

**Minutes of the 6th Meeting of
the 7th Term Kowloon City District Council**

Date: 5 December 2024 (Thursday)
Time: 2:30 p.m.
Venue: Conference Room, Kowloon City District Office

Present:

Chairman: Miss CHOI Man-kwan, Alice, JP

Members: Mr TING Kin-wa, MH
Mr CHO Wui-hung, MH
Mr LEE Chiu-yu
Mr NG Fan-kam, MH
Mr NG Po-keung, MH
Dr Rizwan ULLAH, MH
Mr HE Huahan, MH
Mr LAM Pok
Mr LAM Tak-shing, MH
Ms LEUNG Yuen-ting
Mr CHAN Chi-wah
Mr CHEUNG King-fan
Ms WONG Man-lei, Vivian
Mr WONG Man-kong
Mr WONG Chi
Ms FUNG Mo-kwan
Ms LAU Yuen-yin
Mr PUN Kwok-wah, JP
Mr LAI Yin-chung
Mr KWAN Ho-yeung

Secretary: Ms LAU Wai-yin, Stella Senior Executive Officer (District Council), Kowloon City District Office

In Attendance: Mr WU Ho-man, Kenneth Assistant District Officer, Kowloon City District Office
Mr LEE Chi-leung, Humphrey Senior Executive Officer (District Management), Kowloon City District Office

Miss MAK Wai-man, Sandy	Senior Liaison Officer (Building Management), Kowloon City District Office
Mr CHAN Yat-kin, Kaiser	Senior Liaison Officer (District Liaison)1, Kowloon City District Office
Miss LIU Suk-fun, Connie	Senior Liaison Officer (District Liaison)2, Kowloon City District Office
Ms SO Lai-yee, Ivy	Senior Liaison Officer (District Liaison)3, Kowloon City District Office
Mr LIU Kin-wai, Rick	Chief Transport Officer / Kowloon 2, Transport Department
Mr CHAN Chi-sing	District Environmental Hygiene Superintendent, Kowloon City, Food and Environmental Hygiene Department
Ms MAK Siu-ling, Iris	Chief Manager / Management (Kowloon West and Sai Kung), Housing Department
Ms CHEUNG Yee-mei, May	Chief Leisure Manager (Kowloon), Leisure and Cultural Services Department
Ms CHIU Shui-man, Tabitha	District Leisure Manager, Kowloon City, Leisure and Cultural Services Department
Mr FUNG Yiu-cheung, Dennis	Chief Engineer / East 4, Civil Engineering and Development Department
Mr CHAN Siu-ming	District Commander, Kowloon City District, Hong Kong Police Force
Ms LAU Ching-nam, Rachel	Police Community Relations Officer, Kowloon City District, Hong Kong Police Force
Mr HO Ming-yan	Deputy District Commander, Sau Mau Ping District, Hong Kong Police Force

Mr TAM Man-hoi Police Community Relations
Officer, Sau Mau Ping District,
Hong Kong Police Force

Attendance by Invitation:

Item 2	Mr CHAN Sui-wai, Eric, JP	Commissioner for Youth, Home and Youth Affairs Bureau
	Miss LEE Lok-yiu, Agnis	Assistant Secretary (Youth Affairs)(2)1, Home and Youth Affairs Bureau
	Mr CHENG Chi-yeung, Sunny	Assistant Secretary (Project Capability and Strategy) 5, Development Bureau
Item 3	Mr HSIE Kwun-kuen, Joe	Senior Engineer / Walkability 1, Transport Department
	Miss LAM Wing-ching, Larissa	Engineer 7 / Walkability, Transport Department
	Ms NG Ka-wai, Annisa	Senior Engineer 15 / Works, Highways Department

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Opening Remarks by the Chairman

1. **The Chairman** welcomed all Members and representatives of departments to the sixth meeting of the 7th term Kowloon City District Council (KCDC).
2. **The Chairman** reminded Members to register their interests in accordance with the stipulation of Order 22 of the Kowloon City District Council Standing Orders (the Standing Orders) and stated that if the matters to be discussed had any connection or potential conflict of interests with their personal interests such as property rights, profession or investment, they should make a declaration proactively at the meeting so that she could make a decision in accordance with the Standing Orders.
3. **The Chairman** stated that in accordance with Order 32 of the Standing Orders, the quorum of the District Council meeting was not less than half the District Council Members holding the office for the time being. If the quorum was not present at the commencement of the meeting or in the course of the meeting, she would direct

the Secretary to summon the absentees. If the quorum was still not present 15 minutes thereafter, she would adjourn the meeting. According to the stipulation of Order 13 of the Standing Orders, she then set out that each attendee was allowed to make a maximum of two speeches during a discussion on the same agenda item and the time limit for each speech was two minutes. She also reminded the attendees to switch off their mobile phones or to switch the ringers to vibration notification to avoid causing disturbances to the meeting.

Item 1

Confirmation of Minutes of the 5th Meeting

4. **The Chairman** announced that the minutes of the fifth meeting were unanimously endorsed without amendments.

Item 2

Establishment of the “Youth Post” Hostel and Spaces for Cultural, Arts and Sports Exchanges for Youths in the Kai Tak Community Isolation Facility

(KCDC Paper No. 46/2024)

5. **The Chairman** welcomed Mr Eric CHAN, the Commissioner for Youth, and Miss Agnis LEE, Assistant Secretary of the Home and Youth Affairs Bureau (HYAB), and Mr Sunny CHENG, Assistant Secretary of the Development Bureau, to this meeting.

6. **Mr Eric CHAN, the Commissioner for Youth of the HYAB**, introduced Paper No. 46/2024 with the main points as follows:

- (i) the 4-storey Kai Tak Community Isolation Facility (CIF) provided more than 2 000 rooms and was built using Modular Integrated Construction (MiC). It adopted a steel structure. Lifts and other auxiliary facilities such as storage space and telecommunications network equipment were available. Each unit was fitted with facilities such as an individual toilet and air-conditioning. Barrier-free facilities were even available in some rooms;
- (ii) in the 2024 Policy Address, the Chief Executive proposed to modify the Kai Tak CIF to the “Youth Post” hostel and spaces for cultural, arts and sports exchanges for youths (“Youth Post”). It could help to attract young people from the Mainland and overseas to visit Hong

Kong to engage in mutual exchanges with local young people, as well as to provide spaces for young people to develop the work related to culture, arts and sports;

- (iii) the HYAB planned to select a suitable operator via an open tender exercise by way of a short-term tenancy. It was anticipated that the “Youth Post” could commence operation in 2025; and
- (iv) in terms of transport arrangements, four franchised bus routes and one green minibus route were currently available at the Kai Tak CIF. The HYAB and the Transport Department (TD) would adjust the frequency of runs of the existing routes appropriately in accordance with passengers’ demand in using public transportation services to travel to and from the “Youth Post”, so as to ensure that there would be adequate public transportation services for the use of individuals in travelling to and from the “Youth Post” in the future;

7. **Mr LEE Chiu-yu** thanked Commissioner CHAN’s introduction and expressed support for the “Youth Post” project. He raised the following views:

- (i) there had not been any definite use for the Kai Tak CIF after the pandemic. The establishment of the “Youth Post” could utilise public resources effectively;
- (ii) in the past, the high cost of accommodation had deterred overseas youth organisations invited from visiting Hong Kong. The establishment of the “Youth Post” was considered to be able to attract overseas young people to visit Hong Kong and engage in mutual exchanges with local young people; and
- (iii) the “Youth Post” was a venue for arts and sports exchanges dedicated for young people, which was considered to help promoting the youth work of Hong Kong.

8. **Mr WONG Chi** expressed support for the “Youth Post” project and raised the following views:

- (i) the “Youth Post” could take reference to the mode of the volleyball training base of the national team in Taishan and jointly organise

activities such as competitions, training, exhibitions and performances with nearby public spaces, including places such as Kai Tak Cruise Terminal, to create a synergy effect; and

- (ii) he enquired if the “Youth Post” could provide sufficient vehicle parking facilities for the parking of large tourist coaches, private vehicles and taxis.

9. **Mr HE Huahan** expressed support for the “Youth Post” project and raised the following views:

- (i) he enquired if the more than 2 000 rooms in the existing Kai Tak CIF would all be used for the purpose of accommodation;
- (ii) he enquired if there were clear eligibility for applying the “Youth Post” Hostel and if overseas young people visiting Hong Kong to participate in sports events were eligible to stay at the hostel;
- (iii) he suggested allowing local youth organisations and schools to apply for organising activities in the venues of the “Youth Post”; and
- (iv) he enquired if the aircraft currently displayed at Kai Tak Runway Park would be incorporated into the “Youth Post” project so that it would be conserved and revitalised to make good use of resources.

10. **Mr Eric CHAN of the HYAB** replied with the main points as follows:

- (i) the purpose of establishing the “Youth Post” was to encourage more Mainland and international young people to visit Hong Kong and exchange with local young people. The Youth Development Commission of the HYAB currently provided funding schemes for the purpose of encouraging non-governmental organisations to carry out youth exchange projects, as well as to subsidise young people from the Mainland and overseas to revisit Hong Kong to participate in activities and engage in mutual exchanges with local young people. The funding schemes and the “Youth Post” complemented each other, providing more opportunities for young people from the Mainland and overseas to engage in mutual exchanges with local young people;

- (ii) it was believed that the suggestions submitted by the operator on the operation mode of the “Youth Post” would include proposals for collaborating with different youth organisations. Among which, youth organisations in adjacent areas were highly likely to be involved. Whether the proposals could effectively make use of the “Youth Post” to foster the development of local young people would be one of the important criteria for tender evaluation;
- (iii) the operator should also consider the transport arrangements for the “Youth Post” such as the proposal for parking of vehicles to ensure that impacts would not be made to nearby residents during operation;
- (iv) the spaces of the “Youth Post” would serve two purposes, namely a youth hostel and cultural, arts and sports exchanges for young people. The operation of the hostel had to comply with the related licences issued by the Government in an operation mode similar to hotels or guesthouses. There were no restrictions on the eligibility for applying to stay in the hostel. According to the suggested proposals put forward by the operator, the Bureau would evaluate if the operation of the hostel and the utilisation of spaces such as facilities could fulfil the objectives of establishing the “Youth Post”. This was one of the considerations for tender evaluation; and
- (v) the aircraft at the Kai Tak Runway Park was a Government property. Government departments were responsible for its maintenance. At this stage, the Bureau would consider retaining the aircraft in situ. The specific arrangements for its maintenance, which the government departments were responsible for, would be further discussed with the operator in the future.

11. **Mr NG Po-keung** expressed support for the “Youth Post” project and raised the following views:

- (i) the Kai Tak CIF had a large number of rooms at present. He believed that it could be transformed into the “Youth Post” quickly and opened for the use of young people at the soonest;
- (ii) he anticipated that the “Youth Post” could create a synergy effect with nearby Kai Tak Cruise Terminal and Kai Tak Sports Park, attracting

tourists to visit, stay and spend, thereby promoting youth work and boosting the economy of Kowloon City District at the same time;

- (iii) he suggested that a variety of themes could be incorporated in the “Youth Post” such as sports, health, international exchanges, cultural and arts, environmental protection, intangible cultural heritage, youth culture and creativity, innovation and technology; and
- (iv) he suggested the “Youth Post” to further establish links with the community organisations, schools, local organisations and social welfare organisations in Kowloon City District, so that more tourists, members of the public and students could participate in the activities organised in the “Youth Post”, thereby maximising its effectiveness.

12. **Mr LAM Pok** expressed support for the “Youth Post” project and raised the following views:

- (i) he enquired if the positioning of the “Youth Post” would be similar to other existing youth facilities, such as the existing positioning of the Youth Square was mainly on media production. He was concerned that the positioning of the “Youth Post” would be similar and there would be an overlap in the use of resources;
- (ii) he suggested selecting an operator with related experiences during the tendering process, such as possessing related experiences in culture and arts, with a strong team of support and sufficient financial capability. The operator should also have alternative proposals to cope with situations that would possibly occur such as management problems or insufficient people flow; and
- (iii) he suggested using the “Youth Post” as a pilot point for the low-altitude economy to develop tourism, thereby developing a new commercial and residential area.

13. **Mr LAM Tak-shing** expressed support for the “Youth Post” project and raised the following views:

- (i) the development of the “Youth Post” could provide young people with job opportunities and a platform to start their own businesses;

- (ii) with a view to organising various community group activities, he suggested to divide into outdoor and indoor venues, as well as to provide larger spaces such as venues that could accommodate the participation of hundreds of people for organising large-scale events such as concerts or performing arts events, giving opportunities for young people to unleash and showcase their talents;
- (iii) the “Youth Post” would be a key venue to develop the culture and creativity for young people. He suggested the provision of more cultural and creative centres at the “Youth Post”. He believed that the “Youth Post” project could be extended to adjacent places to attract more young people to participate in activities in the future;
- (iv) he suggested organising more youth activities in a wider variety related to the promotion of culture and arts regularly at the “Youth Post”, such as Chinese painting exhibitions, inviting experts to teach drawing techniques and health preservation, as well as the provision of an experience centre related to culture and arts to attract more young people to take part in the cultural and arts activities organised at the “Youth Post” so that they could make more attempts in culture and arts; and
- (v) he suggested that the “Youth Post” could be jointly developed with other cultural and arts venues in Kowloon City District, such as Cattle Depot Artist Village and Art Park, Kowloon Walled City Park and Kai Tak Cruise Terminal so as to boost the economy of Kowloon City District.

14. **Mr Eric CHAN of the HYAB** replied with the main points as follows:

- (i) he noted the Member’s suggestion of having the “Youth Post” to jointly organise activities with surrounding facilities, including Kai Tak Cruise Terminal, Kai Tak Sports Park, Cattle Depot Artist Village and Art Park and Kowloon Walled City Park to create a synergy effect. He stated that he would consider the relevant suggestion and discuss feasible proposals with the future operator;
- (ii) in addition to operating a youth hostel, the operator would also be believed to collaborate with different youth, cultural and arts

organisations to establish a space for sports, culture and arts in the future. He believed that the operator could create the “Youth Post” as a space for cultural and arts exchanges that would be popular among young people and attract the use of young people within Kowloon City District and beyond;

- (iii) the positioning of the “Youth Post” was mainly divided into two aspects, including a youth hostel and spaces for cultural, arts and sports exchanges for young people. He believed that the youth hostel could accommodate a large number of overseas young people and serve the purpose of accommodation when they visited Hong Kong to participate in activities or travel. Moreover, workshops and activities such as cultural and art creation would be organised for youth participation at the spaces for cultural, arts and sports exchanges for young people;
- (iv) the operator had to make good use of the existing spaces, such as converting storage spaces into performance venues and for activities such as cultural and creative markets, for the purpose of organising a variety of activities;
- (v) in the tender evaluation process, apart from requesting the operator to submit a specific operation proposal, operation experiences of the operator in operating hotels, hostels, youth hostels and organising activities related to cultural, arts and sports would also be taken into consideration. The operator without related experiences could also collaborate with other organisations with operating experiences; and
- (vi) the Bureau anticipated that the operator would propose innovative operational modes in the tender and would have innovative approaches in planning the operation of facilities. The Bureau also encouraged the operator to utilise new technologies or concepts, but would not restrict the operator to use specific technology or concept.

15. **Dr Rizwan ULLAH** expressed support for the “Youth Post” project and raised the following views:

- (i) currently, the Government put emphasis on the development of tourism, culture and arts. He believed that how to attract overseas

young people to visit Hong Kong for backpacking or exchanges should be considered in the “Youth Post” project;

- (ii) building Hong Kong into an education hub was mentioned in the 2024 Policy Address. He suggested that discussions in terms of implementation or specifications could be held with the operator to consider integrating educational elements into the “Youth Post” project;
- (iii) if local young people could participate in the “Youth Post” project, overseas young people could have the opportunity to gain a deeper understanding of Hong Kong through exchanges with local young people. If overseas young people had a good experience in Hong Kong, they might revisit Hong Kong; and
- (iv) the Regal Oriental Hotel in Kowloon City District had been transformed into a youth hostel, suggesting the “Youth Post” to collaborate with it to facilitate the promotion of youth work.

16. **Ms Vivian WONG** expressed support for the “Youth Post” project and raised the following views:

- (i) she suggested conducting interior renovations and transformation works on public spaces at the “Youth Post” to make it more suitable to serve the purpose of exchanges; and
- (ii) she enquired if the youth hostel would only consider offering a short-term tenancy instead of a long-term tenancy. In terms of the consideration of revenue, she enquired if the use of the hostel would be divided into two sections, namely the long-term tenancy and short-term tenancy.

17. **Mr CHEUNG King-fan** expressed support for the “Youth Post” project and raised the following views:

- (i) he suggested allowing young people staying at the youth hostel to participate in activities in the community. For example, whether young people could participate in the volunteering work in the 15th National Games in 2025 in time. He also encouraged young people

to participate in the volunteering work in other sports or cultural activities in Hong Kong;

- (ii) prior to the “Youth Post”, the site was used to have facilities for the “Inclusive Park for Pets”. He suggested the provision of an “Inclusive Park for Pets” in the “Youth Post” so that residents could bring along their pets and have fun together;
- (iii) in respect of the operation, he suggested conducting maintenance work on the existing facilities of the “Youth Post” such as carrying out inspections on the power supply and lifts. In addition, he suggested making modifications to the design to provide temporary sports facilities such as basketball stands in the shared spaces so as to allow more face-to-face exchange opportunities for local and overseas young people;
- (iv) there was a parking location with more parking spaces near the “Youth Post”, which was mainly used by large vehicles at present. He suggested the consideration of allowing the use of small vehicles as well;
- (v) he suggested the Bureau to pay attention to the road facilities near the “Youth Post”. He had reflected the problem of damages to lamp posts on the road to the related departments. He suggested the Bureau to subsequently pay more attention to the problems of road facilities;
- (vi) from the location map of the “Youth Post” in the annex, he learned that part of the area in the existing Kai Tak CIF would not be used as the “Youth Post”. He enquired about the future use of that part;
- (vii) apart from operating the youth hostel on a self-financing basis by the operator, he enquired if the rent of the youth hostel would make adjustment with reference to the rents of other travel agencies in order to attract more young people to stay in the hostel; and
- (viii) he suggested adding artistic elements to the exterior of the “Youth Post” such as sports patterns or graffiti to create a more youthful appearance for the “Youth Post”.

18. **Mr KWAN Ho-yeung** expressed support for the “Youth Post” project and raised the following views:

- (i) with regard to the usage situation of the Kai Tak CIF, the Kowloon City Branch of the Democratic Alliance for the Betterment and Progress of Hong Kong collected views from the tourism sector, sports sector, residents in Kowloon City and different local stakeholders via focus groups and workshops in the hope of making proper use of this facility;
- (ii) the Government had clear short-term, medium-term and long-term plans for the “Youth Post” project, which could respond to the demands of residents in Kai Tak, hoping that the “Youth Post” would not only be used as exchanges for international young people, but also enable the residents and other different stakeholders to enjoy the facilities of the “Youth Post” together;
- (iii) popular facilities also required good ancillary transport facilities. However, the ancillary transport facilities at the “Youth Post” were inadequate at present. He suggested to make long-term improvement measures to resolve the transport problems in Kai Tak; and
- (iv) what would be the use of the section outside the “Youth Post” in the annex.

19. **Mr Eric CHAN of the HYAB** replied with the main points as follows:

- (i) part of the section on the location map in the annex was not included in the area of the “Youth Post”. That section would be reserved for the construction of the Smart and Green Mass Transit System in Kai Tak in the future. The Civil Engineering and Development Department aimed to invite tenders for the related works project in 2025;
- (ii) unlike youth hostels where all young people staying there were required to sign long-term leases, the “Youth Post” hostel would be run on an operation mode similar to hotels with the aim of using the “Youth Post” to encourage young people to engage in more

international exchanges;

- (iii) would request the operator to submit an operation proposal for the “Youth Post” to ensure the operation proposal of the operator could fulfil the policy objectives of the “Youth Post”;
- (iv) the nearby car park was not included in the area of the “Youth Post”. There was less people flow on the nearby roads at present. He stated that the Bureau would discuss with other related departments on the public transport arrangements and the usage situation of the roads of the “Youth Post” before operation in response to the demand upon the commencement of the “Youth Post” in the future so as to ensure that the related transport facilities could meet the operational needs in the future;
- (v) in order to transform the Kai Tak CIF into a space suitable for young people to exchange and develop in arts and culture, the operator was required to carry out minor works for the transformation. The transformation proposal submitted by the operator would also be one of the parameters for approval. It was believed that the works period would not be too long;
- (vi) during the 5-year planned operation, the Bureau anticipated that the “Youth Post” could attract the visits of young people from the Mainland and overseas and boost more international exchanges in culture, arts and sports;
- (vii) the tendering documents requested the operator to open some of the facilities of the “Youth Post” for public use as far as possible. The usage mode would further be arranged taking into consideration the operator’s proposal, hoping the public would also be able to use some of the facilities of the “Youth Post”;
- (viii) the construction standards of the Kai Tak CIF were relatively high. Basic facilities such as lifts and network supply were available; and
- (ix) he believed that the operator would make the corresponding coordination regarding ancillary transport facilities, network supply and maintenance problems to facilitate users in using the facilities of

the “Youth Post” in the future.

20. **The Chairman** thanked Commissioner CHAN for the detailed explanation on the “Youth Post” project.

Item 3

Provision of Cover to Walkway (New Round)

(KCDC Paper No. 47/2024)

21. **Mr Joe HSIE, Senior Engineer of the TD**, introduced Paper No. 47/2024 with the main points as follows:

- (i) the Government launched two rounds of the “Provision of Cover to Walkway” scheme in the 2016 Policy Address and the 2019 Policy Address respectively, hoping to enhance the walking environment through building covers to walkways;
- (ii) the first round of the “Provision of Cover to Walkway” project in Kowloon City District commenced in March 2020 and was completed in January 2022. Its location was at Hung Hom Road between the crossing of Man Tai Street and Tak Hong Street. The relevant cover could be connected to the cover of the walkway along Hung Hom Road to Hung Hom Estate, offering a comfortable walking environment for the pedestrians travelling between Hung Hom Estate and Whampoa MTR Station;
- (iii) Members were first invited to raise their suggestions to the Government on the provision of covers regarding the project in the first round of the scheme. The Government would take the feasibility of these suggestions into consideration then proceed with the works. In view of the implementation of the first round of the scheme in various districts, the TD and the Highways Department (HyD) gained a lot of experience in alignment selection, design and construction of the covers. The Government made use of the relevant experience to review the suggestions on the provision of cover collected in the past but were yet to be implemented. The Government would also propose the alignments of the covers in the new round of the scheme to the District Council. If the District Council agreed with the Government’s recommendation, the progress

of the scheme might be expedited;

- (iv) he also welcomed Members to put forward other proposals for the alignments of covers for the Government's consideration. The Government would conduct preliminary technical assessments on the suggestions with a view to selecting a suitable proposal to proceed with the works;
- (v) when considering a suitable walkway for the provision of cover, the Department would take into consideration the following criteria: (a) connection to major public transport facilities (including public transport interchanges and railway stations) or hillside escalator links / elevator systems; (b) no other covered walkways nearby as alternative routes; (c) upon the provision of a cover, the existing or widened pavement was required to have sufficient width to maintain access for pedestrians; (d) a relatively high pedestrian flow, especially elders and people in need; (e) no serious impact would be caused to the surrounding trees, utility facilities, buildings and shops; and (f) would be well-received by the public without strong opposition;
- (vi) according to the existing guidelines of the TD, if the pedestrian flow of the walkway on weekdays reached 3 000 people or above in a peak hour, the TD was required to consider providing a cover to the relevant walkway; however, the "Provision of Cover to Walkway" scheme did not have the relevant indicator;
- (vii) upon review, the Department suggested building a cover to the pavement section from the bus stop at Chi Kiang Street Playground to Chat Ma Mansion in the new round of the scheme. As per understanding, a cover works would be carried out at the pavement section from the bus stop at Chi Kiang Street Playground to To Kwa Wan MTR Station. The Department anticipated that the covered facilities from Ma Tau Wai Road to To Kwa Wan MTR Station would be connected upon the completion of the two cover works;
- (viii) the Department had considered the suggestions for the provision of covers on other road sections, including the road section from Hau Man Street at Oi Man Estate to Ho Man Tin Park. However, a footbridge nearby the location had been recently completed. This

footbridge could serve as the alternative route of the relevant pavement; the road section at Holy Trinity Church Secondary School off Chung Hau Street faced technical difficulties for building a cover since some sections of the pavement were relatively narrow and surrounded by trees; the Department had also considered the road section from the exit of the lift of Shun Man House at Chung Hau Street to Exit B2 of Ho Man Tin MTR Station. However, the cover works might affect Carmel Secondary School and some sections of the pavement were relatively narrow and had trees; other works were being developed currently at the road section surrounding Muk Chun Street to Rhythm Garden. Thus, the situation after the development was uncertain. Therefore, the suggestion on this road section was not considered for the time being;

- (ix) if the District Council endorsed the recommendation for building a cover at the road section from the bus stop at Chi Kiang Street Playground to Chat Ma Building, a preliminary technical feasibility study was expected to commence in the first half of 2025, in which a trial pits work would mainly be carried out to determine the location of underground facilities and conduct preliminary design; and
- (x) if the District Council had other proposals for walkway covers, the Department anticipated that the District Council would put forward two proposals to the Government for preliminary technical assessments in the first half of 2025. The Government would report the results of the technical assessments to the District Council so as to assist the District Council in selecting a proposal for the Government to conduct a preliminary technical feasibility study.

22. **Ms Annisa NG, Senior Engineer of the HyD**, further introduced Paper No. 47/2024 with the main points as follows:

- (i) she introduced the content of the preliminary technical assessment, including the width of the pavement and the impacts created by the project on the surroundings such as buildings, shops and trees;
- (ii) if the District Council selected the route, the HyD would conduct a preliminary technical feasibility study, including: (a) the impacts of the nearby private land on the project; (b) if the underground pipes

and facilities fell within the area of the MTR; (c) constraints of trees and their roots; (d) the impacts on the construction of a cover; and (e) the temporary traffic diversion arrangements during the works period; and

- (iii) in terms of construction procedures, the HyD would first carry out preliminary inspection works and engineering feasibility studies. If the budget of the works did not exceed \$50 million, district consultations could be carried out immediately. Subsequently, a Category D item could be created to obtain funding, which took a relatively shorter time; if the budget of the works exceeded \$50 million, the works would be created as a Category C item, then upgraded to a Category B item and conducted district consultations. Subsequently, an application shall be made to the Legislative Council to upgrade the works item to Category A to obtain funding, which took a relatively longer time.

23. **Mr Joe HSIE, Senior Engineer of the TD**, invited the District Council to consider adopting the proposal of the cover alignments put forward by the Department; if the District Council would like to consider other proposals, views could be raised to the Department. The TD would screen the proposals received. The screening criteria included the need to connect to major public transport facilities and there were no other covered walkways nearby as alternative routes. If more than two proposals fulfilled the screening criteria, the District Council was required to select two proposals for the Department to carry out preliminary technical assessments.

24. **Mr LEE Chiu-yu's** views were consolidated as follows:

- (i) building a covered walkway in To Kwa Wan was comparatively simple technically and the implementation time would be relatively quicker;
- (ii) a large number of residents in Oi Man Estate needed a covered walkway connecting to Ho Man Tin MTR Station. The Department could reconsider the route proposal near Oi Man Estate in the future. He understood that there might be technical difficulties but he would like the related departments to continue with the communication so that the works could be conducted smoothly when resources permitted in the future; and

- (iii) the route from the exit of the lift of Shun Man House at Chung Hau Street to Ho Man Tin MTR Station passed by Carmel Secondary School. The school site might be involved. However, the building of a covered walkway might benefit the school and the school might not oppose it. Further communication was required. It was hoped that the route proposal for Oi Man Estate could be considered in the future.

25. **Dr Rizwan ULLAH** suggested incorporating aesthetic design elements in the structure. Functional facilities such as solar panels and handrails could also be additionally provided so as to make good use of the space of the structure.

26. **Mr LAM Pok**'s views were consolidated as follows:

- (i) he enquired about the arrangements for the bus stop at Chi Kiang Street Playground included in the area of the suggested proposal during the works period, such as the changes in the bus stop location and the notice related to the information of the bus stop so that residents would be informed of the related arrangements; and
- (ii) the route nearby Ho Man Tin MTR Station to Oi Man Estate had a relatively higher pedestrian flow, especially elders and students. He would like the proposal for this route to be adopted next time.

27. **Mr LAM Tak-shing** suggested the provision of a cover from the location of the ramp of Cheong Hang Road to the East Rail Station at On Wan Road in Hung Hom. That location had a higher pedestrian flow but users had to put up with the scorching sun and lashing rain. He believed that this would meet the Department's considerations. He would like the provision of a cover for public use at that location to be considered in the future.

28. **Mr Joe HSIE, Senior Engineer of the TD**, replied with the main points as follows:

- (i) the route from the exit of the lift of Shun Man House at Chung Hau Street to Ho Man Tin MTR Station had a higher pedestrian flow, but it required a longer processing time due to technical reasons. In addition, based on the experience of the first round of the scheme, the tenants nearby the cover of the walkway might raise objection against

the works owing to the security or hygiene problems caused by the cover. The Department considered that it would take a longer time to enhance communication with tenants such as Carmel Secondary School. There might be opportunities to bring forward the proposal of this route in the future; and

- (ii) the works in the first round of the scheme involved a bus stop on the roadside. He believed that the related departments also had experience in handling the arrangements for the temporary bus stop.

29. **Ms Annisa NG, Senior Engineer of the HyD**, stated that she would consider the design on the structure put forward by Members, such as the designs on the provision of additional solar panels or handrails.

30. **The Chairman** concluded that Members agreed with the recommendation for building a cover to the walkway on the section of the pavement from the bus stop at Chi Kiang Street Playground to Chat Ma Building.

Item 4

Request for Strengthening Response and Stepping up Patrols by the Police as Old Buildings with Large Amount of Vacant Flats were Prone to Become Hideouts of Criminals

(KCDC Paper No. 48/2024)

31. **Mr NG Po-keung** introduced Paper No. 48/2024 and was concerned about the following problems regarding the matter:

- (i) there had been a number of old building acquisition schemes in Kowloon City District in recent years, such as the Nga Tsin Wai Road / Carpenter Road Development Scheme (KC-017) under the Urban Renewal Authority. Currently, residents from a total of 1 000 units were moving out in phases. Residents still living in the buildings and those living in adjacent buildings were worried that the vacant units would become a hotbed of crime and criminals might commit acts such as burglary, drug abuse and illegal gatherings in the buildings;
- (ii) some units in the district had been privately acquired and were awaiting to be resold for a profit. As a result, these units remained

vacant for a long time and became hideouts for burglars and drug abusers. There had even been cases of burglary by adjacent households in the past;

- (iii) some buildings in Kowloon City District lacked management, building security personnel and gates, making the doors of the units vulnerable to be damaged and intruded by individuals;
- (iv) the redevelopment area of the KC-017 was relatively large. The existing residents had gradually moved out of their units. He would like the Police to formulate a preventive proposal to review the situations of vacant shops and buildings in the district and place visiting books (VBs) for patrols by the Police at places that were potentially the security black spots so as to enhance deterrent effect; and
- (v) he suggested that in addition to patrolling on roads, the Police could step up patrols to vacant units in buildings and install closed-circuit television (CCTV) and alarm systems in shops at critical locations so as to detect crimes in a timely manner and safeguard stability in the community.

32. **Mr CHAN Siu-ming, District Commander, Kowloon City District of the Hong Kong Police Force**, replied with the main points as follows:

- (i) in the past six months, the Police had not received reports of vacant units being occupied by criminals. Apart from patrols in the community such as direct patrols, patrols at rear lanes and patrol cars, the routine work of the Police consisted of various types of operations, including anti-pickpocketing operations, anti-theft operations and anti-theft from construction site operations;
- (ii) besides paying attention to vacant units being occupied, the Police were even more concerned about the safety of the residents who had yet to move out of the buildings;
- (iii) even though specific information on vacant units and buildings were not obtained, the Police conducted patrol operations such as anti-crime patrols and direct patrols in the community frequently.

However, the Police were unable to ascertain the number of vacant units in the buildings they patrolled;

- (iv) he suggested if residents had already moved out from the unit, valuable possessions should not be placed in their vacant units. The vacant units should also be fitted with strong locks to prevent burglars from committing burglary there;
- (v) if the vacant units were being occupied with doors closed, the Police might be unable to find out the problem that the vacant units were being occupied even if they patrolled that building;
- (vi) Kowloon West Regional Crime Prevention Office and Kowloon City Crime Prevention Unit would regularly organise anti-burglary exhibitions and provide related anti-burglary advices to residents. Residents were also responsible for anti-burglary. He would like residents to enhance the anti-burglary devices in their units to ensure safety;
- (vii) some old tenement buildings in Kowloon City District only had staircases for access. If a large amount of units in the buildings were vacated, there might be potential risk for residents passing by the dark corners of the staircases. He suggested residents to install CCTVs in locations such as corridors and staircases. If there were suspicious individuals in the buildings, residents could call the Police immediately so that the Police could arrive at the scene to offer assistance as soon as possible;
- (viii) the Police had attached great importance to the security of old buildings as a large amount of elders lived there. Some elders also stored valuables in their units. Burglars might hide in dark corners of the staircases and wait for opportunities when residents were going in and out;
- (ix) numerous scaffoldings had been erected in old buildings or construction sites within the redevelopment area in Kowloon City District. If these scaffoldings were not dismantled, it would provide opportunities for burglars to break-in the units through scaffoldings and commit burglary. He suggested installing lighting and stepping

up security patrols at the locations with scaffoldings of buildings. The Police would also step up the patrol of the scaffoldings from time to time to deter burglars from committing burglary;

- (x) the old tenement buildings in Kowloon City District were relatively dark. If burglars hid deliberately, the Police might not be able to detect them even there were lights shone on the scaffoldings. Therefore, the Police had to rely on the residents to pay more attention and use technology to assist in law enforcement;
- (xi) placing VBs might not bring about a deterrent effect. On the contrary, professional burglars would pay attention to the patrolling time and patterns of the Police based on the records of the VBs. If patrols of the Police were not restricted by time and location, the burglars would not be able to learn the patrolling patterns of the Police, thereby raising the chances of arresting the burglars. The Police would enhance different types of patrols as well as increase the frequency of patrols;
- (xii) there were a total of three burglary cases within the redevelopment area of KC-017 in Kowloon City District from August to November 2024. Among which, the Police successfully arrested the criminals in one case. One of the cases was a street-level shop burglary, where the burglars seized the opportunity since the merchant did not close the gate. Another burglary case occurred in a tenement building on Kai Tak Road, where the burglars committed the crime using typical burglary methods. Since there was less people flow and no security personnel in the tenement building, and the time of occurrence was 2:00 a.m., it was easy for the burglars to succeed. In order to prevent the occurrence of such kind of cases, he suggested installing alarm sensors so that residents could detect in time. The last case occurred at Oxford Heights on Fuk Lo Tsun Road. Security personnel was stationed in that building. However, burglars could still break-in that building and commit burglary. The next day, the burglars committed burglary again at a tenement building on Waterloo Road in Ho Man Tin. The Police deployed a Task Force from the region to assist and track the whereabouts of the burglars using CCTV. Eventually, five Mainland burglars holding two-way exit permits were arrested in Mong Kok and the clothes they wore when

committing the crime were seized from their bodies to confirm their offences;

- (xiii) a total of three cases of construction site burglary occurred in the vicinity of Carpenter Road and Nga Tsin Wai Road. Among which, the Police successfully arrested the criminal in one case. The criminals in one of the cases break-in via the scaffolding. The Task Force tracked and arrested the criminals using CCTV. In another case, the criminals removed copper wires and copper pipes from the construction site. He was discovered by the staff of the construction site when he was about to leave, thus losses were avoided; and
- (xiv) it was inevitable that certain crime risks existed in the locations of old areas or construction sites. The Police would continue to step up patrols to reassure the residents of Kowloon City.

33. **The Chairman** suggested Mr NG Po-keung to discuss with the District Fight Crime Committee (Kowloon City District) (Fight Crime Committee). The Fight Crime Committee would organise Winter Precaution Fight Crime Publicity Campaign and carry out publicity targeting the problem of burglary.

Item 5

Half-Yearly Report on the Community Involvement Programme of the Kowloon City District Office in 2024/25

(KCDC Paper No. 49/2024)

34. **Mr Kenneth WU, Assistant District Officer of the Kowloon City District Office (KCDO)**, introduced Paper No. 49/2024 with the main points as follows:

- (i) in the first half of 2024 from April to September, the Office organised the “Kowloon City District National Security Lighting Decorations Festival” and the “Kowloon City District National Security Education Community Promotion Programme”. This programme arranged thematic talks on national security for more than 500 tertiary students and secondary school students. Board games with the theme on national security were produced with a view to promoting national security education in primary and secondary schools in the district. In addition, the “Day x Night Vibes @ 18 Districts @ Kowloon City Songkran Festival” organised in mid-April attracted the participation

of over 130 000 persons. The photo-taking landmark of the “Kai Tak Time Journey” organised at the end of September also attracted the visit of vast amount of members of the public to take photos; and

- (ii) among the key projects in Kowloon City District in the second half of the year, the “Tianfu Shu Yun to Celebrate the 75th Anniversary of the Founding of the People’s Republic of China” was held on 1 November 2024. National and provincial performing artists on site brought wonderful performances to audiences. The “Kowloon City Welcomes the National Games” Sports Carnival organised in celebration of the 75th anniversary of the founding of the People’s Republic of China also ended successfully on 16 November 2024, with more than 2 000 participants welcoming the 15th National Games together. Moreover, the “Day X Night Vibes @ 18 Districts – Kowloon City: Food, Buy and Play with Pets!” was organised in December 2024. The launching ceremony and drone show were held on 1 December. Subsequently, various activities would be organised in December to promote the spots for food, shopping and entertainment and attract the public to spend in Kowloon City District.

Item 6

Any Other Business

- 35. **The Chairman** stated that since there being no other items raised by Members, she declared that the discussion on this item ended.

Item 7

Date of Next Meeting

- 36. **The Chairman** announced that the next meeting would be held at 2:30 p.m. on 23 January 2025 and the closing date for submission of papers would be 8 January 2025.
- 37. **The Chairman** adjourned the meeting at 3:54 p.m.

The minutes of this meeting were confirmed on 23 January 2025.

The Chairman

The Secretary

KCDC Secretariat
January 2025