

**Minutes of the 3<sup>rd</sup> Meeting of the  
Economy, Development and Planning Committee (EDPC)  
Southern District Council (2020-2023) (SDC)**

Date: 24 September 2020

Time: 2:30 p.m.

Venue: SDC Conference Room

**Present:**

Mr LO Kin-hei	(Chairman of SDC)
Mr Paul ZIMMERMAN	(Vice-Chairman of SDC and Chairman of EDPC)
Mr PANG Cheuk-kei, Michael	(Vice-Chairman of EDPC)
Mr CHAN Hin-chung	
Mr CHAN Ping-yeung	
Ms CHAN Yan-yi	
Mr LAM Andrew Tak-wo	
Mr LAM Ho-por, Kelvin	
Ms LAM Yuk-chun, MH	
Mr Jonathan LEUNG Chun	
Ms LI Shee-lin	
Mr POON Ping-hong	
Mr TSUI Yuen-wa	
Mr WONG Yui-hei, Angus	
Mr YIM Chun-ho	
Mr YU Chun-hei, James	
Miss YUEN Ka-wai, Tiffany	

**Secretary:**

Mr LEE Lok-him, Milton	Executive Officer (District Council) 2, Southern District Office, Home Affairs Department
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**In Attendance:**

Mr CHENG Kong-chung, Francis, JP	District Officer (Southern), Home Affairs Department
Miss CHENG Wai-sum, Sum	Assistant District Officer (Southern), Home Affairs Department
Mr WONG Wai-yin, Vincent	Senior Town Planner/HK 1, Planning Department

Ms KWAN Yuen-ling Elaine	Senior Estate Surveyor/South, Lands Department
Mr LEUNG Cho-chiu	Estate Surveyor/Aberdeen, Lands Department
Ms TENG Ka-ye, Carrie	Senior Engineer/1 (South), Civil Engineering and Development Department
Ms LO Kit-sheung	Housing Manager/HKI7, Housing Department

**Attending by Invitation (Agenda Item 2):**

Ms ZHAO Yee, Emily	Manager (HK West) Marketing, Programme & District Activities, Leisure and Cultural Services Department
Mr AU YEUNG Wai-ming	Deputy District Leisure Manager (District Support) Southern, Leisure and Cultural Services Department

**Attending by Invitation (Agenda Item 3):**

Mr LAU Wai-leung	Senior Engineer/HK 2, Water Supplies Department
Ms WONG Cho-kwan	Engineer/HK (Distribution 3), Water Supplies Department

**Attending by Invitation (Agenda Item 4):**

Ms LO Chau-ling, Yvonne	Senior Engineer/Special Task 1, Drainage Services Department
Ms YIP Lai-yuk, Carol	Senior Engineer/Special Duty 2, Drainage Services Department
Mr POON Chung-yan, Edward	Executive Director, Water, Hong Kong, Project Consultants - AECOM
Mr LEUNG Siu-chee	Marine Manager/Licensing & Port Formalities (3), Marine Department
Mr TAM Wai-man	Senior Assistant Shipping Master/South, Marine Department
Mr TONG Yui-shing	Chairman, Hong Kong Sailing Federation
Mr John BERRY	Consultant, Hong Kong Sailing Federation

**Attending by Invitation (Agenda Item 6):**

Mr AU YEUNG Wai-ming	Deputy District Leisure Manager (District Support) Southern, Leisure and Cultural Services Department
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## **Opening Remarks:**

The Chairman welcomed members and standing Government representatives to the meeting, and said the following:

- (i) in view of the latest situation of the Coronavirus Disease 2019, this meeting is not open to the public in order to reduce the risk of crowd gathering. EDPC members and media are advised to bring their own masks and water. Before entering the venue, all persons are subject to checking of body temperature with the assistance of the staff of Southern District Office, and are required to complete a health declaration form and declare whether he/she is under the 14-day compulsory quarantine; and
- (ii) each member would be allotted a maximum of two 3-minute slots to speak in respect of each agenda item. It is estimated that the meeting could finish at around 5:50 p.m. Moreover, members should inform staff of the Secretariat if they had to leave the meeting early.

## **Items for Discussion**

### **Agenda Item 1: Confirmation of the Draft Minutes of the 2<sup>nd</sup> EDPC Meeting held on 16 July 2020**

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2. The Chairman said that prior to the meeting, the draft minutes of the aforesaid meeting had been circulated to members for comments. The Secretariat had received the following amendment proposal from Mr YIM Chun-ho in paragraph 51(iv) of the draft minutes (proposed amendment was underlined)-

“.....(b) the number of phases of the rehousing programme should not be determined by building blocks, in order to allocate the remaining flats of each phases to tenants of Wah Fu Estate;”

3. Members had no objection to the amendment proposal. The minutes were confirmed by the Committee.

**Agenda Item 3: Follow up the Recent Concern about the Water Supply Service of the Water Supplies Department (WSD) to the Southern District**

**(EDPC Paper No. 15/2020)**

**(Item raised by Mr CHAN Hin-chung)**

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4. The Chairman suggested discussing agenda item 3 first since Mr PANG Cheuk-kei, Michael, who raised agenda item 2, had not arrived at the meeting. Members had no objection.

5. The Chairman welcomed Mr LAU Wai-leung, Senior Engineer/HK 2 and Ms WONG Cho-kwan, Engineer/HK (Distribution 3) of WSD to the meeting.

6. The Chairman invited Mr CHAN Hin-chung to briefly introduce the agenda item.

7. Mr CHAN Hin-chung briefed members on the agenda item as follows:

- (i) The salt water supply had been repeatedly unstable and there had been frequent occurrence of temporary water suspension in the Southern District since July 2020, causing inconvenience to the residents in the district. During salt water supply suspension, they were forced to use fresh water for flushing, which might cause spattering of bacteria. Hence, it was difficult to maintain household hygiene, which might threaten the health of the residents. He enquired of WSD whether they had any specific proposal for a comprehensive replacement of underground salt water mains in the Southern District; and
- (ii) WSD had temporarily suspended routine meter reading due to the epidemic and calculated water charges by estimation. There might be discrepancy between the estimated consumption and the actual consumption, resulting in overcharging, which imposed a financial burden on the residents. In addition, residents were forced to use fresh water for flushing, which would also lead to an increase in water consumption. He asked whether WSD would provide compensation for the residents who had been overcharged.

(Mr PANG Cheuk-kei, Michael joined the meeting at 2:36 p.m.)

8. The Chairman invited the representatives of WSD to respond.
9. Mr LAU Wai-leung gave a consolidated response as follows:
  - (i) In the light of the epidemic, WSD had suspended routine meter reading during three periods of time. Generally speaking, if meter reading could not be taken, the billing system would calculate the water consumption and water charges in the relevant billing periods based on meter readings estimated according to a set of criteria for the issue of water bills. This arrangement had been adopted for years. If there was no change to the consumer's water consumption habit, there would not be a significant increase in water charge. Some members of the public might change their water consumption habit amid the epidemic, leading to change in water charges;
  - (ii) WSD had issued a notice on 7 September 2020, announcing the cancellation of previous water bills involving calculation of water consumption based on estimated meter reading. The billing periods would be combined and water charges payable of the accounts affected by the suspension of routine meter reading would be calculated based on actual meter readings. Members of the public might refer to the website of WSD for details of the calculation method. Citizens would not be overcharged as a result of the above arrangement. WSD would proactively review all affected accounts and adjust water charges as appropriate and no application by individual consumers was required;
  - (iii) WSD would allocate more resources to shorten the time required for repairing water mains as far as possible, and also avoid suspension of supply during peak demand hours if possible in order to reduce the impact on the public; and
  - (iv) WSD would explore the feasibility of the installation of gate valves in the water supply network of the Southern District in order to reduce the affected area as far as possible when incidents occurred and enhance reliability of water supply system; and
  - (v) WSD was implementing a risk-based water main asset management strategy (risk-based strategy). WSD would assess the risk of main burst taking into account various factors including possibility and the consequences of bursts or leaks, ages and materials of the water mains, past records of bursts or leaks, surrounding environment, etc. and accord priorities to those water mains assessed with high risk for carrying out

improvement works including replacement or rehabilitation to reduce the risk of water main bursts or leaks. WSD was considering to include the concerned water mains in the term contract for risk-based improvement of water mains which targeted to commence in early 2021, the responsible project team would maintain communication with DC members regarding the traffic diversion measures required for the works, the works schedule and other details concerned, etc.

10. The Chairman invited members to raise comments and enquiries.

11. Mr YU Chun-hei, James said that he had received requests for assistance from residents regarding the calculation of water charges. He hoped that WSD would clarify whether the amount of water charge payable would be shown on the system even if members of the public did not submit an application to WSD on their own initiative. He was concerned that those who did not submit an application would be overcharged.

12. Mr LAM Ho-por, Kelvin said that the excessive water charges resulting from the inaccurate estimation by WSD would affect the cash flow of public housing tenants and exert financial pressure on them. Apart from this, he asked WSD when the Automatic Meter Reading (AMR) System would be implemented in the Southern District so as to enhance the accuracy of the calculation of water charges.

13. Mr YIM Chun-ho said that the aging of water mains at Wah Fu Estate led to problems of fresh water and salt water supplies. In 2020, two underground water main bursts, located close to each other, in the vicinity of Wah Fu Estate near the Food Safety Laboratory of the Government Laboratory on Victoria Road led to the suspension of water supply to four blocks in Wah Fu Estate. Although WSD had immediately conducted the rehabilitation works, there was room for improvement in the arrangements for notifying the Housing Department (HD) and members. He understood that in the event of water main bursts, WSD had to carry out emergency maintenance works. However, if the reasons for the frequent bursts were improper maintenance and failure in monitoring, it was unacceptable to the residents. He urged WSD to identify the water mains with frequent bursts and leaks at an earlier stage and prevent similar incidents through the Water Intelligent Network (WIN) as soon as possible.

14. Ms CHAN Yan-yi enquired of WSD about the current progress of the implementation of WIN in the Southern District, whether WSD would consider including salt water mains in WIN, and whether regular inspections would be carried out for water mains at private premises.

15. Ms LAM Yuk-chun, MH was concerned about the salt water main bursts near Ap Lei Chau Estate which resulted in repeated suspension of water supply. She considered the incidents a cause of inconvenience to residents, a threat to environmental hygiene and a waste of fresh water. She hoped that WSD would seriously address the issue. She asked WSD whether it would carry out regular inspections of underground water mains at public premises, and demanded that HD conduct inspections for the underground water mains under its purview.

16. Miss YUEN Ka-wai, Tiffany said that she herself discovered and notified WSD of the repeated water suspension due to water main bursts near Tin Wan. Despite the fact that WSD promptly reacted to the water main bursts, its works for the prevention of water main bursts had to be improved. She asked WSD when the routine meter readings and the issuance of water bills to customers would resume and whether WSD would consider compensating the residents for extra use of fresh water for flushing due to salt water suspension.

17. Mr WONG Yui-hei, Angus was concerned about the impacts of the frequent water main bursts in the vicinity of Aberdeen on the supplies of fresh water and salt water, the traffic and fire services equipment. A section of water main located on Aberdeen Main Road was replaced two years ago, but the situation of frequent bursts had not been improved. He asked WSD how the upcoming risk-based strategy could assist in checking the salt water mains and preventing their bursts, and about the coverage of the risk-based strategy. Furthermore, he queried that WSD's calculation method of water charges by combining the billing periods could not completely avoid the situation of paying extra water charges. He therefore suggested establishing a mechanism for providing compensation to the affected customers.

18. Mr CHAN Hin-chung praised Ms WONG Cho-kwan for her efforts to follow up water mains problems outside working hours. The information on the pipe-related incidents in the Southern District on WSD's website was not timely enough to reflect the actual situation. He asked about WSD's mechanism for updating the information and the reasons why the information was often inaccurate.

During the suspension of salt water supply, residents had to flush the toilet with fresh water, which resulted in increased water consumption. WSD should compensate the users. In addition, WSD stated that it would accord priority to the water mains that were prone to problems for improvement works. He asked about the time required for the works and the number of water mains for which the works would be arranged.

19. The Chairman said that the calculation by “combining the two billing periods” mentioned in WSD’s written response was complicated and asked whether a calculation that was more concise and easier to understand was available for members to explain the arrangement to the residents. He suggested WSD, when carrying out the plumbing works, inform the relevant members to facilitate the dissemination of information to the residents by members as soon as possible. Also, a number of members, pointing out the frequent water main bursts in their constituencies, asked why WSD stated in its written response that there were only about 40 cases of water main bursts in 2019.

20. The Chairman invited the representatives of WSD to respond.

21. Mr LAU Wai-leung gave a consolidated response as follows:

- (i) The use of the AMR system was the future direction of WSD. It was intended for use in the development projects of large housing estates and new private development projects, which the buildings must be equipped with wireless network facilities to transmit the data on water consumption. Some existing buildings did not have such equipment and thus the AMR system could not be used on a wide scale at the current stage. The land lease of the new private development projects would specify the relevant provisions in order to meet the technical conditions required for the AMR system, which was expected to be extended to most customers of the water supply network in future;
- (ii) regarding the fresh water main leak incident near the Food Safety Laboratory of the Government Laboratory on Victoria Road, leakage was found at the dislocated pipe joint and the cause of failure was found not related to aging of water mains. The incident was considered to be isolated case. WSD would closely monitor the situation;
- (iii) the public could obtain the latest news of water services in the district through WSD’s website, the mobile application “WSD Mobile App” (WSD Mobile App) and the WSD Enquiry Hotline, such as time for water

suspension and resumption, and arrangement of temporary water supply, etc. The WSD Mobile App had the function of push notification, which allowed members of the public to choose to receive the latest updates on water services in a specific area. He hoped members would promote the use of the App to the citizens;

- (iv) WIN mainly monitored water loss by installing monitoring and sensing equipment in each District Metering Areas (DMA). Targeted measures including repairing of leak spots detected, reducing water loss and avoid leakages becoming bursts. The scope of application of WIN was confined to the fresh water system for the time being. He would contact the responsible units after the meeting, requesting updates on the progress of the works of WIN in the Southern District for members' reference;
- (v) the consumers or agents concerned should be responsible for repair and maintenance of water mains on private land. If WSD spotted suspected leakage of private water mains at the relevant locations during regular inspections, repair notices would be issued to consumers or agents concerned (such as HD and the management companies concerned) to complete the repair works within the specific timeframe according to WSD's internal instructions;
- (vi) the risk-based strategy would cover all fresh water and salt water network in Hong Kong, WSD would assess the risk of main burst and leak taking into account various factors including materials of the water mains, past records of bursts or leaks, ages of the water mains, etc. In addition, under the risk-based strategy, the severity of water main bursts would be taken into the account, such as whether the water mains repair works would affect essential facilities (such as hospitals, clinics, prisons and blood services centres), whether the bursts would affect the stability of the slopes nearby, and whether the bursts would affect the traffic of main roads, etc. The improvement works under the risk-based strategy would be carried out under term contract. WSD would accord priorities to include the water mains with high risk into the scope of works of the improvement works contract;
- (vii) in the light of the epidemic, WSD had once suspended routine meter readings, which had been resumed at the moment. For accounts with the billing periods ending during the suspension, WSD had modified the billing system to suspend issuing water bills to the relevant consumers. When the routine meter reading for these accounts is resumed, WSD would calculate the water consumption and water charges for the

combined billing periods according to the preceding and the latest actual meter readings for issuing water bills. Members of the public would not have to pay extra water charges;

- (viii) there was no fresh water charge compensation scheme under the situation of suspension of salt water supply due to emergency repair works while using fresh water for temporary flushing. WSD had as far as possible allocated resources for speedy repair of salt water mains and resumed water supply as soon as possible. If possible, WSD would defer such repairing works to avoid water suspension during demand peak hours in order to minimise the inconvenience caused. To enhance the service standard, WSD established a new performance target stipulating that the water suspension time due to salt water main burst should be within 24 hours. WSD would try its best to achieve this target. Besides, the concerned salt water mains would be included in the term contract for risk-based improvement of water mains. It is anticipated that reliability of flushing water supply could be maintained continuously after completion of the works; and
- (ix) incidents related to water mains were classified as water main bursts or leaks according to the outflow of water, severity of damages caused to the road surface, the impacts on the water supply network and etc. Since not all incidents would be classified as water main bursts, the actual statistics on water main bursts were not the same as the number of water main incidents including leak incidents as observed by members.

(Post-meeting note: The information provided by WSD on the progress of WIN in the Southern District was set out in **Annex 1**.)

22. The Chairman said that he had downloaded the mobile application WSD Mobile App launched by WSD and thanked Mr LAU Wai-leung for providing the relevant information.

23. The Chairman invited members to raise comments and enquiries.

24. Mr PANG Cheuk-kei, Michael raised the following comments and enquiries:

- (i) Water suspension incidents occurred frequently in Shek O, Big Wave Bay and Cape D'Aguilar in recent months, which seemed not to be mentioned

in the written response of WSD. As WSD said that they would carry out improvement works for water mains with recurrent bursts, he asked whether they could provide the list of the locations of the water mains concerned for members to follow up whether the water mains had to be renovated or inspected. He was especially concerned about the aging of pipes in the locality of Shek O and Big Wave Bay, and hence hoped that WSD could deploy staff to inspect the locations concerned;

- (ii) he took a water suspension incident at To Tei Wan Village as an example. WSD could only place temporary water tanks at the kerbside of Shek O Road at that time, so residents had to take water from the temporary water tanks by themselves. Nonetheless, they had to climb hundreds of steps when walking from To Tei Wan Village to Shek O Road, which was very inconvenient to the elders living in the village. He hoped that WSD could renovate the pipes in the village in order to solve the problem once and for all; and
- (iii) some elders did not know how to use the WSD Mobile App, so they were unable to receive the relevant information instantly. He hoped that WSD could directly inform the DC members of the districts concerned after learning of the incidents so that they could help inform the residents as soon as possible.

25. Miss YUEN Ka-wai, Tiffany said that WSD claimed they would do their best to finish repairing the pipes within 24 hours and arranged for the works to be carried out at night time when water consumption was lower. Nevertheless, water suspension incidents had occurred during the daytime for several times previously, which even lasted for a few days and significantly affected the daily life of the residents. In addition, she considered that there were no conflicts between the free supply of salt water and provision of compensation for residents. The increase in the public's water consumption was caused by toilet flushing with fresh water due to the bursts of aging water mains and an increased consumption resulting from the epidemic. Thus, it was not reasonable for the public to shoulder the additional water charges. She enquired of WSD again whether they would consider providing compensation in this regard.

26. Mr WONG Yui-hei, Angus raised the following comments and enquiries:

- (i) Salt water supply was a public service. It was not fair if the public had to shoulder the additional water charges arising from bursts of salt water mains, so he found it strange for WSD to give such an explanation;
- (ii) under the risk-based strategy, WSD would first repair or replace some target water mains. He hoped that WSD could provide timely information on the locations of the repair works to members for follow-up;
- (iii) he enquired of WSD whether they would encourage or subsidise the installation of AMR systems in old buildings when large-scale repair works were carried out; and
- (iv) only a minority of the general public had installed and used the WSD Mobile App. In most cases, the public were informed of the incidents afterwards through DC members or notices put up by WSD. He hoped that WSD could strengthen communication with DC members.

27. Ms LI Shee-lin raised the following comments and enquiries:

- (i) Installation of the salt water supply system in Pok Fu Lam had already been completed but the stability of salt water supply was still unsatisfactory;
- (ii) she enquired about the respective numbers of regular inspections carried out and repair notices issued by WSD in the Southern District over the past year;
- (iii) not all residents could be informed of pipe-related incidents by merely relying on the WSD Mobile App, so she hoped that the notification mechanism could be improved;
- (iv) she hoped that the AMR system could be put to use after the redevelopment of Wah Fu Estate and Yue Kwong Chuen was completed in the future;
- (v) although salt water supply was free of charge, members of the public had to use fresh water for flushing due to various reasons, incurring additional water charges. Thus, she considered that WSD should provide compensation; and
- (vi) she hoped that WSD and HD could handle the issues related to their powers and responsibilities in the management of pipes in a proper manner.

28. Mr LAM Ho-por, Kelvin said that according to the relevant papers of the Panel on Development of the Legislative Council, the major reason for AMR systems not being able to be installed in existing buildings was that there was a lack of affordable wireless or mobile solution. Nevertheless, he made reference to foreign examples, e.g. smart meter reading system was planned to be launched for use by the whole population in London in 2025. Old buildings would also be covered and the data would be transmitted via a nationwide secure mobile network to avoid the use of a cable access server. He enquired whether the Government would make reference to the above example and consider launching the AMR system in the Southern District by upgrading the network system.

29. Mr LAM Andrew Tak-wo said that the residents of some of the areas of the Southern District (e.g. Chi Fu and Wong Chuk Hang, etc.) still had to use fresh water for flushing. He enquired of WSD whether they planned to continue the use of salt water for flushing even when its supply was unstable.

30. Mr CHAN Hin-chung said that residents might change their water consumption habits amid the epidemic, e.g. increasing the frequency of hand washing and bathing. Besides, temporary salt water suspension had occurred for multiple times recently, so extra fresh water had to be used for flushing, which in turn led to a significant increase in water consumption of the residents. Given that WSD calculated water charges at an increased rate, extra water consumption also resulted in a significant increase in water charges. He hoped that WSD could set up a compensation mechanism so that they could compensate members of the public according to the mechanism whenever pipe-related incidents, which caused extra water consumption, occurred in the future.

31. The Chairman said that as a number of members were very concerned about the provision of compensation by WSD for additional water charges, WSD was invited to provide a written response after the meeting. In addition, he reiterated his hope that WSD could strengthen communication with DC members when pipe-related incidents occurred.

(Post-meeting note: WSD's response regarding the compensation for additional water charges was as follows: At present, the Waterworks Ordinance does not stipulate provision of water charge compensation to customers in the event of water main incidents. In the event of burst or leak of salt water main,

WSD would isolate the concerned section of water main to carry out repair works so as to minimise impact of supply interruption and resume supply as soon as possible. In case of emergency shutdown of salt water pumping station, WSD would augment the flushing supply by temporarily providing fresh water to the salt water service reservoir in order to maintain sufficient flushing water supply throughout the supply zone as far as practicable. Moreover, WSD has been strengthening our preventive maintenance efforts, such as increasing the frequency of leak detection and installing corrosion protection system and carrying out proactive repair works and watermains replacement/rehabilitation works in order to minimise further salt water main burst and leak. WSD will continue these effective and practical measures to ensure reliable salt water supply to the customer, while in parallel WSD will strengthen communication with DC members and the public whenever watermain burst and leak incident occurs.)

32. The Chairman invited the representatives of WSD to respond.
33. Mr LAU Wai-leung gave a consolidated response as follows:
- (i) He understood that many residents and elders were not accustomed to using the WSD Mobile App. Members and their assistants could help convey the latest information to the affected residents after learning it from the WSD Mobile App. In addition to the WSD Mobile App and its websites, citizens could raise enquiries on water supply problem via WSD 24-hours telephone enquiry hotline: 2824 5000;
  - (ii) WSD had established Waste Detection Areas (WDA) in the water supply network and conduct leakage detection for each WDA at an interval of 18 months. WSD would carry out more detections on water mains with frequent incidents or in poor conditions, if leakage is identified, WSD would carry out repair works as soon as possible;
  - (iii) WSD hoped that AMR system would be widely used in the future. He would relay members' views to the responsible units to see if examples from other countries could be used to expand the scope of use and enhance the efficiency of the AMR system in future;

- (iv) the seawater supply coverage had been expanded to most of the areas in Hong Kong. WSD had communicated with Chi Fu Fa Yuen in Pok Fu Lam area on the expansion of the seawater supply network and explained the use of salt water for flushing toilets to residents and management office. A residents' consultation meeting was being arranged and members would be informed of the details in due course;
- (v) as the repair works of salt water mains might affect the salt water supply, he understood that the situation would cause inconvenience to the public. WSD hoped to complete the repair works as quick as possible in order to minimise the inconvenience caused to the public; and
- (vi) when WSD conducted leakage detection work, it was possible to detect leakages at private water mains located in private land lot. WSD would inform the consumers or agent concerned (such as HD or management companies) and issue repair notices. They would be responsible for the inspection and repair works and WSD would also provide technical assistance when necessary. WSD would supplement the number of repair notices issued after the meeting.

(Post-meeting note: WSD had issued 109 repair notices in the Southern District during the period from 1 October 2019 to 30 September 2020 to request consumers to repair leaking water mains and resolve leakage problem of private water mains.)

34. Ms WONG Cho-kwan gave a consolidated response as follows:

- (i) The recent suspension of water supply near Shek O was mainly caused by the malfunction of individual water valves. According to the records, the condition of water mains in Shek O area was considered satisfactory. WSD hoped that the maintenance works could be completed as soon as possible so as to minimise the impact on residents;
- (ii) HD was responsible for the maintenance and repair of the inside services system of Wah Fu Estate. If customers found any problem of water supply, they could inform HD to inspect the inside services system. If necessary, the Customer Services Section of WSD would conduct site inspection to the inside services system and provide advices as far as possible. If WSD identified leakage at private water mains during regular inspection, the Water Authority would issue repair notices to HD

or the management companies when necessary and monitor the progress of water mains repair works; and

(iii) she noted that some members hoped for the installation of the AMR system in the buildings of the Wah Fu Estate redevelopment project. The detailed contract and design information of the redevelopment project was being planned by the relevant Departments. If more information was available, WSD would inform members in due course.

35. Mr LAU Wai-leung added that HD and management companies were required to take maintenance action on the internal plumbing problems under their purview. WSD would always follow up the maintenance progress to ensure that the person-in-charge completed the maintenance works as soon as possible.

36. In conclusion, the Chairman hoped that WSD would maintain communication with members and believed that members would also be willing to provide assistance.

**Agenda Item 2: Developing Local Economy by Promoting Cultural and Festive Activities in the Southern District**  
**(EDPC Paper No. 14/2020)**  
**(Item raised by Mr PANG Cheuk-kei, Michael)**

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37. The Chairman welcomed Ms Emily ZHAO, Manager (HK West) Marketing, Programme & District Activities and Mr AU YEUNG Wai-ming, Deputy District Leisure Manager (District Support) Southern of the Leisure and Cultural Services Department (LCSD) to the meeting.

38. The Chairman invited Mr PANG Cheuk-kei, Michael to briefly introduce the agenda item.

39. When briefing the agenda item, Mr PANG Cheuk-kei, Michael said that Hong Kong was facing economic recession owing to over-reliance on the Mainland economy. He urged the Government to consider taking advantage of the fishing harbour and bays in the Southern District and organising cultural and festive activities in the district with a view to promoting the cultural industry in the Southern District. While LCSD had organised various arts programmes in the district, including the “Southern District Community Arts Scheme – *Our Days Down South* Musical Theatre

Project” (*Our Days Down South* Musical Scheme), he was of the view that these arts programmes failed to cater to the needs of different age groups and could hardly bring about actual economic benefits for the shops and restaurants in the vicinity of the venues. Moreover, the art forms of the programmes tended to be monotonous. He hoped that LCSD would consider organising activities with higher creativity and popularity such as performances by independent music professionals, holiday handicraft fairs and mobile photo studios, etc. He enquired how LCSD would liaise and draw up activity plans with members before organising the activities. For example, LCSD could hold workshops for thorough discussion after this meeting or before festivals.

40. The Chairman invited the LCSD representatives to respond.

41. Ms Emily ZHAO said LCSD hoped that the *Our Days Down South* Musical Scheme would continue after the epidemic situation had eased. The Project had incorporated the unique features of the Southern District, aiming to integrate with the communities and to organise in-depth performing art programmes and trainings. As the target participants of the one-year Scheme were mainly local residents rather than visitors, it was different from the cultural and festive activities proposed by Mr PANG Cheuk-kei, Michael. Moreover, LCSD organised different types of community arts and cultural programmes to cater to the needs of different people by providing diversified programmes which covered a wider spectrum of interest. If SDC was interested in holding a one-off major festive activity, it could discuss with LCSD for consideration.

42. The Chairman said that members could exchange views on how to attract local visitors to the Southern District. He invited members to raise comments and enquiries.

43. Mr POON Ping-hong said that the programmes organised by LCSD were mainly coordinated by the headquarters of the Department with a low level of community participation. He commented that consideration could be given to using the resources of SDC to provide a platform for promoting local economy with community participation, such as fairs with unique features operated by local residents, etc.

44. Mr CHAN Ping-yeung said that according to the records, the Southern District Festival organised in 2000 included programmes such as performances by

bands and football matches. The ball court at Main Street, Ap Lei Chau was particularly suitable for holding holiday fairs which could attract participation of the residents and small shops in the area and help promote the economic development of the Southern District. Moreover, the policy of disallowing popular music performances in venues managed by LCSD ought to be reconsidered and reviewed.

45. Mr WONG Yui-hei, Angus said that LCSD had held a number of activities at Aberdeen Promenade. But these failed to promote the economic activities in the neighbouring areas. He suggested that the activities should be led by local residents to attract participation of residents from other areas in future. He considered that the suggestion on fairs could help promote local small shops or family-based handicraft or food shops and provide these shops with an operation platform. But according to his own experience of operating cooked food stalls in fairs, the existing legislation had caused a lot of hindrance and difficulty to the organisation of fairs. He urged the Government to improve the situation. SDC could also consider how to support the operation of fairs.

46. Supporting Mr PANG Cheuk-kei, Michael's suggestion of organising cultural and festive activities in the Southern District, Mr LAM Ho-por, Kelvin suggested drawing reference from holiday flea markets and leisure activities such as Hong Kong Wine & Dine Festival and organising a "Southern District Food and Drinks Festival" to promote the development of the catering industry and reduce unemployment in the district.

47. The Chairman asked whether LCSD could consider members' suggestions and organise the proposed activities at venues managed by LCSD as soon as possible after the epidemic situation had eased. Moreover, as the suggestion concerning cooked food fairs was constrained by the relevant regulations of the Food and Environmental Hygiene Department, it took some time to study the suggestion.

48. The Chairman invited the LCSD representatives to respond.

49. Ms Emily ZHAO responded that the *Our Days Down South* Musical Scheme was a well-prepared performing arts programme which aimed to integrate with the communities. It was hoped that the Scheme would resume as soon as possible after the epidemic situation had eased. Since it took time for LCSD to organise activities, it was difficult to launch extra programmes in the near future. Since the suggestion concerning fairs did not fall within the ambit of the Performing

Arts Division of LCSD, she advised members to discuss with the relevant Departments. Furthermore, LCSD would choose venues with higher visitor flow for its performing arts programmes, such as the Amphitheatre of Stanley Plaza, with a view to promoting the visitor flow and economic activities in the nearby areas. Members were welcome to give advice on venues suitable for performing arts programmes. LCSD could conduct site inspection to evaluate whether the environment, equipment and other facilities of the venues were suitable for the programmes.

50. In closing, the Chairman suggested that Mr PANG Cheuk-kei, Michael consider inviting interested members to discuss the issue with LCSD after the meeting. It was hoped that the proposed activities could be organised as soon as possible after the epidemic situation had eased and the restriction on crowd gathering had been lifted, so as to promote the development of local economy.

**Agenda Item 4: Motion on the Future Use of the Ex-Shek O Quarry  
(EDPC Paper No. 16/2020)  
(Motion moved by Mr PANG Cheuk-kei, Michael)**

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51. The Chairman welcomed the following representatives to the meeting:

**Drainage Services Department (DSD)**

- (a) Ms LO Chau-ling, Yvonne, Senior Engineer/Special Task 1;
- (b) Ms YIP Lai-yuk, Carol, Senior Engineer/Special Duty 2;

**Project Consultant – AECOM (AECOM)**

- (c) Mr POON Chung-yan, Edward, Executive Director, Water, Hong Kong;

**Marine Department (MD)**

- (d) Mr LEUNG Siu-chee, Marine Manager/Licensing & Port Formalities (3);
- (e) Mr TAM Wai-man, Senior Assistant Shipping Master/South;

**Hong Kong Sailing Federation (HKSF)**

- (f) Mr TONG Yui-shing, Chairman; and
- (g) Mr John BERRY, Consultant.

52. The Chairman said that since HKSF had been invited to the meeting at short notice, there was insufficient time to inform members of the arrangement before the meeting. He therefore asked if members needed to declare interests, and no members declared interests.

53. The Chairman asked Mr PANG Cheuk-kei, Michael to brief members on the motion.

54. When briefly introducing the motion, Mr PANG Cheuk-kei, Michael said that members were concerned about the use of the ex-Shek O Quarry site. In July 2018, HKSF had submitted an application for developing the Hong Kong International Sailing Centre (HKISC) at the site, and the Home Affairs Bureau (HAB) had rendered its in-principle policy support to the above application at that time. However, there was a change in the Government's attitude. HKSF had been advised by the Lands Department (LandsD) that the Short Term Tenancy (STT) application could not be processed further as the site in question had to be reserved for uses in relation to forthcoming public works projects. To take forward the Relocation of the Sha Tin Sewage Treatment Works to Caverns (the Project), DSD had made an application of five-year Temporary Government Land Allocation (TGLA) to LandsD for using the ex-Shek O Quarry site to temporarily stockpile rocks. He was dissatisfied with the lack of consultation with SDC on such use, and it was also unfair to HKSF. He opined that the Government should make use of the idyllic bay of Shek O to develop a water sports centre instead. Besides, given that it was undesirable for heavy vehicles to access the bending and narrow roads at Shek O, the ex-Shek O Quarry site was not suitable for uses in relation to works projects. In view of the above reasons, he had moved this motion.

55. The Chairman invited the representatives of DSD and AECOM to respond.

56. Ms LO Chau-ling, Yvonne briefed members on the consolidated response from the Development Bureau (DEVB) and DSD. Details were given in Annex 2 to EDPC Paper No. 16/2020.

57. Mr POON Chung-yan, Edward, with the aid of PowerPoint presentation, briefly introduced the Project as well as the proposal of temporary use of the ex-Shek O Quarry site (the Proposal). Details were given in PowerPoint 1.

(Mr TSUI Yuen-wa joined the meeting at 4:36 p.m.)

58. The Chairman said that according to the Environmental Impact Assessment (EIA) report of the Project, the rocks generated would be temporarily stored at Lam Tei Quarry instead of the ex-Shek O Quarry site. He asked why it was different from the Government's response. Mr POON Chung-yan, Edward responded that the EIA adopted the principle of maximising the reuse and recycling of construction and demolition materials and minimising their disposal as far as practicable. In addition, the EIA report adopted multi-pronged approach to handle the rocks generated from the Project. Since the anticipated implementation programme of the Project had been changed as compared with that in the EIA report, the peak of rock generation under the Project could not tie in with the current operation contract of the Lam Tei Quarry of which may be expired in 2023. Therefore it was necessary to identify additional sites for temporary stockpiling of rocks for reuse by the local construction projects at a later time.

59. The Chairman invited Mr POON Chung-yan, Edward to explain one of the pictures that showed the ex-Shek O Quarry site in the PowerPoint presentation. Mr POON Chung-yan, Edward responded that the picture showed the situation in which the ex-Shek O Quarry site was used as a casting yard for immersed tube tunnel units under the MTR Shatin to Central Link (SCL) project. The site setting of the proposed temporary stockpiling under this Proposal would be similar to the previous MTR SCL project. For example, seawater inside the man-made basin would be temporarily pumped out from the site during the construction works, forming a basin for temporary stockpiling, but fewer construction plants would be used. The temporary basin would be reinstated to its original conditions after the completion of main caverns construction of the Project.

60. The Chairman invited the representatives of HKSF to brief members on the item.

61. Mr TONG Yui-shing said that HKSF's application for developing the HKISC at the ex-Shek O Quarry site had received the policy support from HAB, and HKSF had been advised to use the site by way of STT. Given the lack of a safe harbour in Hong Kong, many vessels were damaged during the onslaught of super typhoon "Mangkhut". He expressed regret that the Government considered that high-quality rocks were more valuable than vessels.

62. Mr John BERRY, with the aid of PowerPoint presentation, briefed members on HKSF's proposal for the HKISC. Details were given in the PowerPoint presentation 2.

63. The Chairman enquired whether HKSF was a profit-making organisation and about its relationship with the Government. Mr TONG Yui-shing responded that HKSF was a national sports association of sailing in Hong Kong, a member of the Sports Federation & Olympic Committee of Hong Kong, China and a non-profit-making organisation subvented by the Government.

64. The Chairman asked MD about the information on the damages to the vessels when super typhoon "Mangkhut" struck the city. Mr LEUNG Siu-chee responded that typhoon "Mangkhut" was a strong typhoon, though he did not have the relevant record on the damages to vessels in hand, but remarked that vessels in the southern waters of Hong Kong suffered less damages.

65. The Chairman invited members to raise comments and enquiries.

66. Mr Jonathan LEUNG Chun asked why the SDC logo was displayed in HKSF's PowerPoint presentation. Mr John BERRY said that the SDC logo was added to the PowerPoint presentation out of respect for SDC.

67. Mr Jonathan LEUNG Chun continued to ask whether HKSF could use the SDC logo without SDC's consent. The Chairman said that HKSF's use of the SDC logo should be a show of respect for SDC and he would follow it up later.

68. Mr Jonathan LEUNG Chun enquired how the rocks would be dealt with if the ex-Shek O Quarry site was not used for temporary stockpiling of rocks, what the ratio of rock delivery to the site was by marine transportation or by land transportation as well as the purpose of discussing the agenda item.

69. Mr LO Kin-hei asked when LandsD was aware that the ex-Shek O Quarry site had to be used for works projects, and considered that HKSF's time had been wasted as it was only advised two years after the submission of its STT application that the application could not be processed further. The development of the ex-Shek O Quarry site had been discussed at SDC at length, and SDC hoped to develop a water sports centre at the site, LandsD should inform SDC of the change in land use.

While HKSF had obtained the policy support from HAB for developing the HKISC, LandsD did not advise SDC that the site in question had to be reserved for uses in relation to forthcoming public works projects. He was shocked at the current arrangement. In addition, he considered that the rock cavern development project would continue to be pursued by the Government. He was worried that the ex-Shek O Quarry site would be used for stockpiling of rocks thereafter rather than temporary stockpiling.

70. The Chairman invited the relevant representatives to respond.

71. Mr POON Chung-yan, Edward responded that as large quantities of good-quality rocks would be generated during construction, apart from the ex-Shek O Quarry site, the Project also had to use a site in Tsing Yi for rock processing and temporary stockpiling. If there were insufficient sites for temporarily stockpiling, the surplus rocks that could not be reused in a timely manner might need to be disposed of outside Hong Kong by the contractor. But then, the local construction industry would need to import rock products from outside Hong Kong afterward. This would incur additional cost and was undesirable from environmental protection points of view. The rocks and materials would be delivered to and from the site by way of marine transportation, while the staff commuting to the site for work would generate minimal traffic flow only.

72. The Chairman asked whether all the rocks would be delivered to and from the site by way of marine transportation and how long it would take to transport all the rocks to the site. Mr POON Chung-yan, Edward responded that all the rocks would be delivered to and from the site by way of marine transportation, and it was expected that the transportation peak would be 2023 to 2024 while all the rocks would be transported out of the site in 2026 if the main construction works of the Project could commence on schedule.

73. Ms KWAN Yuen-ling, Elaine responded that LandsD had been processing the STT application from HKSF until LandsD received the directive and confirmation from policy Bureau that the ex-Shek O Quarry site would be used for works projects. LandsD had then immediately informed HKSF that the application could no longer be proceeded further.

74. The Chairman asked when DSD would consult SDC on the works project. Ms LO Chau-ling, Yvonne responded that DSD and AECOM had briefed the

Committee on the proposal for temporary use of the ex-Shek O Quarry site and the time required. DSD noted members' comments on the Proposal and would reflect the members' comments to the policy Bureau concerned.

75. The Chairman invited members to raise comments and enquiries.

76. Mr TSUI Yuen-wa said that SDC had discussed the uses of the ex-Shek O Quarry site at length and considered that HKSF's application met the requirements of SDC. He asked whether HAB had discussed with other policy Bureaux such as DEVB in providing policy support, and whether HAB had robustly advanced its arguments or surrendered to other policy Bureaux when other uses of the site were proposed. In addition, he asked whether the HKISC proposed by HKSF would be open for use by all members of the public.

77. Mr TONG Yui-shing responded that HKSF's training facilities and programmes were open for public use and participation at present. During the discussion between HKSF and HAB on developing the HKISC, HAB had stressed that private clubs were not eligible for this project.

78. Mr PANG Cheuk-kei, Michael asked DSD how many workers would work at the ex-Shek O Quarry site in the future, and how to transport them to and from the project site. Besides, he enquired how the HKISC set up by HKSF would be beneficial to the economic development in the Southern District, for example, whether it would employ the residents of the Southern District.

79. Regarding Mr POON Chung-yan, Edward's response that all the rocks generated from the cavern project would be used up in five years, Mr YU Chun-hei, James asked how the above projection was made.

80. Mr Jonathan LEUNG Chun said that in view of the poor traffic conditions in Bays Area and Stanley and Shek O Area, he wished to know the number of workers who would commute to the ex-Shek O Quarry site for work. Moreover, he asked DSD whether rehabilitation works would be carried out and the duration of such works after the term of use of the ex-Shek O Quarry site in 2026, and whether the above site would be retained for other temporary uses in relation to works projects in the future.

81. Mr CHAN Hin-chung asked DSD why the ex-Shek O Quarry site had been selected, whether it had considered other sites, and whether it had considered stockpiling the rocks at different locations across the territory.

82. The Chairman said that the primary site identified by the Government for stockpiling the rocks was Lam Tei Quarry instead of the ex-Shek O Quarry site.

83. Mr LAM Andrew Tak-wo asked whether large vessels transporting rocks to and from Shek O would create any impact on water sports training. Moreover, he asked whether participants of water sports training courses under the LCSD would receive a certificate issued by HKSF.

84. Ms CHAN Yan-yi asked whether the tenancy of Lam Tei Quarry would be renewed upon its expiry in 2023, and whether other sites had been considered for stockpiling rocks, e.g. brownfield sites and deserted agricultural land in the New Territories, etc.

85. The Chairman invited the representative of HKSF to respond.

86. Mr TONG Yui-shing responded that the rocks transported by barges might fall into the sea and cause ecological pollution, and the tow lines of barges might collide with sailing vessels or other sea users. He also opined that there was a lack of safety facilities to provide typhoon shelters for sailing vessels. If the HKISC could be established, it would create a number of job positions for the sailing industry, e.g. coaches and sailors, etc.

87. The Chairman invited the representatives of DSD and AECOM to respond.

88. Mr POON Chung-yan, Edward gave a consolidated response as follows:

- (i) The ex-Shek O Quarry site would be used for temporary stockpiling of rocks only and no rock processing works would be carried out on site. It was estimated that only a few dozens of staff would work on the site, and designated transport services would be arranged to reduce the impact on traffic;

- (ii) given that the construction industry of Hong Kong had an enormous demand for rocks, it was believed that all the rocks could be transported out of the site by 2026 if the Project could commence on schedule;
- (iii) the Proposal would only involve installing a water gate at the bay entrance of the site, pumping out of seawater from the basin and setting up temporary barging points etc, and the basin would be reinstated to its original conditions by removing of the facilities after 2026; and
- (iv) after considering various factors, the ex-Shek O Quarry site was proposed for temporary stockpiling of rocks for its special geographical location affording the necessary marine frontage, its size matching the required stockpiling space, long history of quarrying and construction uses. Besides, AECOM had reviewed the feasibility of stockpiling the rocks in other areas, yet there were various constraints and were considered not suitable for temporary stockpiling of the rocks.

(Ms LAM Yuk-chun, MH left the meeting at 5:30 p.m.)

89. Mr YIM Chun-ho said that since the Government did not extend the option for Hongkong International Theme Parks Limited to purchase the site adjacent to Hong Kong Disneyland at Penny's Bay, Penny's Bay might be used for long-term development. He asked whether the site would be considered for stockpiling of rocks.

90. Mr LO Kin-hei asked whether LandsD had already granted the TGLA site at the ex-Shek O Quarry site to DSD and whether DSD deemed that SDC had been consulted at this meeting. He also enquired of HAB regarding their attitude towards the requests of other policy Bureaux for using the site, and whether the Government had plans to propose any long-term development for the site.

91. The Chairman said that HAB was unable to send representatives to attend the meeting, and asked the Secretariat to relay the relevant questions to HAB and request the Bureau to respond.

(Post-meeting note: HAB's response to paragraphs 76 and 90 was as follows:

Given the scarcity of land in Hong Kong, the choice among all possible competitive uses is a difficult one. The choice would ultimately have to be taken in a holistic manner with

the promotion of any particular policy (including sports development), being one of the factors, among other relevant considerations.

From the angle of promoting sports development, HAB welcomes applications for the use of vacant government sites by not-for-profit organisations for sporting use. As such, HAB rendered in-principle policy support to the application for the use of the ex-Shek O Quarry from the HKSF by way of short term tenancy in July 2018.)

92. Ms LO Chau-ling, Yvonne responded that the land use of the Penny Bay’s site was unknown for the time being, thus the feasibility of using that site could not be assessed at this stage. DSD had made the TGLA application to LandsD regarding the ex-Shek O Quarry site, and it was learnt that LandsD was consulting relevant Departments in accordance with the established procedures. DSD attended the meeting upon invitation in order to brief the proposal for the ex-Shek O Quarry site to the Committee.

93. Ms KWAN Yuen-ling, Elaine responded that LandsD had reserved the ex-Shek O Quarry site for DSD in accordance with the directive of DEVB, and had consulted relevant Departments on DSD’s TGLA application which was still being processed.

94. Mr John BERRY wished to enquire whether the use of the ex-Shek O Quarry site for temporary stockpiling of rocks had been considered from a financial perspective and whether other sites were considered. The Chairman suggested that HKSF should raise the relevant comments in writing after the meeting for forwarding to the relevant Department by the Committee to request a reply.

(Post-meeting note: The Secretariat had forwarded HKSF’s written comments to DSD on 29 September 2020, and the written reply of DSD to members for reference on 6 November 2020.)

95. The Chairman asked members to vote by open ballot on the “Motion on the Future Use of the Ex-Shek O Quarry” moved by Mr PANG Cheuk-kei, Michael. The content of the motion was as follows:

“The Southern District Council urges Government to confirm conversion of the ex-Shek O Quarry in support of a high quality water borne leisure, recreation and sports facility as soon as possible.”

96. The motion was carried with 16 votes for it (namely Mr CHAN Hin-chung, Mr CHAN Ping-yeung, Ms CHAN Yan-yi, Mr LAM Andrew Tak-wo, Mr LAM Ho-por, Kelvin, Mr Jonathan LEUNG Chun, Ms LI Shee-lin, Mr LO Kin-hei, Mr PANG Cheuk-kei, Michael, Mr POON Ping-hong, Mr TSUI Yuen-wa, Mr WONG Yui-hei, Angus, Mr YIM Chun-ho, Mr YU Chun-hei, James, Miss YUEN Ka-wai, Tiffany and Mr Paul ZIMMERMAN), zero vote against it and zero abstention.

97. Mr CHENG Kong-chung, Francis, JP said that regarding the display of the SDC logo in the PowerPoint presentation of HKSF, according to the SDC Standing Orders, “The District Council Logo is reserved for use by the Council and its Secretariat in connection with official District Council business”. It was understood that HKSF did this out of respect, but they must conform to the Standing Orders. Hence, he advised that there was no need for organisations to display the SDC logo in their PowerPoint presentation in the future.

98. The Chairman requested HKSF to rectify the problem after the meeting. Mr TONG Yui-shing said that the PowerPoint presentation had been provided to the Secretariat before the meeting, and he mistakenly thought that the use of the logo was approved by SDC.

99. Mr Jonathan LEUNG Chun questioned the Secretariat whether the above was true. The Secretary responded that the Secretariat did not receive HKSF’s PowerPoint presentation until the meeting was in progress and the situation was not known before the meeting.

100. The Chairman said that it was unnecessary for HKSF to display the SDC logo on the PowerPoint presentation but would accept HKSF’s explanation and apology.

(Mr Jonathan LEUNG Chun left the meeting at 5:48 p.m.)

**Agenda Item 5: Shelving Tender Invitation for the Concrete Batching Plant, Returning the Waterfront Site to Residents (EDPC Paper No. 17/2020) (Item raised by Mr POON Ping-hong, Miss YUEN Ka-wai, Tiffany and Mr YIM Chun-ho)**

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101. The Chairman invited members to briefly introduce the agenda item.
102. Mr POON Ping-hong briefed members on the agenda item as follows:
- (i) The Concrete Batching Plant (CBP) in Tin Wan was adjacent to Wah Kwai Estate. It had been in operation since the intake of Wah Kwai Estate and Ka Lung Court in 1990 and renting the site in the form of short-term tenancy for its operation for 30 years. Residents had never had the opportunity to express their views. In 2008, the Government again invited tenders for the site without consulting the then SDC, therefore, the CBP in Tin Wan continued to operate until 2019. He hoped that similar situations would not recur;
  - (ii) he interviewed nearly 1 000 local residents by questionnaire, and more than 90% of them said that they did not want the CBP to continue to operate. The daily lives of residents had been affected by the dust generated by the operation of the CBP, and a large number of vehicles were often parked in Tin Wan Hill Road and Wah Kwai Estate. There was even a traffic accident in 2009 that killed a resident. Residents had clearly expressed their hope that the site could be opened for use by residents instead of being used as a CBP again;
  - (iii) apart from Wah Fu Estate Redevelopment of and the construction of the South Island Line (West) (SIL(W)) and North Island Line, there were not many large-scale construction projects on Hong Kong Island. It was considered that there was little demand for concrete in the district. At present, the CBP in Tin Wan had ceased operation and greatly alleviated the problems of insufficient parking spaces, traffic congestion and the difficulty for buses to dwell at the bus stops in Tin Wan and Wah Kwai Estate. However, there was only one vehicle access in Wah Kwai Estate. If the site was used as a CBP again, it would affect the access of emergency vehicles. Problems in the past would reappear, seriously affecting the lives and safety of residents; and

(iv) Wah Kwai Estate and Ka Lung Court were adjacent to the site for the redevelopment of Wah Fu Estate, which was expected to cause serious dust problems. If the site was used as a CBP again, residents of Wah Kwai Estate and Ka Lung Court would continue to be exposed to air pollution.

103. The Chairman invited the Government representatives to respond.

104. Ms KWAN Yuen-ling, Elaine responded that as the CBP in Tin Wan had ceased operation, the site was now left vacant. It was learnt that the Civil Engineering and Development Department (CEDD) was undertaking a study on concrete supply in Hong Kong and the demand for concrete in the district, etc. would be examined. Pending the results of the study, LandsD would consider whether the site could be used for other short-term purposes.

105. Ms TENG Ka-yee, Carrie responded that CEDD was undertaking a study on concrete supply in Hong Kong, which was to review the baseline profile of the current supply chain of ready-mixed concrete in Hong Kong and formulate strategy to ensure the security and stability of concrete supplies to meet projected needs of housing and infrastructure developments, including forecasting the demand for all planned development projects, reviewing the concrete production and supply technology as well as the logistics arrangements, and identifying potential sites, at strategic locations, suitable for new CBPs. In determining the potential CBP sites, due consideration would be given to relevant factors, including the region(s) with potential concrete demand, potential environmental impacts, supporting transport network, etc. The study would assess the importance of the CBP in Tin Wan to the demand for concrete in Hong Kong Island. Special considerations would be given to future construction projects in Southern District, including SIL(W) and Wah Fu Estate Redevelopment. CEDD would put in place the supporting arrangements for the supply chain of ready-mixed concrete in Hong Kong Island based on the assessment results to review the site selection for the CBP. It was expected that the preliminary results of the study would be available in 2020. CEDD and the Departments concerned would consult SDC on the results of the study.

106. The Chairman enquired whether CEDD could provide a definite timetable for the study. Ms TENG Ka-yee, Carrie responded that it was expected that the preliminary results of the study would be available in 2020. She would follow up the definite timetable with the relevant units of CEDD.

(Post-meeting note: CEDD's reply to the above enquiry was as follows: The study on concrete supply in Hong Kong is anticipated to be completed in the first half of 2021.)

107. Mr WONG Wai-yin, Vincent responded that the CBP site at Tin Wan Praya Road had been zoned "Other Specified Uses" annotated "Aggregate/Cement Handling and Concrete Batching Area" on the approved Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/33 (OZP). The Planning Department (PlanD) would closely monitor the progress of CEDD's study on concrete supply in Hong Kong and would play a facilitation role with planning on the outcome of the study.

108. The Chairman enquired about the future planning of Tin Wan Praya Road area. Mr WONG Wai-yin, Vincent responded that the long-term planning intention for Tin Wan Praya Road area and the surrounding sites of the CBP in Tin Wan had been reflected on the OZP, and some of the sites were currently zoned "Industrial" ("I").

109. The Chairman invited members to raise comments or enquiries.

110. Mr POON Ping-hong said that the CBP site had no precise use since September 2019, suggesting that it could be opened for use by residents in the form of short-term tenancy. If the site continued to be used as a CBP in the future, the dust generated would not only affect the residents of Wah Kwai Estate but also those of as far as South Horizons on the opposite shore. The then SDC had passed a resolution in May 1983 to use the Government site at Tin Wan Praya Road as open space, but the Government used the site as a CBP at that time, similar to the situation in 2008, consultation had not been conducted by the Government before inviting tender for the CBP site. He expressed his dissatisfaction over the matter concerned and hoped that similar situations would not recur.

111. Mr YIM Chun-ho said that SDC had clearly opposed setting up the CBP at a place which was close to residential buildings for many years. As precast concrete components were commonly used in construction projects in Hong Kong nowadays, or for large-scale projects such as Wah Fu Estate Redevelopment, processes like production of concrete mix were possible to be performed at large construction sites, he opined that it was not necessary to set up the CBP in the densely populated residential areas. In addition, he opined that it was not appropriate to set up a CBP

in the vicinity of Tin Wan Praya Road again. He asked the Government to record members' views in the report of the study and to take them into account in any future planning.

112. Mr WONG Yui-hei, Angus said that given that many infrastructure projects had adopted the use of precast concrete components in construction in recent years, e.g. the SCL and the future redevelopment of Wah Fu Estate, he was skeptical about the actual need for setting up a CBP in Southern District. The CBP site had been left vacant for quite some time. If it could be into open space, the planning for open space in the area of Pok Fu Lam and Aberdeen would be improved.

113. Mr LO Kin-hei said that the Government had been stressing the need to provide a CBP on the Hong Kong Island in light of the keen demand for concrete in Hong Kong. However, with technological advancement, current construction procedures had changed drastically as compared to 20 years ago, such as the wider use of precasting and prefabrication technology. As such, he could not understand the substantial demand for concrete projected by DEVB and the Departments concerned. Besides, he opined that the building of Wah Kwai Estate in the vicinity of the industrial zone many years ago was a planning mistake, but the Government had failed to offer any solutions so far. Upon setting up obnoxious facilities, the Government tended not to consider relocation and let them continue to operate regardless of whether the facilities were adjacent to residential buildings or not, thereby forcing the residents to suffer from various impacts caused by the operation of the CBP over the past 30 years. He believed that the results of the study on concrete supply in Hong Kong could hardly convince members to support the continued provision of a CBP in Southern District, and hoped that the Government would take members' views seriously.

114. Mr TSUI Yuen-wa said that if the Government had no plan to change the land use, it would be difficult to change the CBP site into open space. In this connection, he enquired whether PlanD would consider changing the planning intention for the entire industrial zone in Tin Wan. He shared the views from members mentioned above that in the trend of the wider use of precast concrete components, the need for CBPs in Hong Kong should be lower than in the past. However, the Government responded that future land use of the CBP site should be carefully considered as significant demand for concrete was anticipated for future construction works of the SIL(W) and Wah Fu Estate Redevelopment. By the same token, the successive redevelopment projects of Ap Lei Chau Estate and Yue Kwong

Chuen, which were about to commence, would definitely continue to increase the demand for concrete, and thus it would be necessary to retain the CBP. Should the above assumption was true, the Government should instead inform SDC that the site would be used for the provision of a CBP for the coming decades, and focus on discussing how to reduce the impact on the surrounding areas.

115. The Chairman said that it was necessary to review the land use of the vicinity of Tin Wan Praya Road, and requested PlanD to respond. Mr WONG Wai-yin, Vincent said that PlanD would conduct a review on industrial land in the territory in due course, including the land zoned “I” in the vicinity of Tin Wan Praya Road. Should there be any suggestions on land use changes, PlanD would co-operate accordingly and consult SDC as appropriate.

116. The Chairman asked whether there was a tentative timetable for the above review work. Mr WONG Wai-yin, Vincent responded that no information was available yet.

117. The Chairman asked PlanD to provide relevant information after the meeting, and follow up in the progress report accordingly.

(Post-meeting note: PlanD responded as follows: PlanD would conduct an area assessment of industrial land in the territory. If there is any proposal after the completion of the area assessments in the future, PlanD would provide comment on relevant land use and consult SDC accordingly.)

118. Ms TENG Ka-ye, Carrie added that the scope of study included forecasting the concrete demand for all planned development projects, reviewing the concrete production technology and logistics arrangements with reference to different production methods, so as to examine a series of factors including the demand and supply, arrangements of supply chain, potential environmental impacts and supporting transport network, etc. She would relay members’ views to the relevant sections of CEDD for consideration.

119. In conclusion, the Chairman said that the Committee would continue to follow up on the study on concrete supply in Hong Kong conducted by CEDD and the review on the land zoned “I” in the vicinity of Tin Wan Praya Road carried out by

PlanD, with a view to examining whether it was necessary to provide a CBP in Tin Wan.

(Mr WONG Yui-hei, Angus, Miss YUEN ka-wai, Tiffany and Mr PANG Cheuk-kei, Michael left the meeting at 6:23 p.m., 6:24 p.m. and 6:25 p.m. respectively.)

**Agenda Item 6: Matters Related to Land Use Planning Around Ap Lei Chau Praya Road**  
**(EDPC Paper No. 18/2020)**  
**(Item raised by Ms CHAN Yan-yi)**

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120. The Chairman asked Ms CHAN Yan-yi to briefly introduce the agenda item.

121. Ms CHAN Yan-yi briefed members on the agenda item as follows:

- (i) Residents living in the vicinity of Ap Lei Chau Praya Road had been facing issues like traffic inconvenience, environmental issues caused by idle adjoining lands and conflicts with boatyards nearby, etc. The District Development and Housing Committee (DDHC) under SDC of the last term had passed a motion against the Government's Land Sale Programme (LSP) for Ap Lei Chau Inland Lot No. 137 on the ground that LSP should not be implemented when the land use planning of the surrounding area had not been improved;
- (ii) quite a number of residents of Larvotto had complained that the boatyard site had not been used for the designated purpose. She had reflected this to LandsD but the complaint was in vain. In fact, the impacts of the boatyards on the surrounding environment had caused considerable discontent among the residents. Although this did not mean that the two were mutually exclusive, there was indeed a need to adjust the area occupied by the boatyards and their operation mode, etc. She asked whether the Government had reviewed the existing number of boatyards, their demand and actual operation, etc.; and
- (iii) many residents of Larvotto had also reflected their wish for improvement of travelling convenience and efficiency. She suggested the Departments concerned could discuss with developers and Mass Transit Railway Corporation Limited to provide an access connecting Ap Lei Chau Praya

Road with Lei Tung Estate so that it was more convenient for the residents to get to the Lei Tung MTR Station. In addition, she was glad to learn that the Transport Department would explore the feasibility of implementing the Hillside Escalator Links and Elevator Systems (HEL) from Ap Lei Chau Praya Road near Larvotto to Lei Tung Estate Road and would consult SDC. It was hoped that this proposal could be implemented as soon as possible.

122. The Chairman invited the Departmental representatives to respond.

123. Mr AU YEUNG Wai-ming responded that LCSD was open to the suggestion of development of pet garden at the ex-works area site of the WSD at Ap Lei Chau Praya Road, and could study the proposal and its feasibility subject to the availability of resources.

124. Ms KWAN Yuen-ling, Elaine responded that the policy on boatyards was under the purview of the Transport and Housing Bureau (THB). LandsD would seek the views of THB on such arrangements as the uses, rental areas and lease terms of the boatyards.

125. The Chairman suggested including the matters in the progress report of EDPC and inviting THB to attend the next EDPC meeting for discussing the matters concerning the boatyards.

126. Ms CHAN Yan-yi said that she mainly wanted to have the statistics on the demand for boatyards provided by relevant Bureaux and Departments. After obtaining the statistics, relevant Bureaux and Departments could be invited to discuss the matters if necessary.

(Post-meeting note: The responses provided by THB regarding the demand for boatyards were as follows:

THB is committed to promoting the development of Hong Kong's port and maritime sectors. With regard to local vessels, providing timely and sufficient repair and maintenance services is essential to port operation and marine safety as well as the sustainable development of the trade. According to statistics from MD, the number of

locally licensed vessels has been increasing in recent years, with the number standing at 19 491 as at end of September 2020. There is a steady demand for local ship repairing services. In the light of the above, THB supports continued use of the STT shipyard sites along Ap Lei Chau Praya Road for shipyard purposes. In this regard, THB endeavors to explore and adopt appropriate measure to improve the management of STT shipyard sites and to reduce the impact of ship-repair operations to the nearby community.)

127. The Chairman invited the representative of PlanD to respond.

128. Mr WONG Wai-yin, Vincent responded that the boatyard site fell within an area zoned “I” on the OZP. The site was mainly for boatyards and engineering workshops to serve the local fishing fleet. However, for the location and demand for the boatyards in the long run, it was under the purview of THB. If THB considered that the boatyard site could be released for other use, PlanD would examine its suitable land uses afterwards.

129. The Chairman invited members to raise comments and enquiries.

130. Mr LO Kin-hei said that residential development in the vicinity of “I” zone would easily cause conflicts in the community. Moreover, since the sites involved had long been used for the purpose of boatyards, he questioned why these sites, which were being deployed for long-term use, were leased out by way of STTs. He considered the relevant Departments irresponsible. He hoped that the implementation of HEL from Ap Lei Chau Praya Road near Larvotto to Lei Tung Estate Road could effectively facilitate the connectivity of the local community, and suggested that the Traffic and Transport Committee (TTC) follow up the issues concerned.

131. The Chairman asked the Secretariat to refer the matter concerning HEL to TTC for taking follow-up actions.

(Post-meeting note: The Secretariat relayed the matter concerning HEL to the Chairman of TTC on 5 October 2020.)

132. Mr TSUI Yuen-wa said that there were boatyards in many places, including Ap Lei Chau, Aberdeen Typhoon Shelter and Sham Wan, in the Southern District. He had suggested that the Government review the demand for boatyards near Tai Shue Wan. He had also proposed the agenda item “Amendment to Land Licence of Holy Spirit Seminary and Tenancy Agreement of the Neighbouring Shipyards to Enhance Connectivity between the Communities in Sham Wan and Ocean Court” for discussion at DDHC under the last term of SDC. The time taken would be shorter if residents walked to Ocean Court from Sham Wan along Shum Wan Pier Drive and the waterfront. However, as there were boatyards at the waterfront site between Ocean Court and Jumbo Aberdeen Pier, residents were unable to walk to and fro between Sham Wan and Ocean Court directly. Opening up the said road section and rearranging the locations of boatyards in the vicinity of Tai Shue Wan would facilitate residents to travel from Tai Shue Wan to Aberdeen. The above example illustrated that the existing Government policy on leasing out the sites for boatyards by way of STTs had fallen behind the times and created conflicts in the community. The relevant policy should be in line with the development of the neighbouring areas, considering in particular that Ocean Park was formulating a new way forward. There might be value in having boatyards adjacent to the Aberdeen harbour, but the Government should conduct studies on reprovisioning the boatyards, rationalising their locations and grouping them under different categories, or even allocating certain areas for other community development, so as to facilitate their integration into the community.

133. Mr YU Chun-hei, James criticised that the Government, with a view to obtaining revenue, kept launching LSPs for residential development without either consideration of the views of residents and SDC or proper planning, which included taking into account the ancillary transport and community facilities required as well as its impact on the communities in the vicinity.

134. The Chairman said that the boatyards were of paramount importance to the economic development and employment in the Southern District, but the Government’s monitoring of the structures of those boatyards and their impacts on the surrounding environment was inadequate. He hoped that appropriate measures and supporting facilities would be put in place to enable the boatyards to align with the development of the surrounding areas and co-exist with the adjacent residential areas. He asked how PlanD and LandsD would change the current situation.

135. Mr WONG Wai-yin, Vincent responded that if THB considered that the site concerned could be rezoned after review, PlanD would act accordingly and consult SDC in a timely manner.

136. Ms KWAN Yuen-ling, Elaine responded that STTs allow relatively more flexibility to suit any changes before any long-term planned land use was implemented. If THB intended to relocate the boatyards in the future, LandsD would try to facilitate the relocation under the prevailing land administrative policy.

137. The Chairman suggested including the matter concerned in EDPC's progress report and inviting representatives of THB to the next EDPC meeting for discussion on matters related to the boatyards.

138. Mr LO Kin-hei consented to the arrangement. Also, he expressed dissatisfaction with LandsD's response a while ago, and pointed out that while considering that awarding the boatyard site on STT would allow flexibility, LandsD actually did not consult SDC in that regard. He considered that LandsD should change its mindset and consult SDC on the form in which the boatyard site should be awarded.

139. The Chairman asked LandsD to provide details on the renewal of STTs for the boatyards, including the coming expiry dates of tenancies and the related timetable.

140. Ms CHAN Yan-yi said that the residents of nearby housing estates all opposed the Government's LSP for Ap Lei Chau Inland Lot No. 137, but the Government had turned a deaf ear to them. She reiterated that the Government should abandon the "top-down" approach when carrying out district planning. In the absence of consultation with the local communities, it would only arouse dissatisfaction among residents. The Government needed to listen to local views in taking forward any LSP and granting STT for land.

141. The Chairman reiterated in conclusion that he would include relevant matters in EDPC's progress report and invite THB to send representatives to attend the next EDPC meeting. In addition, LandsD would be requested to provide details on the expiry dates of the boatyards' STTs and notify SDC before their renewals, so that SDC could give advice and monitor the situation.

(Post-meeting note: (i) THB will send a representative to attend the next EDPC meeting for discussion on the policy and development of shipyards in Ap Lei Chau; and

(ii) LandsD's response on the expiry dates of STTs and the related timetable was as follows:

For details of the terms of the STTs for the shipyards concerned (except for individual STTs without disclosure clause), please refer to the table at [Annex 2](#).

For those concerned shipyards STTs without disclosure clause, LandsD could not disclose the relevant details to third parties unless consent from the tenants have been obtained.

Regarding those STTs with terms expired/to be expired in the end of this year, LandsD has, in accordance with the measures to support enterprises and employment announced by the Financial Secretary on 4 December 2019, suspended re-tendering of the STTs until 31 December 2020, to allow the existing tenants to stay on under existing terms, unless termination is required for other policy considerations or initiated by the tenants themselves. LandsD will further suspend the re-tendering of the STTs until 31 March 2021 according to the measures recently set out by the DEVB.)

**Agenda Item 7: Progress Report**  
**(EDPC Paper No. 19/2020)**

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**(I) Annex 1: Progress of Development Projects**

• **Cyberport Expansion Project**

142. The Chairman said that the Town Planning Board (TPB) would consider the further representations on the draft Pok Fu Lam Outline Zoning Plan No.

S/H10/18 on 25 September 2020. Although he had submitted further representation expressing opposition comments, it was still considered “no objection” by the TPB. He asked PlanD to note that.

- **Development of Ocean Park and Areas in Vicinity (Including Stanley Market and Jumbo Floating Restaurant)**

143. The Chairman said that the Tourism Commission and the Ocean Park would hold a workshop on 28 September 2020. He invited members to have a detailed discussion of the subject matter at the workshop.

- **Protection and Improvement Measures Against Typhoons in the Southern District**

144. The Chairman enquired about when the outcome of the feasibility study on “Coastal Hazards under Climate Change and Extreme Weather and Formulation of Improvement Measures” would be made available. Ms TENG Ka-yee, Carrie responded that the CEDD would submit the initial findings on the study by the end of 2020.

- **Proposed School Development in Sandy Bay**

145. The Chairman said that according to information the site would not be reserved for a proposed school development purpose. He asked PlanD whether it was true. Mr WONG Wai-yin, Vincent responded that no relevant information was available for the time being.

146. The Chairman requested PlanD to provide further details after the meeting.

(Post-meeting note: PlanD gave its reply to the above enquiry as follows: The site is zoned “Government, Institution and Community” on the draft Pok Fu Lam Outline Zoning Plan No. S/H10/18. Should there be any concrete development proposal for this site, the project proponent would consult relevant stakeholders including SDC under the prevailing mechanism.)

**(II) Annex 3: Progress Report on Landslip Prevention and Mitigation Works in Southern District**

147. The Chairman enquired of CEDD whether it would consider carrying out road widening works and addition of footpaths in tandem with the implementation of slope works. Ms TENG Ka-ye, Carrie responded that she would follow up the matter with the Geotechnical Engineering Office of CEDD accordingly.

(Post-meeting note: CEDD's reply is as follows: CEDD has reported the review of feasibility of inclusion of road widening or addition of footpaths for the newly selected roadside slopes in Southern District in Part C of Annex 3 to the Progress Report (EDPC Paper 19/2020), CEDD will continue to update the review in the next Progress Report.)

**(III) Others**

148. The Chairman proposed that the updated content be highlighted in the progress report of the next meeting for members' easy reference.

**Agenda Item 8: Any Other Business**

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149. The Chairman said that there was no other business.

**Part 2 - Date of the Next Meeting**

150. The Chairman advised the meeting that the 4<sup>th</sup> EDPC meeting would be held at 2:30 p.m. on 19 November 2020 (Thursday).

151. There being no other business, the meeting was adjourned at 6:57 p.m.

Secretariat, Southern District Council  
November 2020

**Progress Report on Water Intelligent Network (WIN) in Southern District**  
**(As at 15.10.2020)**

<b><u>PWP No. / Cat.</u></b>	<b><u>Project Description</u></b>	<b><u>Progress / Remarks [Completion rate (%)]</u></b>	<b><u>Est. (Actual) Start Date</u></b>	<b><u>Est. (Actual) Completion Date</u></b>
196WC/A	Contract No. 13/WSD/19 - Construction of Pressure Management and District Metering Installations under Water Intelligent Network – Remaining Works	Contract No. 13/WSD/19 has commenced since August 2020. The works involve the construction of around 8 nos. of District Metering Area in Southern District, which comprise 20 nos. of works locations.  Up to 15.10.2020, the contract has just commenced, progress of works to be updated.	(8.2020)	8.2024
9100WX/D	Contract 10/WSD/14 - Construction of Pressure Management and District Metering Installations in Aberdeen, Central, Eastern, Western, Sai Wan, Red Hill, Kowloon West, Tsuen Wan, Sai Kung and Tuen Mun Major Fresh Water Supply Zones	Contract No. 10/WSD/14 has commenced since July 2015. The works involve the construction of around 58 nos. of District Metering Area in Southern District, which comprise 75 nos. of works locations.  Up to 15.10.2020, we have established 36 nos. [62%] of District Metering Area in Southern District, which comprise 40 nos. [53%] of works locations.	(7.2015)	9.2021

STT No. of Concerned Shipyards	User	Commencement Date	Term
SHX1315	Boatyard, Shipyard, Boat or ship building and repairing	26/11/2013	A fixed term of 7 years
SHX1306	Boatyard, Shipyard, Boat or ship building and repairing	9/9/2013	A fixed term of 7 years
SHX1035	Boatyard, Shipyard, Boat or ship building and repairing	27/6/2002	3 year(s) certain and thereafter quarterly
SHX1036	Boatyard, Shipyard, Boat or ship building and repairing	27/6/2002	3 year(s) certain and thereafter quarterly
SHX1307	Boatyard, Shipyard, Boat or ship building and repairing	9/9/2013	A fixed term of 7 years
SHX1319	Boatyard, Shipyard, Boat or ship building and repairing	9/9/2013	A fixed term of 7 years
SHX1320	Boatyard, Shipyard, Boat or ship building and repairing	27/9/2013	A fixed term of 7 years
SHX1321	Boatyard, Shipyard, Boat or ship building and repairing	27/9/2013	A fixed term of 7 years
SHX1322	Boatyard, Shipyard, Boat or ship building and repairing	27/9/2013	A fixed term of 7 years
SHX1316	Boatyard, Shipyard, Boat or ship building and repairing	2/9/2013	A fixed term of 7 years
SHX1308	Boatyard, Shipyard, Boat or ship building and repairing	18/11/2013	A fixed term of 7 years
SHX1380	Boatyard, Shipyard, Boat or ship building and repairing	15/5/2019	A fixed term of Five years certain with an option to extend as stipulated in

			Special Condition No. 1(a) of the Second Schedule of the Tenancy Agreement
SHX1310	Boatyard, Shipyard, Boat or ship building and repairing	27/9/2013	A fixed term of 7 years
SHX1317	Boatyard, Shipyard, Boat or ship building and repairing	27/9/2013	A fixed term of 7 years
SHX1318	Boatyard, Shipyard, Boat or ship building and repairing	31/10/2013	A fixed term of 7 years
SHX1311	Boatyard, Shipyard, Boat or ship building and repairing	21/10/2013	A fixed term of 7 years
SHX1312	Boatyard, Shipyard, Boat or ship building and repairing	4/10/2013	A fixed term of 7 years
SHX1123	Boatyard, Shipyard, Boat or ship building and repairing	1/1/2004	3 year(s) certain and thereafter quarterly
SHX1051	Boatyard, Shipyard, Boat or ship building and repairing	27/6/2002	3 year(s) certain and thereafter quarterly
SHX1379	Boatyard, Shipyard, Boat or ship building and repairing	15/4/2019	A fixed term of Five years certain with an option to extend as stipulated in Special Condition No. 1(a) of the Second Schedule of the Tenancy Agreement