

**Minutes of the 5th Meeting of the
Economy, Development and Planning Committee (EDPC)
Southern District Council (2020-2023) (SDC)**

Date: 23 March 2021

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	

Absent:

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 TSANG Wing-keung, Rico	Senior Town Planner/HK 1, Planning Department
Ms KWAN Yuen-ling Elaine	Senior Estate Surveyor/South, Lands Department
Mr. LING Chi-wai, Jimmy	Engineer/13 (South), Civil Engineering and Development Department

Ms LO Kit-sheung

Housing Manager/HKI7, Housing Department

Attending by Invitation (Agenda Item 2):

Mr YIP Ka-chun

Chief Engineer / Development (2), Water Supplies
Department

Mr CHOY Tak-yip

Chief Chemist, Water Supplies Department

Mr TSE Ming-por

Senior Engineer / Hong Kong (4) , Water Supplies
Department

Attending by Invitation (Agenda Item 6):

Mr WONG Wing-tak, William

Senior Town Planner (Invigorating Island South),
Invigorating Island South Office

Ms LEE Ching-man, Joy

Senior Engineer /Climate Change, Drainage Services
Department

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 was not open to the public in order to reduce the risk of crowd gathering. EDPC members and media were advised to bring their own masks and water. Before entering the venue, all persons were subject to checking of body temperature with the assistance of the staff of Southern District Office, and are required to use the “LeaveHomeSafe” mobile app to scan the venue QR code, complete a health declaration form and declare whether he/she was 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. Moreover, members should inform staff of the Secretariat if they had to leave the meeting early.

2. The Chairman said that, on 15 March 2021, the Secretariat received a “Notification of Absence from Southern District Council/Committee/Working Group Meetings” (Notification of Absence) from Miss YUEN Ka-wai, Tiffany dated 8 March 2021, stating that she could not attend this meeting for the reason of “fulfilling civic obligations as required by the law (e.g. serving as a juror or acting as a witness

in a trial)”, with the detail being: “not granted bail by the court”. According to the SDC Standing Orders, the Committee shall decide whether her application of absence should be accepted; and

3. The Chairman asked members whether they would accept the application of absence submitted by Miss YUEN Ka-wai, Tiffany. Members had no objection, the Committee accepted the above application of absence.

4. The Chairman continued that, on 22 March 2021, the Secretariat received a Notification of Absence from Mr PANG Cheuk-kei, Michael dated 22 March 2021, informing that he could not attend this meeting because of “legal issues”¹. According to Section 34(6) of the SDC Standing Orders, if a member of a committee (a member of the Council or a co-opted member) cannot attend the meeting of a committee because of (a) sickness (including illness arising out of pregnancy); (b) attendance at another meeting or activity on behalf of the Council; (c) attendance at another meeting or activity of the Legislative Council or an advisory body or organisation appointed by the State or the Government; (d) fulfilling civic obligations as required by the law, e.g. serving as a juror or acting as a witness in a trial; or (e) where applicable, either confinement (for a meeting scheduled within a period of up to 14 weeks inclusive of a period of two weeks or more, but less than four weeks before the expected date of confinement and a period of 10 weeks or more, but less than 12 weeks after the actual date of confinement) or assumption of paternal care following childbirth (for a meeting scheduled within a period of up to five days inclusive of the actual date of confinement of his spouse or partner), he or she shall notify the secretary of the committee by using the notification form at Appendix VII or other written forms of notice before the meeting. The committee shall only accept his or her application of absence filed on the grounds listed above. A member will automatically be disqualified from being member of the committee in the remaining term of office if he or she fails to obtain the consent of the committee for absence from three consecutive meetings of the committee.

(Mr TSUI Yuen-wa and Mr WONG Yui-hei, Angus joined the meeting at 2:32 p.m. and 2:33 p.m. respectively.)

¹ Mr PANG Cheuk-kei, Michael joined the meeting at 5:07 p.m.

Agenda Item 1: Confirmation of the Draft Minutes of the 4th EDPC Meeting held on 19 November 2020

5. 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 not received any amendment proposals so far.
6. The minutes were confirmed by the Committee.
7. The Chairman continued that the relevant Government Departments have replied to the letters issued by the Committee, with details set out in the captioned minutes. He asked members to note the above.

**Agenda Item 2: Conversion to Salt Water Supply for Flushing in Southern District
(EDPC Paper No. 1/2021)
(Item raised by Mr LAM Andrew Tak-wo)**

8. The Chairman welcomed Mr YIP Ka-chun, Chief Engineer / Development (2); Mr CHOY Tak-yip, Chief Chemist; and Mr TSE Ming-por, Senior Engineer / Hong Kong (4) of the Water Supplies Department (WSD) to the meeting.
9. The Chairman invited Mr LAM Andrew Tak-wo to brief members on the agenda item.
10. Mr LAM Andrew Tak-wo briefed members on the agenda item as follows:
 - (i) WSD would implement the conversion to salt water supply for flushing (the scheme) at Chi Fu Fa Yuen in mid-April 2021. Although he and most of the residents at Chi Fu Fa Yuen were in support of environmental protection and reducing fresh water consumption and understood that according to the Waterworks Regulations (Cap. 102A), WSD had the authority to implement the works for conversion to salt water supply for flushing anytime, he himself and the residents had all along hoped that the scheme could be carried out after completion of the facade maintenance works at Chi Fu Fa Yuen. WSD mentioned in its written reply that it “has actively explained in details to address residents’ concerns, for instance, issues on flushing

water quality and plumbing system, however, the explanations have not been accepted by the residents and hence the conversion works have been dragged on and not yet commenced”. His ward office had collected signatures from more than 700 residents to express their concern over the scheme, indicating that WSD had not been able to address the anxiety of residents. According to the WSD website, one of its missions was to adopt a customer-oriented approach in its provision of services. However, he doubted whether the WSD’s decision to push through the scheme was reflective of its customer-oriented approach of service. He stressed that the scheme should commence only after all the residents’ concerns had been addressed;

- (ii) On implementation of the scheme, WSD had neglected the public opinions and lacked communication with the residents. Although briefing sessions had been organised for the residents some years ago, WSD only organised two online briefing sessions to communicate with the residents this year. He opined that two online briefing sessions were not enough for the residents to have a clear picture of the scheme, coupling with the fact that most of the elderly did not know how to use a computer and failed to attend the online briefing sessions. Moreover, the participants had no idea about the total number of persons in attendance during the sessions. He asked WSD how many persons had taken part in the above briefing sessions and what was the effectiveness; and
- (iii) There was facade maintenance works in progress in Chi Fu Fa Yuen which was expected to be completed by the end of 2022. During the works period, there were over 300 cases of toilet pipes burst. If another case of pipe burst occurred again during implementation of the scheme, it would give rise to dispute as to who should take up the responsibility for maintenance and the investigation work involved would be very time-consuming, ended up the households had to suffer. As such, he questioned whether it was the best time to take forward the scheme at the moment. While the facade maintenance works and the current epidemic situation had caused distress to the residents, neither the contractor undertaking the building facade works nor WSD could guarantee that there would be no problem with their respective works. If WSD still insisted to continue implementing the scheme as scheduled, it was so mean of the department not taking into account the situation and concern of residents.

11. The Chairman said that Mr LAM Andrew Tak-wo had raised concern over the implementation time of the scheme and the communication between WSD and the residents. He asked whether WSD could adjust the implementation date of the scheme and arrange for an additional meeting with the residents in order to provide them with more information.

12. Mr YIP Ka-chun gave a consolidated response as follows:

- (i) The salt water supply for flushing had been implementing in Hong Kong for over 70 years, and about 85% of the population in Hong Kong were using salt water for flushing so far. The measure was of great importance to the fresh water resources of Hong Kong, which could save around 300 million cubic metres of fresh water every year. That said, WSD had all along been striving to implement the measure. Besides, the use of fresh water for flushing was only a temporary measure. According to the Waterworks Regulations (Cap. 102A), WSD would require the use of salt water for flushing in the areas as soon as salt water supply network was in place in those areas. Upon completion of the salt water supply network in Pok Fu Lam in 2013, the conversion to salt water supply for flushing had been gradually implemented at different housing estates in the district;
- (ii) WSD had all along been liaising with the relevant stakeholders, including the SDC member of the constituency concerned, the Residents' Associations and the residents of Chi Fu Fa Yuen. Six briefing sessions had also been organised. For provision of further appropriate information of the conversion scheme, WSD further communicated with the stakeholders in 2020 and explained the scheme details to them, aiming that they would have a better understanding of the scheme and thus support the scheme. As it was not appropriate to organise large-scale group meeting due to the epidemic, WSD organised two online briefing sessions at the end of January 2021 with an attendance of several dozens. WSD understood that some residents might not be able to attend the online briefing sessions for various reasons. Thus, a summary of the enquiries and responses in the briefing sessions was prepared and sent in a letter to all the residents of Chi Fu Fa Yuen so that they could be informed of discussions during the briefing. In addition, WSD had set up a telephone hotline for the residents to make enquiries on the scheme details. After the above briefing sessions, WSD had received telephone enquiries from different residents and had answered their questions;

- (iii) WSD noted that the facade maintenance works of Chi Fu Fa Yuen was in progress. Upon review, WSD considered that the salt water conversion works would only be carried out in the area outside Chi Fu Fa Yuen and have no interface with the facade maintenance works being conducted. Moreover, there had been cases of facade maintenance works carried out during salt water supply for flushing in effect at other housing estates in Hong Kong and such situation was common; and
- (iv) The yearly fresh water consumption for flushing at Chi Fu Fa Yuen was up to 330 000 cubic metres, which was equivalent to the volume of 130 standard swimming pools. From the perspective of environmental protection, conversion to salt water supply for flushing should be taken forward in order to save fresh water resources and reduce energy consumption. As most of the housing estates in Pok Fu Lam had adopted conversion to salt water supply for flushing, the remaining housing estates should conduct the conversion as soon as possible. Having regard to the aforesaid reasons, WSD opined that the scheme should not be deferred.

13. The Chairman asked (i) what works had to be carried out for the scheme; (ii) whether the salt water supply system had been completed already, pending connection works to Chi Fu Fa Yuen; and (iii) about the lead time required for the works.

14. Mr YIP Ka-chun responded that the conversion works would be carried out outside the housing estate by connecting the salt water mains of WSD with the flushing system of the housing estate concerned. No entry to the residential units of the households would be necessary throughout the process and the pipes inside the household units would not be affected. As revealed in the submissions of Chi Fu Fa Yuen, the material of the relevant flushing mains was suitable for the supply of salt water. WSD had also carried out inspection to ascertain whether there was any unauthorised connection or misconnection of the pipes in the housing estate, and the findings showed that the condition was suitable for conversion to salt water supply for flushing. It would only take a few hours to conduct the conversion works, and WSD would notify the management company at least four days in advance of the arrangement for suspension of flushing water supply for about eight hours during the works period.

15. The Chairman continued to ask whether there would be a serious delay in the scheme if it had to wait until the facade maintenance works at Chi Fu Fa Yuen was

completed. Mr LAM Andrew Tak-wo said that the facade maintenance works at Chi Fu Fa Yuen was expected for completion by November 2022.

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

17. Ms CHAN Yan-yi said that there were reports of odour problem in some residential estates after conversion to salt water supply for flushing. She asked whether WSD had received such complaints and what solutions it had; also, whether the salt water conversion would be implemented in other residential estates of the Southern District in future.

18. The Chairman said that he had received various complaints from the residents of Residence Bel-Air following the conversion to salt water supply for flushing, which included unpleasant odour, stain on the toilet bowl and discolouration. He asked WSD to respond accordingly.

19. Mr YIP Ka-chun responded that WSD had received seven complaints in Pok Fu Lam over the past three years, mainly from Residence Bel-Air. After site inspections conducted by WSD officers, it was found that as the residents had a lower usage rate of salt water for flushing, the salt water had been stagnant in the pipes and water tanks for a longer time, and thus causing unpleasant odour. WSD had suggested to the management companies that the water tanks should be cleaned on a regular basis in order to minimise the possibility of foul odour. Moreover, WSD had added chlorine to the salt water for flushing for disinfection and minimising unpleasant odour.

20. The Chairman continued to ask whether WSD had received any complaints about damage of pipe connection points and seepage of flushing water upon conversion to salt water supply for flushing. Mr YIP Ka-chun said that there was no such complaints.

21. Mr YIM Chun-ho was concerned about the stability of salt water supply, as there had been insufficient flushing water supply at Wah Fu (II) Estate and as a result some residents could only flush the toilet several times a day or even flushing toilet only once every several days. According to his understanding, the said problem was caused by the issue of facilities in Wah Fu Estate. He was worried that the overall salt water supply in the district would be affected upon conversion to salt water supply for flushing at Chi Fu Fa Yuen, and thus aggravating the situation of

insufficient supply at Wah Fu Estate. Telegraph Bay Salt Water Pumping Station which was proposed to supply salt water to Chi Fu Fa Yuen was located in Pok Fu Lam. Although it should be able to supply sufficient salt water to the housing estates and residential estates in the vicinity, he asked whether WSD could provide the relevant data to convince the Committee that the scheme would not affect the salt water supply of other housing estates and residential estates.

22. Mr YIP Ka-chun responded that the salt water supply network had been in use since 2013. The design capacity of the supply system was sufficient for use by all other housing estates in the Pok Fu Lam area. Therefore, there was no need to worry about the sufficiency of supply.

23. The Chairman asked WSD whether the department had received any complaints from residents of Wah Fu Estate about the instability of salt water supply and whether WSD had tried to look into the cause.

24. Mr TSE Ming-por responded that WSD had not received from the residents of Wah Fu Estate about the problem of insufficient supply of salt water. As pointed out by Mr YIM Chun-ho above, the problem might be related to the internal facilities of Housing Department (HD).

25. Mr YIM Chun-ho said he learned that some residents of Wah Fu Estate did complain to the SDC members concerned, HD and WSD. However, WSD might have considered the cases not related to the department after investigation, and thus the cases were not kept on record. He asked HD if there was anything to add in respect of the supply of salt water in Wah Fu Estate.

26. Ms LO Kit-sheung responded that HD had along been following up the problem of insufficient flushing water supply in Wah Fu Estate. In the recent month, a letter was sent to WSD requesting replacement of one of its flush water pipe system. According to HD's records, a resident also wrote to WSD lodging a complaint about the problem. Perhaps, the representative of WSD had not made a record immediately. The Works Team of HD was solving the problem of flush water supply caused by internal facilities. She also understood that Mr YIM Chun-ho had worry about the supply of flush water in the district.

27. The Chairman said that the responses given by WSD and HD seemed to be contradictory as to whether complaints had been received from residents of Wah Fu

Estate about the instability of salt water supply. HD had also admitted that there used to be shortage of salt water supply in Wah Fu Estate. He hoped that the department concerned could sort out the above problem before implementing the scheme in Chi Fu Fa Yuen.

(Mr Jonathan LEUNG Chun joined the meeting at 3:07 p.m.)

28. Mr TSUI Yuen-wa said that he supported the policy of conversion of seawater for flushing and agreed that the use of seawater for flushing was more environmental friendly and in compliance with the legislation. He enquired of WSD about the urgency of implementing the scheme in Chi Fu Fa Yuen, whether it was already sure that further delay was necessary and the timetable involved. Mr LAM Andrew Tak-wo pointed out that some residents had worries about the health risk posed by the works during the pandemic. Although WSD said that conversion of salt water for flushing would not lead to spread of virus, he asked whether WSD could take into consideration the psychological factor of the residents by postponing the works until the pandemic was over. Nevertheless, if all parties had communicated and discussed the scheme for many years, coupling with the fact that conversion of salt water was a requirement under the law, it was not advisable to carry on the postponement. He suggested that WSD continue with its briefing and consultation work with a view to implementing the scheme at an opportune time for both WSD and the residents.

29. Mr YIP Ka-chun responded that WSD planned to carry out the conversion works on a day in the period between 15 April and 21 April and would notify the residents in advance via the management company concerned. The use of salt water for flushing would not cause spread of virus. After intake of salt water from the sea, chlorine would be added to kill bacteria and virus. Residents' worries were unnecessary as around 85% of the population in Hong Kong were using salt water supply for flushing. Only connection of the salt water mains of WSD with the flushing system of the housing estate would be involved during the conversion works without affecting the pipes of the domestic households. Whether fresh water or salt water in the flushing system would not affect the usage by the residents.

30. The Chairman said that the above response indicated that WSD seemed to have no intention to postpone the scheme.

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

32. Mr CHAN Hin-chung said that recently there was a report saying that the salt water pipes of Leung King Estate, Tuen Mun were full of prawns. Moreover, after the conversion of salt water for flushing was carried out for Tin Shing Court, Tin Shui Wai in 2016, there were sand and rubble in the salt water leading to a replacement of seven water pumps in the end. The residential estate involved had to bear the cost of over \$600,000 on its own. He asked WSD how it could improve the filtration of salt water in order to avoid the aforesaid situation. If it was so unfortunate that the same problem reoccurred, he asked who should be held responsible for the repair works. Besides, Yuen Long District Council had discussion at a meeting in 2019 about the problem of foul odour produced from salt water. This reflected that the situation had all along persisted. He opined that adding chlorine per se was not enough to solve the problem. He asked whether there would be any other alternative for making improvement.

33. Ms LI Shee-lin asked WSD whether the department had discussed the conversion of salt water for flushing with other residential estates in the Southern District, and whether there was any urgency to compel cooperation of private owners to make arrangement for WSD to implement the scheme. Furthermore, she opined that even though the salt water supply network had been put in place, there was still a need for the network to fit in well with the piping facilities of the residential estate concerned for the purpose of ensuring a stable supply of salt water.

34. Mr CHOY Tak-yip gave a consolidated response as follows:

- (i) Before selection of an intake location of seawater, WSD would carry out careful inspection and long-term monitoring of the seawater quality at the selected location to ascertain its stability. According to the long term monitoring records of WSD, the quality of the seawater drawn by the salt water pumping station at Telegraph Bay for supplying salt water to Chi Fu Fa Yuen and other locations in Southern District had remained stable. Seawater was drawn through a strainer with mesh size about 2 cm x 2 cm and then disinfected by adding sodium hypochlorite. The disinfection procedure could ensure that all bacteria were killed, including the novel coronavirus. The World Health Organization had clearly pointed out that the chlorine in sodium hypochlorite solution was effective in killing bacteria and virus. To address public concern on the pandemic, WSD had maintained a residual chlorine concentration of 2 mg/l in seawater in the

salt water pumping station before supplying it to consumers. The residual chlorine content was higher than that of potable water. This could ensure that sanitary and safe flushing water was supplied to the public;

- (ii) As regards the incident of tiny shrimps being found in the salt water pipes of Leung King Estate, Tuen Mun, WSD had carried out an inspection and found that the incident was a very rare case. It was the first time over dozens of years that a large amount of tiny shrimps measured about 1 to 2 cm in length were so happened drawn by the salt water pumping station. Since mesh size of the strainer was 2 to 3 cm wide, the shrimps could not be filtered away completely. After swimming through the salt water treated with sodium hypochlorite, the shrimps were all dead already. Besides, the shrimps had been blocked by another filtration device of the residential estate concerned and could not flow into the estate. After testing for the water quality, WSD considered that the salt water was fully suitable for flushing. Furthermore, as residual chlorine had been added to the salt water, there was no foul odour. Subsequent to this incident, WSD had added a strainer with smaller mesh size at the salt water pumping station concerned to ensure that small-size creatures would be unable to get through, and hence the problem was solved. No more complaint was received afterwards; and
- (iii) The problem of foul odour in Tin Shing Court, Tin Shui Wai after completion of conversion to salt water for flushing in 2016 was mainly due to that the usage rate of salt water for flushing was relatively low in the residential estate. Prolonged stagnation of salt water in the flushing system had resulted in water quality problem. After the residential estate had arranged for cleaning and maintenance of its flushing system, there had been no recurrence of the same problem. It should be stressed that salt water and fresh water systems alike, cleaning and maintenance had to be conducted on a regular basis.

35. Mr YIP Ka-chun responded that WSD would liaise with various residential estates in the Southern District and review the condition of the flushing mains in the residential estates. If the condition was suitable, WSD would invite the estates concerned to make arrangement for the conversion to salt water supply for flushing. At present, most of the residential estates in Pok Fu Lam, including Wah Fu Estate, Wah Kwai Estate, Ka Lung Court, World Fair Court and Residence Bel-Air had adopted salt water supply for flushing. Apart from Chi Fu Fa Yuen, WSD was also liaising with Pok Fu Lam Gardens. As for the other estates in the Southern District,

WSD understood that some of them might not be able to make the arrangement immediately for various technical problems, say, they had to carry out other works before implementing conversion to salt water supply for flushing. WSD would gradually implement the scheme at these residential estates.

36. Mr LAM Andrew Tak-wo said that the discussion at this meeting was unable to resolve the problem. He asked if unfortunately an incident of pipe burst occurred during the conversion works, who should be responsible and whether it was absolutely unrelated to WSD. According to the law, the buildings in Hong Kong should be designed for using salt water as flushing water; otherwise, it would violate the law. He asked whether this statement was true. Moreover, he said it was a regret that WSD had not proactively persuaded the residents. With only a few dozens of people taking part in the online briefing sessions, it seemed that WSD pushed through the scheme just to fulfil the legal requirement. He considered that the situation was undesirable. If the scheme would still be implemented as scheduled, he hoped that WSD could improve its liaison work, while his office and other residents' organisations were all willing to maintain communication with WSD.

37. The Chairman said that the members concerned were not so satisfied with WSD's response. He hoped that WSD could improve its communication with SDC members and the public. WSD was also requested to consider organising another meeting for residents to raise their comments before taking forward the relevant works. In addition, WSD and HD disagreed on their responses to the complaint about the supply of salt water in Wah Fu Estate. He urged WSD and HD to provide written replies to explain the issue after the meeting.

(Post-meeting note: The written reply of WSD is as follows: Report of salt water supply instability from residents of Wah Fu (II) Estate had been received by WSD. After investigation it was confirmed that the problem was not related to the government supply system. HD is now following up the problem by replacement and addition of internal salt water pipe system.

The written reply of HD is as follows: HD has received WSD's approval for alternation and addition of flush water pipe system in Wah Fu (II) Estate on 23 March 2021, the relevant works are in progress.)

Agenda Item 3: Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound
(EDPC Paper No. 2/2021)
(Item raised by Mr PANG Cheuk-kei, Michael)

38. The Chairman said that as Mr PANG Cheuk-kei, Michael who raised the agenda item and the relevant Government Departments were absent, he decided that the discussion of this item would be postponed until the next EDPC meeting. The Chairman continued that the pier near the Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound was an essential facility of Tai Tam Bay, and was included as part of the Batch VI of the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme). He asked the Secretariat to recap the enquiry of Mr PANG Cheuk-kei, Michael to the Development Bureau (DEVB) concerning the development of water sports through the opening up of Tai Tam Bay Pier after the meeting.

(Post-meeting note: The Secretariat recapped the said enquiry to DEVB. The reply of DEVB is as follows:

A total of nine applications have been received for Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound under Batch VI of Revitalisation Scheme.

The applications are being examined and assessed by the Advisory Committee on Built Heritage Conservation (ACBHC), which comprises Government and non-Government experts, according to the following assessment criteria –

- (a) Reflection of historical value and significance;
- (b) Technical aspects;
- (c) Social value and social enterprise operation;
- (d) Financial viability; and
- (e) Management capability and other considerations.

There are two rounds of assessment. The first round was conducted based on the information provided in the application form. Applicants were required to submit a conceptual plan comprising initial design proposal, schedule of accommodation

and cost estimates on the technical front. Applicants, which have passed the first-round assessment, now proceed to the second-round assessment. They may be invited to attend an interview with ACBHC members and provide further information, including detailed technical submissions, cost estimates with detailed breakdown, financial statements to demonstrate the financial capability of the applicant, etc, as appropriate. The assessment results are expected to be announced by early 2022.

As mentioned above, assessment of applications is conducted by the ACBHC. Under the existing mechanism, there will not be any public consultation or online voting for the public to choose the best application.

Before the launch of Batch VI of Revitalisation Scheme, we consulted the Southern District Council on the revitalisation of Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound in May 2019 and received its support. Regarding the views of the Southern District Council on the use of the Staff Quarters Compound, we will, as in the past, reflect to ACBHC during the assessment. We will consult the Southern District Council again on the revitalisation project selected.

In addition, the Tai Tam Bay Pier is not included in the project boundary of Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound under Batch VI of Revitalisation Scheme.)

**Agenda Item 4: Request for Early Implementation of Tenancy Control Measures by the Government to Alleviate Burden of Living of the Grassroots
(EDPC Paper No. 3/2021)
(Motion moved by Mr PANG Cheuk-kei, Michael)**

39. The Chairman said that this motion was moved by Mr PANG Cheuk-kei, Michael. As Mr PANG was not present at the meeting, Mr WONG Yui-hei, Angus would brief members on the motion on his behalf.

40. Mr WONG Yui-hei, Angus briefly introduced the content of the motion as follows:

- (i) It was hoped that the Government would expedite the legislation on tenancy control. At present, the problem of inadequate housing was serious across the territory, and there were various kinds of inadequate housing in the Southern District as well, including subdivided units (SDUs) in old “three-nil buildings”, village houses, and squatter structures, etc. Apart from the absence of rent control, such problems as undesirable living environment of inadequate housing had attracted criticism. The economic downturn in Hong Kong, coupled with the prolonged waiting time for allocation of public rental housing (PRH) units where an applicant had to wait for 5.7 years on average, had rendered the grassroots having no choice but to choose inadequate housing as temporary shelter, giving rise to various issues of exploitation of tenants;
- (ii) Since the abolishment of security of tenure in 2004, it was only until recently that the Government had announced it would proceed with the legislation work on tenancy control measures, which was at the research stage at the moment. In its written response, the Transport and Housing Bureau (THB) mentioned that the Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) had conducted meetings and site visits, such as inspecting the SDUs in Sham Shui Po. However, the Task Force had organised only one online and one physical public consultation respectively, and THB and the Task Force had never sent staff to attend district council (DC) meetings for discussing the relevant matters, nor had they inspected the SDUs in the squatter structures in the Southern District. As such, he thought that its consultation work was still inadequate. Although THB had stated that the aforementioned SDUs would be covered in the study, it was very likely that members of the public would doubt THB’s lack of consultation and understanding of the SDU issue;
- (iii) Recently, there had been different media coverage about the Government’s proposed tenancy control measures such as capping the rate of rent increase at 15%, putting in place the arrangement of “two-year-fixed” and “two-year-open” tenancy agreement (commonly known as “two-plus-two” year tenure), setting up an information portal, and adopting the standard

- tenancy agreement option. Such news had already aroused SDU tenants' concern, but THB had failed to give the public a clear account so far; and
- (iv) It was common that SDU tenants were overcharged for water and electricity. Recently, he received a report from an SDU tenant residing in Aberdeen that the landlord had collected the full amount of electricity charges and surcharges from him, reflecting that tenants of SDUs were faced with all sorts of exploitation. He hoped that with the tenancy control measures in place, the rate of rent increase would be tied to inflation and tenants' salaries, whereas the overcharging of water and electricity fees by landlords could be regulated effectively, and the responsibilities of building management, environmental hygiene and maintenance could be stipulated clearly in the tenancy agreements.

41. Mr TSUI Yuen-wa raised an enquiry on the rules of order, and said that the Government had stressed that SDC should only discuss Southern District affairs. However, this item was clearly a territory-wide issue. He could not understand why discussing it at this meeting was acceptable to the Government. He was wondering whether it was because the proposed item was in line with government policies that the Government had allowed discussion of this territory-wide issue, in an attempt to turn DCs into "loyal DCs". He enquired whether the Government would allow the discussion of territory-wide issues such as supporting the National Security Law and improving the electoral system if they were raised by members in the future. Moreover, despite that the Government had accepted the discussion of this item by the Committee, it did not send any staff to attend the meeting. He was confused about such arrangement.

42. The Chairman asked the Secretary to respond to Mr TSUI Yuen-wa's enquiry about the standing orders.

43. The Secretary responded that the Secretariat would consult relevant policy Bureaux and Departments regarding various items. Upon consultation, THB did not raise objection to including the item in the agenda of this Committee meeting. The Secretariat had invited THB to send representatives to attend this meeting. However, as mentioned in its written reply, THB was not able to send representatives to attend the meeting due to another official commitment.

44. The Chairman said that since THB was not able to send representatives to attend the meeting due to another official commitment, he suggested that the agenda

item be carried forward to the next meeting for discussion, and THB be invited again to the next meeting to provide the information about the location of subdivided units in the Southern District. He asked whether members agreed.

45. Mr TSUI Yuen-wa said he understood that the Chairman's suggestion was intended to give THB enough notice of the meeting. However, he believed that THB's absence from this meeting was not due to insufficient notice. Moreover, the Government might have announced the tenancy control measures before the next meeting, and the discussion about the matter by that time would become meaningless. Therefore, the discussion and voting on the motion should be completed at this meeting despite the absence of THB representatives. In addition, he considered that the Government had no standard on whether discussions about territory-wide issues were allowed at DC meetings, making it more difficult for members in the future to reasonably expect or assess the Government's standard for the definition of territory-wide issues. He hoped that the relevant Bureaux and Departments would provide DCs with clear and reasonable guidelines.

46. The Chairman asked the Secretariat to give a written reply on the above matter after the meeting.

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

48. Mr LAM Ho-por, Kelvin said that rent control had long been a topic of highly controversial nature, both academically and politically speaking, and meaningful conclusions could hardly be drawn at this meeting. Considering that more time was needed for exchanging views and in-depth discussions in the society, he would abstain from voting on the motion. He emphasised that his voting preference did not mean that he inclined to support private property owners. In fact, his sympathy went to the SDU tenants who had to spend nearly half of their monthly household income on rent. He found the situation very ridiculous. However, he also worried that Government intervention in the private rental market would cause counter-effects. Moreover, rent control might not necessarily improve the living environment of the poor. He therefore considered that the most effective ways to assist the poor in solving the housing problem were to provide temporary and transitional housing and shorten the waiting time for public housing, rather than legalising SDUs through rent control.

49. Mr WONG Yui-hei, Angus said that the reasons for proposing the motion were to urge the Government to speed up its work on the legislation on tenancy control and conduct wider consultations on the issue at the district level, including sending staff to DCs and paying community visits to have dialogue with the public. When identifying suitable tenancy control measures for inadequate housing, the Government should not only consider restrictions on the rate of rent increase. It should also give thorough consideration to other problems faced by the SDU tenants, such as unsecured tenure under the law, frequent forced eviction, unclear maintenance responsibilities, fire safety problems, and issues concerning the conditions of drainage and environmental hygiene which were of concern particularly during the epidemic. He hoped that the Government would face the housing problems that had deteriorated in view of the epidemic, and formulate tenancy control in a more comprehensive manner to deal with different kinds of problems in relation to inadequate housing. He also urged the Government to implement measures on tenancy control and rental subsidy at the same time.

50. Mr TSUI Yuen-wa said that while tenancy control, which was considered unfeasible in a free market economy by a large number of rightwing economists, appeared to be an economic issue, he regarded it as a political economy issue. Hong Kong's current economic policy allowed a high degree of economic freedom, yet all these years the policy had leaned towards the capitalist class and property owners, which was unfair to the working class. Ultimately, the people suffered the most were the grassroots tenants of cage homes and SDUs. The media reported that the average rental per square foot for cage homes and SDUs in Hong Kong were even higher than that of luxurious residential units and criticised that the emergence of such phenomenon in a prosperous city like Hong Kong was indeed extremely ridiculous. Although motions raised by the DCs had no binding effect, he still hoped to clearly express and stress that the Government and the DCs should try their best to support the underprivileged. He opined that minor adjustments to the free economic system of Hong Kong were needed. Even in a capitalist society, more care and assistance should be provided to the disadvantaged under the system, in contrast to putting off the matter by only expressing care verbally or handing out cash. Otherwise, social problems would continue to exist and the next generation would feel desperate towards the future of this city and society.

51. The Chairman said that the Government had been selling land to developers as a rich source of revenue. Under this business mode, it was in doubt whether the free market economy could still operate effectively.

52. Mr Jonathan LEUNG Chun said he understood that members had different views on this topic but opined that there was no absolute and right policy approach regarding tenancy control. He agreed that the Government could proactively propose solutions to the problem of SDU tenants being overcharged for water and electricity, such as helping SDU tenants install individual water and electrical appliances to meet urgent needs. At the same time, however, he was worried that if the Government was to implement rent control measures, the owners' incentives to lease their flats would be reduced and the overall supply of SDUs would decrease, or alternatively, some owners might use flat optimisation as an excuse and charge even higher rents. Since tenants rented SDUs only because they had no other choice, a decrease in the supply of SDUs might lead to counter-effects. He stressed that the implementation of rent control measures was not as easy and ideal as imagined, and no comparison should be made with the Government's mindset in formulating public housing policy. Thus he would abstain from voting on the motion.

53. Mr LO Kin-hei said that in recent years the tenancy control measures had aroused heated discussions and opposite views in the society. If the public agreed that maintaining the current situation was not the ideal solution, a clear direction must be sought to handle the problem. As a person who came from a grassroots background and studied social work, he felt shocked and regret at the indifferent and inaction of the whole community and the Government to the problem for so many years. He himself held a centre-left socio-economic stance and opined that it was necessary to formulate tenancy control measures at a certain extent. However, the stringency of these measures and other details must be taken into consideration. While the Government should take in different views of members of the public with different stances in a comprehensive manner, people with different stances should also make compromises and concessions. He stressed that tenancy control was not a zero-sum game. Someone pointed out that tenancy control measures would reduce the supply of rental accommodation in the private market and lead to counter-effects. Although he personally regarded such opinion quite alarmist, the Government should try to ease such worries in the society. Also, he shared the views expressed by Mr TSUI Yuen-wa during his enquiry on the rules of order, and opined that currently the DCs had no clear guidelines on what issues were allowed by the Government for discussion at the DC meetings. Yet, he believed that in the future discussions would surely be permitted if members raised district-wide issues in support of Government policies.

54. Mr TSUI Yuen-wa said that despite that district affairs were very important, it was rare that territory-wide issue could be discussed at the meeting, therefore he wished to seize the opportunity to speak once more. He considered himself and Mr LO Kin-hei were both holding a centre-left socio-economic stance and were proud of that. He also shared Mr Jonathan LEUNG Chun's view that there were controversies over tenancy control in the society and tenancy control had its drawbacks. Yet, he opined that economic studies were better left to scholars, whereas SDC should focus on the discussion on how to achieve reasonable distribution of social interests through the political system. Tenancy control was precisely one of the examples showing how the distribution of social interests could be decided through public policies and public powers. Members' voting intentions were political judgment based on their own political stances or value judgment, rather than their inclination at the academic level. Lastly, he said that the governing philosophy of "small Government, big market" was worth reflecting on, and stressed that he was a capitalist rather than a socialist. Citing Winston Churchill's saying, he pointed out that political figures should have passion and compassion for the people, and what Hong Kong needed was compassionate capitalism.

55. Mr WONG Yui-hei, Angus said that the content of the above discussion was more in-depth than expected, and he shared the Chairman's view that it was still necessary to invite the Bureaux concerned to attend the Committee meetings in the future. It was known that the Government intended to address the problem of SDU tenants being overcharged for water and electricity bills through standard tenancy agreements, but it had not designated a specific Department to follow up and enforce tenancy control measures. If landlords and tenants gotten into disputes, they could only resort to legal procedure eventually and put the cases before Small Claims Tribunal and Lands Tribunal. However, according to the experiences drawn from some cases, landlords would cut off the water and electricity supply of the affected SDU tenants who took legal action against them, thereby deterring tenants from taking legal action. Therefore, some community groups had requested for setting up an arbitration department to improve tenancy control policies. Moreover, he disagreed with Mr Jonathan LEUNG Chun's view that tenancy control measures might reduce the supply of rental flats, and said that the emergence of SDUs was due to the limited supply of PRH units, and as the product of the free market SDUs would inevitably continue to exist.

56. The Chairman asked members to vote on the motion on "Request for Early Implementation of Tenancy Control Measures by the Government to Alleviate Burden

of Living of the Grassroots” moved by Mr PANG Cheuk-kei, Michael. The content of the motion was as follows:

“To alleviate the burden of living of the grassroots who are suffering economic hardship and safeguard the grassroots’ right to housing, we request the Government of Hong Kong Special Administrative Region to implement tenancy control measures as soon as possible so as to stop the rising trend of rents of subdivided units (SDUs), control the situation of landlords overcharging water and electricity charges, work out a standard tenancy agreement for SDUs and lay down the implementation and review time tables.”

57. Mr YU Chun-hei, James requested voting by open ballot.

58. The motion was carried with 12 votes for it (namely Mr CHAN Hin-chung, Mr CHAN Ping-yeung, Ms CHAN Yan-yi, Mr LAM Andrew Tak-wo, Ms LAM Yuk-chun, MH, Ms LI Shee-lin, Mr LO Kin-hei, Mr POON Ping-hong, Mr TSUI Yuen-wa, Mr WONG Yui-hei, Angus, Mr YIM Chun-ho and Mr YU Chun-hei, James), zero vote against it and three abstentions (namely Mr LAM Ho-por, Kelvin, Mr Jonathan LEUNG Chun and Mr Paul ZIMMERMAN).

59. The Chairman asked whether the Government representatives could provide the numbers of “three-nil buildings” and SDUs in the Southern District for reference.

60. Mr TSANG Wing-keung, Rico responded that he would need to check whether the Planning Department (PlanD) had the relevant data after the meeting.

61. Ms KWAN Yuen-ling, Elaine responded that the Lands Department (LandsD) did not have the relevant data, and suggested he should enquire of the policy Bureau concerned.

62. The Chairman asked the Secretariat to provide a written reply on why the Government had accepted the discussion of this item by the Committee after the meeting.

(Post-meeting note: Prior to the meeting, the Secretariat had consulted THB whether this item is compatible with the functions of DCs as

stipulated in the District Councils Ordinance. THB did not raise objection to including this item in the agenda for the Committee meeting.)

Agenda Item 5: Follow up on the Sale of a Site at 2 Yi Nga Drive, Ap Lei Chau Granted by Lands Department by Way of Extension Letter
(EDPC Paper No. 4/2021)
(Item raised by Mr YU Chun-hei, James)

63. The Chairman invited Mr YU Chun-hei, James to brief members on the agenda item.

64. Mr YU Chun-hei, James first thanked LandsD and PlanD for providing detailed written replies. He said that recently, there was a media report on LandsD about a piece of land being sold by way of extension letter at a premium. LandsD had not published details for the other lot extension cases until it received enquiries from the media. Among which, one of the cases was the Hong Kong Electric Company Limited Operational Headquarters in South Horizons. This had aroused his concern for the aforesaid issue, and so he attempted to find out whether the Government had suddenly carried out a land sale again. In its written reply, LandsD had clarified that the relevant site was granted to the Hong Kong Electric Company Limited (HK Electric) by way of “surrender and re-grant of land” in 2018, which did not involve a sale of government land either. He pointed out that as it was a normal procedure for LandsD to grant a site by way of extension letter, he hoped that LandsD could take the initiative to disclose the relevant details in future, instead of pending an announcement until an enquiry was received from the media. Otherwise, there might be misunderstanding among the public.

65. The Chairman asked whether Mr YU Chun-hei, James had any specific suggestion for LandsD’s procedure on making announcement for the lot extension cases.

66. Mr YU Chun-hei, James said that LandsD had not announced any lot extension case since 2018. In its written reply, LandsD pointed out that as there were normally just a few cases of lot extension every year, no publication was made on the website. However, he opined that lot extension cases involved the grant of

government land by way of “surrender and re-grant of land”, it was thus necessary to publish the details for public inspection in order to avoid any uninformed land disposal by the Government.

67. The Chairman enquired whether LandsD could make improvement to the procedure for publishing details on the lot extension cases.

68. Ms KWAN Yuen-ling, Elaine responded that as there were fewer cases of lot extension in the past, information of such cases was not published on the website. That said, LandsD had now published the relevant information on its homepage and had also noted members’ comments.

69. The Chairman believed that Mr YU Chun-hei, James would like LandsD to give notification to SDC members whenever there were any changes in order to help members keep abreast of the district issues, just like PlanD which had been notifying members of the details about the planning applications being processed by the Town Planning Board (TPB) in the district from time to time. The Chairman asked LandsD to consider the above suggestion.

70. Ms KWAN Yuen-ling, Elaine responded that LandsD would normally consult the relevant Government departments and conduct local consultation via the concerned District Office when handling land transactions such as land exchange, lot extension, modification of land lease and short-term tenancy. She believed that this practice had served the purpose of giving notification.

71. The Chairman asked whether Mr YU Chun-hei, James had received any notification about the aforesaid lot extension case.

72. Mr YU Chun-hei, James said that the aforesaid lot extension case took place in 2018, and he was not yet an SDC member at that time. He pointed out that the approval granted to the Hong Kong Electric Company Limited Operational Headquarters for the proposed hotel development involved two steps, which included granting of “The Remaining Portion of Section B of Ap Lei Chau Inland Lot No. 90 & the Extension thereto” originally a private lot owned by the HK Electric by way of “surrender and re-grant of land” to the HK Electric; and granting of conditional approval by the Metro Planning Committee of TPB for the proposed hotel development. If LandsD did not take the initiative to publish the relevant information, the public would not know that the above two steps were in fact related

to the same planning application. Upon enquiries by the media and disclosure of the case afterwards, the public might have mistaken it as a new project. He therefore considered this not a desirable situation.

73. The Chairman enquired whether LandsD had informed SDC via the Southern District Office, and asked whether LandsD would consider informing members when similar cases reoccurred in future.

74. Ms KWAN Yuen-ling, Elaine responded that LandsD's procedure for handling lot extension cases was consistent with those procedures for handling land exchange, modification of land lease and short-term tenancy, including consulting the relevant government departments and conducting local consultation. Moreover, LandsD had now published information for the above lot extension case on the website. Hence, she did not understand why members considered it necessary for LandsD to add a public notification procedure especially for the said lot extension case.

75. Mr YU Chun-hei, James asked why LandsD had to upload the lot extension case of "The Remaining Portion of Ap Lei Chau Inland Lot No. 83 & the Extension thereto" which was already processed in 2018 onto its website after receiving enquiries from the media, i.e. on 26 February 2021, if it considered that unnecessary for the department to notify the public of any lot extension cases. If LandsD considered it appropriate to upload the relevant information onto its website, he hoped that LandsD could arrange for online announcement of the information immediately after a case had been settled.

76. The Chairman said that while he appreciated that the above misunderstanding was due to a delay in publishing the cases online, he believed that LandsD had previously notified SDC of the cases. He further said that as far as he knew, LandsD was making improvement to its system with a view to expediting the procedure for gaining access to information. It was understood that the system might have come across a little delay.

Agenda Item 7: Progress Report
(EDPC Paper No. 6/2021)

77. The Chairman said that as the meeting progress had been advanced earlier than expected and some of the government representatives invited for agenda item 6

had not arrived yet, he suggested proceeding to the discussion of agenda item 7 first. Members had no objection.

(I) Annex 1: Progress of Development Projects

78. The Chairman said that prior to the meeting, he had proposed to include the reply letter from DEVB regarding the “Questions Raised by Members of Southern District Council on Impacts of ‘Lantau Tomorrow Vision’ to the Southern District” in the progress report. However, the Secretariat said that upon consultation with the Bureau concerned, the Government maintained its original stance, i.e. the matters of “Lantau Tomorrow Vision” did not have any particular district angle and therefore should not be related to the functions of a District Council set out in section 61(a) of the District Councils Ordinance. As such, the Secretariat was unable to include the relevant paper in the progress report.

79. The Chairman said that at the last meeting, members had raised their enquiries and comments about the impact of “Lantau Tomorrow Vision” on the Southern District. He personally opined that the relevant issue should be included in the progress report. However, the Secretariat opposed to this suggestion and so members had to find another way to follow up on their own. He asked members whether they agreed with the arrangement. Mr TSUI Yuen-wa said that he agreed with the arrangement.

80. The Chairman continued that as the Secretariat was unable to include the relevant paper in the progress report, he proposed that members raise enquiries on the progress of “Lantau Tomorrow Vision” at every EDPC meeting. He believed that “Lantau Tomorrow Vision” would have an impact on the Southern District one day, especially on the traffic and the implication on the residents of Pok Fu Lam, while members of the public would remember the Government had said that “Lantau Tomorrow Vision” did not have any particular angle with the Southern District.

• **Long-term Uses of the Site of Former Aberdeen Fire Station (AFS)**

81. Mr TSUI Yuen-wa said that the Government had officially set up the Invigorating Island South Office (IISO) and the Chief Executive had proposed the development of creative industry in Wong Chuk Hang in the 2020 Policy Address. As the ex-Aberdeen Fire Station site had been reserved for use as the headquarters of the Hong Kong Arts Development Council (HKADC), he wished to know whether

HKADC would have any plan to tie in with the “Invigorating Island South” initiative in future. Members could consider having an unofficial meeting with HKADC and the IISO to discuss together the development of arts and cultural activities in Wong Chuk Hang and its vicinity areas.

82. The Chairman said that he himself had proposed a list of follow-up items to the IISO. According to the reply of IISO, it hoped to see a consensus of SDC on the finalised list with priority accorded. He proposed that the suggestion raised by Mr TSUI Yuen-wa should be added to the list.

- **Policy and Development of Shipyards Around Aberdeen Typhoon Shelter**

83. Mr TSUI Yuen-wa said that as stated in the paper, “THB is working with LandsD in reviewing the terms and conditions of the short-term tenancies for shipyard sites. Trade consultations will be arranged in due course”. Moreover, he noticed that there was recently a newspaper report about the issue of shipyards in Ap Lei Chau. He asked whether LandsD already had a consultation timetable.

84. Ms KWAN Yuen-ling, Elaine responded that THB had attended the last EDPC meeting and pointed out that it would strengthen the management on the shipyards if necessary in order to minimise the impact brought by the shipyards on residents and enhance the function of the shipyards for ship building purpose. LandsD had all along maintained close liaison with THB and would take into consideration THB’s advice on strengthening of the management of shipyard tenancies pending tendering of the shipyard sites again in future.

85. The Chairman asked LandsD when it had to contact the shipyards again for renewal of tenancies, and whether THB had given any instructions on the latest policy to LandsD concerning the renewal of shipyard tenancies.

86. Ms KWAN Yuen-ling, Elaine advised that in response to the relief measures announced by the Financial Secretary, the Government had suspended the re-tendering exercise for the shipyard sites along Ap Lei Chau Praya Road for the time being.

87. The Chairman said that the Committee would pick up this item again pending further notice and THB would be expected to give a written reply as well.

• **Aberdeen Harbour Expansion Protection and Improvement Measures Against Typhoons in the Southern District**

88. Mr WONG Yui-hei, Angus said that the “Invigorating Island South” initiative had included a plan for the expansion of the Aberdeen Typhoon Shelter. He did not understand why the paper was still showing the reply given previously. Furthermore, he would like to enquire about the progress of the works for the western breakwater of Aberdeen Typhoon Shelter.

89. The Chairman said that since IISO was not a Government representative in attendance at the meeting for this agenda item, he was not sure whether the above enquiry could come up with a reply for the moment. The Chairman asked the representative of Civil Engineering and Development Department (CEDD) whether he had anything to add.

90. Mr LING Chi-wai, Jimmy responded that CEDD had nothing to add about the expansion of the Aberdeen Typhoon Shelter. For the western breakwater of Aberdeen Typhoon Shelter, its stabilisation works was completed in early March 2021 already. For the outer area of the southern breakwater, the stabilisation works had commenced since November 2020 and was expected to be complete by the third quarter of 2021, whereas CEDD’s plan to carry out stabilisation works for the inner part of the southern breakwater was now underway but completion date had not yet been fixed.

91. Mr WONG Yui-hei, Angus would like to clarify whether the western breakwater which CEDD had mentioned was the breakwater off the sea near South Horizons and Wah Kwai Estate; if necessary, he would make an enquiry to CEDD after the meeting.

92. The Chairman asked CEDD whether it would consider constructing footpaths on the breakwaters of Aberdeen Typhoon Shelters, with reference to the example of Castle Peak Bay Waterfront Promenade in Tuen Mun. He pointed out that the Promenade was built on breakwater for enjoyment by visitors. He hoped that CEDD could give consideration to this idea.

93. The Chairman continued to point out that according to the paper, CEDD had commissioned a consultant to undertake the feasibility study on “Coastal Hazards under Climate Change and Extreme Weather and Formulation of Improvement

Measures” and the consultant was expected to submit its preliminary findings to the Government in 2021. He asked CEDD when the department would report the study findings to the Committee.

94. Mr LING Chi-wai, Jimmy responded that the consultant was conducting the study and had not yet submitted the preliminary findings to the Government. It was expected to complete by 2021.

95. The Chairman further said that as typhoon season would set in for the summer, he asked whether the study could be completed before the typhoon season.

96. Mr LING Chi-wai, Jimmy responded that he would convey the Chairman’s concern to the relevant officer in CEDD.

97. The Chairman asked CEDD to give a written reply as to whether it could complete the study before the typhoon season began.

(Post-meeting note: The written reply of CEDD is as follows: “Study on Coastal Hazards under Climate Change and Extreme Weather and Formulation of Improvement Measures – Feasibility Study” covers most areas of the low-lying coastal or windy locations in the territory of Hong Kong, and a lot of information, assessment and analysis are to be handled. Currently, the consultants are preparing the preliminary findings for submission to the Government for consideration.)

- **Development of the University of Hong Kong**

98. The Chairman said that the construction of student hostel on the High West site at 144 Pok Fu Lam Road was now in progress. As the works location might have impact on heritage such as the Pok Fu Lam Conduit, the University of Hong Kong had been following up promptly in order to avoid damaging the historical heritage.

- **Development of Former Tin Wan Concrete Batching Plant**

99. Mr POON Ping-hong said that according to the paper, Drainage Services Department (DSD) and Electrical and Mechanical Services Department (EMSD)

submitted separate applications to LandsD in mid November 2020 for temporary government land allocation of the Former Tin Wan Concrete Batching Plant site and for use of the site by way of short term tenancy respectively. He asked whether the site being referred to was the vacant waterfront land and wondered why as an SDC member of the local constituency concerned he had not received the relevant information so far. Also, according to the paper, the study on concrete supply in Hong Kong had not yet concluded, pending completion by the first half of 2021. He asked why the Government Departments suddenly put up proposals for use of the site. In addition, the site was now zoned for Concrete Batching Plant purpose. He asked whether the residents could put forward any proposal on the site for other uses, say by rezoning it as “open space”. He queried the Government for proposing to convert the site into a works site or even a carpark for liquefied petroleum gas cylinder wagons without taking into account the comments of local residents and SDC. He also worried that LandsD would approve the above applications before conducting consultation, which would irritate the residents even more.

100. Ms KWAN Yuen-ling, Elaine responded that upon receipt of the above applications from DSD and EMSD, LandsD had circulated the proposals to the relevant departments, including Southern District Office (SDO). However, the procedure was still at the initial stage. LandsD also mentioned to DSD and EMSD that the site had been a concern among the local community. The Departments were advised to collect residents’ views via SDO, and then confirm with LandsD again whether the applications should proceed. Furthermore, she noted that CEDD was now conducting the study. LandsD had not received the study findings for the time being.

101. The Chairman asked which Department was responsible for the study and enquired about the details how LandsD had liaised with SDO.

102. Ms KWAN Yuen-ling, Elaine responded that generally speaking, when LandsD was consulting the Departments, it would also consult the District Office concerned and seek an initial advice accordingly.

103. The Chairman asked the Secretary to provide details for the above applications and enquired when the SDC member of the local constituency concerned would be informed of the applications. The Secretary responded that the Secretariat was not clear about the details of the above applications and had no further comment for the time being.

104. The Chairman asked PlanD which Department was responsible for studying the reuse of the site. Mr TSANG Wing-keung, Rico responded that the lot had been zoned “Other Specified Uses” annotated “Aggregate/Cement Handling and Concrete Batching Area” at present. Pending the outcome of the CEDD’s study, PlanD would review whether the stated land use should still prevail. PlanD would consult the SDC in case amendment of land use for the site was required.

105. Mr POON Ping-hong said that members had all along been expressing objection at numerous meetings against the use of the site as a concrete batching plant again and had aspirations for opening up the site for residents’ use. He urged the Government representatives at the meeting to help reflect the strong views of residents to the officers concerned.

106. The Chairman urged the Departments concerned to release details on the above applications to the member of the local constituency as soon as possible.

- **Others**

107. The Chairman said that as various projects in the progress report were related to the “Invigorating Island South” initiative, he SDC Chairman whether these items should continue to be followed up by the Committee.

108. Mr LO Kin-hei opined that the projects related to the “Invigorating Island South” initiative might continue to be followed up in the progress report of the Committee. If there was any individual items not falling within the terms of reference of EDPC, he suggested that referral could be made to other relevant Committees for follow-up.

109. The Chairman said that he shared the views and the projects related to the “Invigorating Island South” initiative in the progress report would continue to be followed up by the Committee. He also hoped that the IISO would be invited to attend the EDPC meetings for the agenda item on the progress report.

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

110. The Chairman said that CEDD had provided information to explain whether it could carry out road widening works and provision of footpaths in tandem with individual slope works. Among which, CEDD said that it could not carry out road widening works and provision of footpaths while the slope works for Slope No. 15NE-B/C72 at Big Wave Bay Road was implemented. Having said that, he himself did not understand why the department would have any difficulty. He hoped that CEDD could make sure all the slope works were carried out with improvement to the pedestrian facilities.

(III) Annex 4: Progress Report on Temporary Government Lands Allocation (TGLA) in Southern District

111. The Chairman asked LandsD whether it had any special case of TGLA to report to the Committee.

112. Ms KWAN Yuen-ling Elaine responded that she believed that the TGLA cases in the progress report would not be of particular interest to members.

**Agenda Item 6: Follow up on Updating and Confirmation of the Draft Aberdeen & Ap Lei Chau Outline Development Plan
(Item raised by Mr TSUI Yuen-wa)
(EDPC Paper No. 5/2021)**

113. The Chairman welcomed Mr William WONG, Senior Town Planner (Invigorating Island South) of IISO and Ms Joy LEE, Senior Engineer / Climate Change of DSD to the meeting.

114. The Chairman invited Mr TSUI Yuen-wa to briefly introduce the agenda item.

115. Mr TSUI Yuen-wa briefed members on the agenda item as follows:

- (i) He was dissatisfied that the written response of PlanD was basically the same as the one provided at the previous meeting of the Recreation and

District Facilities Committee. While he had listed in detail his requests, suggestions and enquiries in the submitted paper, PlanD only gave simple and vague responses in a few sentences. If PlanD considered it inappropriate to give a detailed written response, he hoped that the attending PlanD representative would give a supplementary response;

- (ii) PlanD had not given a detailed response concerning the draft Aberdeen & Ap Lei Chau Outline Development Plan No. D/H15A/B (ODP). This had aroused doubt that a large amount of information on the ODP had not been updated in time, including the designation of a section of Wong Chuk Hang nullah as “Emergency Vehicular Access” (EVA) which the Fire Services Department (FSD) did not know, as pointed out by him in the paper. To allay members’ concern, it was hoped that PlanD would release the ODP for members’ to review;
- (iii) PlanD said that the ODP was prepared in 2001. However, having served as a District Council member since 2008, he had never been consulted on the ODP by PlanD, and even did not know the existence of the ODP. He had enquired when PlanD would consult SDC and update the ODP in the paper, but was disappointed to see that PlanD had not replied to him. He commented that PlanD had assumed the attitude of “making fewer mistakes by doing less work” when handling his enquiries on the ODP and thought that it would be harder for the public to find mistakes if it released less information. But SDC and the public would not accept such kind of attitude; and
- (iv) He thanked IISO and DSD for attending the meeting and giving the written response. He enquired about the scale, scope of study and ultimate purpose of “Review of Drainage Master Plan in Southern Hong Kong Island – Feasibility Study” (the Study) and how to make optimal use of the area adjacent to Wong Chuk Hang nullah.

116. The Chairman invited the PlanD representative to respond.

117. Mr Rico TSANG gave a consolidated response as follows:

- (i) Outline Zoning Plans (OZPs) carried statutory effect, whereas ODPs were used for internal reference within Government Departments. The purpose of an ODP was to enable the relevant Departments to obtain more detailed development parameters of the various zones on the associated OZP and to

provide guidance for future development and redevelopment within the planning scheme area;

- (ii) Since it took time to draft an ODP, the details on it might not completely reflect the actual situation. But since it was only used for internal reference within Government Departments and did not carry statutory effect like OZPs, the development process would not be hindered;
- (iii) When drafting an ODP, PlanD would consult different Departments, which would be reflected on the ODP. He clarified that FSD already knew that a parcel of area along Wong Chuk Hang nullah would be reserved as EVA when the ODP was being drafted and it had no comment on this. If the relevant Departments had no adverse comments, PlanD would not object to Mr TSUI Yuen-wa's suggestion of using the area for the proposed children recreation facilities; and
- (iv) Although ODPs were not released on PlanD's website, members of the public could gain access to ODPs at the Planning Enquiry Counters (PECs) under PlanD. Besides, members of the public could also buy approved ODPs from the Map Publications Centres under LandsD.

118. The Chairman enquired whether PlanD could display the ODP concerned to the Committee.

119. Mr Rico TSANG responded that people interested in viewing ODPs could access the information at the relevant offices of PlanD.

120. The Chairman was dissatisfied with PlanD's response. While Mr TSUI Yuen-wa had requested to discuss the ODP concerned at this meeting, PlanD asked the member concerned to access the information at the relevant office of PlanD. He considered it an unacceptable practice and said that the PlanD representative should bring along the relevant plans to be displayed to members when attending Committee meetings.

121. The Chairman invited the IISO and DSD representatives to respond.

122. Mr William WONG responded that one of the objectives of the "Invigorating Island South" Initiative was to beautify public spaces and streetscape as well as enhancing pedestrian connectivity of the waterfront area. The area near Aberdeen Tennis and Squash Centre mentioned in the document was adjacent to Staunton Creek Nullah. IISO had reviewed the location with the relevant

departments and shared Mr TSUI Yuen-wa's view that the location could be made better use of. IISO had thus liaised with DSD and suggested including the area into the scope of the revitalisation project of Staunton Creek Nullah so that the area could be integrated with the public spaces in the vicinity of Staunton Creek Nullah. The Study was in the preliminary stage. IISO and DSD would review the public spaces near Staunton Creek Nullah, including the space outside Tai Wong Ye Temple, and would coordinate integration of the public spaces and enhancement of pedestrian connectivity.

123. Ms Joy LEE responded that DSD commenced the Study in February 2021. The purpose of the Study was to review the performances of the drainage systems in southern Hong Kong Island and propose corresponding improvement measures. Moreover, in support of the proposal in the 2019 Policy Address of developing and putting forward the concept of "Rivers in the City" in Hong Kong, the Study would select a suitable river and formulate preliminary revitalisation proposals. During the Study, the consultant would consider the drainage capacity, the water quality and the impacts on the residents nearby. DSD had preliminarily selected Staunton Creek Nullah for revitalisation and would also examine the overall planning and design of the adjoining public spaces (including the area near Aberdeen Tennis and Squash Centre mentioned in the document). But since the Study was in the preliminary stage, the specific details and schedule of the revitalisation works had yet to be confirmed. Where necessary, DSD would consult the Committee on the project in a timely manner.

124. The Chairman enquired about the number of rivers included in the Study.

125. Ms Joy LEE responded that a river within the study area would be selected for the Study. DSD had preliminarily selected Staunton Creek Nullah.

126. The Chairman further said that he had recently visited Tai Wai and found that sports facilities had been built on Tai Wai nullah. He enquired whether the Study would consider this option.

127. Ms Joy LEE responded that there was not a confirmed option at the present stage.

128. The Chairman hoped that DSD would consult SDC when conducting the Study so as to collect different revitalisation proposals, such as covering the nullah

and building sports facilities on top of it. The proposals could then be referred to the consultant, which would consider their feasibility and efficacy.

129. Mr TSUI Yuen-wa raised the following comments and enquiries:

- (i) Many years ago Staunton Creek Nullah was in poor hygiene condition. At that time most local residents hoped that covers would be added on the nullah, and then facilities such as parks would be constructed on top of it. Although he knew that the local residents' views towards the nullah had changed and most of them now hoped that the nullah could be revitalised, he held the view that the option of adding covers should not be ruled out at the present stage;
- (ii) He did not know whether works had to be carried out in the area of Staunton Creek Nullah when the South Island Line (West) (SIL(W)) project was implemented in future. He commented that if a bridge pier had to be constructed on Staunton Creek Nullah, it would then be difficult to implement the revitalisation project. Thus, all sorts of possibilities had to be taken in consideration;
- (iii) He hoped that DSD would submit the revitalisation proposal for Staunton Creek Nullah to SDC for discussion at an early stage so that the proposal could be implemented as early as possible. The consultation could be conducted without waiting for the completion of the whole Study; and
- (iv) He considered that PlanD's response made just now had not squarely responded to his enquiries. He emphasised his doubt that a lot of information on the ODP had not been updated in time and the problem was not restricted to Wong Chuk Hang. This was why he hoped that PlanD would display the ODP to members, who could then consider which site could be made good use of. He said that PlanD was hindering the Committee's work of proposing optimal use of land. He would go to the relevant office under PlanD to access the ODP later. But he commented that PlanD should reply when it would consult SDC on the ODP. He also suggested referring the issue to higher-ranking officers of PlanD.

130. The Chairman suggested IISO deploy representatives to future Committee meetings to participate in the discussion of the "Progress Report" agenda item. Moreover, he requested the relevant Department to prepare the relevant plans before attending meetings to facilitate discussion and enhance the efficiency of the meetings.

131. Mr LO Kin-hei enquired (i) whether ODPs were plans that had been made publicly accessible and purchasable; (ii) the actual functions of ODPs; and (iii) the procedures of approving ODPs and the necessary consultation process.

132. Mr WONG Yui-hei, Angus enquired about the procedures for amending an ODP and why PlanD did not amend ODPs, which were used for reference purpose. Besides, he considered that the progress of the project, which was expected to be completed in 2023, was too slow, and suggested carrying out part of the revitalisation works first. As far as he knew, the MTR Corporation Limited had submitted a project proposal for SIL(W) to the Government. The proposal might include some information and suggestions that were relevant to the adjacent area of Staunton Creek Nullah and thus could be a useful reference. He hoped that IISO would coordinate the revitalisation of Staunton Creek Nullah from this perspective.

133. The Chairman said that he had viewed the ODPs of other districts and found some outdated information too. Moreover, under the relevant legislation, in case there was a plan for constructing a footbridge, the ODP still had its importance in the process. He enquired about IISO's views on the importance of the ODPs.

134. Mr William WONG responded that the purpose of preparing ODPs was to provide guidance for future development. As pointed out by PlanD, ODPs were only for internal reference within Government Departments and did not carry any statutory effect like OZPs.

135. Mr Rico TSANG gave a consolidated response as follows:

- (i) OZPs carried statutory effect. They could be accessed online directly and bought from the Map Publications Centres under LandsD. OZPs mainly indicated the statutory planning requirements of the various zones, whereas ODPs had larger scales and contained more detailed information, such as the ingress/egress points of buildings, setback lines and the locations of footbridges, etc.
- (ii) The area of each OZP might include the areas of more than one ODP. When drafting an ODP, PlanD would consult and discuss with the relevant Departments at internal meetings. Although it was mentioned in the written response that PlanD would consult SDC before approving the ODP,

it had not consulted SDC yet because the concerned ODP was still in the drafting stage;

- (iii) Besides, it took time to update an ODP. Having considered the allocation of resources and the work priority, PlanD might not be able to update the ODP to tally with the OZP simultaneously. But he emphasised that the development projects would not be hindered even if the ODP was not updated in time; and
- (iv) There were now more than 20 ODPs for Hong Kong Island. Most of them were in the drafting stage. ODPs that were being drafted could be accessed at the PECs under PlanD, while approved ODPs could be bought from the Map Publications Centres under LandsD.

136. The Chairman said that to follow up the revitalisation of Staunton Creek Nullah, it was hoped that PlanD would provide the ODP and other relevant plans to facilitate discussion at the meeting.

(Mr WONG Yui-hei, Angus left the meeting at 5:05 p.m. Mr PANG Cheuk-kei, Michael joined the meeting at 5:07 p.m.)

137. Mr LO Kin-hei said that while a list of all ODPs was provided on PlanD's website, members of the public who wished to access or buy the plans had to visit PlanD's offices in person. He was of the view that PlanD should make such information that had impacts on the communities publicly accessible, or at least it should provide a channel for online purchase.

138. The Chairman said that he did not know whether the attending PlanD representative could make decisions on the purchase of plans. But he requested PlanD to display the relevant plan at the next meeting. He was willing to pay the charges if necessary.

139. Mr TSUI Yuen-wa said while he understood that PlanD could not update ODPs within a short time, it was already 20 years ago when the ODP was updated last time. He considered PlanD's explanation unreasonable and expressed his dissatisfaction. Using Staunton Creek Nullah as an example, he said that it might be because PlanD had not updated the ODP that other Departments had all along considered the area as an EVA and thus missed the chance of making optimal use of the area. He believed that similar situation must also exist in other areas.

140. Ms LI Shee-lin said that after the Government demolished Queen's Pier, there was a guideline which required that PlanD should consult District Councils when updating ODPs. She was dissatisfied that PlanD had not consulted SDC on the ODP over the years. In view of the drastic changes arising from the developments in the vicinity of Pok Fu Lam and Wong Chuk Hang in recent years, she enquired when PlanD would consult SDC.

141. Mr CHAN Ping-yeung said that according to the previous discussion, there seemed to be a certain relationship between ODPs and OZPs. He enquired which of the two plans shall prevail in case of any discrepancy and when PlanD would consult SDC on the ODP.

142. The Chairman said he believed that PlanD had to update a lot of information on the ODP in view of IISO's work in the district. He enquired whether PlanD had anything to add.

143. Mr Rico TSANG responded that since OZPs carried statutory effect, development projects could be implemented provided that they conformed to the requirements of the relevant OZPs, even if the ODPs could not be updated to tally with OZPs simultaneously. He emphasised that ODPs were only used for internal reference within Government Departments and would not hinder the development projects. In case IISO or other Departments proposed development projects in the district in future, PlanD would actively consider making corresponding updates to the ODP and would consult SDC in a timely manner.

144. In closing, the Chairman said that members and local residents were concerned about the planning details of the district. While an ODP was the only plan that could reflect the planning details, it failed to be updated in time. Given that the ODPs were not made publicly accessible, members had to ask the various Departments about the planning details of the district, which was a time-consuming process. He reiterated his request that PlanD display the relevant ODP at the next meeting.

Agenda Item 8: Any Other Business

145. The Chairman said that the Traffic and Transport Committee (TTC) under SDC had discussed on matters related to motorcycle parking spaces at its meetings on 17.9.2020 and 12.11.2020 respectively, and members of TTC agreed to follow up the

issue in the EDPC. However, in view of the latest situation of COVID-19, it is suggested not to discuss this agenda item during this meeting to shorten the meeting time, hence reducing risk of crowd gathering. If members have any suggestions on motorcycle parking spaces in the Southern District, members may contact the Transport Department direct.

Part 2 - Date of the Next Meeting

146. The Chairman advised the meeting that the 6th EDPC meeting would be held at 2:30 p.m. on 18 May 2021 (Tuesday).

147. There being no other business, the meeting was adjourned at 5:19 p.m.

Secretariat, Southern District Council
May 2021