

**Minutes of the 8<sup>th</sup> Meeting of the  
Economy, Development and Planning Committee (EDPC)  
Southern District Council (2020-2023) (SDC)**

Date: 21 September 2021

Time: 2:30 p.m.

Venue: SDC Conference Room

**Present:**

Mr Paul ZIMMERMAN (Vice-Chairman of SDC and Chairman of EDPC)  
Ms LAM Yuk-chun, BBS, MH  
Mr Jonathan LEUNG Chun

**Secretary:**

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

**In Attendance:**

Mr TSANG Wing-keung, Rico Senior Town Planner/HK 1, Planning Department  
Ms KWAN Yuen-ling, Elaine Senior Estate Surveyor/South (West), Lands Department  
Mr LING Chi-wai, Jimmy Engineer/13 (South),  
Civil Engineering and Development Department  
Ms LO Kit-sheung Housing Manager/HKI7, Housing Department  
Ms CHAN Pui-man, Sharon Executive Officer (District Council) 2 (Des.),  
Southern District Office, Home Affairs Department

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

Ms AU Kit-ying, Brenda Head of Invigorating Island South Office  
Mr WONG Wing-tak, William Senior Town Planner (Invigorating Island South),  
Invigorating Island South Office  
Mr TANG Lai-yin, Ricky Senior Engineer (Invigorating Island South), Invigorating  
Island South Office

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

Mr KAU Kin-hong, Louis District Planning Officer/HK, Planning 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 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.

## **Agenda Item 1: Confirmation of the Draft Minutes of the 7<sup>th</sup> EDPC Meeting held on 20 July 2021**

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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 not received any amendment proposals so far.

3. The Chairman suggested that the item on matters arising be added from the next meeting onwards to follow up the matters arising from post-meeting notes in meeting minutes. The MTR Corporation Limited (MTRCL) responded that no computer-stimulated model for Wong Chuk Hang Comprehensive Development Area could be provided. He hoped to meet with the representative of MTRCL on this issue as soon as possible to review the existing plans. In addition, he was very concerned about the progress of the Revitalisation of Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound and hoped to make the best use of Tai Tam Bay Pier by including it in the scope of development. Regarding the reply from the Civil Engineering and Development Department (CEDD) on slope works, he also showed concern and hoped that CEDD would widen the pedestrian walkways at Shek O Road and Big Wave Bay Road as much as possible to avoid danger.

(Post-meeting note: The reply from MTRCL was as follows: THE SOUTHSIDE, the property development situated in Wong Chuk Hang Comprehensive Development Area, is being developed according to the approved

Master Layout Plan. MTR has explained the relevant designs and conceptual plans to Members in the past. Sale of residential units in Package One and Package Two has begun, relevant information and drawings are available for review in respective Sales Brochure. The drawings of Package Three to Package Six are still being revised or designed and subject to relevant government departments' approval; hence, it is not available for showing to Members at the moment. We could show the latest design of public open space, performance space and pedestrian walkways that are of concern to Members later.)

4. The minutes were confirmed by the Committee.

**Agenda Item 2: Invigorating Island South Conceptual Master Plan (CMP) 1.0 – Wong Chuk Hang, Aberdeen and Ap Lei Chau Areas (EDPC Paper No. 14/2021) (Item raised by the Invigorating Island South Office)**

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5. The Chairman welcomed Ms AU Kit-ying, Brenda, Head of Invigorating Island South Office (IISO), Mr WONG Wing-tak, William, Senior Town Planner (Invigorating Island South) (IIS) and Mr TANG Lai-yin, Ricky, Senior Engineer (IIS) to the meeting.

6. The Chairman invited IISO representatives to briefly introduce the agenda item.

7. Ms AU Kit-ying, Brenda, with the aid of PowerPoint presentation, briefed members on the IIS Conceptual Master Plan 1.0 – Wong Chuk Hang, Aberdeen and Ap Lei Chau Areas (CMP).

8. The Chairman invited members to raise comments or enquiries on CMP projects.

**Item 1: Connectivity in Wong Chuk Hang Business Area (WCHBA)**

9. The Chairman hoped that the connectivity between MTR Wong Chuk Hang Station and the at-grade roads (including the bus terminus and Heung Yip Road) would be enhanced to turn the location into the heart of Wong Chuk Hang.

**Item 9: “Single site, multiple use” projects**

10. Mr Jonathan LEUNG Chun said that there were various government, institution or community (GIC) facilities, including Wong Chuk Hang Recreation Ground, Aberdeen Sports Ground and a bus depot site, between MTR Wong Chuk Hang Station and Ocean Park Station. In this connection, he asked the Government (i) what types of facilities would be consolidated; (ii) whether different types of ball games facilities would be provided in the consolidated sports ground for public use; (iii) whether it would make reference to the designs of Cyberport Waterfront Park and West Kowloon Cultural District Art Park to provide a turf park in Wong Chuk Hang, given that similar facility was well received by the public; (iv) what the future development plan for the bus depot site would be; (v) whether a cover would be added to the pedestrian walkway connecting MTR Wong Chuk Hang Station and Ocean Park Station since a large number of people would be attracted to the consolidated GIC facilities with the synergy of the IIS initiative; and (vi) how many public parking spaces were expected to be provided by the consolidated sports ground.

11. Ms AU Kit-ying, Brenda gave a consolidated response as follows:

- (i) IISO would consider the Chairman's views. However, since there were many structures of the South Island Line (East) near the public transport interchange next to MTR Wong Chuk Hang Station, the matter would need to be reviewed;
- (ii) Regarding the redevelopment of recreational and sports facilities in Wong Chuk Hang, the initial proposal was to provide a passageway with considerable width in form of a community deck to connect the facilities;
- (iii) In addition to the redevelopment of some existing recreational and sports facilities, the Home Affairs Bureau and the Leisure and Cultural Services Department (LCSD) also proposed to provide a library, rock climbing facility and other popular facilities in the project. Moreover, having regard to the international standards, existing 7-a-side soccer pitches would be redeveloped into 5-a-side futsal pitches for public use. There would be a large-scale natural turf soccer pitch in the centre of the reprovisioned sports ground. If the situation permitted, it could be used for holding different activities and opened to the public;
- (iv) The use of the bus depot site near MTR Ocean Park Station had not yet been decided. The site would be developed separately from the redevelopment of recreational and sports facilities. As the site was situated between the recreational and sports facilities and the lower park area of Ocean Park, it was suitable for uses that could create synergy with both. The matter would be reviewed nearer the time when the site could be vacated;
- (v) The public could access the recreational and sports facilities conveniently through MTR Wong Chuk Hang Station and Ocean Park Station. The pedestrian flows would

be carefully considered during the redevelopment of the recreational and sports facilities;

- (vi) There would be about 100 to 200 public parking spaces in the facilities after redevelopment. The exact number would be subject to detailed design; and
- (vii) It was premature at this stage to discuss whether a cover would be provided to the passageway between the two land plots. Nonetheless, IISO noted the request and would consider as appropriate.

12. Ms LAM Yuk-chun, BBS, MH said that the CMP was obviously more specific when compared with the briefing given by IISO at a previous Committee meeting. She was also glad to see that short, medium and long-term development directions had been established and opined that the projects were expected to commence successively.

### **Item 3: Pedestrian environment and traffic circulation in Ap Lei Chau North**

13. Ms LAM Yuk-chun, BBS, MH learnt that this project would include repaving of road carriageway in the Main Street area and suggested that use of colours should tie in with the surrounding area. In addition, given that some at-grade crossings on Ap Lei Chau Main Street might pose safety concerns to pedestrians, she hoped that the Transport Department (TD) would take this opportunity to introduce improvements.

### **Item 12: Waterfront of Aberdeen Typhoon Shelter**

14. Ms LAM Yuk-chun, BBS, MH opined that the sewage pumping station at Ap Lei Chau waterfront was at odds with Ap Lei Chau Park in respect of visual appearance and asked whether the two could be integrated through greening design. Owing to the unfavourable business environment of the public car park on the Ap Lei Chau waterfront with low occupancy rates of parking spaces all the time, she hoped that IISO could review the use of the car park upon the expiry of its tenancy in 2023. In addition, given that a site near Ap Lei Chau Park had still not been opened for public use, she hoped that the relevant Government Departments would provide lighting and carry out improvement works as soon as possible so that the site could be opened for public use.

### **Item 3: Pedestrian environment and traffic circulation in Ap Lei Chau North**

15. The Chairman said that there was already an MTR station in Ap Lei Chau and that the Government adopted a public transport-oriented development policy, IISO should review

whether the parking spaces on Ap Lei Chau Main Street should be increased. Nevertheless, he agreed that reprovisioning of the car park could be considered.

#### **Item 6: Waterfront open space in Ap Lei Chau North**

16. The Chairman agreed to this proposal and opined that vehicular access should be provided at the future permanent dragon boat storage area to avoid vehicle-pedestrian conflicts and adverse impact on passers-by. He also pointed out that the current storage location of dragon boats was inconvenient, which caused much difficulty in moving the dragon boats to the sea.

17. Ms AU Kit-ying, Brenda gave a consolidated response as follows:

- (i) The plan was to repave the road carriageway of the Ap Lei Chau Main Street area in phases to avoid affecting the local traffic. Durable material in common grey colour would be used for repaving to avoid inconsistency if there was worn out over time;
- (ii) IISO would consider the suggestion for providing at-grade crossings in the consultancy study and discuss improvement proposals with TD. As there were Drainage Services Department's vehicles accessing and leaving the sewage pumping station site every day, planting at the adjoining open area was not feasible. Instead, IISO would put forward some improvement proposals, such as greening at the outer area or on the external walls of the sewage pumping station;
- (iii) While there were times when the occupancy rate at the Ap Lei Chau Promenade Car Park was low, illegal parking also occurred occasionally on Ap Lei Chau Main Street. Provision of a public car park at Ap Lei Chau North would be convenient to the public, while noting that a substantial increase in parking spaces might attract traffic flow which would not be desirable;
- (iv) The landscape and greening works on the site adjoining Ap Lei Chau Park had been completed, but further site levelling works and lighting installations were required. IISO expected that the site could be opened for public use within next year; and
- (v) IISO suggested initially that the dragon boat storage area be moved southwards to the vicinity of Ap Lei Chau Praya Road to facilitate vehicular access. As to whether the storage area could be moved to a location near the seaside, it would depend on where additional landing facilities would be provided in the northeastern part of Ap Lei Chau.

#### **Item 1: Connectivity in WCHBA**

18. The Chairman reiterated his hope that IISO would enhance the at-grade connectivity to MTR Wong Chuk Hang Station. He also pointed out that there were currently quite a number of obstructions, and hoped that IISO could conduct a detailed study in this respect.

19. Ms AU Kit-ying, Brenda said that IISO would look into the situation in detail, but the improvement measures would be subject to how the site constraints could be overcome.

## **Item 2: Connectivity along Sham Wan and Po Chong Wan Waterfront**

20. The Chairman hoped that the shipyards could be retained given their prime importance to marine operators. SDC had repeatedly put forward the proposal of extension of the tenancy periods of shipyard sites to the Lands Department (LandsD), to encourage the tenants to improve the environment and design of the shipyards. Nevertheless, the Transport and Housing Bureau had not provided any policy support in respect of the proposal so far. He considered that the exterior of the shipyards along the Ap Lei Chau waterfront and those at Po Chong Wan should meet higher environmental requirements. In this connection, he hoped that a comprehensive review could be carried out.

## **Item 4: Green Link in Wong Chuk Hang**

21. The Chairman said that he had earlier attended the briefing session of the Design Competition on Green Link in Wong Chuk Hang, and he strongly supported this project. He hoped that it could become an exemplar of providing connections to the country parks (e.g. walkway could be considered between Repulse Bay and the country park). The green belt area outside country parks fell outside the purview of the Agriculture, Fisheries and Conservation Department (AFCD). He hoped that a comprehensive review could be carried out for all connections outside the country parks in the Southern District.

## **Item 5: Revitalisation of Staunton Creek Nullah and adjoining public spaces**

22. Ms LAM Yuk-chun, BBS, MH said that Staunton Creek Nullah was rather long, and asked whether decking could be provided to some sections of the nullah so that pedestrians could access the footpaths on the two sides of the nullah. She also asked whether creative and distinctive design could be adopted for nullah decking.

23. The Chairman said that he and Mr Jonathan LEUNG Chun expressed support to the proposal, and asked the representatives of IISO to take note of it.

## **Item 7: Recycling station in Ap Lei Chau**

24. The Chairman considered the site selection of the recycling station very important which should give convenience to the public.

25. Mr Jonathan LEUNG Chun agreed to the site selection of the recycling station project. Since some members of the public would drive to the recycling station, he asked whether a parking area would be provided to drivers, or even reserving parking spaces through a mobile application.

26. Ms LAM Yuk-chun, BBS, MH supported IISO in setting up a recycling station in Ap Lei Chau but she opined that the traffic arrangements should be considered. She pointed out that there was a lift near the former Harbour Mission School site for access to Main Street, Ap Lei Chau. She asked whether a passage could be built to connect the lift and the recycling station for the public to walk directly to the recycling station.

27. Ms AU Kit-ying, Brenda gave a consolidated response as follows:

- (i) IISO would study with the Drainage Services Department on the connectivity between the two sides of Staunton Creek Nullah; and
- (ii) It would be quite difficult to provide a parking area at the recycling station because half of the underground area of the site was occupied by the railway tunnel of the South Island Line (East). Construction works could not be carried out there and the available space was limited. People driving to the recycling station could park their vehicles at the parking spaces on Ap Lei Chau Praya Road. Due to the site constraints, no entrance could be provided to connect the lift and the recycling station. Members of the public could walk from the exit of the lift at street level to the recycling station. As the surrounding area of the site was constrained by pedestrian crossings and traffic lights, the primary concern to be addressed was the design of vehicular ingress and egress. IISO was discussing with the relevant Departments on the arrangements, and hoped that it could be worked out.

## **Item 8: Revitalisation of industrial buildings in WCHBA**

28. The Chairman asked whether the project would cover other places such as the Tin Wan waterfront. He hoped that the project could help promote the redevelopment or conversion of industrial buildings in that waterfront area.

29. Ms AU Kit-ying, Brenda responded that since the CMP mainly covered the Wong Chuk Hang, Aberdeen and Ap Lei Chau areas, it included the industrial buildings mainly in WCHBA. The relevant sites were zoned for business use, redevelopment or conversion would provide more floorspace. For the industrial buildings in Tin Wan zoned for industrial use, transformation was less likely. If any development or redevelopment projects in the Southern District required co-ordination among Government Departments, IISO would be happy to provide assistance.

#### **Item 10: Review of temporary sites**

30. The Chairman considered that priority should be given to the review of the future use of two temporary sites in the district, including the site near Jumbo Pier in Aberdeen and the site between South Horizons and Ap Lei Chau Wind Tower Park. There were some dilapidated structures on these two sites, but both sites had development potential and could be connected to the waterfront area for use by the pedestrians. In addition, the shipyards near Ap Lei Chau Praya Road and Po Chong Wan should be improved.

31. Ms LAM Yuk-chun, BBS, MH said that SDC had commissioned a consultancy firm to conduct the Planning and Development Study of the Waterfront Area of Ap Lei Chau and Other Related Areas to formulate proposal on the long-term development of the shipyards near Ap Lei Chau Estate. She hoped that IISO would make reference to the proposal.

32. Ms AU Kit-ying, Brenda requested the Secretariat to provide the consultancy study report after the meeting for reference. In addition, the site between South Horizons and Ap Lei Chau Wind Tower Park had been included in the CMP with a view to connecting the two sites. As for the shipyards, Government Departments including LandsD and the Marine Department were currently assisting in reviewing the usage of the shipyards. It was hoped that after the results of the review were available, the direction of development could be determined. IISO did not intend to eliminate the shipyards in the district but would study whether there was scope for consolidation and improvement of the shipyards.

(Post-meeting note: The Secretariat has already provided IISO with the consultancy study report on 25 February 2021 for reference.)

#### **Item 11: Future strategy of Ocean Park**

33. The Chairman said that the opening of the Water World of Ocean Park had adversely affected the traffic in the area, not to mention that no reliable public transport service was

available. He considered Ocean Park should consider building piers to provide water transport routes (including a route between Ap Lei Chau and the Water World of Ocean Park) to facilitate visitor flow.

34. Mr Jonathan LEUNG Chun agreed with the Chairman's view and said that the area near the Water World of Ocean Park was where the road traffic problem was the most serious in the area. He hoped that Ocean Park would consider providing waterborne transport services to help relieve the burden on road transport.

35. Ms LAM Yuk-chun, BBS, MH agreed with the views of the Chairman and Mr Jonathan LEUNG Chun.

36. Ms AU Kit-ying, Brenda noted the views of members and would relay the comments to the Tourism Commission and the Ocean Park Corporation for consideration as they were responsible for this project.

37. Mr Jonathan LEUNG Chun pointed out that the CMP had not included information on the revitalisation of Jumbo Floating Restaurant in Aberdeen, and expressed concern about the matter. He asked IISO to contact members as soon as possible if there were any updates on Jumbo Floating Restaurant.

38. Ms AU Kit-ying, Brenda said that the Tourism Commission and the Ocean Park Corporation might study the revitalisation of Jumbo Floating Restaurant next year. She would convey members' concern about the revitalisation of Jumbo Floating Restaurant to the Tourism Commission and the Ocean Park Corporation.

## **Item 12: Waterfront of Aberdeen Typhoon Shelter**

39. Mr Jonathan LEUNG Chun said that there would presumably be restaurants in the revitalised Aberdeen Wholesale Fish Market (Fish Market) where the public could experience the fun of purchasing fresh seafood for cooking on the spot. However, owing to a lack of parking spaces in Aberdeen, he opined that the Fish Market could hardly attract visitors because of the difficulty in accessing the location via the footbridge. He quoted the example of Tsukiji · Yamataka Seafood Market Hong Kong in Wan Chai and pointed out that despite the high public expectation at the time of opening, it was eventually closed down due to its location and inadequate parking spaces. Therefore, he opined that the project could be implemented only with adequate provision of parking spaces.

40. Ms LAM Yuk-chun, BBS, MH was also concerned about the above transport issue. Moreover, she hoped that the public could visit the waterfront of Aberdeen Typhoon Shelter after its development for tasting seafood and learning more about the fisherfolk culture. Therefore, she suggested placing publicity materials about the fisherfolk culture on the waterfront.

41. The Chairman said that the Government should consider relocating Aberdeen Fisheries Office and Aberdeen Marine Office to optimise the development of the site. He opined that the improvement works should be carried out in phases and suggested that relocation be started from Aberdeen Marine Office building, during which the Fish Market should not be closed. He agreed that Aberdeen Typhoon Shelter was of immense significance to the residents in Aberdeen and Ap Lei Chau as well as the fisherfolk, and considered that a broad vision should be adopted when developing this project.

42. Ms AU Kit-ying, Brenda gave a consolidated response as follows:

- (i) The revitalization of the Fish Market was rather complex, as the daily operations of the Fish Market would need to be maintained. The initial plan was to demolish parts of the Fish Market for the construction of three to four-storey buildings. The vacated area and the existing basketball court site could be used for providing catering and retail facilities, and even allowing the public to see the operations of the Fish Market in early morning;
- (ii) Due to the site constraints, it was very difficult to provide a large number of parking spaces. Nonetheless, space would be reserved in the redevelopment for providing some parking facilities, and loading/unloading bays for coaches as far as practicable. It was also expected that the public would primarily take public transport to visit the Fish Market, for example, by taking kaito near MTR Lei Tung Station;
- (iii) Since exhibits about the fisherfolk culture were already displayed in Ap Lei Chau Wind Tower Park, it was suggested that the Fish Market could focus on providing catering and retailing facilities. The above division of work would be more desirable. The public could use the distinctive kaito service to travel between Aberdeen and Ap Lei Chau; and
- (iv) Currently there were offices of AFCD and the Fire Services Department located in Aberdeen Marine Office building, their staff had to use the pier for landing. It was therefore difficult to relocate the building away from the pier. At this stage the building was not included in the project scope.

43. The Chairman suggested identifying another site in the Aberdeen Typhoon Shelter area for establishing temporary offices for the relevant Departments. He opined that the opportunities brought by the Fish Market development project should be seized and the development should not be restrained by the Government offices.

44. Ms LAM Yuk-chun, BBS, MH said that the exhibits displayed in Ap Lei Chau Wind Tower Park were mainly about shipbuilding without much relevance to the fisherfolk culture. She suggested that LCSD should include exhibits containing elements of the fisherfolk culture. Regarding “single site, multiple use” projects, she said that many local residents hoped that a skateboard ground could be constructed. In this connection, she enquired whether a skateboard ground could be built in the open space or near the dragon boat storage area in Ap Lei Chau.

45. Ms AU Kit-ying, Brenda responded that from past experience, the area beneath the flyover of Kwun Tong By-pass was not initially designed as a skateboard ground, but later members of the public went there for skateboarding and the location gradually became a popular skateboard ground. As such, it might not be necessary to build certain specific types of facilities. She anticipated that the open area near Ap Lei Chau sewage pumping station might become a place where the public would go skateboarding.

### **Item 13: Expansion of Aberdeen Typhoon Shelter**

46. The Chairman said that the expansion of Aberdeen Typhoon Shelter had been proposed by SDC for many years and hoped that the project could be implemented as soon as possible.

### **Item 14: Revitalisation of Cooked Food Market**

47. The Chairman believed that all members agreed to connect the cooked food market with the footbridge leading to MTR Wong Chuk Hang Station.

### **Item 15: Place-making Events**

48. In closing, the Chairman expressed his hope that IISO would proactively consider reviewing places outside Wong Chuk Hang, Aberdeen and Ap Lei Chau, including Stanley, Shek O, Repulse Bay and Pok Fu Lam. He asked if there was a timetable to review those areas.

49. Ms AU Kit-ying, Brenda responded that IISO focused on studying the key projects put forward in the 2020 Policy Address at this stage and considered the Pok Fu Lam area was also worth reviewing. For the Stanley, Shek O and Bays areas, if there were projects worthy of studying proposed by members, IISO would be happy to co-ordinate with relevant Bureaux and Departments to follow up.

50. Mr Jonathan LEUNG Chun said that he would provide information to IISO for reference later.

51. The Chairman said that it was worthwhile to spend time for in-depth discussion on this agenda item and thanked the representatives of IISO for attending the meeting.

**Agenda Item 3: Proposed Rezoning of a Piece of Government Land at Cape Road, South to Ma Hang Estate, Stanley, for Residential Development (EDPC Paper No. 15/2021)**  
**(Item raised by the Planning Department)**

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52. The Chairman welcomed Mr KAU Kin-hong, Louis, District Planning Officer/Hong Kong of the Planning Department (PlanD) to the meeting.

53. The Chairman invited the representatives of PlanD to briefly introduce the agenda item.

54. Mr TSANG Wing-keung, Rico, with the aid of Powerpoint presentation, briefly introduced the proposed rezoning of a piece of Government land at Cape Road, south to Ma Hang Estate in Stanley for residential development, including the background information, the proposed site for rezoning, proposed amendments and technical assessments. Details were given at Powerpoint 2.

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

56. Ms LAM Yuk-chun, BBS, MH agreed that housing development could alleviate the problem of insufficient housing supply in Hong Kong. She enquired about (i) the estimated number of storeys to be built for residential use based on the maximum building height (i.e. 85 metres above Principal Datum (mPD)); (ii) the proportion of area occupied by the residential care home for the elderly; and (iii) the expected number of residents to be accommodated based on the estimated number of 640 residential units to be built, as she was concerned about the potential impacts of the relevant development project on the traffic of the area concerned.

57. The Chairman invited the representatives of PlanD to respond.

58. Mr KAU Kin-hong, Louis said that as the aforementioned site was located on a slope, site formation works had to be carried out for the future residential development. According to the preliminary assessment of the Civil Engineering and Development Department, the site formation level would be about 40mPD and based on the proposed maximum building height of 85 mPD, the height of the proposed residential development was about 45 metres. Given that each storey of the proposed residential buildings was about 3 to 3.15 metres high, it was expected that 12-storey residential blocks could be built at the site subject to the detailed design of the developer. PlanD estimated that the proposed residential development could provide about 640 residential units to accommodate about 2 000 people. Moreover, the gross floor area of the residential care home for the elderly was approximately 4 200 square metres.

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

60. Mr Jonathan LEUNG Chun said that although there had been insufficient land supply in Hong Kong for a long time, and both the Central People's Government and the Special Administrative Region (SAR) Government had proposed land reform policies, he did not agree with the rezoning of the site from "Green Belt" (GB) to "Residential". Given that the Hong Kong population had a negative growth trend, while Lantau Tomorrow Vision and the resumption of available agricultural land were expected to release 2 000 and 1 000 hectares of land respectively for development, he opined that there was no immediate need to utilise "GB" site for residential development at the current stage. Furthermore, as the next term of the SAR Government would be elected in March next year, he anticipated that many housing measures would be rolled out at that time, such as negotiation with private developers on land allocation. In light of the aforementioned reasons, it might be a wrong decision to rezone the site from "GB" zone to residential use.

61. The Chairman raised the following comments and enquiries:

- (i) As the site was located on a slope between Ma Hang Estate and the private residential buildings in Chung Hom Kok, the construction of residential buildings on the slope would cause significant impacts on the residents of Ma Hang Estate and Chung Hom Kok;
- (ii) He opined that as the main objective of zoning a site as "GB" was conservation, PlanD had to give sufficient reasons for developing "GB" sites. However, the paper submitted by PlanD showed that it had not taken other sites into consideration.

In the vicinity of the relevant site, Ma Hang Prison had been vacant since 2015 and was a piece of “Government, Institution or Community” site with flat terrain. The construction of residential buildings at that location could reduce the impacts on the residents of the area concerned without the need to damage the “GB” zone. Therefore, he asked why PlanD had not considered developing the site of Ma Hang Prison for residential use; and

- (iii) He pointed out that PlanD recently tended to rezone “GB” sites for other uses. For example, the University of Hong Kong’s proposal of constructing academic buildings at a “GB” zone on Sassoon Road had been granted fund by the Legislative Council, but other feasible sites had not been considered.

62. Mr KAU Kin-hong, Louis gave a consolidated response as follows:

- (i) He understood that the public had concern over the proposed rezoning of a “GB” site for residential use. Given the shortage of housing supply in Hong Kong, the Government had attended a SDC meeting in 2014 to explain the land use review, including the rezoning of “GB” sites for residential use. After due consideration on selected “GB” sites which had already been interfered by human activities, and served by well-developed road networks and infrastructural facilities, the Government identified appropriate “GB” sites for rezoning;
- (ii) After thorough examination of all options, the Government in 2014 proposed 14 sites which could be used for housing development in the Southern District, including the site currently proposed for rezoning. Moreover, not all the rezoning proposals initiated by PlanD were agreed by the Town Planning Board (TPB). In the past, two amendment proposals to rezone “GB” site for residential use in the Southern District had been rejected by TPB; and
- (iii) To achieve the housing supply target of 42 800 residential units in the coming ten years, the Government had all along adopted various measures to increase the housing supply in the short, medium and long run. Lantau Tomorrow Vision as mentioned by a member was a long-term measure to increase housing supply. The Government had to consider the option to increase land supply in the short run before implementation of the long-term measures.

63. Mr Jonathan LEUNG Chun agreed that there was an urgent need to solve the housing problem but objected to rezoning the “GB” site for residential development, because he was worried that this decision would be regarded as a mistake in the future. The Hong Kong population showed a negative growth, while the agricultural land issue could eventually be resolved with the implementation of national policies. As a result, there would be more land

for residential development in the future, and PlanD had to prudently consider whether there was an urgent need to rezone the “GB” site for residential use. Furthermore, although PlanD pointed out that the “GB” site proposed to be rezoned had been interfered by human activities and served by a well-developed road network, it had all along been part of the living environment of Southern District residents and should not be rezoned arbitrarily. Otherwise, members could hardly give an account to the residents. Therefore, he did not agree with this proposal.

64. The Chairman reiterated that rezoning the site for residential use would cause significant visual impacts to the residents of Ma Hang Estate and Chung Hom Kok. He hoped that PlanD would provide profile pictures to illustrate the situation after the construction of residential buildings. In addition, he opined that PlanD should consider rezoning other sites, such as Ma Hang Prison as mentioned earlier. Generally speaking, most of the members opposed PlanD’s rezoning proposal. He asked PlanD to note EDPC’s comments and relay them to TPB.

65. Ms LAM Yuk-chun, BBS, MH said that as mentioned by PlanD earlier, the proposed residential development would include the construction of 12-storey residential buildings. However, she wondered whether they could provide 640 residential units. She pointed out that she did not agree to the rezoning of “GB” site for residential use. If she had to express her stance, she would opt for abstention.

66. Mr KAU Kin-hong, Louis responded that the maximum building height of the proposed residential development would be 85 mPD, which was comparable to the height of Ma Hang Estate in the vicinity. Before the construction of residential buildings, site formation works for the slope would be carried out, instead of constructing the buildings on the slope directly, thereby minimizing the visual impacts to the nearby residents. Given that the proposed residential development consisted of around nine residential blocks each providing about 70 residential units, it could approximately provide 640 residential units in total.

67. In conclusion, the Chairman said that all members opposed the proposed amendment for the rezoning. He asked PlanD to convey EDPC’s comments to TPB.

**Agenda Item 4: Progress Report**  
**(EDPC Paper No. 16/2021)**

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

- **Cyberport Expansion Project**

68. The Chairman expressed disappointment over the decision of approving the commencement of the project, holding that the scale of the proposed building was larger than that in the layout plan submitted to the Town Planning Board (TPB) initially.

- **Revitalisation of Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound**

69. The Chairman hoped to be assured that Tai Tam Bay Pier could remain open to the public for 24 hours and asked the Secretariat to convey this comment to the Development Bureau (DEVB).

(Post-meeting note: The reply from DEVB was as follows: Tai Tam Bay Pier, adjoining to the site of this revitalisation Scheme project, is a public pier managed by Water Supplies Department (WSD). The selected applicant should allow public access connecting the pier to Tai Tam Reservoir Road within the site. Based on WSD's information, the gate of the site entrance for pedestrians is open all day (except under special conditions) and the other gate for vehicles is not open for public use.)

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

70. The Chairman asked the representative of the Civil Engineering and Development Department (CEDD) which areas in the Southern District would be accorded priority for implementing of protection and improvement measures.

71. Mr LING Chi-wai, Jimmy said that a reply was given in a post-meeting note for the last meeting. After Typhoon Mangkhut, CEDD had inspected the major marine infrastructure in Stanley, Shek O and Ap Lei Chau, etc. The inspection result indicated some damaged marine facilities in the Southern District, including breakwaters and landing steps, etc. In this connection, CEDD commenced maintenance work in 2019 and had completed the work by now. For details, members could refer to the post-meeting note for the last EDPC meeting provided by CEDD.

72. The Chairman said that it was stated in the progress report that the Government would consider the recommendations and consult the stakeholders in due course.

73. Mr LING Chi-wai, Jimmy noted that the Chairman hoped CEDD would consult the stakeholders as soon as possible and he would relay the request to the relevant section of CEDD.

74. The Chairman hoped CEDD would include Sandy Bay in the list of locations requiring maintenance. Moreover, he learned that some District Minor Works projects could continue only after completion of the coastline restoration works by CEDD. He asked CEDD to keep in contact with EDPC and the Southern District Office on the progress of the works.

● **Development of Former St. Peter's Secondary School**

75. Mr Jonathan LEUNG Chun said that the surrender of the school premises to the Government had suffered a very long delay. He did not agree on further delay for an indefinite period of time. In view of the recent appointment of the next Bishop of Catholic Diocese of Hong Kong, he wished to know if there had been any progress on the surrender of the school premises. He hoped the matter would be resolved and the future use of the site be identified within the term of office of the current SDC.

76. Ms LAM Yuk-chun, BBS, MH agreed that the surrender of the school premises should not be delayed indefinitely. According to the progress report, “the Education Bureau (EDB) called upon the School Sponsoring Body (SSB) in writing on 26 April 2021 to submit application to the Lands Department (LandsD) to initiate surrender procedure of the vacant school premises (VSP)”. It had been almost half a year since then and no reply had been received.

77. The Chairman asked the representative of LandsD about the progress on the surrender of the VSP.

78. Ms KWAN Yuen-ling, Elaine responded that she learned of EDB's letter to the SSB on 26 April 2021 asking the SSB to submit an application to LandsD to initiate surrender procedure of the VSP. LandsD had not received further information at the moment. Moreover, LandsD was notified by EDB recently that the VSP was unsuitable for educational use. The use of the site would be reconsidered according to the Central Clearing House (CCH) mechanism. PlanD had enquired of LandsD about the development potentials of the VSP and the difficulties involved, etc. PlanD was considering the long-term use of the site in future.

79. Ms LAM Yuk-chun, BBS, MH asked whether a VSP surrender deadline and a surrender schedule were set out in the letter issued to the SSB. Otherwise, the problem would only drag on.

80. Ms KWAN Yuen-ling, Elaine responded that the aforesaid letter was issued to the SSB by EDB. LandsD had kept in contact with EDB to enquire about the progress. EDB said that the site was no longer required for educational use at the present stage. LandsD would enquire of the SSB about the surrender of the VSP. But since the school premises were located on private land, the SSB needed to study how to split the underground public facilities for church use from those for school use, and how to handle issues, such as road connectivity and the supply of water, electricity and gas, etc. after the split. It was only after completion of the study could the split of the site be carried out.

81. Mr Jonathan LEUNG Chun held that the surrender of the VSP was delayed indefinitely because EDB had not engaged in thorough discussion with the SSB on the details of the surrender of the school premises at the initial stage. Without road connectivity, the school premises were of course unsuitable for school use. He reiterated that he would not agree on any further delay in the surrender of the VSP indefinitely. Taking into account the close working relationship between this SSB and the Government, he and the residents simply could not tolerate any further delay. He enquired whether LandsD was fully responsible for the surrender at the present stage.

82. Ms KWAN Yuen-ling, Elaine responded that the future use of the site would be reconsidered in accordance with the CCH mechanism because EDB had already confirmed that the school premises were unsuitable for educational use. At the present stage, PlanD was reviewing the alternative uses of the site and had asked LandsD for the information about the site. LandsD would keep in view the progress.

83. The Chairman opined that the matter should be handled by a Department or an official of a higher ranking and wished to know whether the IISO was offering any assistance in the communication between the Departments concerned and the SSB.

84. Mr Jonathan LEUNG Chun asked the Secretariat to enquire of the Departments concerned after the meeting and hoped that a discussion with the responsible Departments could be held at the next EDPC meeting.

85. The Chairman said that in view of the technical difficulties in splitting the site into the church premises and the school premises, he suggested IISO offer assistance to the Government in the communication with the SSB.

86. Mr TSANG Wing-keung, Rico responded that PlanD had been notified by EDB that the site would not be required for school use anymore. PlanD was asking different Departments for information about the site and would examine whether it was suitable to be processed under the CCH mechanism. According to the CCH mechanism, PlanD would conduct a review on VSPs and recommend suitable long-term uses for the VSPs every year.

87. Ms LAM Yuk-chun, BBS, MH said that in the year of 2017-18 the SSB proposed splitting the land lease, so that the school and the church would each hold a land lease. She suggested this issue may require inter-departmental communication and handling.

88. The Chairman reiterated his suggestion that IISO should offer assistance to the Government in the communication with the SSB.

(Post-meeting note: The reply from IISO was as follows: With the Education Bureau's confirmation that the vacated school premises will not be suitable for educational use, the future use of the site should be determined by the Planning Department in consultation with relevant bureaux and departments in accordance with the established mechanism within the Government. The Invigorating Island South Office will provide comments and technical input when required. On requiring the school sponsoring body to return the site early, the Lands Department will continue to follow up.)

## **(II) Annex 2: Planning Department – Progress Report on Planning Works in Southern District**

89. The Chairman said that at a meeting in which the Metro Planning Committee of TPB considered the planning application for the Cyberport Expansion Development, PlanD stated that the comments received from the public were similar to those previously raised. He opined that this was not the case because the building in the master layout plan of Cyberport was of a greater scale than that in the initial concept of the expansion development. He was dismayed at PlanD's misrepresentation and asked the representative of PlanD to convey his comments to the relevant staff members of PlanD.

**(III) Annex 3: Civil Engineering and Development Department – Progress Report on Landslip Prevention and Mitigation Works in Southern District**

90. The Chairman said that he had an on-site inspection of the slope on Big Wave Bay Road (No. 15NE-B/C72) with the staff of CEDD and the Transport Department (TD). He pointed out that if road widening had to be carried out in parallel with slope work, then the project would have to be taken up by TD. But TD was not willing to take up slope work. On the other hand, when CEDD carried out slope work, it would not take the initiative to carry out road improvement unless it was requested by TD. He was of the view that when carrying out slope work, CEDD should at least reserve sufficient space for the passers-by and its slope inspection staff. He asked CEDD to review the existing procedure on slope work and reserve space between the slope and the carriageway to protect the safety of its slope inspection staff.

91. Mr LING Chi-wai, Jimmy said that he had noted the above comments of the Chairman and would relay the comments to the relevant staff members of the Geotechnical Engineering Office of CEDD.

92. Mr Jonathan LEUNG Chun said that there were several slope works going on in the vicinity of the Bays Area. As a general practice, he requested contractors to deploy workers to direct the traffic whenever there was work going on. One evening, he witnessed that an unequipped worker was directing the traffic on Tai Tam Reservoir Road and a motorist passing by the downhill section of the road had to use the emergency brake because the motorist could not spot the worker early enough. This was a worrying situation. He hoped all Departments would ask their contractors to provide appropriate safety equipment for the site workers to avoid accidents.

93. Mr LING Chi-wai, Jimmy responded that he would relay the request that contractors should provide appropriate equipment to the relevant staff members of the Geotechnical Engineering Office of CEDD as soon as possible.

**(IV) Annex 4: Lands Department – Progress Report on Temporary Government Lands Allocation (TGLA) in Southern District**

94. The Chairman asked LandsD to delete the completed TGLA cases in the progress report for the next meeting.

**Agenda Item 4: Any Other Business**

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95. The Chairman said that the Secretariat had not received any proposals on this agenda. He thanked the current Secretary of EDPC for his past work and welcomed the Secretary-Designate.

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

96. The Chairman advised that the 9<sup>th</sup> EDPC meeting would be held at 2:30 p.m. on 23 November 2021 (Tuesday).

97. There being no other business, the meeting was adjourned at 4:46 p.m.

Secretariat, Southern District Council  
November 2021