

**Minutes of the 13th Meeting of the
Economy, Development and Planning Committee (EDPC)
Southern District Council (2020-2023) (SDC)**

Date: 15 September 2022

Time: 4:15 p.m.

Venue: SDC Conference Room

Present:

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

Secretary:

Ms CHAN Pui-man, Sharon 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
Mr IP Kwong-wing, Jerry Estate Surveyor/Aberdeen (District Lands Office, Hong Kong
West and South), Lands Department
Mr POON Hon-chow Asst Housing Mgr/ T (HKI7) 1, Housing Department

Attending by Invitation (Agenda Item 3):

Mr LO Yu-bun, Ben Chief Assistant Secretary (Works) 2, Development Bureau
Ms. SUEN Wing-han, Cecilia Assistant Secretary (Heritage Conservation) 1, Development
Bureau
Mr LAM Chin-pang, Vic Architect (Heritage Conservation) 2, Development Bureau
Ms. Rita PANG Director, Lifewire Foundation Limited
Ms. Natalie SUNG Project Coordinator, Lifewire Foundation Limited
Ms. Jadis BLURTON Head of School, The Harbour School Foundation Limited
Mr. Daniel BLURTON Managing Director, The Harbour School Foundation Limited

Attending by Invitation (Agenda Item 4):

Mr CHON Chi-yeung, Ronald Architect / 121, Housing Department
Mr LUI Wing-kin, Kent Civil Engineer / 5, Housing Department

Agenda Item 1: Election of Temporary Chairman

Mr Paul ZIMMERMAN asked whether there were nominations from the floor for the election of the Temporary Chairman of the meeting.

2. Mr Jonathan LEUNG Chun nominated Ms LAM Yuk-chun, BBS, MH.
3. Ms LAM Yuk-chun, BBS, MH accepted the nomination. Mr Paul ZIMMERMAN said that Ms LAM Yuk-chun, BBS, MH would take up the post of the Temporary Chairman of this meeting.

(The Temporary Chairman presided over the subsequent parts of the meeting.)

(Mr TSANG Wing-keung, Rico, Mr IP Kwong-wing, Jerry, and Mr POON Hon-chow joined the meeting at 4:16 p.m.)

Opening Remarks:

4. The Temporary 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. Members and media representatives attending the meeting were advised to bring their own masks and water. Before entering the venue, all persons were subject to the checking of body temperature with the assistance of the staff of the Southern District Office (SDO), and were required to use the “LeaveHomeSafe” mobile app to scan the venue QR code;
 - (ii) Members should speak as concisely as possible. Each member would be allotted a maximum of two three-minute slots to speak in respect of each agenda item; and
 - (iii) Members should inform the staff of the Secretariat if they had to leave the meeting early.

Agenda Item 2: Confirmation of the Draft Minutes of the 12th EDPC Meeting held on 21 July 2022

5. The Temporary Chairman said that the draft minutes of the aforesaid meeting had been circulated to members for comments prior to the meeting. The Secretariat had not received any amendment proposals so far.

6. EDPC confirmed the minutes of the aforesaid meeting.

Agenda Item 3: Revitalisation of Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound under Batch VI of the Revitalising Historic Buildings Through Partnership Scheme (EDPC Paper No. 14/2022) (Item raised by Development Bureau)

7. The Temporary Chairman welcomed the following representatives of Government Policy Bureau and organisations to the meeting:

Commissioner for Heritage's Office of the Development Bureau (the Office)

- (i) Mr LO Yu-bun, Ben, Chief Assistant Secretary (Works) 2;
- (ii) Ms SUEN Wing-han, Cecilia, Assistant Secretary (Heritage Conservation) 1;
- (iii) Mr LAM Chin-pang, Vic, Architect (Heritage Conservation) 2;

Lifewire Foundation Limited (Lifewire)

- (iv) Ms Rita PANG, Director;
- (v) Ms Natalie SUNG, Project Coordinator;

The Harbour School Foundation Limited (Harbour School)

- (vi) Ms Jadis BLURTON, Head of School; and
- (vii) Mr Daniel BLURTON, Managing Director.

8. The Temporary Chairman invited representatives of the Office to briefly introduced the agenda item.

9. Mr LO Yu-bun, Ben, with the aid of a PowerPoint presentation, briefly introduced the background of the Revitalising Historic Buildings Through Partnership Scheme, including the eligibility, assessment criteria and the six batches of revitalisation projects launched so far, etc.

10. Ms Rita PANG, with the aid of a PowerPoint presentation, briefly introduced the works items of “EARTH – Eco, Art & Culture, Revitalisation, Technology and Heritage”, its vision and the way forward.

11. The Temporary Chairman invited members to raise comments or enquiries.

12. Mr Paul ZIMMERMAN said that when the applications for the revitalisation project began, he had made a site visit to the staff quarters compound with the Development Bureau (DEVB) representatives and raised his comments on the use of the revitalisation project. So far DEVB had yet to respond to the questions he raised at that time. He continued that the adjacent Tai Tam Bay was a popular location for water sports. If the site of the staff quarters compound was developed into a water sports complex, it would reap more benefits. He said that Tai Tam Bay Pier was the only public pier in the vicinity. A number of members of the public parked their vehicles at the pier to load or unload goods. Once the site of the staff quarters compound was converted into “EARTH – Eco, Art & Culture, Revitalisation, Technology and Heritage”, members of the public could hardly access the pier. He had previously conveyed to DEVB the importance of the pier on several occasions, requesting DEVB to ensure that the pier would remain open to the public 24 hours a day. He indicated that the Government had proposed to construct a water sports complex at the ex-Shek O Quarry site earlier on and Tai Tam Bay Pier would be the best starting point for members of the public to travel to the complex by sea in the future. He reiterated the need for the pier to remain open to the public 24 hours a day and that the pier should not be privatised by Harbour School. He identified with the vision of education of Harbour School and recognised its contribution to education. If the opening hours of the pier would be subject to school activities in the future, he called on the school to give more consideration to the impact on water sports enthusiasts as well as the villagers who frequently used the pier. He said that he had come to Hong Kong for more than 40 years and the pier had long been the access point of his leisure trips to Tai Tam Bay. He had repeatedly raised his comments on the revitalisation project to DEVB but to no avail. Today, he hoped the representatives of DEVB and the organisations would give a response on the proper use of the pier.

13. The Temporary Chairman invited the organisation representatives to give a response.

14. Ms Rita PANG understood that the member would like to make certain the pier would remain open to the public 24 hours a day. She also enquired about the destinations of Mr Paul ZIMMERMAN's trips from Tai Tam Bay Pier.

15. Mr Paul ZIMMERMAN responded that he went to Hong Kong Hobie Club and Lin Hok Sin Koon from Tai Tam Bay Pier. He opined that the pier was very important to the public travelling to and from the adjacent facilities. He indicated that the pier of Harbour School was not open to the public; in addition, the rocky sides also rendered it unsuitable for use. Meanwhile, the pier in the nearby village was only open to villagers. Tai Tam Bay Pier was therefore the only public pier in the vicinity.

16. Ms Rita PANG said that she respected and understood the member's comments. She pointed out that at the time when Lifewire applied for the Revitalising Historic Buildings Through Partnership Scheme, it was aware of the importance of Tai Tam Bay Pier and the need to ensure that the public pier would be open to the public (pedestrian) 24 hours a day so as not to cause inconvenience to the stakeholders. Besides, she said that Lifewire would provide two designated parking spaces at the yard near the pier for members of public in need of parking (one is for persons with disabilities) after revitalisation works, while booking in advance is needed.

17. Mr Paul ZIMMERMAN said that residents and shops in the vicinity of Tai Tam Bay had long been using the pier facilities. Upon completion of Harbour School, the neighbouring residents could no longer park their vehicles within the pier area. Loading or unloading would be very inconvenient by then. He reiterated that he had raised his comments to DEVB many years ago in the hope that DEVB and the participating organisations would ensure that the pier would remain open to the public 24 hours a day.

18. Ms Rita PANG responded that the revitalisation project would not alter the current public passage leading to the public pier. As for parking vehicles, she enquired whether the existing yard near the pier had all along been designated as parking spaces for public.

19. Mr Paul ZIMMERMAN responded that the open space outside the pier had not been designated as parking spaces. However, people often parked their vehicles there to load or unload goods. The Transport Department (TD) might explain whether this was a legal practice. He reiterated that Tai Tam Bay Pier was very important to the public as well as the neighbouring residents.

20. The Temporary Chairman invited DEVB representatives to give a response.
21. Mr LO Yu-bun, Ben said that Ms Rita PANG had already responded that the pier would remain open to the public (pedestrian) 24 hours a day. In fact, the current yard which the public had long been using for parking would be within the site of the revitalisation project. In the future, motorists who wished to enter the area could contact the person-in-charge of Lifewire to make a reservation in advance. Lifewire had also liaised with different stakeholders including dragon boat racing organisations and Tai Tam Village residents, etc. with a view to maintaining good relations with them to facilitate the discussion on how to utilise the pier facilities in a co-operative manner. Moreover, Lifewire planned to set Tai Tam Bay Pier as the starting point of the guided eco-tours in the future so as to make good use of the pier facilities.
22. Mr Paul ZIMMERMAN stressed that piers were maritime buildings serving particular functions. Taking his earlier visit to the nearby villages for rubbish collection as an example, he said that the rubbish was transported by sea via the pier with the assistance of the Food and Environmental Hygiene Department. He opined that the Departments as well as the organisations participating in the revitalisation project should all be sensitive enough to see the value of the pier, and to note that the pier was a public facility. They should therefore make it convenient for water sports enthusiasts, villagers and the public to use the pier.
23. The Temporary Chairman supported the revitalisation project and said that Harbour School had a wealth of experience in management. Also, its performance in the implementation of the mandatory school bus policy was remarkable and has effectively resolve the problem of traffic congestion. She expected Lifewire would ensure that Tai Tam Bay Pier would be open to the public 24 hours a day.
24. Mr Jonathan LEUNG Chun supported the revitalisation project. He enquired which Department would be responsible for the management of the pier operation.
25. Mr LO Yu-bun, Ben responded that Tai Tam Bay Pier and the yard which would be included in the site of the revitalisation project were both under the purview of the Water Supplies Department. Although the yard would be under purview of Lifewire for revitalisation works, the pier, which is located outside the site boundary of the revitalisation works, would still be managed by the Water Supplies Department in the future. The yard near to the pier which the public had long been using for parking

would not be designated for development of buildings. There would only be parking spaces provided by Lifewire after revitalisation works. Members of the public, who in need of parking, could contact the person-in-charge of Lifewire to reserve private car parking space.

26. The Temporary Chairman asked DEVB and the participating organisations to note the members' comments and said that EDPC expressed general support for the revitalisation project.

**Agenda Item 4: Follow up on “Proposed Public Housing Developments in Pok Fu Lam South and Proposed Clearance and Rehousing Arrangement for Wah Fu Estate Redevelopment” discussion on 6 May 2021
(EDPC Paper No. 15/2022)
(Item raised by Mr Paul ZIMMERMAN)**

27. The Temporary Chairman welcomed Mr CHON Chi-yeung, Ronald, Architect 121, and Mr LUI Wing-kin, Kent, Civil Engineer 5, of the Housing Department (HD) to the meeting.

28. The Temporary Chairman said that the Secretariat had invited the Civil Engineering and Development Department (CEDD) to send representatives to this meeting. However, CEDD replied that the relevant staff could not attend due to other work commitments.

29. The Temporary Chairman invited Mr Paul ZIMMERMAN to briefly introduce the agenda item.

30. Mr Paul ZIMMERMAN briefly introduced the agenda item as follows:

- (i) The entrance/exit of the carpark on Victoria Road was the most important aspect of the Public Housing Developments in Pok Fu Lam South (the Developments in PFLS). The area was heavily congested during the morning rush hour because there was a bus stop near the carpark entrance/exit, and the section concerned was a narrow, single-lane road for two-way traffic. The existing section should therefore be widened by cutting the slope;

- (ii) The traffic impact assessment (TIA) had not taken into consideration the impacts of new works projects on the traffic in the area. These known works projects included the proposed development of the University of Hong Kong (HKU) on Sassoon Road, the Cyberport Expansion Project, and the facilities for deep technology research to be constructed at a four-hectare site which the Government reserved for HKU as mentioned in the 2021 Policy Address. He said that the traffic flow in the vicinity would increase and the Government should widen Victoria Road as early as possible. He also enquired when HD would submit the detailed design. He noted that HD would conduct an independent TIA on Wah Fu Estate Redevelopment as given in its written reply. However, for the purpose of alleviating the traffic problem, comprehensive planning was vital at the design stage of the Developments in PFLS because once the works commenced, it could not be undone; and
- (iii) In its written reply, HD did not give a detailed response to the remaining questions, including the timetable for HD's submission of the detailed design to EDPC. The sites concerned would be handed over to HD and HD would award the foundation works contract of the Wah King Street site in September 2022 tentatively. HD should therefore be able to submit the design plan to EDPC now. He enquired when EDPC could review the plan concerned.

31. The Temporary Chairman invited the HD representatives to give a response.

32. Mr CHON Chi-yeung, Ronald responded that HD was working in co-ordination with different Government Departments and communicating with the stakeholders and the public utility undertakers in the area in a proactive manner to gather comments. The comments would then be consolidated to draw up the development requirements for HD's reference in the course of design. HD noted the member's concern for the Developments in PFLS particularly the design of the public housing developments on both sides of Victoria Road, namely the Wah Fu North site and the Wah King Street site. He added that the development potential of the five PFLS public housing sites was limited by severe site constraints. HD strived to fully utilise the development parameters of the sites to increase the number of public housing units so as to align with the clearance and rehousing arrangement for Wah Fu Estate Redevelopment to meet the expectation of the residents. HD noted the member's comments and would take them into consideration in the course of design.

33. Mr LUI Wing-kin, Kent supplemented that CEDD was responsible for the design and construction of road improvement works of the vehicular ingress/egress of Wah King Street and Wah Fu Estate. It was therefore suggested that the Secretariat forward the questions raised by the member to CEDD for a follow-up after the meeting.

34. Mr Paul ZIMMERMAN opined that it was inappropriate for the Secretariat to forward the questions raised by a member to CEDD. He took the Government of Singapore as an example to illustrate that Departments would be penalised for passing the buck. He opined that HD, as the responsible Department, should undertake the liaison duties and report the details to EDPC. He stressed that the considerations for the road widening works were not complicated at all. If HD disregarded the suggestions and set producing more units as the priority of the Developments in PFLS, or took the analysis result of the TIA and the suggestions as mitigation measures only, by the time the public housing units were completed, it would be arduous to plan for the road widening works. He reiterated that HD should provide solutions to the questions raised by a member.

35. The Temporary Chairman shared Mr Paul ZIMMERMAN's comments and hoped that HD would work in collaboration with other Departments to study the feasibility of road widening. In addition, she hoped to learn about the progress of the other four sites including when they would be handed over to HD and the works schedules. Moreover, she said that the current-term Government adopted a result-oriented approach in policy administration. She enquired whether HD would expedite the progress of works to shorten the construction period so that residents could move in as early as possible. She called on the Departments concerned to explain the details to EDPC as soon as possible.

(Post-meeting note: The reply from CEDD was as follows: The works for the Project of the Site Formation and Infrastructure Works for the Public Housing Developments at Pok Fu Lam South were in progress. The Project is anticipated to be completed in 2027. The site formation works will be completed in phases for the construction of the proposed public housing developments at Pok Fu Lam South, while the other infrastructure works will be completed afterwards. As regards expediting the works/shortening the construction time, CEDD has, since commencement of works, been liaising closely with the

resident site staff and contractor to explore construction methods/ measures for expediting the works progress.

The reply from HD was as follows: The Hong Kong Housing Authority (HKHA) will review the completion programmes of the remaining four reception estates according to CEDD's progress of the site formation works and the actual schedule of handover of the remaining four sites to HKHA. Nevertheless, HKHA will endeavour to expedite the development progress by means of appropriate planning, design and construction method in liaison with the Contractor as far as possible in the future.)

36. Mr CHON Chi-yeung, Ronald thanked members for their comments.

37. Mr Jonathan LEUNG Chun hoped to learn about the parking space arrangements. He recollected that members had expressed concern for insufficient parking spaces in the discussion on the Developments in PFLS in 2021. In this regard, he enquired whether HD had incorporated members' comments in the course of design. Moreover, he hoped to know whether charging facilities for electric vehicles would be provided in the newly-built carpark in order to be in line with the Director of Environmental Protection's suggestion to cease new registration of fuel-engined private cars in 2035.

38. Mr CHON Chi-yeung, Ronald responded that HD had stated the numbers of proposed parking spaces in Appendix 3 to the discussion paper submitted at the SDC meeting held on 6 May 2021. He said that the provision of the car parking spaces for the five sites had been set in accordance with the advice and requirements of TD and would be sufficient to cope with the future demand of the residents. The entire project of the Developments would provide about 700 parking spaces for different types of vehicles including private cars of residents, private cars of visitors, private cars of retail and commercial, motorcycles and light goods vehicles.

(Post-meeting note: The reply from HD was as follows: Owing to the severe site constraints of the five PFLS public housing sites, the current parking spaces had been maximized and set in accordance with the advice and requirements of the TD and would be sufficient to cope with the future demand of the residents. Actual

number of provision will be subject to detailed design. As far as the charging facilities for electric vehicles are concerned, the current design for the new car park facilities in the Pok Fu Lam South five reception sites has 100% electric vehicles charging enabling provision, 30% of which will be equipped with charger.)

39. The Temporary Chairman opined that charging facilities for electric vehicles should be provided at public housing carparks. Moreover, she said that although HD had listed the numbers of different types of parking spaces in Appendix 3 to the discussion paper, such information was presented in 2021. She enquired whether HD had adjusted the numbers of different types of parking spaces in response to members' comments.

40. Mr CHON Chi-yeung, Ronald repeated that the provision of parking spaces for the five sites had been set in accordance with the advice and requirements of TD and would be sufficient to cope with the future demand of the residents. Owing to the site constraints, the number of car parking spaces remained unchanged as Appendix 3 while noting that Temporary Chairman and members still had concerns and comments further to the meeting of 6 May 2021.

41. Mr Jonathan LEUNG Chun said that the information on parking spaces given in Appendix 3 was provided by HD in 2021 and members had suggested increasing the parking spaces in this connection. He enquired whether it was implied that the numbers of parking spaces would remain unchanged as HD was still quoting the details in Appendix 3 to respond to members' enquires today.

42. Mr CHON Chi-yeung, Ronald responded that he did not have the detailed information of Appendix 3 in hand with regard to the exact numbers of parking spaces for different types of vehicles. He said that HD noted members' concern for the numbers of parking spaces. He repeated that the current provision of parking spaces of the five sites had been set in accordance with the advice and the requirements of TD and would be sufficient to cope with the future demand of the residents.

43. The Temporary Chairman asked HD to note and follow up on members' comments. She said that HD was welcome to report the latest progress in the Developments in PFLS to EDPC, if any, as soon as possible.

Agenda Item 5: Progress Report
(EDPC Paper No. 16/2022)

(I) Annex 1: Progress of Development Projects

44. The Temporary Chairman invited members to raise comments or enquiries on the progress report.

● **Ex-Shek O Quarry Site**

45. Mr Jonathan LEUNG Chun was concerned about the development of ex-Shek O Quarry site. He said that the Government had cancelled the tender because the tenders received did not meet the stipulated requirements. He would like to keep abreast of the development of the water sports complex. He also hoped that the Culture, Sports and Tourism Bureau (CSTB) would report the latest progress to EDPC.

46. Mr Paul ZIMMERMAN said that he had contacted some tenderers and it was learnt that the Government no longer stored the rocks originating from Sha Tin Sewage Treatment Works at the ex-Shek O Quarry site. Moreover, he knew the Government had amended the clauses of tender during the tendering period. The tenderers were deterred because they opined that running the water sports complex under such complicated clauses would hardly be a profit-making business venture. Eventually, the Government cancelled the tender because the tenders received did not meet the stipulated requirements. He opined that the water sports complex development should be regarded as a signature project of the Southern District. He suggested that the Secretariat invite CSTB representatives to a formal or informal meeting with EDPC for an in-depth discussion on the way forward for the water sports complex development.

47. The Temporary Chairman asked the Secretariat to follow up on the matter.

(Post-meeting note: On 5 October 2022, the Secretariat relayed the aforesaid comments to CSTB and invited CSTB representatives to the next EDPC meeting.

The reply from CSTB was as follows: The Government briefed the Southern District Council (SDC) on the proposed development of a water sports complex (the Project) at the

former Shek O Quarry on 8 July 2021. Subsequently, the Government invited tenders for the “design, construct and operation” of the Project. On 30 August 2022, the Government announced the cancellation of the tender exercise as the tenders received did not meet the Government's requirements. The Project is being reviewed by CSTB. The Government will update SDC again on the latest development of the Project at an appropriate juncture.)

- **Long-term Uses of the Site of Former Aberdeen Fire Station**

48. The Temporary Chairman said that EDPC had been expecting the submission of the detailed design by the Architectural Services Department for its consideration and discussion since last year. However, according to the latest progress given in the progress report, the project was still at the preparatory stage. She hoped that the responsible Departments would report the latest progress to EDPC at the next meeting. The Temporary Chairman asked the Secretariat to follow up on the matter.

(Post-meeting note: CSTB had provided updates in the Progress Report.)

- **Cyberport Expansion Project**

49. Mr Paul ZIMMERMAN requested Hong Kong Cyberport Management Company Limited (HKCMCL) to update EDPC on the latest progress, particularly the detailed design of the public space in Waterfront Park. He pointed out that the site of the expansion project, which was divided into two parts, namely the buildings and Waterfront Park, had been handed over to the Innovation, Technology and Industry Bureau (ITIB) and HKCMCL for management. However, ITIB had only submitted the detailed design of the buildings to EDPC. The information on the planning of Waterfront Park was unavailable. He therefore hoped that ITIB and HKCMCL would submit the detailed design to EDPC.

50. The Temporary Chairman asked the Secretariat to follow up on the matter.

(Post-meeting note: The reply from ITIB was as follows: For more details of the Cyberport expansion project, members may wish to make reference to the bureau's reply to the Economic, Development

and Planning Committee (the Committee) in July 2021, and the information paper issued to the Committee in May 2021. ITIB thanked again for members' interest in the expansion project.)

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

51. The Temporary Chairman said that the Transport and Logistics Bureau (TLB) had a consultation with the stakeholders and the industry in 2020. She hoped that TLB could update EDPC on the latest progress. The Temporary Chairman asked the Secretariat to follow up on the matter.

(Post-meeting note: The reply from TLB was as follows: TLB is still working with the relevant policy bureaux and departments in reviewing the terms and conditions and tendering arrangements of short term tenancies (STT) for shipyard sites at the Ap Lei Chau Praya Road. At present, the STT re-tendering of the 14 shipyard sites on Ap Lei Chau Praya Road will be suspended until 14 May 2024.)

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

52. The Temporary Chairman said that Jumbo Floating Restaurant had been relocated. She therefore asked whether members would agree to delete the name of “Jumbo Floating Restaurant” from the heading of the paper.

53. Mr Jonathan LEUNG Chun agreed to the aforesaid suggestion.

54. Mr Paul ZIMMERMAN said that while Jumbo Floating Restaurant had been relocated, the smaller floating restaurant (Tai Pak Floating Restaurant) was still there. EDPC should continue to follow up on the conditions of that floating restaurant.

55. The Temporary Chairman held that a heading of a paper should indicate the scope of the matter clearly. However, given that Jumbo Floating Restaurant had already been relocated, she suggested deleting the name of “Jumbo Floating Restaurant”. If members would like to stay informed about the latest conditions of

Tai Pak Floating Restaurant and the kitchen barge, they might contact the relevant Government Departments for information later.

56. Mr Jonathan LEUNG Chun agreed to the aforesaid suggestions and hoped to learn about whether there were regulations applicable to the handling of the kitchen barge which was currently semi-floating.

57. The Temporary Chairman asked the Secretariat to follow up on the matter.

(Post-meeting note: The reply from Marine Department (MD) was as follows: The Tai Pak Restaurant Boat is currently berthed in the waters of Hong Kong, and its owner has been issued with a Permission for a Laid-up Vessel upon application to MD under Section 66 of the Merchant Shipping (Local Vessels) Ordinance (Cap. 548). The owner should ensure that his vessel is in good condition, strengthen the moorings when necessary, and keep the check record on board for inspection by officers of MD. Moreover, after learning about the capsizing of the Jumbo Kitchen Boat, MD immediately required its owner to follow up and handle the issue in accordance with Section 56 of the Merchant Shipping (Local Vessels) Ordinance (Cap. 548). It is understood that the owner is preparing to arrange a salvage operation. As the vessel is not located within the passage area of the Aberdeen Typhoon Shelter, it will not affect the navigational safety of vessels moving in and out of the typhoon shelter. MD will continue to monitor the situation of the vessel closely.)

- **Development of the Site of the Former Premises of St. Peter's Secondary School**

58. Mr Jonathan LEUNG Chun said that this project, which had been discussed for a long time, eventually came up with some progress. The Education Bureau (EDB) had confirmed that the former school premises of the St. Peter's Secondary School were no longer required for school use, so now it was necessary to discuss the surrender proposal with the School Sponsoring Body. He therefore enquired whether the project could be handed over to the Planning Department (PlanD) for a follow-up.

59. Mr TSANG Wing-keung, Rico said that PlanD had released the result of the review on the use of the vacant school premises in August 2022. The initial recommendation was to rezone the former school site for “Government, Institution or Community” use, but the prime concern was to tackle the private property rights involved. He continued that PlanD had consulted other Departments and studied the conditions of the former school site. It was concluded that the long-term use of the site should be for “Government, Institution or Community” use.

● **Development of the Site of Island Road Government Primary School after Closure of the School**

60. The Temporary Chairman said that although Island Road Government Primary School would cease operation fully only in the 2024/25 school year, it was hoped that PlanD would work in co-ordination with other Departments as soon as possible so as to expedite the commencement of the development of the site.

61. Mr TSANG Wing-keung, Rico responded that EDB had confirmed that the to-be-vacant school premises were no longer required for school use and PlanD had therefore included the school site in this year’s list for review under the Central Clearing House mechanism. At present, PlanD was consulting other Departments on the long-term use of the school site.

(II) Annex 2: Planning Department — Progress Report on Planning Works in the Southern District

62. The Temporary Chairman invited members to raise comments or enquiries on the progress report.

63. Members raised no comments or enquiries.

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

64. The Temporary Chairman invited members to raise comments or enquiries on the progress report.

65. Members raised no comments or enquiries.

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

66. The Temporary Chairman invited members to raise comments or enquiries on the progress report.

67. Members raised no comments or enquiries.

Agenda Item 6: Any Other Business

68. The Temporary Chairman said that the Independent Checking Unit (ICU) under the Office of the Permanent Secretary for Housing invited SDC to appoint a representative to serve as a panel member on the Target Building Selection Panel (the Selection Panel) for the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS). MBIS and MWIS were fully implemented on 30 June 2012. Under the delegation of authority from the Building Authority (i.e. the Director of Buildings), ICU would implement the statutory requirement of mandatory inspection of buildings and windows in the Housing Authority properties in accordance with the Buildings Ordinance, and select certain numbers of buildings and units from such properties to carry out inspection and repair works. To enhance the transparency of the target building selection process and to promote community participation, ICU had established the Selection Panel and invited each District Council to appoint a member to serve as a panel member. HKHA and the Estate Management Division of the Housing Department also appointed professionals to represent them on the Selection Panel as panel members. The Selection Panel would advise ICU on target building selection for the implementation of MBIS and MWIS. The terms of reference and membership composition of the Selection Panel were given in Appendix B.

69. The Temporary Chairman asked whether there were nominations from the floor. The Temporary Chairman nominated Mr Jonathan LEUNG Chun.

70. Members had no objection.

71. SDC endorsed the appointment of Mr Jonathan LEUNG Chun as the SDC representative to serve as a panel member on the Selection Panel for MBIS and MWIS.

Part 2 – Date of Next Meeting

72. The Temporary Chairman advised that the 14th EDPC meeting would be held at 4:15 p.m. on 17 November 2022 (Thursday).

73. There being no other business, the meeting ended at 5:27 p.m.

Secretariat, Southern District Council

November 2022