

(Translation)

**Minutes of the 5<sup>th</sup> Meeting of the  
Development Planning Committee (DPC)  
Southern District Council (SDC) (2024-2027)**

Date : 24 September 2024  
Time : 2:30 p.m.  
Venue : SDC Conference Room

**Present:**

Mr Jonathan LEUNG Chun, MH (Chairman of DPC)  
Professor CHAN Yuk-kit, MH, JP (Vice-Chairman of DPC)  
Mr CHU Lap-wai, MH  
Ms HO Yuen-wei  
Ms LI Ka-ying  
Ms LAM Yuk-chun, BBS, MH  
Ms LAM Wing-yan  
Ms LAM Wing-yee  
Mr CHEUNG Chin-chung  
Mr CHEUNG Wai-nam  
Mr CHAN Man-chun, JP  
Ms CHAN Wing-yan  
Mr PANG Siu-kei  
Mr WONG Choi-lap  
Ms WONG Yu-ching, Nicole  
Mr YEUNG Sheung-chun  
Mr CHAO Howard  
Mr LAU Ngai, Victor  
Mr SIU Wai-chung  
Mr LAI Ka-chi  
Mr LAM Chak-fai  
Mr WONG Chun-tat

**Secretary:**

Mr CHAN Long-hin, Hinson Executive Officer (District Council) 2,  
Southern District Office

**In Attendance:**

Ms NG Yee-mei, Ivy	Senior Executive Officer (District Council), Southern District Office	
Ms WU Ho-kei, Maggie	Senior Town Planner / Hong Kong 1, Planning Department	
Ms WONG Hay-hay, Maggie	Engineer / 13 (South), Civil Engineering and Development Department	
Ms LI Lo-ming, Irene	Senior Estate Surveyor / South (West) (District Lands Office, Hong Kong West and South), Lands Department	
Mr KWOK Tsz-ho, Derrick	Engineer / W6, Drainage Services Department	
Mr CHAN Kai-cheong	Maintenance Surveyor / Hong Kong West, Housing Department	} for agenda item 2
Mr NG Chung-yuen, Jonathan	Building Services Engineer / Hong Kong West, Housing Department	

**Opening Remarks:**

1. The Chairman welcomed DPC members and the following standing representatives of Government Departments to the meeting:

- (i) Ms WU Ho-kei, Maggie, Senior Town Planner / Hong Kong 1 of the Planning Department;
- (ii) Ms WONG Hay-hay, Maggie, Engineer / 13 (South) of the Civil Engineering and Development Department;
- (iii) Ms LI Lo-ming, Irene, Senior Estate Surveyor / South (West) of the Lands Department;  
and
- (iv) Mr KWOK Tsz-ho, Derrick, Engineer / W6 of the Drainage Services Department.

2. The Chairman welcomed the following co-opted members, who attended the meeting for the first time:

- (i) Mr LAM Chak-fai; and
- (ii) Mr WONG Chun-tat.

3. The Chairman said that DPC members were obliged to attend meetings punctually and avoid leaving while the meeting was being conducted. Details of DPC members' attendance would be made available for public inspection.

**Agenda Item 1: Confirmation of the Draft Minutes of the 4<sup>th</sup> DPC Meeting Held on 11 July 2024**

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4. The Chairman said that the captioned minutes had been circulated to members for comments prior to the meeting. The Secretariat had not received any amendment proposals so far.

5. DPC confirmed the captioned minutes.

**Agenda Item 2: Water Supply System in Public Housing Estates in the Southern District (Including agenda items on “Replacement of the Water Supply System in Public Housing Estates in the Southern District” raised by Mr CHU Lap-wai, MH, Ms LI Ka-ying, Mr WONG Choi-lap, Professor CHAN Yuk-kit, MH, JP, Mr LAU Ngai, Victor, Mr SIU Wai-chung and Mr CHEUNG Wai-nam and “Concern over Frequent Suspension of Seawater Supply in Ap Lei Chau Estate and Request for Improvements to the Seawater Supply Measures in the Estate” raised by Ms CHAN Wing-yan and Ms LAM Wing-yan) (DPC Paper No. 11/2024)**

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6. The Chairman welcomed Mr CHAN Kai-cheong, Maintenance Surveyor / Hong Kong West and Mr NG Chung-yuen, Jonathan, Building Services Engineer / Hong Kong West of the Housing Department (HD) to the meeting.

7. The Chairman said that prior to the meeting, the following DPC members had made requests to discuss the following items at the meeting:

- (i) “Replacement of the Water Supply System in Public Housing Estates in the Southern District” (Item I) raised by Mr CHU Lap-wai, MH, Ms LI Ka-ying, Mr WONG Choi-lap, Professor CHAN Yuk-kit, MH, JP, Mr LAU Ngai, Victor, Mr SIU Wai-chung and Mr CHEUNG Wai-nam; and
- (ii) “Concern over Frequent Suspension of Seawater Supply in Ap Lei Chau Estate and Request for Improvements to the Seawater Supply Measures in the Estate” (Item II)

raised by Ms CHAN Wing-yan and Ms LAM Wing-yan.

8. Mr CHEUNG Wai-nam briefly introduced Item I as follows:

- (i) Recently, many Wah Fu Estate residents had reported frequent problems with the water supply system. During the maintenance, water supply was temporarily suspended, sometimes for more than 12 hours, causing considerable inconvenience to the daily life of the residents. There had also been similar instances from time to time in other public rental housing (PRH) estates in the Southern District; and
- (ii) The written reply from HD indicated that between September 2023 and August 2024, the salt water supply at Wah Fu (I) Estate had been suspended a total of 17 times, which was the most severe case, while Wah Fu (II) Estate had experienced 11 such instances. These figures did not include planned temporary suspensions of water supply, highlighting the frequency of water suspensions. It was hoped that HD would address the issue of ageing water mains, including leaks, bursts, rusts and so on, in PRH estates across the Southern District. DPC members suggested that HD consider introducing innovative technologies such as Internet of Things sensors or artificial intelligence to assist in daily management, thereby reducing the frequency of water suspensions.

9. Ms CHAN Wing-yan, with the aid of a PowerPoint presentation, briefly introduced Item II as follows:

- (i) Ap Lei Chau Estate had been completed for over 44 years, and many of the facilities in the estate had aged. In recent years, there had been frequent suspensions of salt water supply, causing significant nuisance to residents. Using buckets of fresh water for flushing was not only a waste of fresh water, but was also inconvenient for many elderly and mobility impaired residents in the estate; and
- (ii) DPC members enquired whether HD had arranged for works personnel to conduct a detailed inspection of the water mains in the estate to identify the reasons for the frequent water suspensions, and whether HD had formulated short, medium and long-term measures to address the problem. DPC members requested HD to provide information on the temporary suspensions of salt water supply at Ap Lei Chau Estate over the past two years, including the number of such instances and the respective reasons, and called on HD to explore improvement measures.

10. The HD representatives said that the HD's written reply was set out in Annex 3 of DPC Paper No. 11/2024.

11. DPC members raised the following comments and enquiries:

- (i) It was hoped that HD would provide detailed data and reasons for the temporary suspensions of salt water supply at each PRH estate, including the situation of water suspensions on each floor or unit in Ap Lei Chau Estate, the longest and shortest durations of water suspensions, and whether these suspensions were caused by water main bursts arising from ageing pumps, gate valves and pipes and the related maintenance. It was also hoped that HD would analyse whether the frequent water suspensions in certain buildings were due to pump or valve damages, so that targeted actions could be taken accordingly. For example, Lei Chak House had had four instances of partial water suspension this year due to gate valve replacements. Each time after Wah Sang House had its tank cleaned or gate valve replaced, the water mains were soon engulfed by a large amount of sand and impurities upon reinstatement of water supply. This would rapidly damage the pump, giving rise to the need for replacement. DPC members called on HD to provide a timeline for pump replacement in the next two years;
- (ii) HD said that it would, in collaboration with works contractors, carry out major maintenance works annually on pumps that had been in operation for a certain number of years. DPC members considered that regular inspections were sufficient and annual maintenance works might not be necessary. They also enquired about the durability of material of the pumps;
- (iii) The investigation for civil engineering improvement works at Ap Lei Chau Estate was set to commence in 2025, with results expected by 2027 and completion anticipated by 2029. The entire improvement works were estimated to take up to five years. It was hoped that HD would provide a specific timeline for the works and expedite the progress; and
- (iv) DPC members asked whether the Government would provide support for elderly or mobility impaired residents if water suspensions exceeded a certain duration.

12. The HD representatives gave a consolidated response as follows:

- (i) The suspensions of salt water supply at Wah Fu (I) Estate and Wah Fu (II) Estate were typically due to leaks in salt water mains, damaged components and faulty ball valves in rooftop water pumps, resulting in the need to suspend water supply to the buildings. At Ap Lei Chau Estate, water suspensions were mostly caused by leaks or bursts in underground water mains. As for Shek Pai Wan Estate, the primary issues had been leaks in ground-level or above-ground mains, as well as damaged salt water valves or pressure-reducing valves on the rooftop. Records from Ma Hang Estate indicated that salt water suspensions had been necessary due to problems with the valves of the rooftop salt water tank. Similarly, at Tin Wan Estate, water suspensions had been caused by

- damaged salt water valves and Y-Strainers, as well as leaks in salt water mains;
- (ii) As Wah Sang House in Wah Fu (II) Estate received its fresh water directly from the Water Supplies Department, its water supply issues did not involve the fresh water pump system. Regarding flushing water, Wah Sang House and most buildings in Wah Fu (II) Estate relied on a central salt water pump system for supplying flushing water. If the central salt water pump system or its related electrical and mechanical equipment malfunctioned, there was a chance that flushing water supply might be temporarily suspended. HD and the works contractors would continue with the regular maintenance and inspection programmes, with works personnel inspecting, checking and testing all equipment in the central salt water pumping station every two weeks for timely maintenance, so as to identify potential causes of malfunctions and prevent them;
  - (iii) The frequent water suspensions at Ap Lei Chau Estate were primarily associated with underground water mains and valves. Each month, there were approximately one to two salt water suspensions caused by individual units in each building in the estate, with similar situations observed in other PRH estates. These instances were considered as normal, because residents might not be aware of the need to replace salt water valves until they moved out or replaced their water closets, by then they would make arrangements for such works;
  - (iv) HD had been conducting regular maintenance and inspection of pump systems as well as electrical and mechanical equipment. Every two weeks, works personnel inspected, checked and tested all equipment in pumping stations for timely maintenance so as to identify potential causes of malfunctions and prevent them. Additionally, HD had other maintenance programmes to review whether further improvements were necessary and to formulate solutions accordingly. Subsequently, they would coordinate with various units to arrange corresponding improvements to the pump system. Furthermore, HD and the works contractors performed major maintenance on pump systems in operation for a certain number of years and assess the repair and maintenance status of the electrical and mechanical system to ensure proper water supply;
  - (v) In recent years, pumps in some PRH estates had undergone major maintenance works based on varying degrees of upkeep. Major maintenance works involved disassembling the entire pump for thorough inspection and repair, with replacement of any pump components when necessary. In PRH estates in the Southern District, 39 pumps had undergone major maintenance works in recent years. This included 6 salt water pumps and 4 fresh water pumps in Wah Fu (II) Estate; 6 salt water pumps and 7 fresh water pumps in Shek Pai Wan Estate; and 9 salt water pumps and 7 fresh water pumps in Ap Lei Chau Estate. Apart from major maintenance works, HD and the works contractors also looked into the repair and maintenance conditions of pumps, identified those in poor conditions and replaced them gradually. In recent years, PRH estates with new pumps

installed included Ap Lei Chau Estate, where 4 fresh water pumps had been replaced. There were also plans to replace 1 salt water pump and 2 fresh water pumps in Wah Fu (II) Estate, as well as 4 salt water pumps and 2 fresh water pumps in Ap Lei Chau Estate over the next two years; and

- (vi) The comments and suggestions raised by DPC members regarding the civil engineering improvement works and contingency plans for Ap Lei Chau Estate would be forwarded to the relevant works divisions for review and follow-up. While HD understood DPC members' concerns about the timeline of the works, whether the works could be expedited depended on the results of the comprehensive subsurface investigation scheduled for 2025, which would assess the required duration for the works.

13. In closing, the Chairman said that several DPC members had expressed concerns about PRH estates' water supply system. Given the substantial population of elderly residents in the District, it was hoped that improvement works could commence as soon as practicable for the benefits of the residents. He requested HD to provide supplementary information after the meeting and expressed gratitude to the HD representatives for attending the meeting.

(Post-meeting note: The reply from HD was as follows: Currently, during periods of fresh water / flush water suspensions in PRH estates, individual residents with special needs could contact the estate office for assistance. Staff would coordinate with relevant organisations to provide appropriate assistance based on residents' needs. Regarding valve replacements, HD conducted regular inspections of the valves each year and carried out replacements or repairs based on inspection results. Regarding the civil engineering improvement works at Ap Lei Chau Estate, HD would commence on-site investigation and detailed design work next year. Once the detailed design was completed, HD would assess the required duration for the works. Concerning the pump system, since the water supply system was designed with dual pumps, simultaneous failures were rare. In recent years, there had been no instances of water supply suspensions caused by pump failures in PRH estates in the Southern District. Nevertheless, HD planned to gradually replace 1 salt water pump and 2 fresh water pumps in Wah Fu (II) Estate, as well as 4 salt water pumps and 2 fresh water pumps in Ap Lei Chau Estate over the next two years based on their repair and maintenance conditions.)

**Agenda Item 3: Progress Report**  
**(DPC Paper No. 12/2024)**

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

14. The Chairman invited DPC members to raise comments or enquiries on the matters in the captioned report.

- Cyberport Expansion Project

15. DPC members asked whether some areas of the Cyberport Waterfront Park could be opened for public use if the Waterfront Park Enhancement Works had been partially completed.

16. The Chairman asked the Secretariat to forward DPC members' comments to the Innovation, Technology and Industry Bureau and the Hong Kong Cyberport Management Company Limited (HKCMCL).

(Post-meeting note: The consolidated reply from the Innovation, Technology and Industry Bureau and HKCMCL was as follows: The enhancement of the Waterfront Park represented an important component of the Cyberport Expansion Project. The Cyberport Waterfront Park Enhancement Works commenced in the third phase of 2023 and were currently being taken forward in phases. During the construction period, HKCMCL had been committed to keeping at least half of the park open for public use. Efforts were being made to complete the construction works by the end of 2025.)

- Development of Former Tin Wan Concrete Batching Plant

17. DPC members said that the drainage of the carpark and factories in the vicinity of the site was suboptimal, which even led to road flooding during the previous typhoon. As such, they would like to know how the relevant Government Departments would tackle this issue.

18. The Chairman asked the Secretariat to forward DPC members' enquiries to the relevant Government Departments.

(Post-meeting note: The consolidated reply from the Drainage Services Department (DSD) and the Civil Engineering and Development Department (CEDD) was as follows: To improve the condition of the site, DSD and CEDD had

jointly conducted a site visit together with DPC members, namely Mr CHEUNG Wai-nam and Mr WONG Choi-lap, as well as relevant stakeholders on 9 October 2024 and explored ways to alleviate the situation. Improvement works by CEDD and DSD were expected to commence in October.)

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

19. DPC members noted the content of the report.

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

20. DPC members noted the content of the report.

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

21. DPC members noted the content of the report.

**Agenda Item 4: Any Other Business**

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22. No other business was raised at the meeting.

**Agenda Item 5: Date of Next Meeting**

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23. The Chairman advised that the next meeting would be held at 2:30 p.m. on 14 November 2024 (Thursday).

24. There being no other business, the meeting ended at 3:11 p.m.

Secretariat, Southern District Council  
November 2024