

(Translation)

**Minutes of the 7<sup>th</sup> Meeting of the  
Development Planning Committee (DPC)  
Southern District Council (SDC) (2024-2027)**

Date : 9 January 2025  
Time : 3:50 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  
Ms TSO Siu-lui  
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 ZHANG Xu, Suki	Engineer / 21 (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 ZHOU Hengrui, Ray	Engineer / E5, Drainage Services Department	
Mr LIU Wai-leung, Ricky	Senior Environmental Protection Officer (Sewerage Infrastructure) 6, Environmental Protection Department	} for agenda item 2
Ms YIP Lai-yuk, Carol	Senior Engineer / Consultants Management 7, Drainage Services Department	
Mr TSE Hon-lam, Anthony	Engineer / Consultants Management 17, Drainage Services 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 ZHANG Xu, Suki, Engineer / 21 (South) of the Civil Engineering and Development Department (CEDD);
- (iii) Ms LI Lo-ming, Irene, Senior Estate Surveyor / South (West) of the Lands Department (LandsD);
- (iv) Mr KWOK Tsz-ho, Derrick, Engineer / W6 of the Drainage Services Department (DSD);  
and
- (v) Mr ZHOU Hengrui, Ray, Engineer / E5 of DSD.

2. 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 6<sup>th</sup> DPC Meeting Held on 21 November 2024**

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3. 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.

4. DPC confirmed the captioned minutes.

**Agenda Item 2: Discussion on Ways to Enhance the Sewerage Facilities in Pok Fu Lam Village and San Wai Village in the Southern District**  
**(Item raised by Ms LI Ka-ying, Mr CHEUNG Wai-nam, Mr WONG Choi-lap, Prof CHAN Yuk-kit, MH, JP, Mr LAU Ngai, Victor, Mr SIU Wai-chung and Mr YEUNG Sheung-chun)**  
**(DPC Paper No. 1/2025)**

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5. The Chairman welcomed the following representatives of Government Departments to the meeting:

Environmental Protection Department (EPD)

(i) Mr LIU Wai-leung, Ricky, Senior Environmental Protection Officer (Sewerage Infrastructure) 6;

DSD

(ii) Ms YIP Lai-yuk, Carol, Senior Engineer / Consultants Management 7; and

(iii) Mr TSE Hon-lam, Anthony, Engineer / Consultants Management 17.

6. Mr WONG Choi-lap briefly introduced the agenda item.

7. The DSD representatives responded that the sewerage project for San Wai Village had not yet been included in the Public Works Programme (PWP). The sewerage system for Pok Fu Lam Village was part of DSD's "Provision of Sewerage for the Unsewered Area in Pokfulam" (PWP No. 4400DS). The project involved the construction of two kilometre-long gravity

sewers, 50 metre-long sewage rising mains, three sewage pumping chambers, and the installation of dry weather flow interceptors in the existing nullah. The aim was to collect sewage from Pok Fu Lam Village and channel it into the existing downstream sewerage system. In terms of progress, the project was gazetted in March 2022, and no objections were received during the gazettal period. Authorisation was granted in June 2022. The detailed design was largely completed, including the alignment of the sewers and the locations of the sewage pumping chambers. Provided that the project proceeded smoothly, the works were expected to complete in four to five years.

8. The EPD representative gave a consolidated response as follows:

- (i) There were approximately 1 000 villages in Hong Kong. The Government had progressively implemented the Village Sewerage Programme over the years to provide public sewerage facilities for these villages. By now, village sewerage works had been completed in over 280 villages, and such works were ongoing in more than 40 villages. The Government was planning related works for over 180 villages, including Pok Fu Lam Village;
- (ii) The taking forward of funding proposals depended on various factors. Details were set out in Annex 2 of DPC Paper No. 1/2025; and
- (iii) The situation in the remaining 500 or so villages was similar to that of San Wai Village. These villages had small numbers of usual residents and village houses, and there were significant technical difficulties in laying sewerage networks. Due to the narrow pathways in these villages, sewerage works would result in prolonged closure of pedestrian access, causing inconvenience to residents' daily lives. In addition, sewage manholes could only be constructed at the wider pathways near the village entrances and could not extend into the villages, leaving many village houses too far from public sewerage connection points to connect on their own. Furthermore, due to the terrain, sewage pumping stations were often required to address the issue, leading to excessively high costs for the sewerage networks. For these reasons, there were no plans to include these 500 villages in the Village Sewerage Programme at the time. However, if severe pollution was identified, cost-effective alternative facilities, such as dry weather flow interceptors, could be considered.

9. DPC members raised the following comments and enquiries:

- (i) San Wai Village in the Southern District was originally a squatter area with outdated sewerage facilities, and the hygiene conditions in the village were poor. It was hoped that the Government would consider improving the sewerage facilities in San Wai Village

to maintain environmental hygiene and enhance the cityscape; and

- (ii) Noting that DSD had completed the detailed design of “Provision of Sewerage for the Unsewered Area in Pokfulam”, DPC members enquired whether the details could be provided, such as the alignment as well as the location and number of manholes. It was hoped that DSD could exchange views with DPC members.

10. The EPD representative gave a consolidated response as follows:

- (i) It was understood that DPC members hoped that more villages could be included in the Village Sewerage Programme, but given limited resources, the Government needed to consider various factors before making a decision;
- (ii) If necessary, residents could apply to the LandsD for the construction of a septic tank system. Residents were required to follow the standard designs for septic tank systems as promulgated by EPD, and deal with the maintenance of the septic tanks themselves in the future. Maintenance guidelines for septic tanks and a list of private companies offering septic tank cleaning services were available on EPD’s website; and
- (iii) EPD was looking into the situation of San Wai Village and assessing whether additional sewerage facilities would be needed in the future.

11. The DSD representatives responded that prior to gazetting, DSD had discussed the detailed design of “Provision of Sewerage for the Unsewered Area in Pokfulam” with the local concern group. The alignment of the design had taken into account the arrangement for connecting village houses to the sewers in the future. The detailed design would be provided after the meeting.

12. In closing, the Chairman said that DPC was concerned about the sewerage facilities in Pok Fu Lam Village and San Wai Village. He was pleased to learn that “Provision of Sewerage for the Unsewered Area in Pokfulam” had a detailed design and understood that works projects needed to be prioritised according to the Government’s financial situation. DPC hoped that the relevant Government Departments would expedite the progress of the Pok Fu Lam Village project and consider constructing sewerage facilities for San Wai Village.

(Post-meeting note: The reply from DSD was as follows: The layout plan for “Provision of Sewerage for the Unsewered Area in Pokfulam” was given at the Annex.)

**Agenda Item 3: Progress Report**  
**(DPC Paper No. 2/2025)**

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

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

● Development of the University of Hong Kong:

14. DPC members said that at about 3:30 p.m. on 30 December 2024, a traffic incident had occurred in the High West site development at 144 Pok Fu Lam Road when a works vehicle had broken down while entering the site, leading to traffic congestion near Pok Fu Lam Road for about 10 minutes and causing inconvenience to residents. While DPC members understood that it was difficult to avoid incidents during the works, they hoped that the University of Hong Kong (HKU) and the contractor would pay more attention to the operation of equipment and logistics within the site in future, and make improvements accordingly.

15. The Chairman asked the Secretariat to liaise with the relevant organisation after the meeting.

(Post-meeting note: The reply from HKU was as follows: Regarding the traffic incident that had occurred outside the site at 144 Pok Fu Lam Road during the aforesaid period, HKU had checked with its registered contractor and learnt that the incident had been caused by mechanical failure of the works vehicle.

HKU apologised for any inconvenience caused during the works and would like to thank the residents in the vicinity for their understanding. To prevent recurrence of similar incidents, HKU had requested the contractor to regularly check the performance of vehicles' mechanical parts and carry out routine maintenance in future works to minimise the risk of recurrence of similar incidents while the vehicles were in service. In addition, HKU had also requested the contractor to arrange for escort vehicles for goods vehicles so that immediate assistance could be provided and transport arrangements could be made in case of emergency.)

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

16. DPC members said that the Education Bureau (EDB) and the school sponsoring body had reached an agreement on the surrender proposal, and the land grantee had submitted an application to the LandsD, as required by EDB, for the surrender of the school premises site in May 2024. DPC members enquired about the current status of the application and the approximate time required for the formalities to be completed.

17. The LandsD representative responded that an application had been received from the land grantee in May 2024 for the surrender of the school premises site to the Government. However, as the land grantee and the Government had to further discuss the details of the surrender, EDB was planning to organise a joint meeting to discuss such details with the school sponsoring body and LandsD, etc. As such, the exact time required for completing the surrender of the school premises site was yet to be confirmed at this stage.

18. The Chairman said that any latest progress before the next meeting should be included in the progress report.

**(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 on 18 March 2025 (Tuesday), immediately after the 8<sup>th</sup> meeting of the Food, Environment and Hygiene Committee.



24. There being no other business, the meeting ended at 4:12 p.m.

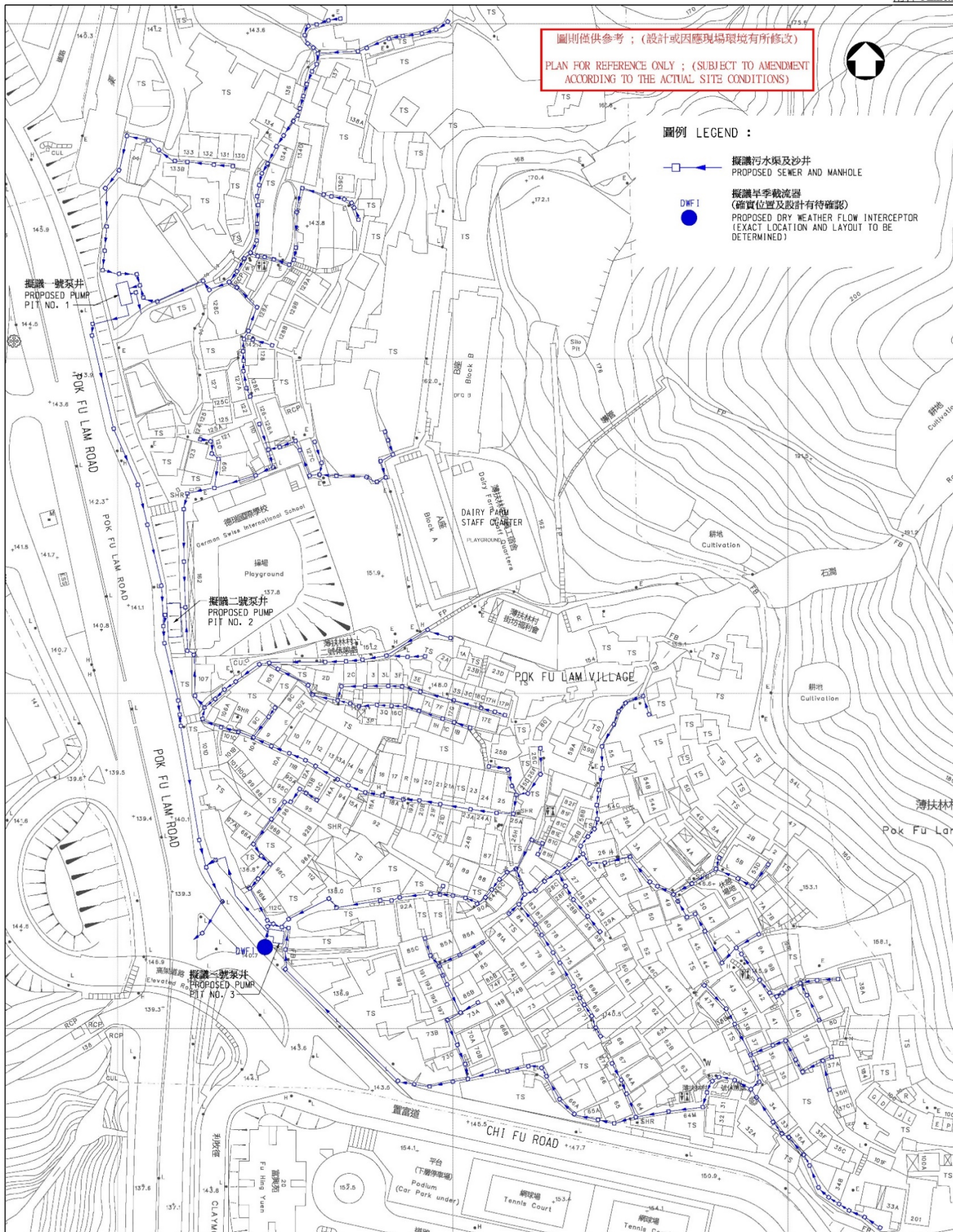
Secretariat, Southern District Council  
March 2025

圖則僅供參考；(設計或因應現場環境有所修改)  
PLAN FOR REFERENCE ONLY ; (SUBJECT TO AMENDMENT  
ACCORDING TO THE ACTUAL SITE CONDITIONS)



圖例 LEGEND :

-  擬議污水渠及沙井  
PROPOSED SEWER AND MANHOLE
-  DWF I  
擬議旱季截流器  
(確實位置及設計有待確認)  
PROPOSED DRY WEATHER FLOW INTERCEPTOR  
(EXACT LOCATION AND LAYOUT TO BE DETERMINED)



工務計劃項目第4400DS號 - 薄扶林地區污水收集計劃  
整體設計圖

PWP ITME NO. 4400DS - PROVISION OF SEWERAGE FOR THE UNSEWERED AREA IN POKFULAM  
GENERAL LAYOUT PLAN

日期 / DATE : 15/01/2025  
圖則編號 / DRAWING NO. : SK-T5-25-001

SCALE : 1:500 (A1) , 1:1000 (A3)