

(Translation)

**A summary of the
Second Southern District Council (2008-2011) Meeting held on 17.1.2008**

1. The Southern District Council (SDC) held its second meeting on 17 January 2008. The major issues discussed were summarised as follows:

**Formation of Committees under the Southern District Council
and the arrangement for the election of Committee Chairperson**

2. Four committees had been set up under SDC in this DC Term, including –

<u>Committee</u>	<u>Chairman & Vice-chairman</u>
(a) District Facilities Management Committee	Ms MAR Yuet-har, BBS, MH & Ir. CHAN Lee-shing, William
(b) Community Affairs & Publicity Committee	Ms LAM Yuk-chun & Mr. LAM Kai-fai, MH
(c) District Development & Environment Committee	Mr. WONG Che-ngai & Ms CHEUNG Sik-yung
(d) Traffic and Transport Committee	Mr. LEUNG Ho-kwan & Mr. CHAN Fu-ming

**Appointment Arrangements for
the Ap Lei Chau Community Halls / Community Centre Management,
the Southern District Summer Youth Programme Coordinating Committee &
the Southern District Committee on the Promotion of Civic Education**

3. Since 1 January 2008, SDC had taken over the management of various community halls/community centres under the Southern District Office. As such, the Ap Lei Chau Community Halls/Community Centre Management Committee was dissolved automatically upon the expiry of its term of office on 31 December 2007. As for the Southern District Summer Youth Programme Coordinating Committee and the Southern District Committee on the Promotion of Civic Education, their terms of office generally ran from 1 January to 31 December of the same year and 1 April to

30 April of the following year respectively. All SDC Councillors were free to join these two Committees of their choice. SDC unanimously agreed to the proposed arrangements.

Application for DC Funds:

Activities organized by Southern District Recreation & Sports Association

4. The Council endorsed the following two projects to be organized by Southern District Recreation & Sports Association (SDRSA) and approved to release 50% of the project cost for SDRSA to meet the initial cost of the two projects:

- ♦ Southern District Gateball Fun Day (\$9,359); and
- ♦ Southern District Football Game for Celebration of Lunar New Year (\$182,200).

2008/09 Leisure & Cultural Services Department's Recreation & Sports Programme Plan in Southern District (1st Quarter – April to June)

5. Representatives of Leisure & Cultural Services Department (LCSD) briefed SDC on the Recreation and Sports Programme Plan implemented by the Southern District Leisure Services Offices of LCSD from April to June 2008. SDC supported the Programme Plan and endorsed the funding application.

Annual Plan on Leisure & Cultural Services Department's Regular Free Entertainment Activities in Southern District in 2008/09

6. Representatives of LCSD briefed SDC on the regular free entertainment activities organized by LCSD in Southern District in 2008/09. SDC supported the Plan and endorsed the funding application. A councillor proposed that, to benefit more residents, LCSD should strengthen cooperation with local organizations in promoting the activities.

Programme Plan of Extension Activities for Public Libraries in Southern District for April 2008 to March 2009

7. The representative of LCSD briefed SDC on the Programme Plan of Extension Activities for public libraries in Southern District in 2008/09. SDC supported the Programme Plan and endorsed the funding application.

**Rezoning Application No. Y/H15/4 (No. 41 Heung Yip Road) –
Proposed Rezoning from “Other Specified Uses” annotated “Business (1)”
to “Residential (Group E)2”**

8. The rezoning application involved the rezoning of the site at 41 Heung Yip Road, Aberdeen from “Other Specified Uses” annotated “Business (1)” to “Residential (Group E)2” to construct two 17-storey residential buildings with a total floor area of 10 033 square metres. SDC Councillor Mr. TSUI Yuen-wa, who raised this item, held the view that the development of a residential instead of hotel project was contrary to the original zoning of the Wong Chuk Hang business area, which would hinder the future tourism development of Wong Chuk Hang and Aberdeen. He added that the rezoning application, if successful, would result in more similar cases, which would have a significant impact on the future development of Wong Chuk Hang as, for example, ancillary facilities had to be provided.

9. Most SDC Councillors raised objections to the application. Some councillors said that SDC conducted a study titled “Sustainable Tourism of Southern District – The Role of Wong Chuk Hang and Adjoining Areas” in 2007 and that the report of the study recommended the rejuvenation of Wong Chuk Hang, turning it and its adjoining areas into a tourism and leisure spot. As such, they considered that the rezoning application was contrary to the recommendations of the report.

10. The Council raised objections to the rezoning application. The representative of the Planning Department noted the views of SDC.

South Island Line Progress Update

11. This item was raised by SDC Councillor Mr. FUNG Wai-kwong who hoped that the government would provide SDC with information on the construction programme and financing arrangements of the South Island Line (East) (SIL(East)) as well as the future development of the former Wong Chuk Hang Estate site. Representatives of the Transport and Housing Bureau, the Planning Department and Mass Transit Railway Corporation (MTRC) attended the SDC meeting to update councillors on the latest development of the SIL Project.

12. Representatives of MTRC said that SIL (East) would run from South Horizons, Lei Tung, Wong Chuk Hang, Ocean Park to Admiralty where it would interchange with the Island Line, Tsuen Wan Line and the future Shatin-Central Line. In

consideration of the topography of Southern District and to meet the needs of the local residents, SIL(East) would be located in tunnel except for the elevated section between Lei Tung and Wong Chuk Hang and Aberdeen Tunnel. SIL(East) would be a medium capacity system which used four cars only. Its construction cost was estimated to be over \$7 billion. As the fare income could not offset the expenditure, MTRC would consider using the conventional "rail plus property development model" to fill the funding gap. As for the former Wong Chuk Hang Estate site, MTRC clarified that the land premium, one of the cost factors, would not be used to fill the funding gap, but paid to the government. The profit (after all costs) from the property would be shared equally with the developers and ploughed back in the rail project. Detailed arrangements had yet to be worked out with the government. As regards the implementation programme, MTRC expected that the preliminary design and public consultation would commence in 2008 and that gazette would be published and further public consultation conducted in 2009. Construction works were expected to commence in 2011 and completed in 2015.

13. Most SDC Councillors hoped that the government would shorten the consultation period as far as possible so that construction works could commence early. Some councillors queried why the gazetting exercise and second phase of public consultation had to take two years. They pointed out that SDC had been discussing the SIL project since 2002 and that the community knew quite well about the proposed alignment and stations. As such, they hoped that the government would complete the preliminary design and public consultation as soon as possible. Some councillors also remarked that under the concerted effort of the government and SDC and its SIL Focus Group, the network of SDC could be used as a means to encourage residents to participate in the discussion so that an early consensus on the design and locations of the stations could be reached. Besides, some councillors were concerned about the locations of the station exits, the noise generated during the construction stage and train movement, and whether the bus companies would reduce their services, etc. As regards the proposed Happy Valley Station, councillors were of the view that the issue should be considered on the premise that the implementation programme of SIL(East) should not be affected.

14. SIL Focus Group had a meeting on 25 February 2008 to conduct a thorough discussion about the public consultation programme. In addition, the government further briefed SDC on the specific proposals about the station exits at the meeting of SDC on 28 February 2008.

Greening Master Plan for Southern District

15. Representatives of Civil Engineering & Development Department (CEDD) and the consultancy company briefed SDC on the study progress of the Greening Master Plan (GMP) for Southern District and sought SDC's views on enhancing public participation in the study. The consultancy was commissioned by CEDD in late 2007 to study the characteristics and unique demands of the District so that a GMP for the District could be formulated. The GMP sought to define the overall greening framework and served as a guide for all parties involved in the planning, design and implementation of greening works. In addition to identifying suitable locations for planting, the GMP would establish the greening themes and proposed suitable planting species. The study was expected to be completed in early 2009.

15. The Council noted the above reports and resolved to appoint Vice-chairman CHU Ching-hong, Councillors Mr. CHAI Man-hon, Mr. CHAN Ngok-pang, Ronald, Mr. FONG Chun-chun, Mrs. MAK TSE Hau-lin, Ada and Mr. WONG Che-ngai to the District Participation Group (DPG) which held its first meeting on 13 February 2008 and elected Mr. CHU Ching-hong as Chairman of the DPG. In addition, the DPG held a community forum at the Ap Lei Chau Community Hall on 4 March 2008.

Proposed reclamation for boat storage hardstanding and submarine sewage pipelines in Deep Water Bay – Gazetting under the Foreshore & Sea-bed (Reclamations) Ordinance, Cap. 127

16. Representatives of District Lands Office (Hong Kong West and South of Lands Department, Royal Hong Kong Yacht Club (the Club) and the consultancy company briefed SDC on the proposed reclamation of an area of foreshore and sea-bed adjacent to the existing clubhouse of the Club on Middle Island for boat storage, and the construction of two submarine sewage pipelines between the foreshore on Middle Island and the Seaview Promenade (the Reclamation Scheme). After obtaining the relevant planning approval, the Club had applied to the Government for the grant of short term tenancies for the construction of a hardstanding for boat storage at the foreshore adjacent to its Clubhouse on Middle Island and the construction of two submarine sewage pipelines between the foreshore on Middle Island and the Seaview Promenade on the opposite shoreline. Lands Department had been arranging for the gazetting under the Ordinance and no adverse comments about the Reclamation Scheme and the gazettal documents had been received. As such, Lands Department consulted SDC on the Reclamation

Scheme. The Proposed hardstanding was 6 390 square metres (measuring from the base of the reclamation) and the construction period would be about 12 months. Besides, two submarine sewage pipelines, each of 100 millimetres in diameter and 186 metres in length, would be constructed at a depth between 3 and 5 metres below the seabed by horizontal directional drilling techniques from shore to shore to avoid disturbance to the seabed. The construction of these two pipelines would take about 18 months.

17. The Council supported the proposed project. Some Councillors hoped that the government would closely monitor the progress of the construction and check out whether the landscape, water current and ecology, etc. in the vicinity would be affected during the construction periods. Others Councillors were worried that the existing landing facilities opposite to the Middle Island might not cater for the needs after the completion of the construction. In addition, all Councillors recognized the contribution made by the Club in the promotion of water sports and hoped that the Club would strengthen communication with SDC and promote such sports in the District.

Anti-rodent Campaign (Promotion Phase) 2008, Food & Environmental Hygiene Department

18. The representative of Food & Environmental Hygiene Department (FEHD) briefed SDC on the arrangements and details of the Anti-rodent Campaign (Promotion Phase) 2008 in Southern District. The Campaign would be held from 7 January to 1 February 2008 by FEHD and the targets would be wet markets/market complexes and their neighbourhood, particularly those areas with frequent rodent problems and other places with rodent problems in the District. SDC noted the arrangements.

19. Most SDC Councillors recognized the effectiveness of the Campaign but reminded FEHD that they should not relax and that they should step up the anti-rodent work even during the non-promotion phase. In addition, some Councillors proposed that FEHD should further enhance promotion so as to increase the effectiveness of the Campaign.

Year-end Clean-up 2008, Food & Environmental Hygiene Department

20. The representative of FEHD briefed SDC on the details of Year-end Clean-up 2008. In support of the year-end clean-up tradition, the 21-day campaign

would take place in three phases, commencing on 15 January 2008 and ending on 4 February 2008. SDC noted the arrangements.

Southern District Council Secretariat
April 2008