

**Minutes of the 8<sup>th</sup> Meeting of the Southern District Council (SDC)**  
**(2020-2023)**

**Date** : 11 March 2021  
**Time** : 2:30 p.m.  
**Venue** : SDC Conference Room

**Present:**

Mr LO Kin-hei (Chairman)  
Mr Paul ZIMMERMAN (Vice Chairman)  
Mr CHAN Hin-chung  
Mr CHAN Ping-yeung  
Ms CHAN Yan-yi  
Mr LAM Andrew Tak-wo  
Mr LAM Ho-por, Kelvin  
Ms LAM Yuk-chun, MH  
Mr Jonathan LEUNG Chun  
Ms LI Shee-lin  
Mr POON Ping-hong  
Mr TSUI Yuen-wa  
Mr WONG Yui-hei, Angus  
Mr YIM Chun-ho  
Mr YU Chun-hei, James

**Absent with apologies:**

Mr PANG Cheuk-kei, Michael  
Miss YUEN Ka-wai, Tiffany

**Secretary:**

Ms CHAU Pui-king, Janice Acting Senior Executive Officer (District Council),  
Southern District Office, Home Affairs Department

**In Attendance:**

Mr CHENG Kong-chung, Francis, JP	District Officer (Southern), Home Affairs Department
Miss CHONG Wing-yan, Stephanie	Assistant District Officer (Southern), Home Affairs Department
Mr LEUNG Ying-kit	Senior Executive Officer (District Management), Southern District Office, Home Affairs Department
Ms CHAN Grace	Senior Liaison Officer (1), Southern District Office, Home Affairs Department
Miss CHOW Suk-ye, Jessica	Senior Liaison Officer (2), Southern District Office, Home Affairs Department
Mr KWAN Wai-yip, Patrick	Senior Liaison Officer (2)(Designate), Southern District Office, Home Affairs Department
Mr HON Ming-sau	District Environmental Hygiene Superintendent (Southern), Food and Environmental Hygiene Department
Ms FUNG Miu-ling	Chief Leisure Manager (HKW), Leisure and Cultural Services Department
Ms LO Kit-sheung	Housing Manager/HKI7, Housing Department
Mr AU Siu-fung, Kelvin	Chief Transport Officer/Hong Kong, Transport Department
Ms WONG Siu-hing, Queenie	District Commander (Western District), Hong Kong Police Force
Mr YU Kong, James	Police Community Relations Officer (Western District), Hong Kong Police Force
Ms HON Yuen-fun	Neighbourhood Police Coordinator, Police Community Relations Office (Western District), Hong Kong Police Force
Mr LAI Yat-ching, Anson	Assistant Commissioner for Tourism 2, Tourism Commission
Ms TANG Po-kwan, Anny	Senior Manager (Tourism) 21, Tourism Commission
Mr. LAU Ming-wai	Chairman, Board of the Ocean Park Corporation
Ms Ysanne CHAN	Chief Executive, Ocean Park Corporation

} for agenda  
item 2

Ms AU Kit-ying, Brenda	Project Coordinator (Invigorating Island South), Development Bureau	}	for agenda item 3
Mr WONG Wing-tak, William	Senior Town Planner (Invigorating Island South), Development Bureau		
Mr TANG Lai-yin, Ricky	Senior Engineer (Invigorating Island South), Development Bureau		
Miss MAN Chi-nga, Flora	District Leisure Manager (Southern), Leisure and Cultural Services Department		
Miss CHOW Man-man, Sophie	Senior Executive Officer (Planning)11, Leisure and Cultural Services Department		
Miss HO Lai-kuan, Jessica	Senior Executive Assistant (Planning)11, Leisure and Cultural Services Department		
Ms MOK Yuk-ha, Christine	Acting Curator (Historical Buildings) 2, Antiquities and Monuments Office	}	for agenda item 4
Ms CHUNG Yuen-yea, Amy	Assistant Curator II (Building Survey)3, Antiquities and Monuments Office		
Mr LI Yung-sau, Lawrence	Senior Estate Surveyor/South (East), District Lands Office, Hong Kong West and South		
Mr CHEUNG Hiu-fung	Land Surveyor/HK1, District Survey Office, Hong Kong		
Mr HUI Wing-hong	Principal Survey Officer/HK, District Survey Office, Hong Kong		
Mr LEE Kwun-chung, Johnson	Senior Engineer/HK 1, Water Supplies Department		
Mr WONG Cheuk-lun, Felix	Engineer/HK (Headworks 3), Water Supplies Department		

## **Opening Remarks:**

The Chairman welcomed members and Government representatives to the meeting and said the following:

- (i) Senior Liaison Officer (2) (SLO(2)) of the Southern District Office (SDO), Miss CHOW Suk-ye, Jessica, would leave the service on 15 March 2021 and the SLO(2) designate, Mr KWAN Wai-yip, Patrick, was in attendance at the meeting. He welcomed Mr KWAN Wai-yip, Patrick to the meeting and thanked Miss CHOW Suk-ye, Jessica for her dedication to the district work over the years; and
- (ii) In view of the latest situation of the Coronavirus Disease 2019, before entering the venue, all persons were subject to checking of body temperature and were 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 14-day compulsory quarantine.

2. The Chairman further said that two members, namely Miss YUEN Ka-wai, Tiffany and Mr PANG Cheuk-kei, Michael, were absent from the meeting. The aforesaid two members had submitted the Notification of Absence from Southern District Council / Committee / Working Group Meetings (the Notification Form) to the Southern District Council Secretariat (the Secretariat) before the meeting: (i) Miss YUEN Ka-wai, Tiffany had written down on the Notification Form that she was not able to attend the meeting because “she was remanded in custody owing to a case”; and (ii) Mr PANG Cheuk-kei, Michael had indicated “fulfilling civic obligations as required by the law, e.g. serving as a juror or acting as a witness in a trial” on his Notification Form and specified that he “had been admitted to court bail while pending review of the bail decision to be heard by the Court of First Instance of the High Court”, so he was unable to attend the meeting. According to his understanding, since the aforesaid two members were both remanded in custody pending trial by court directives, he believed that under the presumption of innocence, their applications of absence should be regarded as absence on the grounds of “fulfilling civic obligations as required by the law”. According to the SDC Standing Orders, SDC was required to decide on whether the applications of absence from the aforesaid two members should be accepted.

3. The Chairman asked members whether they would accept the applications of absence submitted by the aforesaid two members.

4. Mr Jonathan LEUNG Chun said that it was stipulated in Order 51(1)(d) of the SDC Standing Orders that fulfilling civic obligations as required by the law, e.g. serving as a juror or acting as a witness in a trial, could be accepted as one of the reasons for a member's application of absence. It had been clearly laid down that "serving as a juror" and "acting as a witness in a trial" were considered "fulfilling civic obligations as required by the law". He enquired whether there was any clear stipulation in the SDC Standing Orders that "fulfilling civic obligations as required by the law" was applicable to the scenarios of the aforesaid two members who were not able to attend the meeting.

5. The Chairman said that according to Order 51(1)(d) of the SDC Standing Orders, "fulfilling civic obligations as required by the law, e.g. serving as a juror or acting as a witness in a trial" had been stipulated as a reason for members' absence; the Chinese character "等" ("etc.") in this item was suggesting that the reason was not limited to "serving as a juror" and "acting as a witness in a trial" only. He opined that the reasons for absence of the above two members were relatively exceptional, it was difficult to judge by the prevailing SDC Standing Orders whether such reasons should be regarded as "fulfilling civic obligations as required by the law". He maintained that fellow members could consider revising the SDC Standing Orders in future to clarify whether being remanded in custody pending trial should be regarded as "fulfilling civic obligations as required by the law". However, it was not appropriate to make any immediate amendment at this meeting. He stressed that under the presumption of innocence, if a member had to be remanded in custody pending trial in accordance with the court directive or required to report to the police station on the date of meeting, and was unable to attend the meeting, he or she should be considered "fulfilling civic obligations as required by the law" as stated in Order 51(1) of the SDC Standing Orders.

6. Ms LAM Yuk-chun, MH opined that the Chinese character "等" ("etc.") in Order 51(1)(d) of the SDC Standing Orders did not cover the reason for the absence of the aforesaid two members. She also reiterated that the Chairman should strictly adhere to the provisions set out in the SDC Standing Orders governing members' absence from meeting when handling the applications of absence of the aforesaid two members.

7. Mr CHAN Ping-yeung asked Ms LAM Yuk-chun, MH her interpretation of the Chinese character "等" ("etc.") in Order 51(1)(d) of the SDC Standing Orders, say whether it carried the meaning of "wait" as in the case of "wait for a moment", "pending" or was referring to

some examples. He opined that the Chinese character “等” (“etc.”) here should bear the third meaning of giving some examples.

8. The Chairman said that he did not recommend having a discussion now at the meeting about the interpretation of the relevant provisions in the SDC Standing Orders. He asked members whether they agreed that SDC should handle the applications for absence of the aforesaid two members by way of voting.

9. Mr TSUI Yuen-wa said that he agreed with the Chairman about the interpretation of the Chinese character “等” in Order 51(1)(d) of the SDC Standing Orders and agreed that SDC should handle the applications for absence of the aforesaid two members by way of voting which was effective and could save time.

10. The Chairman proposed that SDC handle the applications of absence for the aforesaid two members by way of voting so as to avoid wasting too much time on further discussion.

11. Mr Francis CHENG, JP said that according to the Notification Form Miss YUEN Ka-wai, Tiffany submitted to the Secretariat, she did not fill in section (1), i.e. not making application by one of the five reasons stipulated in Order 51(1) of the SDC Standing Orders as acceptable for absence from meetings. Instead, she only filled out section (2), i.e. merely informing the SDC that she was not able to attend the meeting; whereas Mr PANG Cheuk-kei, Michael made his application for leave of absence from meeting on the grounds of “fulfilling civic obligations as required by the law, e.g. serving as a juror or acting as a witness in a trial” under Order 51(1)(d) of the SDC Standing Orders. He pointed out that Order 51(1) had provided for the matter concerning a member’s application of absence. According to his initial understanding, Miss YUEN Ka-wai, Tiffany had only submitted a notification of absence rather than an application for absence. Therefore, the Secretariat needed to study further whether SDC could accept her notification of absence as equivalent to an application for absence. Besides, some members had just raised different views toward whether the absence of Mr PANG Cheuk-kei, Michael, who was seeking a grant of bail from the court while pending trial in custody and hence unable to attend the meeting, should be considered “fulfilling civic obligations as required by the law” under Order 51(1)(d) of the SDC Standing Orders. He continued to say that if a resolution was passed to accept the application for absence submitted by Mr PANG Cheuk-kei, Michael, the Secretariat might seek legal advice on the decision after the meeting.

12. The Chairman stressed that no participant should waste the meeting time. He further said that he had noted the comments of the District Officer (Southern) and SDO could take any follow-up action as they wished. He said that members should spare no time to argue over the provisions of the SDC Standing Orders at this stage. He asked members whether they agreed to decide by way of voting on whether Miss YUEN Ka-wai, Tiffany and Mr PANG Cheuk-kei, Michael's leave applications could be accepted on the grounds of "fulfilling civic obligations as required by the law".

13. Mr Jonathan LEUNG Chun asked whether the vote would be taken on the application for absence submitted by Mr PANG Cheuk-kei, Michael only.

14. The Chairman said that since the aforesaid two members were not able to attend the meeting as they were both remanded in custody pending trial and considered Miss YUEN Ka-wai, Tiffany had just mistakenly filled in her application of absence to the inappropriate columns, he would deal with the applications of both members in the same manner.

15. The Chairman invited members to vote on the absence of Miss YUEN Ka-wai, Tiffany and Mr PANG Cheuk-kei, Michael by open ballot to decide whether SDC should grant its consent to accepting their absence from meeting on the grounds of "fulfilling civic obligations as required by the law".

16. The SDC endorsed that the absence of Miss YUEN Ka-wai, Tiffany and Mr PANG Cheuk-kei, Michael from meeting be accepted as absence on the grounds of "fulfilling civic obligations as required by the law", with 13 votes in favour (namely Mr CHAN Hin-chung, Mr CHAN Ping-yeung, Ms CHAN Yan-yi, Mr LAM Andrew Tak-wo, Mr LAM Ho-por, Kelvin, Ms LI Shee-lin, Mr LO Kin-hei, Mr POON Ping-hong, Mr TSUI Yuen-wa, Mr WONG Yui-hei, Angus, Mr YIM Chun-ho, Mr YU Chun-hei, James and Mr Paul ZIMMERMAN), two votes against it (namely Ms LAM Yuk-chun, MH and Mr Jonathan LEUNG Chun) and zero abstention.

17. The Chairman said that he had noted the comments of the District Officer (Southern) and reiterated that SDO could take any follow-up action as they wished, such as seeking advice from the Home Affairs Department (HAD). There was no need to waste time on discussion any more at the meeting.

18. Mr Paul ZIMMERMAN proposed that the SDC should remind members of the need to seek advice thoroughly before submitting an application for absence in future if they found themselves having difficulties attending a meeting of SDC.

19. The Chairman said that he would convey Mr Paul ZIMMERMAN's comments to the two members who were absent from the meeting as far as possible.

**Agenda Item 1: Confirmation of the draft minutes of the 7th SDC meeting held on 5 November 2020  
[2:38 p.m. – 2:39 p.m.]**

20. The Chairman said that prior to the meeting, the draft minutes of the 7<sup>th</sup> SDC meeting had been circulated to members for comments. The Secretariat had not received any amendment proposals so far.

21. The Chairman asked members to confirm the minutes of the 7<sup>th</sup> SDC meeting.

22. SDC confirmed the minutes of the 7<sup>th</sup> SDC meeting.

**Agenda Item 2: Proposed Way Forward of Ocean Park  
(SDC Paper No. 3/2021) [2:39 p.m. – 4:06 p.m.]**

23. The Chairman welcomed the following representatives of Government Department and institution to the meeting:

- (i) Mr LAI Yat-ching, Anson, Assistant Commissioner for Tourism 2, Tourism Commission (TC);
- (ii) Ms TANG Po-kwan, Anny, Senior Manager (Tourism) 21, TC;
- (iii) Mr LAU Ming-wai, Chairman, Board of the Ocean Park Corporation (OPC); and
- (ii) Ms Ysanne CHAN, Chief Executive, OPC.



24. The Chairman said that this agenda item was raised by the TC. Details were given at SDC Paper No. 3/2021.
25. The Chairman invited the TC representatives to brief members on the content of the paper.
26. Mr LAI Yat-ching, Anson, with the aid of PowerPoint, briefed members on the future strategy of Ocean Park, including the way forward of Ocean Park, the development direction of its upper park area and lower park area, new initiatives on conservation and education, Water World facilities, development of marine tourism as well as a new sustainable mode of operation.
27. The Chairman asked the representatives of OPC to add on the briefing.
28. Mr LAU Ming-wai said that OPC had taken into consideration comments from members and various parties on such aspects as water transport, animal welfare and the number of tourists before drawing up a rebirth proposal for Ocean Park. He invited members to give their comments and suggestions on the proposed project.
29. The Chairman invited members to raise comments or enquiries.
30. Mr TSUI Yuen-wa raised the following comments and enquiries:
- (i) He considered that the Park's plan to develop retail, dining, and entertainment (RDE) facilities was feasible. He pointed out that this mode of operation had been adopted in individual large-scale shopping malls and had proved to be successful in operation so far. He believed that the financial risk to be borne by the Park would be lower in future;
  - (ii) He stressed that Ocean Park's operating philosophy should not be profit-oriented. Under the premise of self-financing, it should maintain a balance between its conservation and education work. He supported that the Ocean Park should focus on the development of conservation and education;
  - (iii) The use of technology could be treated as a kind of capital investment; however, as technology advanced over time, the Park was advised to exercise prudence considering the amount to be invested in technology projects;
  - (iv) He queried whether the development in the lower park area would end up turning into some leisure facilities for the rich people residing in Repulse Bay while discouraging

other members of the public to enjoy. He emphasised that the service target of the Ocean Park should be all Hong Kong people;

- (v) Regarding the proposal of constructing piers, he stressed that in planning for the project, a study should be conducted on the valuable coral found in the offshore waters of Tai Shue Wan; and
- (vi) The Water World was expected to be very popular when it came into service and the increase in the number of visitors would definitely aggravate the traffic burden in the vicinity of the Ocean Park. Nowadays vehicles travelling to and from Ocean Park via Shum Wan Road would pass by certain shipyards. He hoped that the Department concerned could carry out beautification works and make improvement to the footpaths and transport support facilities.

31. Mr LAM Ho-por, Kelvin raised the following comments and enquiries:

- (i) He was glad to see that the Park admitted in the paper that their previous publicity work on conservation and education had not been adequate and there was a plan to introduce experiential learning to provide the public with an opportunity to take part in the conservation work of the Park. He wished to have a better understanding of the plan details, such as the criteria for selecting participants and the target groups;
- (ii) He asked whether the Park's management would improve dissemination of messages on conservation and education. Apart from using traditional method of one-way promotion, he would also like to know whether the Park would consider enhancing its interaction with the public in the promotion of conservation and education;
- (iii) Regarding the Park's proposal of developing a mode of operation through long-term outsourcing at the lower park area, he enquired of the Park about the standards and details to be adopted in the tendering process, including whether the Park would have the right to take part in the screening of contractors, how it could keep the outsourcing process under supervision to avoid the risk of multiple sub-contracting and ensure that the operators were able to attain the aim of conservation and education in the course of their future operation; and
- (iv) On the planning of water-borne taxi and its navigational route, he asked whether the Park would consider incorporating in its plan the two piers currently situated at South Horizons and under private ownership. He pointed out that this would not only facilitate travel of the residents between South Horizons and various destinations but

also enhance the traffic connectivity between Aberdeen, Ap Lei Chau and the Ocean Park.

(Post-meeting note: Regarding the incorporation of the two piers at South Horizons into the water transport development plan, TC replied that the OPC would formulate future marine tourism routes in due course and comments from stakeholders were welcomed.)

32. The Chairman enquired about the background of these two private piers at South Horizons.

33. Mr LAM Ho-por, Kelvin responded that the two existing private piers at South Horizons were owned by The Hongkong Electric Company Limited and Shell Hong Kong Limited respectively.

34. Mr Jonathan LEUNG Chun raised the following comments and enquiries:

- (i) He said that the Park should also pay attention to environmental protection issues while providing catering services in the Park, such as promoting food waste recovery or setting up a food waste recovery centre in the Park. It was also proposed that the Park should maintain a stronger tie with the communities in the vicinity and assist in promoting food waste recovery in the district as well as the publicity for other environmental work in the Park;
- (ii) While a fellow member had concern that the development of RDE facilities in the lower park area might become a private club house for the rich people, he said that he had no such worry. Instead, he was alert as to whether the conduct of business would create noise problem. He hoped that the Park would handle the issue properly; and
- (iii) He opined that the Park should pay heed to the traffic problem possibly arising from large volume of visitors to be anticipated for the Water World in future, especially attention should be given as to whether there were enough car parking spaces and whether the arrangement for online booking of parking spaces had been in place. He believed that the development of water-borne transport could help solve part of the traffic problem on land.

35. Mr WONG Yui-hei, Angus raised the following comments and enquiries:

- (i) He wondered if the general public could afford the services provided in the RDE facilities at the lower park area. He maintained that the facilities should mainly be targeted at ordinary consumers offering a diversified choice of products; on the other hand, shops selling luxury items for high-end consumption should be avoided;
- (ii) There were quite a lot of problems with the traffic condition of Wong Chuk Hang. He suggested that the Government Departments, MTR Corporation Limited (MTRCL) and the OPC should prepare a contingency plan for the Water World in order to cope with the challenges of traffic and transport upon its official launch;
- (iii) He enquired about the mode of operation for the future water-borne transport and the development direction of the proposed piers at Deep Water Bay and Tai Shue Wan; and
- (iv) He enquired about the preliminary concept of incorporating Jumbo Floating Restaurant into the blueprint for the overall development of the OP.

36. Ms CHAN Yan-yi raised the following comments and enquiries:

- (i) She recognised that the proposal put forward by the Park could reduce the financial burden of the OPC; however, operating by outsourcing had always led to such problem as maladministration, and hence was attracting criticism. She enquired of the Park about the criteria for selecting an operator and how it could ensure that the operators would provide services in compliance with the standards set out by the Park, say on maintenance and cleaning, and whether their operation would have any impact on the reputation of Ocean Park; and
- (ii) She wished to have more information about the future development direction of Jumbo Floating Restaurant.

37. Ms LAM Yuk-chun, MH raised the following comments and enquiries:

- (i) As it was learned that conservation and education were the cornerstones of Ocean Park's future development, she hoped that the Park could elaborate on its development direction;
- (ii) She believed that the development of the catering business in the lower park area through outsourcing could capitalise on the edges of private sector market. It would thus be more effective than operating the business with the Park's own effort;

- (iii) She expected that the Water World would be well received by the public upon its grand opening. She worried that the launch of the service would lead to increased flow of visitors; furthermore, upon completion of the new development project of above-station residential property at Wong Chuk Hang MTR Station, it would also heighten the traffic pressure on the road in the vicinity. She urged the Park to sort out the problem of traffic and pedestrian flow before the opening of the Water World. She proposed using both land and water-borne transport facilities to divert the traffic, for example, arrangement could be made to provide ships at Lei Tung MTR Station for carrying passengers to the Ocean Park; and
- (iv) The Park had not mentioned in the paper the development direction of Jumbo Floating Restaurant. She enquired about the progress on the initial study for Jumbo Floating Restaurant.

38. Mr YIM Chun-ho raised the following comments and enquiries:

- (i) He looked forward to the Park's response and learning about the development direction of Jumbo Floating Restaurant;
- (ii) He was delighted to learn that the Park had put forward proposal in the paper concerning conservation and education. Yet, he could not understand why the Park focused the conservation and education plan on the upper park area only. He opined that the work of conservation and education should be implemented in both the upper and lower park areas, stressing that the Park should not reduce the conservation areas;
- (iii) He asked whether the Park would consider adding facilities for developing an organic farmers' market. He opined that this could satisfy the needs of Southern District residents in terms of environmental experience and was also in line with the outsourcing mode of operation. He believed that the Park was in favourable condition to develop organic farmers' market facilities and there was potential to develop an organic farmers' market in the Park as well as organic farming. He hoped that the Park could work with the relevant organisations for such development;
- (iv) He considered that the traffic problem in the district was one of the priority items which required the attention of the Park. He expected that Shum Wan Road would serve as a major road for vehicle ingress and egress from the Water World. However, illegal parking was frequently found on both sides of the road section. While the construction of piers could not yet be implemented within a short time, he urged the Park to provide a well-planned solution for the problem.

39. Mr CHAN Ping-yeung raised the following comments and enquiries:

- (i) He asked when the Ocean Park planned to terminate its dolphin shows;
- (ii) At present, the Park was providing 391 car parking spaces. He asked whether the Park had plan to increase the number of parking spaces, including the number of parking spaces for coaches;
- (iii) He was glad to see that the Park would make good use of its resources by turning some of the amusement rides to be phased out soon into other uses, such as Zipline. He enquired about the estimated time required for the Park to change the use of these facilities; and
- (iv) Pier was one of the important facilities for water-borne transport. He hoped that the Park could provide the timetable for the construction of its pier and said that he had drafted a proposal in this regard, suggesting that one of navigational routes of the water-borne transport should set off from Ap Lei Chau to connect with Ocean Park, Repulse Bay and Stanley.

(Post-meeting note: Regarding the estimated time required to phase out and change the use of these facilities, TC replied that a number of attractions in the lower park area were coming into the end of their useful life in the next three to five years, which were proposed to phase out gradually to free up space for creating an open air RDE destination for all age groups. It was also recommended to phase out some aged thrill rides early in the upper park area, such as Mine Train and Raging Rivers, after they had run out of their useful life to make room for a new and exciting adventure-themed zone.)

40. Mr LAM Andrew Tak-wo raised the following comments and enquiries:

- (i) Among the frequent customers of the Ocean Park, quite a number of them had worries that after the repositioning, the Ocean Park would lose its prominent features of combining learning and entertainment which used to be enjoyed a lot by the public;
- (ii) He pointed out that the Parks mainly intended to attract the public to the enter the RDE zone at the lower park area free of charge and increase the number of visitors who might in turn be attracted to visit the upper park for the paid items, and hence stimulating consumption. Yet, the Park had not clearly explained the connection between the

- upper park area and the lower park area. He queried that the business model of having multiple individual outsourced operators would cause Ocean Park to lose its integrity;
- (iii) Given that the degree of engagement varied with different outsourced operators, he enquired about the criteria being adopted by the Park for selection of outsourced operators, such as the vision ought to be upheld, whether the Park would impose constraining conditions on various interests and how the Park could ensure that mutual benefits would be achieved with the operators in view of the fact that there were so many interests while some of them possibly had no direct relation with the conventional characteristics of Ocean Park;
  - (iv) He asked whether the Park had assessed the likelihood of the public just entering the venue without spending money and if the extreme case should arise, whether a solution had been worked out. He worried that the scenario of “attracting large flow of people but not their money” would aggravate the already heavy burden on the traffic in the neighbourhood; and
  - (v) He enquired about how the Park could attract the public to go shopping at the lower park area and afterwards continue to visit the upper park area for sight-seeing. For the purpose of achieving conservation and education in the Park, it was also essential to avoid overcrowding the lower park area as the visitors might end up losing their desire to go sight-seeing.

41. Mr YU Chun-hei, James raised the following comments and enquiries:

- (i) He pointed out that it took several years to complete the development project for water-borne transport, but the Water World would soon be launched. He asked whether it was possible for the Park and the Government Departments to improve the transport facilities in order to alleviate the traffic problem during the said period; and
- (ii) He was worried that after repositioning of the Ocean Park, people would only visit the lower park area where entrance was free of charge, instead of using the paid facilities at the upper park area. Under such circumstances, the overall business and financial status of the Park were not optimistic. As such, he would like to know what strategy the Park would consider to cope with the above situation.

42. Mr CHAN Hin-chung raised the following comments and enquiries:

- (i) From a commercial point of view, he considered that the Ocean Park should be run as a profit-oriented business in order to maintain a long-lasting and steady development. The Park should set aside resources from its profit for the benefits of improving the facilities in the Park and the conservation work, etc. Otherwise, the Government would need to invest money into the Ocean Park ceaselessly.
- (ii) He pointed out that as open tender would be put up for the RDE facilities at the lower park area, monopolisation of the facilities by powerful consortium or large restaurant chains would be inevitable. He asked whether the Park would set specific conditions or reasonable ratio to enable interested proprietors with special characteristics and creativity to run their businesses in the Park;
- (iii) He considered it a very good idea to have an open bazaar and expected that the Park could follow the operation model of open bazaar in foreign countries, accommodating shops of various industries like specialty stores or shops selling organic agricultural products in the Park; and
- (iv) Concerning the proposal of setting up wellness-themed zones, it must be able to attract a large volume of tourists on an operational basis in order to make both ends meet and sustain a long term development. However, the proposed programmes such as trekking, glamping and meditation were not meant for accommodating a large number of participants at the same time. He enquired about the Park's strategy in managing the flow of visitors.

43. Mr POON Ping-hong raised the following comments and enquiries:

- (i) He found the presentation of the Park very appealing and trusted that the new look and new experience depicted in the proposal could attract customers to revisit. If the public had still kept an interest in touring around the Ocean Park, it would be of great benefit to the long term development of the Park;
- (ii) Quite a lot of people had worries about the outsourcing mode of operation to be adopted by the Park for fear that outsourcing would tend to give rise to unclear demarcation of responsibilities. He expected that the Park would sort out the problem before implementation of its plan;
- (iii) According to the annual report of the Aberdeen Restaurant Enterprises Limited, the Jumbo Floating Restaurant still had profit in 2018 and the previous years. He expected that after handing over the management to the Park, Jumbo Floating Restaurant could financially support the OPC;



- (iv) He enquired about the feasibility of introducing the concept of sustainable seafood into Jumbo Floating Restaurant. He shared the view that the conservation and education work should also be implemented in the lower park area. The Park should not pool all efforts to develop conservation work in the upper park area only; and
- (v) He wondered if the lower park area might possibly be occupied by some people who visited the Park on a routine basis upon opening up of the Park to the public free of charge, and thus leaving a negative impression on the other visitors.

(Post-meeting note: Regarding the future operation of the Jumbo Floating Restaurant, TC replied that, as stated in the meeting, the donation arrangement was only a very preliminary idea, which needed time to discuss and plan carefully. Currently, the primary task of the Park was to implement the future strategy. The Park would concentrate on following up and implementing related work at this stage. The donor also agreed to this arrangement.)

44. Mr Paul ZIMMERMAN raised the following comments and enquiries:

- (i) About 48% of the vacancies in the Southern District were filled by the public from the local community; yet, it was mentioning that the unemployment rate of the district had reached 13%. Therefore, he hoped that the Park could give priority to hiring residents of the Southern District and local operators in the district so as to provide job opportunities for the public in the Southern District;
- (ii) He hoped that the Park could properly handle the conservation of Jumbo Floating Restaurant and start discussing the design of the related pier as soon as possible. He cited the piers at Lei Yue Mun and West Kowloon Cultural District as examples and would like to know whether the planned pier of the Park would be provided with barrier-free facilities, and whether public landing facilities or gangway access would be adopted;
- (iii) He suggested that the Park make use of the unique geographical environment in the Southern District for the purpose of education and introduce artificial reefs in certain park areas in order to help preserve the marine ecology;
- (iv) He asked whether the Park would promise to employ different strategies for diverting the movement of vehicles heading to the Ocean Park, say the development of railway or water-borne transport network in order to tackle the issue of traffic congestion;
- (v) He enquired whether the Park would agree to give in a certain part of the land from the Ocean Park to the Highways Department (HyD) for widening of the footpaths on Wong

Chuk Hang Road with a view to optimising the Hong Kong Island Coastal Trail. He would like to have a response from the representative of Transport Department (TD); and

- (vi) Since an abundance of public resources had been channelled to Ocean Park for taking forward its long-term development proposal, all members of the public, Legislative Council (LegCo) and District Council (DC) should lend their support. He hoped that Mr LAU Ming-wai could give his word to follow up the proposal proactively in future.

45. Ms LI Shee-lin raised the following comments and enquiries:

- (i) She asked whether items which had remained as collective memories of Hong Kong people, such as the amusement rides would be retained or not;
- (ii) She pointed out that upon introduction of the outsourcing mode of operation, it was necessary for the Park to prevent the problem of poor performance of the outsourced operators, in particular a lot of Southern District residents had been working in the Park. Preventive measures should be taken to safeguard these workers from being exploited;
- (iii) She would like to have more information on how the Park could link up Jumbo Floating Restaurant, Aberdeen Wholesale Fish Market and other attractions in the Southern District by making use of the water-borne transport;
- (iv) It was expected that upon the opening of the Water World, a large volume of visitors would be attracted to the Park. However, it took time to build the pier. The Departments involved and the Park were urged to make an endeavour to improve the short-term transport support facilities, for example, providing sufficient parking spaces in the Park or working with sampan operators in a bid to reduce the vehicular flow. She also asked about the lead time required for the construction of the two piers as well as the details; and
- (v) She said that the markings and maps displayed in the Park comprised ample messages of educational significance. She would give additional comments on this point later.

46. The Chairman reminded members to speak as concisely as possible in order to shorten the time of meeting. The Chairman invited the TC representatives to respond to the questions about the road transport facilities, water-borne transport arrangement, mode of operation, as well as the direction for development of conservation and education in respect of Ocean Park, and whether priority would be given to hiring Southern District residents.

47. Mr LAI Yat-ching, Anson gave a consolidated response as follows:

- (i) He pointed out that the future strategy was drawn up for Ocean Park after taking into account the comments and opinions from members and various stakeholders. As for water transport, the planned piers would be developed under Government's public works project following the established mechanism. The preliminary work would involve conducting detailed technical feasibility study for the two proposed piers, including investigation of the environment of the site and the seabed as well as its ecological habitat, in order not to affect the surrounding ecological habitat as far as practicable at the design stage. It was expected that the study and construction procedures would take time. Details on the location of the piers, the construction timetable, the number of ships to be accommodated and the piers' function would need to be further deliberated and explored with various Government Departments;
- (ii) He expected that upon completion, the two piers would be one of the special features of the Park and would be opened up to the public in order to facilitate development of marine tourism. The piers would complement the Water World facilities to attract visitors to Ocean Park and other attractions in the Southern District;
- (iii) The OPC would focus on conservation and education in future, with an aim of integrating such elements into different aspects of the Park's operation, say adding information on conservation to visitors when they were queuing up for amusement games, achieving the purpose of learning with entertainment. Meanwhile, the animal exhibition hall facilities would be retained as much as possible, for example, the Grand Aquarium and the Giant Panda Adventure. The Park would also introduce a pay-as-you-go operation model. Whether concessionary offer would be provided for specified facilities to attract visitors would be up to the OPC to decide;
- (iv) It was understood that the access to the Water World was not desirable. The OPC would meet with the Police and TD with a view to devising the improvement measures. In the long run, TC would also work with the Invigorating Island South Office (IISO) of the Development Bureau (DEVB) to avoid traffic congestion arising from visitors to the Water World. As the visitors to the Water World would primarily be local people, who mainly took MTR to the Water World, and since the Park would exert more efforts to attract high-yield tourists, with crowd management initiatives, it was expected that the impact on the local residents in the district would be alleviated; and
- (v) Regarding the donation of the Jumbo Floating Restaurant, TC appreciate the donor's generous donation of Jumbo to the OPC. However, currently the primary task of the

OPC was to implement its future strategy. Upon discussion with various parties, TC and the donor both agreed to let the OPC focus on following up and implementing the future strategy, while dealing with the Jumbo Floating Restaurant at a later time in future, including such issues as how Jumbo Floating Restaurant could bring in economic value to the Southern District without causing additional financial burden on the Park. Nevertheless, the donation work would still continue.

48. Mr LAU Ming-wai gave a consolidated response as follows:

- (i) Discussions with the media and at LegCo meetings in the past had always focused on the operation mode of Ocean Park and the operational strategies of the lower park area. He was glad to see that SDC members had shown their interest in the conservation and education work of the Park. In his opinion, the Park had not done enough in these areas and he expected that the work on conservation and education should expand in magnitude and depth. The conservation and education work of the Park should cover both the internal and external aspects of the Park. On the internal aspect, the lower park area would continue to maintain existing facilities like the two giant panda exhibits and the aquarium. The Park would enhance its work within the Park's setting in two major areas: first, application of technology and new learning modes; and second, enhancement on the quality of docents. On the external aspect, he opined that the education and conservation work outside the Park was even more important than what was done in the Park. Ocean Park had taken a rather passive approach in conservation work outside the Park in the past. In the future, it would take more initiative to provide care and rehabilitation for animals in the wild and to protect their ecological habitats. He believed that the Park's related experiences inside and outside of the Park would complement one another;
- (ii) Ocean Park is highly committed to collaborating with various organisations and schools. It was hoped that the Park's education work would not be confined to within the Park's setting. The Park would redesign and consolidate information on its conservation work to enable integration into the curriculum of the primary and secondary schools in Hong Kong. At the tertiary and university research level, the Park had recently made an agreement with The Chinese University of Hong Kong for collaboration in scientific research on marine life and support for students with special educational needs in teaching them conservation knowledge. OPC ought to be run on a sustainable mode

of operation in order to maintain sufficient fund for the promotion of its conservation work;

- (iii) Cost-saving was not the purpose of bringing in other partners to the Park. As a matter of fact, the Park hoped to work in collaboration with the partners to create the best catering and entertainment experiences for visitors. The Park would carefully select suitable partners, draw up partnership agreements and effectively monitor the operation of the partners. Even though the partners would be responsible for taking up the management of facilities independently in the future, he believed that this would not lead to fragmentation or put OPC in a disorderly situation. The Park would play the role as a facilitator and be responsible for the selection of suitable partners and coordination of work, whereas all partners would be required to echo the mission of OPC on conservation and education, and integrate coherent elements into the design of both their hardware and software, thereby enabling the Park to live up to the expectation of the public and tourists;
- (iv) Although the last show of the dolphin performance had not yet been confirmed, it was expected that the performance would terminate by the end of 2021; and
- (v) Concerning the proposal of giving priority to Southern District residents for their job applications, the Park was unable to recruit only residents in the district and ignore job seekers from other districts. He advised that SDC members could proactively advertise job opportunities at Ocean Park to the Southern District residents.

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

50. Mr TSUI Yuen-wa raised the following comments and enquiries:

- (i) Being a district councillor of the Wong Chuk Hang constituency, he had greater concern on this agenda item. He did submit a proposed agenda in 2018-19 requesting the planning of public transport facilities for diverting the traffic of visitors to tie in with the opening of the Water World. At that time, TD had promised to commission a study on the public transport facilities. However, the opening of the Water World had been postponed for two years already, TD had not yet come up with the relevant report. He requested the TD representative to respond;
- (ii) He proposed that the Ocean Park should raise the level of public engagement, for example, by working with different traditional trades or the yacht club, organising such

programmes as street performance, pet open day and water carnival of Southern District and so on in order to encourage active participation of the public; and

- (iii) He opined that the Park should not just focus on the individual development of the Ocean Park. Rather, review should be conducted on the positioning of the role of Ocean Park in the Southern District and its connection with the local community.

51. Mr WONG Yui-hei, Angus raised the following comments and enquiries:

- (i) He proposed that the Park consider setting up a town market in collaboration with smaller organisations, commercial organisations or young art creators for the purpose of promoting community economy. He opined that there was potential for development of a town market which could also serve as a business model for the future in Hong Kong;
- (ii) He looked forward to receiving details on the development of Jumbo Floating Restaurant within 2021; and
- (iii) Since Miss YUEN Ka-wai, Tiffany was unable to attend this meeting, the following speech was made on behalf of Miss YUEN Ka-wai, Tiffany. While the pandemic had not yet come to an end, the proposal for Ocean Park had been planned for implementation in 2021. In case there was an epidemic outbreak during the opening of the Water World, she enquired about what contingency measures would be taken by the Park. Furthermore, it was learned that the Park had attached importance to conservation work; yet, it was understood that there were 591 deaths of the animals kept by the Park in captivity in 2018. It was suggested that the Park should take the initiative to disclose more information in the future in order to allow the public to acquire information about the habitat in which the animals were raised, and cooperate with the Park to implement its animal conservation programme, thus enhancing the image of the brand.

52. Mr Paul ZIMMERMAN raised the following comments and enquiries:

- (i) Concerning the outstanding response of the Park to members' comments and enquiries, he suggested that the Park provide a written reply in detail after the meeting;
- (ii) He opined that instead of relying on TD to address the problem of coaches in the district, it was advisable for the Government to have a good grasp of the actual problems caused by coaches, including randomly parking the coaches in the district, littering by the

passengers and obstruction of access. Apart from the traffic problem, the Government should also put in place more stringent measures to keep the behaviour of coach passengers at bay; and

- (iii) He said that TD had not yet responded to the proposed widening of footpath on Wong Chuk Hang Road.

53. The Chairman invited the representative of TD to respond.

54. Mr AU Siu-fung, Kelvin gave a consolidated response as follows:

- (i) TD would assess the demand of water-borne transport from different perspectives, including adequacy of nearby public transport, passenger demand and financial viability before considering any further arrangement;
- (ii) At present, there is already bus route 629 reaching the main entrance of Ocean Park and the bus route would be extended to the Water World in due course. TD would also closely monitor traffic situation in Southern District and will devise the improvement measures if necessary; and
- (iii) He had no information about widening of footpath on Wong Chuk Hang Road for the time being. He would provide supplementary information to Mr Paul ZIMMERMAN after the meeting.

(Post-meeting note: Regarding the modification of planter and widening of pavement near 188 Wong Chuk Hang Road (Hong Kong Country Club). Having consulted Leisure and Cultural Services Department (LCSD), TD has contacted HyD for arrangement of the works.)

55. The Chairman invited Mr LAU Ming-wai to respond.

56. Mr LAU Ming-wai gave a consolidated response as follows:

- (i) Ocean Park would organise a variety of programmes in future for boosting public engagement, say, by introducing street performances, and inviting schools and organisations to take part in volunteer activities held by the Park. There would also be a plan for the Veterinary Department or the Events and Entertainment Department of the Park to collaborate with schools and organisations, allowing students to have diversified

learning experiences. He maintained that conservation and education work should not solely rely on the Park's effort. With the engagement of all people in the work, it would produce substantial benefits. Therefore, future programmes would be offered with a wide spectrum suitable for all ages and people from all walks of life;

- (ii) There was ample room in the lower park area for setting up bazaar booths. Details on the opening season and time would be determined in due course subject to the actual condition and public needs;
- (iii) The Water World was expected to be opened in August or September 2021. Although the development of the pandemic was unpredictable, he believed that the situation would become more and more stable as COVID-19 vaccines become more readily available. The Park would get itself prepared for the preliminary work, recruitment and training of personnel. The Water World would be put into operation in accordance with the Government's guidelines on pandemic prevention; and
- (iv) Opinions from the majority of the public reflected that seeing real-life animals was still an effective way to promote conservation. The Park would examine all its animal-related facilities and review the role and function of each in fulfilling the mission of conservation and education, and ascertain if there was any item not in line with the conservation philosophy of the Park.

57. The Chairman invited the TC representatives to respond.

58. Mr LAI Yat-ching, Anson added that in response to the question on whether there would be frequent occupation of facilities in the lower park area by visitors, quoted Mr LAU Ming-wai, saying free admission did not mean no management. The Park would put in place adequate management measures to control the flow of visitors. As regards the suggestion in the community on charging nominal admission fee which could be used for spending in the Park, he said that the OPC would need to study further. Separately, the Park would discuss with TD on how to formulate suitable traffic measures. He also recognised the need of extending conservation and education items and reviewing the effectiveness in future, and hoped to maintain close liaison with all SDC members at each stage of the future strategy.

59. The Chairman concluded as follows:

- (i) It was expected that the Water World would bring additional traffic flow upon its opening. He agreed with his fellow members concerning the traffic problems. He



recalled that he had attended a site visit to the Ocean Park and come across traffic jam on that day as there was serious illegal parking outside the Park. Thus, there was an imminent need to relieve the pressure on the road network and that the traffic problems should be properly addressed;

- (ii) To facilitate development of a water-borne transport system, it was necessary to have a practical and specific plan for long term purpose. To this end, he urged the Departments concerned to have a discussion on all essential items, including which types of ships were allowed to berth at the piers, condition of berthing, timetable for the construction of piers, whether construction of breakwater was required and the timetable for the construction works;
- (iii) He shared the comments of Mr WONG Yui-hei, Angus and Mr TSUI Yuen-wa that if the lower park area was only tendered for mid-priced or middle to high-end shop tenants, it might not be affordable by the public at large. As such, he proposed that the Park should arrange designation of certain zones for the local small businesses, providing them with room for development, for example, sale of beers produced by local brewers in the Southern District, introduction of small specialty shops or brands from the district with a view to establishing a close bonding with the Southern District;
- (iv) He agreed that the Park needed improvement on the conservation and education work and suggested that the Park work closely with various marine conservation groups and research institution with a view to formulating a conservation plan together; and
- (v) If the Council needed to continue with the discussion of the future strategy for Ocean Park in the near future, he proposed consolidating all the enquiries raised by members at the meeting in a tabular list so as to facilitate following up of the matters by the Council in an more effective way.

60. The Chairman thanked the representatives of TC and OPC for attending the meeting.

(Mr LAI Yat-ching, Anson, Ms TANG Po-kwan, Anny, Mr LAU Ming-wai and Ms Ysanne CHAN left the meeting at 4:06 p.m.)

(Ms AU Kit-ying, Brenda, Mr WONG Wing-tak, William, Mr TANG Lai-yin, Ricky, Miss MAN Chi-nga, Flora, Miss CHOW Man-man, Sophie and Miss HO Lai-kuan, Jessica joined the meeting at 4:06 p.m.)

**Agenda Item 3: Invigorating Island South Initiative**  
**(SDC Paper No. 4/2021) [4:06 p.m. – 5:18 p.m.]**

61. The Chairman said that prior to the meeting, some members had separately requested to discuss the following issues under the captioned topic at this meeting:

- (i) “To Leverage the Development of ‘Invigorating Island South’ Initiative for a Reform of the Waterfront in Bays Area” raised by Mr Jonathan LEUNG Chun (Item 1);
- (ii) “Discussion on the Effectiveness of the ‘Invigorating Island South’ Initiative on the Economic Development in the Southern District and its Influence on the Development of the Community” raised by Mr CHAN Hin-chung, Mr WONG Yui-hei, Angus and Miss YUEN Ka-wai, Tiffany (Item 2);
- (iii) “The ‘Invigorating Island South’ Initiative and the Overall Development of the Southern District” raised by Mr CHAN Ping-yeung, Ms CHAN Yan-yi, Ms LI Shee-lin, Mr LO Kin-hei, Mr POON Ping-hong, Mr TSUI Yuen-wa and Mr YIM Chun-ho (Item 3); and
- (iv) “Request for Enhancement of the Facilities in Stanley and Shek O to tie in with the ‘Invigorating Island South’ Initiative” raised by Mr PANG Cheuk-kei, Michael (Item 4).

62. The Chairman said that this agenda item originally scheduled for discussion at the SDC meeting on 14 January 2021, which had been subsequently cancelled, was deferred to this meeting.

63. The Chairman welcomed the following Government representatives to the meeting:

- (i) Ms AU Kit-ying, Brenda, Project Coordinator (Invigorating Island South), DEVB;
- (ii) Mr WONG Wing-tak, William, Senior Town Planner (Invigorating Island South), DEVB;
- (iii) Mr TANG Lai-yin, Ricky, Senior Engineer (Invigorating Island South), DEVB;
- (iv) Miss MAN Chi-nga, Flora, District Leisure Manager (Southern), LCSD;
- (v) Miss CHOW Man-man, Sophie, Senior Executive Officer (Planning)<sup>11</sup>, LCSD; and
- (vi) Miss HO Lai-kuan, Jessica, Senior Executive Assistant (Planning)<sup>11</sup>, LCSD.

64. The Chairman asked Mr Jonathan LEUNG Chun to briefly introduce Item 1.

65. Mr Jonathan LEUNG Chun briefed members on the content of the item as follows:

- (i) On the one hand, the Government sought SDC's support for the proposed "Invigorating Island South" (IIS) initiative, and on the other hand, quite many deep-seated problems in the Southern District remained unsolved so far. Therefore, he wished to seize the opportunity brought by this initiative to foster co-operation between the Government and SDC with the assistance of various Government Departments;
- (ii) As a case in point, he described the situation in Seaview Promenade as "terribly messy" because the management of different road sections was undertaken by different Departments, giving rise to poor management of some road sections. He was confident that the above problem could be promptly tackled if various Departments were willing to engage in a dialogue. If developed in conjunction with the IIS initiative, Seaview Promenade could become a place of interest for local visitors and strollers, enhancing the image of the Southern District;
- (iii) He hoped that pets could be allowed to enter some beaches with low patronage under the IIS initiative. As relevant guidelines had yet to be available from LCSD, he hoped the Southern District would be made the pilot site for designating pets-inclusive beaches under the IIS initiative; and
- (iv) He would leave the presentation of the item on the introduction of water taxis to other fellow members.

66. The Chairman asked the members concerned to briefly introduce Item 2.

67. Mr WONG Yui-hei, Angus briefed members on the content of the item as follows:

- (i) As the IIS initiative involved multi-faceted developments in the Southern District, he encouraged wider participation of residents and members in the entire planning process, and looked forward to more opportunities to communicate with all parties in the future;
- (ii) It was expected that the IIS initiative involving the business and tourism development would affect the employment scene and local communities, with the most significant impact on the transportation network. He pointed out that it had been indicated in the written reply that a major business area would be developed and tourism projects be implemented in the vicinity of Wong Chuk Hang in the future. However, given the lack of significant progress in the development of the South Island Line (West) (SIL(W)) so far, coupled with the fact that traffic impact assessments (TIAs) had yet to be conducted for some projects and the need to tie in with the planning of the "Lantau

Tomorrow” and Route 4, he hoped that DEVB could, in the future, review the overall transport development under the initiative;

- (iii) The IIS initiative covered the expansion of the Aberdeen Typhoon Shelter area and the development of waterborne transport, including the extension of breakwaters and the addition of mooring facilities. In this connection, he enquired about the specific measures to be adopted to increase the number of mooring facilities and expand the typhoon shelter area, as well as how to adapt to various environmental constraints and cope with the needs of local stakeholders, such as boat dwellers and shipyard owners. He also asked whether the Government had started planning on the above;
- (iv) As far as he knew, additional landing facilities had been provided in other districts by the Marine Department (MD). As this initiative involved a large-scale planning, he asked whether some supporting facilities would be provided in the short run;
- (v) Typhoon shelter management had all along been a subject of criticism. He would let other fellow members to elaborate on this later on;
- (vi) On tourism facilities, quite many local residents were sceptical about the effectiveness of installing the historical information plaques at Aberdeen Promenade. As far as he knew, residents and visitors seldom took a look at those metallic information plaques, quite many of which had been oxidised. He opined that when it came to tourism development, the focus should not be installing more historical information plaques to introduce local customs of the Southern District, and the like. He hoped that the representatives of DEVB to come up with specific measures; and
- (vii) The Southern District was an ever-evolving community. In the future, the growing population of the redeveloped Wah Fu Estate would boost the demand for community facilities. As such, he enquired of DEVB about the planning for supporting community facilities. He concurred with the recommendation of taking forward IIS projects under the “single site, multiple use” principle, and asked DEVB whether sites to promote “single site, multiple use” had been identified or relevant studies undertaken; if so, whether such information could be shared with members for deliberation.

68. The Chairman asked the member concerned to briefly introduce Item 3.

69. Mr TSUI Yuen-wa briefed members on the content of the item as follows:

- (i) The IIS initiative was multi-faceted, but the paper concerned had not elaborated on the terms of reference of the IISO and its relationship with other Government Departments;

- (ii) There were a number of on-going or pending works projects in the district, e.g. the provision of a heated pool at Pao Yue Kong Swimming Pool and renovation works at Aberdeen Sports Ground in Wong Chuk Hang. As priority had been accorded to various district-based works projects, he enquired of the Department concerned whether the implementation of district-based works projects would be expedited in response to the IIS initiative, or alternatively, whether planned district-based works projects would be delayed owing to the need to implement new projects under the IIS initiative;
- (iii) He asked whether the IIS initiative would cover the relocation of shipyards along the waterfronts of the Aberdeen Typhoon Shelter; and whether DEVB would consider beautifying the shipyards and the nearby areas, with a view to tying in with the Ocean Park Corporation (OPC)'s proposal of facilitating tourists' access to the park via Shum Wan Road in the future if it was not possible to implement the relocation plan in the short run;
- (iv) Noting that one of the objectives of the IIS initiative was to transform the Southern District into a community infused with artistic ambience, he enquired whether DEVB would consider collaborating with artists currently working in the Wong Chuk Hang industrial area, e.g. engaging them in the beautification projects to be carried out in the neighbourhood;
- (v) He enquired of DEVB whether alteration or beautification works would be carried out for Staunton Creek Nullah in Wong Chuk Hang to tie in with the completion of SIL(W) in the future;
- (vi) He hoped that after its official opening, IISO could enhance liaison with SDC and play a co-ordinating role in speeding up the progress of some district minor works in the district. For instance, the Council had previously endorsed the recommendation that the management of the footpath near Staunton Creek Nullah should be vested in LCSD. The decision concerned had been accepted by LCSD, without any objection from other Departments. However, SDC's proposal might not be taken forward until many years later, resulting in under-utilisation of that piece of land. The above suggestion was in line with the mission of IISO, i.e. bringing convenience to the public, making good use of the land and beautifying the community. He hoped that DEVB could play its co-ordinating role with respect to such planning proposals; and
- (vii) The plan for providing a footpath connecting Sham Wan Pier Drive and Wong Chuk Hang Staunton Creek Pet Garden could not be materialised so far due to short-term tenancy issues. He asked IISO to respond with respect to its short-, medium- and long-term plans for the proposed project.

70. The Chairman said that Item 4 had been put forward by Mr PANG Cheuk-kei, Michael, with details at Annex 4 to SDC Paper No. 4/2021. Since Mr PANG Cheuk-kei, Michael had not appointed another member to present the proposal on his behalf, members could refer to the paper for information. The Chairman continued that section 13(7) of the SDC Standing Orders reads: “Subject to the consent of the Council to his or her application of absence...the member who moved a proposal (but not a motion) may appoint in writing another member to introduce the proposal on his or her behalf with permission of the Chairman”. He considered that the above provision was chronologically inconsistent, in that theoretically speaking, it was imperative for a member to obtain prior approval for leave of absence from SDC before the Chairman could give his consent to the appointment of another member for introducing the proposal on the absentee’s behalf; but in practice, it was simply impossible for the member absent from the meeting to nominate another member to speak on his/her behalf. Therefore, in view of the logical and chronological inconsistency in the provision concerned, he suggested dealing with this problematic Standing Order in the future.

71. The Chairman enquired of the representatives of DEVB whether they had anything to add apart from the information given in the written reply at Annex 5 to SDC Paper No. 4/2021.

72. Ms AU Kit-ying, Brenda provided supplementary information as follows:

- (i) IISO had just been set up in February 2021. She noted members’ views on various aspects of the IIS initiative; nevertheless, formulation of the detailed proposals under the initiative would take some time;
- (ii) IISO was responsible for co-ordinating with relevant Bureaux and Departments for the IIS initiative and the interfacing between projects. Among a series of key projects put forward under the IIS initiative in the Policy Address, some of them were led by relevant Bureaux instead of IISO. For example, the proposals for the rebirth of Ocean Park and the development of a water sports centre at the ex-Shek O Quarry site were led by the Commerce and Economic Development Bureau (CEDB) and the Home Affairs Bureau (HAB) respectively. For projects led by other Bureaux, IISO would provide the necessary support with a view to achieving greater synergy;
- (iii) Some of the projects being considered would be led by IISO for detailed planning and study. They were mainly located in Wong Chuk Hang, Ap Lei Chau and Aberdeen waterfront areas. Such projects included exploring the expansion of Aberdeen

Typhoon Shelter, expediting the revitalisation of industrial buildings (IBs) in the district, exploring consolidation of the existing “Government, Institution or Community” facilities to promote “single site, multiple use”, beautifying public open spaces (POSs) and enhancing the pedestrian environment, etc.;

- (iv) The setup of IISO was not meant to supplant various Bureaux and Departments in discharging their existing functions pertaining to the Southern District and taking forward their plans and projects. The Government deemed it necessary for the Bureaux and Departments concerned to follow through individual projects beyond the ambit of the measures and plans under the IIS initiative;
- (v) Given the unique background of Seaview Promenade as a footpath not constructed by the Government, it had been jointly managed by different Departments over the years. IISO would also be willing to make co-ordination effort as far as practicable in following up on individual cases, if any. She was confident that the SDO could take up the co-ordinating role as well;
- (vi) As regards inclusive beaches for pets, she would leave it to the representatives of LCSD to respond later on;
- (vii) The SIL(W) project was under the purview of the Transport and Housing Bureau (THB). The MTRCL had submitted a report at the end of 2020 and the HyD had circulated the report to various Departments for comments. Thereafter, the consolidated comments would be conveyed to MTRCL for consideration and revision;
- (viii) Regarding transport planning and TIAs, IISO would certainly study the traffic impact generated by its projects and propose associated improvement measures. Taking the Ocean Park project as an example, if the Water World to be completed gave rise to any traffic problem, the TC and OPC would jointly look into the problems and come up with solutions;
- (ix) IISO would look into the proposal for typhoon shelter expansion, and had already requested the Civil Engineering and Development Department (CEDD) to conduct a preliminary study on it. As it would take time to go through the public works project procedures, IISO had liaised with MD regarding the provision of more landing facilities. MD agreed to take follow-up actions and liaise with CEDD to add landing facilities arising from operational needs within the existing typhoon shelter area. IISO would be responsible for assessing the need for additional landing facilities within the area of the expansion proposal. As the management of typhoon shelters was under the purview of MD, IISO had contacted MD for it to follow up on a recent enquiry e-mail about the typhoon shelter from Mr Paul ZIMMERMAN;

- (x) Some tourism display panels at the promenade had been installed by TC back in 2015. IISO would liaise with TC and LCSD about the need to modify or renovate such facilities;
- (xi) The duties of IISO included promoting “single site, multiple use”. In view of members’ concerns over the progress of district-based works projects, IISO had started a discussion with HAB and LCSD on how to consolidate the recreational and sports (R&S) facilities in the district, with a view to coming up with a suitable approach as soon as possible and to minimising impact on planned works projects;
- (xii) IISO would carefully look into the problems associated with the shipyards. In particular, efforts would be made to find out how to improve the pedestrian environment near the shipyards and explore the feasibility of connecting the waterfront areas in the vicinity. Since a number of shipyard stakeholders were involved, IISO would need to communicate with them and work out feasible options with relevant Departments. Therefore, a concrete proposal was not available for the time being. IISO would be happy to explore the feasibility of providing a footpath to connect Shum Wan Pier Drive and Wong Chuk Hang Staunton Creek Pet Garden taking into account shipyard operations; and
- (xiii) In February 2021, the Drainage Services Department (DSD) had commenced a study on the master planning of drainage facilities in the Southern District, which included the revitalisation of Staunton Creek Nullah. IISO had contacted DSD soon after its establishment with a view to providing inputs on the design aspect. For the site near the tennis courts originally reserved for provision of an emergency vehicular access, IISO would expect DSD to look into the matter for better overall planning and making good use of the site concerned.

73. The Chairman asked whether the representatives of LCSD had anything to add apart from the information given in the written reply at Annex 5 to SDC Paper No. 4/2021.

74. Miss MAN Chi-nga, Flora responded that at present, LCSD carried out greening work and tree maintenance at selected sites for Seaview Promenade. Besides, LCSD began to launch a scheme of “Inclusive Parks for Pets” at suitable public parks and provide associated facilities in February 2021. While efforts were being made to gauge public reaction, LCSD noted members’ views and would consider whether to extend coverage of the scheme or not.



(Since the Chairman withdrew from the meeting, the Vice-Chairman took over the chair at this juncture.)

75. The Vice-Chairman asked members to raise comments or enquiries.

76. Mr Jonathan LEUNG Chun raised the following comments and enquiries:

- (i) He asked whether LCSD was responsible for managing the entire waterfront along Seaview Promenade; if not, LCSD should give an account of the difficulties involved; and
- (ii) He asked whether LCSD would consider, take note of or conduct a study on the proposed inclusive beaches for pets, or alternatively, whether it would explore the feasibility of implementing inclusive beaches for pets only upon conclusion of the trial scheme of “Inclusive Park for Pets”. Considering that a pet garden and an inclusive beach for pets were different in nature, he wished to know LCSD’s concrete plans.

77. Ms CHAN Yan-yi said that it could be foreseeable before the launch of the IIS initiative that the population of the Southern District would increase drastically in the several years to come, in particular with the completion of new property development projects in Ap Lei Chau and Wong Chuk Hang. However, so far, the TD had no plan to improve transport facilities. At present, SIL(W) was still at the early stage of planning. While 3-carriage trains were being used to operate the South Island Line (East) (SIL(E)), no spaces had been set aside for extending the station platforms to accommodate additional carriages in the future. Moreover, the trains were nearing full capacity during rush hours amid the epidemic. She envisaged that it would be impossible for SIL to cope with a heavy patronage upon resumption of the Ocean Park’s operation and opening of its waterpark. Therefore, she urged TD and MTRCL to identify solutions in a timely manner, e.g. increasing service frequency and providing additional station exits/entrances, with a view to bringing convenience to local residents.

78. The Vice-Chairman enquired of TD and IISO whether a strategic plan had been drawn up for the Southern District and IIS projects. Besides, he was of the view that the multi-faceted IIS initiative lacked a strategic planning. Currently, different developers would undertake TIA studies for their own development projects in the district separately. He asked TD when an overall TIA study would be conducted for the Southern District, and whether consideration would be given to lifting the Pokfulam Moratorium.

79. The Vice-Chairman invited the representative of TD to respond.

80. Mr AU Siu-fung, Kelvin gave a consolidated response as follows:

- (i) Matters relating to the Bus Route Planning Programme and bus service adjustments would be followed up by the Traffic and Transport Committee (TTC);
- (ii) TD would keep an open mind to the development of waterborne transport and explore its feasibility through assessment of the local demand, financial viability of the service; and
- (iii) Conducting traffic assessment was TD's usual duties, and consultants would be commissioned to conduct studies if necessary.

81. The Vice-Chairman said that TD had yet to reply to the question of whether a strategic plan on the overall transportation development of the Southern District had been drawn up. He was aware that TD had all along adjusted bus services having regard to the actual circumstances; nevertheless, he stressed the need to conduct a strategic traffic study for the district, including issues such as railway development and introduction of new traffic measures under the IIS initiative. It was necessary to make planning from a strategic perspective rather than regarding it as a day-to-day traffic assignment.

82. The Vice-Chairman invited the representative of TD to provide supplementary information.

83. Mr AU Siu-fung, Kelvin reiterated that TD had all along examined transportation development from a strategic perspective. Taking the Bus Route Planning Programme as an example, he said that planning of the items spanned over periods ranging from two to five years after taking into account changes in demand and the overall development of the Southern District. Moreover, TD would assess overall traffic situation and would engage consultants for assessment reports if necessary.

84. The Vice-Chairman asked the representatives of DEVB to provide supplementary information.

85. In response, Ms AU Kit-ying, Brenda suggested that the aforesaid matters relating to overall development of transport facilities could be discussed in detail by TTC. TD was responsible for examining overall traffic development, whereas IISO would conduct assessments for individual projects led by the office and maintain close liaison with TD.

86. The Vice-Chairman asked the representatives of LCSD to respond.

87. Miss MAN Chi-nga, Flora gave a consolidated response as follows:

- (i) Seaview Promenade was a footpath with greening facilities. Different Departments would provide services at Seaview Promenade under their respective purviews, and LCSD was mainly responsible for trees and horticultural maintenance after the planting works. In the past, LCSD had carried out vegetation improvement works for four pocket areas at Seaview Promenade, and would continue to step up greening efforts at the footpath;
- (ii) In response to a member's question of whether LCSD would undertake the management of the entire waterfront area along Seaview Promenade, given that at present, Seaview Promenade was a single-purpose footpath, coupled with the lack of space for recreational and leisure purposes, the services provided by LCSD would remain unchanged; and
- (iii) Given that the scheme of "Inclusive Parks for Pets" had just been launched by LCSD in February 2021, which included Aberdeen Promenade in the Southern District, LCSD noted the proposal for extension of the scheme to beaches and would review suitably for its feasibility.

88. The Vice-Chairman asked members to raise comments or enquiries.

89. Mr CHAN Ping-yeung raised the following comments and enquiries:

- (i) As Mr AU Siu-fung, Kelvin had responded earlier, members were welcome to direct their enquiries about Bus Route Planning Programme to TD's subject officers accordingly. However, he criticised that their responses had often been far from satisfactory. As such, he wished to further discuss with Mr AU Siu-fung, Kelvin on the matter concerned;

- (ii) He considered that priority consideration should be given to how local residents could be benefited from the IIS initiative. As regards to enhancement of local transport facilities, he proposed that a travellator at the passage leading to Exit A of MTR Lei Tung Station should be installed. Moreover, he suggested providing additional exits/entrances at MTR Lei Tung Station, so as to bring convenience to rail commuters living in the vicinities of Sham Wan Towers, Marina South and Larvotto;
- (iii) Regarding waterborne transport, apart from providing landing places at the Ocean Park, Repulse Bay, Stanley, and so on, he suggested extending the route to Main Street, Ap Lei Chau, or even the Aberdeen Typhoon Shelter;
- (iv) Regarding land development, take the Ex-Harbour Mission School site for example, construction works of a recreational park could not commence so far owing to incessant land disputes between Lands Department (LandsD) and MTRCL. As such, he urged IISO to assist in taking forward the works project concerned;
- (v) Local residents often participated in dragon boat race events at the Aberdeen Typhoon Shelter, but the existing landing places for dragon boats were unsafe and insecure. In this connection, he suggested improving the landing facilities at the typhoon shelter through the IIS initiative. For instance, reference could be made to the installation of floating pontoons at Shing Mun River in Sha Tin; and
- (vi) He stressed that Main Street, Ap Lei Chau was a residential rather than a tourist area.

90. The Vice-Chairman invited the representatives of DEVB to respond.

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

- (i) There were some undeveloped sites in Ap Lei Chau at present. IISO would review the use of those sites;
- (ii) She opined that even if there were land disputes in connection with development projects, settlement of disputes and preparatory work could be carried out in parallel since project planning took time;
- (iii) As observed during a site visit, she agreed that it was quite difficult for paddlers to get on and off the dragon boats at their usual boarding location. IISO had contacted MD to explore the feasibility in providing landing facilities near the existing boarding location. IISO would look into suitable locations for docking of dragon boats in the long term;

- (iv) IISO was aware of residents' concerns over tourism development at Main Street, Ap Lei Chau. IISO did not recommend large scale development at Main Street, Ap Lei Chau at this stage. Yet, in view of the poor road condition, HyD had been requested to carry out road resurfacing works at Main Street, Ap Lei Chau; and
- (v) IISO had made reference to the "Planning and Development Study of the Waterfront Area of Ap Lei Chau and Other Related Areas" submitted by the consultant engaged by the last term of SDC including a number of improvement proposals, such as the pedestrianisation of a section of Main Street, Ap Lei Chau during weekends and construction of a new road near Ap Lei Chau Municipal Services Building, etc. IISO would consider feasibility of these proposals.

92. The Vice-Chairman was delighted to know that the representative of DEVB had made preparation for a number of outstanding issues. The Vice-Chairman invited the representative of TD to respond.

93. Mr AU Siu-fung, Kelvin responded that TD would follow up on traffic issues on a regular basis, including formulating Bus Route Planning Programme and assessing traffic situation, etc.

94. The Vice-Chairman opined that follow-up actions on the strategic transport development in the Southern District could be left to Ms AU Kit-ying, Brenda, whereas traffic issues that needed to be addressed immediately would be further discussed by TTC.

95. Mr WONG Yui-hei, Angus raised the following comments and enquiries:

- (i) He hoped that IISO could borrow the experience of the "Energizing Kowloon East" (EKE) initiative and apply the model of "Revitalization of Tsui Ping River (the nullah adjacent to Tsui Ping Road)" to Staunton Creek Nullah. It was believed that an appropriate increase in open space was conducive to beautifying the local environment;
- (ii) The revitalisation of IBs similar to a project under the EKE initiative had also been mentioned in the paper on the IIS initiative. Currently, quite many people had expressed concerns over cultural spaces. It was hoped that when it came to the revitalisation of IBs, the IISO could endeavour to retain spaces for cultural development for units and tenants in the cultural field; and

(iii) In regard to the planning strategies for land-based transportation, he was delighted to know that the SIL(W) proposal had been circulated to relevant Departments for study and comment. He wished to know the timetable for subsequent work, so as to encourage public participation in the consultation exercise and tie in with the overall planning of the IIS initiative. He opined that the present traffic conditions in Aberdeen and Tin Wan was worrying, and that cancellation of local bus routes had coincided with the launch of the IIS initiative which covered tourism development in the Southern District. Despite an increase in traffic flow, the timetable for the construction of SIL(W) had yet to be confirmed so far. Therefore, he looked forward to seeing a timely progress in the SIL(W) project. He hoped that the TIA report could be available for public inspection within this year.

96. The Vice-Chairman invited the representatives of DEVB and TD to respectively respond to the issues on the revitalisation of IBs, cultural spaces and SIL(W).

97. Ms AU Kit-ying, Brenda responded that given a relatively smaller number of IBs in Wong Chuk Hang, the scale of revitalisation of IBs in Wong Chuk Hang would also be smaller as compared to the EKE initiative, hence, the impact of the IIS initiative on cultural spaces would be relatively insignificant. She continued to say that under the policy pertaining to the second round of the revitalisation scheme for IBs, one of the conditions for the Government to approve special waiver applications submitted by IB owners for the change of use upon wholesale conversion of eligible IBs was that the owners had to designate 10% of the converted gross floor area of the IB concerned for specific uses as determined by the Government. As the Government had the discretion to allocate venues to suitable non-profit-making organisations as well as arts and cultural groups as one of the specific uses, a certain amount of spaces could be made available to cater for the needs of arts and cultural workers. Given that the revitalisation of IBs was mainly initiated by developers or owners, it was not possible for the Government to estimate the actual floor area available for the use of arts and cultural workers. However, DEVB believed that the above arrangements could help stakeholders in the pursuit of arts and cultural work in IBs.

98. Mr AU Siu-fung, Kelvin responded that given the scale of the SIL(W) project, the Departments concerned would update SDC on the latest developments in due course.

99. The Vice-Chairman pointed out that the Departments concerned had promised to give an account on the progress of SIL(W) in late December 2020, and asked TD why the report concerned was unavailable so far.

100. Mr AU Siu-fung, Kelvin responded that the requested information was not available for the time being, and that the responsible Departments would give an account to SDC in due course.

101. The Vice-Chairman hoped that TD could consolidate the responses to the matter concerned and reply to SDC in writing.

(Post-meeting note: According to supplementary information by Railway Development Office (RDO) of HyD, THB received the project proposal submitted by MTRCL in end December 2020. Relevant Departments were considering the proposal and would consider the way forward taking into account the redevelopment timetable of Wah Fu Estate and the Invigorating Island South initiative. When the details of a proposed railway scheme, such as the alignment, location of station(s) and implementation timetable, were available, the Government would consult the public per the established procedures.)

102. Mr LAM Ho-por, Kelvin raised the following comments and enquiries:

- (i) He shared Mr Jonathan LEUNG Chun's view on inclusion of pets, and opined that all along, there was a lack of awareness of inclusion of pets and relevant facilities. It was suggested that the Government should create more opportunities for promoting a pet-inclusive culture and enhancing complementary facilities through the IIS initiative;
- (ii) Regarding waterborne transport, he opined that water taxis would not only cope with the people flow generated from the IIS initiative, but also, more importantly, benefit local residents, in particular those living in Ap Lei Chau, by improving the accessibility of the Southern District's "living circle";
- (iii) He opined that the Government and OPC could make good use of the two existing private piers at South Horizons, where commercial vessels berthed occasionally, so as to bring convenience to those local residents travelling to and from the Ocean Park and Aberdeen, which would be a win-win situation;

- (iv) He stressed that transportation links could drive economic activity. Amid the economic downturn, it was even more important to support the development of waterborne transport; and
- (v) He supported the proposal on the south-eastward expansion of the Aberdeen Typhoon Shelter area, but expressed concerns over the noise nuisance and marine refuse problem arising from the expansion of the typhoon shelter area towards South Horizons and Tin Wan.

103. Ms LAM Yuk-chun, MH raised the following comments and enquiries:

- (i) She appreciated the Government's efforts in launching the IIS initiative, and hoped that the newly established IISO could co-ordinate the efforts of and interface with various Government Departments, with a view to further enhancing the initiative;
- (ii) According to the present plan, the ownership of Jumbo Floating Restaurant as a world-renowned landmark would be transferred to OPC at nil monetary consideration. She hoped that the "one vessel, multiple use" model could be applied to Jumbo Floating Restaurant by integrating with the elements of the fishing harbour culture of the Southern District, so that an alternative choice of tourist attraction could be made available to local and foreign visitors;
- (iii) She hoped that the preparatory work of the IIS initiative could tie in with the waterfront enhancement project of Aberdeen previously implemented by LCSD to enhance the leisure facilities in Aberdeen. Given that the scenic waterfronts of Aberdeen Harbour were richly endowed with the fishermen culture, she called on IISO to remove barriers and lift restrictions to facilitate inter-departmental co-ordination, and think outside the box in the development of leisure projects at Aberdeen waterfront, e.g. offering authentic fishermen cuisines; and
- (iv) The main point of members' earlier suggestions was about transportation in the Southern District, but the traffic issues of the Southern District could not be solved within a short span of time. She wished to discuss the issues of land-based, waterborne and railway transportation in the district in one go later on.

104. Mr TSUI Yuen-wa raised the following comments and enquiries:

- (i) He thanked Ms AU Kit-ying, Brenda for actively responding earlier to the question of how to make use of Staunton Creek Nullah and peripheral sites, as well as the proposed



provision of a footpath connecting Shum Wan Pier Drive and Wong Chuk Hang Staunton Creek Pet Garden;

- (ii) Currently, there were many pending construction projects in the district. As a case in point, residents had been longing for the provision of a heated pool at Pao Yue Kong Swimming Pool over the years. It was hoped that conversion works could be carried out in a timely manner if funding approval was granted shortly, so that the facility could be made available for residents' enjoyment. However, he was sceptical that the development mode based on the principle of "single site, multiple use" would cause a serious delay in construction projects under the IIS initiative, and the duration of delay might even be as long as more than five years. Given Pao Yue Kong Swimming Pool's proximity to residential buildings, its construction activities would impact the daily lives of nearby residents and the road network if the development mode based on the principle of "single site, multiple use" was adopted. As such, he called on the Government to identify alternative sites for implementing "single site, multiple use" development projects. For instance, the Aberdeen Sports Ground redevelopment project might be an option because the impact on residents would be insignificant even though it was further delayed to allow time for exploring the feasibility of implementing a "single site, multiple use" development project at the site remote from residential buildings, and this would produce a better outcome as well; and
- (iii) Given that the on-going Wong Chuk Hang Community Complex (WCHCC) project was planned under the "single site, multiple use" principle, he enquired of IISO whether a review would be conducted on its effectiveness; if so, whether the review would speed up or hinder construction progress. Besides, MTRCL had already provided a connection point for the future provision of a footbridge connecting to the junction of Shum Wan Road. He enquired of IISO about the possibility of providing a connection point at WCHCC instead if it was infeasible to connect to the junction at Shum Wan Road, so as to improve pedestrian accessibility and make good use of POSs.

105. The Vice-Chairman asked the representatives of DEVB what measures would be adopted to speed up progress of affected construction projects or ensure on-going implementation of such projects.

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

- (i) As the integration proposal under the “single site, multiple use” principle was under study, detailed information was not available at this meeting;
- (ii) Both HAB and IISO would not like to see any unnecessary slippage for planned works projects in the district. Therefore, IISO aimed to set out the approach for consolidation under the “single site, multiple use” principle within this year, which would cover R&S facilities in the district including Pao Yue Kong Swimming Pool and Aberdeen Sports Ground. At the same time, it was expected that the specifications of R&S facilities could be upgraded to international standards. This might cause some delay to the works projects, but IISO was confident that more desirable outcomes could be achieved upon project completion; and
- (iii) IISO had explored the possibility of providing more community facilities at WCHCC. After checking with HAD, it was found infeasible as the plot ratio of the proposed development was already near the maximum. Therefore, the WCHCC project would not be affected by the IIS initiative. Moreover, the Departments concerned could take forward the planning of footbridge connection at Shum Wan Road and make adjustments having regard to their needs.

107. Mr POON Ping-hong raised the following comments and enquiries:

- (i) He believed that fellow members and residents had quite many concerns and doubts about the IIS initiative, and expected to alleviate or even solve the existing local problems in the Southern District through the IIS initiative;
- (ii) Transportation was the major problem facing the IIS initiative, which was also a foreseeable one in the future. He considered that the Government should learn a lesson from the EKE initiative launched in 2012, in which the delay in the completion of Trunk Road T2 had aggravated the problem of overcrowding in Kwun Tong. At present, there was only one major trunk road connecting Aberdeen Tunnel to the vicinity of Pok Fu Lam in the Southern District. Owing to the road capacity constraint, it was difficult to provide additional road facilities. While worrying that the problem of overcrowding in Kwun Tong would recur in the Southern District, he stressed that the Council had grave concern as to how the IIS initiative could solve the traffic issues in the district;
- (iii) Local residents had quite many concerns about the IIS initiative. In the early years, the Government had promised to withdraw the proposal on the construction of Route 4 at a waterfront site opposite to Wah Kwai Estate. However, the Route 4 project was still included in the discussion papers of other District Councils (DCs) so far, which had

aroused grave concern among residents in Wah Kwai Estate over the possibility of restarting the shelved project. As far as he knew, the Route 4 project would not be implemented in the Central and Western District because a connection point could not be provided in the district. However, he was still worried that the project was only shelved on a temporary basis and would somehow associate with the “Lantau Tomorrow” initiative in the future;

- (iv) Dust emissions from the concrete batching plant at Tin Wan adjacent to Wah Kwai Estate had caused a nuisance to residents therein for decades. As the IIS initiative might generate additional demand for ready-mixed concrete that exacerbated the air pollution problem, the residents would have no choice but to endure the nuisance. As far as he knew, the concrete batching plant in Chai Wan or Kowloon East could supply concrete for use in the development projects of Wong Chuk Hang and Wah Kwai Estate to avoid aggravating the air pollution problem arising from the use of ready-mixed concrete in the Southern District; and
- (v) The typhoon shelter opposite to Tin Wan, South Horizons and Wah Kwai Estate was already fully occupied by vessels. In the face of an undersupply of berthing spaces, he was worried that the IIS initiative had placed a disproportionate emphasis on development, thus creating problems more than it solved. As a result, it would be difficult to solve new and old problems simultaneously. Therefore, he hoped that the IIS initiative would have as little impact as possible on the lives of the residents and that it would not become an unwelcome project.

108. The Vice-Chairman said that members had constantly requested the Government to conduct a strategic TIA for the district, and asked the representatives of DEVB how to assess and address the negative impacts of the concrete batching plant at Tin Wan on residents amid the launch of the IIS initiative.

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

- (i) The EKE initiative was positioned to create the second core business district in Kwun Tong, Kowloon Bay and Kai Tak Development Area, thus attracting relatively higher pedestrian and traffic flows. In addition, traffic management issues such as illegal parking of vehicles had caused traffic congestion. Given the difference in scale and positioning of the IIS initiative, she considered that the measures being considered would not give rise to a surge in traffic flow;

- (ii) As far as she knew, the Route 4 project had been deleted from the Outline Zoning Plan (OZP) concerned. Views would be collected in accordance with established procedures on any proposed construction of strategic road spanning across the waterfront area in the Southern District in the future. Members could express their views through relevant channels in due course; and
- (iii) At this stage, DEVB's Works Branch was reviewing the demand on concrete batching plants, including the site specified for concrete batching area and related uses on the OZP in Tin Wan. Given there was a certain demand for ready-mixed concrete in the Southern District, the delivery of ready-mixed concrete from the concrete batching plant in Chai Wan to the Southern District would give rise to a surge in cross-district traffic flow. She opined that in the future, it would be more appropriate for a nearby concrete batching plant to supply ready-mixed concrete for use in large-scale projects in the Southern District. The long-term planning of the site concerned would be subject to detailed study by relevant authority.

110. Mr LAM Andrew Tak-wo raised the following comments and enquiries:

- (i) He stressed that quite a number of areas in the Southern District were used solely for residential rather than tourism purposes. The theme of the IIS initiative was vibrancy. Yet, some areas (such as Chi Fu and Pok Fu Lam) in the Southern District were characterised by tranquillity, and some residents were even reluctant to move out for this very reason. Therefore, it was hoped that IISO could preserve the quiet ambience of the district when forging ahead with the IIS initiative, with a view to striking a right balance; and
- (ii) Villagers of Pok Fu Lam Village had all along wished to promote the unique features of the village, e.g. Fire Dragon Dance in Pok Fu Lam Village and the livestock farm (i.e. the former Old Dairy Farm Senior Staff Quarters) targeted for reopening in the third quarter of this year. He called on IISO to consider integrating the traditional customs, history and culture of Pok Fu Lam Village into the IIS initiative to promote the conservation of cultural heritage in the Southern District.

111. Ms AU Kit-ying, Brenda responded that as the vision statement of the IIS initiative contained phrases such as "a place ... for people to ... live", conceivably the residential areas would not be affected. She continued to say that officers from DEVB's Works Branch and the Antiquities and Monuments Office (AMO) were now looking into matters relating to the

conservation of cultural heritage in the Southern District. Nonetheless, Fire Dragon Dance in Pok Fu Lam Village was considered as a culture rather than a historic building. She suggested leaving the cultural items to HAB, or to CEDB for promotion from the tourism perspective. She pointed out that every year, Fire Dragon Dance in Pok Fu Lam Village attracted a large audience to Pok Fu Lam Village. In her opinion, the appeal of the activity in itself was of paramount importance when it came to cultural inheritance.

112. In closing, the Vice-Chairman concluded as follows:

- (i) There was a need to redevelop the Aberdeen Wholesale Fish Market. While understanding that its redevelopment was no easy task, he believed that Ms AU Kit-ying, Brenda was capable of handling this. Consideration might be given to facilitating the redevelopment of the fish market through the IIS initiative;
- (ii) Both members and the public wished to create more pet-inclusive spaces. For instance, despite public desire for pet walking along the waterfront from Kennedy Town to Stanley, it had not been possible to designate the pathway concerned as a pet-inclusive space because only some sections were managed by LCSD. He suggested that LCSD should regard the provision of additional pet-inclusive spaces as one of its highest priorities;
- (iii) SDC had recently put forward a number of recommendations on the development projects under the IIS initiative. Upon consolidation of such recommendations, he had presented the information in a tabular form in the hope that SDC could keep track of the progress by updating the list, so as to facilitate follow-up actions and discussion with IISO. Some recommended items might be under the purview of other Departments. If the relevant Departments were not able to respond to the recommendations concerned, it was hoped that IISO could provide assistance to such Departments or orchestrate inter-departmental efforts in a timely manner;
- (iv) He considered that both SDO and IISO were capable of undertaking inter-departmental co-ordination. If they could actively follow up on the recommended items, he believed that SDC would make good progress in its work in the coming three years, e.g. enhancing POSs and creating job opportunities, so as to meet the public's pressing needs. He hoped that all parties could put aside their political differences and concentrate their efforts on livelihood issues, such as urban POSs and urban development, for the well-being of the community through mutual co-operation; and
- (v) He thanked the representatives of DEVB for attending the meeting and giving responses.

(The Chairman re-joined the meeting and took over the chair at this juncture.)

113. The Chairman said that should there be any amendments to the list of recommended items prepared by Mr Paul ZIMMERMAN, be it consolidation or deletion, members were welcome to put forward their own recommendations for further discussion. SDC would closely follow up on future developments in the IIS initiative with various Departments based on the list of recommended items.

114. Ms AU Kit-ying, Brenda said that after carefully reading the list of recommended items prepared by Mr Paul ZIMMERMAN just then, it was suggested that given a fairly large number of items, SDC could first prioritise the items to facilitate the handling of the matter by the Government.

115. The Chairman said that SDC would further consider the details and prioritisation of the recommended items.

(Ms AU Kit-ying, Brenda, Mr WONG Wing-tak, William, Mr TANG Lai-yin, Ricky, Miss MAN Chi-nga, Flora, Miss CHOW Man-man, Sophie and Miss HO Lai-kuan, Jessica left the meeting at 5:18 p.m.)

(Ms MOK Yuk-ha, Christine, Ms CHUNG Yuen-ye, Amy, Mr LI Yung-sau, Lawrence, Mr CHEUNG Hiu-fung, Mr HUI Wing-hong, Mr LEE Kwun-chung, Johnson and Mr WONG Cheuk-lun, Felix joined the meeting at 5:18 p.m.)

**Agenda Item 4: Heritage Conservation in the Southern District**  
**(SDC Paper No. 5/2021) [5:18 p.m. to 6:06 p.m.]**

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

- (i) Ms MOK Yuk-ha, Christine, Acting Curator (Historical Buildings)<sup>2</sup>, AMO;
- (ii) Ms CHUNG Yuen-ye, Amy, Assistant Curator II (Building Survey)<sup>3</sup>, AMO;

- (iii) Mr LI Yung-sau, Lawrence, Senior Estate Surveyor/South (East), District Lands Office (Hong Kong West and South), LandsD;
- (iv) Mr CHEUNG Hiu-fung, Land Surveyor/HK1, District Survey Office, Hong Kong (DSO, HK), LandsD;
- (v) Mr HUI Wing-hong, Principal Survey Officer/HK, DSO, HK, LandsD;
- (vi) Mr LEE Kwun-chung, Johnson, Senior Engineer/HK1, Water Supplies Department (WSD); and
- (vii) Mr WONG Cheuk-lun, Felix, Engineer/HK (Headworks 3), WSD.

117. The Chairman said that the Secretariat had invited the Planning Department, the HyD, the Land Registry, the Agriculture, Fisheries and Conservation Department (AFCD) and the Commissioner for Heritage's Office to send representatives to attend this meeting for joining the discussion on this item, but the above Departments had indicated that they were unable to send representatives to attend this meeting.

118. The Chairman stated the following:

- (i) Three items raised by members would be discussed together with this agenda item, namely:
  - (a) "The Pok Fu Lam Conduit – Heritage Status and Improvement Works" raised by Mr Paul ZIMMERMAN and Mr LAM Andrew Tak-wo (Item 1);
  - (b) "Stanley Road – A Heritage Trail Connecting Wilson Trail" raised by Mr Paul ZIMMERMAN and Mr PANG Cheuk-kei, Michael (Item 2);
  - (c) "The Original Shau Ki Wan Road – A Heritage Trail" raised by Mr Paul ZIMMERMAN and Mr PANG Cheuk-kei, Michael (Item 3); and
- (ii) The details of the above items were at Annexes 1 to 3 to SDC Paper No. 5/2021; while the replies from relevant Bureau and Departments were at Annex 4 to SDC Paper No. 5/2021.

119. The Chairman invited Mr Paul ZIMMERMAN to briefly introduce the three items together.

120. With the aid of PowerPoint presentation 2, Mr Paul ZIMMERMAN briefly introduced the three items in respect of a number of heritage items found in the Original Shau Ki Wan Road, Stanley Road and the Pok Fu Lam Conduit in recent months, including architectural

background, year, location, current conditions, grading status, proposals for heritage conservation, improvement and restoration, the roles to be assumed by Government Departments in respect of the proposals, etc.

121. The Chairman asked the representatives of AMO whether they had anything to add apart from the information given in the written replies at Annex 4 to SDC Paper No. 5/2021.

122. Ms MOK Yuk-ha, Christine added the following:

- (i) She thanked Mr Paul ZIMMERMAN, Mr PANG Cheuk-kei, Michael and Mr LAM Andrew Tak-wo for providing AMO with abundant information on the Pok Fu Lam Conduit, masonry bridges of Stanley Road and the Original Shau Ki Wan Road and the associated structures;
- (ii) A section of the Pok Fu Lam Conduit near Queen Mary Hospital had been accorded with a Grade 2 status in 2009, while other sections had been included on the “List of New Items for Grading Assessment”. In addition, the two masonry bridges of Stanley Road and the associated structures and the masonry bridge of Deep Water Bay Road had already been included on the “List of New Items for Grading Assessment”. AMO would conduct a preliminary research on the masonry bridges of the Original Shau Ki Wan Road and the associated structures to assess the suitability for including them on the “List of New Items for Grading Assessment”;
- (iii) Under the prevailing grading mechanism, AMO would conduct in-depth research on the heritage value of the structures included on the “List of New Items for Grading Assessment” based on the six prevailing assessment criteria, namely historical interest, architectural merit, group value, social value and local interest, authenticity and rarity. After completion of the research, AMO would submit the findings to the independent Historic Buildings Assessment Panel (Assessment Panel) for consideration and grading assessment. AMO would submit the assessment and proposed grading of the Assessment Panel to the Antiquities Advisory Board (AAB) for consideration. AMO would then carry out a one-month public consultation for members of the public to give their views on the proposed grading and relevant information of the item. AAB would consider all the views and comments received during public consultation before confirming the grading of the item concerned; and
- (iv) AMO would inform relevant Government works departments of the new items on the “List of New Items for Grading Assessment” in the hope that the items to be graded



would be properly protected during the period. AMO was willing to provide technical advice on improvement works and erection of information signage to relevant Departments from the perspective of heritage conservation.

123. The Chairman asked the representatives of LandsD whether they had anything to add apart from the information given in the written replies at Annex 4 to SDC Paper No. 5/2021.

124. Mr LI Yung-sau, Lawrence said that he had nothing to add.

125. The Chairman asked the representatives of WSD whether they had anything to add apart from the information given in the written reply at Annex 4 to SDC Paper No. 5/2021.

126. Mr LEE Kwun-chung, Johnson said that he had nothing to add.

127. The Chairman asked District Officer (Southern) whether he had anything to add apart from the information given in the written reply at Annex 4 to SDC Paper No. 5/2021.

128. Mr Francis CHENG, JP added the following:

- (i) The above three items all involved the restoration and improvement works of designated rural road sections for public use. Currently, the District Minor Works (DMW) Programme of the HAD was implemented primarily for basic improvement works for road sections, including footpaths and hiking trails, on Government lands that were unleased or managed by other Government Departments. Therefore, the SDO might assist in the restoration and improvement works for the above road sections. However, the conditions of every works project varied. If the projects were supported by SDC, SDO might seek the assistance of experts from HAD at the relevant committee and pooling the resources of other Government Departments to work out feasible solutions together;
- (ii) The information provided by Mr Paul ZIMMERMAN for this agenda item mostly covered conservation, restoration and long-term management of old buildings. Given the inherent limitations of the DMW Programme in respect of cost ceilings, only relatively basic works could be dealt with. As the restoration or management of buildings that had been graded or to be graded might involve relatively more

complicated issues, he was afraid that the projects concerned could not be handled under the DMW Programme; and

- (iii) Regarding the re-naming of Stanley Road, the representatives of LandsD could be invited to give comments to members later.

129. The Chairman praised Mr Paul ZIMMERMAN for the research work carried out for this agenda item, including working with members of the public to search and identify the locations of relics or road signs, and expressed appreciation for his work. He said that just now Mr Paul ZIMMERMAN had put forward many specific requirements to various Government Departments regarding heritage conservation in his introduction. He hoped that the representatives of Government Departments would focus on discussing the practical work that could be carried out right away in their responses, so that SDC could follow up accordingly.

130. The Chairman said that Items 1 to 3 would be discussed together and invited members to raise comments or enquiries.

131. Mr TSUI Yuen-wa said that regarding the proposal made by District Officer (Southern) earlier for following up the restoration and improvement of the road sections concerned under DMW projects, as the Chairman of the Working Group on DMW Projects, he considered that neither SDO nor the works departments responsible for DMW projects had sufficient expertise in the restoration or maintenance of the historic buildings having been graded or to be graded. On the contrary, he considered that follow-up action for the repair of the roads leading to the historic buildings to be graded or provision of information signage would fall within the scope of DMW projects.

132. Mr CHAN Ping-yeung raised the following comments and enquiries:

- (i) He appreciated the research effort of Mr Paul ZIMMERMAN for this agenda item;
- (ii) LandsD had stated in its written reply that it ‘could not confirm the features and alignment of the “Stanley Road”.’ However, to his understanding, since the inception of Hong Kong in 1841, LandsD was the only Government Department in possession of Hong Kong maps, he queried whether the lack of the map had indicated that the history of the road section concerned had been lost, making it difficult to trace the history from official documents; and

(iii) He pointed out that in the written replies from AMO on this agenda item, as well as the discussion on the site of Aberdeen Battery under the item “Conserve the Military Relics of the Second World War in the Southern District” at the 7<sup>th</sup> Full Council meeting, AMO had indicated that it welcomed heritage information from members or the mass public to facilitate grading assessment by AMO. He asked which AMO officer would be sent for site inspection, and hoped to write to invite the officer concerned for site inspection together.

133. The Chairman invited the representatives of AMO to respond.

134. Ms MOK Yuk-ha, Christine gave a consolidated response as follows:

- (i) AMO stood ready to provide technical advice to the relevant works departments regarding proposed works from the perspective of heritage conservation; and
- (ii) Upon receipt of the proposals of the items which required grading or were to be graded from members of the public, AMO would send officers to conduct preliminary site inspection, including the site of Aberdeen Battery mentioned by Mr CHAN Ping-yeung. He was welcome to provide further information of the site to AMO to facilitate its in-depth research.

135. The Chairman asked the representatives of LandsD to respond.

136. Mr HUI Wing-hong gave a consolidated response that no official record in relation to Stanley Road was found in the Department’s archival records and old maps, but the relevant information might be available in the heritage records of the Government Records Service. LandsD had to conduct further information research and collection, and had nothing to add at the moment.

137. The Chairman said that presumably members of the public had certain expectations on LandsD in terms of the keeping of map information, and asked whether the naming of streets was handled by LandsD or other relevant Departments.

138. Mr HUI Wing-hong responded that LandsD was responsible for the naming of streets. However, based on the information provided by Mr Paul ZIMMERMAN and the on-site conditions of the road section observed by the staff of LandsD, the road section did not fulfil

the Department's standard criteria for street naming, therefore the road section could not be named at the moment.

139. The Chairman asked whether LandsD could plan for street naming only after the road section concerned was largely reinstated.

140. Mr HUI Wing-hong responded that LandsD would consider to proceed the street naming exercise after the road section concerned meets the standard criteria for street naming.

141. Mr WONG Yui-hei, Angus raised the following comments and enquiries:

- (i) In view that street naming had caused controversy at the meetings of various DCs on many occasions, he requested LandsD to provide DCs with the relevant standard criteria for street naming;
- (ii) In response to the earlier reply from the representative of AMO that it would provide the relevant works departments with technical advice on heritage conservation, he asked whether it referred to graded or buildings not being graded; and
- (iii) Regarding the preservation, restoration and conservation of antiquities and monuments, he and Miss YUEN Ka-wai, Tiffany both urged various Government Departments to step up inter-departmental collaboration and establish a good liaison mechanism to enhance the participation of members, thereby enabling them to promote the concept and process of conservation of antiquities and monuments to the public.

142. Mr Paul ZIMMERMAN raised the following comments and enquiries:

- (i) With messy surroundings of the Pok Fu Lam Conduit, some sections of the conduit were managed either by WSD or the DSD. He requested that relevant Departments clarify their responsibilities in order to rectify, beautify and protect the surroundings of the conduit area;
- (ii) There was only a change in the alignment of the Original Shau Ki Wan Road but it was still there. Meanwhile, the Pok Fu Lam Conduit built in 1876 remained there throughout the years. Since the completion of Stanley Gap Road in 1918, Stanley Road had been used as a pedestrian path for ten years. Later, as the traffic of the road section had gradually become infrequent, the information of Stanley Road as a carriageway might be lost bit by bit from the official map records. However, he

emphasised that the road section was still called Stanley Road, and requested that LandsD review its mechanism to re-establish Stanley Road and include the information in the official records of the Department;

- (iii) At present, Stanley Road was not connected to other sections of pedestrian paths. It was hoped that HAD could reconnect Stanley Road to Chung Hom Kok Road and Carmel Road for hikers' and pedestrians' use;
- (iv) He and members of the public had provided some additional signage and ropes on Stanley Road. Although it was still quite difficult to reach the road section, the situation of the road section had already improved. He welcomed different Departments to conduct site visits with him; and
- (v) He pointed out that currently many streets in Stanley came with the name "Stanley", including Stanley Gap Road, Stanley Beach Road and Stanley Village Road. However, since Stanley Road was there for a long time, no street was named "Stanley Road". It was hoped that LandsD and the Government could re-establish Stanley Road in a flexible manner. He emphasised that it was not a request for re-naming the road but confirming that the road section was "Stanley Road" and recording its geographical location on the map.

143. Mr CHAN Ping-yeung raised the following comments and enquiries:

- (i) The LandsD representative had just responded that the Department could not find any official records of Stanley Road. However, records of Stanley Road might be available in some historical documents. He asked which Government Department possessed the historical documents. In case the relevant documents were kept by other Departments, he suggested SDC write to the relevant Departments to obtain the required information. Mr Paul ZIMMERMAN had collected sufficient historical evidence on Stanley Road, including its time and method of construction, and confirmed that the structure actually existed after conducting site visits. He emphasised that everything was in place at the moment except that official old maps were required for final verification in order to confirm that the road section was Stanley Road; and
- (ii) He asked Ms MOK Yuk-ha, Christine whether AMO could respond which staff member would attend the site inspection if a letter was sent to AMO on the same day to invite its staff to conduct a site inspection to Aberdeen Battery, or whether the reply would only be a request for relevant information about Aberdeen Battery again. He emphasised that his request was a site inspection with the AMO staff instead of a written reply alone.

144. The Chairman invited the representatives of AMO to respond.

145. Ms MOK Yuk-ha, Christine gave a consolidated response as follows:

- (i) Regarding graded historic buildings and the items on the “List of New Items for Grading Assessment”, AMO had provided the information to the Government works departments concerned, and welcomed other Departments to seek technical advice from the perspective of heritage conservation from AMO. Regarding the items which were not included in the abovementioned lists, but considered with heritage value by other works departments, AMO also welcomed the works departments concerned to provide information, with a view to providing technical advice from the heritage conservation perspective; and
- (ii) AMO welcomed the invitation of Mr CHAN Ping-yeung for a site inspection to Aberdeen Battery and asked him to contact AMO for arrangement.

146. The Chairman said that the street name “Stanley Road” had been in place long ago. The records were, however, lost bit by bit with the passage of time. Accordingly, Mr Paul ZIMMERMAN suggested re-establishing and confirming “Stanley Road” rather than re-naming. The Chairman asked the representatives of LandsD to respond to the matter.

147. Mr HUI Wing-hong gave a consolidated response as follows:

- (i) LandsD had received the information on the gazetted street naming plans from the former Urban Council and the Government offices concerned after the year 2000, rather than obtaining official old maps of Hong Kong since the inception of the city. He pointed out that the Hong Kong streets that were gazetted in early days had been named in accordance with the Public Health and Municipal Services Ordinance prevailing at that time. In view of the numerous factors involved in naming in those days, he did not have a full picture of the matter either. He continued that LandsD had been established in 1982, the naming of streets did not fall under the purview of LandsD in early days. If there was a need to study the map information in early years in respect of re-establishing the name of Stanley Road, the Department would have to visit the Government Records Service to look into the matter; and

- (ii) The Department would name the streets according to the standard mechanism, and in general give consideration to the following circumstances for the naming of streets: numbering of the buildings next to new streets; the needs arising from postal communications; places frequently visited by the public, as well as providing facilitation to medical and police services for emergency purposes.

148. Mr POON Ping-hong raised the following enquiries and comments:

- (i) AMO's staffing structure revealed that its staff members were assigned job responsibilities according to their areas of expertise, including "Historical Buildings", "Building Conservation", "Building Survey", etc. Moreover, it had been learnt during the discussion of the agenda item "Conserve the Military Relics of the Second World War in the Southern District" at the 7<sup>th</sup> Full Council meeting that AMO had already recruited quite many highly experienced personnel in the fields of history, geography and fine arts. Yet, their professional backgrounds were not available on AMO's website. It was suggested that AMO should recruit staff who represented a broader range of expertise;
- (ii) Mr Paul ZIMMERMAN had gathered a large amount of historical information concerning this agenda item. These records were the fruits of the efforts contributed by various sectors of the community. As a matter of fact, the Government had substantial resources that could be devoted to the conservation of antiquities and monuments. Now that a community-initiated preliminary study had been conducted to confirm the existence of the claimed heritage items, the Government might as well capitalise on this opportunity and consider assessing their heritage value for grading purpose; and
- (iii) Narrative was the preferred form of recorded history. If untold, historical stories about antiquities and monuments would be forgotten as time went by. Historical stories could also help connect people and their neighbourhoods. It was hoped that AMO could make every effort to facilitate conservation and promotion of the territory's historic buildings to enrich the public's knowledge about the history of Hong Kong, which would in turn enhance their sense of belonging to the city.

149. Mr Paul ZIMMERMAN raised the following enquiries and comments:

- (i) He suggested that the representatives of LandsD should convey members' views on re-establishing the Stanley Road to the Director of Lands, and that a review be further conducted on the street naming mechanism. He considered that the Director of Lands had the authority to decide whether to name a designated road section or not, and suggested that all parties should adopt a positive and pragmatic attitude towards the matters concerning re-establishing the street name, so as to facilitate the identification of solutions;
- (ii) A majority of the proposed initiatives on built heritage conservation under this agenda item involved minor works. He considered that having a good understanding of the mode of co-operation between SDC and other Government Departments, HAD was supposed to take up the role of inter-departmental co-ordination in promoting built heritage conservation, e.g. through the implementation of District-led Actions Scheme or the setting up of a task force; and
- (iii) He asked the Chairman which committee under SDC should be tasked to follow up the matters relating to this agenda item, e.g. the Recreation and District Facilities Committee (RDFC) or the Economy, Development and Planning Committee.

150. The Chairman invited the representatives of AMO to respond.

151. Ms MOK Yuk-ha, Christine responded that AMO had all along been very supportive of the grading assessment and conservation of buildings and structures with heritage value. AMO was deeply grateful to members for the detailed research information on heritage items submitted this time, and would conduct in-depth research based on the information concerned. AMO would continue to make efforts to follow up grading assessment and heritage conservation, and stood ready to provide technical advice to relevant Government Departments.

152. The Chairman said that Mr Paul ZIMMERMAN hoped that the Director of Lands could further study whether re-establishing Stanley Road could be facilitated with the authority of the Director of Lands. He asked the representatives of LandsD to convey the view to the Director of Lands.

153. Mr HUI Wing-hong responded that if the member could further provide specific information, he would convey the information to the management of the Department for follow-up action.



154. The Chairman suggested Mr Paul ZIMMERMAN provide the specific information collected, including old maps, to LandsD and its management for reference and follow-up action.

155. The Chairman invited District Officer (Southern) to respond.

156. Mr Francis CHENG, JP gave a consolidated response as follows:

- (i) Regarding the project items proposed by Mr Paul ZIMMERMAN, some of them were considered the most suitable for following up under DMW projects. As such, he suggested the RDFC under SDC follow up the projects concerned;
- (ii) Regarding inter-departmental co-ordination, the collaboration mechanism had been in place among Government works departments to handle general slope and drainage works;
- (iii) The conservation of antiquities and monuments would bring some challenges, just as the structures Mr Paul ZIMMERMAN and members of the public found in recent months did not fall under the purview of any Departments at the moment. As regards Mr TSUI Yuen-wa's proposal of following up basic works such as the repair of the roads leading to the historic buildings to be graded or provision of information signage, he considered that feasibility study could be conducted. However, he emphasised that it was necessary to clarify the responsibility for the conservation of the buildings concerned first ;
- (iv) On the DMW project for the Pok Fu Lam Conduit, as some of the relics were not located in the Southern District but in the Central and Western District, the Secretariat had consulted HAD on the matter. In response, HAD said that if the DCs (i.e. Central and Western and Southern District Councils) in which the relics were located supported the projects, and agreed that the projects would be carried out under DMW projects, HAD could co-ordinate the works concerned. Furthermore, as the entire Stanley Road was located in the Southern District, SDO could co-ordinate the projects on its own; and
- (v) On the DMW project for the Original Shau Ki Wan Road, as some of the relics were not located in the Southern District but in the Eastern District and country park area, while country parks were managed by AFCD, DMW project could only handle the project from the road section to the country park, while AFCD had to be consulted on the section inside the country park. The written reply from AFCD did not clearly indicate whether the works proposal was feasible or supported by the Department. If SDC would like

to implement the works proposal, it could consider inviting AFCD to send representatives to attend the relevant Committee meeting for discussion and study. If AFCD supported the works as well, there would not be any big problem with inter-departmental collaboration.

157. The Chairman said that as just mentioned by Mr TSUI Yuen-wa, RDFC would generally be responsible for basic DMW projects such as erection of information signage, but was not believed to be competent to deal with project items involving higher complexity. The Chairman continued that follow-up action would be taken by the RDFC at the present stage, in the event that the Committee was unable to deal with any projects coming up in future, solutions would be looked into by then.

158. The Chairman said that prior to the discussion of this agenda item, he had received an impromptu motion moved by Mr PANG Cheuk-kei, Michael, Miss YUEN Ka-wai, Tiffany and Mr LAM Andrew Tak-wo, and seconded by Mr CHAN Hin-chung and Mr WONG Yui-hei, Angus, which read as follows:

“The Southern District Council urges Government to confirm the grading of the Pok Fu Lam Conduit, Old Stanley Road and the Original Shau Ki Wan Road in support of heritage conservation and protecting historic buildings in the Southern District as soon as possible.”

159. The Chairman said that members had given a written explanation to the above impromptu motion that “After public consultation, many residents in Southern District were highly concerned about heritage conservation, we would therefore propose a motion to illustrate the stance of the Council.” Moreover, in view of time constraints, the motion could not be submitted formally in time before the meeting. The Chairman continued that the above impromptu motion had been accepted and believed that members had already had thorough discussion on the content. The Chairman asked members whether they had anything to add to the impromptu motion or to discuss.

160. Members had nothing to add or no other views.

161. The Chairman asked members to vote on the impromptu motion by open ballot.

162. The impromptu motion was carried with 15 votes for it (namely Mr CHAN Hin-chung, Mr CHAN Ping-yeung, Ms CHAN Yan-yi, Mr LAM Andrew Tak-wo, Mr LAM Ho-por, Kelvin, Ms LAM Yuk-chun, MH, Mr Jonathan LEUNG Chun, Ms LI Shee-lin, Mr LO Kin-hei, Mr POON Ping-hong, Mr TSUI Yuen-wa, Mr WONG Yui-hei, Angus, Mr YIM Chun-ho, Mr YU Chun-hei, James and Mr Paul ZIMMERMAN), zero vote against it and zero abstention.

163. The Chairman suggested Mr Paul ZIMMERMAN provide the specific information collected to LandsD and its management for reference and follow-up action. This year marked the “80<sup>th</sup> Anniversary of the Battle of Hong Kong”, members were deeply concerned about the WWII historic buildings in the Southern District and hoped that AMO would take the initiative to promote heritage conservation in the Southern District.

(Ms MOK Yuk-ha, Christine, Ms CHUNG Yuen-ye, Amy, Mr LI Yung-sau, Lawrence, Mr CHEUNG Hiu-fung, Mr HUI Wing-hong, Mr LEE Kwun-chung, Johnson and Mr WONG Cheuk-lun, Felix left the meeting at 6:06 p.m.)

**Agenda Item 5: Any Other Business**  
**[6:06 p.m. - 6:14 p.m.]**

**Nomination for Member of the Regional Advisory Committee of the Hospital Authority**

164. The Chairman stated the following:

- (i) The Hong Kong Regional Advisory Committee of the Hospital Authority (HA) invited SDC to nominate an SDC member to join the Regional Advisory Committee as a community member. The new term would commence on 1 April 2021, and the tenure of office was one year for the first appointment; and
- (ii) Ms LAM Yuk-chun, MH was currently a member of the Regional Advisory Committee. Her tenure of office would expire on 31 March 2021.

165. The Chairman asked members whether they agreed to accept the invitation; and if yes, whether they would like to make a nomination.

166. Mr YIM Chun-ho opined that SDC should accept the invitation. There were two hospitals, namely Grantham Hospital and Queen Mary Hospital, with works in progress in the Southern District. He further said that as Grantham Hospital was situated in the constituency

of Mr TSUI Yuen-wa, it was believed that the nomination of Mr TSUI Yuen-wa as a member of the Regional Advisory Committee would be conducive for his district work.

167. The Chairman asked whether Mr TSUI Yuen-wa would accept the nomination.

168. Mr TSUI Yuen-wa said that he accepted the nomination.

169. The Chairman asked whether members had other nominations or comments.

170. Members had no other nomination or comment.

171. SDC agreed to accept HA's invitation and nominated Mr TSUI Yuen-wa as the member of the Hong Kong Regional Advisory Committee for the term from 1 April 2021 to 31 March 2022.

#### **Allocation of SDC Fund for Community Involvement Projects in 2021-22**

172. Mr WONG Yui-hei, Angus said that in the past, members were informed of the allocation of SDC fund for Community Involvement (CI) projects for the coming year around March or April every year, which served to facilitate members' reference and discussion. However, no relevant paper had been received so far. He asked the District Officer (Southern) about the progress of funding.

173. The Chairman said that in the past, the HAD announced the funding amounts for CI projects of various DCs for the coming year around February or March every year. However, the 18 DCs were not yet informed of their respective funding amount for CI projects for 2021-22 and had no idea when the allocation would be announced. Since the new financial year would start on 1 April 2021, he discussed with the Secretary of the Finance and Vetting Committee (FVC) yesterday and said that even without the budget of allocation, the FVC meeting should be held as scheduled next week to vet the funding applications from local organisations. He suggested reference could be made to the funding allocation approved in the previous financial year. Upon confirmation of the funding amount, approval of fund could be granted to the organisations for organising activities as soon as possible. However, he was still concerned that the District Officer (Southern) or HAD might take measures to hinder SDC's vetting of the funding applications.

174. The Chairman invited the District Officer (Southern) to respond.

175. Mr Francis CHENG, JP responded that with regard to the allocation of SDC fund for CI projects in 2021-22, HAD had not yet informed the Secretariat of the funding amount so far. According to the latest Controlling Officer's Report of HAD published in the Budget, the total estimate for CI projects in 2021-22 was similar to that of last year; meanwhile, HAD would also make further adjustments according to the actual situation. As the 6<sup>th</sup> FVC meeting was originally scheduled for 16 March 2021, he hoped to receive the paper on the funding amount before the meeting in order to facilitate discussion at the meeting. However, as HAD had not yet announced the funding amount, it was difficult for the Secretariat to arrange a meeting under the circumstances. He understood that members had concern over the allocation of funds. There were also other issues such as prompt action was needed to renew the contract for the Secretariat's contract staff. That said, he considered it more appropriate to hold the next FVC meeting after HAD's announced the specific funding amount. By then, FVC could discuss the allocation of fund according to the actual budget instead of endorsing a proposed allocation of fund only based on estimation and making further amendment afterwards. This could avoid wasting the time of all parties.

176. The Chairman said that in order to serve the Southern District residents as soon as possible, he believed members were willing to spend time on the discussion of funding allocation for CI projects and the vetting of activities at an earlier time. He had reserved time for holding the FVC meeting on 16 March 2021 and expected that members could proceed with the vetting of funding applications for CI projects by then. However, it all depended on whether the Government would allow the FVC meeting to be held as scheduled.

177. The Chairman asked members whether they had any other items to raise.

178. No members raised any other items.

### **Date of Next Meeting**

179. The Chairman advised that the 9<sup>th</sup> SDC meeting would be held at 2:30 p.m. on 6 May 2021 (Thursday).

180. There being no other business, the meeting was adjourned at 6:14 p.m.

Secretariat, Southern District Council  
May 2021