

(Translation)

29 December 2020

Mr LO Kin-hei
Chairman, Southern District Council (SDC)
3 Aberdeen Praya Road,
Southern District, Hong Kong

Dear Chairman,

Proposed Agenda Item for the 8th SDC Meeting on 14 January 2021
“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”

The Government promulgated the Invigorating Island South (IIS) initiative in the 2020 Policy Address with a view to developing the local facilities in the Southern district and implementing several major development projects, such as revitalising the Jumbo Floating Restaurant and the Ocean Park, expansion of the Aberdeen Typhoon Shelter area and the vessel berthing area, enhancing the cultural and leisure facilities in the vicinity of Aberdeen and Wong Chuk Hang, revitalising industrial buildings in Wong Chuk Hang, developing the MTR South Island Line (West) (SIL(W)). While the IIS initiative can realise changes in the appearance of the district and promote economic development in the community, the initiative will also bring about impact on the burden of the traffic and the community.

According to the development initiative, there will be changes in various local facilities and planning in the Southern District. In this regard, we would like to put forward the following requests and enquiries to the Council and hope that representatives could be invited from the Development Bureau and other relevant Departments to attend our meeting for a briefing and discussion of the development initiative, collection of comments from this Council and following up afterwards. We hope that the comments of SDC would be referred to other Committees for regular follow-up as set out below:

1. Traffic problem has always been a big issue of the Southern District. The initiative includes several major projects for the business area and tourism development, coupling with the growth in future population, the traffic supporting facilities must be properly planned in order to cater for the needs of the residents. It is noted that the MTR Corporation Limited (MTRC) will submit its project proposal on the SIL(W) by the end of 2020;
 - 1.1 We would like to ask whether the Government has conducted a traffic impact assessment (TIA) before laying down the direction of the relevant development. If yes, please provide this Council with the full report of the TIA and explain it; if not, what are the reasons?
 - 1.2 We would like to ask what will be the traffic planning of the Government for the future development, and whether railway will still be the main axis of the development?
 - 1.3 What is the progress of the submission project proposal on the SIL(W) by MTRC? Has the proposal been submitted now? Can we have further information for reference? If yes, please explain with supplementary information. Will the Government disclose full text of the proposal to the public?
2. The initiative has included a proposal for the rebirth of Ocean Park and revitalising the Jumbo Floating Restaurant with emphasis on the development of education, conservation and the Water World. Meanwhile, Melco International Development Limited, the owner of the floating restaurant has recently agreed to donate the boat to Ocean Park at no cost for tourism and heritage conservation purposes on a non-profit-making basis;
 - 2.1 Further to the granting of \$5.4 billion from the Government to Ocean Park in 2020, the Park had used the allocation for repayment of loan as well as implementation of various new development projects, such as Green Staycation and Starry Summit Glamping. We would like to know about the attendance rate of the new developments in the past year, and whether the relevant proposal will continue to be adopted as the blueprint for development in future? Please explain with supplementary information;

- 2.2 According to information, the study on the Park's repositioning plan is now underway, when will the study findings be announced? Please also state what will be the future environmental education and conservation direction of the Park? Will the Administration consider reducing the number of animals kept in captivity gradually?
- 2.3 Quite a number of residents have worries that the strategies of conserving the heritage of Ocean Park and revitalising the Jumbo Floating Restaurant will lead to an overhaul instead and hence losing the original appearance of the sites. Moreover, catering industry can hardly be developed under the future economic situation. Therefore, we hope that the Ocean Park or the Government Department concerned can give a clearer account of the detailed plan for revitalising the Jumbo Floating Restaurant. If possible, please explain with supplementary information;
- 2.4 According to the initiative, Ocean Park will take advantage of its seaside location for development. Will there be a plan to tie up the seaside development of the Ocean Park with the expansion of the Aberdeen Typhoon Shelter in order to facilitate the provision of waterborne transport for the Park and in-depth tour to the typhoon shelter? Will there be cooperation with the traditional tourism in the typhoon shelter? Please explain with supplementary information;
- 2.5 Since the Legislative Council granted a one-off allocation in 2020 to the Ocean Park, will the Government provide information on the present financial status of the Park? Will there be a need of seeking further funding support from the public coffers in future?
3. It is glad to learn that the Government finally implements the expansion of the Aberdeen Typhoon Shelter area and the vessel berthing area as well as providing more landing facilities along the coastal area. As there are many fishermen or persons who have operation in the typhoon shelter, we would like to raise our concern over the specific plans and mode of management for the typhoon shelter;
- 3.1 How will the expansion plan for the typhoon shelter be implemented? For example, how many wave-proof facilities will be increased? What is the estimated area of expansion? Has the Government ever conducted a

study on the plan, such as an assessment on its economic effectiveness, environmental impact assessment on its surrounding waters? If yes, please explain with supplementary information;

3.2 In the recent years, the Government has constructed landing facilities at Castle Peak Bay, Tuen Mun. Yet, the layout of Castle Peak Bay is different from that of Aberdeen Typhoon Shelter which will require adaptation to the geographical feature. Will the Department concerned take the layout plan of Castle Peak Bay as the blueprint for the provision of additional landing facilities? Has any work been carried out for the design or study on the landing facilities before? If yes, please explain with supplementary information;

3.3 In the past, the mode of management for the typhoon shelters had all along been met with adverse criticism. To this end, the Office of The Ombudsman issued a Direct Investigation Report on Marine Department's Arrangements for Private Vessel Moorings in March 2019. The report pointed out that the arrangement of vessel moorings spaces was not in proper order and the spaces were in short supply. Will the Government Department concerned improve the mode of management in tandem with the expansion of Aberdeen Typhoon Shelter this time. If yes, please provide details on its improvement plan; if not, please explain why;

4. The Government plans to provide additional tourist facilities on both sides of Aberdeen Typhoon Shelter for enhancing the cultural and leisure facilities in the vicinity of Aberdeen and Wong Chuk Hang, including the Aberdeen Typhoon Shelter, Aberdeen Promenade and Ap Lei Chau Main Street, enabling members of the public and visitors to immerse in the ambience, history and culture of a fishing village and enjoy eco-tourism in the area. We would like to raise questions on the development direction and community burden as follows:

4.1 At present, quite a number of information panels and decorations have been put up along the waterfront promenades on the coastal areas of both Aberdeen and Ap Lei Chau to introduce the history and heritage of the fishing village but they are of limited value and hence a waste of resources. We would like to ask how will the future development be implemented? If there are specific plans, please elaborate with supplementary information;

- 4.2 Owing to the fact that at present the coastal areas of both Aberdeen and Ap Lei Chau do not have enough capacity to accommodate more influx of tourists in terms of their community planning as well as traffic burden and that these two places were both densely populated residential areas, tourism development will no doubt produce negative impact on the living environment within these areas. As the community facilities are also different, no more planning should be made for tourism. Has the Government conducted an assessment on the impact of tourism development in the community? If yes, please explain with supplementary information; if not, please give reasons why no assessment is made.
5. It was also mentioned in the initiative that the Government would explore room for redevelopment or consolidation of the existing “Government, Institution or Community” sites or facilities in the district so as to promote “single site, multiple use”. We would like to know what facilities or sites will be included in the said study for the Southern District. Please explain with supplementary information.

Your approval to accept this agenda item would be greatly appreciated.
Thank you.

Yours sincerely,

<u>(signed)</u>	<u>(signed)</u>	<u>(signed)</u>
WONG Yui-hei, Angus District Councillor	YUEN Ka-wai, Tiffany District Councillor	CHAN Hin-chung District Councillor