

## **Signature Project Scheme in Central & Western District**

### **Progress on Design Work**

#### **Purpose**

This paper sets out the latest progress of the Signature Project Scheme (SPS) in Central and Western (C&W) district and seek Members' views on the sketch and outline design.

#### **Background**

2. Since March 2013 when the Central & Western District Council (C&WDC) decided to undertake the Harbourfront Enhancement and Revitalisation (HEAR) at the Western Wholesale Food Market (WWFM) as the SPS project in C&W district, the work progress has been satisfactory. Having consulted the SPS Steering Committee of C&WDC (Steering Committee), the C&W District Office (C&WDO) has made two rounds of submissions to the Home Affairs Department, completed the Technical Feasibility Statement and prepared the draft concept design. C&WDO has also carried out public consultation and publicity campaign on the content of the HEAR in end-2013. Details are set out in the Steering Committee Papers No. 2/2013 and 2/2014.

#### **Work Progress**

##### **(a) Public consultation on concept design**

3. Having regard to the views expressed by Members at the Steering Committee meeting in February 2014, C&WDO conducted a public consultation on the concept design of HEAR prepared by the Architectural Services Department (ArchSD) during April to May 2014. The consultation was carried out in a form of focus groups held in seven sessions. Some 60 members of the C&W community, representatives of the relevant government department and District Councillors participated; most of them are local residents. There was wide recognition of and support to the principles of openness, shared use, diversity and no-frills underpinning the HEAR project. Focus group participants were also in support of the ideas of "zoning" and preserving certain features of the WWFM and its piers as the key concept in the design. The other salient views from the focus groups are as follows –

- (i) Design of the harbourfront promenade should focus on passive activities (e.g. strolling, sitting-out, Tai-chi playing, angling, enjoying sea view);
- (ii) The design should include provision of elderly fitness facilities and

children's play equipment. There should also be ample benches and shelters.

- (iii) Design of the multi-purpose activity area and the angling zone at pier areas are supported.
- (iv) A few suggested to include cycling track, jogging trail or pet garden in the project; however quite a number of participants found these facilities inappropriate for the site owing to the limited space and various site constraints (e.g. the promenade is only 6.5 meters wide, and there is only one exit/ access point).

Activity report of the focus groups is at **Annex I**.

***(b) Public consultation on sketch & outline design***

4. Taking account of the comments on the concept design made by the Steering Committee and the focus groups, ArchSD prepared the sketch & outline design (at **Annex II**) that outlines the key elements of the project design, incorporating quite a number of suggestions made by Members and the public. Representatives of ArchSD would brief Members on the layout design at the meeting on 11 July.

5. To gauge views of the public on the sketch & outline design, C&WDO arranged three residents' forums from late June to early July to brief members of the public about the SPS, the key features and constraints of the HEAR, the concept design and the layout design, etc. About 70 people joined these forums. At the same time, C&WDO conducted a questionnaire survey in July on the design, distributing over 1 300 copies of questionnaires to District Councillors, members of the Area Committees, District Committees, district organisations and local residents. The survey is also available online. As at 8 July 2014, 299 completed questionnaires were received and analysed at **Annex III**. Based on the feedback received from the forums and the survey, generally speaking –

- (i) Over 90% of the respondents support/ are satisfied with the HEAR project for C&W under the SPS;
- (ii) Nearly 90% of the respondents support/ are satisfied with the overall sketch & outline design of the project;
- (iii) Nearly or over 75% of the respondents support/ are satisfied with the individual layout design of and the facilities at the four piers.

***(c) Consultation with the District Council and the Harbourfront Commission on the sketch & outline design***

6. Following the Steering Committee's meeting, we plan to brief C&WDC on 17 July 2014 on our work progress and the project design. With C&WDC's endorsement of the design, we will prepare in full steam the detailed design and the work cost estimates, and proceed to consult the Taskforce on Harbourfront

Development on Hong Kong Island of the Harbourfront Commission in the third quarter of 2014. Our target is to submit the funding application for the project to the LegCo Panel on Home Affairs in March 2015, with a view to starting the construction in December 2015.

### **Publicity for 2014-15**

7. As soon as the design is firmed up, C&WDO will spearhead the promotion of the SPS for 2014-15, including publicity during the Sheung Wan Promenade held in end-2014, and the WWFM Carnival to be held in January 2015. Promotional materials will also be prepared to publicise SPS project.

### **Advice Sought**

8. Members are invited to note the work progress and comment on the sketch & outline design.

Central & Western District Office  
July 2014

**Central & Western District Council  
Community Involvement Activity of Signature Projects Scheme (SPS) 2014**

**Activity Report of the Focus Groups**

**(A) About the Focus Groups**

- The Focus Group adopts “*Your Ideal Design of the Western District Harbourfront*” as the activity theme.
- Objectives of the Focus Group are: (i) to enhance the participation and understanding of the community and stakeholders in formulating the Central & Western district’s signature project (Harbourfront Enhancement and Revitalisation (HEAR) of Western Wholesale Food Market (WWFM)), and collect public opinions; (ii) to highlight the design elements of HEAR, i.e. openness, shared use, diversity and no-frills; and (iii) to keep up promotion of the signature project.
- Group discussions were held from 12 April 2014 to 3 May 2014.

**(B) How the Focus Groups were conducted**

- There were seven sessions of the Focus Groups, with a total of 64 participants including local residents and representatives of government departments.
- Participants joining discussions in sub-groups include members of the Area Committees, Kaifong welfare associations, voluntary workers of elderly centres/ women associations, youths in the district, operators of the WWFM, those interested in the revitalisation of the waterfront, and members of concern groups on the development of C&W District.
- The focus of discussion is the concept design of the signature project.
- The Focus Groups first conducted a site visit to the site of development (i.e. the waterfront sites adjoining WWFM), and then collectively developed the “*Ideal Design of the Western District Harbourfront*” by putting together their choices on facilities and activities the group members wish to see on the harbourfront.
- The length of each sub-group meeting is between two hours and two and a half hours.

## (C) Results of Group Discussions

### **Mainstream views on the contents of “Your Ideal Design of the Western District Harbourfront”**

- ✓ The concept design of the project was recognised and supported.
- ✓ Passive recreational activities (e.g. angling, strolling, sitting out for leisure and tai-chi playing, etc.) were expected to take place at the waterfront.
- ✓ It was hoped that users of the waterfront promenade could enjoy the scenery in a tranquil environment.
- ✓ Proposed provision of elderly fitness equipment and children’s play equipments were supported to meet the needs of users of different ages.
- ✓ It was hoped that adequate provision of shelters, benches and lighting would be provided.
- ✓ The development of Pier No.4 to an angling zone was supported.
- ✓ Apart from providing some necessary ancillary facilities (e.g. toilets, refreshment kiosk and drinking fountains, etc.), the venue should not have excessive facilities to avoid reducing the total leisure space.
- ✓ The proposed development of one of the piers to a multi-purpose activity zone was much appreciated because various kinds of activities could be held there in future.
- ✓ The proposal to allow sale of beverages and refreshment in the promenade was supported.
- ✓ It was much agreed that the history of the former piers should be displayed in the waterfront promenade. For example, some of the current facilities of Pier No. 1 such as crane and base of the pier should be retained. Additional information boards might also be installed to give a brief account of the history or original of C&W District.
- ✓ It was agreed that site visit was very important to enhance understanding of the project and make proper adjustment to expectation.

### **Specific views on facilities/ancillary facilities**

#### **1. General recreational and sports facilities**

- ✓ Most of the participants were in support of the proposed provision of elderly fitness equipment and children’s play equipment for enjoyment by users of different ages.
- ✓ Some participants suggested that more seats should be provided near the children’s play equipment. This might give convenience to

parents/relatives of children to take care of their children playing there.

✧ **Views of government departments:** Agreed

## 2. Cycling track, jogging trail, pebble foot massage path

✓ A few participants suggested that cycling track and jogging trail be considered for inclusion.

✧ **Views of government departments:** It was a matter of choice. As provision of cycling track and jogging trail might occupy over one third the width of the waterfront promenade, the space available for other facilities thereof such as footpath, benches and elderly fitness facilities might be affected. Even if the proposed cycling track and jogging trail were provided at the piers, it would still cause reduce provision of other recreational and sports facilities, multi-purpose activity zone and angling zone, etc. In the long run, cycling track and jogging trail could be considered in some other waterfront sites of more spaces.

✓ A few participants suggested that pebble foot massage path be considered for inclusion.

✧ **Views of government departments:** Owing to space restriction of the site, provision of a pebble foot massage path would inevitably result in less elderly fitness equipment.

## 3. Pet Garden

✓ Some participants suggested that a pet garden be provided.

✧ **Views of government departments:** To avoid disturbance to other users of the waterfront promenade, separate entrance of a pet garden/pet corner should be provided. Owing to restriction on size and shape of the venue, there was only one entrance for access to the promenade and there would be insufficient space for provision of an additional entrance. Even if a pet corner was to be provided, different users of the promenade were forced to share one entrance, which would be inappropriate.

## 4. Ancillary Facilities

✓ Some participants especially the elderly suggested that more toilet

facilities be provided.

- ✧ **Views of government departments:** Owing to site constraints and limited resources for the project, the toilets were proposed to be installed at both ends of the waterfront promenade (with the front end being the entrance). It is also recommended that the ratio of toilet for male to that of female should be 1:2.

## 5. Activity

- ✓ The proposed development of one pier to a multi-purpose activity zone of the waterfront promenade was much appreciated by the participants because various kinds of activities such as flea market, festive activities, theme-based sales, recreational activities like tai-chi playing and dancing, etc. might be held there in future.

- ✧ **Views of government departments:** The Leisure and Cultural Services Department (LCSD) agreed that a variety of appropriate activities organised by various organisations could be held in the multi-purpose activity zone. The C&WDC and local bodies might apply fund from the allocation for non-works component of the project to organise community involvement activities.

## 6. Viewing Facilities

- ✓ Some participants suggested that a viewing platform be included.
  - ✧ **Views of government departments:** Owing to the limited resources for the project, a viewing platform could not be provided for the time being.
- ✓ Some participants suggested that more telescopes be installed in the venue.
  - ✧ **Views of government departments:** Owing to limited resources for the project, provision of telescopes was unavailable for the time being. The LCSD had reservation about this suggestion on grounds of previous complaints lodged by the public regarding their concern over the possible infringement of privacy of residents nearby by telescope users, as well as additional costs of mechanical and electrical engineering and recurrent expenditure regarding

such installation.

## 7. Materials for use/Greening

- ✓ It was suggested that anti-exposure, heat resistant and waterproof materials be used for the development of the project for better protection against the humid environment of saline contents due to sea water.

- ✧ **Views of government departments:** Owing to the geographical features of the site implementing the project, materials to be used for the development had to be durable. Natural granite and recycled wood might be used as the major materials for ground paving. If budget allowed, anti-rust materials might be employed for provision of railings and enclosing walls.

- ✓ Most participants opined that planting of large trees might not be appropriate because the ground surface for most areas of the venue would be paved with concrete and it is always windy offshore. Therefore it was suggested local plants be embedded at other space designated for greening.

- ✧ **Views of government departments:** It was agreed that there should be as much greening space as possible in the venue. Tree planting was good at providing shades and beautification of waterfront. Despite the windy waterfront in Western District, the planting proposal was still feasible. Regarding choice of species for greening purpose, priority would be given to local species, especially those being able to stand strong winds and grow in more saline environment like the waterfront in Western District.

## 8. Linking to waterfront nearby or public transport services

- ✓ Many participants expected that the waterfront promenade would one day linked up with the Sun Yat Sen Memorial Park in the vicinity.

- ✧ **Views of government departments:** Being a vision in the long run, the sites at the waterfront to west of the Sun Yat Sen Memorial Park would be opened up by stages and be eventually linked up with the project's promenade. Demand for additional transport services would not be significant because we expect



users to be mainly local residents who would, most probably, access to the venue on foot.

**9. Views of operators in WWFM**

✓ Some operators in WWFM hoped that the Administration could provide additional access points between the waterfront promenade and the wholesale market's fruit and vegetable sections, so that the public and WWFM operators could access to and from the market and promenade more conveniently.

✧ **Views of government departments:** Both the Agriculture, Fisheries and Conservation Department and LCSD had reservation about the proposal. From the perspective of operating the wholesale market, the proposed entrance would result in additional manpower for safeguarding security and food safety, thereby increasing the management costs and the pressure for consequential rental rise to be borne by the operators. In addition, cargo handling and vehicular flow inside the WWFM would definitely pose potential hazard to the public entering from the waterfront promenade. If an entrance was to be provided at the waterfront promenade for access to the fruit and vegetable sections of the wholesale market, users of the leisure ground would be adversely affected.

Central & Western District Office

June 2014

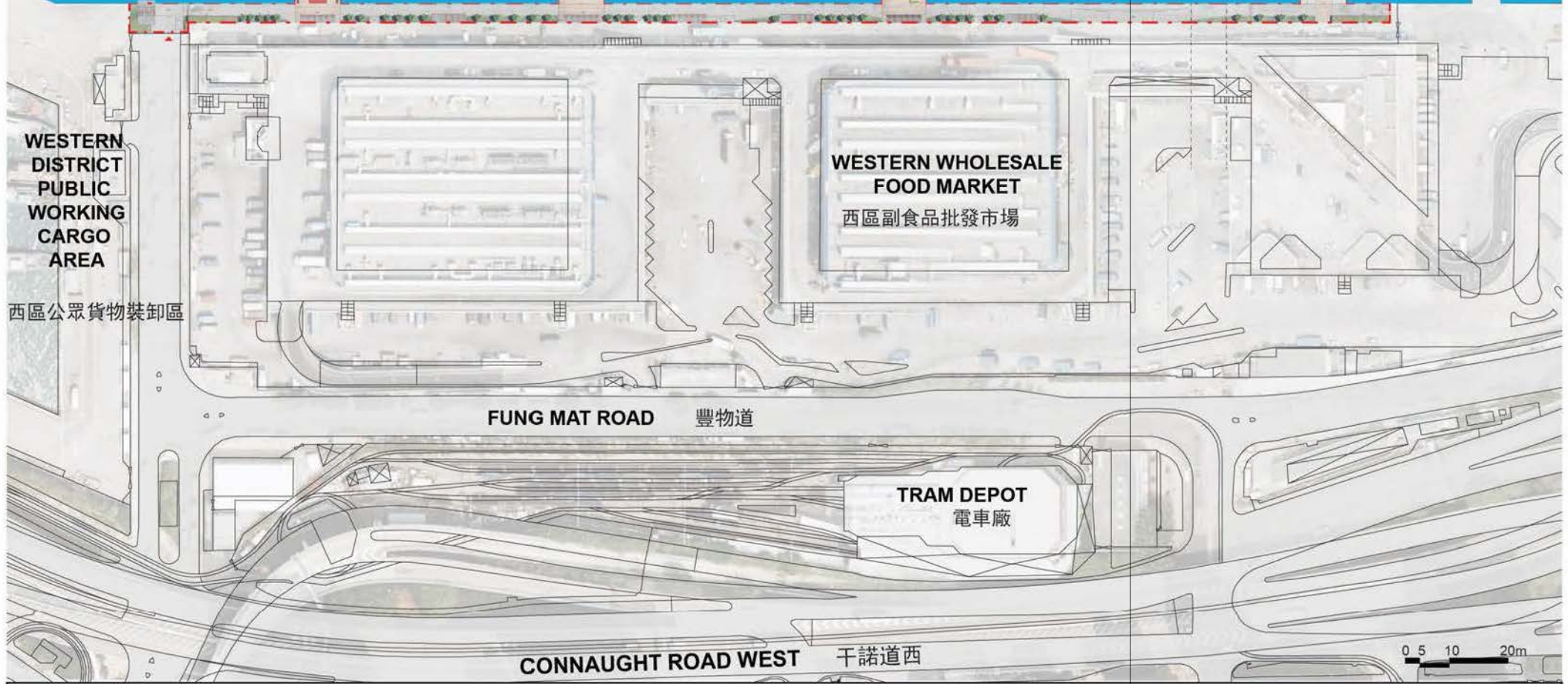
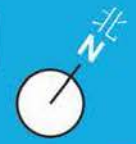
428 metres

PIER 1  
一號碼頭

PIER 2  
二號碼頭

PIER 3  
三號碼頭

PIER 4  
四號碼頭



WESTERN DISTRICT PUBLIC WORKING CARGO AREA

西區公眾貨物裝卸區

WESTERN WHOLESALE FOOD MARKET  
西區副食品批發市場

FUNG MAT ROAD 豐物道

TRAM DEPOT  
電車廠

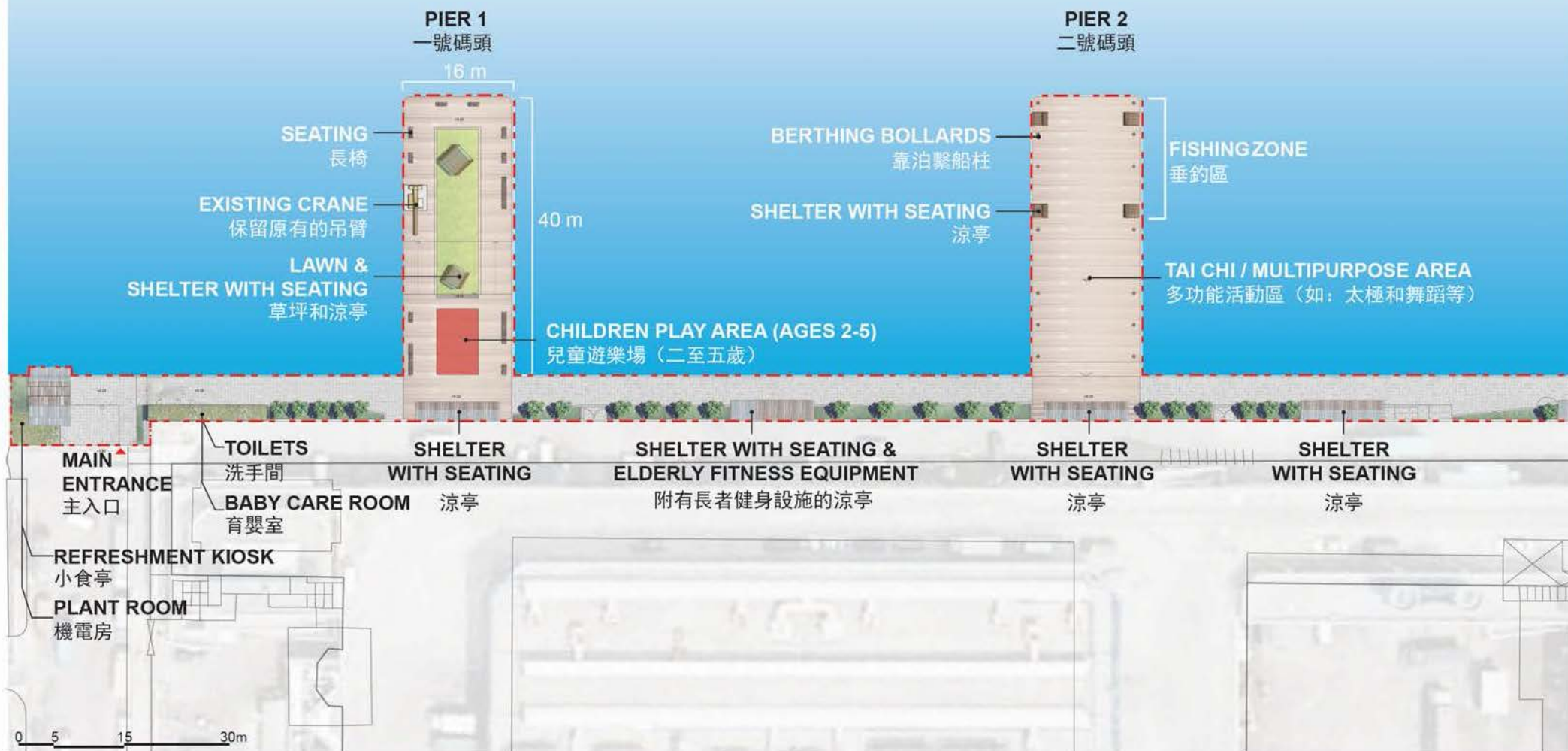
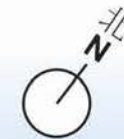
CONNAUGHT ROAD WEST 干諾道西

0 5 10 20m

SCHEMATIC SITE PLAN  
初步設計總平面圖

SK-DC-01  
JUN 2014

HARBOURFRONT ENHANCEMENT AND REVITALIZATION  
AT THE WESTERN WHOLESALE FOOD MARKET  
美化及活化位於西區副食品批發市場附近的海濱地段



**SCHEMATIC LAYOUT PLAN (PART 1)**

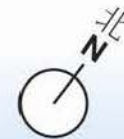
初步設計平面圖 (第一部份)

**HARBOURFRONT ENHANCEMENT AND REVITALIZATION**

**AT THE WESTERN WHOLESALE FOOD MARKET**

美化及活化位於西區副食品批發市場附近的海濱地段

SK-DC-02  
JUN 2014



**SCHEMATIC LAYOUT PLAN (PART 2)**  
初步設計平面圖 (第二部份)

SK-DC-03  
JUN 2014

**HARBOURFRONT ENHANCEMENT AND REVITALIZATION  
AT THE WESTERN WHOLESALE FOOD MARKET**  
美化及活化位於西區副食品批發市場附近的海濱地段



*MAIN ENTRANCE OF PROMENADE*  
海濱長廊的主入口

**HARBOURFRONT ENHANCEMENT AND REVITALIZATION  
AT THE WESTERN WHOLESALE FOOD MARKET**  
美化及活化位於西區副食品批發市場附近的海濱地段

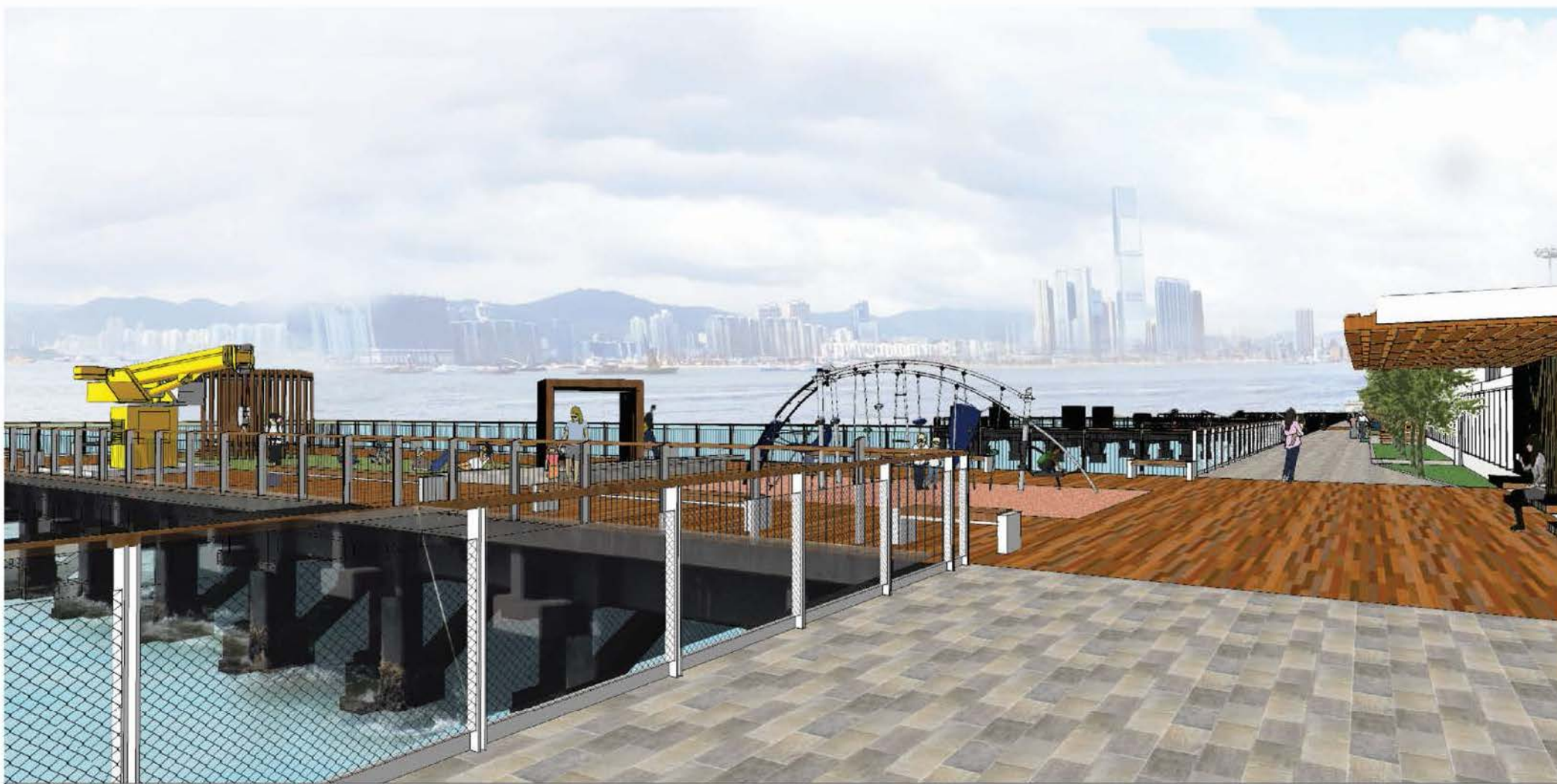
SK-DC-10  
JUN 2014



VIEW FROM ENTRANCE TOWARDS REFRESHMENT KIOSK  
從入口觀望小食亭

SK-DC-11  
JUN 2014

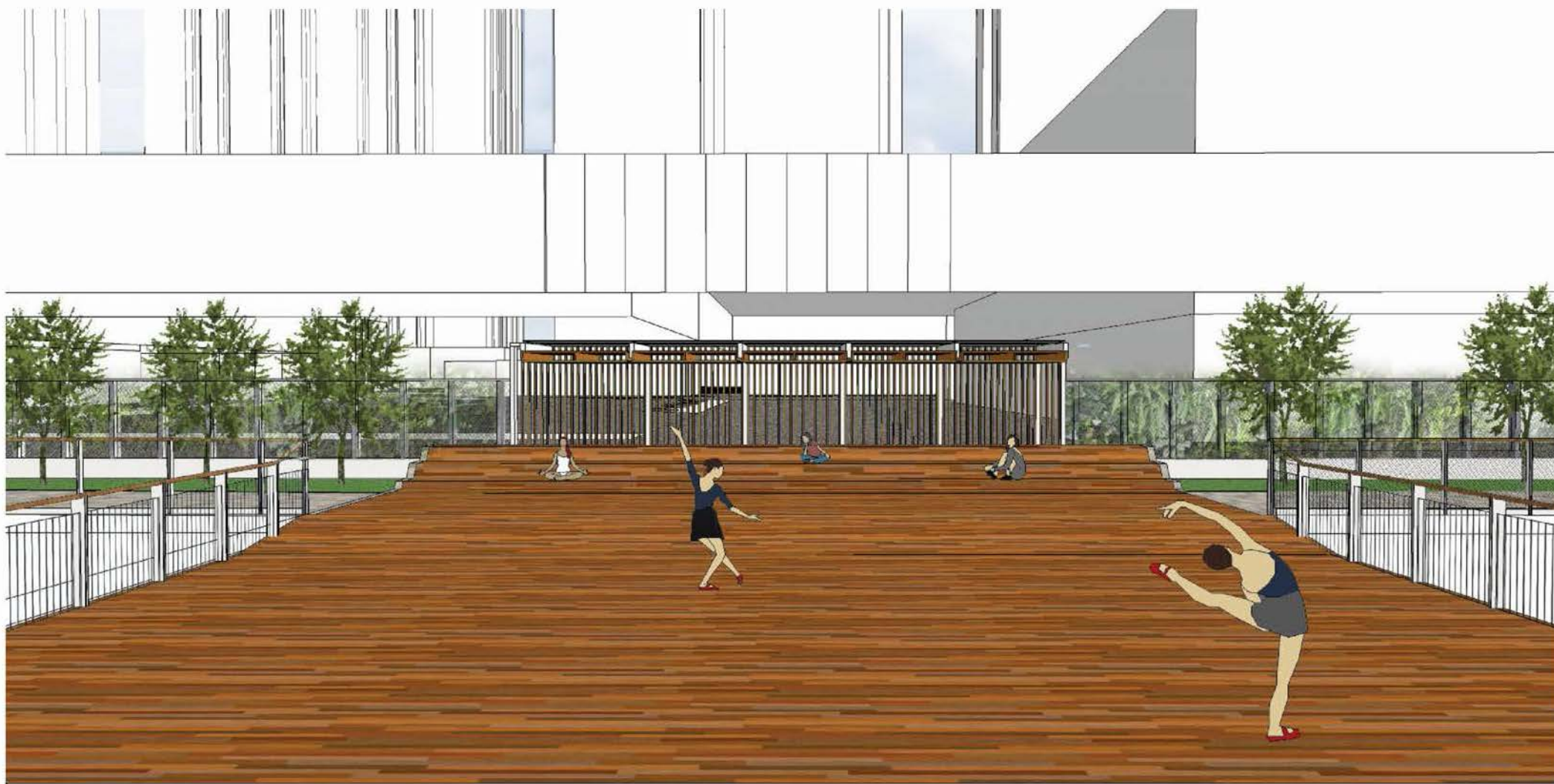
**HARBOURFRONT ENHANCEMENT AND REVITALIZATION  
AT THE WESTERN WHOLESALE FOOD MARKET**  
美化及活化位於西區副食品批發市場附近的海濱地段



*CHILDREN PLAY AREA, LAWN, AND EXISTING CRANE AT PIER NO.1*  
位於一號碼頭的原有吊臂, 草坪及兒童遊樂場

**HARBOURFRONT ENHANCEMENT AND REVITALIZATION  
AT THE WESTERN WHOLESALE FOOD MARKET**  
美化及活化位於西區副食品批發市場附近的海濱地段

SK-DC-12  
JUN 2014



MULTIPURPOSE AREA AT PIER NO. 2  
位於二號碼頭的多功能活動區

**HARBOURFRONT ENHANCEMENT AND REVITALIZATION  
AT THE WESTERN WHOLESALE FOOD MARKET**  
美化及活化位於西區副食品批發市場附近的海濱地段

SK-DC-13  
JUN 2014

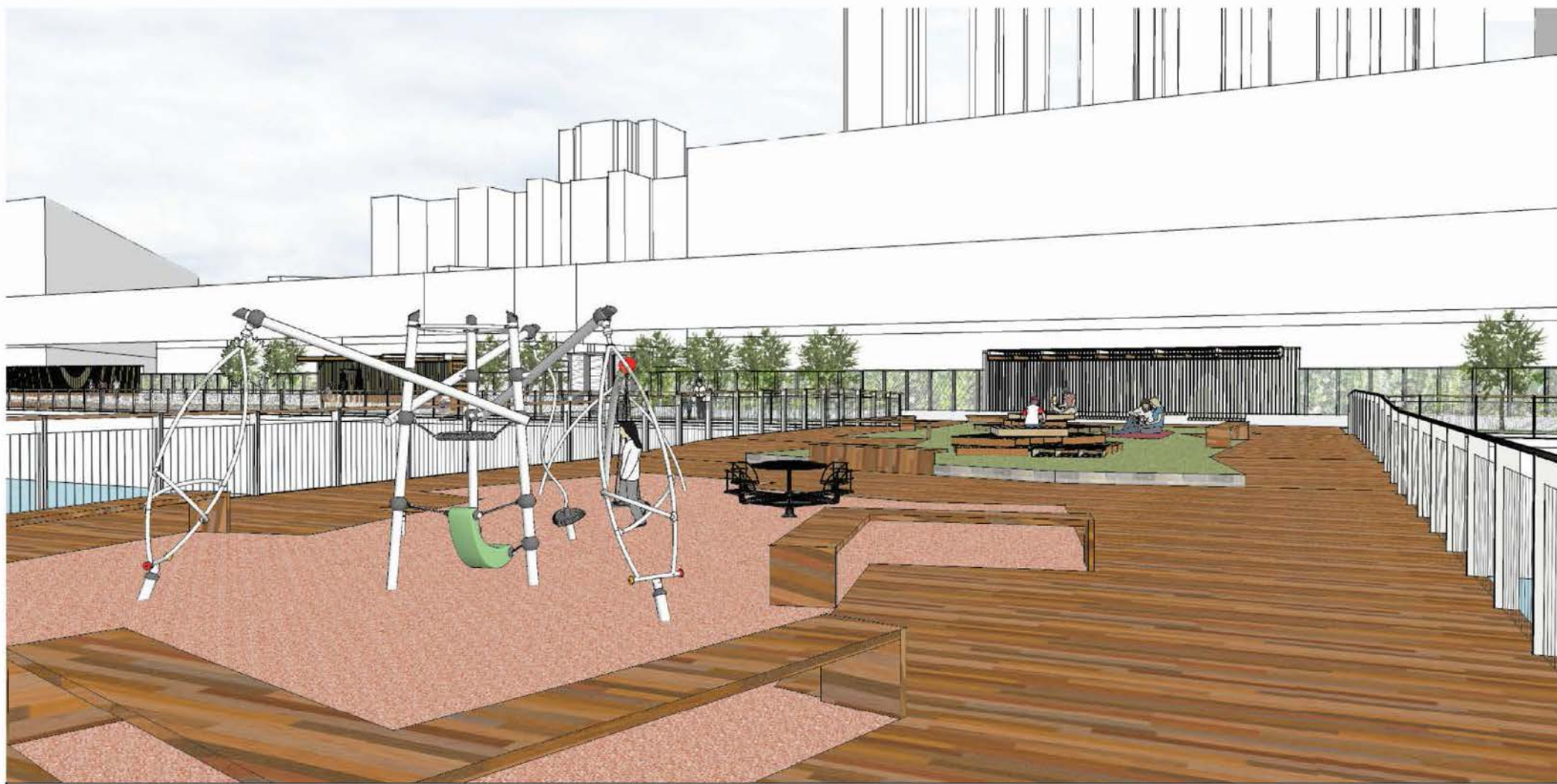




*SHELTER WITH SEATING & ELDERLY FITNESS EQUIPMENT ALONG THE PROMENADE*  
沿海濱設有涼亭、長椅及長者健身設施

**HARBOURFRONT ENHANCEMENT AND REVITALIZATION  
AT THE WESTERN WHOLESALE FOOD MARKET**  
美化及活化位於西區副食品批發市場附近的海濱地段

SK-DC-14  
JUN 2014



*CHILDREN PLAY AREA & FEATURE SEATING WITH LAWN AT PIER NO. 3*

位於三號碼頭的兒童遊樂場及特色閑坐草坪

**HARBOURFRONT ENHANCEMENT AND REVITALIZATION  
AT THE WESTERN WHOLESALE FOOD MARKET**

美化及活化位於西區副食品批發市場附近的海濱地段

SK-DC-15  
JUN 2014



*STEPPED SEATING ALONG PROMENADE & VIEW TOWARDS PIER 4*  
沿海濱長廊的階級式坐椅及遠眺四號碼頭

**HARBOURFRONT ENHANCEMENT AND REVITALIZATION  
AT THE WESTERN WHOLESALE FOOD MARKET**  
美化及活化位於西區副食品批發市場附近的海濱地段

SK-DC-16  
JUN 2014

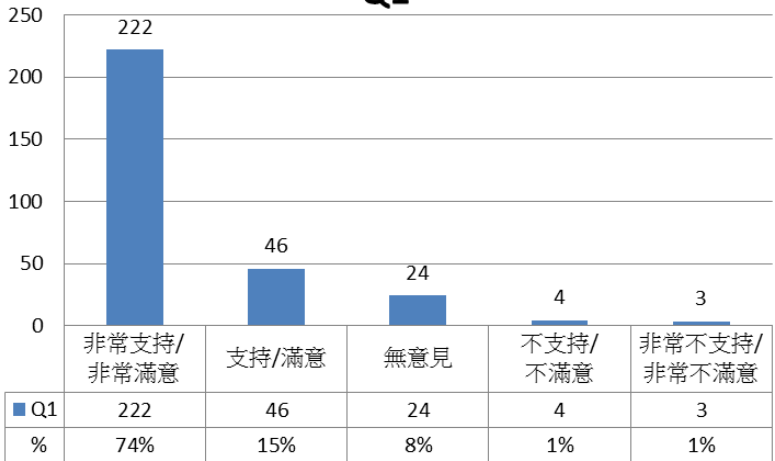
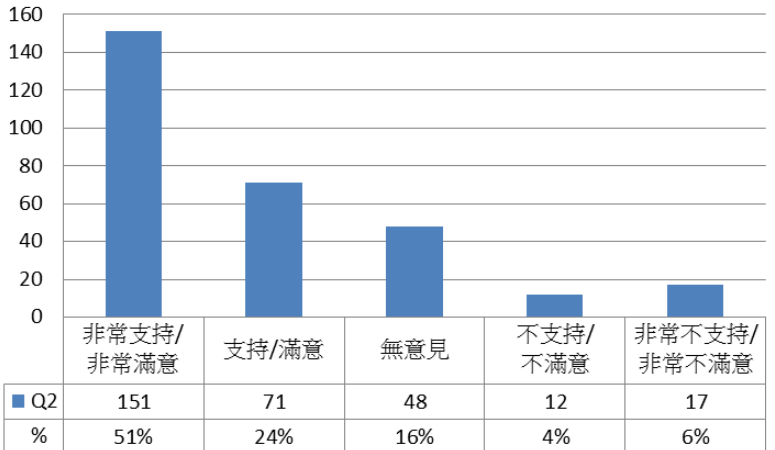
## Annex III

### “Signature Projects Scheme (SPS) in Central & Western (C&W) District”

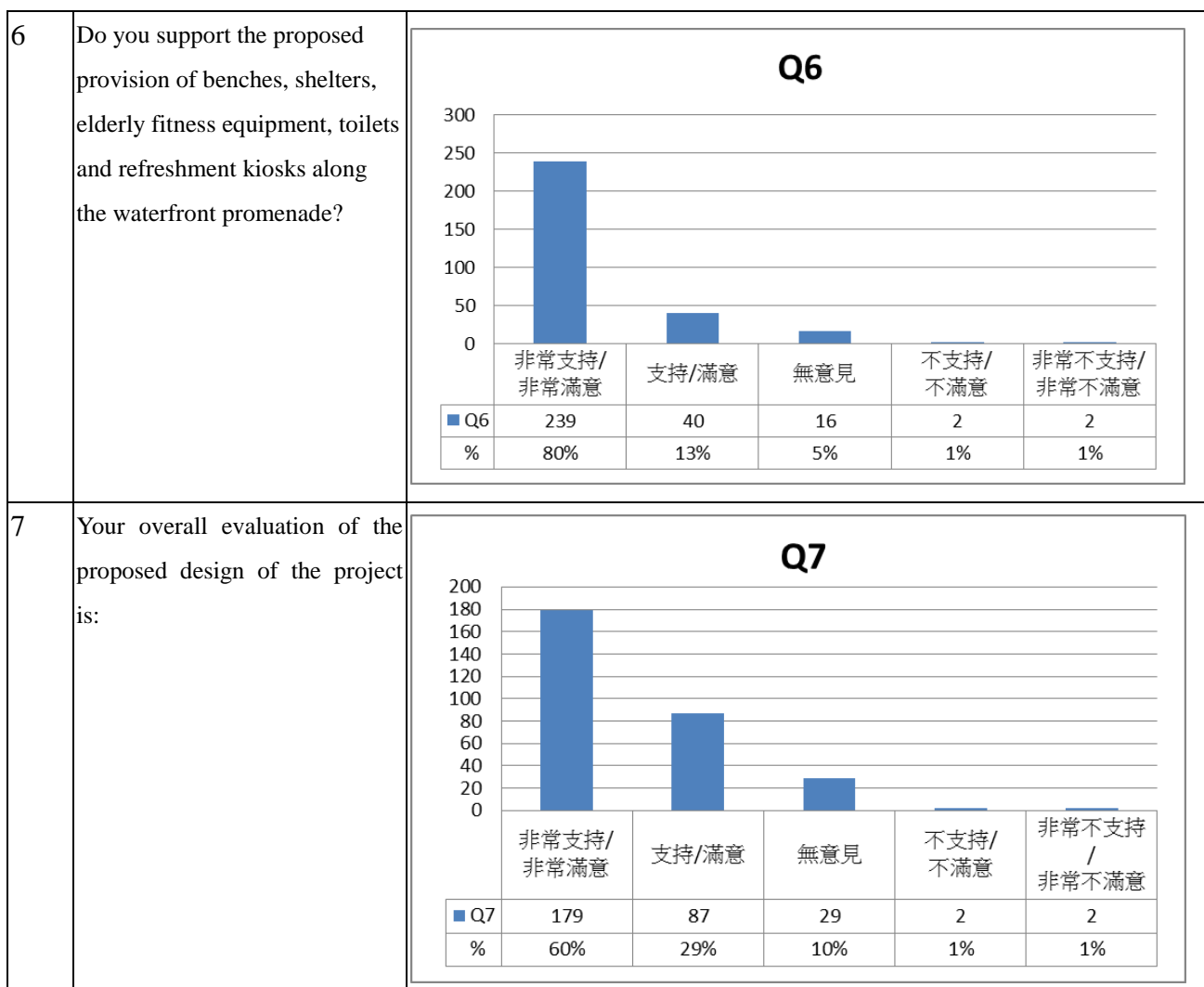
#### Community Involvement Activity 2014

#### Findings of Questionnaire Survey (as at 8 July 2014)

Part of the community involvement exercise for the SPS in C&W District, discussion forums with residents were held from 25 June 2014 to 3 July 2014, alongside a questionnaire survey on the proposed design of the signature project. As at 8 July 2014, 299 completed questionnaires were received and the views collected are set out in the following table:

Question No.	Analysis of Response																		
<p>1 Do you support the implementation of “Harbourfront Enhancement and Revitalisation at the Western Wholesale Food Market” as the Signature Project in the C&amp;W District?</p>	<p><b>Q1</b></p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>非常支持/ 非常滿意</th> <th>支持/滿意</th> <th>無意見</th> <th>不支持/ 不滿意</th> <th>非常不支持/ 非常不滿意</th> </tr> </thead> <tbody> <tr> <td>■ Q1</td> <td>222</td> <td>46</td> <td>24</td> <td>4</td> <td>3</td> </tr> <tr> <td>%</td> <td>74%</td> <td>15%</td> <td>8%</td> <td>1%</td> <td>1%</td> </tr> </tbody> </table>		非常支持/ 非常滿意	支持/滿意	無意見	不支持/ 不滿意	非常不支持/ 非常不滿意	■ Q1	222	46	24	4	3	%	74%	15%	8%	1%	1%
	非常支持/ 非常滿意	支持/滿意	無意見	不支持/ 不滿意	非常不支持/ 非常不滿意														
■ Q1	222	46	24	4	3														
%	74%	15%	8%	1%	1%														
<p>2 Do you support the proposed design of Pier No. 1 with conservation of the features of the existing pier as its theme (such as preservation of the cranes there)?</p>	<p><b>Q2</b></p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>非常支持/ 非常滿意</th> <th>支持/滿意</th> <th>無意見</th> <th>不支持/ 不滿意</th> <th>非常不支持/ 非常不滿意</th> </tr> </thead> <tbody> <tr> <td>■ Q2</td> <td>151</td> <td>71</td> <td>48</td> <td>12</td> <td>17</td> </tr> <tr> <td>%</td> <td>51%</td> <td>24%</td> <td>16%</td> <td>4%</td> <td>6%</td> </tr> </tbody> </table>		非常支持/ 非常滿意	支持/滿意	無意見	不支持/ 不滿意	非常不支持/ 非常不滿意	■ Q2	151	71	48	12	17	%	51%	24%	16%	4%	6%
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■ Q2	151	71	48	12	17														
%	51%	24%	16%	4%	6%														

3	Do you support the proposed development of Pier No. 2 to a multi-purpose activity zone in order to make available space for organisation of various kinds of activities there in future?	<p style="text-align: center;"><b>Q3</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>非常支持/ 非常滿意</th> <th>支持/滿意</th> <th>無意見</th> <th>不支持/ 不滿意</th> <th>非常不支持/ 非常不滿意</th> </tr> </thead> <tbody> <tr> <td>■ Q3</td> <td>196</td> <td>75</td> <td>23</td> <td>4</td> <td>1</td> </tr> <tr> <td>%</td> <td>66%</td> <td>25%</td> <td>8%</td> <td>1%</td> <td>0%</td> </tr> </tbody> </table>		非常支持/ 非常滿意	支持/滿意	無意見	不支持/ 不滿意	非常不支持/ 非常不滿意	■ Q3	196	75	23	4	1	%	66%	25%	8%	1%	0%
	非常支持/ 非常滿意	支持/滿意	無意見	不支持/ 不滿意	非常不支持/ 非常不滿意															
■ Q3	196	75	23	4	1															
%	66%	25%	8%	1%	0%															
4	Do you support the proposed development of Pier No. 3 to a turf area for greening purpose mainly, provided with children's play equipment?	<p style="text-align: center;"><b>Q4</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>非常支持/ 非常滿意</th> <th>支持/滿意</th> <th>無意見</th> <th>不支持/ 不滿意</th> <th>非常不支持/ 非常不滿意</th> </tr> </thead> <tbody> <tr> <td>■ Q4</td> <td>198</td> <td>60</td> <td>33</td> <td>5</td> <td>3</td> </tr> <tr> <td>%</td> <td>66%</td> <td>20%</td> <td>11%</td> <td>2%</td> <td>1%</td> </tr> </tbody> </table>		非常支持/ 非常滿意	支持/滿意	無意見	不支持/ 不滿意	非常不支持/ 非常不滿意	■ Q4	198	60	33	5	3	%	66%	20%	11%	2%	1%
	非常支持/ 非常滿意	支持/滿意	無意見	不支持/ 不滿意	非常不支持/ 非常不滿意															
■ Q4	198	60	33	5	3															
%	66%	20%	11%	2%	1%															
5	Do you support the proposed development of Pier No. 4 to an angling zone with the original slipway at the pier preserved?	<p style="text-align: center;"><b>Q5</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>非常支持/ 非常滿意</th> <th>支持/滿意</th> <th>無意見</th> <th>不支持/ 不滿意</th> <th>非常不支持/ 非常不滿意</th> </tr> </thead> <tbody> <tr> <td>■ Q5</td> <td>166</td> <td>72</td> <td>42</td> <td>7</td> <td>12</td> </tr> <tr> <td>%</td> <td>56%</td> <td>24%</td> <td>14%</td> <td>2%</td> <td>4%</td> </tr> </tbody> </table>		非常支持/ 非常滿意	支持/滿意	無意見	不支持/ 不滿意	非常不支持/ 非常不滿意	■ Q5	166	72	42	7	12	%	56%	24%	14%	2%	4%
	非常支持/ 非常滿意	支持/滿意	無意見	不支持/ 不滿意	非常不支持/ 非常不滿意															
■ Q5	166	72	42	7	12															
%	56%	24%	14%	2%	4%															



Legend:

1. “Q1” stands for “問題 1”, “Q2” for “問題 2”, and so on.
  
2. Regarding the views of residents,
  - a. “Strongly supported / Very satisfied” stands for “非常支持/非常滿意”
  - b. “Supported / Satisfied” stands for “支持/滿意”
  - c. “No opinion” stands for “無意見”
  - d. “Unsupported / Dissatisfied” stands for “不支持/不滿意”
  - e. “Strongly unsupported / Very dissatisfied” stands for “非常不支持/非常不滿意”