

Proposed Signature Project in Central & Western District

Purpose

This paper reports on the outcome of preliminary discussion and public consultation on the implementation of the Signature Project Scheme (SPS) in Central & Western District (C&W), and seeks Members' endorsement of the recommended option.

Background

2. In his 2013 Policy Address, the Chief Executive announced the introduction of the SPS to enable District Councils to carry out projects of a larger scale that meet specific district needs. Under the SPS, a one-off allocation of \$100 million will be earmarked for each district to initiate one to two signature projects that would address district needs or be able to highlight the characteristics of the district, and will have a visible, significant and lasting impact on the district. These projects may involve works or non-works elements, or a mixture of both, subject to a lower limit of \$30 million and an upper limit of \$100 million. All SPS projects will be proposed, discussed and agreed by the District Council before they are put to implementation. For details, please refer to DFMC Paper No. 20/2013.

3. We briefed the District Facilities Management Committee (DFMC) of the C&W District Council (C&WDC) on the SPS framework on 24 January 2013. The matter was then referred to the Working Group on Central & Western District Council Affairs (Working Group), which held two meetings in February and March to discuss the issue.

Discussion at Working Group

4. At its meeting on 8 February 2013, the Working Group brainstormed on possible SPS projects in C&W and preliminarily identified two potentially viable projects for more in-depth discussion. The first proposes the beautification and revitalisation of the harbourfront in the Western District, specifically the waterfront area and four piers at the Western Wholesale Food Market (WWFM), with a view to developing the site into open space for public enjoyment (**Proposal 1**). The second proposal concerns conversion of vacant buildings in the district to youth hostels to promote youth development and to alleviate the housing needs of the younger generation; the Hong Kong

Academy at Ka Wai Man Road in Kennedy Town, which will soon be vacated, is suggested as a potential site for youth hostel (**Proposal 2**).

5. In view of the importance of SPS, the Working Group decided to consult the local community on the two proposals and invite general views for three weeks from 18 February to 11 March 2013 before they further deliberate and make their recommendations to the C&WDC. For this purpose, a consultation document is prepared at **Annex A**, which was distributed to all C&WDC Members, co-opted Members, and 25 district-based organisations or committees. All C&WDC Members are encouraged to initiate their own local consultation. In addition to distributing the consultation letter to some 13 000 stakeholders, a number of C&WDC Members also arranged residents' forum and collected opinions through questionnaires and surveys. Notice of consultation was also posted on C&WDC website, notice boards, Community Halls and Public Enquiry Service Centre, alongside publicity through Members' promotional materials. **Annex B** gives an account of these consultation efforts.

Public Consultation

6. During the consultation period, 2 503 replies were received, of which 150 were submitted to the C&WDC Secretariat direct and 2 353 were collated or relayed by C&WDC members. A vast majority of the respondents are individuals, and 24 submissions were made in the name of local organisations. Summary of the responses received is at **Annex C (Table C1 and C2)**.

7. In general, Proposal 1 received majority support as indicated from the returns received by the C&WDC Secretariat (64%) or referrals made by C&WDC Members (85.6%). Proposal 2 also received positive votes of 36% (Secretariat's returns) and 22.2% (Members' returns). There are also objections to Proposal 1 (ranging between 3% and 15% of returns) and Proposal 2 (10.5% to 31% of returns). A few respondents offered specific comments on the feasibility, content, expected benefits or constraints of the two proposals. In addition to expressing views on the two identified options, a number of respondents raised other suggestions. Summary of these alternative views is at **Annex C (Table C3)**.

Recommendations of the Working Group

8. The Working Group met on 18 March 2013 to discuss the outcome of public consultation and the way forward. In particular, Members deliberated on the proposals having regard to the principles and modus operandi of the SPS, aspirations of the community, consultation results, as well as the feasibility of the proposals, etc. After thorough discussion, the Working Group concluded

that harbourfront enhancement and revitalisation at the WWFM (**Recommended Project**) should be put forward to C&WDC for endorsement as a recommended SPS project for C&W. As regards other suggestions received, the Working Group recommends that these be explored and followed up under the District Minor Works Programme or by the relevant government departments.

(a) Harbourfront Enhancement and Revitalisation at WWFM

9. The C&W district has long aspired for a continuous and vibrant promenade connecting Admiralty with Kennedy Town, creating “a harbour for the people, a harbour of vitality”. This is in fact a vision shared by C&WDC in unison, past and present. Efforts have been made by C&WDC to beautify part of the district promenade through district minor works. The C&WDC also funded community activities to enhance vitality of the harbour, including walkathon along the Sheung Wan Promenade, and the popular food carnival at WWFM. The Recommended Project represents a major step to realise the community aspirations for a vibrant waterfront promenade, benefiting not only the C&W district, but the society at large.

10. The subject site at WWFM occupies a dominant waterfront space and is in close proximity to the popular Sheung Wan promenade and Sun Yat Sen Memorial Park. It consists of approximately 5,580 sqm, including the strips of land of 3,220 sqm fronting the northern part of WWFM and its four piers with a total area of 2,360 sqm. The site, shown in annex to the consultation document at Annex A, is now under the management of the Agriculture, Fisheries and Conservation Department (AFCD). Whilst the site is restricted to market operators at WWFM, there leaves a huge room for turning this relatively quiet area into a vibrant harbourfront open space for the public to enjoy, e.g. doing work-out, leisure walk, weekend markets and theme-based festivals. The Working Group on the C&W District Harbourfront set up under C&WDC has been discussing with the relevant bureaux and departments since 2008 to open up the subject site to the public. AFCD has in principle agreed to release the subject area to C&WDC for promenade development, subject to proper segregation between the public area and market.

11. Based on earlier brainstorming of the Working Group on the C&W District Harbourfront, the earmarked SPS funding may be used in the following areas under the Recommended Project –

- (a) **Works**: improvement to existing paving and pier structures; railings along the promenade; leisure zones; landscaping/ greening; walls/ removal fences to separate the promenade from the operation of the WWFM; provision of ancillary facilities (e.g. water and electricity supply, lighting, footpath improvement, toilet);

- (b) **Non-works**: vibrant community involvement programme to turn the WWFM promenade and the harbourfront in the vicinity into a popular open space. Programme may include organisation of recreational and leisure activities, bazaars, guided thematic tours, etc.;
- (c) **Publicity**: to promote the beautiful harbour and vitality of our district, publicity and theme-based promotion campaign may be arranged.

Taking account of the need to make adequate provisions for consultancies, contingencies, staff cost and price adjustment, we roughly estimate that the works component of the Recommended Project will cost 70-80% of the SPS funding, while some 15% may be spent on non-works items and publicity. Detailed cost estimates could only be made as we gradually formulate the project content in consultation with C&WDC and the stakeholders. The Working Group recommends to engage the government departments to be the works and maintenance/ management agents of the project.

(b) Steering Committee on SPS

12. The C&WDC will be responsible for implementing the SPS project, monitoring the progress and evaluating its effectiveness. As the Recommended Project is still in its conceptual stage, we need on-going, intensive and interactive engagement with the community to invite more inputs to help develop the idea and design. Hence, we recommend that a Steering Committee on SPS (Steering Committee) be set up under C&WDC to assist the Council in the planning, execution and operation of the SPS. The proposed terms of reference and composition of the Steering Committee are at **Annex D**.

(c) Next Steps

13. Subject to Members' endorsement, the District Office (DO) will report to the Headquarters of the Home Affairs Department (HAD) on C&WDC's decision on the Recommended Project under SPS. A formal, first-round submission will be made to HAD in due course in consultation with the Steering Committee.

Advice Sought

14. Members are invited to endorse the Recommended Project detailed in paragraphs 8 to 11, and the creation of a Steering Committee on SPS in paragraph 12.

**Central and Western District Office
March 2012**

**Implementation of Signature Project Scheme by the Central & Western District Council
Public Consultation**

Background

1. The Chief Executive announced on 16 January 2013 in the Policy Address to enhance district administration by introducing the Signature Project Scheme (“SPS”). Under the scheme, a one-off allocation of \$100 million will be earmarked for each district to support District Councils (“DCs”) in implementing signature projects.

2. The objective of the SPS is mainly to provide a larger amount of resources to DCs for implementing large-scale and sustainable projects that address district needs. Signature projects may involve works or non-works elements, or a mixture of both, and should bring a visible and lasting impact on the districts. The projects should be commenced, or even accomplished, within the current DC term as far as practicable.

Proposed Projects

3. At its meeting on 8 February 2013, the Working Group on Central & Western District Council Affairs under the Central & Western District Council (“C&W DC”) discussed the implementation of SPS by the DC. After discussion, the Working Group identified the following two potentially viable projects and would like to invite views from residents and organisations of the C&W district to facilitate further discussion by the DC:

	Project	Proposal
1	Beautification and Revitalisation of Western District Harbourfront	As the blueprint of the Central section of the C&W promenade is more or less finalised, some Councillors suggested that part of the waterfront sites adjoining the Western Wholesale Food Market and its four idling piers near Sun Yat Sen Memorial Park should be enhanced and revitalised into open space for public to enjoy, thereby connecting the waterfront area to the Central and Sheung Wan sections of the C&W promenade for the progressive development of a continuous and accessible waterfront promenade. Please refer to the Annex for location.
2	Conversion of Vacant Buildings into Youth Hostels	Some Councillors suggested that youth hostels should be built in the district to promote youth development and to relieve the housing needs of the younger generation to some extent. One of the potential site is the school premises of the Hong Kong Academy at Ka Wai Man Road, Kennedy Town which will soon be vacated.

Public Consultation

4. **We look forward to your opinions on the above proposals. You may share your views with us by completing the enclosed Reply Slip and returning it to the Central & Western District Council Secretariat by mail, fax or e-mail on or before 11 March 2013:**

E-mail Address: cwdcch@cwdc.had.gov.hk

Fax No: 2542 2696 / 3691 8024

Postal Address: 11/F, Harbour Building, 38 Pier Road, Central, Hong Kong.
Enquiry Tel. No: 2852 3549

Central & Western District Council Secretariat
18 February 2013

Ref no: _____
 Date of receipt: _____
 (For Official Use Only)

REPLY SLIP

(Please reply on or before 11 March 2013)

To: Central & Western District Council Secretariat

Implementation of Signature Projects Scheme by the Central & Western District Council

Public Consultation

My views on the initial proposals put forward by the Central & Western District Council are as follows (*please use supplementary sheets if necessary*):

	Project	Proposal	My Views (please put a ✓ in the appropriate box)
1	Beautification and Revitalisation of Western District Harbourfront	Part of the waterfront sites adjoining the Western Wholesale Food Market and its four idling piers should be enhanced and revitalized into open space for public enjoyment, thereby connecting the area to the Central and Sheung Wan sections of the C&W promenade.	* <input type="checkbox"/> Support <input type="checkbox"/> Not support <input type="checkbox"/> Other views:
2	Conversion of Vacant Buildings into Youth Hostels	Youth hostels should be built in the district to promote youth development and to relieve the housing needs of the younger generation to some extent. One of the potential site is the school premises of the Hong Kong Academy at Ka Wai Man Road, Kennedy Town which will soon be vacated.	* <input type="checkbox"/> Support <input type="checkbox"/> Not support <input type="checkbox"/> Other views:
3	My other views:		

Personal particulars (Optional)

Name:

Telephone No:

Correspondence address / Fax / E-mail:

Resident of the Central & Western District?

Yes No

Organisation (if applicable):

Date:

Signature:

Note: Please note that your personal data provided in this reply slip will be used exclusively for this public consultation. You have a right of access and correction with respect to personal data as provided for under the Personal Data (Privacy) Ordinance (Cap 486). Your right of access includes the right to obtain a copy of your personal data provided in this form. Enquiries concerning the personal data collected by means of this form, including the making of access and corrections, should be addressed to the Secretariat.

Proposed Beautification of the Waterfront Sites and Four Idling Piers of the Western Wholesale Food Market for Public Enjoyment

Four idling piers to be enhanced and open to the public

Pier No. 5



Part of the road adjoining the site to be enhanced and open to the public

Local Consultation conducted in relation to
the implementation of Signature Project Scheme in Central & Western District
(February – March 2013)

Type	Action Party	Means/ Target recipient	Total distributed
<i>Distribution of consultation documents</i>	<i>C&W District Council Secretariat</i>	<ul style="list-style-type: none"> ✓ All 18 C&W District Council Members and 18 co-opted members ✓ Members of the public (website, notice boards at Community Hall and District Office, Public Services Enquiry Centre) ✓ District-based organisations: <ol style="list-style-type: none"> 1. Central and Mid-Levels Area Committee 2. Sheung Wan and Sai Ying Pun Area Committee 3. Kennedy Town and Shek Tong Tsui Area Committee 4. Central & Western District Committee on Promotion of IT 5. Central & Western District Coordinating Committee on New Arrivals Services 6. Central and Western District Youth Programme Committee 7. District Fight Crime Committee (Central and Western District) 8. District Fire Safety Committee (Central and Western District) 9. Women's Welfare Club, Western District, Hong Kong 10. Hong Kong Central and Western District Women Association Limited 11. Central District Kai-Fong Welfare Association 12. Sai Ying Pun Kaifong Welfare Association 13. Kennedy Town Kaifong Association 14. Mt. Davis Kaifong Association 15. Central and Western District Road Safety Campaign Committee 16. The Association of the Hong Kong Central and Western District 17. CW Power 18. Central & Western Mid-Levels Owners Association 19. The Multi Storey Building Owners Association of Central District (HK) 20. Central Street Building Owners Association 21. Western District Building Owners Association 22. The Multi Storey Building Owners Association of Western District (HK) 23. Central and Western District Recreation and Sports Association 	N/A

		24. Central and Western District Association for Culture and Arts 25. The Council of Central & Western District School Heads	
	<i>C&WDC Members</i>	✓ Members of the public ✓ Residents/ Owners' Corporate of private buildings	13 000
Forums	Ip Kwok-him, Chan Hok-fung, Siu ka-yi, Cheung kwok-kwan, Lo Yee-hang (5-6 March)		2
	Wong Kin-shing, Cheng Lai-king, Hui Chi-fung, Kam Nai-wai (16 March)		1
Opinion surveys/ interviews	C&WDC Members		30

**Summary of Responses to Public Consultation on Signature Project Scheme
in Central & Western District**

**Table C1: Summary of responses received by C&WDC Secretariat
(Total number of returns received: 150)**

	Proposal 1 (Western Harbourfront Revitalisation)	Proposal 2 (Youth Hostel)
Support	96 (64%)	54 (36%)
<i>Individual</i>	76	52
<i>Organisation</i>	20	2
<i>Specific Comments</i>	<ul style="list-style-type: none"> ✓ The harbourfront upon revitalization can benefit the community. ✓ To provide kiosks, jogging lane, fitness equipment, cycling lane, alfresco café, pet garden. ✓ To improve transport link and accessibility. ✓ To provide extra deck on the pier and leave sufficient space for the public on the ground level. ✓ To avoid building landmark. Suffice to provide basic and safe facilities such as benches, planters, etc. 	<ul style="list-style-type: none"> ✓ To help promote youth development and provide many job opportunities on completion of project. ✓ Support the provision of budget housing.
Against	22 (15%)	47 (31%)
<i>Individual</i>	20	33
<i>Organisation</i>	2	14
<i>Specific Comments</i>	<ul style="list-style-type: none"> • The suggested location which is situated at WWFM in full operation is remote. • The suggested location is not suitable for use as open space as the operation of WWFM may give rise to hygiene problems. 	<ul style="list-style-type: none"> • Housing issue requires long term planning and resources should not be spent on providing short-term housing facilities. • The Government should take the lead to build youth hostels. • The proposal would only benefit hostel occupants. • There is no need to provide additional youth hostel as the Government is already planning to convert the Tung Wah Hospital Group Lee Sai Chow Primary School premises to youth hostel.

**Table C2: Summary of responses collated/ relayed by C&WDC Members
(Total number of referrals received: 2 353)**

	Proposal 1 (Western Harbourfront Revitalisation)	Proposal 2 (Youth Hostel)
Support	2 014 (85.6%)	522 (22.2%)
Against	73 (3.1%)	248 (10.5%)
Specific Comments	<p><u>Support</u></p> <ul style="list-style-type: none"> ✓ The proposal can benefit a wider population including the elderly. ✓ The district lacks open space and recreational facilities, and the proposal helps beautification of the district. ✓ To provide suitable fishing equipment to facilitate safe fishing activity. ✓ To provide elderly fitness area and cycling lane at the site. ✓ The proposal must ensure safety and easy access, and provide facilities such as sheltered benches, pavilions, lighting and toilets. <p><u>Against</u></p> <ul style="list-style-type: none"> • The subject site is too remote. • There is already promenade at the Sun Yat Sen Memorial Park. • The proposal may cause environmental pollution and the site would be subject to noise nuisance. 	<p><u>Support</u></p> <ul style="list-style-type: none"> ✓ Housing is inadequate and many young people lack the resources to acquire home ownership. ✓ The proposal must be supported by ease of transport. ✓ The proposal should be subject to regular review and the stay in hostel should be short-term and limited to three years. ✓ Addressing housing problem is more imminent than developing a harbourfront promenade. <p><u>Against</u></p> <ul style="list-style-type: none"> • There are already student hostels in the district. More activity venues should be provided to local residents. • The proposal would only benefit a particular segment of the community. • The subject site is small and the number of flats to be provided would be very small. • Subsidised home ownership flats should be provided instead. • There are competing demands in the district for community facilities (e.g. schools) and the proposal would come at the expense of other social services.

Table C3: Other proposals suggested by respondents

Other Proposals	Number
1. Rejuvenation of Mount Davis into a country park in the City/ provision of additional facilities at the hiking trail and peak of Mount Davis	16
2. Development of a harbourfront cycle lane	14
3. Construction of Central/ Mid-level escalator link	12
4. Provision of more elderly homes/ service centres in the district	12
5. Construction of barrier free access at Tai Pak Terrace	6
6. Setting up of a library in Sai Ying Pun	6
7. Construction of a community centre or municipal services building	5
8. Construction of a public housing estate or conversion of vacant buildings to public housing	4
9. Resurfacing of the private road section at Yat Fu Lane	3
10. Construction of swimming pools	3
11. Subsidy to non-profit-making organisations to launch environmental protection and energy conservation projects as well as installation of LED lighting in the public space of building in	3

the district	
12. Revitalisation of the former Western Magistracy	2
13. Organisation of a large scale athletic meet and construction of a sports ground	2
14. Rent subsidy for the poor	2
15. Construction of a park	2
16. Organisation of cultural, recreational and leisure activities	2
17. Provision of subsidy to grass-roots families	2
18. Provision of an indoor cycling ground	1
19. Provision of additional lifts at the footbridge near Sun Yat Sen Memorial Park	1
20. Construction of a refuse collection point in SoHo area	1
21. Provision of additional hostel places for undergraduates	1
22. Beautification of the section of tram lane at Des Voeux Road West	1
23. Extension of lift service to the upper part of Sai Wan Estate	1
24. Provision of a zebra crossing at the junction of Cadogan Street and Forbes Street	1
25. Beautification of streets in the district	1
26. Subsidy to students from grass-roots families for attending tutorial classes and participating in extra-curriculum activities	1
27. Removal of old and hazardous signboards in the district	1
28. Construction of public toilets	1
29. Provision of child care and tutorial services	1
30. Provision of additional medical facilities in the district	1
31. Construction of a youth hostel at a waterfront site of the district	1
32. Provision of health vouchers or meal vouchers to elderly in the district	1
33. Subsidy to eco-friendly industry	1
34. Cash handouts to residents of the district	1
35. Provision of barrier free access	1

Proposed Steering Committee on Signature Project in Central & Western District

Proposed Name

Steering Committee on Signature Project in Central & Western District
中西區社區重點項目督導委員會

Proposed Terms of Reference

1. To discuss the implementation of the Signature Project Scheme (SPS) in Central & Western District and advise the Central & Western District Council on the matter;
2. To oversee the formulation, planning, execution, operation, promotion and other issues related to SPS in Central & Western District;
3. To monitor the progress and evaluate the effectiveness of the implementation of SPS in Central & Western District;
4. To assist in the implementation of SPS in Central & Western District, including organization of activities and public consultation; and
5. To report its work regularly to the Central & Western District Council for steer and endorsement.

Proposed organizational structure and membership

Organisation	Composition
Chairman	A District Councillor
Members	District Councillors (At least three District Councillors excluding the Chairman of the Steering Committee)
Representatives of Organisations and Government Departments in attendance	Representatives of other organisations or government departments to be invited to meetings by the Steering Committee on a need basis
Secretary	Executive Officer (District Council), Central & Western District Office