

Task Force on Harbourfront Developments on Hong Kong Island

For discussion
on 15 September 2014

TFHK/08/2014

Signature Project in Central & Western District: Harbourfront Enhancement and Revitalisation at the Western Wholesale Food Market

PURPOSE

This paper updates Members on the implementation of the project “Harbourfront Enhancement and Revitalisation at the Western Wholesale Food Market” (“HEAR”) under the Signature Project Scheme (“SPS”), and briefs Members on the project design.

BACKGROUND

2. At Task Force’s meeting held on 7 June 2013, Members noted the Central & Western District Council (“C&WDC”)’s decision to pursue HEAR project under SPS, which will turn the currently idling waterfront site at the Western Wholesale Food Market (“WWFM”) to a public open space. Members welcomed C&WDC’s initiative and indicated unanimous support to the proposal. The Administration undertook to seek Members’ views on the design in due course.

THE HEAR PROJECT

3. The HEAR project concerns a site of approximately 5 200 sqm, including the strip of land, as a narrow promenade, fronting the northern shore of WWFM of 400 metres long and 6.5 metres wide, four idling piers at WWFM, and a parcel of land adjacent to the Western District Public Cargo Working Area to the west, as the entrance to the site.

4. The project comprises two components, i.e. works and non-works, as follows –

- (a) **Works:** improvement to existing paving and pier structures; railings along the promenade; leisure/ fitness zones; landscaping/ greening; suitable fences or partition to separate the promenade from the operation of the WWFM; and provision of ancillary facilities (e.g. water and electricity supply, lighting, toilet);
- (b) **Non-works:** consists of the community involvement and publicity

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programme, which seeks to turn the WWFM promenade and the harbourfront in the vicinity into a popular and vibrant open space. The C&WDC would make use of the reserved SPS funding to offer, or co-organise with non-profit-making organisations, a wide range of activities and publicity such as weekend market, bazaars, and other arts, cultural, leisure and recreational programmes. This will not only enhance participation of the non-government sector, but also bring about more ideas, creativity and flexibility to the implementation of the signature project.

5. The scope of the HEAR project is at **Annex I**. The project in many ways gives effect to the recommendations made by the Centre of Urban Studies and Urban Planning of the University of Hong Kong (“HKU”) in its report on "Conceptual Master Plan for the Western Harbourfront"¹, which was endorsed by C&WDC and presented to the Task Force on 18 February 2014.

6. The Architectural Services Department (“ArchSD”) is the works agent for the project, while the Leisure & Cultural Services Department (“LCSD”) would manage the open space upon completion. The Central & Western District Office (“C&WDO”) provides support to C&WDC throughout.

PUBLIC ENGAGEMENT

7. The signature project is for the people, thus public engagement is of paramount importance. To this end, C&WDC implemented a number of public consultation and publicity initiatives on HEAR, as follows –

- (a) **WWFM Flea Market cum Carnival:** In collaboration with HKU, we introduced the HEAR project and the “Conceptual Master Plan for the Western Harbourfront” at the WWFM Flea Market cum Carnival held on 14-15 December 2013. The 2013 Carnival attracted over 4 700 visitors over the two-day period.

¹ The "Conceptual Master Plan for the Western Harbourfront ", commissioned by C&WDC and conducted by the Centre of Urban Studies and Urban Planning of the University of Hong Kong, covers the harbourfront areas in the Western District including the WWFM. The report made a number of recommendations with a view to creating diverse open space along the Western District harbourfront, for example, by turning the western harbourfront into the western gateway of the Victoria Harbour with green public spaces, landmarks, floating platforms, etc. for staging a wide variety of activities to revitalise the waterfront area. Specifically, in respect of the WWFM harbourfront, the report recommends the provision of water jet gardens, water shows, etc. In this regard, C&WDC may consider making use of the SPS funding for community involvement programme in future to invite the business community or other interested and competent organizations to submit proposals for providing and operating these waterfront facilities, so that we can tap their expertise to bring vitality and uniqueness to the WWFM harbourfront. Please refer to the Task Force Paper TFHK/01/2014 for details.

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- (b) **Focus Groups:** During April – May 2014, C&WDO organized seven focus groups with some 60 members of the Central & Western community participating. The focus groups adopted the theme “*Your Ideal Design of the Western District Harbourfront*”, introducing the SPS, the HEAR project’s key features, constraints and design concept, while gauging participants’ feedback on these.
- (c) **Residents’ Forums:** During June – July 2014, C&WDO organized three residents’ forums to introduce the background, features, constraints and design of the HEAR project, and gauged public feedback on these.
- (d) **Questionnaire Survey:** After the first survey in February 2013, C&WDO conducted two more questionnaire surveys in December 2013 and July 2014 to collect opinions from the locals about the HEAR project and its design. Responses to these surveys were encouraging, with over 300 completed returns each time. Feedback on SPS, HEAR project and the design was very positive.
- (e) **Discussion with WWFM operators:** Concerning the width of the promenade covered by the signature project, we reached a consensus with the WWFM Market Management Advisory Committee (MMAC) on 11 October 2013 that a space of 6.5 metres wide at the carriageway along the seaside of WWFM (the width of which now ranges from 12 to 15 metres) would be released for the development of a wider promenade under the SPS. This satisfies the requirement of having a promenade of no less than 6 metres in width.
- (f) **Publicity:** C&WDO prepared a range of promotional materials to widely publicise the signature project, including leaflets (in both Chinese and English), posters, banners, display boards, decorations on the pillars of Central Footbridges and souvenirs.

VIEWS OF THE PUBLIC

8. The major views of the public gathered from the above-mentioned public engagement activities are as follows –

- (a) There is huge support to the development of a safe and vibrant harbourfront and the HEAR project for the Central & Western district;
- (b) There is wide recognition of and support to the principles of

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openness, shared use, diversity and no-frills underpinning the HEAR project;

- (c) There are expectations for the design of the promenade to focus on passive activities (e.g. strolling, sitting-out, Tai-chi playing, angling, enjoying sea view);
- (d) There are expectations for the design to include elderly fitness facilities, children's play equipment, and ample benches and shelters;
- (e) The provision of a multi-purpose area at the WWFM pier is supported to facilitate organization of a wide range of activities in future;
- (f) The provision of an angling zone at the WWFM pier is supported;
- (g) There is support for preserving certain features of the WWFM and its piers in the design;
- (h) As regards the segregation between the promenade and the WWFM operation, the partition/ fences should be strong, safe and green;
- (i) Quite a number of people do not consider it appropriate to include cycling trail, jogging track or pet garden in the project (as suggested by a few), given the limited space and site constraint.

THE DESIGN

9. In preparing the design for the HEAR project, ArchSD has taken into account the views and suggestions made by C&WDC, members of the public and the "Conceptual Master Plan for the Western Harbourfront". In consideration of the site characteristics and the constraints pertaining to the project (in terms of physical environment and resources), the design of the HEAR project would underline the principles of openness, shared uses, diversity and no-frills. The design optimizes the use of space at the four piers by zoning, and preserves certain features of the WWFM and the piers. The design is at **Annex II**.

COST ESTIMATES

10. Taking into account the latest forecast for construction prices, the cost estimates for the HEAR project stands at \$99.3 million, which is close to

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the ceiling of the reserved district allocation of \$100 million for SPS. The budget is as follows –

- (a) **Works component:** about \$91.3 million (MOD prices), including construction costs, contingency and forecast price adjustment for construction works;
- (b) **Non-works component:** about \$8 million, including community involvement and publicity programme (\$3.6 million), and other administrative/ staff costs.

WAY FORWARD

11. C&WDC endorsed the project content and design on 17 July 2014. The Administration is preparing in full steam the detailed drawings and the works estimates. Our target is to submit the funding application to the Legislative Council in March 2015, with a view to starting construction in December 2015 and hopefully opening up the site to the public around mid-2017. Meanwhile, continuous public engagement and publicity would be arranged.

VIEWS SOUGHT

12. Members' views on the above are welcome.

ATTACHMENT

Annex I - Project Scope

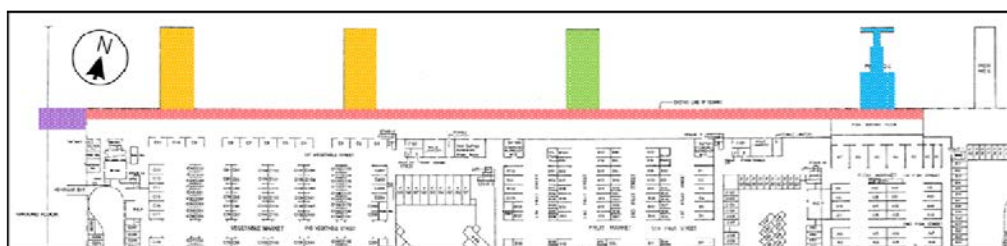
Annex II - Design






**Central and Western District Office
Home Affairs Department
September 2014**

**Signature Project in Central & Western District
Harbourfront Enhancement And Revitalisation at the Western Wholesale Food Market**

Project Scope

(1) Works Area



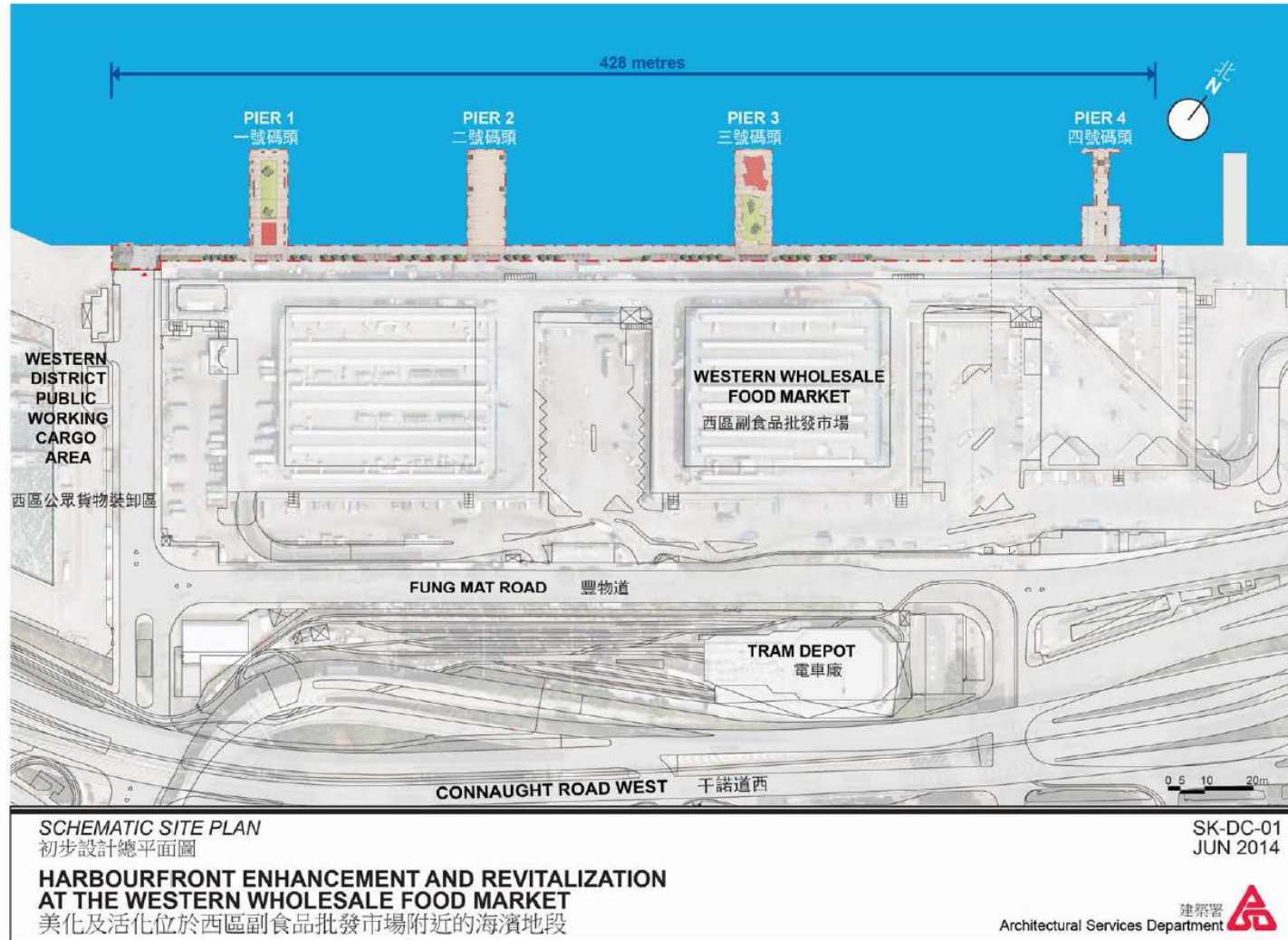
Legend	Item	Estimated Site Area
	Pier 1&2	approx. 16m x 40m each, 1 280 sqm in total
	Pier 3	approx. 15.5m x 40m = 620 sqm
	Pier 4	approx. 460 sqm
	Promenade	approx. 403m x 6.5m = 2 620 sqm
	PCWA exit area	approx. 220 sqm
	Total:	approx. 5 200 sqm

Works cover: improvement to existing paving and pier structures; railings along the promenade; leisure/ fitness zones; landscaping/ greening; suitable fences or partition to separate the promenade from the operation of the WWFM; and provision of ancillary facilities (e.g. water and electricity supply, lighting, toilet).

(2) Non-works Component (Community Involvement and Publicity Programme)

Year	Major contents of the programme	Budget
2015-16	Design competition WWFM Carnival / Opening ceremony for construction works of the SPS Project	\$500,000
2016-17	Wall-painting at WWFM WWFM Carnival (subject to circumstances) Invitation of non-profit-making organisations to jointly implement the community involvement activities in 2017/18	\$700,000
2017-18	Completion of construction and opening ceremony of the project A series of community involvement and promotional activities to be held Invitation of non-profit-making organisations to jointly implement the community involvement activities in 2018/19	\$800,000
2018-19	A series of community involvement and promotional activities to be held Invitation of non-profit-making organisations to jointly implement the community involvement activities in 2019/20	\$800,000
2019-20	Joint implementation of the community involvement activities with non-profit-making organisations	\$800,000
	Total costs for community involvement and publicity	\$3.6 million

The design for the signature project

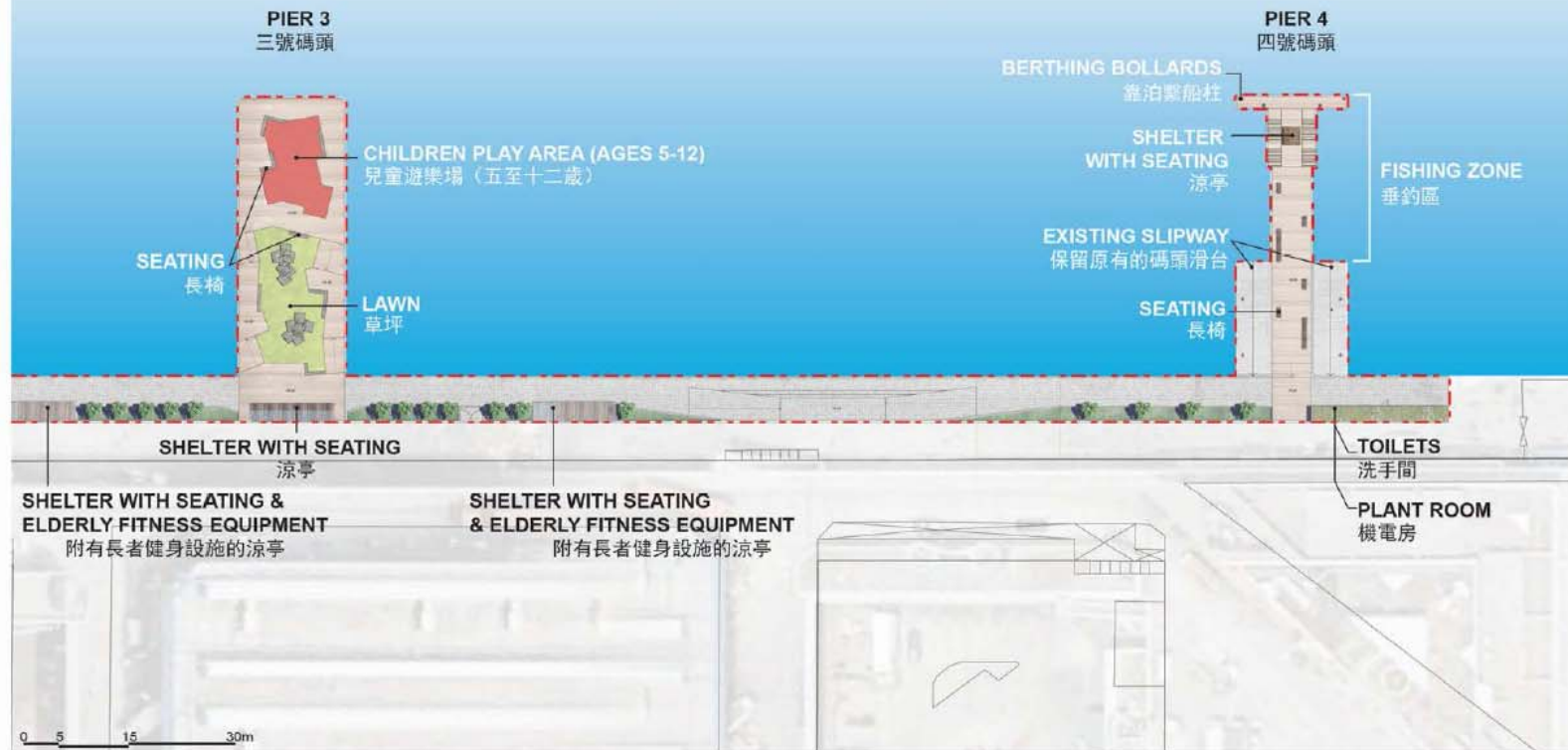




SCHEMATIC LAYOUT PLAN (PART 1)
初步設計平面圖 (第一部份)

SK-DC-02
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 2)
初步設計平面圖 (第二部份)

**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-03
JUN 2014



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

建築署
Architectural Services Department





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

**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

Artist's Impression 構思透視圖

SK-DC-11
JUN 2014



Artist's Impression 構思透視圖

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

建築署
Architectural Services Department 



Artist's Impression 構思透視圖

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



Artist's Impression 構思透視圖

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



Artist's Impression 構思透視圖

STEPED 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