

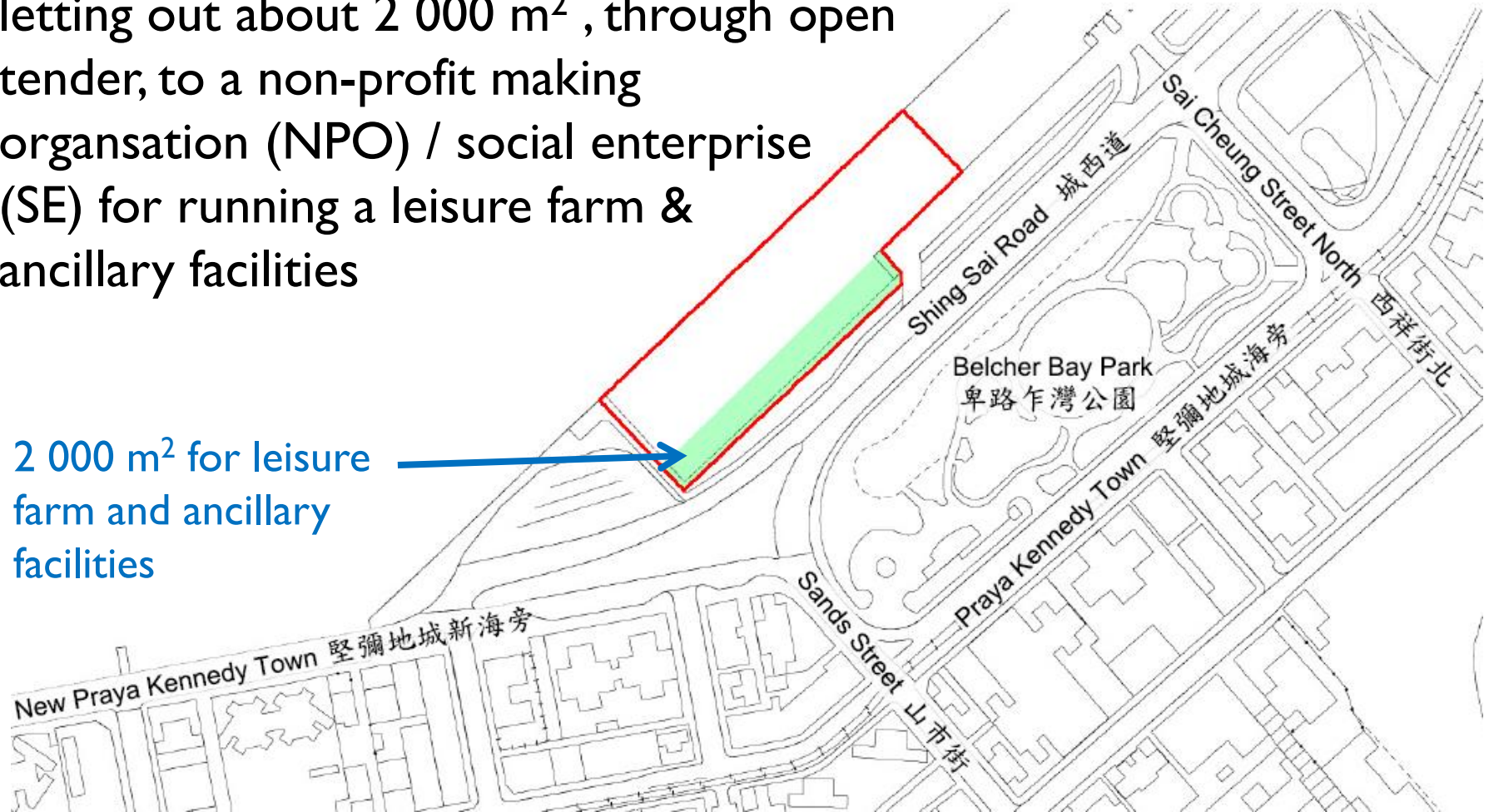
**Proposed Short-term Use at the Three Berths Released
from Western District Public Cargo Working Area**

Development Bureau
21 March 2018

Task Force Meeting (23 Jan 2018)

Two proposals, **both** recommended letting out about 2 000 m², through open tender, to a non-profit making organisation (NPO) / social enterprise (SE) for running a leisure farm & ancillary facilities

2 000 m² for leisure farm and ancillary facilities



Task Force Meeting (23 Jan 2018)

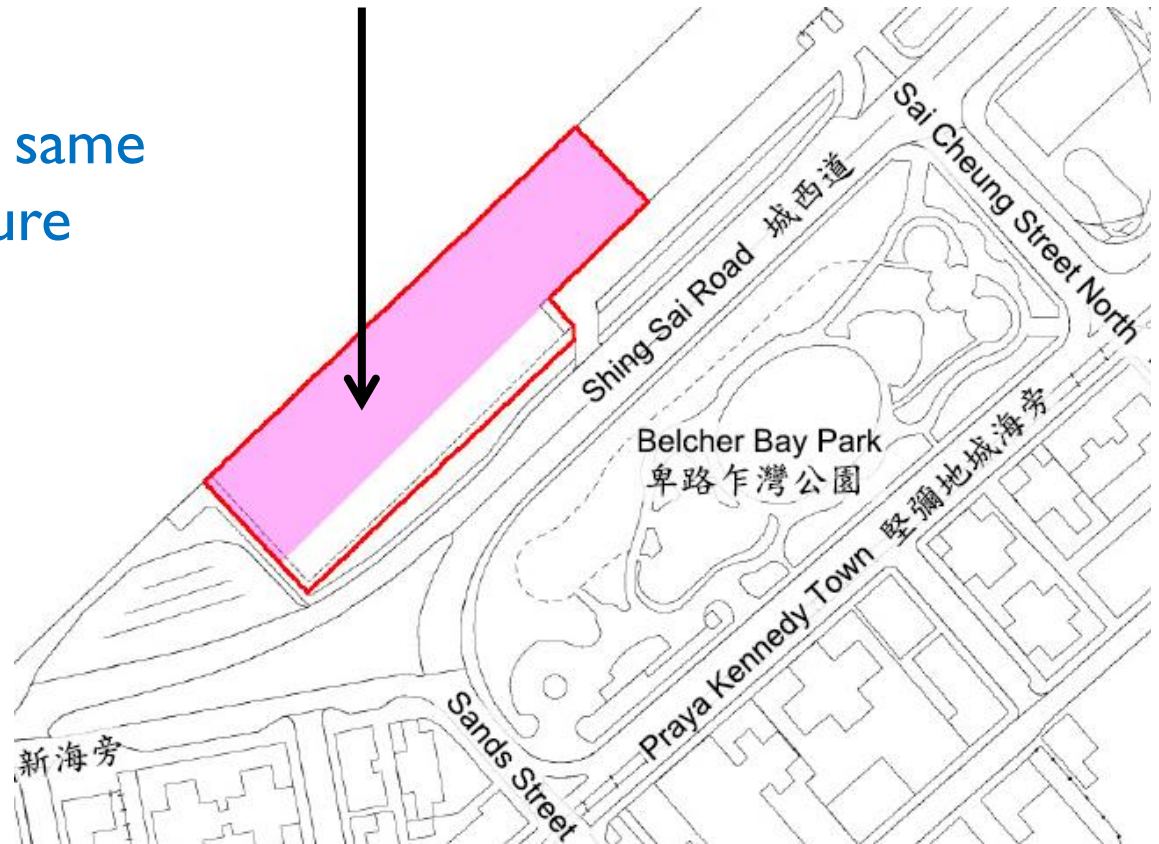
Major difference is about the management of the public open space portion of the Site (i.e. the remaining 5 500 m²).

Proposal 1

To be managed by the same **NPO / SE** of the leisure farm.

Proposal 2

To be managed by the **Government**.



Task Force Meeting (23 Jan 2018)

Members' views

- Mixed views on the management of the 5 500 m²
 - ▶ Some preferred NGO / SE as this would allow greater flexibility in the usage of the open space
 - ▶ Some doubted whether there are NPOs/SEs which were financially and technically capable of managing the public open space on a day-to-day basis
- Supplementary information sought
 - ▶ Public consultation conducted
 - ▶ Basic facilities to be provided by the Government under Proposal I

Consultation with Stakeholders

	Date	Meeting	Concern Groups Attended
1	20 Dec 2016	Meeting of Working Group on the Central & Western District Harbourfront (Working Group) of the Central & Western District Council (C&WDC)	
2	12 Jan 2017	Meeting of Task Force on Harbourfront Developments on Hong Kong Island (TFHK) of Harbourfront Commission (HC)	
3	16 Mar 2017	Meeting of C&WDC	
4	7 Dec 2017	Meeting of Working Group of C&WDC <ul style="list-style-type: none"> - <i>Central & Western District Concern Group</i> - <i>Protect Kennedy Town Alliance</i> - <i>Designing Hong Kong</i> - <i>HeroesToo Foundation</i> - <i>Sai Wan Concern</i> - <i>Caritas Mok Cheung Sui Kun Community Centre</i> 	<ul style="list-style-type: none"> - <i>Kennedy Town Kai-Fong Welfare Assn</i> - <i>Island West Dynamic Movement</i> - <i>Protect Cadogan Park Alliance</i> - <i>HK Sheung Kung Hui</i> - <i>YWCA</i>
5	4 Jan 2018	Meeting of C&WDC <ul style="list-style-type: none"> - <i>Central & Western District Concern Group</i> - <i>Island West Dynamic Movement</i> 	<ul style="list-style-type: none"> - <i>Protect Kennedy Town Alliance</i>
6	19 Jan 2018	Meeting between Under Secretary for Development and concern groups <ul style="list-style-type: none"> - <i>Central & Western District Concern Group</i> - <i>Island West Dynamic Movement</i> 	<ul style="list-style-type: none"> - <i>Protect Kennedy Town Alliance</i> - <i>Sai Wan Concern</i>
7	23 Jan 2018	Meeting of TFHK of HC <ul style="list-style-type: none"> - <i>Protect Kennedy Town Alliance</i> 	

Consultation with Stakeholders - Highlight

Leisure farm at the Site was initiated by C&WDC in Dec 2016 after taking into account local views.

With Task Force's support in Jan 2017, DEVB reverted to the C&WDC in Mar 2017 with a preliminary proposal on the leisure farm.

Engaged Task Force and C&WDC on implementation details since then. In Jan 2018, consulted on Proposals 1 and 2.

20 December 2016

Meeting of Working Group of C&WDC

12 January 2017

Meeting of TFHK of HC

16 March 2017

Meeting of C&WDC

7 December 2017

Meeting of Working Group of C&WDC

4 January 2018

Meeting of C&WDC

23 January 2018

Meeting of TFHK of HC

Consultation with Stakeholders - Highlight

- ▶ Leisure farm idea announced in Oct 2017 Policy Address.



- ▶ Some concern groups have since expressed their views through various channels to DEVB. We have been following the developments closely.

Consultation with Stakeholders - Highlight

Under Secretary for Development & DEVB officers met with concern groups for face-to-face communication.

C&W District Officer liaised closely with concern groups and conveyed their views to DEVB

7 Dec 2017

Meeting of Working Group of C&WDC

4 Jan 2018

Meeting of C&WDC

19 Jan 2018

USDEV met with concern groups

23 Jan 2018

Meeting of TFHK of HC

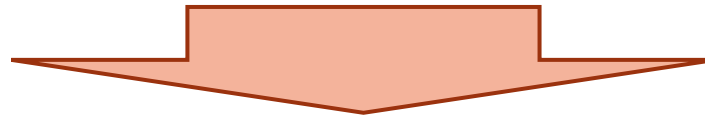
DEVB exchanged views with concern groups on four separate occasions.

Adequate opportunities for Government to listen to stakeholders' views and take them into account

Consultation with Stakeholders - Highlight

Views that the concern groups expressed have been fairly consistent –

- The Site is not suitable for running a leisure farm
- The Site is not “idle” & railings not needed
- Public consultation
- Outsourced management not required – should be managed by Government with more innovative practices



They want the Site to be opened for public use as it is.



Consultation with Stakeholders - Highlight

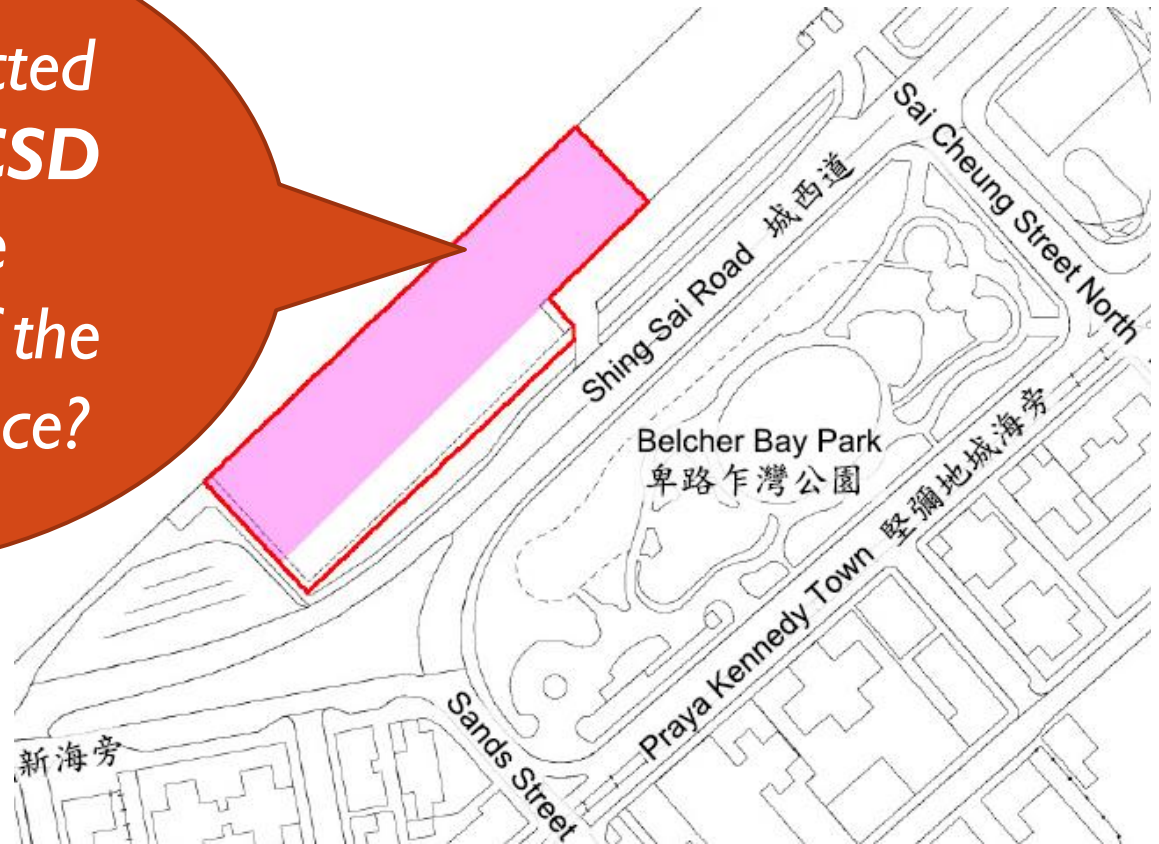
- ▶ Given its large area, there is scope for accommodating other uses at the Site in addition to leisure farm.
- ▶ Therefore, we put forward clear proposal to the Task Force and C&WDC in their Jan meetings –
 - 20% of the Site for leisure farm
 - 80% for open space for public enjoyment in the manner they desire



Management of Public Open Space

The outstanding issue is –

*Should the selected
NPOISE or **LCSD**
take over the
management of the
public open space?*



Management of Public Open Space

- ▶ Since last meeting, we have consulted several charitable bodies/welfare NPOs on the two proposals.
- ▶ Most supported letting out vacant government land along the harbourfront for community purposes.
- ▶ Indicated that there was strong demand for community farm activities and some NPOs & SE have the operation expertise.

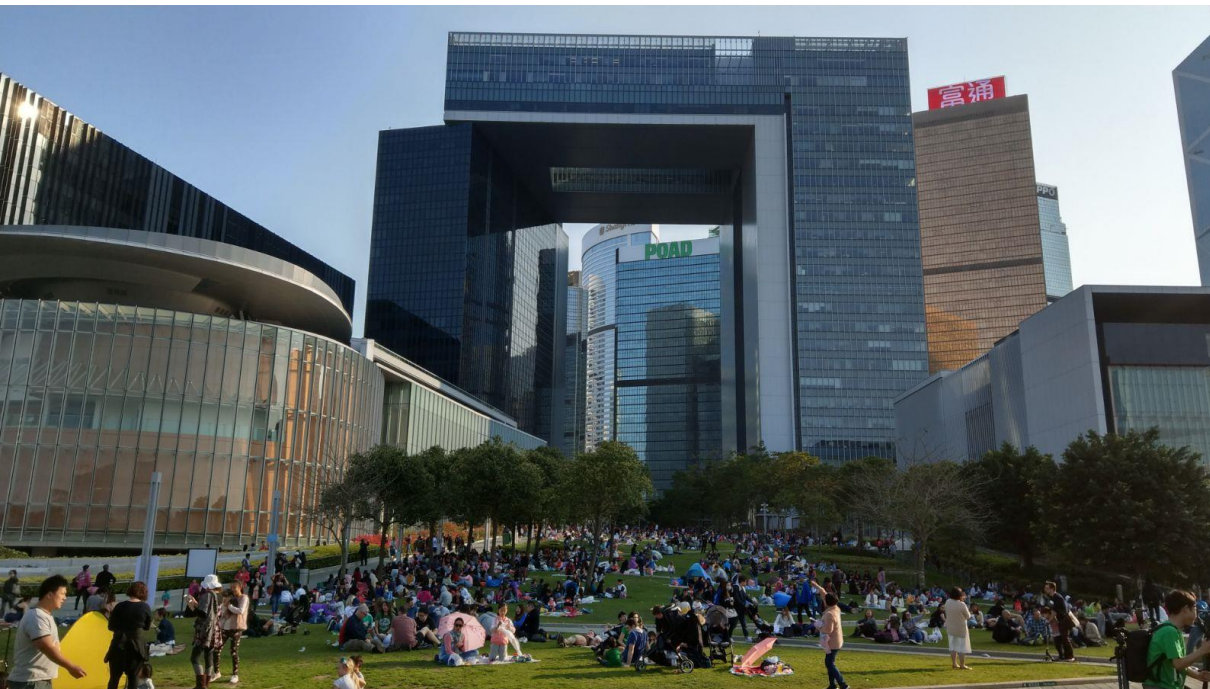


Management of Public Open Space

- ▶ Respondents were reluctant to manage and maintain the large-sized open space, because –
 - ▶ potential financial burden and liability issue
 - ▶ limited commercial activities on the Site, unlikely to generate enough revenue to cover the management and maintenance expenditure
 - ▶ managing the public open space on a round-the-clock basis would be too much a responsibility for NPO/SE



Management of Public Open Space

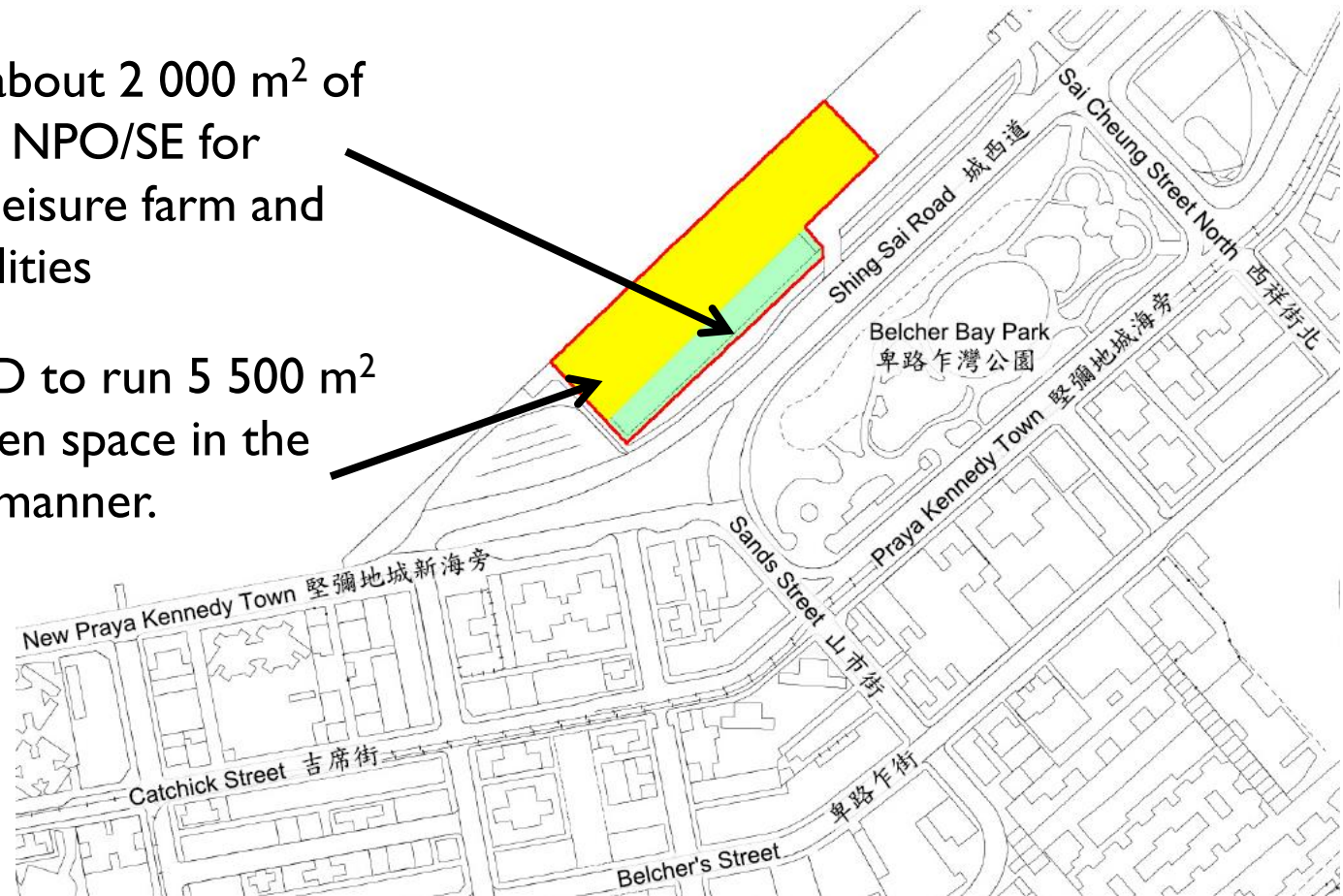
- ▶ If the Site was managed by the LCSD, the NPOs envisage that they would be able to collaborate with the department and organise events such as play days for young kids and bazaars thereon as appropriate.



Management of Public Open Space – The Proposal

Taking into account the views collected through the informal sounding-out exercise, we propose to proceed with Proposal 2.

-  Letting out about 2 000 m² of the Site to a NPO/SE for operating a leisure farm and ancillary facilities
-  Having LCSD to run 5 500 m² as public open space in the established manner.



Management of Public Open Space – The Proposal

- ▶ Phased minor works at the 5 500 m² open space to improve public safety & amenities.
- ▶ Works include railings along the waterfront, lighting & benches, resurfacing with paving blocks, and where appropriate grass cover, etc.



Management of Public Open Space

- ▶ Proposal 2 is most practicable –
 - ▶ Mixed use can accommodate aspirations of different users.
 - ▶ Bring in non-governmental sector in managing harbourfront sites through the leisure farm.



Management of Public Open Space

- ▶ LCSD-managed public open space with enhanced facilities can enable public enjoyment in a safe and pleasing manner.
- ▶ The proposal can be implemented fairly quickly, meeting the aspirations that the Site should be opened up for public use as soon as possible.



Next Step

- ▶ Subject to Task Force's views, we will invite bids for the leisure farm as soon as possible after reporting the latest developments to the C&WDC.
- ▶ Aim to award the STT in 2018 Q3, completed the minor works and opened the site for public enjoyment in phases starting from 2018 Q4.

Thank You!