

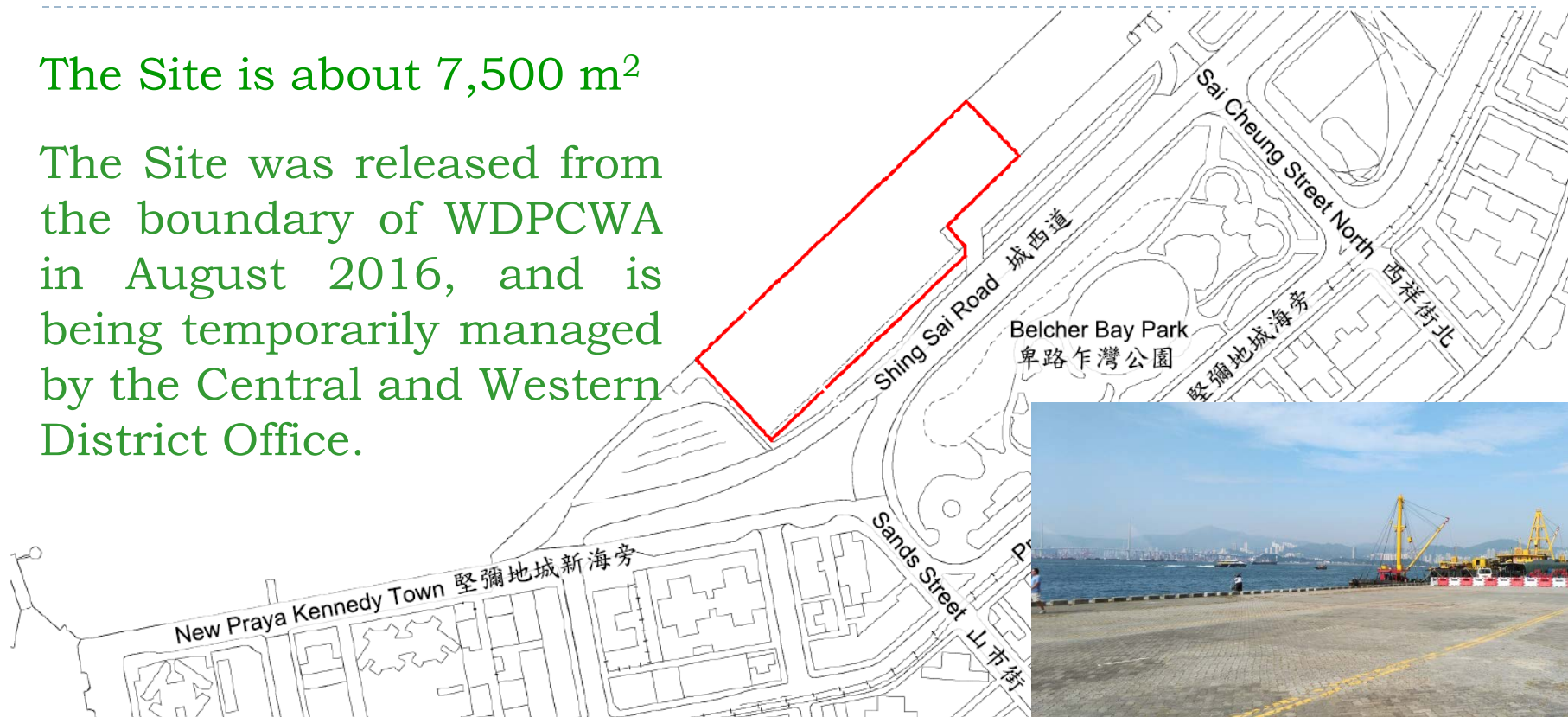
**Proposed Short-term Use at the
Three Berths Released from
Western District Public Cargo Working Area**

Development Bureau

January 2018

The Three Berths Released from the Western District Public Cargo Working Area (WDPCWA) (the Site)

- The Site is about 7,500 m²
- The Site was released from the boundary of WDPCWA in August 2016, and is being temporarily managed by the Central and Western District Office.



Discussion at the Central & Western District Council (C&WDC) and Harbourfront Commission (HC)

C&WDC's Working Group on the Central and Western District Harbourfront (20 December 2016)

- To invite open tender for a short-term tenancy (STT) of the Site to set up a community garden and also to open up part of the Site for public enjoyment and organizing events for the public
 - To equip the Site with safety measures
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Considerations

▶ **Community Garden at Sun Yat Sen Memorial Park**

- ▶ The community garden has been oversubscribed since its establishment in 2005
- ▶ Due to site constraint and the need to open up public open space, it would not be feasible for LCSD to expand the community garden or provide new ones

▶ **WDPCWA**

- ▶ The Site and the adjacent WDPCWA are not public open space permitted for general public access, despite some members of the public are already gaining access to the Site through different means

Hence, at the beginning of 2017, it was proposed to –

- use part of the Site for leisure farming and ancillary facilities
- construct a promenade along the waterfront edge of the Site to enable the general public to use the Site safely and comfortably

Discussion at C&WDC and HC

HC's Task Force on Harbourfront Developments on Hong Kong Island **(12 January 2017)**

- Supported the proposed short-term use
- Asked to keep the Task Force posted of the progress

C&WDC **(16 March 2017)**

- Discussed and agreed to the proposed short-term use
 - Advised that the area of the Site to be opened up for free public enjoyment should be maximized, and that part of the Site should be reserved for the public for carrying out activities other than leisure farming
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2017 Policy Address

- ▶ **The Policy Address announced in October 2017 states that –**
 - ▶ Identify suitable harbourfront sites for non-governmental organizations to operate community facilities or organize community events
 - ▶ Aim to make available a site in Kennedy Town for the running of a community garden and related uses through a STT in the first quarter of 2018

The proposal in the Policy Address truthfully reflected the results of the Development Bureau's (DEVB) discussion with C&WDC and HC

Public Views

- ▶ Recently, some organizations and individuals have expressed their views on the arrangement of the Site –
 - ▶ The Site should not be opened only to patrons participating in leisure farming
 - ▶ Sufficient open space should also be provided for the general public to carry out different activities and address the needs of different sectors and age groups of the community as far as possible
 - ▶ Equipped the Site with some basic facilities for public enjoyment

We see no incompatibility between these views and the direction which has all along been discussed among DEVB, C&WDC and HC

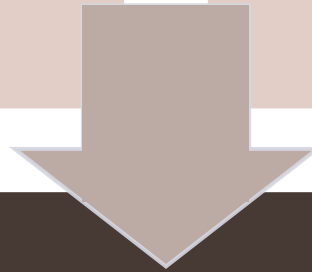
Proposed Short-term Use

Proposal 1

Whole Site to be operated by selected non-profit making organization (NPO)/social enterprise

Proposal 2

Part of the Site to be operated by selected NPO/social enterprise



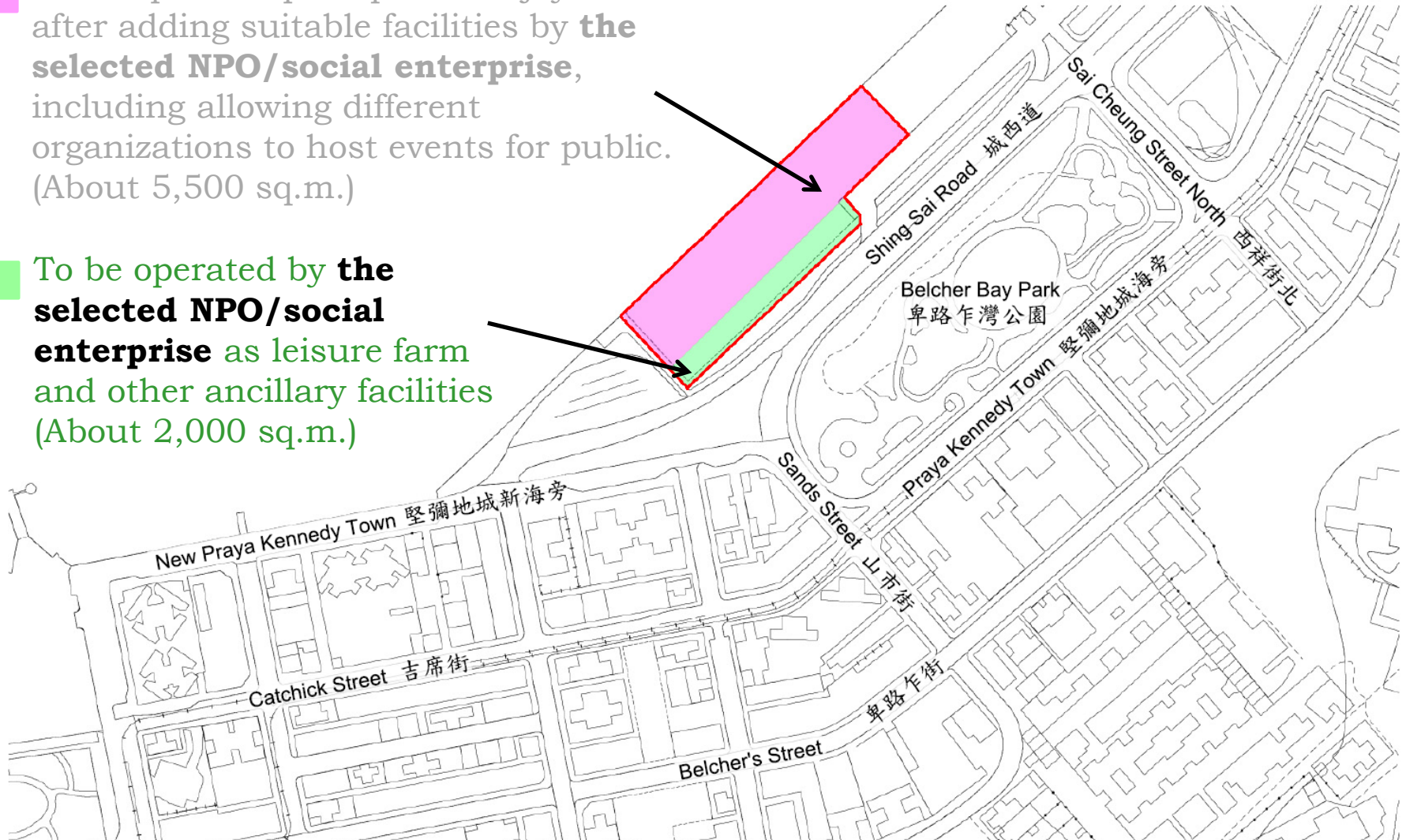
Both Proposals aim to respond to public views, i.e. open up a major portion of the Site for public use, and to allow different organizations to host events for public participation

Proposal 1

Whole Site to be Operated by Selected NPO/Social Enterprise

To be opened up for public enjoyment after adding suitable facilities by **the selected NPO/social enterprise**, including allowing different organizations to host events for public. (About 5,500 sq.m.)

To be operated by **the selected NPO/social enterprise** as leisure farm and other ancillary facilities (About 2,000 sq.m.)



Open Management

- ▶ Making reference to the model under the Kwun Tong Bypass, we propose to run **the proposed leisure farm in an open manner**
- ▶ **Providing diversified activities** for public to learn more about organic farming, ecology of farmlands and green living
- ▶ To **accommodate multiple themes**, the leisure farm will be slightly larger in area as compared to LCSD's community garden, and could include facilities for other uses on top of farming facilities



Open Management

- ▶ Except for regular repair and maintenance, need to **allow free public access** during reasonable hours every day
- ▶ Encourage operator to reach out to kindergartens, primary schools, elderly services centres, etc. of the Central and Western District for organizing guided tours to the leisure farm during weekdays
- ▶ Weekend activities to target at working population and families, etc. for more effective crowd management

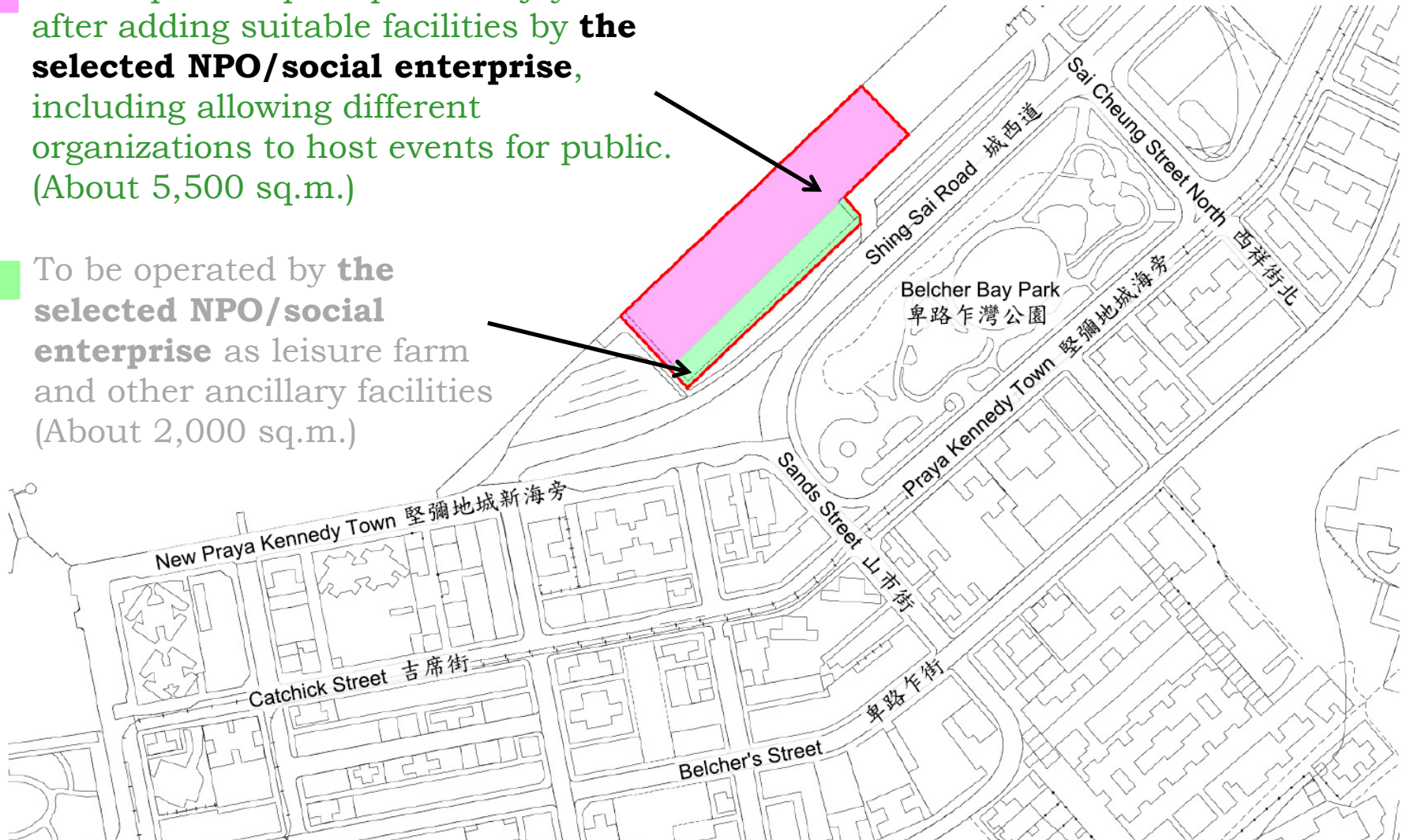


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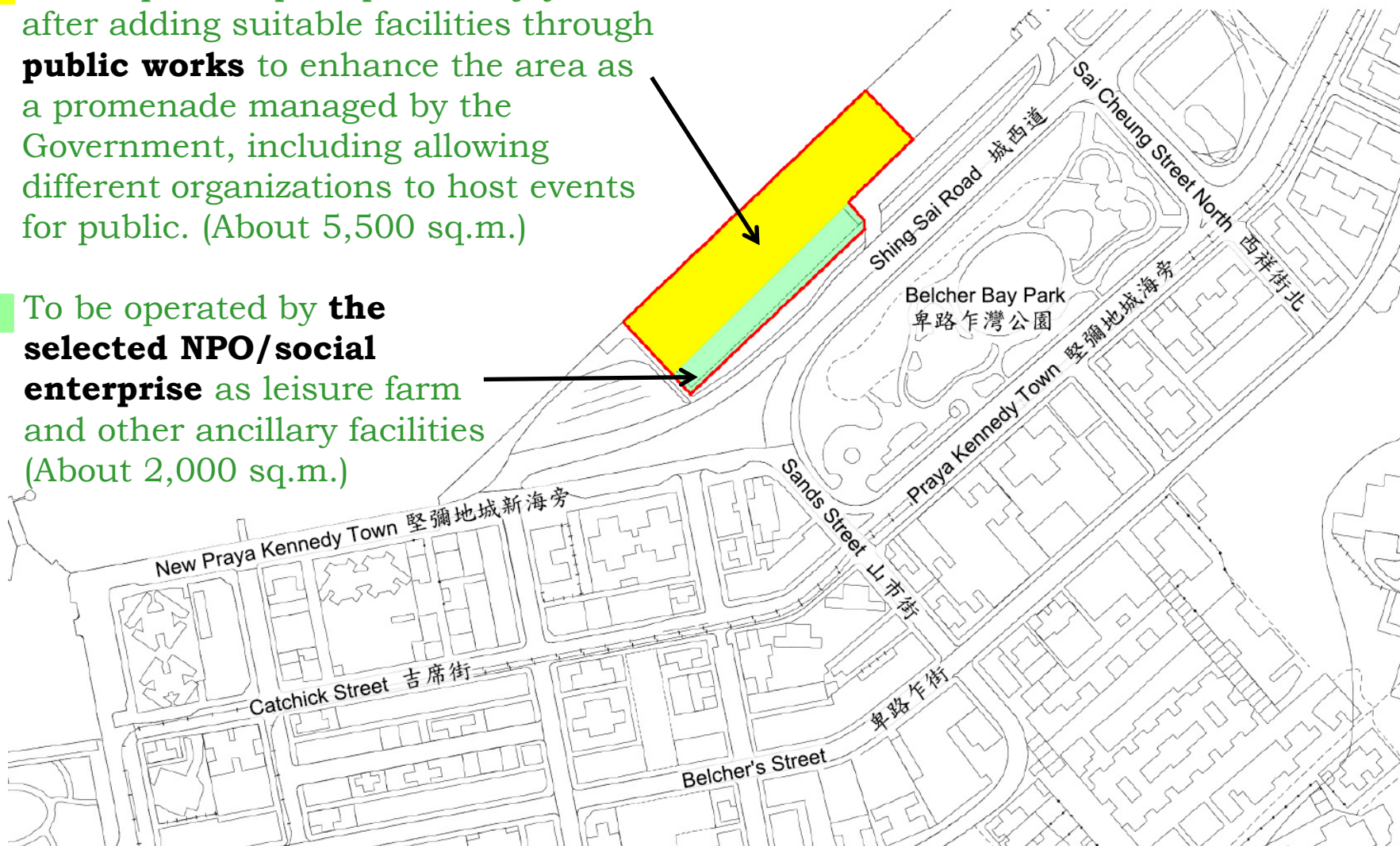


Proposed 2

Part of the Site to be Operated by Selected NPO/Social Enterprise

To be opened up for public enjoyment after adding suitable facilities through **public works** to enhance the area as a promenade managed by the Government, including allowing different organizations to host events for public. (About 5,500 sq.m.)

To be operated by **the selected NPO/social enterprise** as leisure farm and other ancillary facilities (About 2,000 sq.m.)



Comparison of the Two Proposals

▶ **Proposal 1**

- ▶ Allows holistic management of the entire Site
- ▶ Site area should be large enough for running a leisure farm, while leaving sufficient space for the operator to bring in different events and activities
- ▶ Managing a harbourfront site by an organization other than the Government would allow more flexibility in its usage
- ▶ Managing a large open space will be a challenge to many NGOs, both in terms of operation and financial capabilities

▶ **Proposal 2**

- ▶ NGOs would be capable of submitting bids, allowing the Government to identify the best proposal among different tender submissions received
 - ▶ The promenade will be operated by Government department under a conventional model; activities would be mainly for passive leisure purposes
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Considerations for Tender Assessment and Tendering Time Table

▶ **Considerations for tender assessment**

- ▶ Rental would not be a major consideration
- ▶ Major considerations – experience of tenderer in operating a leisure farm, proposed operation model, details of proposed activities, public access to the Site, price level, whether the services to be provided could cater for community needs

▶ **Tendering Time Table**

- ▶ Aim to invite tenders within the first quarter of this year
 - ▶ After assessing the tender submissions received and completing all relevant procedures, the three-year STT would be awarded to the selected organization
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Discussion at C&WDC on 4 January 2018

- ▶ The Government presented the two proposals above to the C&WDC on 4 January 2018
- ▶ No clear consensus on the preferred proposal
- ▶ The following motion was pass at the meeting –

“This Council urges the Government to release as soon as possible Berth No. 1, 2 and 3 of the Western District Public Cargo Working Area for public use and explain clearly its plan on the community facilities for short-term use, including community garden and activity space for residents’ use. The Government is also urged to carry out planning and consult the public as soon as possible on its long-term use, and ensure that the Kennedy Town waterfront will continue to be open and accessible public space for development of a continuous waterfront promenade in the long run,”

Way Forward

- ▶ We will take into account Members' comments in finalising the preparations, with a view to launching the tender exercise within the first quarter of this year
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**Members are welcome to provide
comments on the proposals**

Thank You!
