

For discussion on
10 April 2015

Legislative Council Panel on Home Affairs

**Signature Project Scheme Projects of Wong Tai Sin District,
Sham Shui Po District, Tsuen Wan District and Sha Tin District**

Purpose

This paper seeks Members' views on and support for the following proposed projects under the Signature Project Scheme (SPS) –

- (a) “Enhancement of Leisure Facilities of Morse Park” (the Morse Park Project) in the Wong Tai Sin (WTS) District;
- (b) “Mei Foo Neighbourhood Activity Centre” (the Mei Foo Project) in the Sham Shui Po (SSP) District;
- (c) “Redevelopment of the Sai Lau Kok Garden” (the Sai Lau Kok Project) in the Tsuen Wan (TW) District, and
- (d) “Revitalisation of Shing Mun River Promenade near Sha Tin Town Centre” (the Shing Mun River Project) and “Decking of Tai Wai Nullah in Sha Tin” (the Decking Project) in the Sha Tin (ST) District.

SPS Projects of WTS, SSP, TW and ST Districts

(a) Wong Tai Sin District

2. The Morse Park Project aims to better utilise the popular venue of the

amphitheatre at Morse Park No. 4 for organising different events by improving the facilities of the venue, thereby providing a more comfortable environment for the public to enjoy the performances. The proposed works include extending the cover at the spectator and performance stage areas, enlarging the performance stage and enhancing the spectator areas by providing individual seats with backrests and providing a passageway in between the seats. The estimated funding requirement for the project is \$66.9 million. Details of the Morse Park Project are at **Enclosure 1**.

(b) Sham Shui Po District

3. The Mei Foo Project seeks to construct a neighbourhood activity centre, with a view to bringing the local residents together and enriching their community life through various activities and services of diverse natures. The estimated funding requirement for the Mei Foo Project is \$37 million. Details of the project are at **Enclosure 2**.

(c) Tsuen Wan District

4. The Sai Lau Kok Project aims to make better use of the prominent location of the Sai Lau Kok Garden (which is located next to the Tsuen Wan Mass Transit Railway Station) by improving its accessibility and introducing various kinds of community facilities. About half of the area of the existing garden will be redeveloped to a podium garden with a new multi-purpose centre underneath. The estimated funding requirement for the project is \$99.8 million. Details of the project are at **Enclosure 3**.

(d) Sha Tin District

5. The Shing Mun River Project aims to revitalise the promenade of the Shing Mun River to enhance public enjoyment. Improvement and construction works will be carried out on the portion of the promenade around ST town centre, from the Hong Kong Heritage Museum to the estuary of Fo Tan River, with Lek Yuen Bridge being the focal point. The proposed works include the enhancement of bridges within the project area, construction of a boardwalk on the river bank near the Sha Tin Sports Ground and improvement of display facilities along the promenade. The estimated

funding requirement for the Shing Mun River Project is \$58.7 million. Details of the project are at **Enclosure 4**.

6. The Decking Project aims to create new open space for Tai Wai town centre by decking a section of the Tai Wai Nullah next to Tai Wai Playground and Tung Wah Group of Hospitals Sin Chu Wan Primary School. A Futsal pitch will be provided on top of the proposed deck. The estimated funding requirement for the Decking Project is \$81.3 million. Details of the project are at **Enclosure 5**.

Background

7. The Chief Executive announced in his 2013 Policy Address that a one-off allocation of \$100 million would be earmarked for each district to initiate project(s) under the SPS. The project(s) should address local needs, or highlight the characteristics of the district, and have a visible and lasting impact in the community.

8. All the 18 District Councils (DCs) have agreed on the preliminary proposals of their SPS projects. Most of the projects are works in nature and will comply with the prevailing Capital Works Reserve Fund requirements in project planning and implementation, including the preparation of Project Definition Statement and Technical Feasibility Statement, and conducting detailed design.

9. The Home Affairs Department and respective District Offices are working closely with the DCs, relevant government bureaux and departments and where applicable, partner organisation(s) in taking forward the other projects. We plan to seek Members' views as soon as possible upon completion of the abovementioned pre-construction works, and the funding approval from the Finance Committee of Legislative Council (LegCo). A list of the proposed projects of the 18 districts, including the tentative timing of submitting these projects to the LegCo Panel of Home Affairs, is at **Enclosure 6** for reference.

Home Affairs Bureau

Home Affairs Department

April 2015

**Signature Project Scheme (Wong Tai Sin District) –
Enhancement of Leisure Facilities of Morse Park**

Proposal and Justifications

The amphitheatre at Morse Park No. 4 in Wong Tai Sin (WTS) District, which can accommodate more than 3 000 spectators, is a popular venue for hosting large scale district-wide events in WTS District. At present, there is no cover between the spectator area and the performance stage. Performers and audience are often exposed to the glare from the sun. The relatively small size of the performance stage also limits the scale of events that could be organised there. Furthermore, out of the 3 000 seats in the amphitheatre, only around 1 000 are individual seats with backrests and under the existing cover. The remaining spectator area comprises only concrete benches without seat backs and is not covered. The Wong Tai Sin District Council (WTSDC) is of the view that there is room for enhancing the amphitheatre to cater for the needs of both performers and audience.

2. To better utilise this popular venue for organising different events and to enable the public to enjoy performances in a more comfortable environment, the WTSDC proposes to undertake the “Enhancement of Leisure Facilities of Morse Park” (the Morse Park Project) as one of the projects of WTS District under the Signature Project Scheme (SPS). The proposed scope of works includes –

- (a) extending the cover at the current spectator and performance stage areas of the amphitheatre at Morse Park No. 4 to provide shelter for spectators and performers on stage. General lighting will also be provided;
- (b) enlarging the current performance stage from 40 square metres (m²) to around 100 m²;
- (c) enhancing the front part of the spectator areas near both sides of the stage to provide additional accesses and greening features;
- (d) enhancing the spectator area, including providing additional individual

seats with backrests and re-orientating some of the seats to face the stage, providing a passageway in between seats to allow the audience to move around conveniently, and providing wheelchair accessible area at the front row; and

- (e) providing notice boards and publicity display corner.

A location plan, ground floor and roof floor plans, and artist's impressions showing the proposed works are at **Annexes 1 to 4 to Enclosure 1** respectively.

Financial Implication

3. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. The estimated cost for works and related items for the Morse Park Project is \$60.9 million in money-of-the-day prices. In addition, a provision of \$6.0 million will be earmarked for the community involvement and publicity activities and employment of non-civil service contract staff under the Architectural Services Department and WTS District Office to oversee the implementation of the Morse Park Project. Separately, \$32.3 million has been earmarked for the other SPS project of the WTS District – “Expansion and Improvement of Wong Tai Sin Square” (the WTS Square Project). A breakdown of the budget is at **Annex 5 to Enclosure 1**.

4 We estimate the annual additional recurrent expenditure arising from the Morse Park Project to be about \$0.6 million.

Implementation

5. Subject to the endorsement of the Public Works Subcommittee (PWSC) and funding approval by the Finance Committee (FC), we plan to commence construction works in late 2015 for completion in late 2017.

Public Consultation

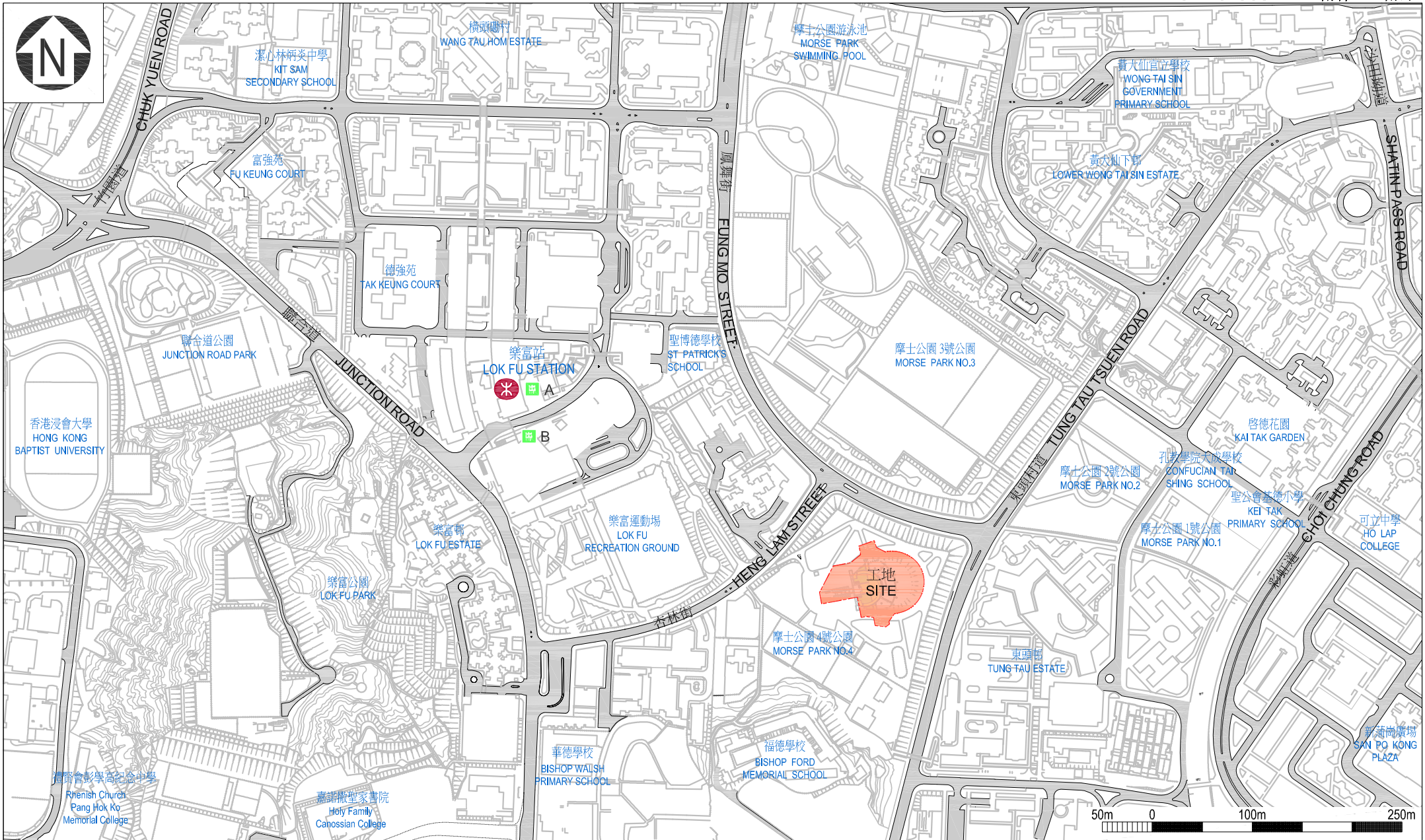
6. The WTSDC reached consensus on implementing the Morse Park Project and the WTS Square Project as WTS District's SPS projects in January 2013.

Consultation with the four Area Committees (ACs) in WTS District was conducted in March 2013. All the four ACs indicated support of the two projects which were then endorsed by the WTSDC in March 2013.

Expansion and Improvement of Wong Tai Sin Square

7. As mentioned in paragraph 3 above, apart from the Morse Park Project, the WTSDC also proposed to take forward the WTS Square Project which aims at increasing the area and improving the facilities of the WTS Square, thereby facilitating event organisers to better utilise the venue. Members' support was given to the WTS Square Project on 23 July 2014. With the endorsement of the Public Works Subcommittee on 18 March 2015, we will seek funding approval from the FC as soon as possible.

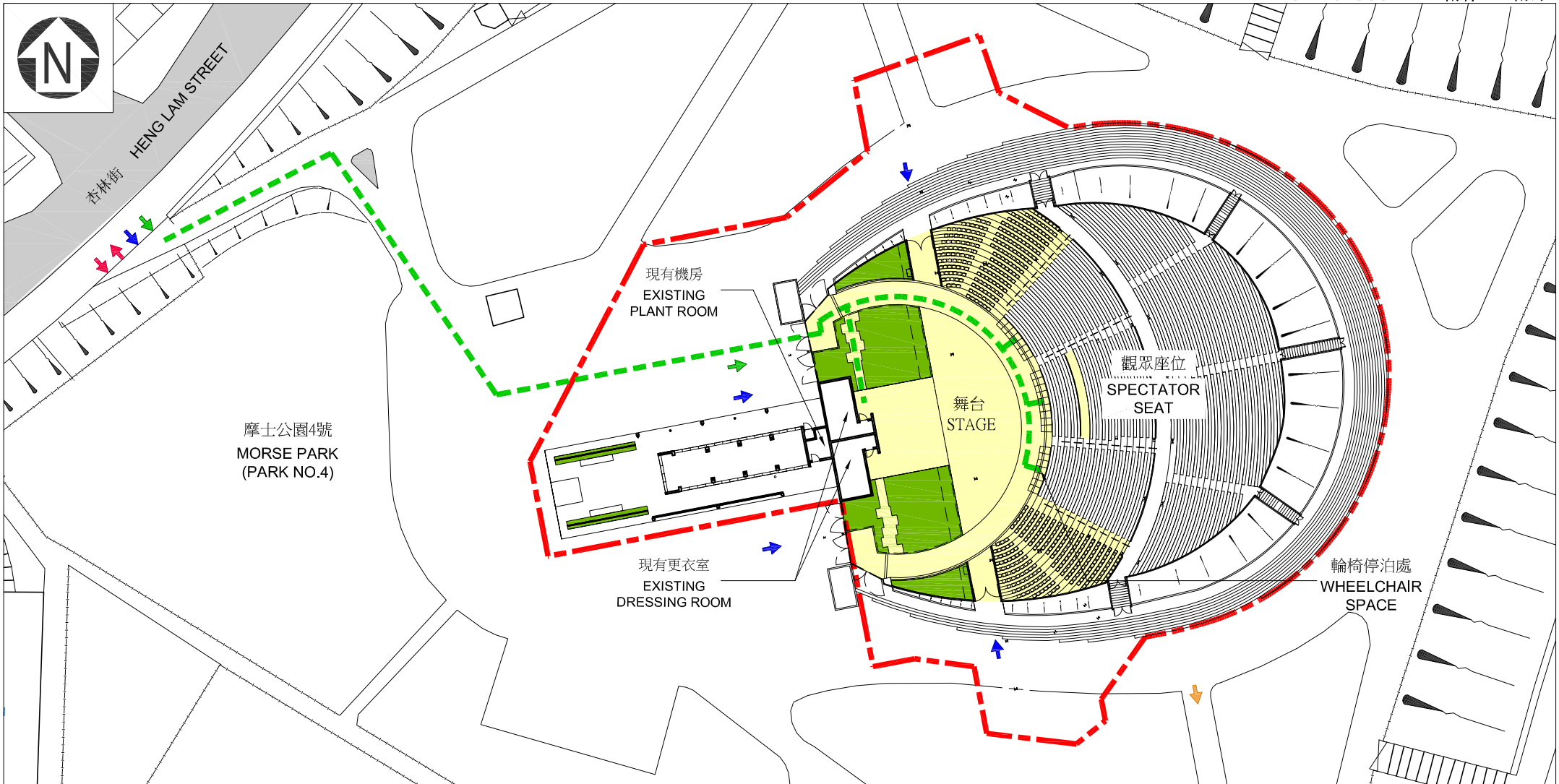
Home Affairs Bureau
Home Affairs Department
April 2015



位置圖
LOCATION PLAN

Project Title 項目名稱 70RE
 社區重點項目計劃(黃大仙區)-摩士公園的康樂設施改善工程
 SIGNATURE PROJECT SCHEME (WONG TAI SIN DISTRICT)
 ENHANCEMENT OF LEISURE FACILITIES OF MORSE PARK

 ARCHITECTURAL SERVICES DEPARTMENT 建築署



圖例 LEGEND

改善設施
IMPROVEMENT OF FACILITIES

園境 / 綠化設施
LANDSCAPE / GREENING FEATURE

工地界線
SITE BOUNDARY

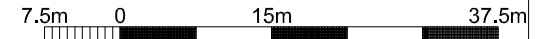
無障礙通道
BARRIER FREE ACCESS

車輛出入口
VEHICULAR INGRESS / EGRESS

行人出入口
PEDESTRIAN ENTRANCE / EXIT

無障礙出入口
BARRIER FREE ENTRANCE / EXIT

暢通易達洗手間方向
DIRECTION TO ACCESSIBLE TOILET

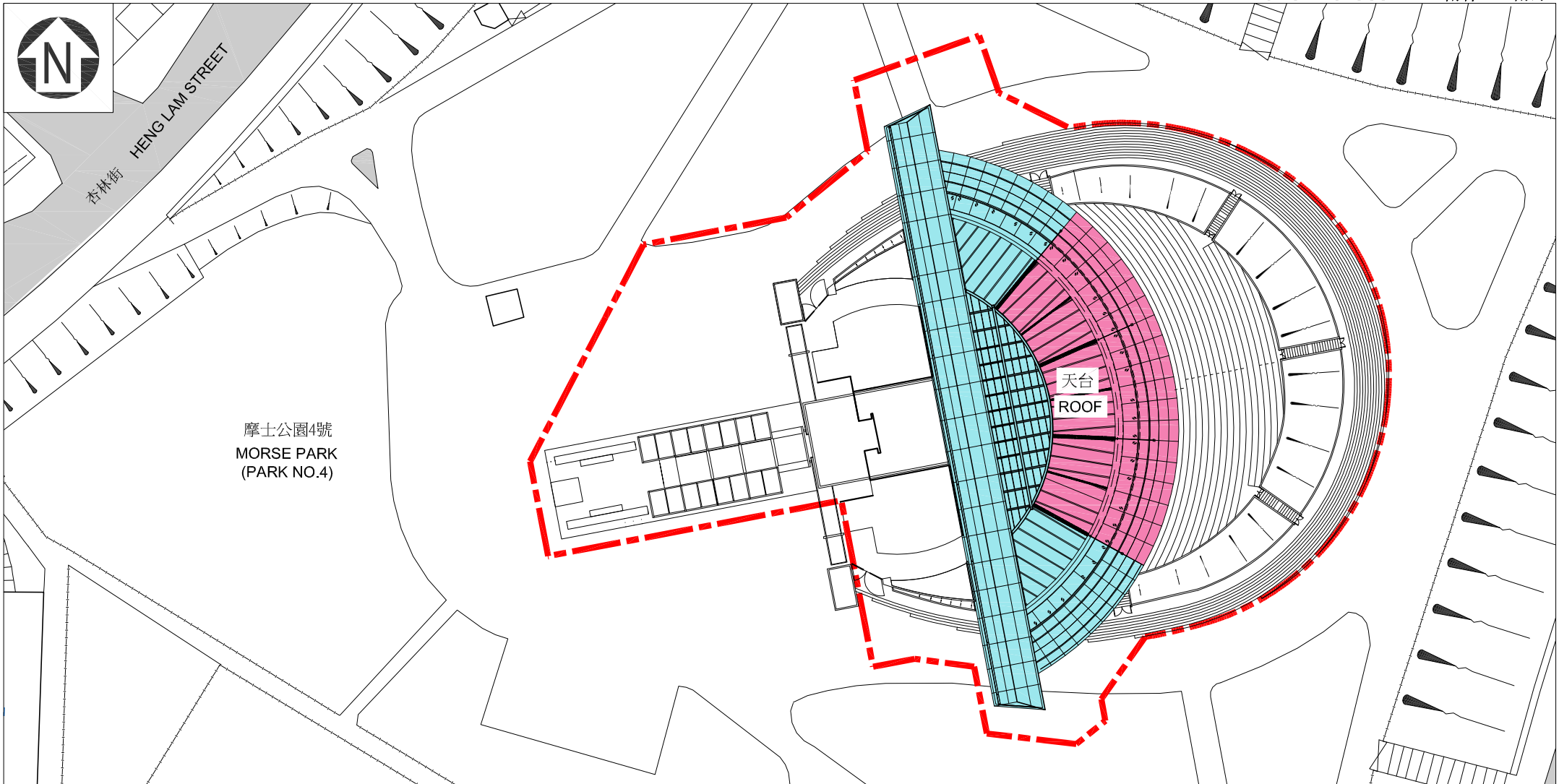


地下平面圖
GROUND FLOOR PLAN

Project Title 項目名稱 70RE

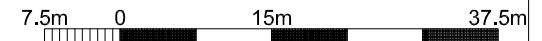
社區重點項目計劃(黃大仙區)-摩士公園的康樂設施改善工程
SIGNATURE PROJECT SCHEME (WONG TAI SIN DISTRICT)
ENHANCEMENT OF LEISURE FACILITIES OF MORSE PARK

ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



圖例 LEGEND

- - - 工地界線
SITE BOUNDARY
- 現有上蓋部分
EXISTING SHELTER
- 擴建上蓋部分
EXTENSION OF SHELTER



天台平面圖
ROOF FLOOR PLAN

Project Title 項目名稱 70RE

社區重點項目計劃(黃大仙區)-摩士公園的康樂設施改善工程
SIGNATURE PROJECT SCHEME (WONG TAI SIN DISTRICT)
ENHANCEMENT OF LEISURE FACILITIES OF MORSE PARK





從西北面望向劇場的構思透視圖
PERSPECTIVE VIEW
FROM NORTHWEST DIRECTION
(ARTIST'S IMPRESSION)

Project Title 項目名稱 70RE

社區重點項目計劃(黃大仙區)-摩士公園的康樂設施改善工程
SIGNATURE PROJECT SCHEME (WONG TAI SIN DISTRICT)
ENHANCEMENT OF LEISURE FACILITIES OF MORSE PARK



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



從北面望向劇場的構思透視圖
PERSPECTIVE VIEW
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社區重點項目計劃(黃大仙區)-摩士公園的康樂設施改善工程
SIGNATURE PROJECT SCHEME (WONG TAI SIN DISTRICT)
ENHANCEMENT OF LEISURE FACILITIES OF MORSE PARK

**Overview of the Estimated Cost
of the Signature Projects of the Wong Tai Sin District**

Items	Estimated Cost (\$'000)
A. Enhancement of Leisure Facilities of Morse Park	
Works and Related Items	60,900
Community Involvement and Publicity Activities	250
Non-Civil Service Contract Staff	5,740
Total	66,890
B. Expansion and Improvement of Wong Tai Sin Square	
Works and Related Items	31,100
Community Involvement and Publicity Activities	250
Non-Civil Service Contract Staff	911
Total	32,261
Total Estimated Cost of the Two Signature Project Scheme Projects	99,151

**Signature Project Scheme (Sham Shui Po District) –
Mei Foo Neighbourhood Activity Centre**

Proposal and Justifications

Sham Shui Po (SSP) District is a densely-populated district with many low income households, elderly and new arrival families¹. There are also many other social groups of different age profiles and backgrounds in the community. Recognising the characteristics of the district, the Sham Shui Po District Council (SSPDC) proposes to implement the “Mei Foo Neighbourhood Activity Centre” (the Mei Foo Project) as one of the projects of the district under the Signature Project Scheme (SPS). The proposed activity centre (the Centre) will provide additional activity space for organising activities and services of diverse natures for people of different backgrounds.

2. The proposed Centre will be located under the Kwai Chung Road Flyover at Mei Foo. A location plan is at **Annex 1 to Enclosure 2**. A partner organisation has been selected to operate the Centre by providing activities and services of diverse natures to meet the district’s needs on a self-financing basis in the long run.

Selection of the Services to be Provided

3. In determining the scope of its SPS project(s), the SSPDC set up the Committee on the Sham Shui Po Signature Project (CSSPSP) in early 2013. The CSSPSP conducted an extensive and in-depth district consultation to understand the views and wishes of the SSPDC members, district organisations and local residents on

¹ According to the 2011 Population Census, the median monthly domestic household income of the district was \$16,280 as compared with the territory-wide figure of \$20,500; the percentage of elderly population age 65 and over was 17%, which ranked second highest among all districts; and the number of persons from the Mainland having resided in Hong Kong for less than seven years were the second highest across all districts at about 19 000.

the SPS projects of SSP District (please refer to paragraphs 15 and 16 below for details of the consultation process). Taking into account the comments and suggestions received, as well as considering the feasibility of the proposals concerned and the benefits they may bring to the district, the CSSPSP recommended and the SSPDC unanimously supported the construction of the Centre. Both the CSSPSP and SSPDC also supported the invitation of a partner organisation to provide activities and services of diverse natures, which may include arts, culture and recreational-related activities, and other programmes. The project objective is to bring the local residents together and enrich their community life. The Centre will serve the community in general but will focus on young people, women and families in the SSP District.

Selection of the Partner Organisation

4. On behalf of the SSPDC, the SSP District Office (SSPDO) invited non-profit-making organisations (NPOs) to submit proposals on the operation of the Centre and provision of activities and services of different natures to meet the district's needs on a self-financing basis. After a robust and fair selection process², SSPDC selected Yan Oi Tong (YOT) as its partner organisation for the Mei Foo Project.

5. According to the latest plan, when the Centre comes into operation, it will benefit approximately 12 000 person times each year. A synopsis of YOT's proposal is at **Annex 2 to Enclosure 2**.

Operation and Sustainability

6. As the selected partner organisation, YOT will operate the Centre and provide the activities and services on a self-financing basis. While paying a nominal rent for the Centre, YOT will be responsible for all the recurrent costs, including the cost of managing and maintaining the Centre.

7. The SSPDC, SSPDO and YOT will endeavor to enhance the sustainability of

² Invitation for NPOs to submit proposals was posted in local newspapers and SSPDC's website in April 2014. Five proposals were received by the deadline in May 2014. The CSSPSP assessed the proposals according to the assessment criteria.

the Centre through, for instance, the flexible use of the space of the Centre with a view to (i) generating more revenue to offset operational cost as far as practicable; and (ii) improving space utilisation by allowing other local organisations to rent rooms and outdoor areas for organising different activities when they are not in use. All service fees/revenue received will be used for sustaining the operation of the Centre. In the event that the Centre still records deficits in its operations, YOT has agreed to absorb such deficits by either its own financial reserve or the donations it receives. The SSPDC recognises the commitment YOT has demonstrated towards the Mei Foo Project and agrees that YOT, with extensive experience in providing similar services across the territory, is a trustworthy partner with the requisite expertise, capability and resources to operate the Centre and deliver the activities and services on a self-financing basis.

Role of the SSPDC and SSPDO

8. Under the SPS, District Councils (DCs) will be responsible for implementing their SPS projects, monitoring project progress and evaluating effectiveness. In this case, while YOT would be primarily responsible for the delivery of the activities and services, the SSPDC and SSPDO will join hands to ensure effective monitoring of the quality of the activities and services delivered. Specific requirements on the activities and services as well as management control will be set out in a service agreement to be signed between YOT and SSPDO. Upon commissioning of the Centre, the CSSPSP will continue to play a leading role in monitoring the implementation of the SPS in the district.

9. The SSPDO plans to sign a service agreement with YOT for an initial period of five years from the commencement of the Centre's operation. Subject to the operation of the Centre and delivery of the activities and services to the satisfaction of the SSPDC and SSPDO, and compliance with the terms and conditions of the service agreement, the agreement may be renewed every three years thereafter.

Construction Works

10. The proposed scope of works involves the provision of an outdoor open space of approximately 610 square metres (m²) and construction of an activity centre with a

construction floor area (CFA) of approximately 360 m². The Centre will comprise the following facilities –

- (a) two multi-purpose rooms;
- (b) an activity room;
- (c) two function rooms;
- (d) a piano room;
- (e) ancillary facilities including an office, reception, store rooms, toilets and mechanical and electrical plant rooms; and
- (f) external works in the outdoor open space.

A layout plan and artist's impressions showing the proposed works are at **Annexes 3 and 4 to Enclosure 2** respectively.

Publicity

11. The SSPDC, SSPDO and YOT also plan to embark on a series of publicity programmes to promote the Centre and its activities and services to local residents. These include large-scale and high-profile events to commemorate key milestones of the project development such as ground-breaking and opening of the Centre. Visits to local organisations and roving exhibitions will also be held to familiarise the local residents with the Centre.

Financial Implication

12. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. The estimated cost for works and related items for the Mei Foo Project is \$32 million in money-of-the-day prices. In addition, a provision of \$3.5 million will be earmarked for the community involvement and publicity activities

and employment of non-civil service contract staff under the SSPDO to oversee the implementation of the Mei Foo Project. A one-off subsidy to YOT of not more than 5% of the estimated cost for works and related items, i.e. not more than \$1.6 million, has also been set aside to subsidise the costs of start-up, operation, management and/or maintenance of the project for up to a maximum of two years after project commissioning. Separately, \$57.1 million has been earmarked for the other SPS project of the SSP District – “Shek Kei Mei Community Services Centre” (the SKM Project). A breakdown of the budget is at **Annex 5 to Enclosure 2**.

13. Upon commencement of operation, all the recurrent costs of the Centre would be borne by YOT.

Implementation

14. Subject to the endorsement of the Public Works Subcommittee (PWSC) of Legislative Council and the funding approval by the Finance Committee (FC), we plan to commence construction works in late 2015 for completion in 2017.

Public Consultation

15. The SSPDC and SSPDO carried out extensive local consultation from March to September 2013. Specifically, two district workshops were held in May and August 2013. During the consultation period, many local residents and organisations supported the promotion of art and culture in the SSP District. By the end of the local consultation period, a total of 70 proposals and/or comments were received. After careful consideration of their feasibility and merits, potential benefits to the community and suitability to the district, the CSSPSP decided to put forward the Mei Foo Project providing the activities and services mentioned above, together with the SKM Project. The aforementioned projects received unanimous support and endorsement by the SSPDC in December 2013.

16. A district workshop was held in January 2014 to collect public views on the details of the two projects. Subsequently, invitation to NPOs to become the partner organisation of this project was issued in April 2014. Altogether, five proposals for this project were received. The proposal summaries were uploaded onto SSPDC’s

website for comment by members of the public. The comments received were later submitted to the CSSPSP for consideration.

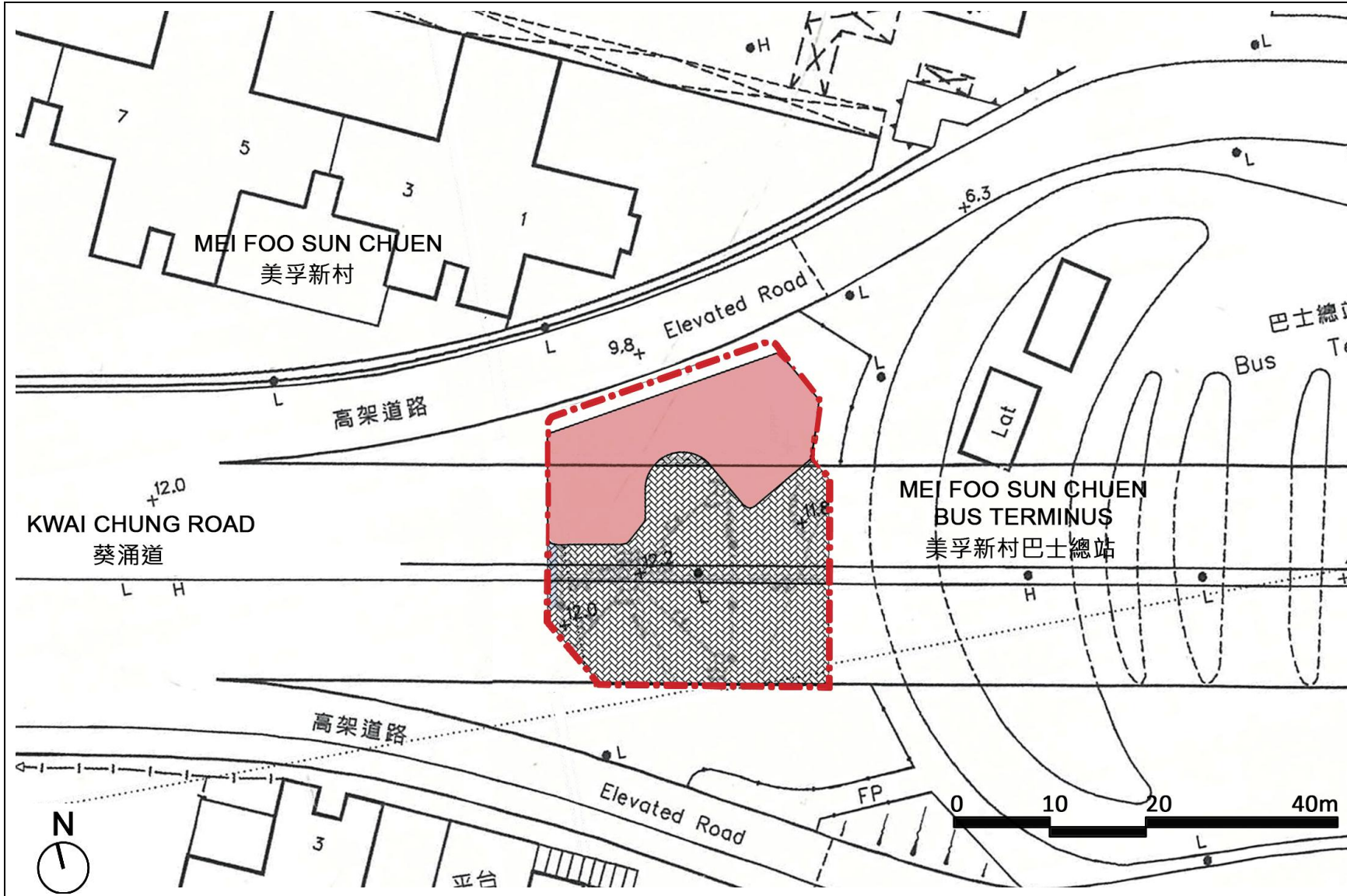
Shek Kip Mei Community Services Centre

17. As mentioned in paragraph 12 above, apart from the Mei Foo Project, the SSPDC also proposed taking forward the SKM Project which aims at constructing a community centre for providing three core services, namely child care and after-school care support services, short-term food assistance and medical services, to the community. Members' support was given to the SKM Project on 12 December 2014. With the endorsement of the Public Works Subcommittee on 18 March 2015, we will seek funding approval from the FC as soon as possible.

Home Affairs Bureau

Home Affairs Department

April 2015



LEGEND
 圖例

 Site boundary of the proposed Centre
 擬建中心範圍

Mei Foo Neighbourhood Activity Centre
 美孚鄰舍活動中心

Location Plan
 位置圖

**Signature Project Scheme (Sham Shui Po District) –
Mei Foo Neighbourhood Activity Centre**

Proposal Summary

1. Service Objectives

- 1.1 The Mei Foo Neighbourhood Activity Centre (the Centre) will provide activities and services of diverse natures to the people in Sham Shui Po District, with a focus on young people, women and families. The Centre aims at bringing the local residents together and enriching their community life, thereby bringing about a visible and lasting impact to the district on a sustained basis.
- 1.2 Under the current proposal, the Centre will open on Monday to Saturday from 10:30 a.m. to 6:30 p.m.

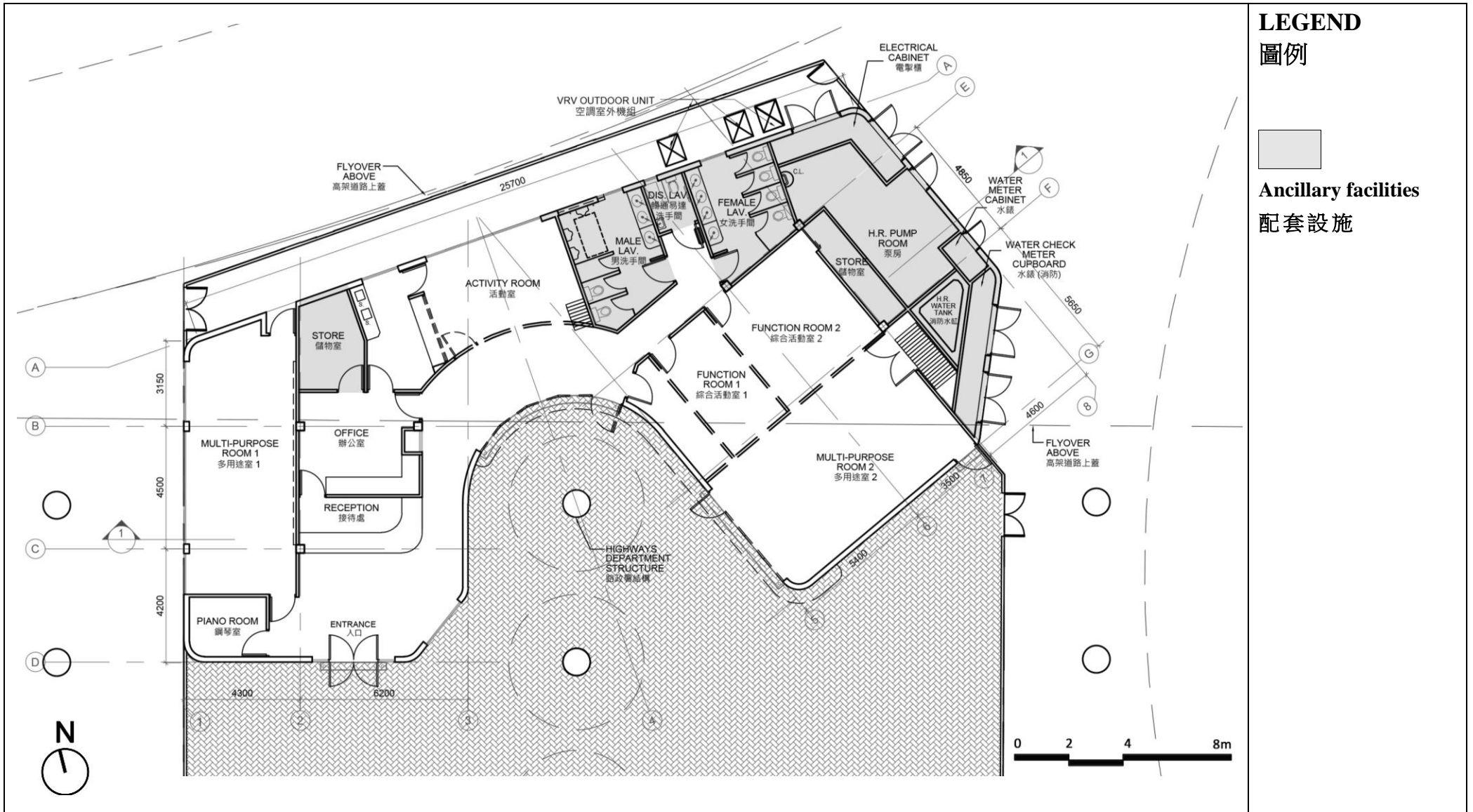
2. Activities and Services

- 2.1 The Centre would provide approximately 400 classes per year, including but not limited to classes on arts, cultural, music, healthy lifestyle, languages and personal development.
- 2.2 Larger-scale activities would also be held with various themes, such as arts and culture, community engagement and recreational-related activities.
- 2.3 Support services for people in need might also be provided on a case-by-case basis, e.g. employment-related programmes.
- 2.4 Charges of the activities and services would be set having regard to Yan Oi Tong's other service centres. People with financial difficulties would be eligible for concessionary fees.

2.5 Other activities and services might also be provided at the Centre or in collaboration with other local organisations. Yan Oi Tong would adjust the nature and focus of the activities according to the need and feedback of the community.

3. Estimated Number of People Benefited

3.1 When in full operation, the Centre is expected to benefit approximately 12 000 person times each year.



LEGEND

圖例



Ancillary facilities

配套設施

Mei Foo Neighbourhood Activity Centre
 美孚鄰舍活動中心

Layout Plan
 平面圖



Mei Foo Neighbourhood Activity Centre
美孚鄰舍活動中心

Artist's Impression
外觀構思圖

**Overview of the Estimated Cost
of the Signature Projects of the Sham Shui Po District**

Items	Estimated Cost (\$'000)
A. Mei Foo Neighbourhood Activity Centre	
Works and Related Items	32,000
Community Involvement and Publicity Activities	850
Non-Civil Service Contract Staff	2,600
One-off Subsidy to Non-profit-making Partner Organisation	1,600
Total	37,050
B. Shek Kip Mei Community Services Centre	
Works and Related Items	51,100
Community Involvement and Publicity Activities	805
Non-Civil Service Contract Staff	2,600
One-off Subsidy to Non-profit-making Partner Organisation	2,555
Total	57,060
Total Estimated Cost of the Two Signature Project Scheme Projects	94,110

**Signature Project Scheme (Tsuen Wan District) –
Redevelopment of the Sai Lau Kok Garden**

Proposal and Justifications

The Sai Lau Kok Garden (the Garden) is located at the town centre of the Tsuen Wan (TW) District next to the Tsuen Wan Mass Transit Railway (MTR) Station and is currently managed by the Leisure and Cultural Services Department (LCSD). Despite its prominent location, the usage rate of the Garden is relatively low especially during weekdays due to lack of direct access at grade from the MTR Station. Meanwhile, local organisations have long been asking for more spaces, particularly indoor premises at convenient location, for organising small to medium size community activities. The local community of the TW District has urged for making better use of the prominent location of the Garden by improving its accessibility and introducing various kinds of community facilities.

2. Capitalising on the introduction of the Signature Project Scheme (SPS), the Tsuen Wan District Council (TWDC) proposes to undertake the “Redevelopment of the Sai Lau Kok Garden” (the Sai Lau Kok Project) under the SPS. The Sai Lau Kok Project aims to redevelop the Garden to a podium garden with connection to the existing footbridge network outside the MTR Station. A multi-purpose centre will also be constructed on the ground level of the Garden. The works site occupies the existing Garden area with a total site area of 2 745 square metres (m²). The proposed scope of works comprises –

- (a) the raising of the area near the Fou Wah Centre, which occupies around half of the Garden area, to the footbridge level for the construction of a podium garden with connection to the existing elevated walkway of the Fou Wah Centre;
- (b) the construction of a multi-purpose centre, with an indoor multi-purpose

room and other necessary ancillary facilities under the new podium garden;

- (c) the provision of public open spaces with landscape planters and soft landscaping such as small lawn areas;
- (d) the construction of a green podium at the other side of the Garden with connection to the existing footbridge of Castle Peak Road (Tsuen Wan) and the podium garden by a suspension footbridge; and
- (e) the construction of supporting facilities such as transformer room, main switch room and pumps room, etc. under the new green podium to support the multi-purpose centre and the Garden.

A layout plan and artist's impression showing the proposed works are at **Annexes 1 and 2 to Enclosure 3** respectively.

Financial Implication

3. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. The estimated cost for works and related items for the Sai Lau Kok Project is \$95 million in money-of-the-day prices. In addition, a provision of \$4.8 million will be earmarked for the community involvement and publicity activities and employment of non-civil service contract staff under the Architectural Services Department to oversee the implementation of the project. A breakdown of the budget is at **Annex 3 to Enclosure 3**.

4. We estimate the annual recurrent expenditure arising from the Sai Lau Kok Project to be about \$1.9 million.

Implementation

5. Subject to the endorsement of the Public Works Subcommittee of Legislative

Council and the funding approval by the Finance Committee, we plan to commence construction works in late 2015 for completion in late 2017.

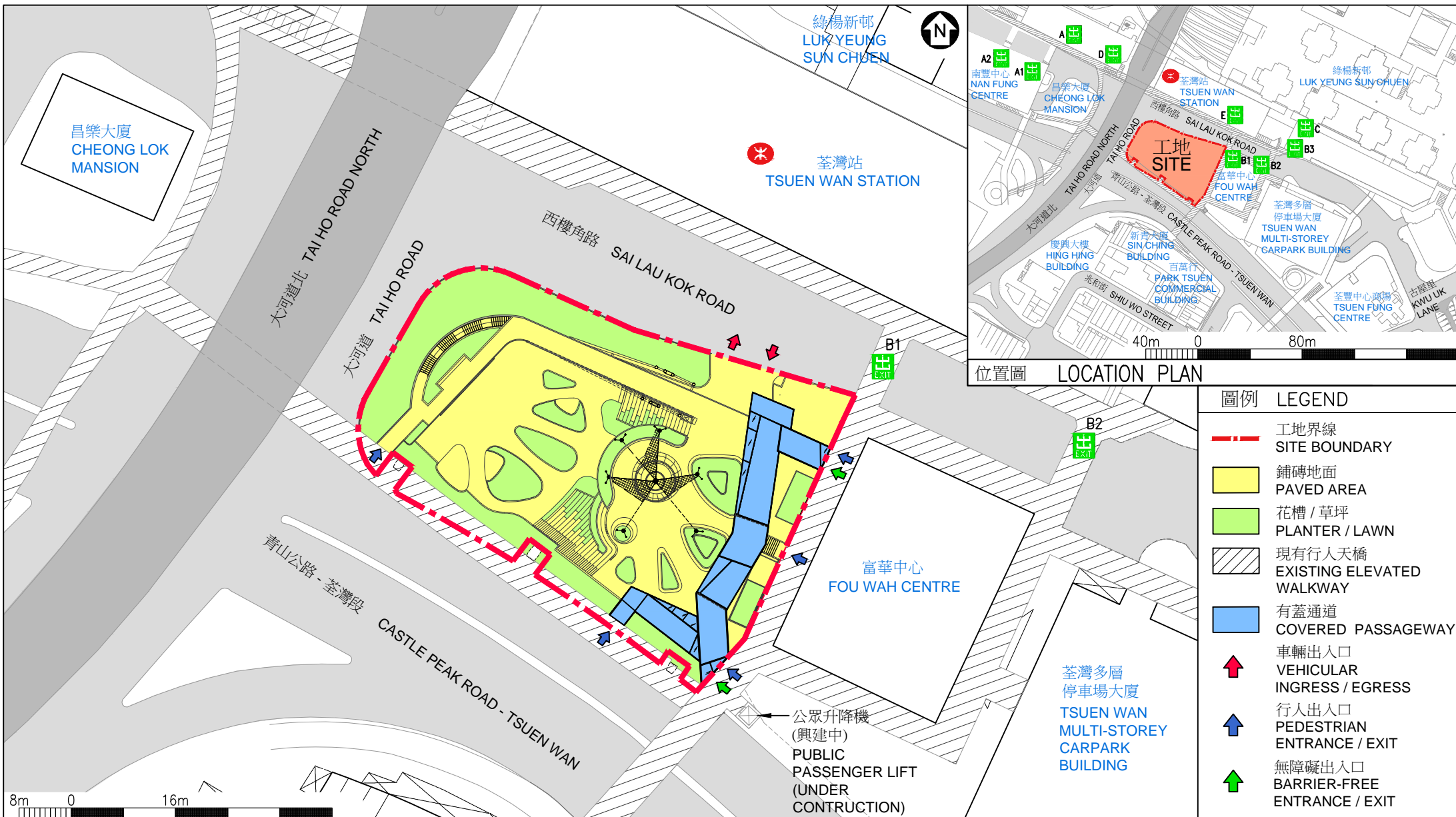
Public Consultation

6. The proposed Sai Lau Kok Project is very well-received by local residents and organisations. The Task Force on Tsuen Wan District Signature Project Scheme under TWDC endorsed the project on 26 March 2013 and the design on 23 January 2015. In reaching the consensus, TWDC had consulted the local community extensively through various public engagement and publicity initiatives over the past two years, including questionnaire surveys, residents' forums and general publicity. The feedback was very positive and the local community has urged for early implementation of the project.

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April 2015



工地平面圖
SITE PLAN

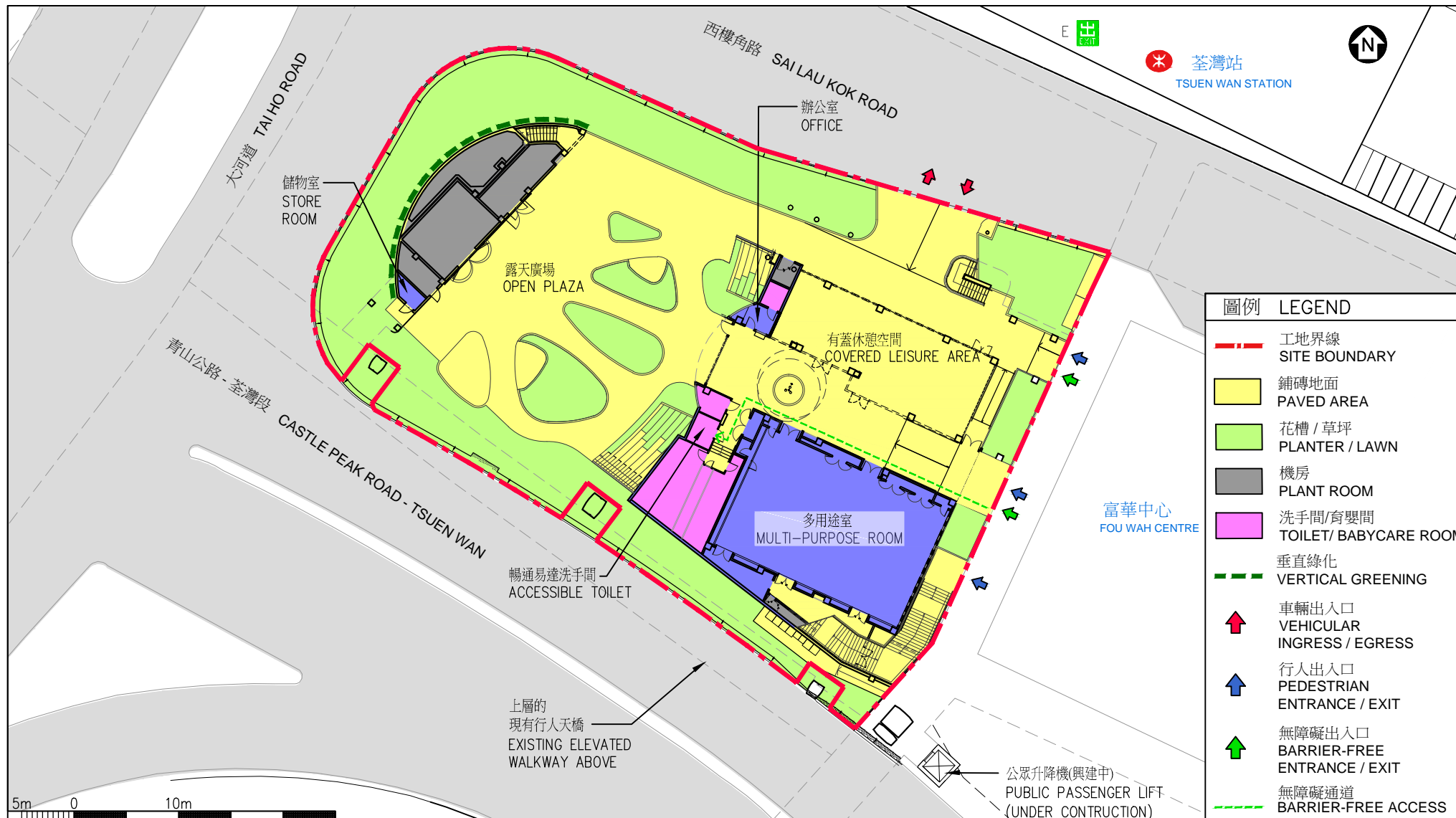
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重點項目(荃灣區) - 重建西樓角花園

SIGNATURE PROJECT SCHEME (TSUEN WAN DISTRICT) - REDEVELOPMENT OF THE SAI LAU KOK GARDEN

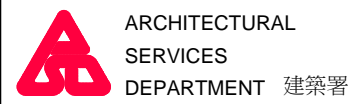
ARCHITECTURAL
SERVICES
DEPARTMENT 建築署





地下平面圖
GROUND FLOOR PLAN


461RO
重點項目(荃灣區) - 重建西樓角花園
SIGNATURE PROJECT SCHEME (TSUEN WAN DISTRICT)-REDEVELOPMENT OF THE SAI LAU KOK GARDEN





平台平面圖
PODIUM FLOOR PLAN

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 ARCHITECTURAL SERVICES DEPARTMENT 建築署



從南面望向花園的鳥瞰圖

AERIAL VIEW OF THE GARDEN FROM SOUTHERN DIRECTION

構思圖
ARTIST'S IMPRESSION

461RO
重點項目(荃灣區) - 重建西樓角花園
SIGNATURE PROJECT SCHEME (TSUEN WAN DISTRICT)-REDEVELOPMENT OF THE SAI LAU KOK GARDEN



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

**Overview of the Estimated Cost
of the Signature Project of the Tsuen Wan District**

Items	Estimated Cost (\$'000)
Works and Related Items	95,000
Community Involvement and Publicity Activities	320
Non-Civil Service Contract Staff	4,480
Total	99,800

**Signature Project Scheme (Sha Tin District) –
Revitalisation of Shing Mun River Promenade near Sha Tin Town Centre**

Proposal and Justifications

Shing Mun River is the symbol of Sha Tin (ST) District. It runs from Shing Mun Reservoir at the upstream, passes by Tai Wai, ST town centre and ST Racecourse, and feeds into Tolo Harbour. Its promenade is a popular venue for locals to pursue various kinds of leisure and recreational activities, such as cycling, jogging, rowing and dragon boat racing. Various leisure and recreational venues are currently available along the promenade including parks, sports centre, sports ground and ball courts. There are also a number of historic buildings in the vicinity of Shing Mun River¹. The promenade would be decorated with temporary festive lighting in winter each year.

2. Most of the road-side facilities of the promenade of the Shing Mun River were built in the 1980s. There is potential to revitalise the Shing Mun River promenade to enhance public enjoyment. Capitalised on the opportunities brought by the Signature Project Scheme (SPS) and the advantages of a dedicated professional consultancy, the Sha Tin District Council (STDC) proposes to undertake the “Revitalisation of Shing Mun River Promenade near Sha Tin Town Centre” (the Shing Mun River Project) as one of the ST District’s SPS projects. The Shing Mun River Project will focus on improvement and construction works on the portion of the promenade around ST town centre, from the Hong Kong Heritage Museum to the estuary of Fo Tan River, with Lek Yuen Bridge being the focal point. A location plan is at **Annex 1 to Enclosure 4**.

3. There are three major components of the capital works, namely enhancement of bridges, creation of space along the promenade of Shing Mun River and

¹ These include Che Kung Temple, The Old House of Wong Uk Village and Tsang Tai Uk.

improvement of display facilities along the promenade. The proposed scope of works includes –

Enhancement of Bridges

- (a) rebuilding the parapets of the two footbridges near Hong Kong Heritage Museum and Sha Tin Park with a new lighting system integrated into the parapets. The footbridges will be repaved;
- (b) installation of new lighting systems for Lek Yuen Bridge, Sand Martin Bridge and Banyan Bridge with thematic lighting. The lighting of the three bridges will dovetail with each other to further enhance aesthetics and ensure coherence, showcasing featured lighting effects at dedicated junctures as needed;

Creation of Space along the Promenade

- (c) construction of an extension structure of about 2- to 3-metre (m) wide and about 70 m long to form a boardwalk on the river bank near the Sha Tin Sports Ground;
- (d) carrying out ancillary works (including landscaping, greening and planting) and refurbishment and upgrading of existing street furniture (including railing, illumination, road surface and benches) of the extension structure;

Improvement of Display Facilities along the Promenade

- (e) installing signage and map boards under a thematic approach to link up public facilities and historical attractions in the vicinity of the promenade, and feature showcases to introduce the history, community building and prominent sports events of ST District; and
- (f) installing mileage tiles on the approximately 5 kilometres long footpaths on both sides of the promenade in the vicinity of the ST town centre.

The design layout and artist's impression of the two footbridges and artist's impression of the thematic lighting systems are at **Annexes 2 and 3 to Enclosure 4** respectively. The design layout and artist's impression of the proposed boardwalk are at **Annex 4 to Enclosure 4**.

4. Given the various facilities and attractions along the promenade, the proposed works will create a cultural landscape around the promenade of Shing Mun River and enhance the experience of local residents and visitors along the promenade. The design of the parapets of the footbridges will fit in the cultural ambience of the Hong Kong Heritage Museum. The thematic lighting systems will be synergised with the annual temporary festive lighting in ST District. The proposed boardwalk will not only provide recreational space and ease the relatively crowded condition of that section of footpath, but will also provide to the public a more comfortable environment to enjoy the scenic views of the riverside by a design emphasizing amalgamation with the waterfront through spatial and level variations within the boardwalk.

Financial Implication

5. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. In addition, The Hong Kong Jockey Club Charities Trust (HKJC) has agreed in-principle to donate up to \$40 million for the two SPS projects of ST District. Therefore, the total amount of funding available for the two SPS projects of ST District is \$140 million.

6. The estimated cost for works and related items for the Shing Mun River Project is \$53.6 million in money-of-the-day prices. In addition, a provision of \$5.1 million will be earmarked for the community involvement and publicity activities and employment of non-civil service contract staff under the ST District Office to oversee the implementation of the Shing Mun River Project. The remaining funds will be earmarked for the other SPS project of the ST District– “Decking of Tai Wai Nullah in Sha Tin”. A breakdown of the budget is at **Annex 5 to Enclosure 4**.

7. We estimate the annual additional recurrent expenditure arising from the

Shing Mun River Project to be about \$1.3 million.

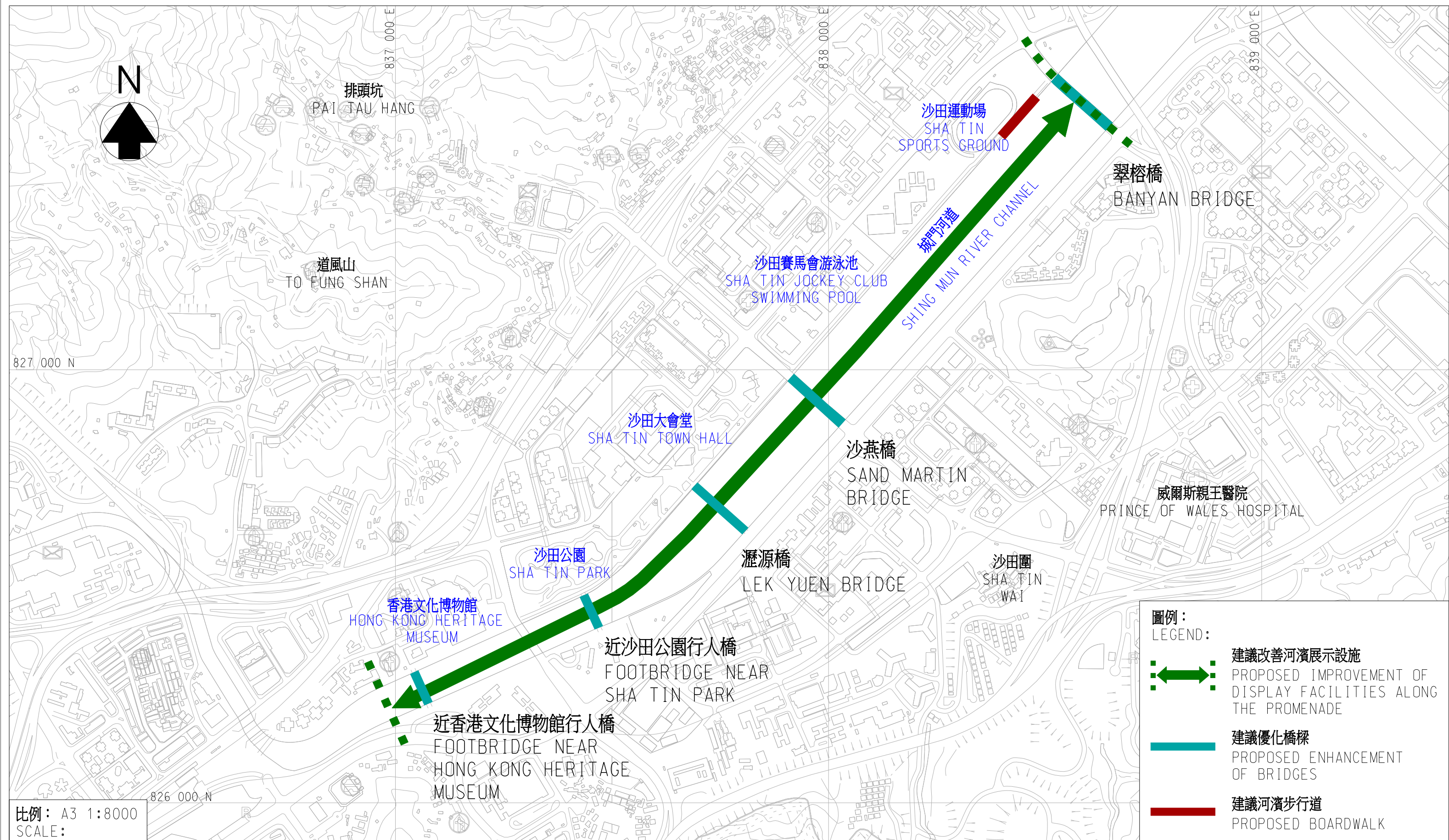
Implementation

8. Subject to the endorsement of the Public Works Subcommittee of Legislative Council and the funding approval by the Finance Committee, we plan to commence construction works in late 2015 for completion in 2017.

Public Consultation

9. STDC held a brainstorming session with government departments, professional bodies and different local personalities including those coming from Area Committees of ST District, rural and local organisations, etc., in February 2013. In March 2013, STDC set out the direction of ST District's SPS for preparatory work with reference to previous discussion and study on district improvement potentials and local aspirations. The Hong Kong Institution of Engineers, The Hong Kong Institute of Architects and The Chinese University of Hong Kong were engaged as honorary advisors for the projects. A two-stage public engagement (PE) exercise was also conducted. Stage 1 of the PE exercise, including a public forum, focus group meetings with the honorary advisors and HKJC, and consultations with the Area Committees of ST District, the Sha Tin Arts and Culture Promotion Committee and the Sha Tin District Youth Programme Committee, were held from November 2013 to March 2014 to gauge views on the scope of the two SPS projects. A dedicated webpage at STDC's website was launched in January 2014 to raise the awareness of the public of the SPS projects. STDC endorsed in-principle the scope of works for the SPS projects and the engagement of consultant in the first quarter of 2014. With the development of the detailed works elements and preliminary design concepts in September 2014, the STDC embarked on Stage 2 of the PE exercise from October to December 2014 to further raise public awareness and gauge their views on the design proposals of the SPS projects by a variety of activities, including 16 roving exhibitions, a public forum and a questionnaire survey. A wide array of publicity materials including pamphlets, posters, video, a dedicated website and souvenirs were also produced.

**Home Affairs Bureau
Home Affairs Department
April 2015**



活化城門河河濱沙田市中心段 - 位置圖

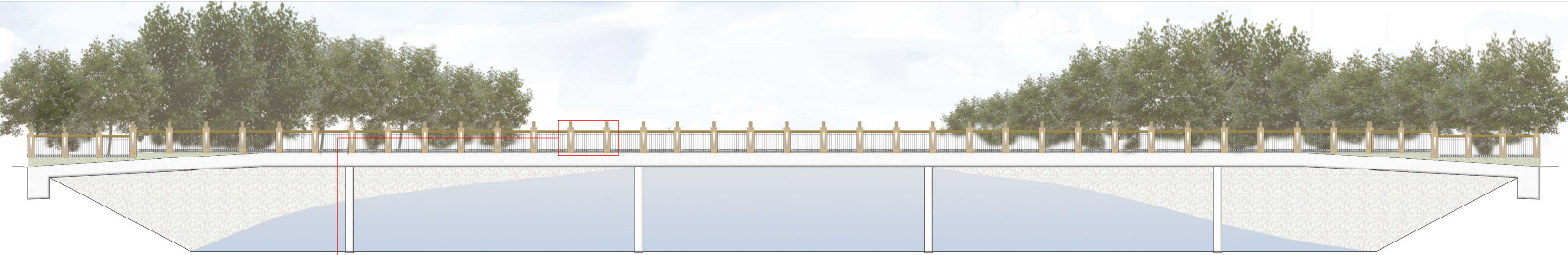
REVITALISATION OF SHING MUN RIVER PROMENADE
NEAR SHA TIN TOWN CENTRE - LOCATION PLAN



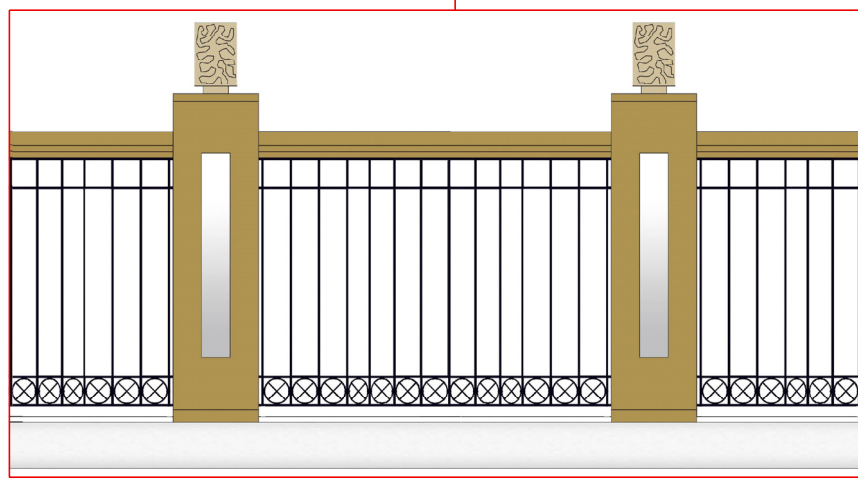
土木工程拓展署
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Development Department



HOME AFFAIRS DEPARTMENT
民政事務總署



設計佈局 DESIGN LAYOUT



照明系統與欄杆融合為一體的設計
INTEGRATION OF LIGHTING
SYSTEM & PARAPETS



橋面設計
PAVING DESIGN



日間效果 DAY TIME EFFECT



外觀構思圖 ARTIST'S IMPRESSION



夜間效果 NIGHT TIME EFFECT



兩條行人天橋的設計佈局及外觀構思圖
DESIGN LAYOUT & ARTIST'S IMPRESSION OF TWO FOOTBRIDGES



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A: 翠榕橋 Banyan Bridge
B: 沙燕橋 Sand Martin Bridge
C: 瀝源橋 Lek Yuen Bridge

燈飾效果 - 平日

THEMATIC LIGHTING DESIGN - NORMAL

特色燈飾效果 - 聖誕節

THEMATIC LIGHTING DESIGN - CHRISTMAS

特色燈飾效果 - 特別活動

THEMATIC LIGHTING DESIGN - SPECIAL EVENT

瀝源橋、沙燕橋及翠榕橋燈飾系統外觀構思圖

ARTIST'S IMPRESSION OF THE THEMATIC LIGHTING SYSTEMS OF LEK YUEN BRIDGE, SAND MARTIN BRIDGE & BANYAN BRIDGE



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瀝源橋
LEK YUEN BRIDGE



沙燕橋
SAND MARTIN BRIDGE



翠榕橋
BANYAN BRIDGE

瀝源橋、沙燕橋及翠榕橋燈飾系統外觀構思圖

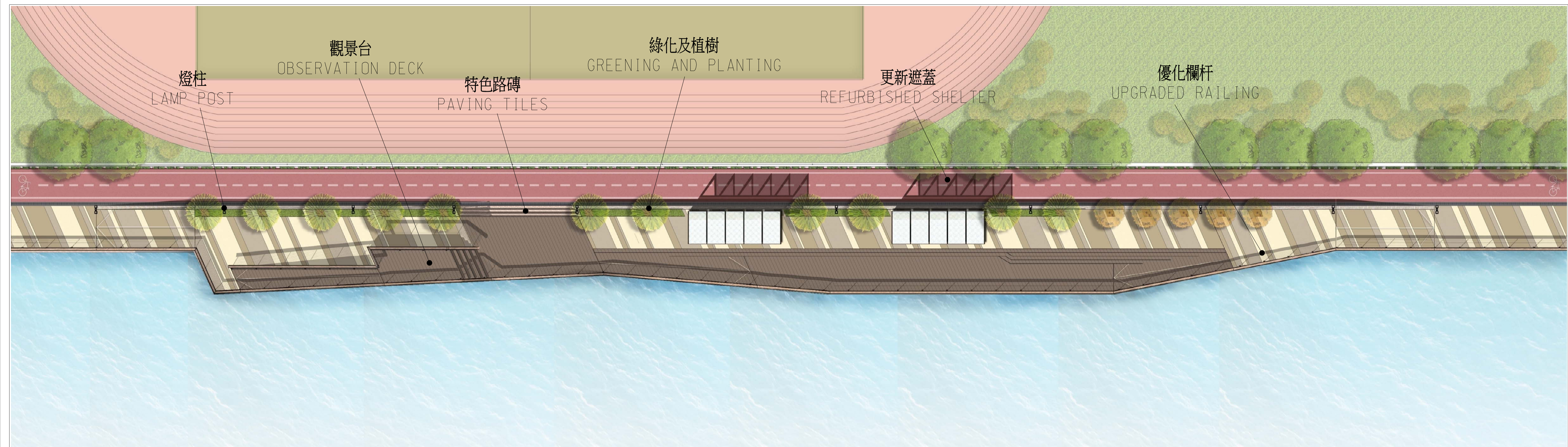
ARTIST'S IMPRESSION OF THE THEMATIC LIGHTING SYSTEMS OF LEK YUEN BRIDGE, SAND MARTIN BRIDGE & BANYAN BRIDGE



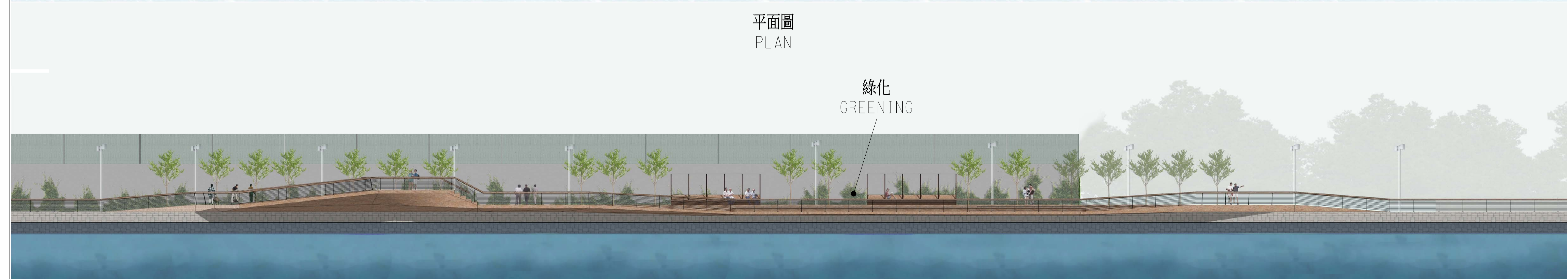
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平面圖
PLAN



側視圖
ELEVATION

設計佈局
DESIGN LAYOUT

擬議河濱步行道設計佈局

DESIGN LAYOUT OF THE PROPOSED BOARDWALK



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鳥瞰圖
BIRD VIEW



視點 1
VIEW POINT 1



視點 2
VIEW POINT 2

擬議河濱步行道外觀構思圖

ARTIST'S IMPRESSION OF THE
PROPOSED BOARDWALK



土木工程拓展署
Civil Engineering and
Development Department



**Overview of the Estimated Cost
of the Signature Projects of the Sha Tin District**

Items	Estimated Cost (\$'000)
A. Revitalisation of Shing Mun River Promenade near Sha Tin Town Centre	
Works and Related Items	53,600
Community Involvement and Publicity Activities	2,000
Non-Civil Service Contract Staff	3,070
Total	58,670
B. Decking of Tai Wai Nullah in Sha Tin	
Works and Related Items	78,000
Community Involvement and Publicity Activities	1,000
Non-Civil Service Contract Staff	2,330
Total	81,330
Total Estimated Cost of the Two Signature Project Scheme Projects¹	140,000

¹ In addition to the one-off allocation of \$100 million under the SPS, The Hong Kong Jockey Club Charities Trust has agreed in-principle to donate up to \$40 million for the two Signature Projects of Sha Tin District.

**Signature Project Scheme (Sha Tin District) –
Decking of Tai Wai Nullah in Sha Tin**

Proposal and Justifications

Among the three town centres in Sha Tin (ST) District (namely Tai Wai, ST and Ma On Shan), Tai Wai was developed the earliest. In tandem with the further population growth in recent years, the local community and the Sha Tin District Council (STDC) have been urging for more open space and community facilities in the developed area of Tai Wai, in particular within the Tai Wai town centre. However, it is difficult to identify a vacant site in this fully developed area.

2. The Tai Wai Nullah is the upstream channelised section of Shing Mun River with a width of about 39 metres (m). As water flow is very low most of the time, the concrete nullah bed is exposed. Riding on the opportunity brought by the Signature Project Scheme (SPS), STDC proposes to undertake the “Decking of Tai Wai Nullah in Sha Tin” (the Decking Project) as one of the ST District’s SPS projects. The Decking Project seeks to deck a section of the Tai Wai Nullah next to Tai Wai Playground and Tung Wah Group of Hospitals Sin Chu Wan Primary School. The proposed scope of works includes –

- (a) construction of a deck of approximately 2 000 square metres (m²) over the Tai Wai Nullah, including all necessary ancillary and associated works, e.g. drainage works and permanent support columns;
- (b) construction atop of the deck of a Futsal¹ (5-a-side soccer) pitch with ancillary and supportive facilities, such as boundary fencing and lighting. Demountable spectator stands with simple covers will be installed to

¹ Futsal is the kind of 5-a-side soccer games supported by the Federation Internationale de Football Association. Rebound walls around a Futsal pitch are not required.

further enhance the flexibility of multi-purpose uses of the pitch;

- (c) construction of barrier-free access ramps and stairs on both sides of the deck as connections between the deck and the adjacent footpaths; and
- (d) construction of a 2 to 3 m wide extension at the upstream end of the deck to serve as an annexed area for amenity and greenery.

The location plan, layout plan and artist's impression showing the proposed works are at **Annex 1 to Enclosure 5**.

3. The proposed deck will not only help create more open space for Tai Wai town centre, but also provide a Futsal (5-a-side soccer) pitch atop of it. The proposed pitch will be the first purpose-built pitch with a size in compliance with the latest standard of the Federation Internationale de Football Association for international Futsal matches in ST District. Apart from enriching the portfolio of sports facilities in the district, the Decking Project will also contribute to strengthen the support for the development of football in Hong Kong. Since a hard pitch surface with no rebound walls will be constructed, the deck will be suitable for more diversified purposes such as bazaars and other community functions. The level of the proposed deck will be slightly higher than that of the footpaths on the two sides of the Tai Wai Nullah to meet the drainage needs. The proposed works will not give rise to environmental or drainage concerns.

Financial Implication

4. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. In addition, The Hong Kong Jockey Club Charities Trust (HKJC) has agreed in-principle to donate up to \$40 million for the two SPS projects of ST District. Therefore, the total amount of funding available for the two SPS projects of ST District is \$140 million.

5. The estimated cost for works and related items for the Decking Project is \$78 million in money-of-the-day prices. In addition, a provision of \$3.3 million will

be earmarked for the community involvement and publicity activities and employment of non-civil service contract staff under the ST District Office (STDO) to oversee the implementation of the Decking Project. The remaining funds will be earmarked for the other SPS project of the ST District – “Revitalisation of Shing Mun River Promenade near Sha Tin Town Centre”. A breakdown of the budget is at **Annex 2 to Enclosure 5**.

6. We estimate the annual additional recurrent expenditure arising from the Decking Project to be about \$0.7 million.

Implementation

7. Subject to the endorsement of the Public Works Subcommittee of Legislative Council and the funding approval by the Finance Committee, we plan to commence construction works in late 2015 for completion in 2018.

Public Consultation

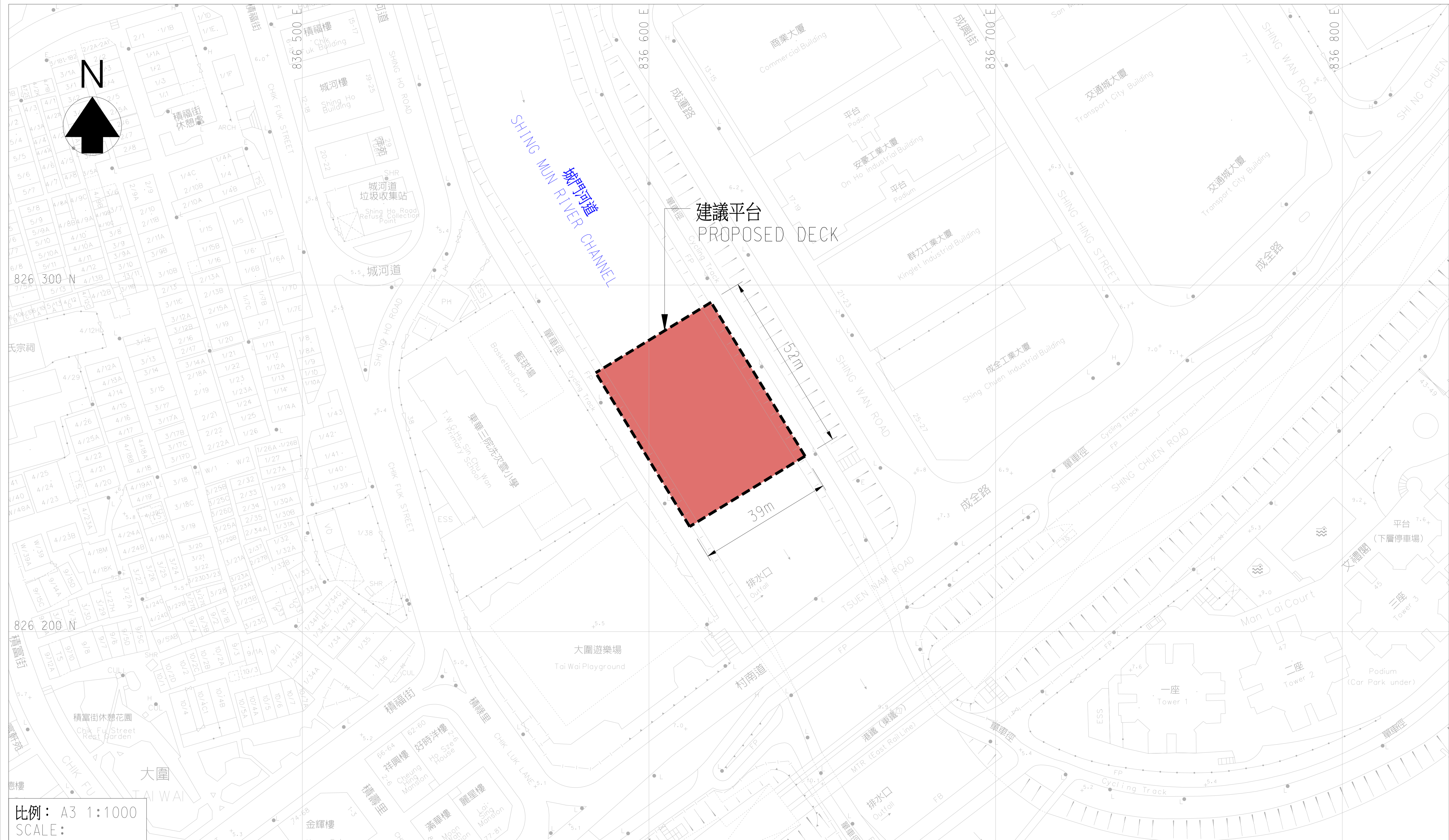
8. STDC held a brainstorming session with government departments, professional bodies and different local personalities including those coming from Area Committees of ST District, rural and local organisations, etc., in February 2013. In March 2013, STDC set out the direction of ST District’s SPS for preparatory work with reference to previous discussion and study on district improvement potentials and local aspirations. The Hong Kong Institution of Engineers, The Hong Kong Institute of Architects and The Chinese University of Hong Kong were engaged as honorary advisors for the projects. A two-stage public engagement (PE) exercise was also conducted. Stage 1 of the PE exercise, including a public forum, focus group meetings with the honorary advisors and HKJC, and consultations with the Area Committees of ST District, the Sha Tin Arts and Culture Promotion Committee and the Sha Tin District Youth Programme Committee, were held from November 2013 to March 2014 to gauge views on the scope of the two SPS projects. A dedicated webpage at STDC’s website was launched in January 2014 to raise the awareness of the public of the SPS projects. STDC endorsed in-principle the scope of works for the SPS projects and the engagement of consultant in the first

quarter of 2014. With the development of the detailed works elements and preliminary design concepts in September 2014, the STDC embarked on Stage 2 of the PE exercise from October to December 2014 to further raise public awareness and gauge their views on the design proposals of the SPS projects by a variety of activities, including 16 roving exhibitions, a public forum and a questionnaire survey. A wide array of publicity materials including pamphlets, posters, video, a dedicated website and souvenirs were also produced.

Home Affairs Bureau

Home Affairs Department

April 2015



覆蓋沙田大圍明渠 - 位置圖

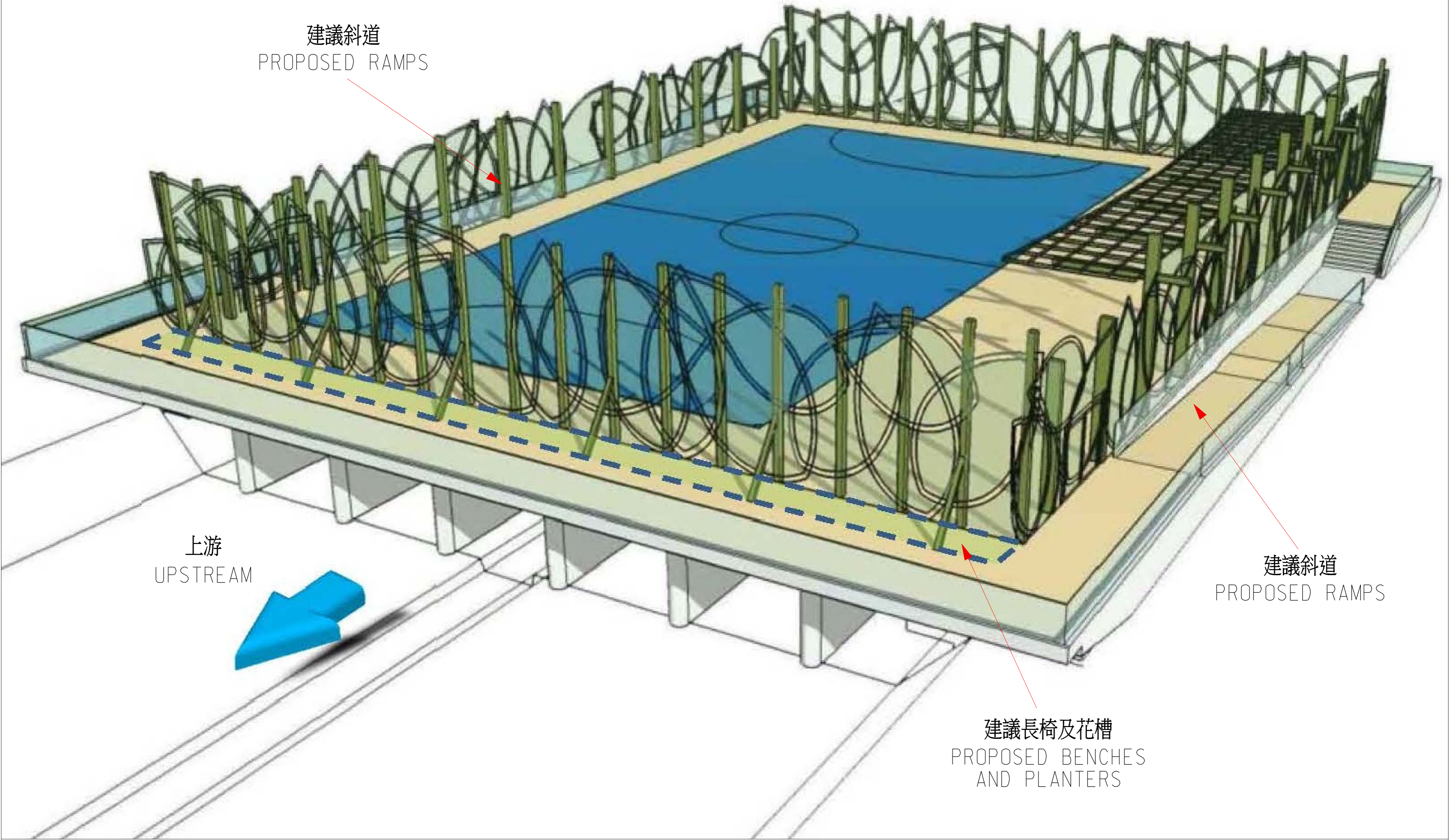
DECKING OF TAI WAI NULLAH IN SHA TIN - LOCATION PLAN



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 民政事務總署



外觀構思圖
ARTIST'S IMPRESSION

覆蓋沙田大圍明渠- 外觀構思圖
DECKING OF TAI WAI NULLAH
IN SHA TIN - ARTIST'S IMPRESSION



土木工程拓展署
Civil Engineering and
Development Department



**Overview of the Estimated Cost
of the Signature Projects of the Sha Tin District**

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A. Revitalisation of Shing Mun River Promenade near Sha Tin Town Centre	
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Total	58,670
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Works and Related Items	78,000
Community Involvement and Publicity Activities	1,000
Non-Civil Service Contract Staff	2,330
Total	81,330
Total Estimated Cost of the Two Signature Project Scheme Projects¹	140,000

¹ In addition to the one-off allocation of \$100 million under the Signature Project Scheme, The Hong Kong Jockey Club Charities Trust has agreed in-principle to donate up to \$40 million for the two Signature Projects of Sha Tin District.

Signature Project Scheme
List of Project Proposals from 18 Districts

District	Title	Description	Latest Progress
Kwai Tsing	Enhancement of Community Healthcare	Provision of comprehensive community healthcare service such as disease prevention, dental care service, ophthalmic care service, household visits, health education and assessment to local residents; and installation of fitness equipment and information kiosks at suitable locations in the district.	Obtained funding approval by the Finance Committee (FC) on 12 July 2014. The services have been launched by phase starting from January 2015.
Wong Tai Sin	Expansion and improvement of Wong Tai Sin Square	Expansion and improvement of Wong Tai Sin Square with a view to allowing organizations to better utilize this ideal venue of the district for hosting community events.) Obtained Panel) on Home Affairs') (the Panel)) support on 23) July and 12) December 2014) respectively; and) the Public Works) Subcommittee's) (PWSC)) endorsement on) 18 March 2015.) Funding approval) from the FC will) be sought as soon) as possible.))
Sham Shui Po	Shek Kip Mei Community Services Centre	Construction of a community services centre in Shek Kip Mei to provide various community services to meet local needs and enhance service coverage in the district.) the Public Works) Subcommittee's) (PWSC)) endorsement on) 18 March 2015.) Funding approval) from the FC will) be sought as soon) as possible.))

District	Title	Description	Latest Progress
Central and Western	Harbourfront Enhancement and Revitalisation at the Western Wholesale Food Market	Enhancement and revitalisation of the harbourfront area adjoining the Western Wholesale Food Market as a vibrant promenade and open space for public enjoyment, with myriad community involvement activities to promote vibrancy of the harbour.)
North	Improvement of trails and provision of ancillary facilities at Wu Tip Shan and Wa Mei Shan in Fanling	Improvement of trails and provision of ancillary facilities at Wu Tip Shan and Wa Mei Shan in Fanling to promote a healthy lifestyle, encourage eco-tourism, enhance public awareness of nature conservation and establish a landmark in the North District.) Obtained the Panel's support on 24 March 2015. Funding approval from the
	Improvement of trails and provision of facilities in Sha Tau Kok	Improvement of trails and provision of facilities in areas in Sha Tau Kok adjoining the Double Haven Marine Park and straddling the Hong Kong Global Geopark of China (HKGGC) to promote eco-tourism and support the continual recognition of the HKGGC by the Global Geoparks Network, which is supported by the United Nations Educational, Scientific and Cultural Organisation.) PWSC and FC will be sought as soon as possible.

District	Title	Description	Latest Progress
Yau Tsim Mong	Yau Tsim Mong Multicultural Activity Centre	Development of a multicultural activity centre at Battery Street to promote cultural diversity and advance social cohesion in Yau Tsim Mong district. Community involvement and publicity activities will be organised to enhance mutual understanding between different ethnic groups and the mainstream community in the district, and to illustrate the multicultural characteristics of the district.)
Tuen Mun	Revitalisation of Tuen Mun River and surrounding areas	Revitalisation of Tuen Mun River and surrounding areas to make livelier areas along the shores of the Tuen Mun River and surrounding areas by incorporating cultural elements.) Plan to consult the Panel in the 2 nd quarter of 2015.
	Promotion of youth development in Tuen Mun	Promotion of youth development to provide additional venue(s) with comprehensive facilities for young people to fully explore and develop their different potential.)
Yuen Long	Construction of a Yuen Long District Community Services Building	Construction of Yuen Long District Community Services Building to provide more premises for delivering enhanced community services to meet the needs of the increasing population in the district, notably from the youth, ethnic minority and new arrival communities.)

