

For discussion on
11 May 2015

Legislative Council Panel on Home Affairs

**Signature Project Scheme Projects of Kwun Tong District,
Yau Tsim Mong District, Tuen Mun District and Yuen Long District**

Purpose

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

- (a) “Construction of Lift Tower at Shung Yan Street in Kwun Tong” (the Lift Tower Project) and “Construction of Music Fountains at Kwun Tong Promenade” (the Promenade Project) in the Kwun Tong (KT) District;
- (b) “Yau Tsim Mong Multicultural Activity Centre” (the Multicultural Activity Centre Project) in the Yau Tsim Mong (YTM) District;
- (c) “Revitalisation of Tuen Mun River and Surrounding Areas” (the Tuen Mun River Project) and “Promotion of Youth Development in Tuen Mun” (the Youth Development Project) in the Tuen Mun (TM) District, and
- (d) “Construction of a Yuen Long District Community Services Building” (the Community Services Building Project) in the Yuen Long (YL) District.

SPS Projects of KT, YTM, TM and YL Districts

(a) Kwun Tong District

2. The Lift Tower Project aims to facilitate the elderly and people with disabilities to get around the community. The proposed works include the construction of a lift tower with two passenger lift cars and a link bridge connecting the Hong Ning Road Recreation Ground (HNRRG) and Shung Yan Street, upgrading works for the adjacent barrier-free access provisions and refurbishment of some leisure facilities within HNRRG. The estimated funding requirement for the project is \$46.5 million. Details of the Lift Tower Project are at **Enclosure 1**.

3. The Promenade Project aims to create an entertainment attraction at the KT Promenade to showcase the vibrancy and glamorous night vista of the Victoria Harbour for free public enjoyment. Through the construction of the music fountains together with the integration of dynamic lighting, music features and special effects, the Promenade Project will also provide a platform for organizing interactive water-friendly activities and staging cultural performances. By generating a constant flow of people, it will help revitalize the local area and provide business and job opportunities to the neighbourhood, thereby contributing to the “Energizing Kowloon East” initiative of transforming Kowloon East into a lively business district. The estimated funding requirement for the Promenade Project is \$53.5 million. Details of the project are at **Enclosure 2**.

(b) Yau Tsim Mong District

4. The Multicultural Activity Centre Project aims to construct a multicultural activity centre, with a view to promoting multiculturalism and advancing social cohesion in the district. This project highlights the district’s cultural vibrancy and ethnic diversity through the provision of various activities and services. The estimated funding requirement for the project is \$63.5 million. Details of the project are at **Enclosure 3**.

(c) Tuen Mun District

5. The Tuen Mun River Project aims to revitalize and make the areas along the

shores of the Tuen Mun River and surrounding areas more vibrant. The proposed works include the reconstruction of a site near Choi Yee Bridge to provide a leisure area, the replacement of existing railing at the riverside area beside the TM Swimming Pool, the installation of decorative lighting on some of the streets in the town centre, and the design, production and installation of artworks by local artists at specific locations. The estimated funding requirement for the Tuen Mun River Project is \$67.0 million. Details of the project are at **Enclosure 4**.

6. The Youth Development Project aims to explore and develop the potential of youths in the TM District, thereby helping them overcome the challenges they may face. The Project involves renovation of an existing government premises as a “Youth Space” and funding a partner organization to operate the “Youth Space” and provide various youth services. These include training in the areas of capacity building and entrepreneurship, coaching and mentorship schemes, targeted trainings or workshops of social innovation and sustainable development, social creativity programme and a social network to better support youth development in TM District. The estimated funding requirement for the Youth Development Project is \$32.0 million. Details of the project are at **Enclosure 5**.

(d) Yuen Long District

7. The Community Service Building Project aims to construct a community services building for the provision of enhanced service and events to meet the needs of the sizeable and increasing population of the district, notably from the youth, ethnic minority and new-arrival communities. The estimated funding requirement for the project is \$124.0 million, with part of the cost to be covered by donation. Details of the project are at **Enclosure 6**.

Background

8. 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.

9. All of 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 the conduct of detailed design.

10. 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) to take forward the remaining eight SPS projects. We plan to seek Members' views as soon as possible upon completion of the pre-construction works and subsequently, the funding approval from the Finance Committee of the Legislative Council.

Home Affairs Bureau
Home Affairs Department
May 2015

**Signature Project Scheme (Kwun Tong District) –
Construction of Lift Tower at Shung Yan Street in Kwun Tong**

Proposal and Justifications

Kwun Tong (KT) District is a densely populated district with a large number of elderly¹. Very often, elderly residents living along Shui Ning Street and Wan Hon Estate heading for the nearest wet market, Shui Wo Street Market, and Kwun Tong Mass Transit Railway Station will route through Hong Ning Road Recreation Ground (HNRRG). Besides, HNRRG is a popular recreation park in the KT District and is a prominent centric point of the KT central area. At present, there is only a staircase connecting HNRRG and Shung Yan Street near Shui Wo Street Market. The site photos are at **Annex 1 to Enclosure 1**.

2. To facilitate the elderly and people with disabilities to get around the community, the Kwun Tong District Council (KTDC) proposes to take forward the “Construction of Lift Tower at Shung Yan Street in Kwun Tong” (the Lift Tower Project) as one of the KT District’s projects under the Signature Project Scheme (SPS). The proposed lift tower will link HNRRG and Shung Yan Street. The proposed scope of works includes:

- (a) the construction of a lift tower with two passenger lift cars;
- (b) the construction of a link bridge connecting the lift tower and HNRRG;
- (c) upgrading works for the adjacent barrier-free access provisions and allowing adequate wheelchair turning space;
- (d) the refurbishment of some leisure facilities within HNRRG affected by the

¹ According to the 2011 Population Census, in 2011, Kwun Tong had the largest number of older persons living therein among the 18 District Council districts, constituting 10.8% of older persons. In addition, Kwun Tong, with 57 120 persons per square kilometre, was the most densely populated district among the District Council districts.

construction works; and

(e) upgrading works for the associated slope (as required).

The site plan and artist's impression showing the proposed works of the Lift Tower Project are at **Annex 2** and **Annex 3 to Enclosure 1** respectively.

3. KTDC and Kwun Tong District Office (KTDO) would embark on a series of publicity programmes to promote the Lift Tower Project. These include large scale and high profile events to commemorate key milestones of the project development such as ground-breaking and opening ceremony. We will continue to organise roving exhibitions to introduce the project to the local community.

Financial Implication

4. 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 of the Lift Tower Project is \$39.2 million in money-of-the-day prices. In addition, a provision of \$7.3 million will be earmarked for implementing the community involvement and publicity activities and employment of non-civil service contract staff under the Architectural Services Department and KTDO to oversee the project implementation. The total funding required for the Lift Tower Project thus amounts to \$46.5 million. The remaining funding will be earmarked for the other SPS project of the KT District – “Construction of Music Fountains at Kwun Tong Promenade” (the Promenade Project). A breakdown of the budget is at **Annex 4 to Enclosure 1**.

5. We estimate the additional government recurrent expenditure arising from the Lift Tower Project to be about \$0.7 million per annum.

Implementation

6. Subject to the endorsement of the Public Works Subcommittee and the funding approval by the Finance Committee of Legislative Council, we plan to

commence the construction works in late 2015 for completion in 2017.

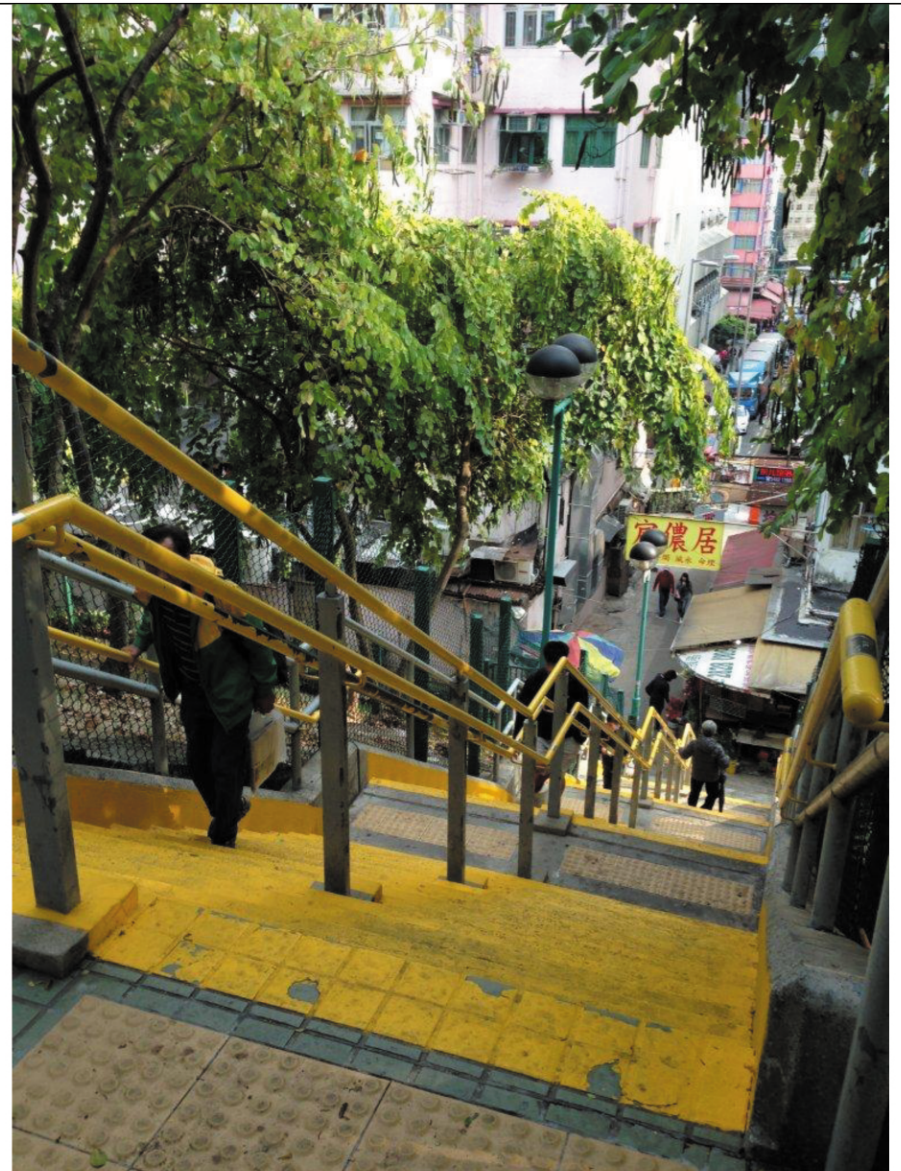
Public Consultation

7. KTDC was briefed on the SPS framework and decided to collect public views on the SPS at its meeting held in March 2013. KTDC members subsequently proposed various options for SPS and established a Working Group to look into these options. KTDC also consulted the six Area Committees on the possible options and they were in general supportive of the two projects, namely the Lift Tower Project and the Promenade Project, which were endorsed by KTDC in November 2013.

Home Affairs Bureau

Home Affairs Department

May 2015

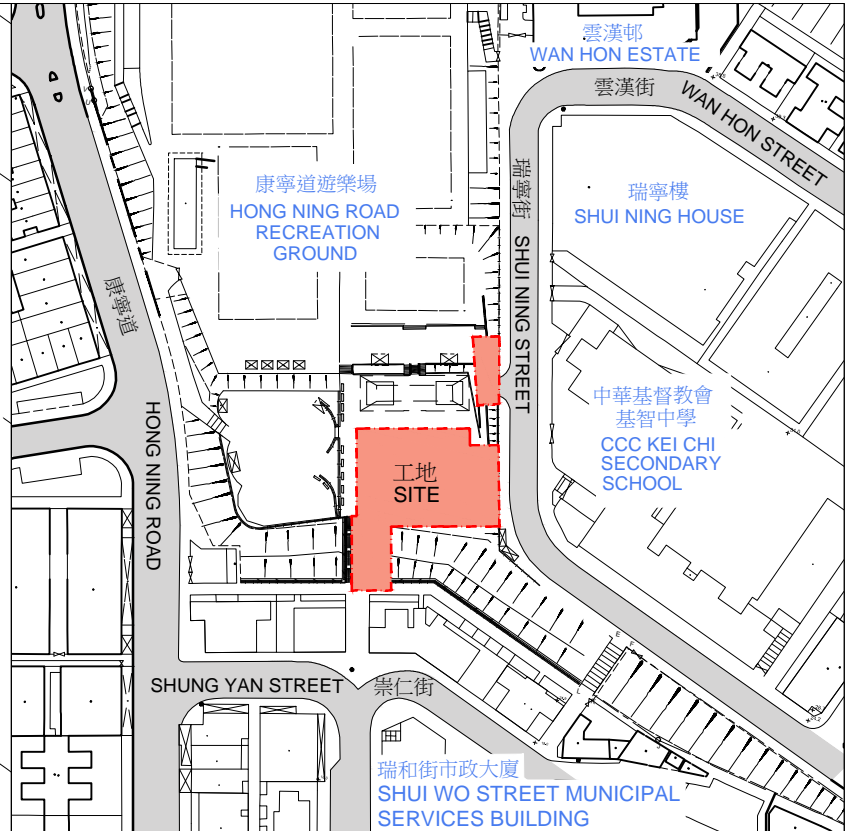
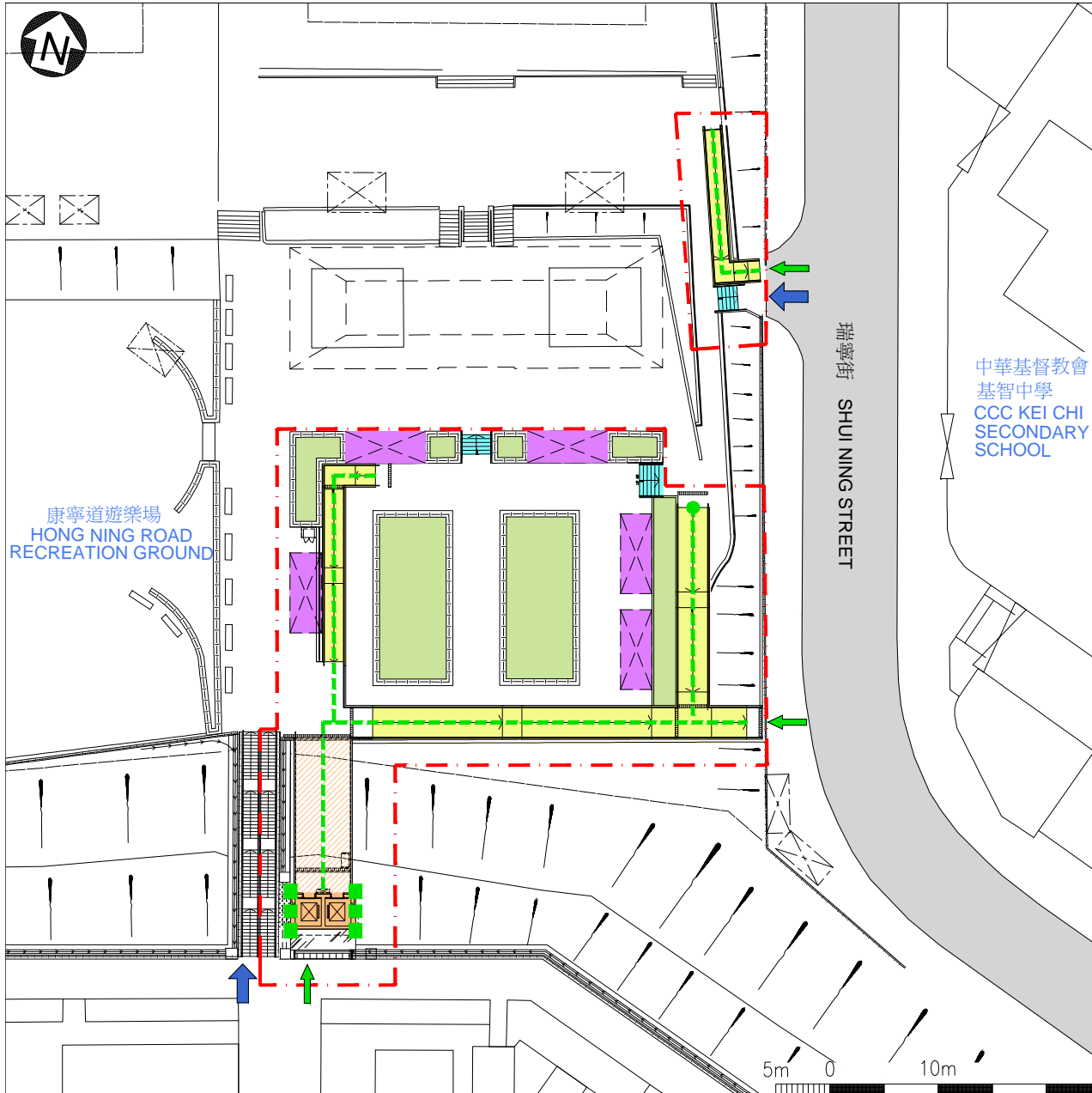


現場環境圖
SITE PHOTOS

460 RO
社區重點項目計劃(觀塘區) - 觀塘崇仁街升降機塔
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF LIFT TOWER AT SHUNG YAN STREET IN KWUN TONG



民政事務總署
HOME AFFAIRS DEPARTMENT



位置圖 LOCATION PLAN

圖例 LEGEND

- | | | | |
|--|--|--|------------------------|
| | 工地範圍
SITE BOUNDARY | | 升降機塔
LIFT TOWER |
| | 無障礙通道
BARRIER-FREE ACCESS | | 斜道
RAMP |
| | 行人出入口
PEDESTRIAN ENTRANCE / EXIT | | 涼亭
SHELTER |
| | 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT | | 樓梯 (新建)
STAIR (NEW) |
| | 垂直綠化
VERTICAL GREENING | | 花槽
PLANTER |
| | | | 連接橋
LINK BRIDGE |

工地平面圖
SITE PLAN

460RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF LIFT TOWER AT SHUNG YAN STREET IN KWUN TONG
社區重點項目計劃 (觀塘區) - 觀塘崇仁街升降機塔



從東面望向升降機塔的構思圖
PERSPECTIVE VIEW OF LIFT TOWER
FROM EASTERN DIRECTION
(ARTIST'S IMPRESSION)

460RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF LIFT TOWER AT SHUNG YAN STREET IN KWUN TONG
社區重點項目計劃 (觀塘區) - 觀塘崇仁街升降機塔

**Overview of the Estimated Cost
of the Signature Projects of the Kwun Tong District**

Items	Estimated Cost (\$'000)
A. Construction of Lift Tower at Shung Yan Street in Kwun Tong	
Works and Related Items	39,200
Community Involvement and Publicity Activities	3,000
Non-Civil Service Contract Staff	4,300
Total	46,500
B. Construction of Music Fountains at Kwun Tong Promenade	
Works and Related Items	47,000
Community Involvement and Publicity Activities	3,000
Non-Civil Service Contract Staff	3,500
Total	53,500
Total Estimated Cost of the Two Signature Project Scheme Projects	100,000

**Signature Project Scheme (Kwun Tong District) –
Construction of Music Fountains at Kwun Tong Promenade**

Proposal and Justifications

The Kwun Tong District Council (KTDC) is keen to develop the Kwun Tong (KT) Promenade as a landmark of Kowloon East. Since the opening of Phase 1 in January 2010, the KT Promenade has become a popular scenic place for people to relax and has been well-received by the public, with over 30 000 visitors every month. During day time, young people and the working population nearby like to take a break there by reading books, playing musical instruments or jogging. In the evening, visitors will go there to enjoy the beautiful views of the Victoria Harbour. The special tower landmark, mist feature and seaside boardwalk have created a surrealistic and romantic atmosphere, which attracts amateur photographers and couples to take scenic and wedding photos there.

2. The KT Promenade has also provided a platform for staging various community activities, for example, the Kwun Tong Festival and charity walk. The “Fly the Flyover01” venue, which is adjacent to the promenade has also attracted young performers to stage performances, exhibitions and events related to creativity, arts and culture for public enjoyment. These active and passive activities make the KT Promenade an attractive, vibrant and accessible place and a valuable asset in the KT District.

3. To further enhance the attractiveness of the KT Promenade, KTDC proposes to take forward the “Construction of Music Fountains at Kwun Tong Promenade” (the Promenade Project) as one of the KT District’s projects under the Signature Project Scheme (SPS). Through the construction of the music fountains and wet play areas, together with the integration of dynamic lighting, music features and special effects, the Promenade Project aims to create an entertainment attraction to showcase the vibrancy and glamorous night vista of the Victoria Harbour for free public enjoyment. The Promenade Project will also provide a platform for organizing interactive water-friendly activities and staging cultural performances. By generating a constant flow of people, it will help revitalise the local area and provide business and job

opportunities to the neighborhood, thereby contributing to the “Energizing Kowloon East” initiative of transforming Kowloon East into a lively business district. Given its prominent location facing the Kai Tak Cruise Terminal, the Promenade Project would also be conducive to enhancing the attractiveness of the Kai Tak Cruise Terminal, which was opened in June 2013.

4. The proposed music fountains will be located at Phase 2 of the KT Promenade with a site area of approximately 3 740 square metres. For better amalgamation with the relaxed environment of the KT Promenade, the design concept of the music fountains will emphasize on openness, greenery and urban connectivity by creating a pleasant waterfront environment. The proposed scope of works includes –

- (a) the construction of music fountains with animated lighting and sound effects; and
- (b) the construction of a filtration plant room with the provision of ancillary facilities;

The site plan and artist’s impression showing the proposed works of the music fountains are at **Annexes 1 to 4 to Enclosure 2** respectively.

5. To engage local residents in the development of the Promenade Project, KTDC and Kwun Tong District Office (KTDO) will embark on a series of publicity and community programmes to promote the music fountains and the promenade to the local populace. These include large scale and high profile events to commemorate key milestones of the SPS project development such as ground-breaking and opening ceremony. We are also exploring to organize various activities including music, dancing, exhibitions and water sports events. Roving exhibitions will continue to be held to introduce the SPS projects to the local community.

Financial Implication

6. 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 of the Promenade Project is \$47.0 million in money-of-the-day prices. In addition, a provision of \$6.5 million will be earmarked for implementing the community involvement and publicity activities and employment of non-civil service contract staff

under the Architectural Services Department and KTDO to oversee the project implementation. Thus, the total funding required for the Promenade Project amounts to \$53.5 million. The remaining funding will be earmarked for the other SPS project of the KT District – “Construction of Lift Tower at Shung Yan Street in Kwun Tong” (the Lift Tower Project). A breakdown of the budget is at **Annex 5 to Enclosure 2**.

7. We estimate the additional government recurrent expenditure arising from the KT Promenade Project to be about \$1.8 million per annum.

Implementation

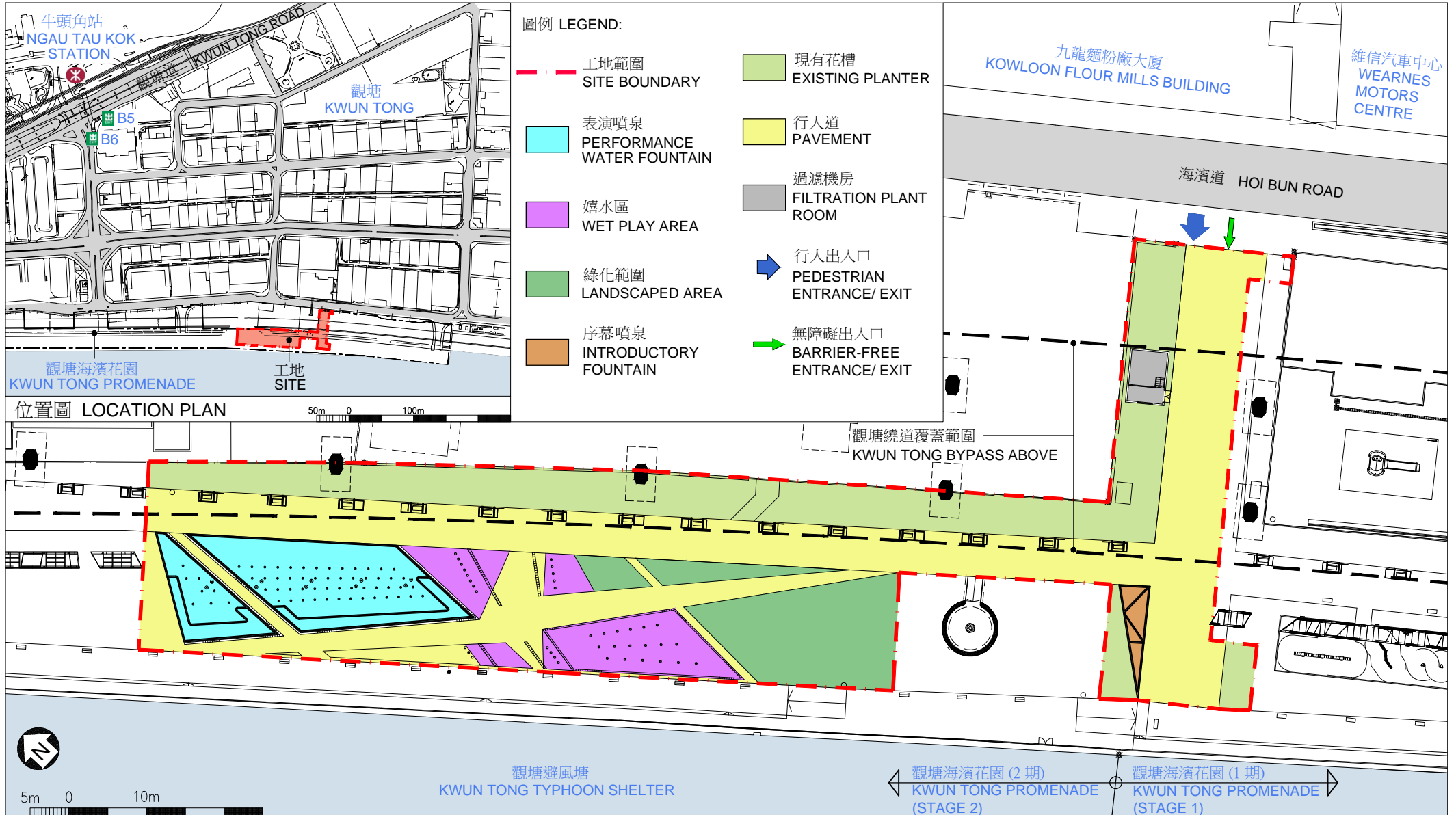
8. Subject to the endorsement of the Public Works Subcommittee and funding approval by the Finance Committee of Legislative Council, we plan to commence the construction works in late 2015 for completion in 2017.

Public Consultation

9. KTDC was briefed on the SPS framework and decided to collect public views on the SPS at its meeting held in March 2013. KTDC members subsequently proposed various options for the SPS and established a Working Group to look into these options. An opinion survey was conducted by some KTDC members in which over 85% of the respondents supported the proposal of constructing music fountains at the KT Promenade. KTDC also consulted the six Area Committees on the possible options and they were, in general, supportive of the two project proposals, namely the Lift Tower Project and the Promenade Project, which were endorsed by KTDC in November 2013.

10 We also consulted the Task Force on Kai Tak Harbourfront Development of the Harbourfront Commission on the proposed design of the music fountains at KT Promenade in December 2014. Members supported the proposed design.

Home Affairs Bureau
Home Affairs Department
May 2015



工地平面圖
SITE PLAN

458RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF MUSIC FOUNTAINS AT KWUN TONG PROMENADE
社區重點項目計劃 (觀塘區) - 觀塘海濱音樂噴泉



從西面望向音樂噴泉的構思圖 (日景)
ARTIST'S IMPRESSION OF THE
MUSIC FOUNTAINS FROM
WESTERN DIRECTION (DAY VIEW)

458RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF MUSIC FOUNTAINS AT KWUN TONG PROMENADE
社區重點項目計劃 (觀塘區) - 觀塘海濱音樂噴泉



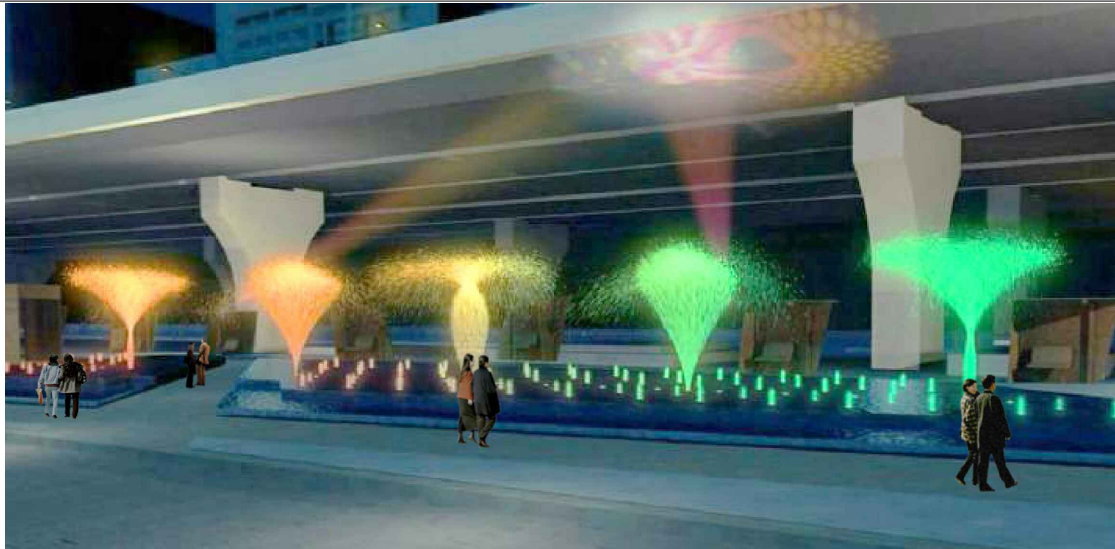
從西面望向音樂噴泉的構思圖 (夜景)
ARTIST'S IMPRESSION OF THE
MUSIC FOUNTAINS FROM
WESTERN DIRECTION (NIGHT VIEW)

458RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF MUSIC FOUNTAINS AT KWUN TONG PROMENADE
社區重點項目計劃 (觀塘區) - 觀塘海濱音樂噴泉

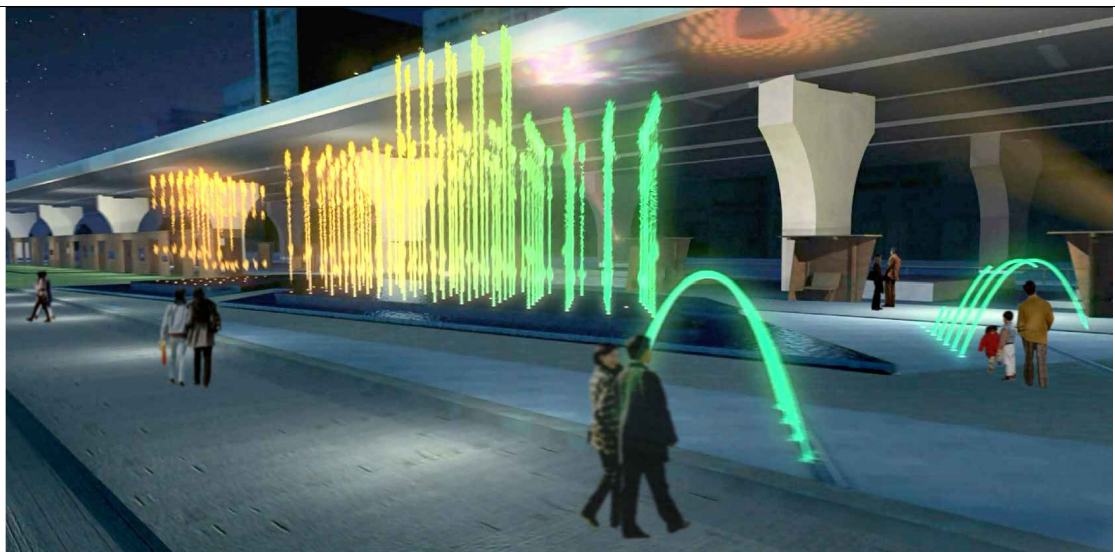
音樂噴泉的垂直噴水表演效果
SHOW EFFECT OF VERTICAL JETS AT THE MUSIC FOUNTAINS



音樂噴泉的旋轉噴水表演效果
SHOW EFFECT OF ROTATING FAN JETS AT THE MUSIC FOUNTAINS



跳射噴泉及音樂噴泉的噴水表演效果
SHOW EFFECT OF JUMPING JETS AND THE MUSIC FOUNTAINS



構思圖 (夜景)
ARTIST'S IMPRESSION (NIGHT VIEW)

458RO
SIGNATURE PROJECT SCHEME (KWUN TONG DISTRICT) -
CONSTRUCTION OF MUSIC FOUNTAINS AT KWUN TONG PROMENADE
社區重點項目計劃 (觀塘區) - 觀塘海濱音樂噴泉

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**Signature Project Scheme (Yau Tsim Mong District) –
Yau Tsim Mong Multicultural Activity Centre**

Proposal and Justifications

Yau Tsim Mong (YTM) District is well known for its cultural vibrancy and ethnic diversity. According to the 2011 Population Census, the percentage of non-Chinese residents in the district was 12.3% as compared to the territory-wide figure of 6.4%. The district also has the largest Indian, Pakistani, Nepalese and Thai populations among the 18 districts. The concentration of ethnic minorities (“EMs”) and cultural organisations in the district creates a keen demand for venues for organising activities such as festival celebrations, seminars, interest classes, etc. to cater for their needs and promote different cultures and enhance social integration.

2. In view of such demand and the acute land shortage in the district, the Yau Tsim Mong District Council (YTMDC) proposes to implement the “Yau Tsim Mong Multicultural Activity Centre” (the Multicultural Activity Centre Project) under the Signature Project Scheme (SPS). The proposal includes converting the existing Sitting-out Area at Battery Street, Jordan for construction of a multicultural activity centre (the Centre) and inviting a partner organization to operate the Centre by providing activities and services under the theme of “Promoting Multiculturalism and Advancing Social Cohesion” (the Theme) to highlight the characteristic of the district. The proposed scope of works of the Centre includes the construction of a one-storey building with a construction floor area of approximately 1 096 square metres. The proposed key facilities in the Centre include –

- a) a multipurpose hall that can be divided into several multipurpose activity rooms by movable partition walls (with a viewing platform);
- b) a roof garden with hard and soft landscape;
- c) six shops to be operated by EMs;

- d) a mini café for light food and beverage to support functions held in the Centre;
- e) a mini market selling daily necessities including items for EMs; and
- f) ancillary supporting facilities such as toilets, store rooms, lobby, reception counter, water tanks for fire services and mechanical and electrical plant rooms.

The location plan, floor plans, sectional plan and artist's perspective showing the proposed works are at **Annexes 1 to 4** to **Enclosure 3** respectively.

3. To engage the local residents and to promote the Theme and services of the Centre, YTMDC proposes to complement the capital works with a series of community involvement and publicity programmes. These will include organising a design competition for decorating the exterior and interior walls of the Centre, beautifying pedestrian tunnels in the district with paintings to promote the Theme, and recruiting both Chinese and non-Chinese volunteers to participate in community services.

4. The District Facilities Management Committee (DFMC) of YTMDC selected a non-profit-making partner organisation (NPO) to manage, operate, and provide routine maintenance to the Centre on a self-financing basis. Based on the selection criteria endorsed by the DFMC, Yau Tsim Mong District Office (YTMDO) invited NPOs to submit proposals on the operation of the Centre and the provision of services that are in line with the Theme¹. After an open and fair selection process, the DFMC selected New Home Association (NHA) as the partner organisation for this project.

5. DFMC has carefully vetted the proposal submitted by the partner organisation, which seeks to promote multiculturalism and advance social cohesion. There will be culture-themed activities and support services to EMs and low-income families at the Centre. When the Centre is in full operation, the number of beneficiaries is expected

¹ Invitation for NPOs to submit proposals was posted in local Chinese and English newspapers and YTMDC's website in July 2013. YTMDO also sent invitation letters to NPOs serving EMs to submit proposals in August 2013. Two proposals were received by the deadline in September 2013.

to exceed 13 000 each year. A synopsis of the partner organisation's proposal is at **Annex 5 to Enclosure 3**.

6. DFMC proposed to reserve a sum of not more than 5% of the estimated cost for works and related items of the project or \$2.5 million, whichever is the less, on a one-off basis to subsidize the partner organisation's costs of start-up, operation, management and routine maintenance of the project for up to a maximum of two years after commencement of operation.

7. On the advice of YTMDC, YTMDO is responsible for implementing the project. While the partner organisation would be primarily responsible for the delivery of the services, YTMDO with the support of YTMDC will ensure effective monitoring of the quality of the services delivered, and evaluate the effectiveness of the project. YTMDO plans to sign a service agreement and a tenancy agreement (the Agreements) with the partner organization for an initial period of three years from the commencement of the Centre's operation. Subject to the operation of the Centre and delivery of the services to the satisfaction of YTMDO and YTMDC, and compliance with the terms and conditions of the Agreements, the Agreements may be renewed on a 3-year basis.

8. As the selected partner organisation, NHA will operate the Centre and provide the activities and services on a self-financing basis. The partner organization will endeavor to enhance the sustainability of the Centre through, for instance, the use of the space of the Centre with a view to (i) generating revenue to offset operational cost as far as practicable; and (ii) improving space utilisation by allowing other local organisations to rent the activity rooms for organising different activities. All service fees and revenue received will be used for sustaining the operation of the Centre. In the event that the Centre records deficits in its operations, the Board of NHA has agreed to absorb such deficits. Any operating surplus arising from the operation of the Centre is required to be re-invested in the project in accordance with the objectives stated in the partner organisation's proposal. YTMDC recognizes the commitment that NHA has demonstrated towards this project and agrees that NHA, with extensive experience in providing similar services in YTM District as well as in the territory, is a trustworthy partner with the requisite expertise, capability and resources to operate the Centre and deliver the services.

Financial Implications

9. The estimated cost for works and related items of the Multicultural Activity Centre Project is \$53.6 million in money-of-the-day prices. In addition, a provision of \$7.4 million will be earmarked for implementing community involvement and publicity programmes and employment of non-civil service contract staff under the YTMDO to oversee project implementation. A one-off subsidy to NHA of not more than 5% of the estimated cost for works and related items of the project or \$2.5 million has also been set aside to subsidise the costs of start-up, operation, management and maintenance of the project for up to a maximum of two years after commissioning of the Centre. A breakdown of the budget is at **Annex 6** to **Enclosure 3**.

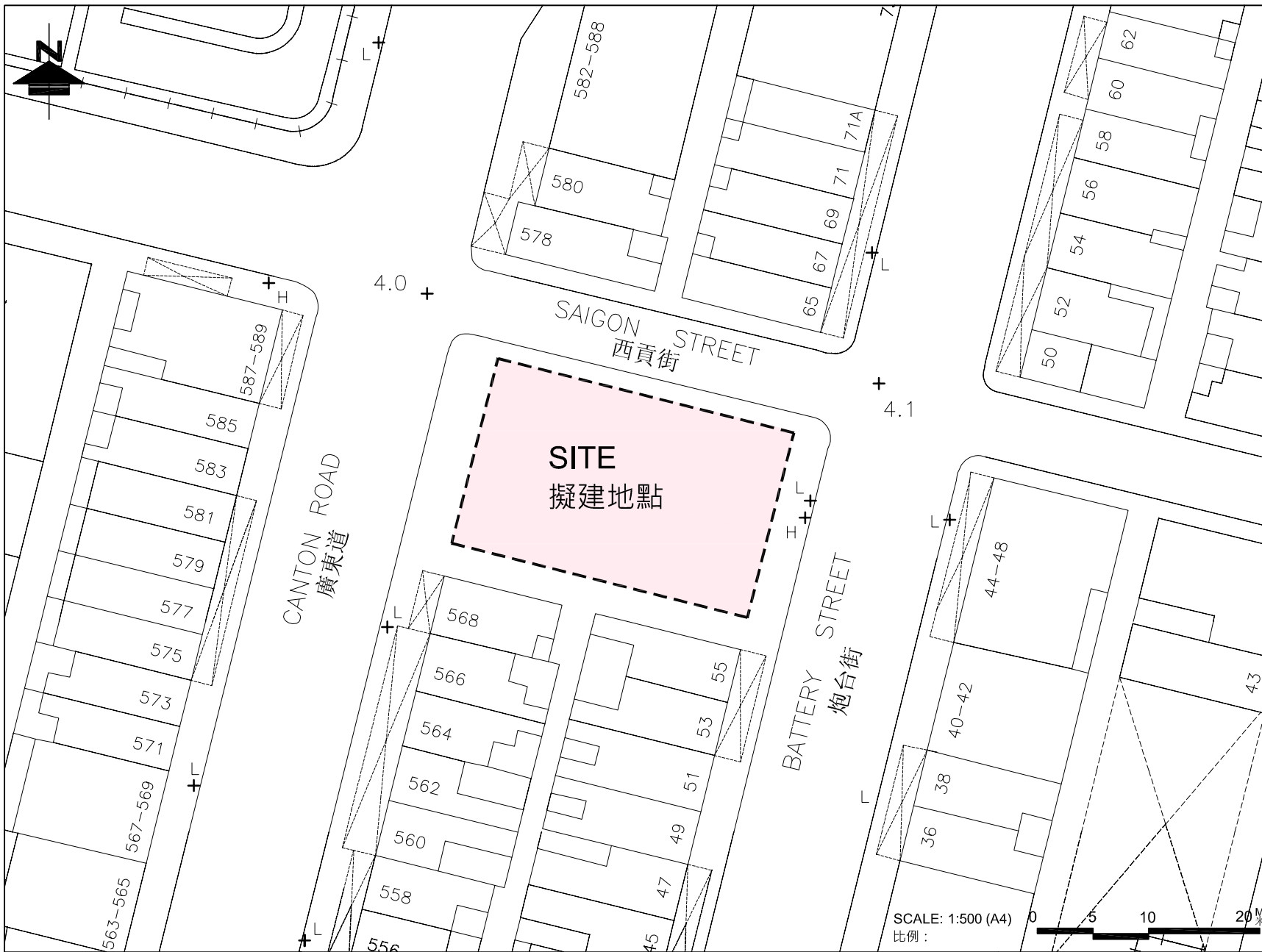
Implementation

10. Subject to endorsement of the Public Works Subcommittee and funding approval by the Finance Committee of the Legislative Council, we plan to commence the construction works in early 2016 for completion in 2017.

Public Consultation

11. YTMDC endorsed the Theme of the project in April 2013. YTMDC organised two consultation fora for EMs and residents in the district in June and November 2013 and received positive comments from the participants, which include YTMDC members, representatives of the Area Committees of YTM District, members of YTMDC Working Group on Ethnic Affairs, and members of the EM community. During the consultation period, local residents and organisations expressed their clear wish for the provision of expanded and extended community services suitable for various social groups in YTM District. The scope of services of the Multicultural Activity Centre Project was supported unanimously at YTMDC meeting in February 2015 after extensive and in-depth discussions at DFMC meetings during the period from July 2013 to January 2015.

Home Affairs Bureau
Home Affairs Department
May 2015



Annex 1 to Enclosure 3

附件三 附錄一

LEGEND

圖例

 SITE BOUNDARY
地界

7067RE

油尖旺多元文化活動中心

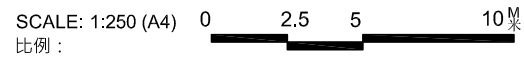
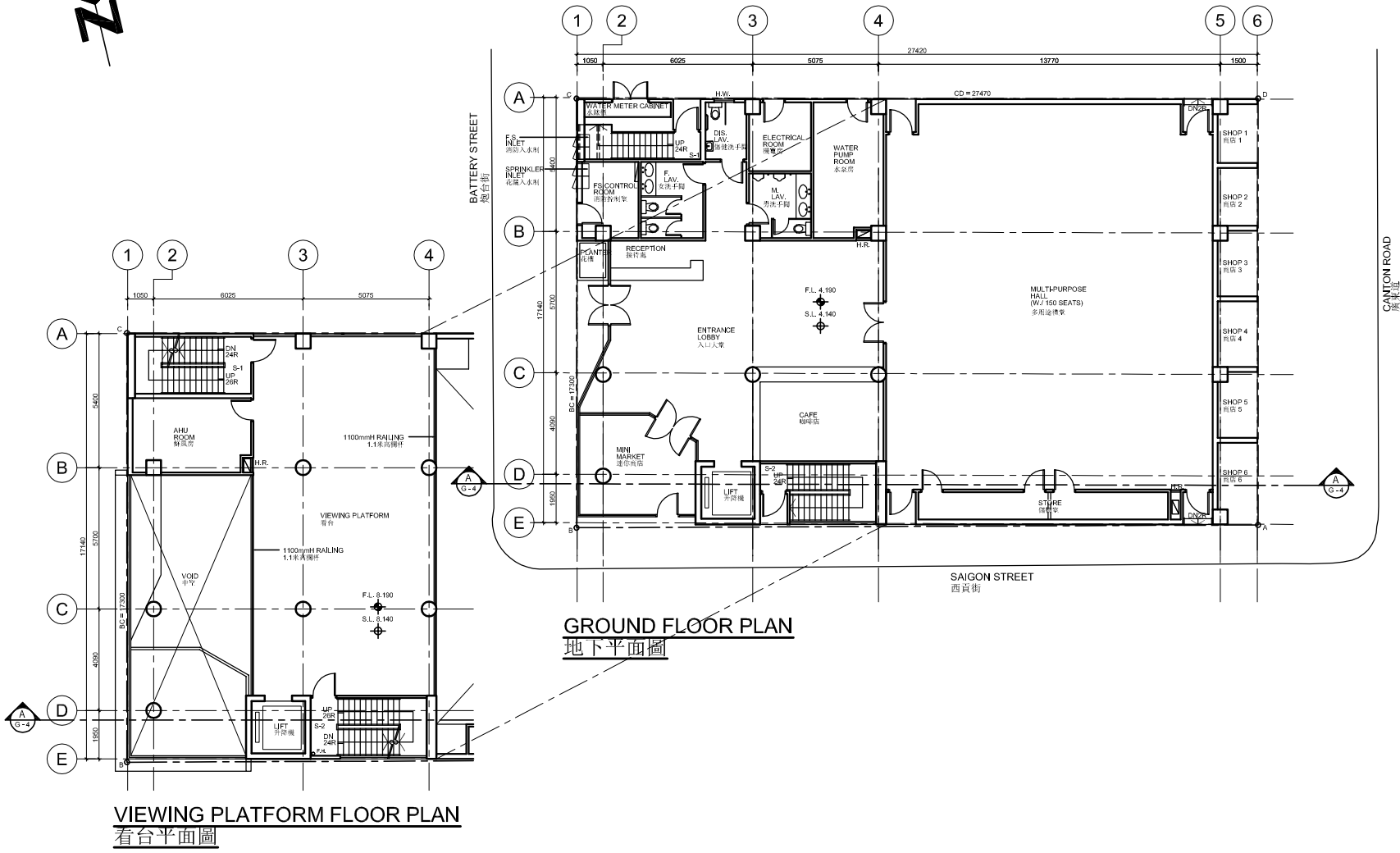
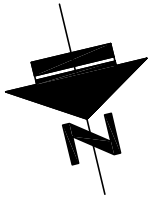
YAU TSIM MONG MULTICULTURAL ACTIVITY CENTRE



HOME AFFAIRS DEPARTMENT
民政事務總署

TITLE:
標題:

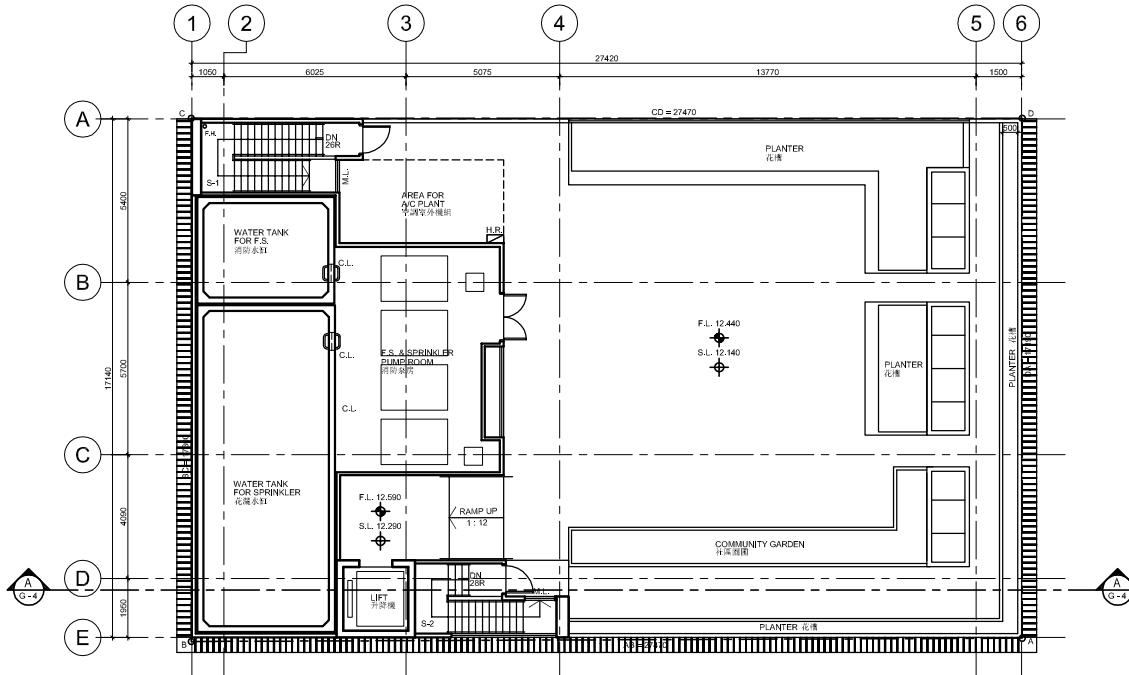
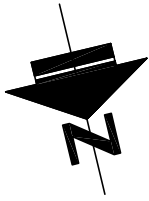
LOCATION PLAN
位置圖



7067RE
油尖旺多元文化活動中心
YAU TSIM MONG MULTICULTURAL ACTIVITY CENTRE



TITLE:
標題:
GROUND FLOOR PLAN WITH
VIEWING PLATFORM
地下平面圖連看台



ROOF PLAN
天台平面圖

SCALE: 1:250 (A4) 0 2.5 5 10 M
比例:



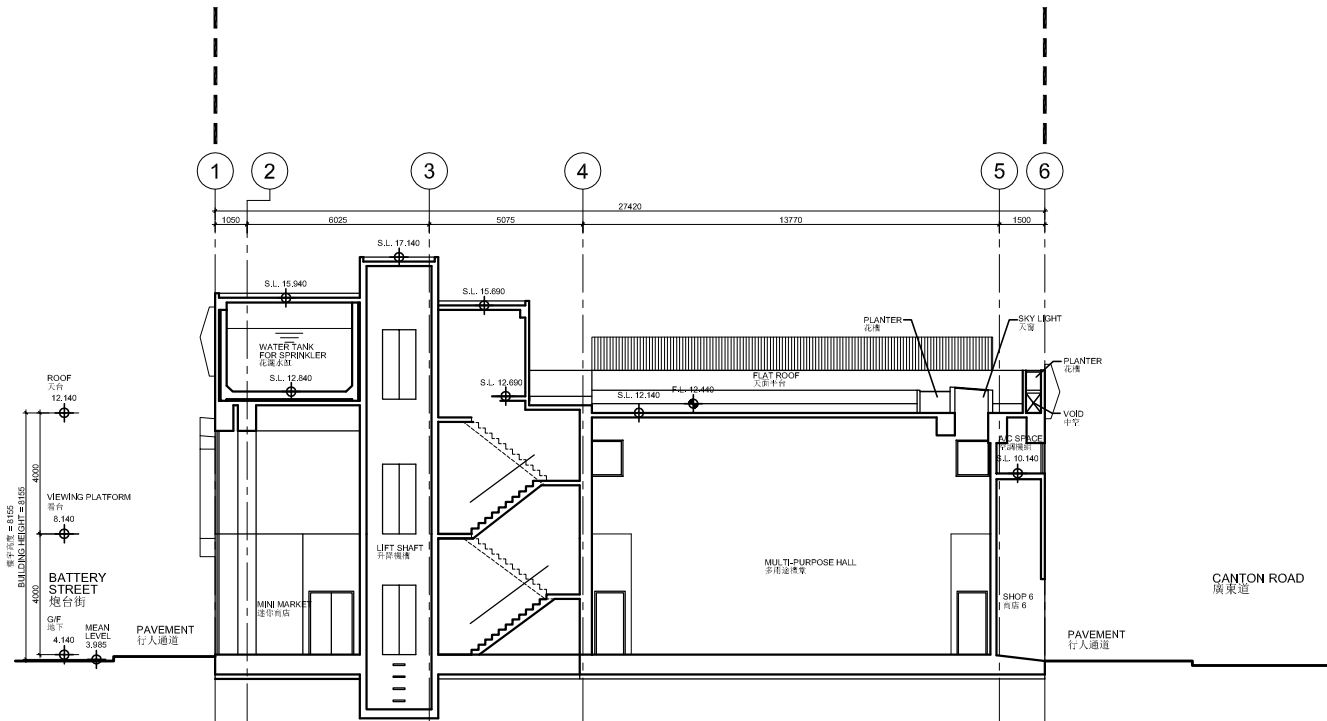
7067RE
油尖旺多元文化活動中心
YAU TSIM MONG MULTICULTURAL ACTIVITY CENTRE

TITLE:
標題:
ROOF FLOOR PLAN
天台平面圖

LEGEND

圖例

--- SITE BOUNDARY
地界



SECTION A - A
剖面圖 A - A

SCALE: 1:250 (A4) 0 2.5 5 10 M
比例 :

7067RE

油尖旺多元文化活動中心

YAU TSIM MONG MULTICULTURAL ACTIVITY CENTRE



HOME AFFAIRS DEPARTMENT
民政事務總署

TITLE:
標題:

SECTION A - A
剖面圖 A - A



7067RE
油尖旺多元文化活動中心
YAU TSIM MONG MULTICULTURAL ACTIVITY CENTRE



TITLE:
標題:
ARTIST'S PERSPECTIVE
設計構想圖

**Signature Project Scheme (Yau Tsim Mong District) –
Yau Tsim Mong Multicultural Activity Centre**

Proposal Summary from New Home Association (NHA)

1 Service Objectives

1.1 Yau Tsim Mong Multicultural Activity Centre (the Centre) will run as a self-financing project, with the aim to promote multiculturalism and advance social cohesion.

1.2 Tentatively, the multi-purpose rooms and multi-purpose hall will be open between 9 a.m. to 9 p.m, from Wednesday to Monday. The roof garden of the Centre will be open Wednesday through Monday from 10 a.m. to 6 p.m. The above facilities will close on Tuesdays and public holidays.¹ The proposed mini-market, the multicultural shops and the café will stay open Monday to Sunday. The business hours of the mini-market will be 9 a.m. to 9 p.m., while the other shops will be open from 9 a.m. to 11 p.m.

2 Activities and Services

2.1 To enhance local residents' understanding of the cultures of ethnic minorities (EMs), the Centre will cooperate with consulates and other organisations to organise culture-themed activities, such as exhibitions and seminars. The Centre will also train cultural ambassadors and conduct cultural orientation tours to introduce EM cultures in Yau Tsim Mong (YTM) District to the public.

2.2 The Centre will provide support services to EMs and low-income families, including translation, employment training cum resource centre, and afterschool care support for students.

2.3 The Centre will cooperate with local universities to organise social

¹ Presently, the Home Support Service Centre for Ethnic Minorities in Yau Tsim Mong operated by New Home Association and funded by the Home Affairs Department, as well as Yau Ma Tei Integrated Family Service Centre of the Social Welfare Department (SWD) and some non-profit making organisations allow their staff to take a day off weekly.

service learning programmes for students from different faculties, as well as provide internship opportunities for students to participate in integration services for EMs. The Centre will also cooperate with schools to organise projects on liberal studies to increase young people's awareness towards EMs.

2.4 Community groups can hire the Centre's multi-function rooms for holding activities. Applications for hiring of multi-function rooms from EM groups with addresses registered in YTM District will be accorded a higher priority.

2.5 Charges of the activities and services would be set having regard to relevant considerations such as organisations providing similar services and the principle of self-financing. Some of the services will be provided free-of-charge to EMs. The Centre will review and adjust the nature of the activities and services according to the need and feedback of the community from time to time.

3 Estimated Number of Beneficiaries

3.1 When the Centre is in full operation, the number of beneficiaries is expected to exceed 13 000 each year.

4 Management and Monitoring

4.1 There will be a two-tier structure with a Steering Committee and an Advisory Committee:

(i) The Steering Committee will monitor the New Home Association (NHA)'s service quality standards and ensure that NHA carries out the terms in the agreements to be signed between NHA and the Yau Tsim Mong District Office (YTMDO) about the operation, directions and strategies of the project. It will also facilitate NHA's communication with the relevant government departments, YTMDC and the community. Members of the Steering Committee may comprise representatives from NHA, YTMDC, YTMDO and selected personalities from professional fields; and

(ii) The Advisory Committee will advise on the development of the project and facilitate communication between NHA and EM

communities. Its members may comprise representatives from NHA, EM groups and key local personalities.

**Overview of the Estimated Cost
of the Signature Project of the Yau Tsim Mong District**

Items	Estimated Cost (\$'000)
Works and Related Items	53,600
Community Involvement and Publicity Activities	2,300
Non-Civil Service Contract Staff	5,100
One-off Subsidy to Non-profit-making Partner Organisation	2,500
Total	63,500

**Signature Project Scheme (Tuen Mun District) –
Revitalisation of Tuen Mun River and Surrounding Areas**

Proposal and Justifications

The Tuen Mun River runs north-south, bisecting the Tuen Mun (TM) District, and the community thrived around the river since early settlements. Recently, a series of beautification works have been carried out by the Government in the surrounding areas of the Tuen Mun River, including the beautification of Tin Hau Temple Plaza, the construction of the iconic footbridge across the Tuen Mun River and the enhancement of park facilities along the riverside. To extend the effect of such beautification works in the district, Tuen Mun District Council (TMDC) proposed to implement the “Revitalisation of Tuen Mun River and Surrounding Areas” project (the TM River Project) as one of TM District’s projects under the Signautre Project Scheme (SPS).

2. With an aim to revitalise and make the areas along the shores of the Tuen Mun River and surrounding areas more vibrant, the proposed scope of works includes:

- (a) the reconstruction of a site near Choi Yee Bridge to provide a leisure area for public enjoyment;
- (b) the replacement of the existing railing at the riverside area beside the Tuen Mun Swimming Pool and reinstatement of the existing paving area;
- (c) the implementation of beautification works and replacement of facilities in selected areas of the Tuen Mun Riverside Park;
- (d) the installation of decorative lighting on some of the streets in the town centre; and

- (e) the design, production and installation of artworks by local artists at specific locations in TM District.
3. Location maps, and artist's impressions showing the proposed works as well as photos of installation of artworks by local artists are at **Annex 1 to Enclosure 4**.
4. Publicity activities such as roving exhibition and production of souvenirs would be arranged to promote the TM River Project.

Financial Implication

5. 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 TM River Project is \$62.5 million in money-of-the-day prices. In addition, a provision of \$4.5 million will be earmarked for community involvement and publicity activities and employment of non-civil service contract staff under Tuen Mun District Office (TMDO) to oversee the implementation of the TM River Project. Separately, \$32 million has been earmarked for the other SPS project of TM District – "Promotion of Youth Development". A breakdown of the budget is at **Annex 2 to Enclosure 4**.
6. We estimate the additional government recurrent expenditure arising from the TM River Project to be about \$1 million per annum.

Implementation

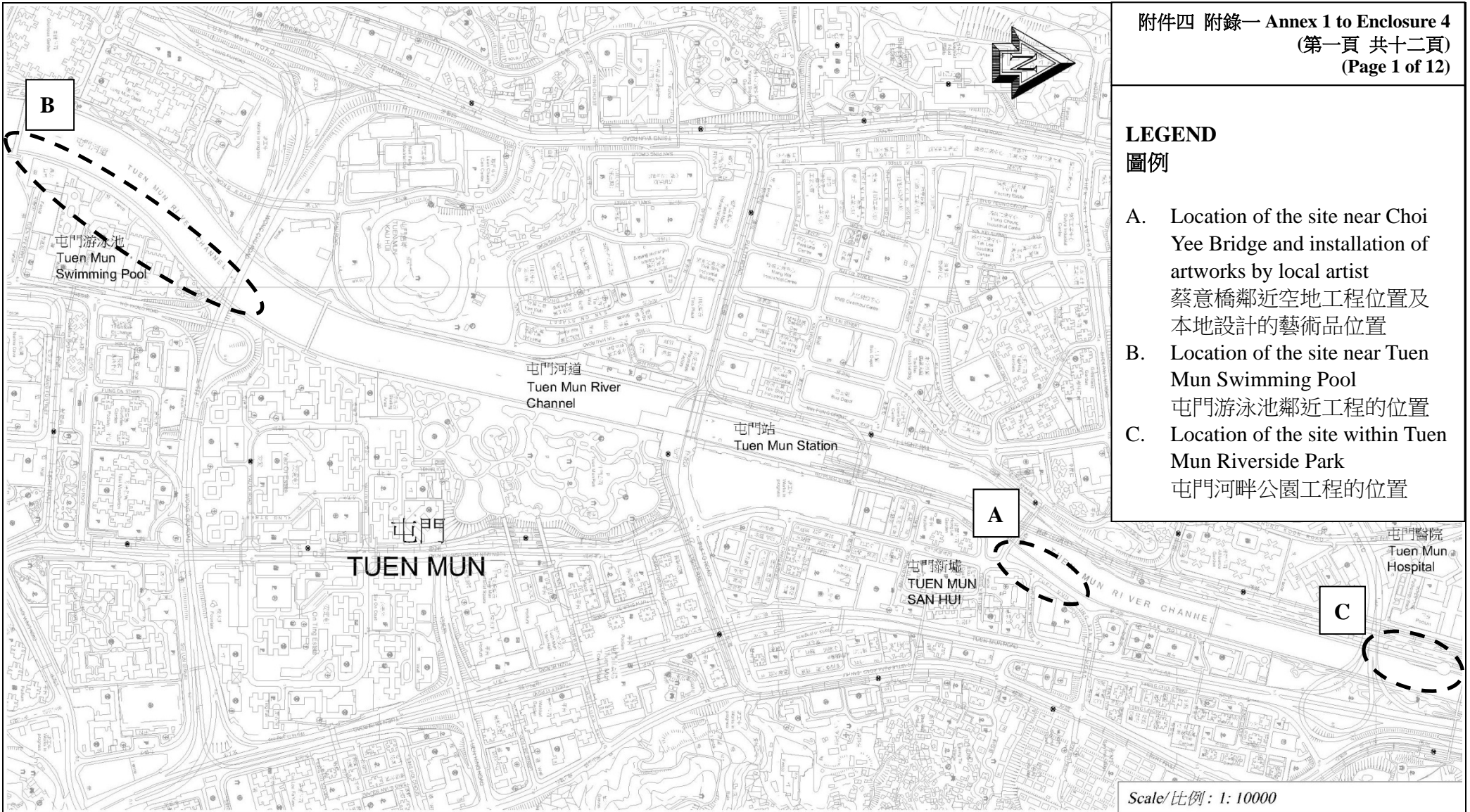
7. Subject to the endorsement of the Public Works Subcommittee and the funding approval of the Finance Committee of the Legislative Council, we plan to commence construction works in early 2016 for completion in early 2018.

Public Consultation

8. During the period from 27 May to 4 June 2013, a roving exhibition on the project theme was arranged by TMDO at Tuen Mun Town Hall and four community

centres/halls in TM District to gauge public views. In May 2013, TMDO also briefed all the five Area Committees on the SPS to collect their views on the project theme. The views received indicated that most of the local residents are supportive of the TM River Project. Having regard to the views collected and the discussions in the Working Group on Development and Planning of Tuen Mun District under TMDC on 19 August 2013, TMDC agreed to undertake the TM River Project as one of TM District's SPS projects at its meeting of 3 September 2013. The design concept for the project was endorsed on 19 January 2015.

Home Affairs Bureau
Home Affairs Department
May 2015



- LEGEND**
 圖例
- A. Location of the site near Choi Yee Bridge and installation of artworks by local artist
 蔡意橋鄰近空地工程位置及本地設計的藝術品位置
 - B. Location of the site near Tuen Mun Swimming Pool
 屯門游泳池鄰近工程的位置
 - C. Location of the site within Tuen Mun Riverside Park
 屯門河畔公園工程的位置

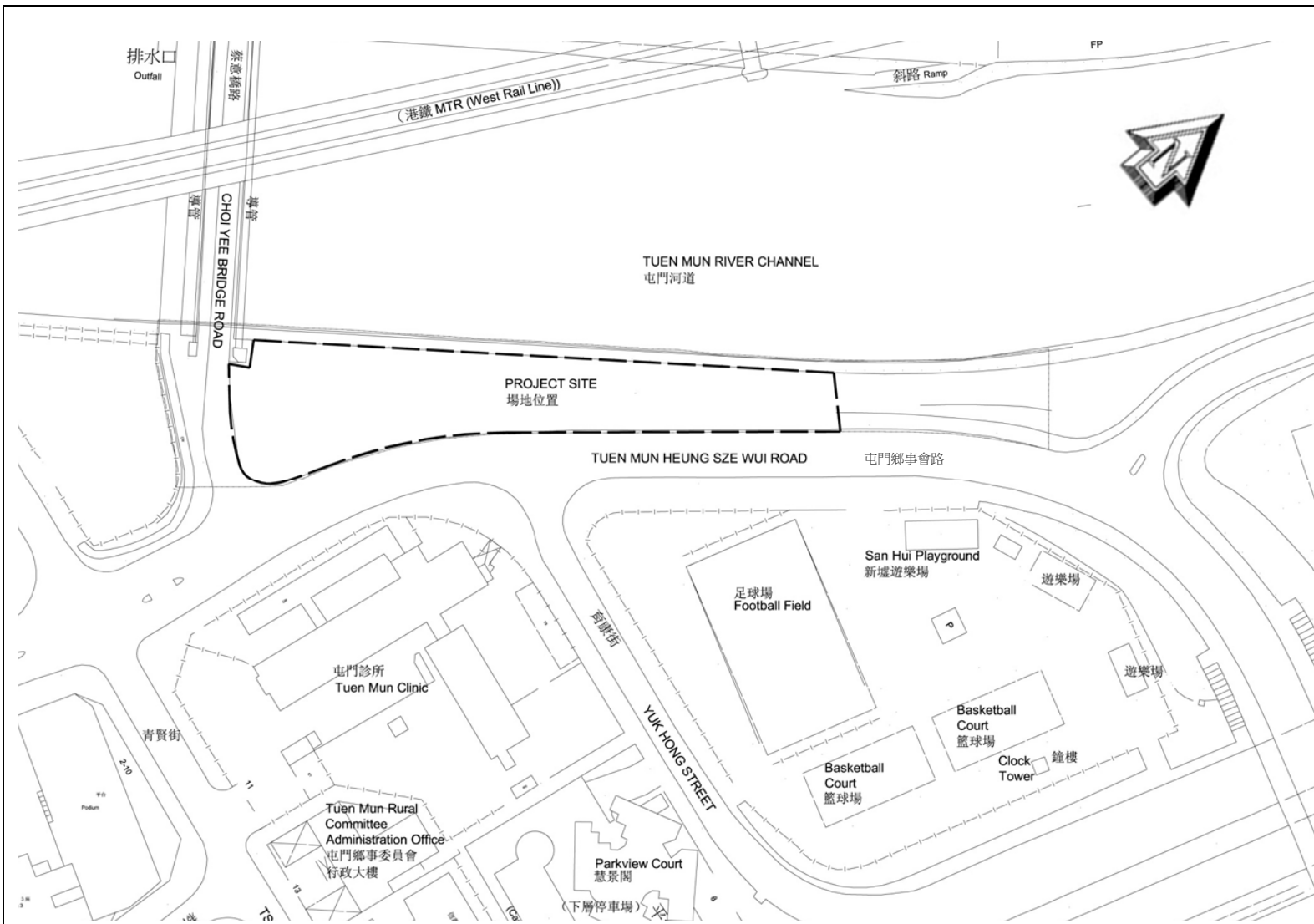
Scale/比例 : 1: 10000

7465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
 活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR001
圖則編號:

TITLE: LOCATION MAP OF THE PROJECT
標題: 項目工程的位置圖



LEGEND

圖例



Boundary of the proposed works
 擬議工程範圍

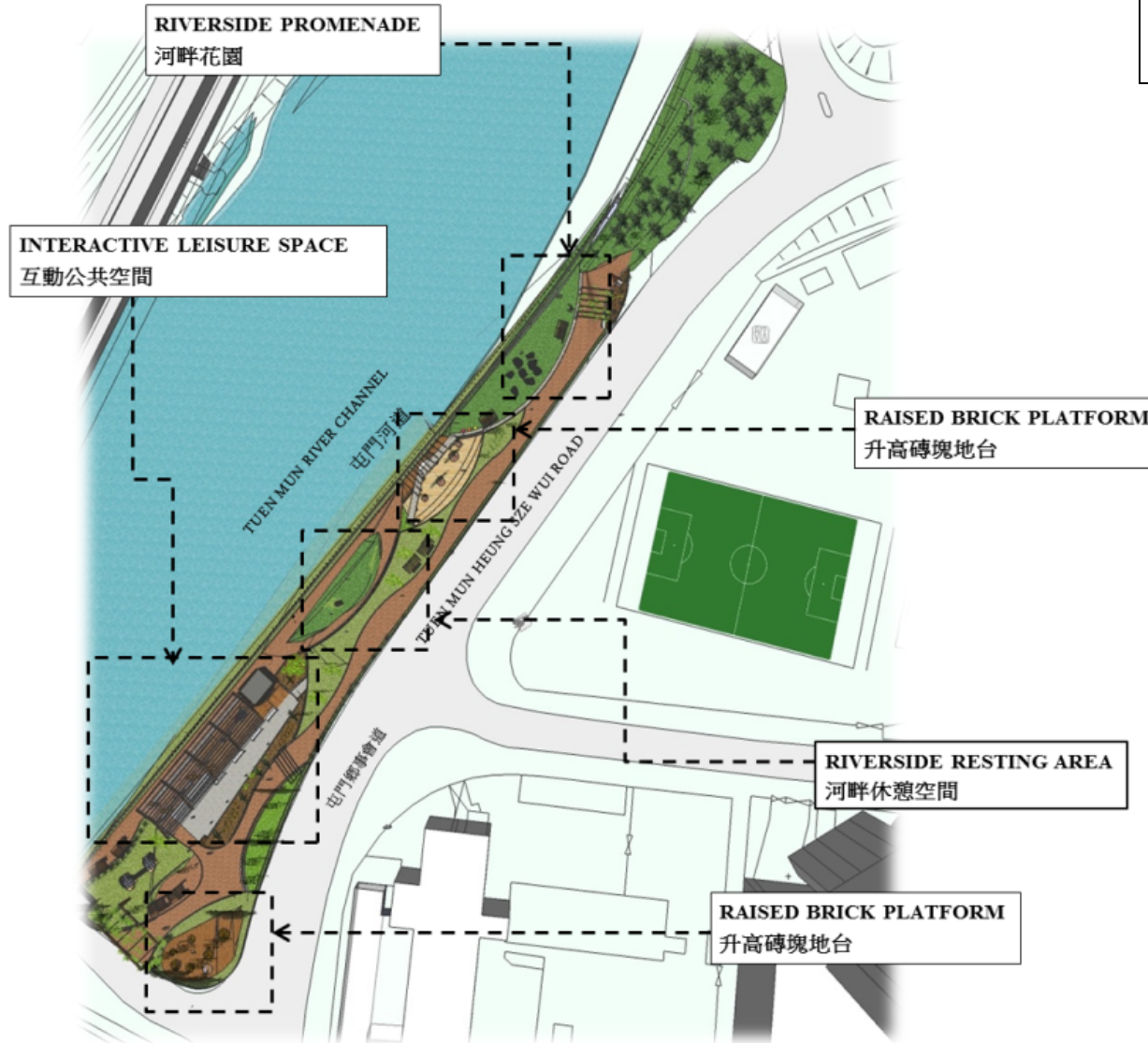
Scale/比例: 1:1000

7465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
 活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR002
圖則編號:

TITLE: LOCATION MAP OF THE SITE NEAR CHOI YEE BRIDGE
標題: 蔡意橋鄰近空地工程的位置圖



7465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
 活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR003
圖則編號:

TITLE: LAYOUT PLAN OF THE SITE NEAR CHOI YEE BRIDGE (CONCEPTUAL DESIGN)
標題: 蔡意橋鄰近空地工程的平面圖 (概念圖)



7465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR004
圖則編號:

TITLE: ARTIST'S IMPRESSION OF THE SITE NEAR
CHOI YEE BRIDGE – SOUTH WEST VIEW
(CONCEPTUAL DESIGN)
標題: 從西南望向蔡意橋鄰近空地工程的外觀構思圖
(概念圖)



7465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR005
圖則編號:

TITLE: ARTIST'S IMPRESSION OF THE SITE NEAR
CHOI YEE BRIDGE - NORTH EAST VIEW
標題: (CONCEPTUAL DESIGN)
從東北望向蔡意橋鄰近空地工程的外觀構思圖
(概念圖)

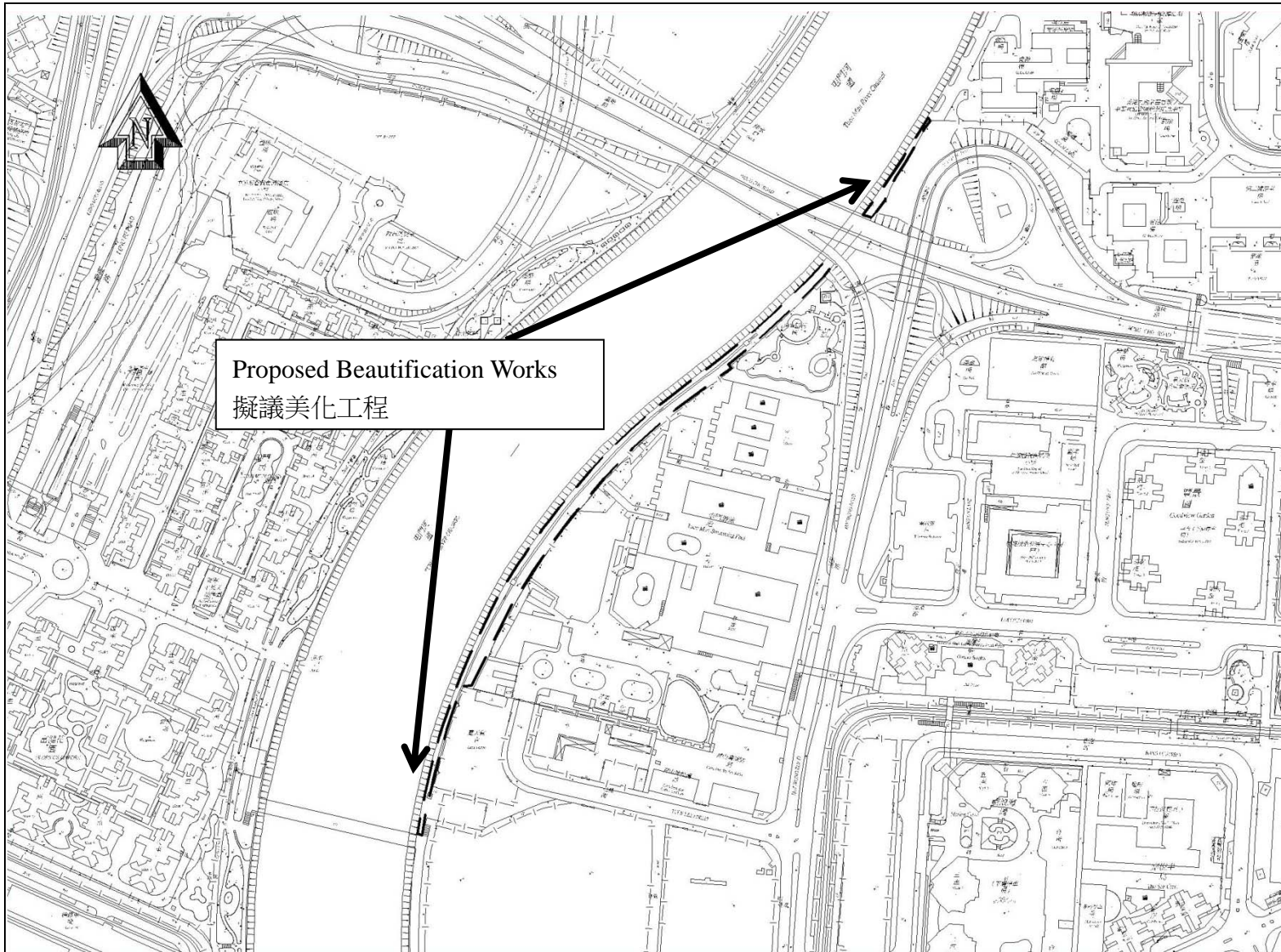


7465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR006
圖則編號:

TITLE: ARTIST'S IMPRESSION OF THE SITE NEAR
CHOI YEE BRIDGE - INTERACTIVE LEISURE
SPACE (CONCEPTUAL DESIGN)
標題: 蔡意橋鄰近空地工程的外觀構思圖 - 互動公共空
間 (概念圖)



LEGEND

圖例



Boundary of the proposed
beautification works
擬議美化工程範圍

Scale/比例: 1:4000

7465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR007
圖則編號:

TITLE: LOCATION MAP OF THE SITE NEAR TUEN
標題: MUN SWIMMING POOL
屯門游泳池鄰近位置的工程位置圖

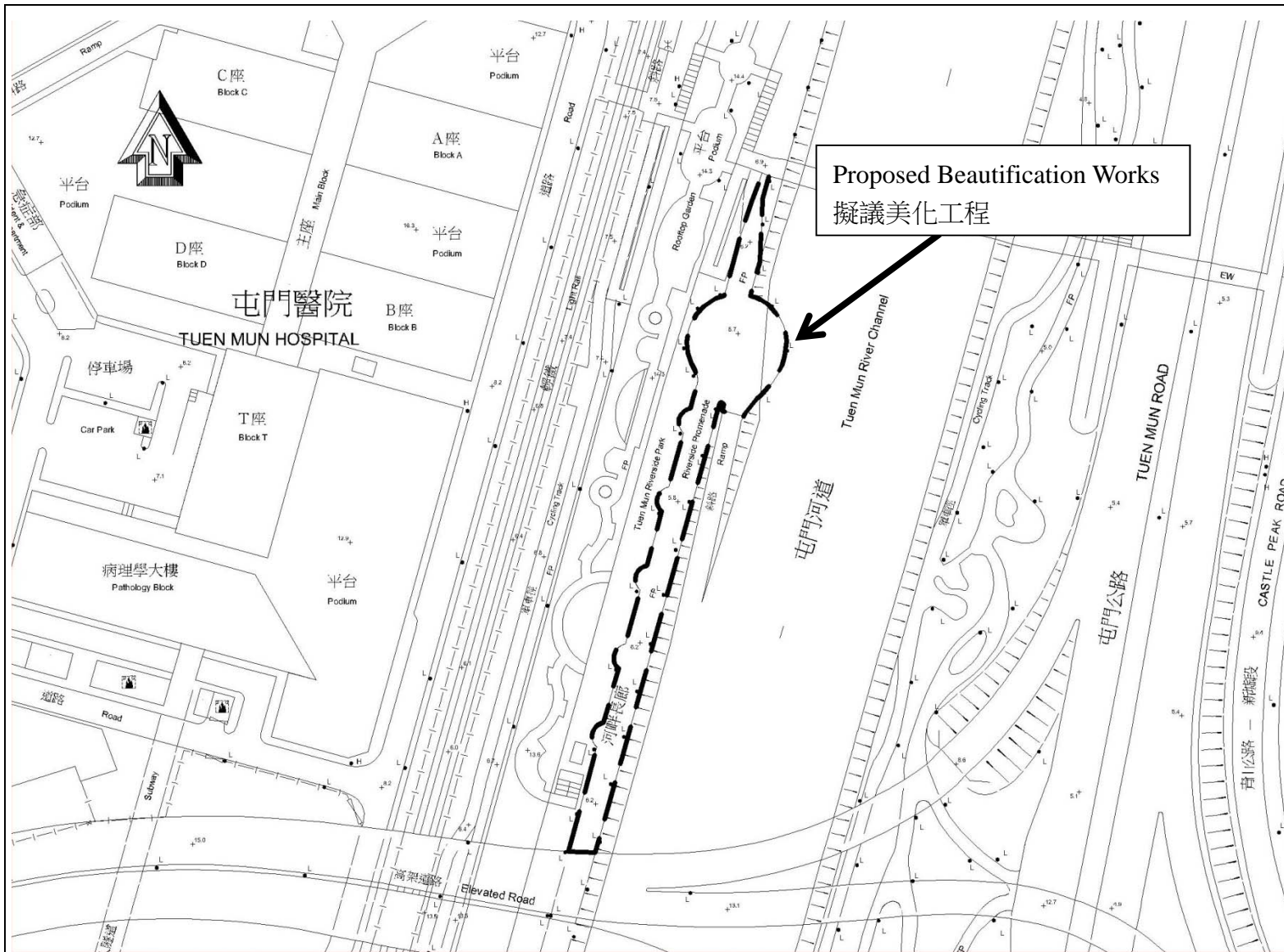


7465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR008
圖則編號:

TITLE: ARTIST'S IMPRESSION OF THE SITE NEAR
TUEN MUN SWIMMING POOL
標題: (CONCEPTUAL DESIGN)
屯門游泳池鄰近位置的工程外觀構思圖 (概念圖)



LEGEND
 圖例

 Boundary of the proposed
 beautification works
 擬議美化工程範圍

Scale/比例: 1:1500

7465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
 活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR009
圖則編號:

TITLE: LOCATION MAP OF THE SITE WITHIN TUEN
 MUN RIVERSIDE PARK
標題: 屯門河畔公園工程的位置圖



7465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
 活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR0010
圖則編號:

TITLE: ARTIST'S IMPRESSION OF THE SITE WITHIN
標題: TUEN MUN RIVERSIDE PARK
 (CONCEPTUAL DESIGN)
 屯門河畔公園工程的外觀構思圖 (概念圖)



INSTALLATION LOCATION
安裝位置

1. Tuen Mun Heung Sze Wui Road
屯門鄉事會路
2. Ho Fuk Tong to Gold Coast
何福堂至黃金海岸
3. Near Tuen Mun MTR Station
屯門港鐵站附近
4. Near Tuen Mun Yau Oi Estate
屯門友愛邨附近
5. Near Wu Shan Recreation
Playground and Citybus Bus
Depot
屯門湖山遊樂場及屯門城巴士
士廠附近

7465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR0011
圖則編號:

TITLE: PROPOSED DECORATIVE LIGHTING TO BE
標題: INSTALLED IN TUEN MUN TOWN CENTRE
屯門市中心安裝特色街燈的擬議款式



Quarry Bay Park / 鰂魚涌公園



Cornwall Street Park / 歌和老街公園



Po Hong Park / 寶康公園



Po Hong Park / 寶康公園

7465RO
REVITALISATION OF TUEN MUN RIVER AND SURROUNDING AREAS
活化屯門河及市中心環境



DRAWING NO.: TM-SPS001-TMR0012
圖則編號:

REFERENCE PHOTOS OF THE
TITLE: INSTALLATION OF ARTWORKS BY LOCAL
標題: ARTISTS
本地設計的藝術品的參考圖片

Annex 2 to Enclosure 4

**Overview of the Estimated Cost
of the Signature Projects of the Tuen Mun District**

Items	Estimated Cost (\$'000)
A. Revitalisation of Tuen Mun River and Surrounding Areas	
Works and Related Items	62,500
Community Involvement and Publicity Activities	500
Non-Civil Service Contract Staff	4,000
Total	67,000
B. Promotion of Youth Development in Tuen Mun	
Services provided by Yan Oi Tong	30,000
(a) Programmes and workshops, etc.	(a) 26,300
(b) Works and Related Items	(b) 3,700
Non-Civil Service Contract Staff	2,000
Total	32,000
Total Estimated Cost of the Two Signature Project Scheme Projects	99,000

**Signature Project Scheme (Tuen Mun District) –
Promotion of Youth Development in Tuen Mun**

Proposal and Justifications

As one of the youngest districts in Hong Kong, the Tuen Mun District Council (TMDC) considered that promoting youth development by targeted enhancements in both hardware and software in the Tuen Mun (TM) District could be one of its focuses under the Signature Project Scheme (SPS). The local community has also urged for the provision of more youth activities and training opportunities through diversified means, such as arts, sports and creative activities, with a view to promoting all-round development of the younger generation in the district. Capitalised on the introduction of SPS, TMDC proposes to take forward the “Promotion of Youth Development in Tuen Mun” (the Youth Development Project) as one of TM District’s SPS projects.

Selection of the Services to be Provided

2. In May 2013, a public engagement exercise was conducted to invite comments on the direction of TM District’s SPS project(s). On 19 August 2013, the Working Group on Development and Planning of Tuen Mun District under TMDC (the Working Group) discussed the comments and suggestions received and recommended the Youth Development Project as one of the district’s SPS projects. The recommendation was endorsed by TMDC on 3 September 2013. The Youth Development Project aims to explore and develop the potential of youths in TM District, thereby helping them overcome the challenges they may face. Additional venues with comprehensive facilities will be provided under the Project for a partner organisation to deliver services to meet this objective.

Selection of the Site

3. To meet the hardware requirements of the Youth Development Project, the premises at 4/F, Tseng Choi Street Government Services Complex (the Complex) vacated by the Civil Aid Service has been reserved for use as the project venue for the Youth Development Project. The total area of the site (including supporting facilities) is about 223 square metres (m²). Together with the existing facilities on the same floor run by Tuen Mun District Office (TMDO) such as activity room, conference room and store room (about 127 m²), which may also be used upon application as necessary, the potential total floor area available for the Youth Development Project is around 350 m².

Selection of the Partner Organisation

4. On behalf of the Working Group, TMDO invited non-profit-making organisations (NPOs) to submit proposals to be the partner organisation of the Youth Development Project. Advertisement was also placed in Ming Pao and Sing Tao Daily on 3 June 2014 to invite proposals from interested parties. A total of four proposals were received by the deadline on 4 August 2014. A Vetting Committee was formed by members of TMDC and representatives from relevant government departments to assess the proposals received. On 13 October 2014, all four NPOs were invited to present their proposals to the Vetting Committee and answer queries from the latter. Having considered the merits of the proposals, the Vetting Committee recommended Yan Oi Tong¹ (YOT) to be the partner organisation for the Youth Development Project. The recommendation was endorsed by TMDC on 4 November 2014.

Youth Services to be Provided

5. TMDC proposes to allocate about \$30.0 million to engage YOT to implement

¹ YOT was established in 1930s as a local organisation helping the needy in TM District. In line with social development, YOT was registered as a non-profit organisation in 1977 with the vision of providing social welfare, medical and education services for those in need in the community.

the Youth Development Project. Under YOT's proposal, a youth activity centre named "Youth Space" will be set up to provide relevant training opportunities for the youth. The key elements proposed by YOT includes –

- (a) setting up and operation of the Youth Space to inspire innovation in TM District;
- (b) providing resources and training opportunities for youths in areas of capacity building and entrepreneurship;
- (c) setting up coaching and mentorship schemes for youths;
- (d) organising targeted trainings or workshops of social innovation and sustainable development for youths in TM District;
- (e) organising social creativity programmes to handle social issues (such as an ageing society and ethnic minorities) and relevant workshops and classes (such as cultural studies/promotion and recycling) to capture district opportunities; and
- (f) developing a social network with district organisations and schools to better support youth development in TM District.

6. YOT plans to organise different kinds of workshops and training courses so that youth participants may develop a mindset of creativity and formulate projects that will bring about positive impact and sustainability at different levels. Youth participants will explore community culture and needs; and enrich their experience through overseas exchange programmes. The Youth Space will also serve as a focal point and meeting place for youth participants and their mentors. It is estimated that the government funding of \$30.0 million could support the proposed youth services for six years. Thereafter, YOT plans to operate the Youth Space and provide youth services on a non-profit-making and self-financing basis.

7. Furthermore, YOT plans to organise a series of social creativity programmes to address community issues of TM District as well as incubating key projects with sustainability. Community issues proposed by YOT include ageing society,

competence development for ethnic minorities and community recycling, etc.

8. YOT will also partner with youth service organisations, schools and different stakeholders in TM District to leverage on their existing networks and expertise. Representatives from Lingnan University, professionals and arts organisations will be invited to be members of the “Vetting Committee of Social Creativity Programmes” and its “Coaching and Mentorship Scheme” so as to enhance community participation and strengthen communication to explore the different needs of youths in the district. YOT aims to form a youth social creativity network by integrating efforts of some 20 organisations in the field of youth service in TM District so as to jointly build a sustainable community.

Sustainability

9. It is planned that part of the work of the Youth Development Project can be gradually shared out by youth participants starting from the fourth year of operation. Specifically, youth participants may assist in the daily operation of the Youth Space and take up part of the responsibility in running the Project, such as liaison with organisations in the community. They will also participate in the planning and implementation of programmes, which is expected to help the long-term development of the Youth Development Project. Apart from providing opportunities for the youth participants to develop their initiative and critical thinking, it will also help reduce administrative cost with a view to striving for financial sustainability in the longer run. To this end, local universities and academic institutions will be invited to conduct social impact assessment to evaluate the impact of the Youth Development Project on the community and its effectiveness on the promotion of youth development at the end of the third and sixth years, in the form of mid-term and final evaluations respectively. Other than the social impact assessment, YOT will also submit regular reports to both TMDC and TMDO to facilitate their monitoring of the performance of the Project. The summary of the project proposal of YOT is at **Annex 1 to Enclosure 5**.

10. In the long run, YOT plans to operate the Youth Space and provide youth services on a self-financing basis, making use of its own resources with the support from the youth participants subject to the agreement of TMDC, which will be based on

the review of YOT's performance through regular reports and the social impact assessment.

Construction Works

11. The proposed scope of works involves the renovation of the premises at the Complex for the setting up of the Youth Space. The Youth Space will comprise the following facilities –

- (a) a training room;
- (b) a common area for working groups and resting place;
- (c) a leisure area; and
- (d) ancillary facilities including an interview room and an office.

The site location map, floor plan and artist's impressions of the renovation works are attached at **Annex 2 to Enclosure 5**.

12. Subject to funding approval by the Finance Committee (FC) of the Legislative Council (LegCo), TMDO plans to enter into a Service Agreement and a Tenancy Agreement with YOT to set out clearly the roles and responsibilities concerning service provision and the management of the Youth Space respectively. Specific requirements on the services, management control and targets will be set out in the Service Agreement. Amongst others, YOT will be required to submit regular reports to TMDC and provide audited accounts to facilitate monitoring of its performance, on top of the reviews conducted by YOT in paragraph 9 above.

Financial Implication

13. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. The estimated cost for engaging the service of YOT is \$30.0

million, of which YOT will engage its own consultants to design, conduct and manage the renovation works at a cost of \$3.7 million. A provision of \$26.3 million will be earmarked for delivering the services detailed in paragraph 5 to 8 above for six years. In addition, \$2.0 million will be earmarked for employment of non-civil service contract staff under TMDO to oversee the implementation of the Youth Development Project. The remaining funding will be earmarked for implementing the other SPS project of TM District – “Revitalisation of Tuen Mun River and Surrounding Areas”. A breakdown of the budget is at **Annex 3 to Enclosure 5**.

Implementation

14. Subject to endorsement of the Public Works Subcommittee and funding approval of the FC of the LegCo, YOT will be engaged and then commence the renovation works in late 2015 for completion in the first quarter of 2016 with a view to starting delivering services within six months after completion of the renovation works.

Public Consultation

15. During the period from 27 May to 4 June 2013, a roving exhibition on the project theme was arranged by TMDO at Tuen Mun Town Hall and four community centres/halls in TM District to gauge public views. In May 2013, TMDO also briefed all the five Area Committees on the SPS to collect their views on the project theme. The views received indicated that most of the local residents are supportive of the Youth Development Project. Having regard to the views collected and the discussions in the Working Group on 19 August 2013, TMDC agreed to take forward the Youth Development Project as one of TM District’s SPS projects at its meeting of 3 September 2013.

Home Affairs Bureau
Home Affairs Department
May 2015

**Signature Project Scheme (Tuen Mun District) –
Promotion of Youth Development in Tuen Mun**

Summary of Proposal Submitted by Yan Oi Tong

1. Background of the Project :

1.1 Based on its long-standing youth service experience in the district, Yan Oi Tong (YOT) considers that the specific needs of youths in Tuen Mun can be attributed to a number of factors, such as the lack of development or job opportunities, the inadequate sense of belonging resulting in a lack of community participation, and the challenges faced by ethnic minority youths in the district, etc.

1.2 It is noted that the youths in Tuen Mun are eager to contribute and participate in the community whenever opportunity arises. YOT considers that the “Promotion of Youth Development in Tuen Mun” (the Youth Development Project) will serve as a platform to engage them and make good use of local youths as social capital for the betterment of the youth community, and the society as a whole.



2. Components of the project:

2.1. Youth Space:

2.1.1. Funded by the Signature Project Scheme funding (SPS funding), the Youth Space at 4/F of the Tseng Choi Government Services Complex would serve as the central platform providing a link for the various components of the proposal, and a comprehensive network of services to participating youths.

2.2. Training and workshops of capacity building and entrepreneurship:

2.2.1. YOT will provide a series of training and workshops (including specified coaching and mentorship scheme, targeted training or workshops for inspiring innovation, capacity building, entrepreneurship and social innovation and sustainable development in the TM District) at the Youth Space using SPS funding to equip the participating youths with the necessary knowledge and skills.

2.3. Social Creativity Programmes:

2.3.1. YOT will organise a series of Social Creativity Programmes to address community issues of the TM District as well as incubating key projects with sustainability.

2.3.2. Participating youths will also benefit from the advice provided by the Vetting Committee of Social Creativity Programmes (to be formed with representatives from different sectors in the community) in selecting the various social creativity proposals to handle district problems.

2.4. Developing a social networks in TM District

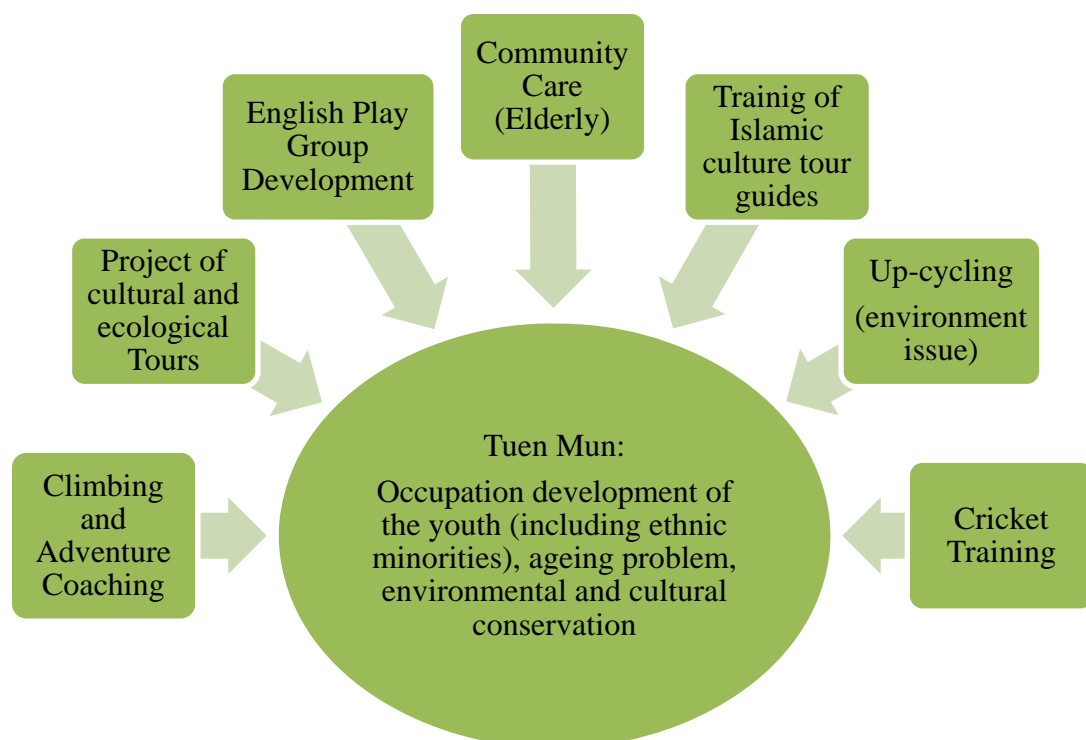
2.4.1. YOT will also make use of its strong connection with local tertiary institutions, schools and providers of social services in the district to enhance the support in the running of the Youth Development Project, such as conducting social impact assessment and forming the Vetting Committee for the Social Creativity Programmes.

3. Flow of the Social Creativity Programme:

The participating youths are required to attend training and workshops for their development of social innovation under the Social Creativity Programme. Specified coaching and mentorship scheme will also be provided to the participating youths so that they can make their ideas practical and workable. The participating youths will draw up and revise their proposals under guidance before making the final submission to the Vetting Committee of Social Creativity Programmes.

4. Proposed content of Social Creativity Programme (totaling 48 programmes in 6 years):

YOT considers that feasible topics under the Social Creativity Programme, such as occupational development of youths (including ethnic minority youths), the ageing problem in Hong Kong and environmental and cultural conservation, etc. The exact details of the proposals are subject to the discussion and the innovative ideas of the participating youths, but preliminary suggestions by YOT include cricket training, up-cycling, training of Islamic culture tour guides, development of cultural and ecological tours, community care programmes for the elderly, establishment of English Play Groups and climbing and adventure coaching, etc.



5. Financial arrangement :

- 5.1. YOT will operate the Youth Space and provide the services for six years with SPS funding. YOT plans to operate the Youth Space and provide youth services on a self-financing basis in the long run.

- 5.2. In addition, part of the daily work can be shared out by the participating youths starting from the fourth year, with a view to providing opportunities for them to develop their initiative and thinking and reducing administrative cost. The participating youths may assist in the daily operation and Coaching and Mentorship Scheme, and liaison with organisations in the community.

6. Social benefit - building a sustainable project:

- 6.1. By organising different kinds of workshops and training courses for the youth participants, the Project will help develop a mindset of creativity and equip them with the necessary knowledge and skills to help nurture young and committed leader in TM District. The Project would also bring benefit to TM District through the Social Creativity Programmes, which will focus on key community issues, and allow participants to explore different options for tackling issues of interest.

- 6.2. Furthermore, with the incorporation of youths and different social organisations within TM District, YOT believes the Youth Development Project could help build a sustainable project for which an estimated 50,000 people will be benefit.

7. Monitoring and assessment:

7.1. Social Impact Assessment:

YOT plans to assess the effectiveness of this project from the following aspects:

Levels	Dimensions
Individuals	Quality of Life
	Self-esteem, self-awareness
Community	Empowerment in social capacity building
	Involvement in society

Organization	Sustainability of the project
	Skills improvement

7.2. Regular returns to Tuen Mun District Council and Tuen Mun District Office (TMDO) to review project progress and effectiveness.

8. Integration of existing resources:

With the view to reinforce the hardware support of the project, other than the Youth Space, YOT also plans to use the existing facilities of TMDO in 4/F of Tseng Choi Street Government Services Complex by application to TMDO, including conference room and activity room, for activities.

9. Summary:

YOT believes that this project can respond to community needs, nurture young and committed leaders in the district through innovative approaches, and to make Tuen Mun a sustainable community.



The location of Tseng Choi Street Government Services Complex
 井財街政府服務大樓所在位置

LEGEND

圖例

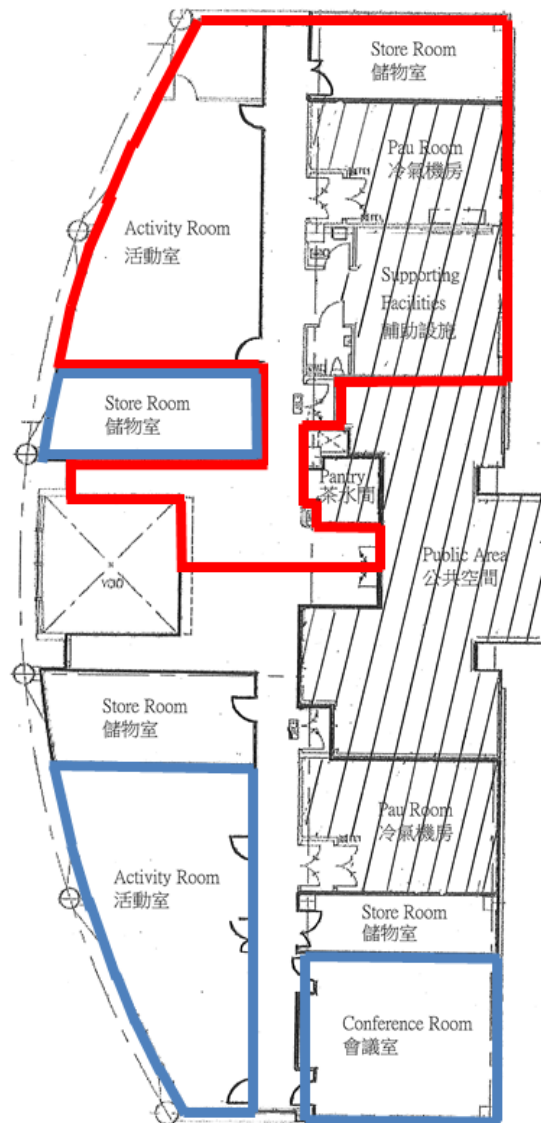


Boundary of the Site Location
 工地位置界線

7066RG
PROMOTION OF YOUTH DEVELOPMENT IN TUEN MUN
 推動屯門青少年發展




DRAWING
 NO.: TM-SPS002-YD001
 圖則編號:
TSENG CHOI STREET GOVERNMENT SERVICES COMPLEX – SITE LOCATION
TITLE: SERVICES COMPLEX – SITE LOCATION
 標題: MAP
 井財街政府服務大樓 - 工地位置圖



LEGEND

圖例

 Ex-CAS premises
前民安隊處所

 Existing HAD's facilities
現有民政處設施

7066RG

PROMOTION OF YOUTH DEVELOPMENT IN TUEN MUN

推動屯門青少年發展



HOME AFFAIRS DEPARTMENT
民政事務總署

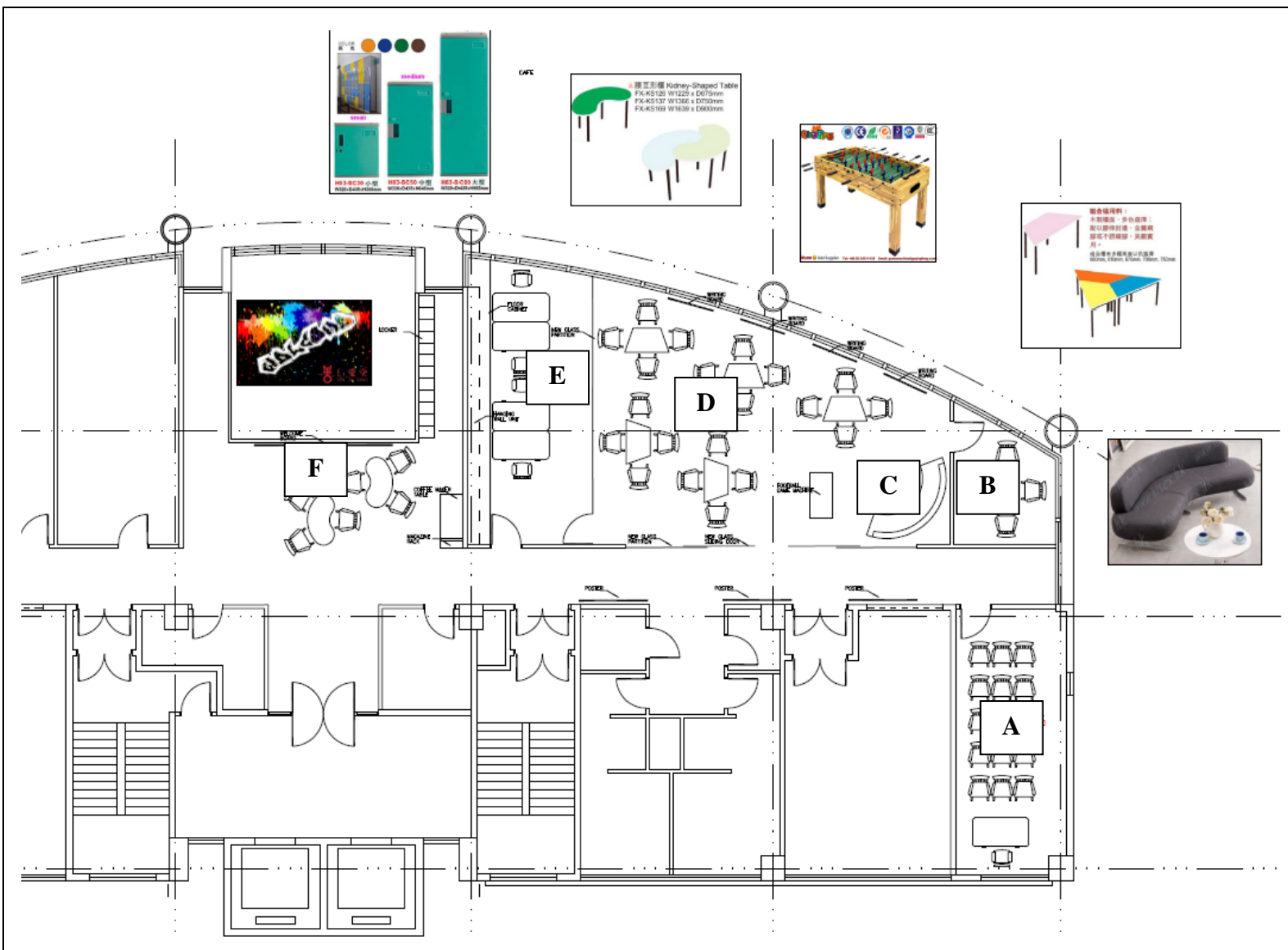
DRAWING

NO.: TM-SPS002-YD002

圖則編號:

TITLE: FLOOR PLAN OF 4/F, TSENG CHOI STREET
GOVERNMENT SERVICES COMPLEX

標題: 井財街政府服務大樓 4 樓的平面圖



LEGEND

圖例

- A. Training Room
訓練房
- B. Interview Room
會見室
- C. Resting Place
休息空間
- D. Common Area for Working Groups
公共空間供小組工作之用
- E. Office
辦公室
- F. Leisure Area
休閒區域

7066RG

PROMOTION OF YOUTH DEVELOPMENT IN TUEN MUN

推動屯門青少年發展



HOME AFFAIRS DEPARTMENT
民政事務總署

DRAWING

NO.: TM-SPS002-YD003

圖則編號:

4/F OF TSENG CHOI STREET

**TITLE: GOVERNMENT SERVICES COMPLEX -
標題: PROPOSED RENOVATION WORKS**

井財街政府服務大樓 4 樓 - 擬議裝修工程



7066RG
PROMOTION OF YOUTH DEVELOPMENT IN TUEN MUN
推動屯門青少年發展



DRAWING

NO.: TM-SPS002-YD004

圖則編號:

TITLE: ARTIST'S IMPRESSION OF THE COMMON
標題: AREA FOR WORKING GROUPS OF THE
YOUTH SPACE

青年夢工場的構思圖 (公共空間)



7066RG

PROMOTION OF YOUTH DEVELOPMENT IN TUEN MUN

推動屯門青少年發展



DRAWING

NO.: TM-SPS002-YD005

圖則編號:

TITLE: ARTIST'S IMPRESSION OF THE LEISURE
AREA OF THE YOUTH SPACE

標題: 青年夢工場的構思圖 (休閒區域)

Annex 3 to Enclosure 5

**Overview of the Estimated Cost
of the Signature Projects of the Tuen Mun District**

Items	Estimated Cost (\$'000)
A. Revitalisation of Tuen Mun River and Surrounding Areas	
Works and Related Items	62,500
Community Involvement and Publicity Activities	500
Non-Civil Service Contract Staff	4,000
Total	67,000
B. Promotion of Youth Development in Tuen Mun	
Services provided by Yan Oi Tong	30,000
(a) Programmes and workshops, etc.	(a) 26,300
(b) Works and Related Items	(b) 3,700
Non-Civil Service Contract Staff	2,000
Total	32,000
Total Estimated Cost of the Two Signature Project Scheme Projects	99,000

**Signature Project Scheme (Yuen Long District) –
Construction of a Yuen Long District Community Services Building**

Proposal and Justifications

Yuen Long (YL) District has the third largest population of 601,100 among the 18 districts¹, with a high percentage of young people, ethnic minority (EM) and new-arrival (NA) families². It is projected to become the second most populated district by 2021 with 689 800 people³. Non-profit-making organisations (NPOs) and schools from around the district have a dire demand for more spaces to enhance their service provision in order to meet the needs of the increasing population in the short to medium term, notably from the youth, EM and NA communities.

2. The Yuen Long District Council (YLDC) has resolved to take forward the “Construction of a Yuen Long District Community Services Building” (the Community Services Building Project) under the Signature Project Scheme (SPS) in response to the demand for more premises and the local aspirations. The location of the community services building should conveniently serve the new population pockets which concentrate along the periphery of Yuen Long Town, and be easily accessible from the town, Tin Shui Wai and the rural areas. The community services building will be operated by a selected partner organisation which will also provide relevant community services to YL District on a non-profit-making and self-financing basis.

3. YLDC selected the partner organisation through an open and fair process. Acting on behalf of YLDC, Yuen Long District Office (YLDO) invited eligible NPOs

¹ According to the Population and Household Statistics Analysed by District Council District 2014, Yuen Long had the third largest and youngest population across the territory.

² According to the 2011 Hong Kong Population Census, Yuen Long had the second largest EM community of over 8,200, comprising mainly Nepalese and Pakistanis, as well as some Indians and Thais. There were about 13,500 NAs (7.9% of the NA population in Hong Kong) in Yuen Long.

³ According to the Projections of Population Distribution 2013-2021 compiled by the Planning Department, the projected population of Yuen Long will increase to 689 800, making Yuen Long the second most populated district by 2021.

to submit proposals by writing to over 60 NPOs in the district as well as placing advertisement in two major Chinese and English newspapers and YLDC's website.

4. During the selection process, YLDC critically examined the proposals received with strong emphasis on the location of the building vis-à-vis the users, as well as the bidders' track record, financial capacity and commitment etc. The partner organisation should devise an operational plan according to the objectives prescribed by YLDC, notably enhanced services for the youth, EM and NA communities, and formulate for the community services building a detailed monitoring mechanism involving YLDC and the Government.

5. Among the proposals received, the one submitted by the Yuen Long Town Hall Management Committee (YLTHMC) received the highest score. YLDC has accordingly selected YLTHMC as partner organisation. YLTHMC is an experienced and renowned NPO in Yuen Long. It has proven track record in service provision in YL District and is financially sound with operational surplus and robust reserves. YLTHMC has pledged to fulfil all the requirements of YLDC. A synopsis of YLTHMC's proposal is at **Annex 1 to Enclosure 6**.

6. Under YLTHMC's proposal, the community services building will be constructed next to the existing building of YLTHMC on Yuen Long Town Lot No. 281, which is centrally located in Yuen Long and easily accessible by various means of public transport. The site is about 700 square metres (m²) in size and the proposed scope of works includes the construction of an eight-storey building with a construction floor area of approximately 3 900 m² comprising the following facilities –

- (a) a total of 23 rooms including an audio-visual room, a dance room, a band room and various multi-purpose rooms;
- (b) a general office and an office for EM services;
- (c) a covered parking space for 10 private cars;
- (d) ancillary facilities including waiting and reception areas, interview rooms, storerooms, pantries, toilets and plant rooms; and

- (e) building service installations such as lifts, escalator, air-conditioning, as well as electrical and fire service installations, and associated builders' works and utilities.

A site plan, layout plans, sections and artist's impression showing the proposed works are at **Annexes 2 to 5 to Enclosure 6** respectively.

7. YLTHMC will engage its own consultant in accordance with the procedures of the Architectural and Associated Consultants Selection Board to conduct the pre-construction and construction works.

8. To ensure the cost-effective and accountable deployment of public money and manifest YLDC's role in the Community Services Building Project, we will devise a two-tiered monitoring approach. Firstly, a tripartite monitoring committee will be established to scrutinise the performance of the community services building in terms of management and service provision, review operational and development strategies, as well as give steer for continuous improvement. The members of the committee will draw from YLDC, relevant government departments and YLTHMC. Secondly, the Government will sign a service agreement with YLTHMC setting out, among others, the obligations of the parties, performance indicators and penalties. The committee will conduct inspections and performance review vis-à-vis the stipulations in the service agreement.

Financial Implication

9. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. To inculcate a sense of community ownership and expand the scope of the works, YLTHMC has pledged to donate \$24 million for the purpose of covering part of the cost of construction of the community services building, which have been credited to a designated government account. YLTHMC also engages its own consultants for the pre-construction works, which costs approximately \$6 million.

10. The total estimated cost of the Community Services Building Project is hence \$124 million. The estimated cost of works and related items is \$118 million in

money-of-the day prices. A provision of \$6 million is proposed for the community involvement and publicity activities as well as employment of non-civil service contract staff under YLDO to oversee the implementation of the Community Services Building Project. A breakdown of the budget is at **Annex 6 to Enclosure 6**.

11. Upon commencement of operation, all the recurrent costs arising from the Community Services Building Project will be borne by YLTHMC.

Implementation

12. Subject to the endorsement of the Public Works Subcommittee and the funding approval by the Finance Committee of the Legislative Council, we plan to commence the construction works in early 2016 for completion in early 2018.

Public Consultation

13. YLDC conducted comprehensive and extensive consultations in the district before deciding on the Community Services Building Project. In 2013, YLDC members proposed a total of nine general types of proposals under the SPS. Two workshops were organised for YLDC members to discuss thoroughly the feasibility, suitability and potential benefits of the proposals as well as prioritising them. Two public forums were later held in April and May 2013 in Yuen Long Town and Tin Shui Wai for local residents and organisations to voice their views to DC members.

14. In mid-2013, YLDC endorsed the Community Services Building Project with an overwhelming majority. It has since formed a dedicated working group to provide steer while continuing to address community aspirations as the planning of the project proceeds.

Home Affairs Bureau

Home Affairs Department

May 2015

**Signature Project Scheme (Yuen Long District) –
Construction of a Yuen Long District Community Services Building**

**Summary of Proposal submitted by the
Yuen Long Town Hall Management Committee (YLTHMC)**

Objectives

The Yuen Long District Community Services Building (the Building) will provide more premises for delivering enhanced community services to meet the needs of the increasing population in Yuen Long District, notably from the youth, ethnic minority (EM) and new arrival (NA) communities, as well as meet the local aspirations for more activity venues. YLTHMC will provide a wide range of comprehensive support services covering the youth, EMs and NAs in the Building. The Building will bring about a visible and lasting impact to the district after commencement of services.

Core Services

2. The Building aims at providing an inclusive platform and supportive environment for the youth, with the provision of a youth corner equipped with a sound-proof band room, audio-visual room and dance room. YLTHMC will organise and offer interest classes, volunteering activities as well as personal development training for youngsters from across the district, with a view to enhancing their practical skills and social awareness. In addition to the youth corner, it is planned to reserve a multi-purpose room for youngsters to operate a social enterprise with a view to training their entrepreneurial skills and creativity. YLTHMC will establish a team, comprising professional social workers and corporate mentors, to provide personal guidance and support to those taking part in the social enterprise.

3. As regards the EM community, YLTHMC places due emphasis on their integration to the mainstream society. In this connection, YLTHMC will operate a service centre to help with their integration. The centre will feature various programmes encompassing cultural understanding, language training, capacity building,

informative technology knowledge, health awareness, employment support, volunteering, community network building, etc.. Counselling services will be provided by professional social workers to help the EM users overcome their potential problems. Furthermore, the service centre will operate a scheme to commend outstanding EM individuals. Awards will be presented annually to recognise the contributions and efforts made by the EM community in the district. This is expected to further connect the EMs with the mainstream society as well as enhance their sense of belonging and citizenship. YLTHMC plans to cultivate this scheme as one of the most significant community involvement activities in Yuen Long.

4. When it comes to the NA community, YLTHMC understands that the social barriers they face will be no less than those encountered by the EMs. Thus, YLTHMC will provide enhanced services similar to those offered to the EMs. The programmes will feature language training, employment counselling, parenting guidance, understanding of the local system, etc.. Professional social workers will set up a number of mutual-aid groups and construct a platform for NAs to build social networks, adjust in the new environment and navigate their new life with ample assistance. It is expected that the NAs will benefit from the needed social support and positive values from this collaborative network in the Building.

Other Services

5. YLTHMC will provide enhanced parent education services in the Building to strengthen parenting skills of the local population. Yuen Long is one of the youngest districts in Hong Kong. Families in the district are in dire needs for relevant parenting knowledge. There will be a new district service team to respond to this call. The district service team will organise, among others, various parenting workshops, support groups, child/teenage development courses and seminars on topics of common concern. Case officers in the team will attend to the personal needs of individual families and offer them with practical advice for resolving related problems.

6. YLTHMC will make use of one of the multi-purpose rooms to provide enhanced elderly services. A portion of a Neighbourhood Elderly Centre will be situated in the room. YLTHMC will devise appropriate recreational activities and support services for senior citizens from around the district with an aim to enabling them to continue living a healthy, respectful and dignified life.

7. To make the best use of space on the rooftop, YLTHMC plans to provide 20 plots allowing families to engage in farming activities amid the hectic urban life. YLTHMC will organise trainings on environmental awareness and agricultural knowledge for members of the public. Farmers from around the district will be invited to give interest classes and join interactive sessions with a view to promoting harmonious urban-rural relations in Yuen Long.

Provision of Multi-purpose Rooms

8. Various multi-purpose rooms with sizes from 30m² to 300m² will be available for non-profit making organisation (NPO) and members of the public. NPOs in Yuen Long will be given higher priority to reserve these multi-purpose rooms for organising a wide variety of the community involvement activities.

Estimated Fees for Using the Multi-purpose Rooms

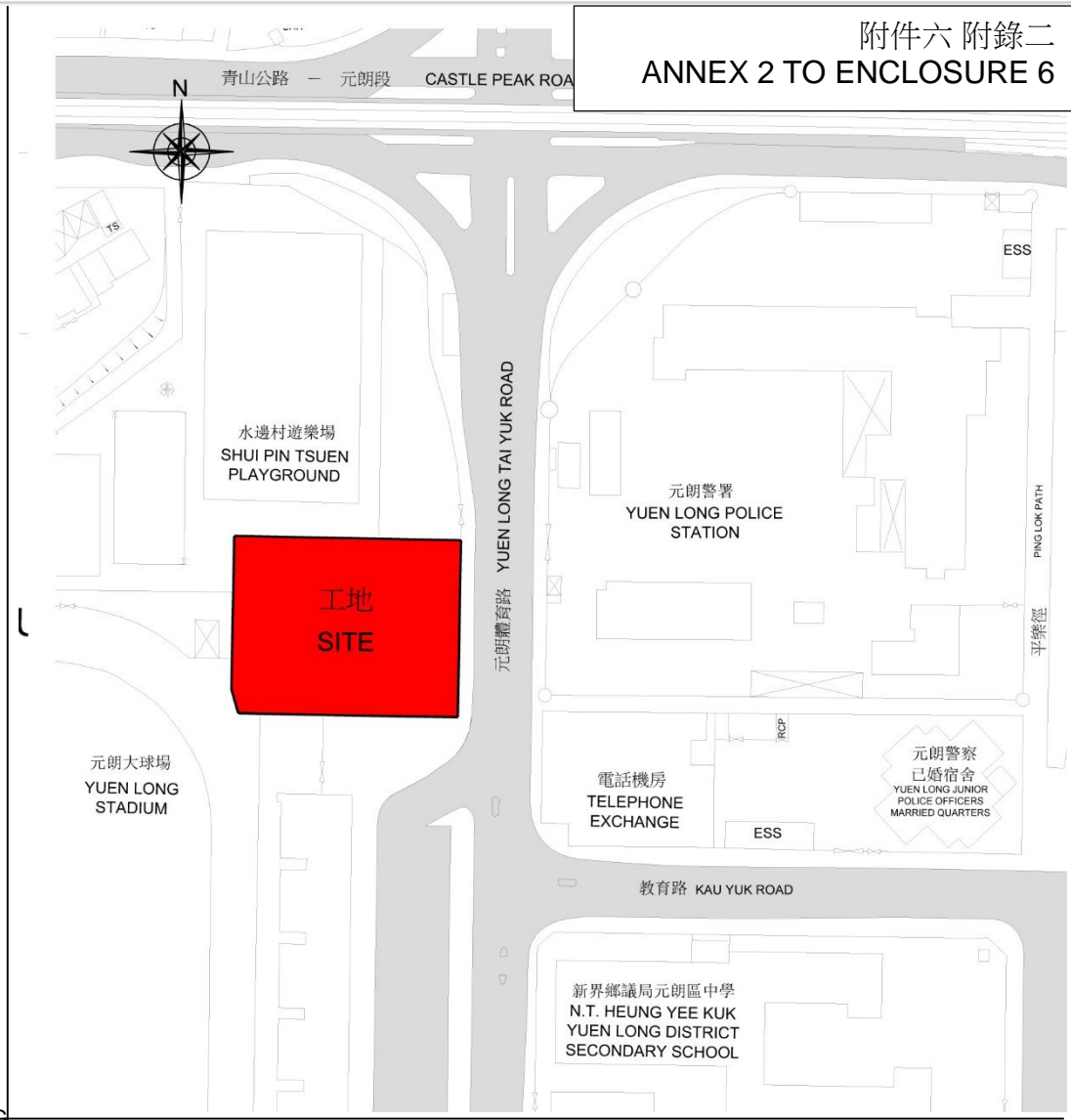
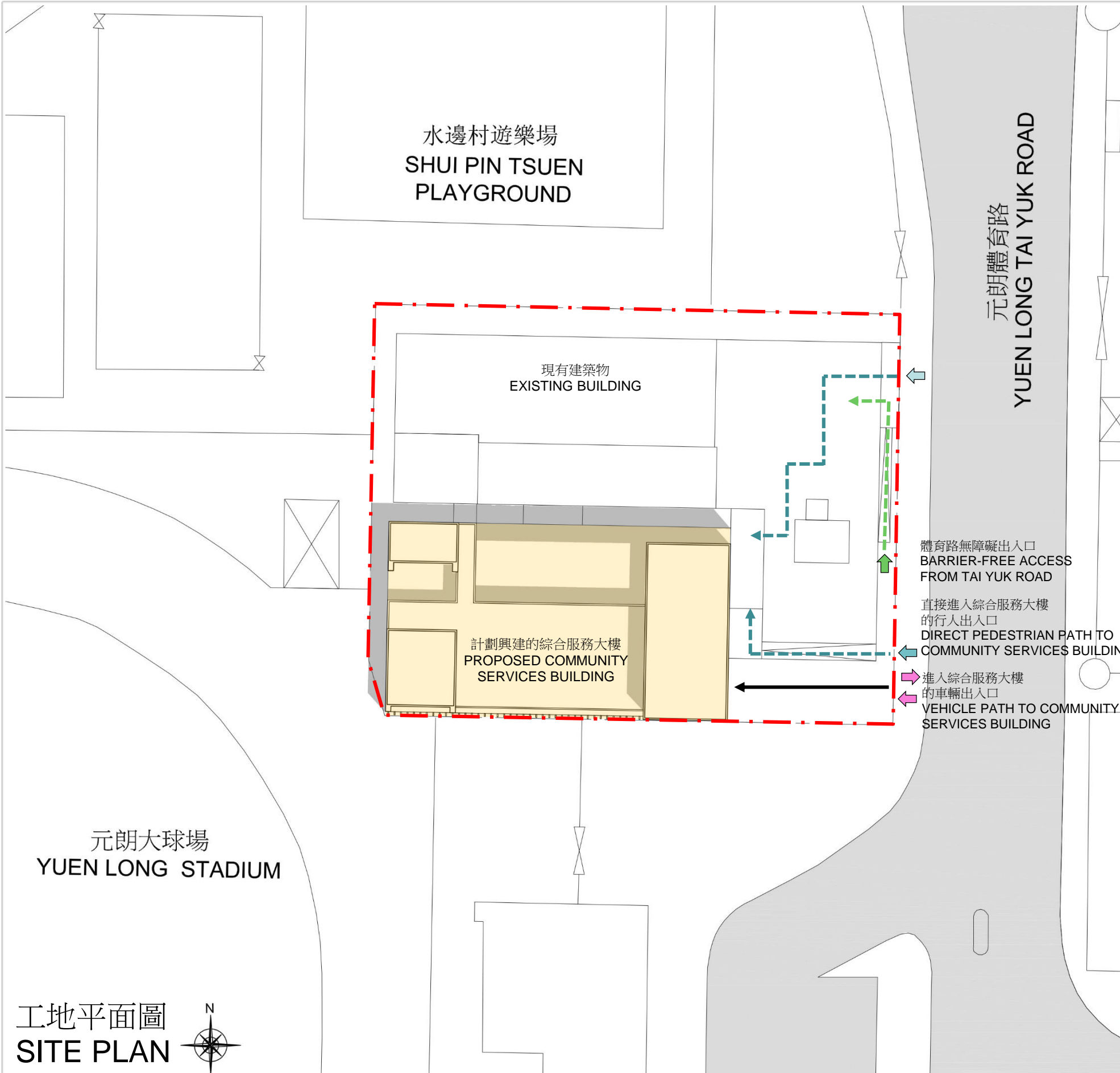
9. The estimated fees of YLTHMC for using the multi-purpose rooms at today's prices are listed as follows –

Multi-purpose Rooms	No. of Rooms	Area (m²)	Fees for NPOs (for four hours)	Fees for all other groups/individuals (for four hours)
Large Activity Room (for Mass Programmes and Exhibitions)	1	300	\$1,800	\$3,000
Activity Room (for Meetings and Seminars)	1	70	\$420	\$700
Audio-visual Room	1	50	\$300	\$500
Band Room	1	30	\$180	\$300
Dance Room	1	90	\$540	\$900
Activity Rooms	16	45/room	\$270/room	\$450/room

The fees cover basic equipment, e.g. work tables, chairs, computer peripherals, etc..

Estimated Number of People Benefited

10. The services and venues provided in the Building are expected to benefit approximately 600,000 to 720,000 person times for the first three years.



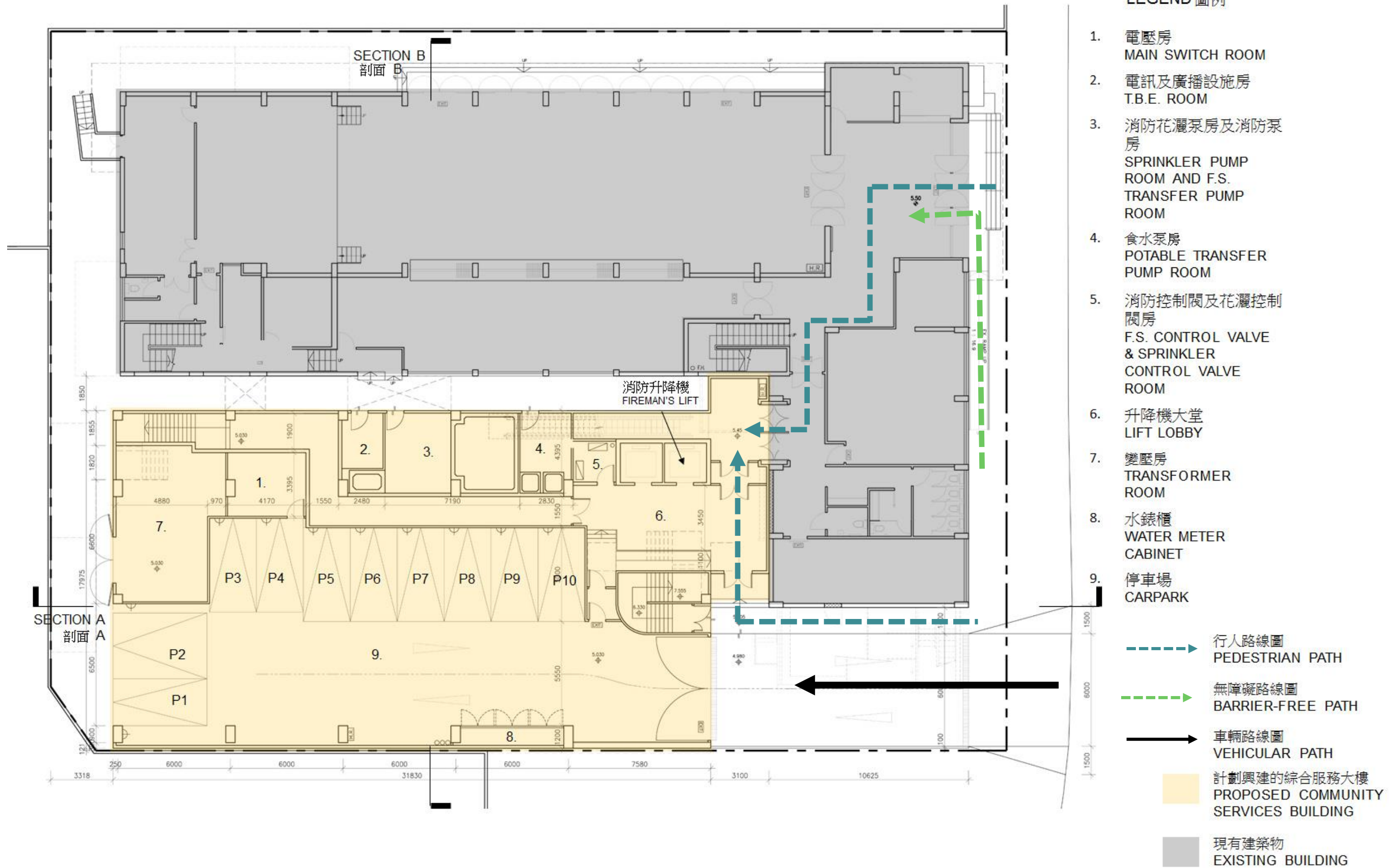
位置圖
LOCATION PLAN

LEGEND 圖例

- 行人出入口
PEDESTRIAN ACCESS
- 無障礙出入口
BARRIER-FREE ACCESS
- 車輛出入口
VEHICULAR ACCESS
- 行人路線圖
PEDESTRIAN PATH
- 無障礙路線圖
BARRIER-FREE PATH
- 車輛路線圖
VEHICULAR PATH

工地平面圖
SITE PLAN





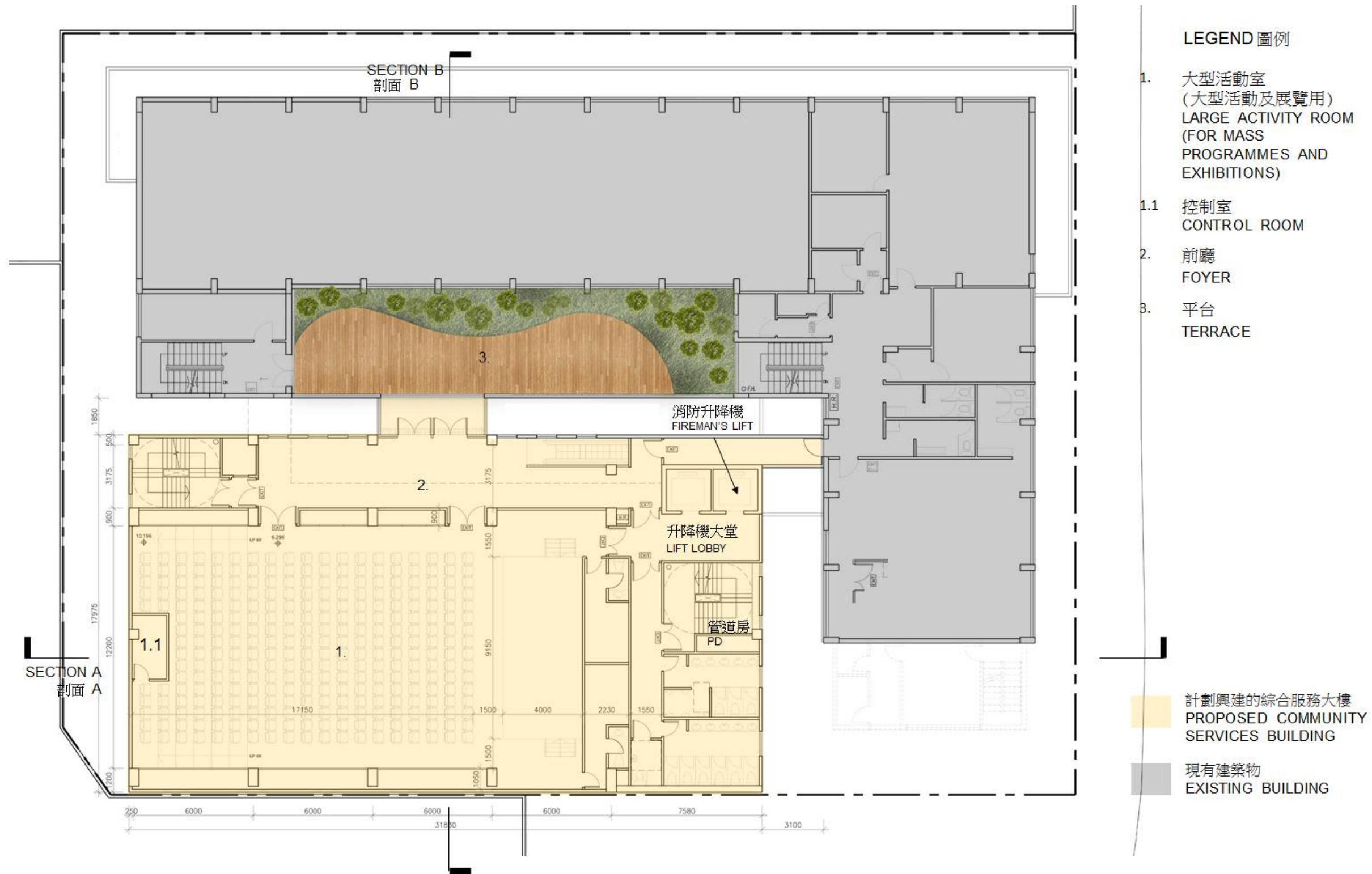
7201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) -
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



DRAWING NUMBER:
圖則編號:

ANNEX 3
附錄三

TITLE 標題:
ARCHITECTURAL DESIGN CONCEPT- GROUND FLOOR PLAN
建築概念 - 地面平面圖



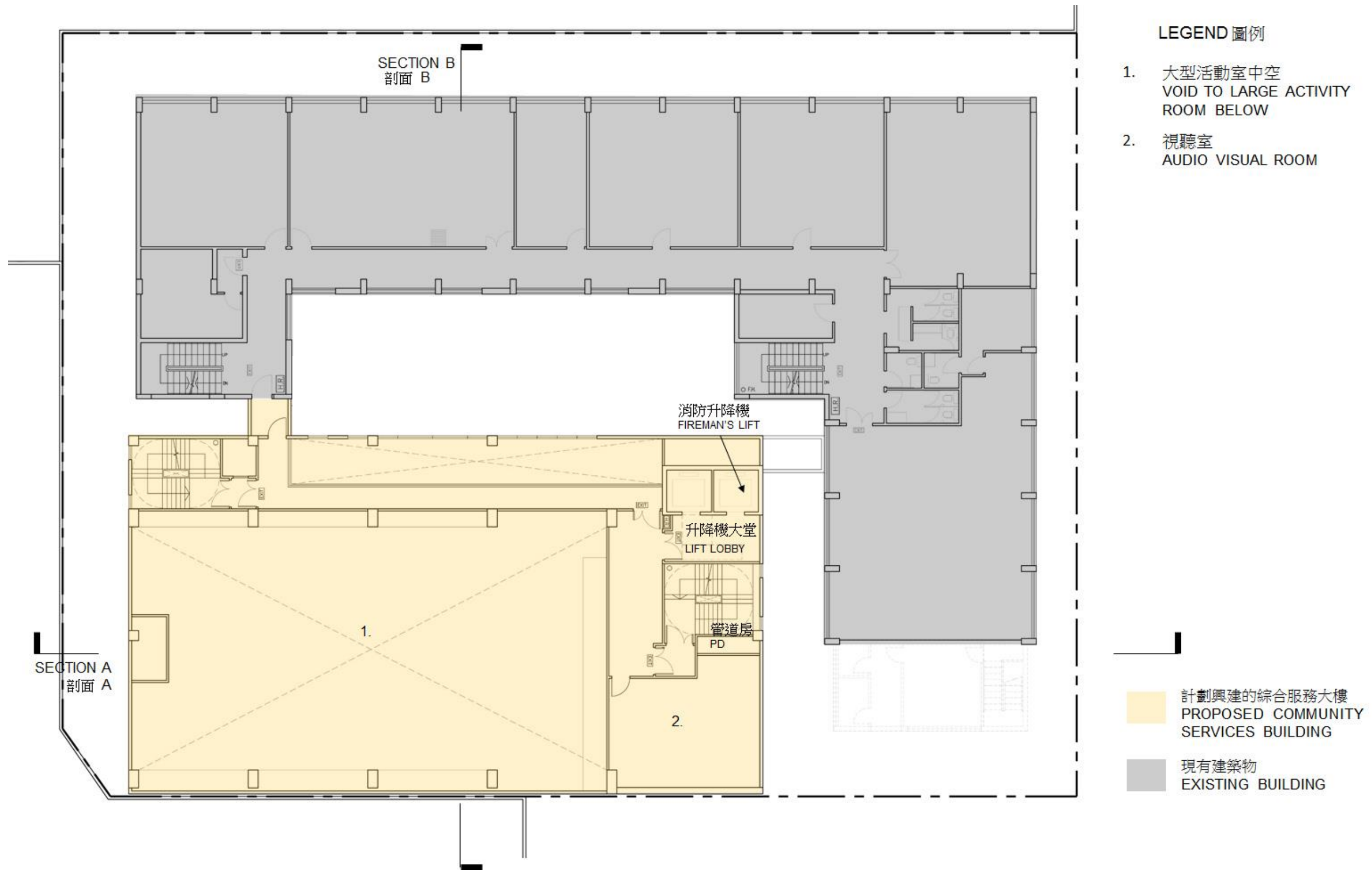
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社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING

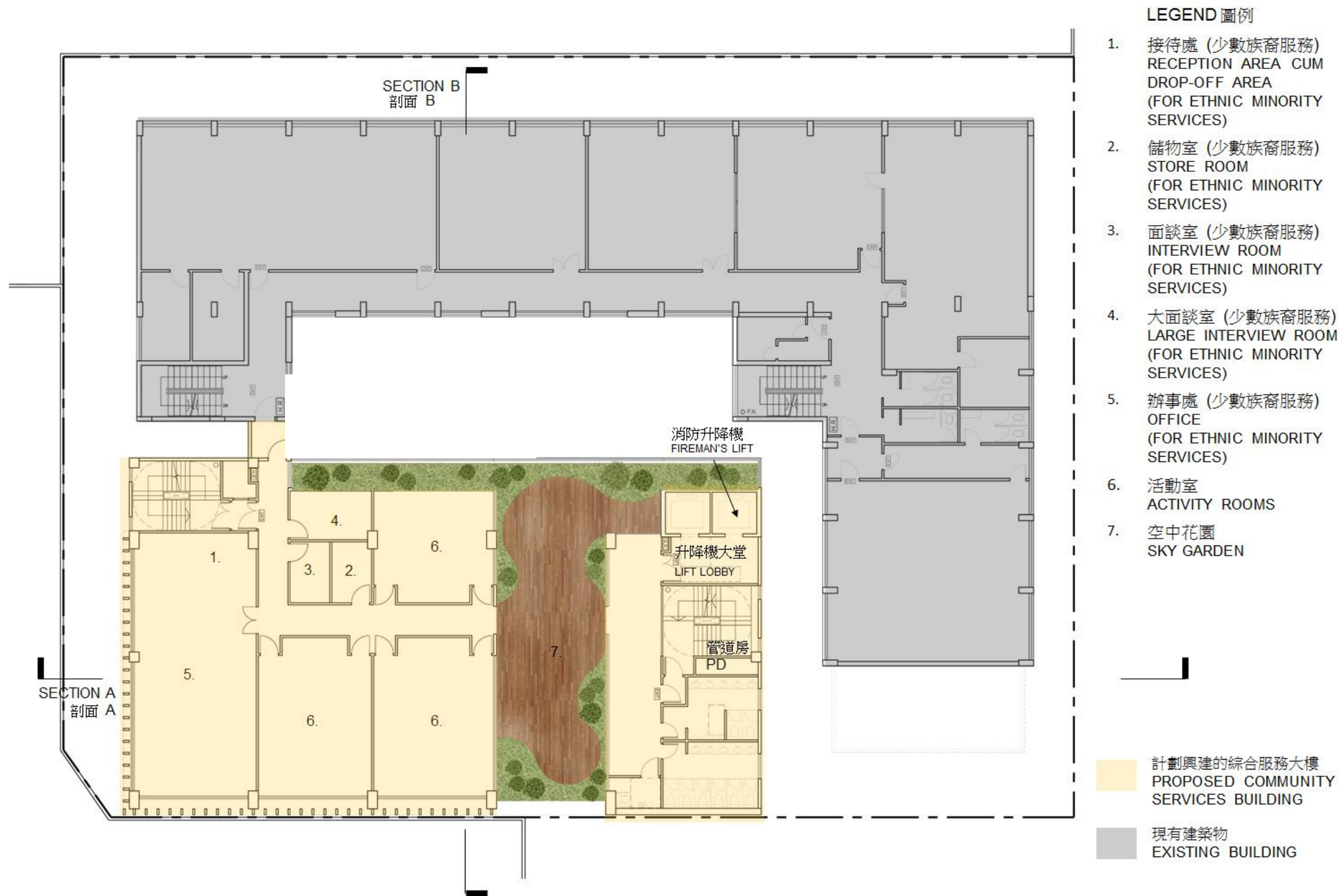


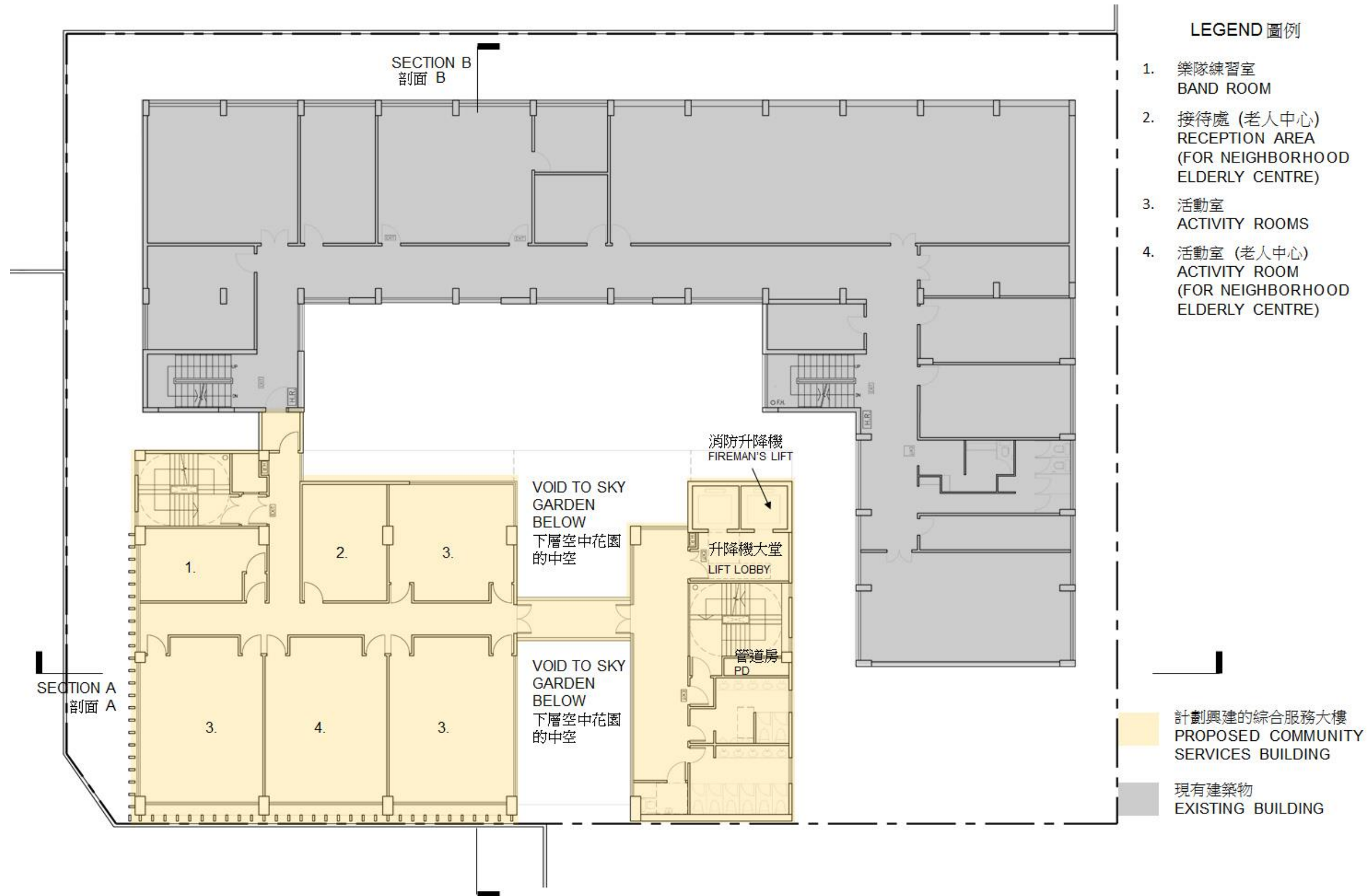
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圖則編號:

ANNEX 3
附錄三

TITLE 標題:
ARCHITECTURAL DESIGN CONCEPT- FIRST FLOOR PLAN
建築概念 - 一樓平面圖



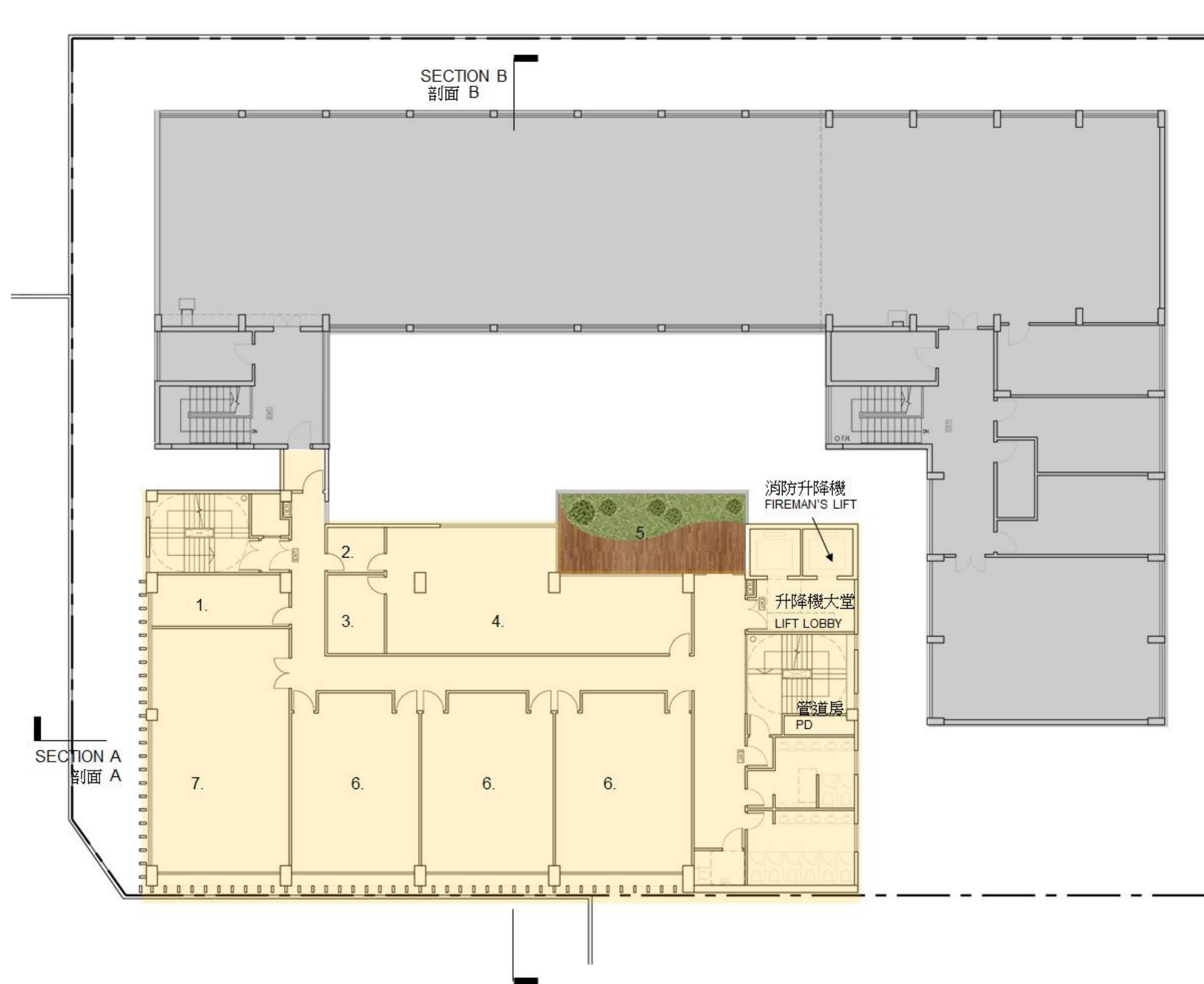




LEGEND 圖例

1. 中央儲物室
GENERAL STOREROOM
2. 茶水間
PANTRY
3. 儲物室 (辦事處)
STORE ROOM
(FOR GENERAL OFFICE)
4. 辦事處
GENERAL OFFICE
5. 空中花園
SKY GARDEN
6. 活動室
ACTIVITY ROOMS
7. 活動室 (會議及講座)
ACTIVITY ROOM
(FOR MEETINGS AND SEMINARS)

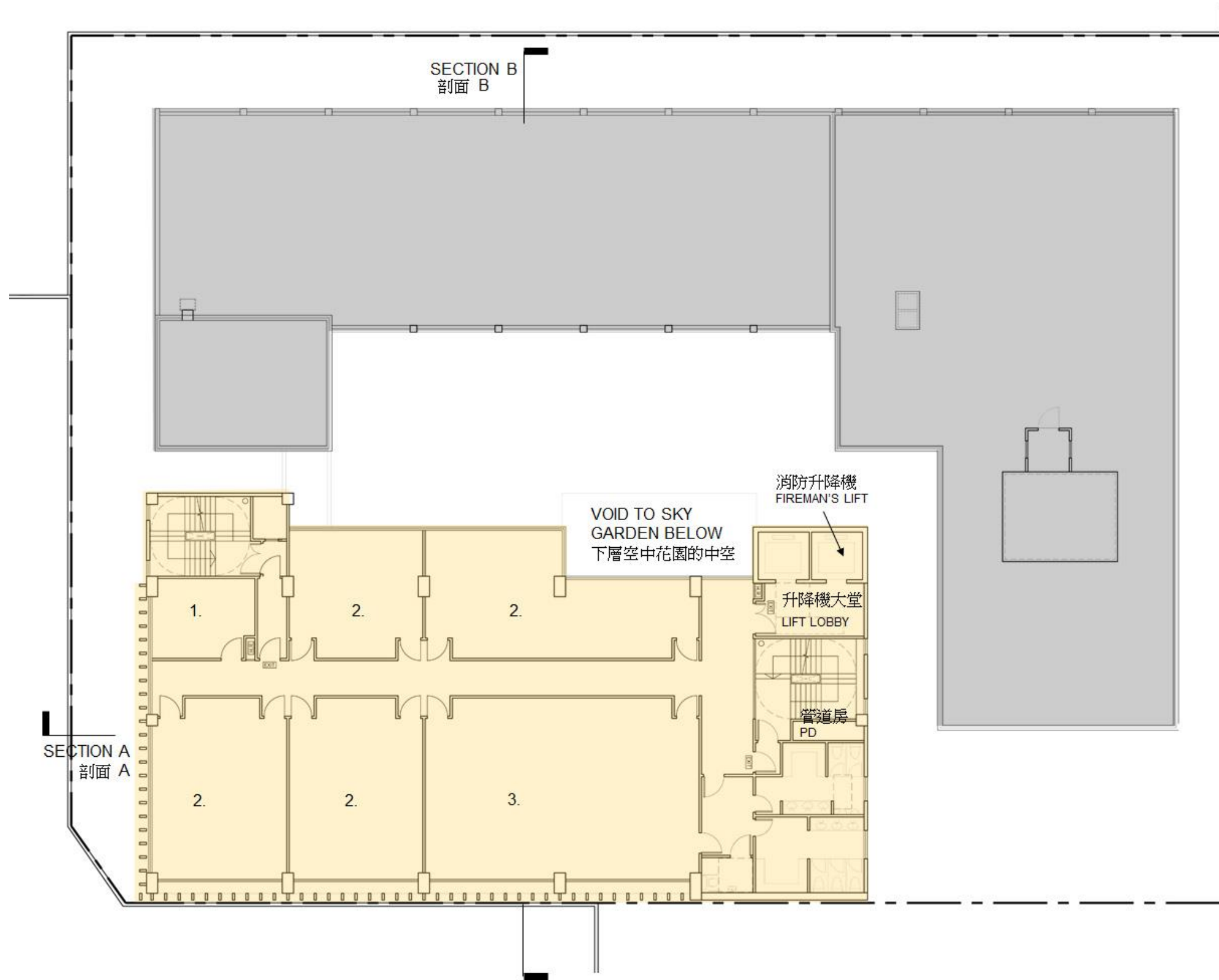
- 計劃興建的綜合服務大樓
PROPOSED COMMUNITY SERVICES BUILDING
- 現有建築物
EXISTING BUILDING

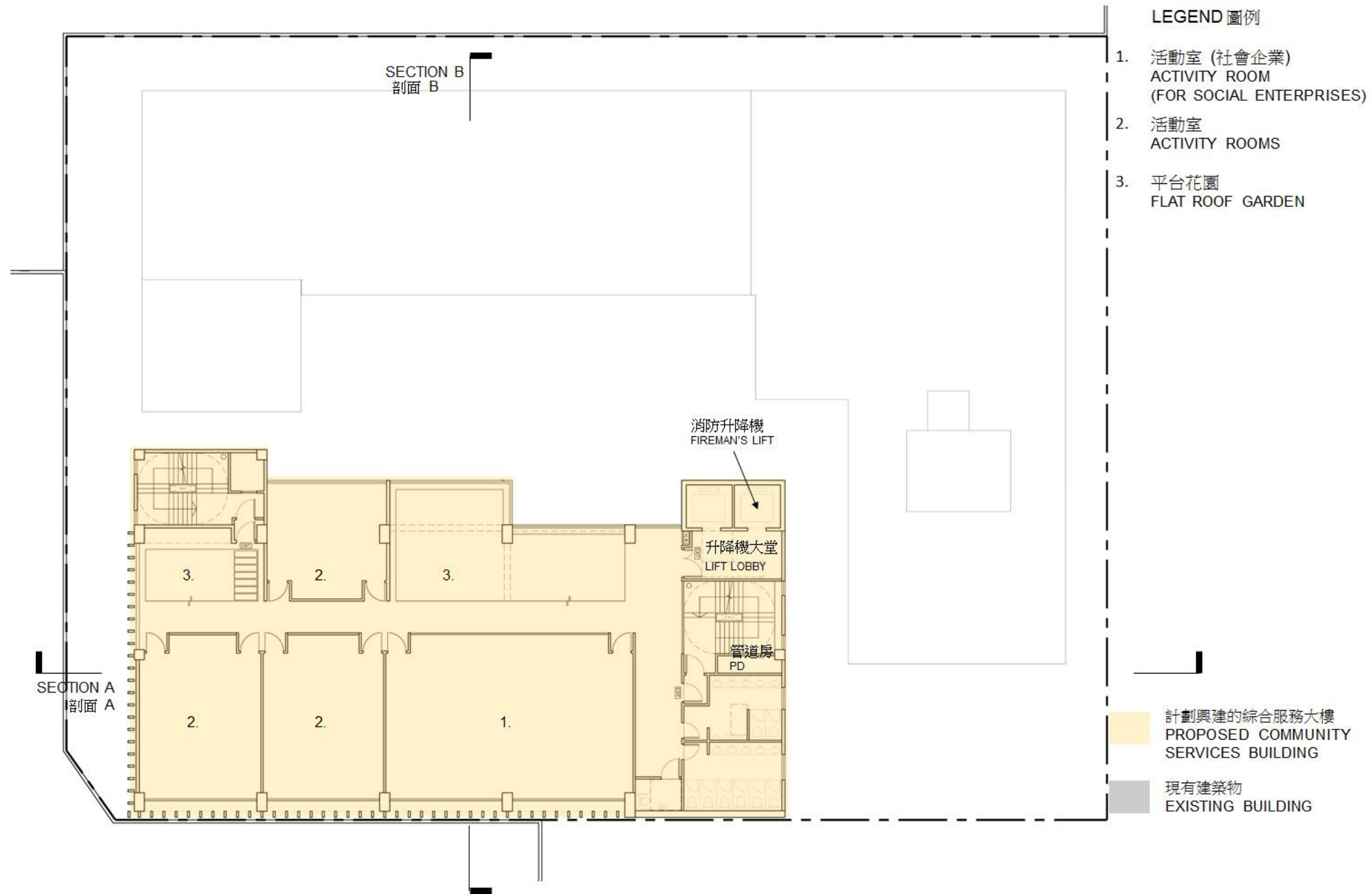


LEGEND 圖例

- 1. 儲物室 (耕作園)
STORE ROOM
(FOR FARMING)
- 2. 活動室
ACTIVITY ROOMS
- 3. 舞蹈室
DANCING ROOM

- 計劃興建的綜合服務大樓
PROPOSED COMMUNITY
SERVICES BUILDING
- 現有建築物
EXISTING BUILDING





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社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) -
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



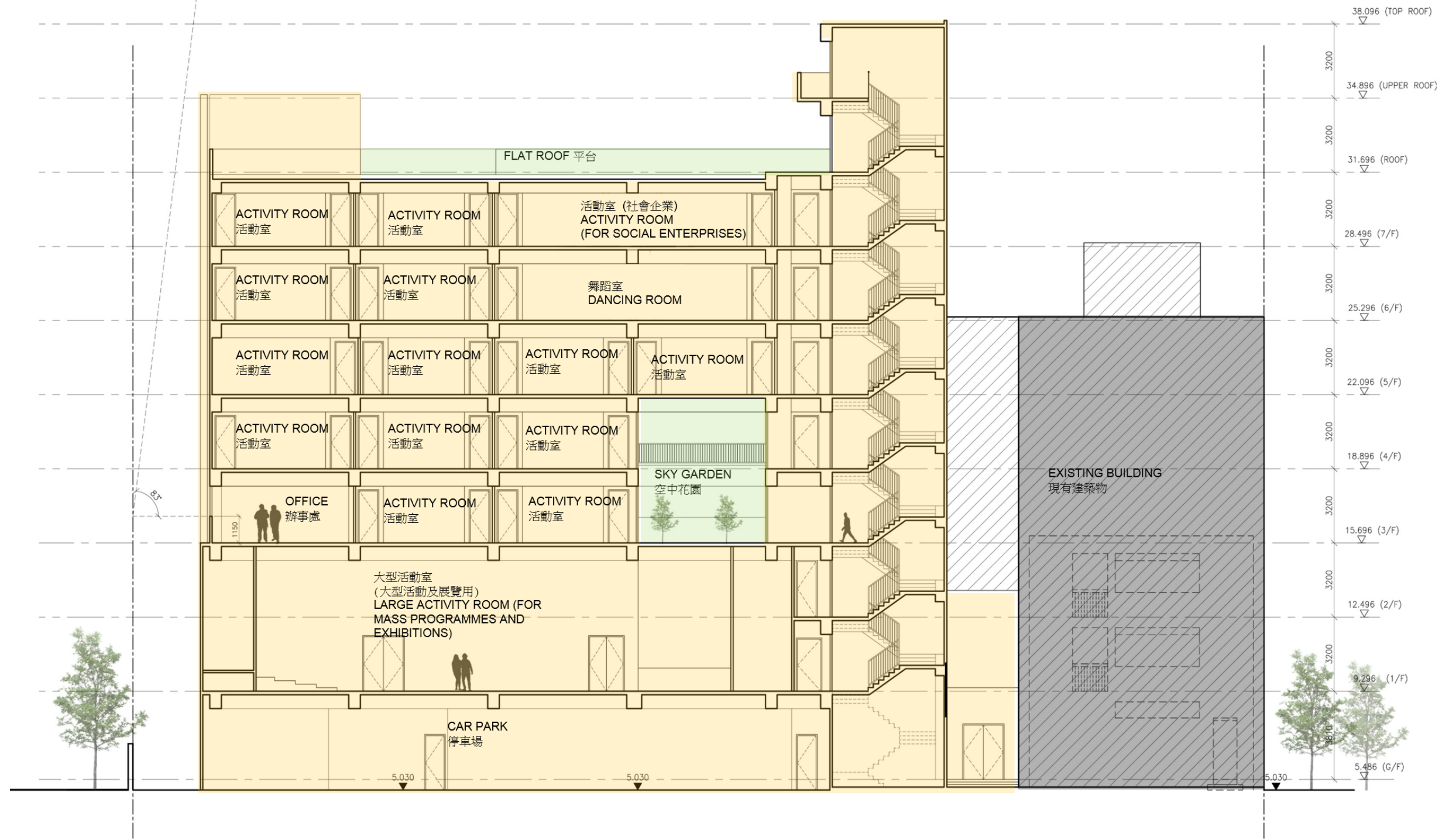
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圖則編號:

ANNEX 3
附錄三

TITLE 標題:
ARCHITECTURAL DESIGN CONCEPT - SEVENTH FLOOR PLAN
建築概念 - 七樓平面圖







計劃興建的綜合服務大樓
 PROPOSED COMMUNITY SERVICES BUILDING

現有建築物
 EXISTING BUILDING

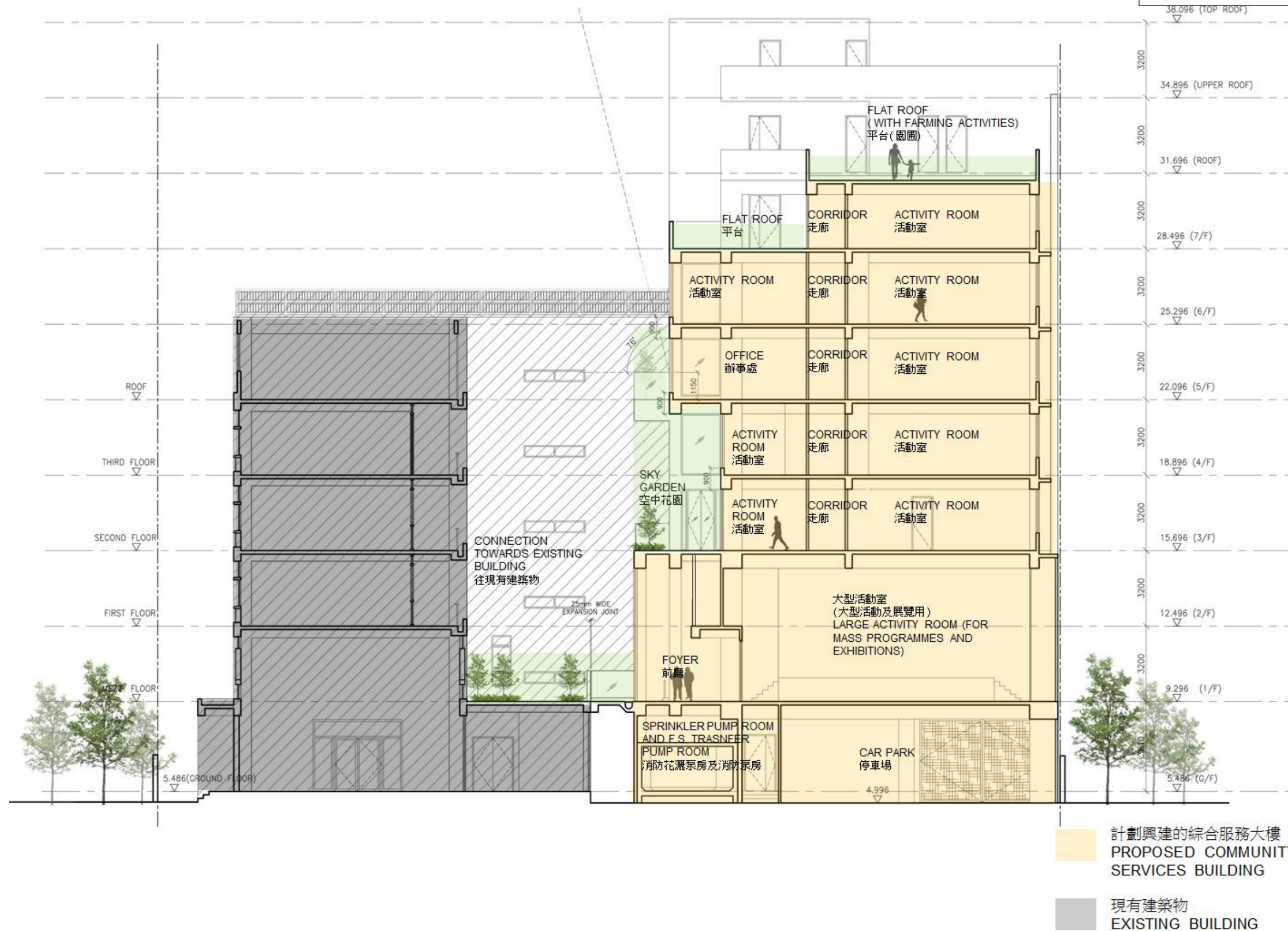
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 SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
 CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



DRAWING NUMBER:
圖則編號:

TITLE 標題:
SECTION A 剖面 A

ANNEX 4
附錄四



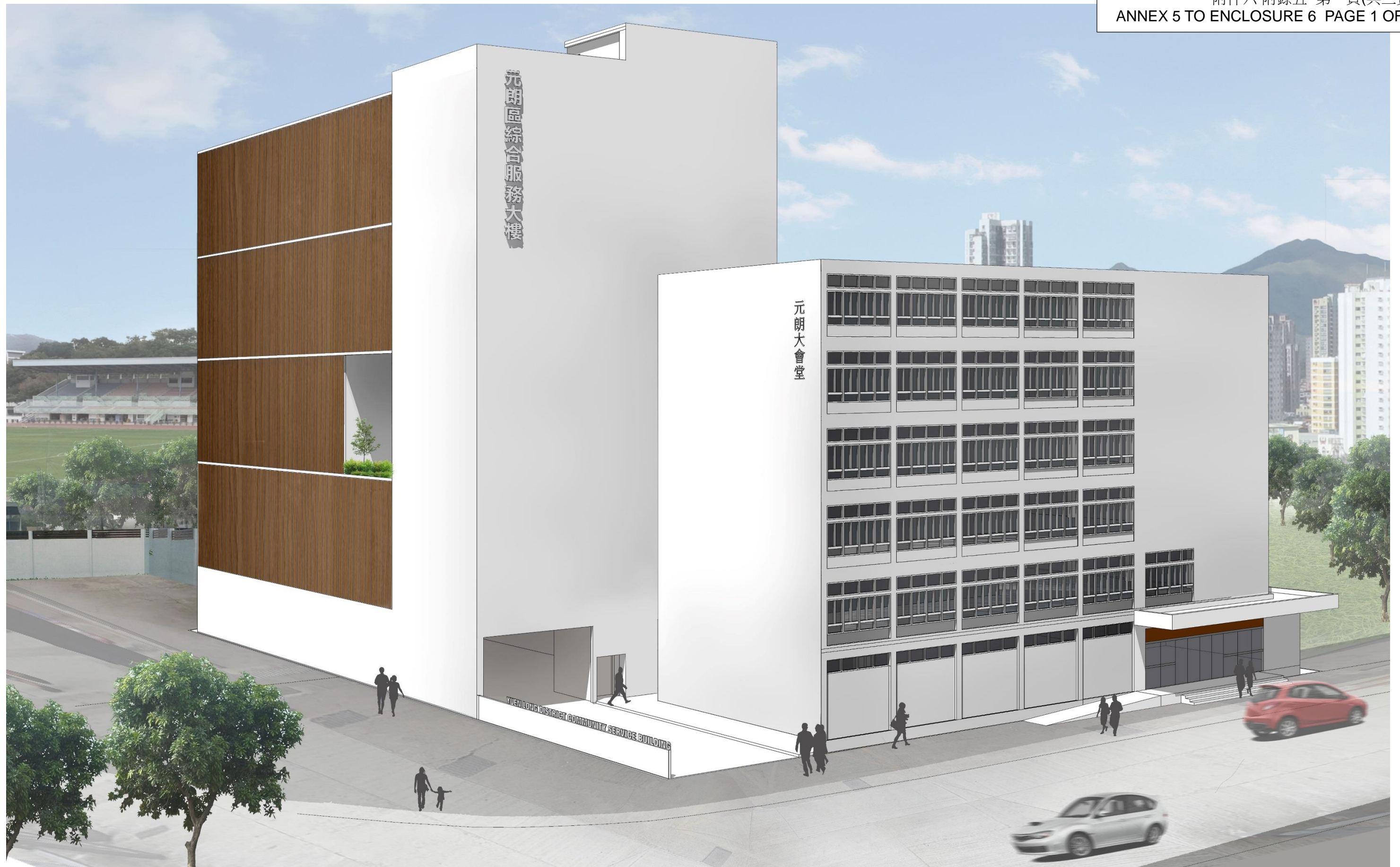
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SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



DRAWING NUMBER:
圖則編號:

TITLE 標題:
SECTION B 剖面 B

ANNEX 4
附錄四



7201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



DRAWING NUMBER:
圖則編號:

ANNEX 5
附錄五

TITLE 標題:
PERSPECTIVE VIEW FROM YUEN LONG TAI YUK ROAD
(ARTIST'S IMPRESSION) 從元朗體育路望向大樓的構思透視圖



7201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



DRAWING NUMBER:
圖則編號:

ANNEX 5
附錄五

TITLE 標題:
PERSPECTIVE VIEW FROM TOP (ARTIST'S IMPRESSION)
從頂望向大樓的構思透視圖



7201SC
社區重點項目計劃(元朗區) - 興建元朗區綜合服務大樓
SIGNATURE PROJECT SCHEME (YUEN LONG DISTRICT) –
CONSTRUCTION OF A YUEN LONG DISTRICT COMMUNITY SERVICES BUILDING



DRAWING NUMBER:
圖則編號:

ANNEX 5
附錄五

TITLE 標題:
PERSPECTIVE VIEW OF THE ATRIUM (ARTIST'S IMPRESSION)
從中庭望向大樓的構思透視圖

**Overview of the Estimated Cost
of the Signature Project of Yuen Long District**

Items	Estimated Cost (\$'000)
Works and Related Items	118,000
Community Involvement and Publicity Activities	1,500
Non-Civil Service Contract Staff	4,500
Total¹	124,000

¹ In addition to the one-off allocation of \$100 million under the Signature Project Scheme, a donation of \$24 million has also been sought.