

For discussion on  
12 April 2016

**Legislative Council Panel on Home Affairs**

**Signature Projects of the Sai Kung District**

**Purpose**

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

- (a) “Reconstruction of the Sharp Island Pier” (the Pier Project); and
- (b) “Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information Centre” (the Heritage Project).

(a) The Pier Project

2. The Sharp Island, forming part of the Hong Kong Global Geopark of China with unique rock features, is one of the popular tourist attractions in the SK District. Whilst the number of visitors to the Sharp Island has been on the rise in recent years, marine transport, with the support of a pier built in the 1970s, remains the only means to get there. The Pier Project aims to replace the existing pier with a new one which can accommodate larger vessels so as to meet the tourism needs and respond to the needs of the local community for a pier with larger capacity. The estimated funding requirement for the Pier Project is \$50 million. Details of the project are

at **Enclosure 1**.

(b) The Heritage Project

3. Tsueng Kwan O (TKO) has a rich history in historic sites such as Mau Wu Shan Observation Post. Around these sites are popular hiking trails on Ducking Hill and in Tiu Keng Leng (TKL). The Heritage Project aims to enable the local residents and visitors to enjoy TKO's natural beauty and capture its rich history of development. The proposed works include the improvement of the existing hiking trails in TKO to form a heritage hiking trail, the establishment of a heritage information centre at the ex-TKL Police Station and a hostel at the ex-staff quarters nearby and the construction of a permanent public toilet block. The estimated funding requirement for the Heritage Project is \$50 million. Details of the project are at **Enclosure 2**.

### **Way Forward**

4. Subject to Members' views, we plan to submit the two proposed projects to the Public Works Subcommittee for consideration and the Finance Committee (FC) for funding approval within the 2015-16 legislative session.

### **Background**

5. 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.

6. The 18 District Councils have agreed on a total of 27 proposals for their SPS projects. Apart from the two projects covered in this paper, Members' support has been obtained for 24 out of the 27 project proposals. The Home Affairs Department

and Southern District Office are working closely with the Southern District Council (SDC) in taking forward its SPS project(s). Members' views will be sought on SDC's SPS project(s) upon completion of the required preparatory and pre-construction work, and subsequently funding approval from the FC.

**Home Affairs Bureau**

**Home Affairs Department**

**April 2016**

**Signature Project Scheme (Sai Kung District) –  
Reconstruction of the Sharp Island Pier**

**Proposal and Justifications**

Sai Kung (SK) is renowned as “the Back Garden of Hong Kong”. Sharp Island (also named as “Kiu Tsui Chau”), forming part of the “Hong Kong Global Geopark of China” with unique rock features, is one of the popular tourist attractions in SK District.

2. At present, marine transport is the only means to get to Sharp Island. The existing Sharp Island Pier was constructed in the 1970s for use by kaitos and other small boats. Photos showing the existing pier are at **Annex 1 to Enclosure 1**. According to the statistics of the Leisure and Cultural Services Department, the number of visitors to Kiu Tsui Beach right next to the Sharp Island Pier has risen from 64 000 in 2011 to 145 000 in 2015. With the significant increase in the number of visitors, in particular for geo sightseeing on the Sharp Island, the capacity of the existing pier has become insufficient to cater for the present needs. In a bid to meet the tourism needs and in response to the needs of the local community for a pier with larger capacity, the Sai Kung District Council (SKDC) proposed to take forward the “Reconstruction of the Sharp Island Pier” (the Pier Project) as one of SK District’s initiatives under the Signature Project Scheme (SPS).

3. The proposed scope of works includes mainly the reconstruction of the existing pier to increase both the berthing depth and length, enhancing its capacity to accommodate larger vessels, and carrying out environmental monitoring and mitigation measures for the proposed works.

4. The layout plan and artist’s impressions showing the proposed works are at **Annexes 2 and 3 to Enclosure 1** respectively.

## **Financial Implications**

5. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. The estimated cost of works and related items of the Pier Project is \$48.8 million in money-of-the-day prices. In addition, a provision of \$1.2 million will be earmarked for the employment of non-civil service contract staff under the Sai Kung District Office (SKDO) to oversee the project implementation. The remaining funds of the SPS projects for the SK District will be earmarked for the “Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information Centre” (the Heritage Project). A breakdown of the project estimate is at  
———— **Annex 4 to Enclosure 1.**

6. We estimate the additional government recurrent expenditure arising from the Pier Project to be about \$0.3 million per annum.

## **Implementation**

7. Subject to the funding approval by the Finance Committee, we plan to commence the construction works in the second half of 2016 for completion in early 2018.

## **Public Consultation**

8. SKDC has set up the Signature Project Scheme Committee to discuss and follow up issues relating to the SPS. Riding on the public fora organised by SKDC in May to June 2013, SKDC gathered local residents’ opinion on various district issues, including the SPS. Consultees supported the proposed SPS projects, including the Pier Project. The three area committees in SK District were also consulted and they gave very positive feedback on both the Pier Project and Heritage Project. In July 2013, after further detailed discussion, SKDC endorsed the Pier Project as one of the SPS projects of SK District.

9. In view of the project location, SKDC and SKDO also consulted representatives from the trade/industry and fishermen representatives, and green groups in July 2014 and July 2015 respectively. The project design, and environmental and conservation related enquiries and comments have been fully addressed.

10. The proposed reconstruction works were gazetted under the Foreshore and Sea-bed (Reclamations) Ordinance (Cap. 127) on 4 and 11 September 2015. No objection from the public was received during the objection period. The proposed reconstruction works were authorised under the Foreshore and Sea-bed (Reclamations) Ordinance (Cap. 127) on 18 December 2015.

**Home Affairs Bureau**  
**Home Affairs Department**  
**April 2016**



比例  
SCALE: N.T.S.

現有橋咀碼頭的照片  
PHOTOS OF THE EXISTING  
SHARP ISLAND PIER

50TF  
社區重點項目計劃(西貢區) - 重建橋咀碼頭  
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
RECONSTRUCTION OF THE SHARP ISLAND PIER



土木工程拓展署  
CIVIL ENGINEERING  
AND DEVELOPMENT  
DEPARTMENT



HOME AFFAIRS DEPARTMENT  
民政事務總署



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土木工程拓展署  
CIVIL ENGINEERING  
AND DEVELOPMENT  
DEPARTMENT



HOME AFFAIRS DEPARTMENT  
民政事務總署







比例  
SCALE: N.T.S.

外觀構思圖  
ARTIST'S IMPRESSION

50TF  
社區重點項目計劃(西貢區) - 重建橋咀碼頭  
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
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土木工程拓展署  
CIVIL ENGINEERING  
AND DEVELOPMENT  
DEPARTMENT



HOME AFFAIRS DEPARTMENT  
民政事務總署



比例  
SCALE: N.T.S.

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SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
RECONSTRUCTION OF THE SHARP ISLAND PIER



土木工程拓展署  
CIVIL ENGINEERING  
AND DEVELOPMENT  
DEPARTMENT





比例  
SCALE: N.T.S.

外觀構思圖  
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SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
RECONSTRUCTION OF THE SHARP ISLAND PIER



土木工程拓展署  
CIVIL ENGINEERING  
AND DEVELOPMENT  
DEPARTMENT



HOME AFFAIRS DEPARTMENT  
民政事務總署

**Overview of the Estimated Cost  
of the Signature Projects of the Sai Kung District**

Items	Estimated Cost (\$'000)
<b>A. Reconstruction of the Sharp Island Pier</b>	
Works and Related Item	48,840
Non-Civil Service Contract Staff	1,160
<b>Sub-total</b>	<b>50,000</b>
<b>B. Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information Centre (HIC)</b>	
Works and Related Items	45,360
Non-Civil Service Contract Staff	4,640
<b>Sub-total</b>	<b>50,000</b>
<b>Total Estimated Cost of the Two Signature Projects</b>	<b>100,000</b>

**Signature Project Scheme (Sai Kung District) –  
Construction of the Tseung Kwan O Heritage Hiking Trail  
and the Heritage Information Centre**

**Proposal and Justifications**

Since the 1980s, Tseung Kwan O (TKO) has developed from a remote, isolated area into a reclaimed and densely populated new town with modern infrastructure. There is a rich history hidden in historic sites such as Mau Wu Shan Observation Post, etc.. Around these sites are popular hiking trails at the Duckling Hill and Tiu Keng Leng (TKL) for enjoyment by both local residents and visitors from other districts.

2. With a view to enabling the local residents and visitors to enjoy TKO's natural beauty while capturing its rich history of development, the Sai Kung District Council (SKDC) decided on the "Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information Centre (HIC)" (the Heritage Project) as one of the two Signature Project Scheme (SPS) projects for the Sai Kung (SK) District. The proposed scope of works includes –

- (a) improvement of the existing hiking trails at TKO to form a heritage hiking trail. Demarcation plan of the heritage hiking trails is at **Annex 1 to Enclosure 2;**
- (b) conversion and refurbishment of the ex-TKL Police Station (ex-TKLPS) at Site A (site area of about 2 130 square metres (m<sup>2</sup>)) into the HIC and the two ex-staff quarters at Site B (site area of about 1 460 m<sup>2</sup>) into a

hostel<sup>1</sup>. Location plan of Site A and Site B, photos of the ex-TKLPS and the two ex-staff quarters and computer images for the proposed HIC and hostel are at **Annex 2 to Enclosure 2**. The total construction floor area (CFA) of the three existing buildings is about 562 m<sup>2</sup>; and

- (c) construction of a single storey permanent public toilet block, which includes a male toilet, a female toilet and a handicap accessible unisex toilet, with flushing and ancillary fittings at the Duckling Hill at Site C. The estimated CFA is around 35 m<sup>2</sup>. Location plan and photos of Site C and layout plan of the proposed public toilet is at **Annex 3 to Enclosure 2**.

### **Selection of the Partner Organisation**

3. Non-profit making organisations have been invited to submit proposals as the partner organisation of the project to take care of the management, operation and maintenance of the HIC on a self-financing basis. An invitation advertisement was posted in two newspapers on 25 July 2014 and 1 August 2014, as well as on SKDC's website from 25 July 2014 to 10 September 2014. Invitation letters were also sent to more than 30 organisations with suitable capabilities, experience or innovative work in the fields of culture and heritage conservation such as organisations that have participated in projects under the "Revitalising Historic Buildings Through Partnership Scheme" of the Development Bureau, have experience in facilities management or in design and works projects. A briefing session cum site visit was conducted on 19 August 2014 and was attended by representatives from six interested organisations.

4. One proposal from Haven of Hope Christian Services (HOHCS) was received by the deadline. A Vetting Committee was formed by members of the

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<sup>1</sup> The proposed renovation work for the ex-TKLPS which was built in the 1960s with a unique architectural style will involve removing the existing unauthorized structures and restoring the entrance and elevations to its original design according to the Record Plan. The ex-staff quarters will be renovated for use as a hostel. Both the HIC and hostel will also be used for vocational training for the disabled.

Signature Project Scheme Committee (SPSC) under SKDC to assess the proposal received. On 16 December 2014, representatives from HOHCS were invited to present their proposal to the Vetting Committee. Having considered the merits of the proposal, the Vetting Committee recommended HOHCS to be the partner organisation for an initial period of five years. The recommendation was endorsed by SKDC on 6 January 2015. A synopsis of HOHCS's proposal is at **Annex 4 to Enclosure 2**.

## **Operation and Monitoring**

5. The HIC will serve as an education and social centre that enables the younger generations to learn about the rich history of the district and the older generations to gather and reminisce about the past. The development history of TKO will be staged at the HIC. No entry fee will be levied on visitors. The sustainability of the HIC is supported by the income generated from the setting up of a hostel at the ex-staff quarters, in addition to the sale of light refreshment at a café/snack bar at the open courtyard of the HIC, sale of souvenirs, conducting guided tours and workshop or training and rental of activity rooms in the HIC, etc. HOHCS further proposed that the HIC and hostel will also serve as a vocational training centre for the disabled.

6. Any surplus of revenue or fee received from the operation of the HIC and the hostel will be ploughed back for their future development. HOHCS will operate the HIC cum hostel and provide activities and services on a non-profit making and self-financing basis. HOHCS will be charged a nominal rent for using the HIC and the hostel while responsible for all the recurrent costs, including the cost of managing, operating and maintaining the HIC and the hostel. HOHCS is committed to absorbing all recurrent deficits that may arise from the operation of the HIC and hostel during the contract period.

7. Specific requirements on the services will be set out in a service agreement to be signed between the Government and HOHCS. SKDC, with the support of SKDO, will ensure effective monitoring of the performance of HOHCS, the quality of services to be provided, and evaluate the effectiveness of the HIC and the hostel.

8. As for the scope, direction and content of the HIC, a Focus Group (FG) on



the HIC was formed in September 2015 to give advice on and provide support to the identification, collection and selection of relevant artefacts for display in the HIC. The FG is led by SKDO and comprises historians, former residents in the area, community leaders, school principals, teachers and students as future users, as well as representatives from the Leisure and Cultural Services Department, SKDC and HOHCS.

### **Financial Implications**

9. Under the SPS, a one-off allocation of \$100 million has been earmarked for each of the 18 districts. The estimated cost of works and related items of the Heritage Project is \$45.36 million in money-of-the-day prices. In addition, a provision of \$4.64 million will be earmarked for the employment of non-civil service contract staff under SKDO to oversee the project implementation. The remaining funds of the SPS projects for SK District will be earmarked for the “Reconstruction of the Sharp Island Pier” (the Pier Project). A breakdown of the project estimate is at **Annex 5 to Enclosure 2**.

10. Whilst HOHCS will be responsible for all recurrent costs of the HIC and the hostel, we estimate the additional government recurrent expenditure arising from other components of the Heritage Project, i.e. proposed public toilet at Duckling Hill, to be about \$0.1 million per annum.

### **Implementation**

11. Subject to the funding approval of the Finance Committee, we plan to commence the construction works in the fourth quarter of 2016 for completion in the second half of 2018.

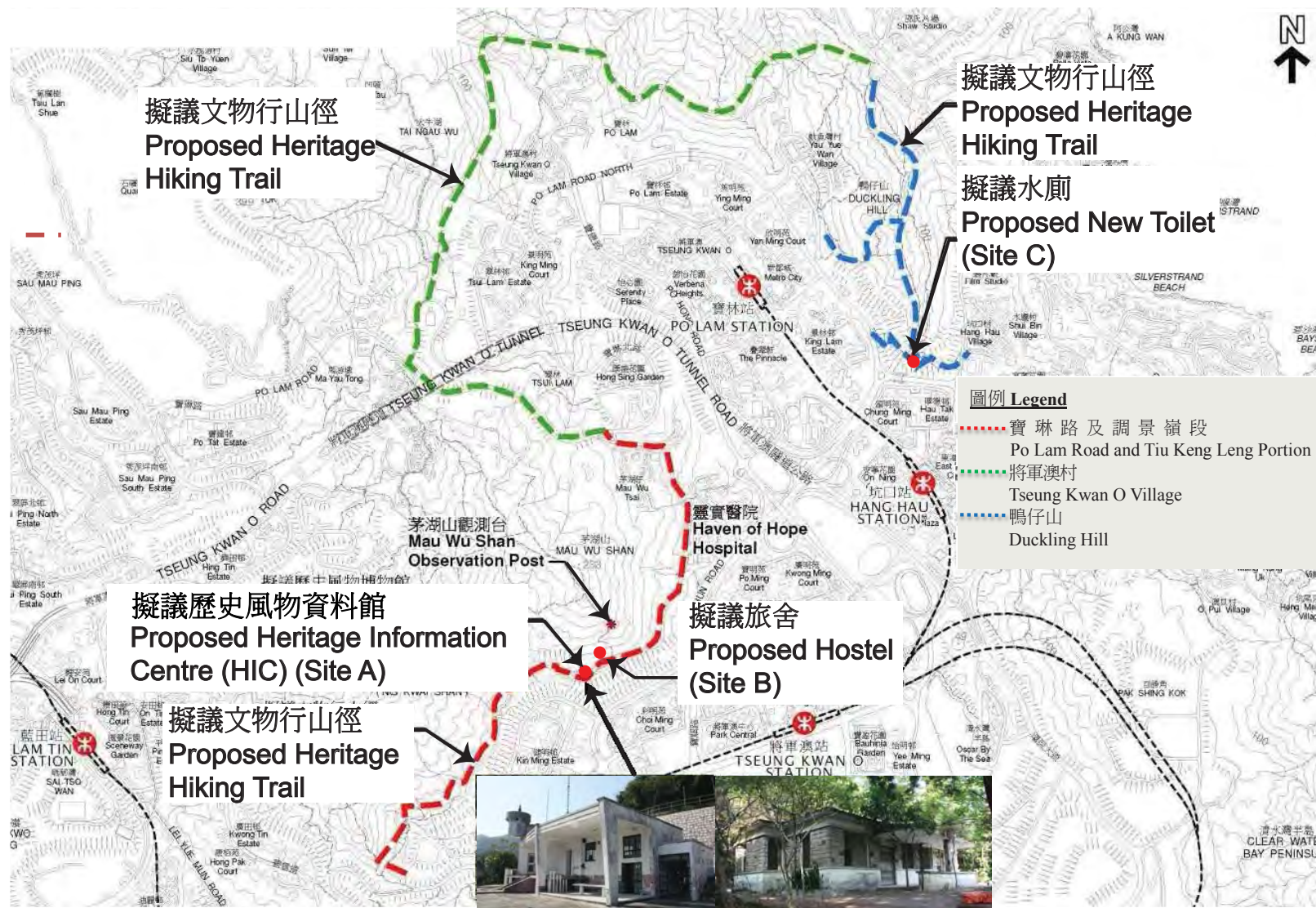
### **Public Consultation**

12. SKDC has set up the SPSC to discuss and follow up issues relating to the

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13. SKDC has continued to conduct public consultations to gauge the views of local residents and organisations. Information pamphlets have been distributed and talks on the project were given to associations of school principals and other groups. The Chairman of SKDC and the District Officer (SK) attended media interviews in April and May 2015. In August to December 2015, the District Officer (SK) has also met with over 1 000 residents of the district and the former residents of the TKL cottage area in group and individually on various occasions, such as the 65<sup>th</sup> Anniversary Dinner of HKMLC Queen Maud Secondary School and the 65<sup>th</sup> Anniversary Gala Dinner of Catholic Ming Yuen Secondary School, introducing to and discussing with them the two SPS projects. Positive response and full support on the two SPS projects were received.

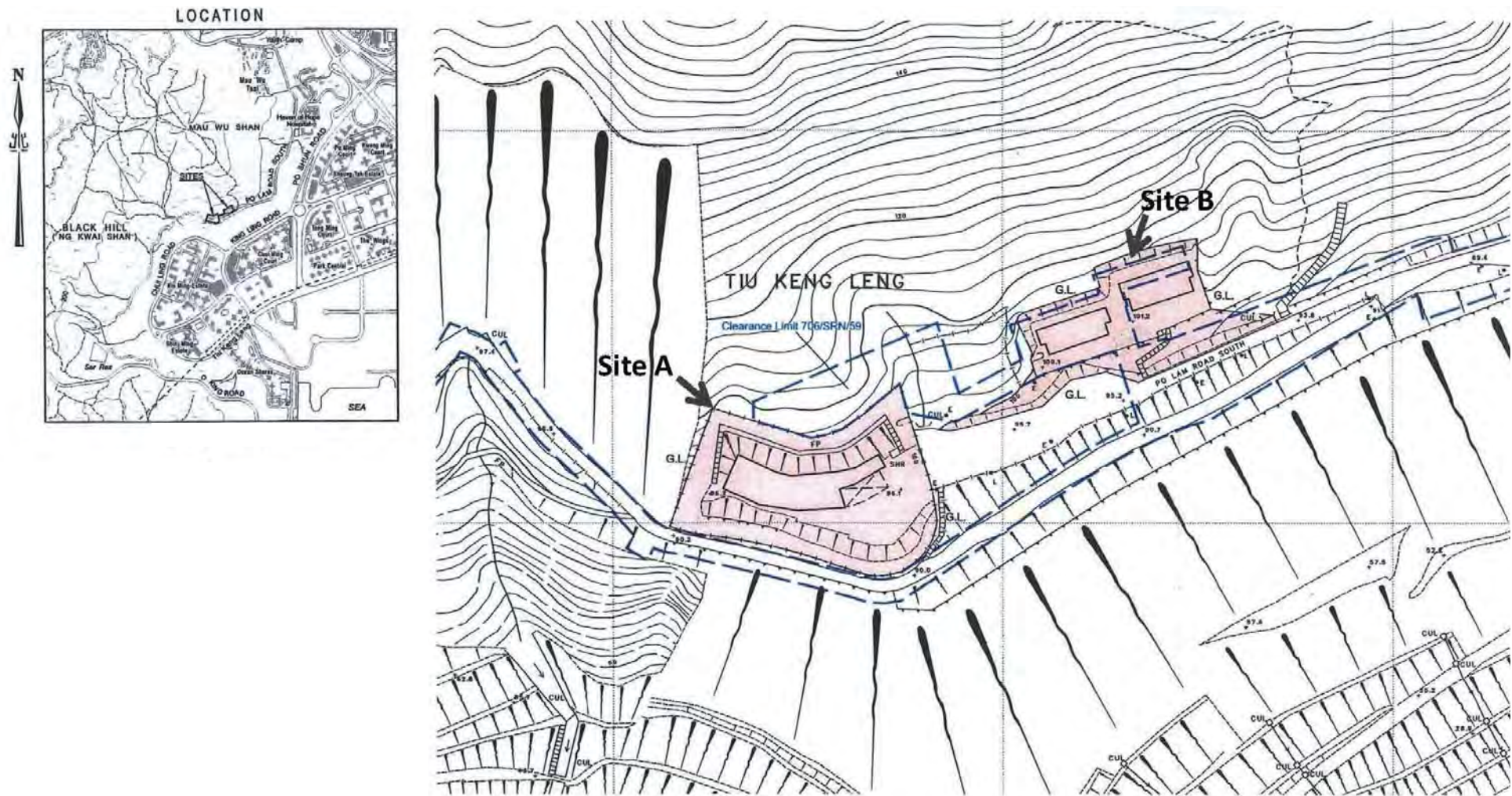
**Home Affairs Bureau**  
**Home Affairs Department**  
**April 2016**



位置圖  
LOCATION PLAN

67RG  
社區重點項目計劃(西貢區)-  
建設將軍澳文物行山徑及歷史風物資料館  
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL  
AND THE HERITAGE INFORMATION CENTRE





位置圖 (歷史風物資料館及旅舍)  
LOCATION PLAN (HIC AND HOSTEL)

67RG  
社區重點項目計劃 (西貢區) -  
建設將軍澳文物行山徑及歷史風物資料館  
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL  
AND THE HERITAGE INFORMATION CENTRE





舊調景嶺警署的相片  
PHOTOS OF THE EX-TIU KENG LENG  
POLICE STATION

67RG  
社區重點項目計劃 (西貢區) -  
建設將軍澳文物行山徑及歷史風物資料館  
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL  
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東座 EAST BLOCK



西座 WEST BLOCK

兩幢前職員宿舍的相片  
PHOTOS OF THE TWO EX-STAFF QUARTERS

67RG  
社區重點項目計劃 (西貢區) -  
建設將軍澳文物行山徑及歷史風物資料館  
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
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電腦模擬圖 (歷史風物資料館)  
COMPUTER IMAGE (HIC)

67RG  
社區重點項目計劃 (西貢區) -  
建設將軍澳文物行山徑及歷史風物資料館  
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL  
AND THE HERITAGE INFORMATION CENTRE



電腦模擬圖 (歷史風物資料館)  
COMPUTER IMAGE (HIC)

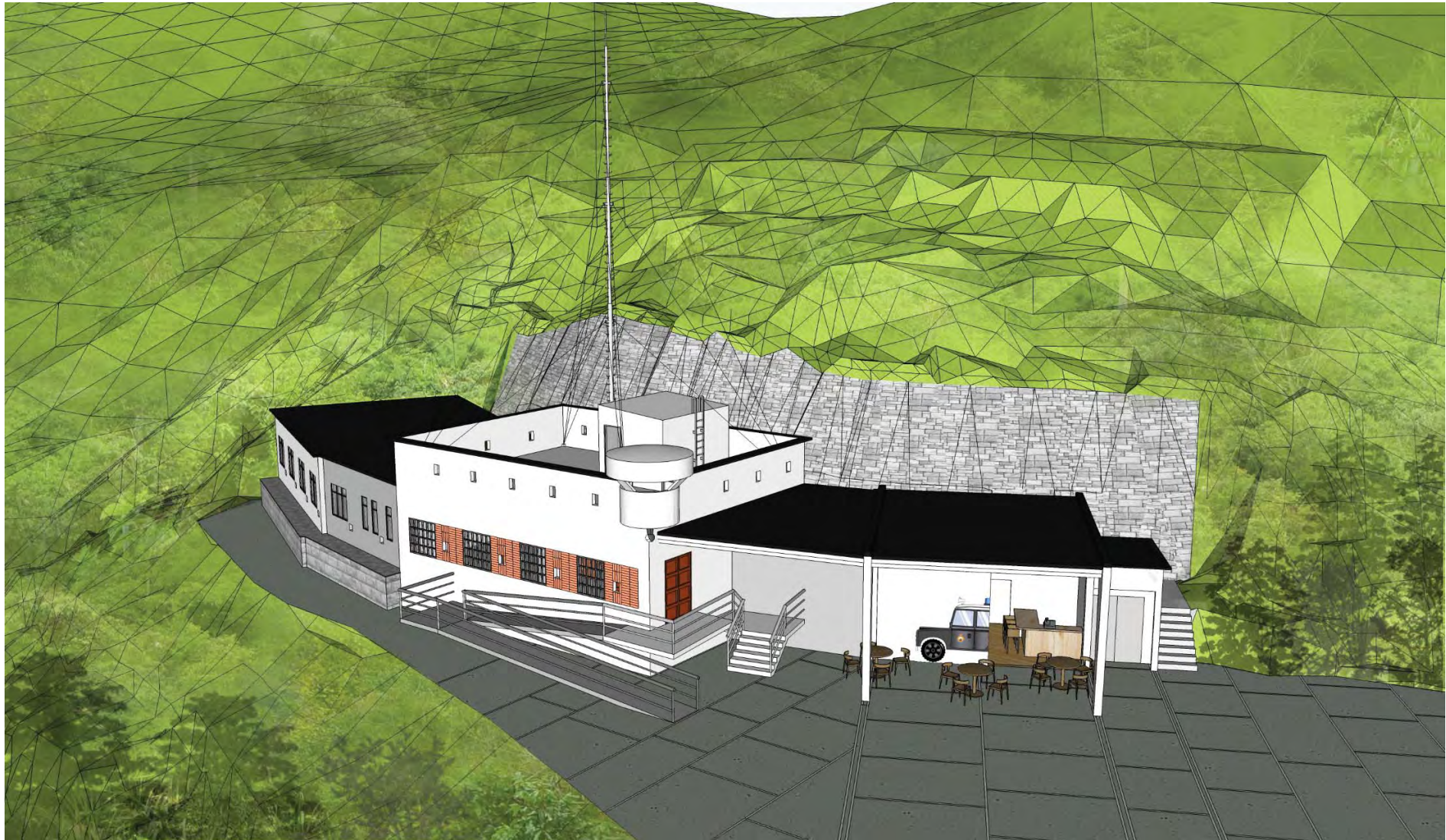
67RG  
社區重點項目計劃 (西貢區) -  
建設將軍澳文物行山徑及歷史風物資料館  
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL  
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電腦模擬圖 (歷史風物資料館)  
COMPUTER IMAGE (HIC)

67RG  
社區重點項目計劃 (西貢區) -  
建設將軍澳文物行山徑及歷史風物資料館  
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL  
AND THE HERITAGE INFORMATION CENTRE



電腦模擬圖 (歷史風物資料館)  
COMPUTER IMAGE (HIC)

67RG  
社區重點項目計劃 (西貢區) -  
建設將軍澳文物行山徑及歷史風物資料館  
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CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL  
AND THE HERITAGE INFORMATION CENTRE



電腦模擬圖 (旅舍)  
COMPUTER IMAGE (HOSTEL)

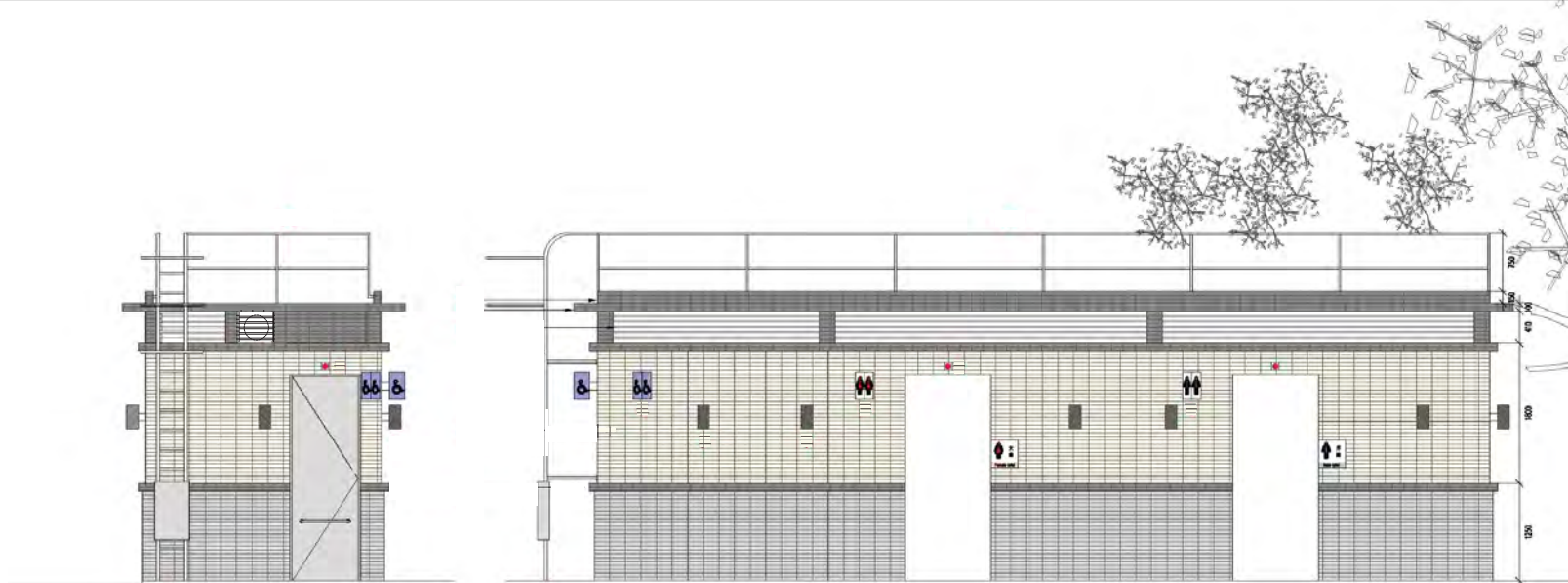
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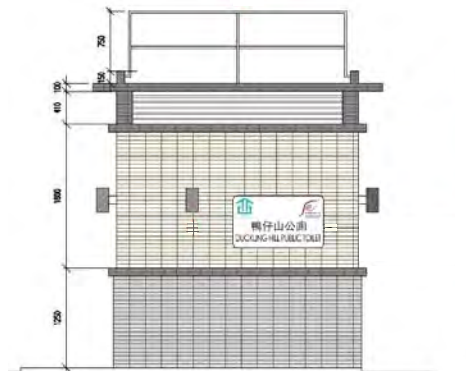
鴨仔山的相片  
PHOTOS OF DUCKLING HILL

67RG  
社區重點項目計劃 (西貢區) -  
建設將軍澳文物行山徑及歷史風物資料館  
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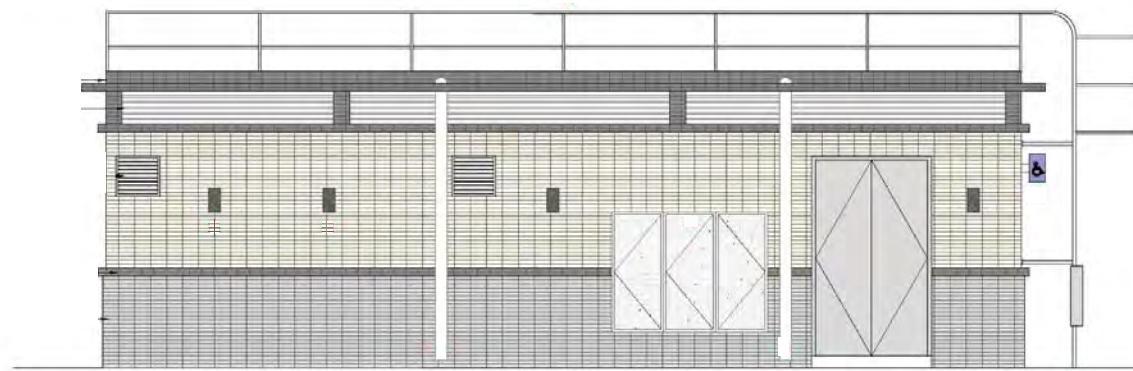


西面立面圖 (側面) WEST ELEVATION (SIDE)

南面立面圖 (正面) SOUTH ELEVATION (FRONT)



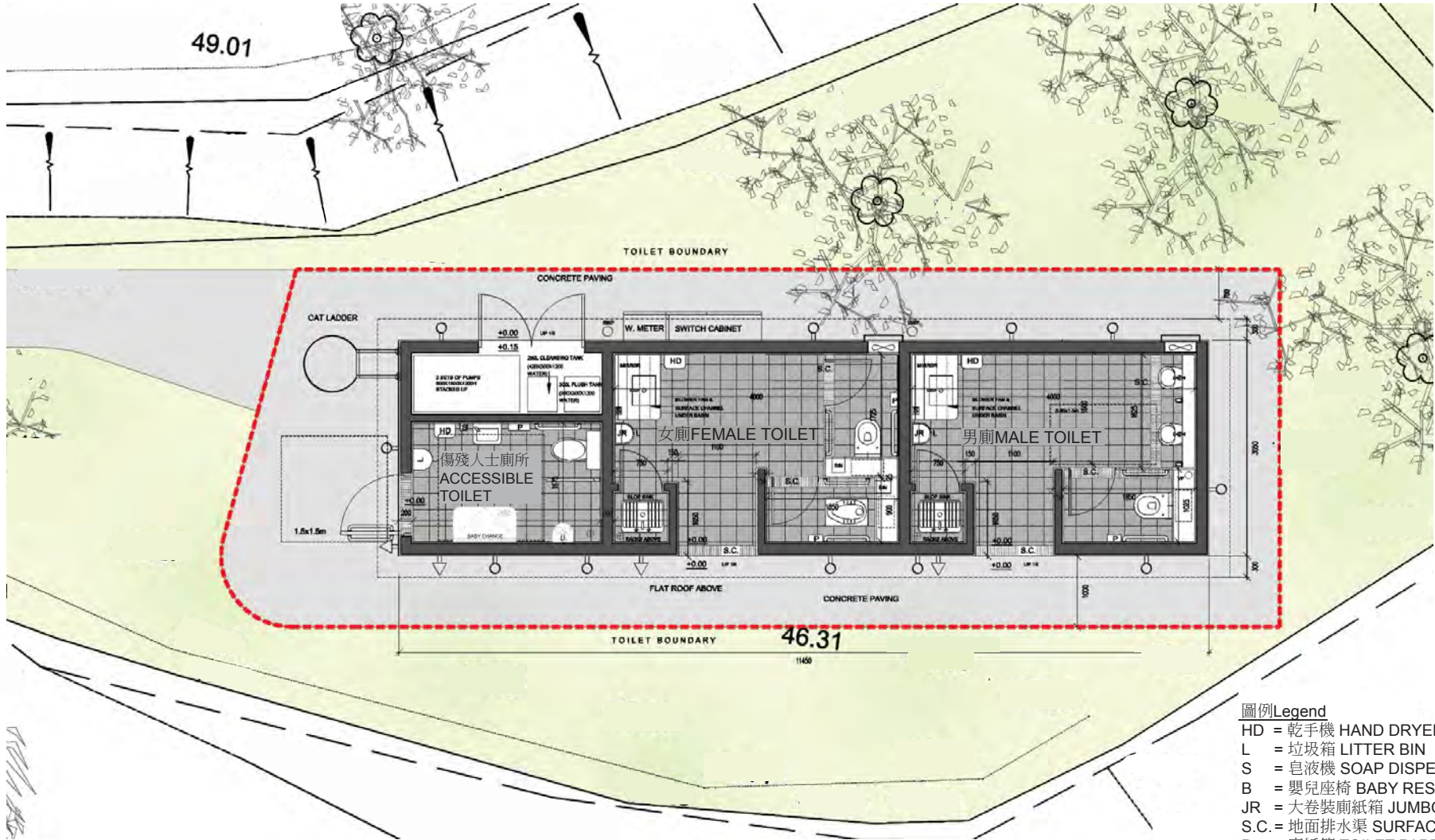
東面立面圖 (側面) EAST ELEVATION (SIDE)



北面立面圖 (背面) NORTH ELEVATION (REAR)

立面圖 (廁所)  
ELEVATION (TOILET)

67RG  
社區重點項目計劃 (西貢區) -  
建設將軍澳文物行山徑及歷史風物資料館  
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL  
AND THE HERITAGE INFORMATION CENTRE



- 圖例Legend
- HD = 乾手機 HAND DRYER
  - L = 垃圾箱 LITTER BIN
  - S = 皂液機 SOAP DISPENSER
  - B = 嬰兒座椅 BABY REST
  - JR = 大卷裝廁紙箱 JUMBO ROLL PAPER
  - S.C. = 地面排水渠 SURFACE CHANNEL
  - P = 廁紙箱 TOILET PAPER HOLDER

平面圖 (廁所)  
LAYOUT PLAN (TOILET)

67RG  
社區重點項目計劃 (西貢區) -  
建設將軍澳文物行山徑及歷史風物資料館  
SIGNATURE PROJECT SCHEME (SAI KUNG DISTRICT) -  
CONSTRUCTION OF THE TSEUNG KWAN O HERITAGE HIKING TRAIL  
AND THE HERITAGE INFORMATION CENTRE



**Signature Project Scheme (Sai Kung District) –  
Construction of the Tseung Kwan O Heritage Hiking Trail  
and the Heritage Information Centre**

**Summary of Proposal Submitted by Haven of Hope Christian Services**

**The Proposal**

The proposal contains three components: the establishment of the Heritage Information Centre (HIC) at the ex-Tiu Keng Leng Police Station (ex-TKLPS) to showcase the history and development of Tseung Kwan O (TKO); revitalization of the two ex-staff quarters to the north-east of ex-TKLPS into a hostel; and the provision of vocational training for the disabled at the HIC and hostel. The proposal contains elements of education, heritage conservation, leisure, and social gathering. Together with the community engagement programmes that will be organised, the HIC and hostel will benefit the community by enabling visitors and local residents, particularly the younger generations, to learn about the history of the territory and the district, bringing local residents together, enriching community life and providing valuable training and employment opportunities to the disabled.

2. The HIC and hostel will be operated and maintained on a non-profit making and self-financing basis, and will also serve as a training centre for the disabled.

**Activities and Services**

3. The HIC will showcase the unique history of TKO. Entry will be free. It is estimated that the HIC will receive around 22 000 to 25 000 visitors every year.

4. For the HIC to be self-sustainable, the two ex-staff quarters will be converted into a hostel with 14 guestrooms. There will also be a souvenirs shop, a café/snack



bar at the open courtyard of the HIC and other value added services like workshops. On the pricing, décor, operation, marketing and promotion of the hostel, advice from an experienced bed and breakfast operator will be sought to establish a niche in the hostel market. Professional service in marketing and promotion from travel agents/hostel specialists will also be secured. The hostel will open year-round, and expects 6 000 to 7 000 visitors every year.

5. Activities and programmes at the HIC and hostel will be organised to promote the HIC and hostel and to raise public awareness and interest on the history and development of TKO. Guided tours of the hiking trail will also be arranged for the hostel guests and the general public.

**Overview of the Estimated Cost  
of the Signature Projects of the Sai Kung District**

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Non-Civil Service Contract Staff	4,640
<b>Sub-total</b>	<b>50,000</b>
<b>Total Estimated Cost of the Two Signature Projects</b>	<b>100,000</b>