

**For discussion
on 14 December 2010**

Legislative Council Panel on Economic Development

Aberdeen Tourism Project

Purpose

This paper seeks Members' views on the design and works schedule of the Aberdeen Tourism Project (the Project), as well as the funding application to the Finance Committee (FC) for carrying out the Project.

Background

2. The Tourism Commission (the Commission) briefed this Panel in April 2009 on the way forward of the Project.

3. At the meeting, we reported that according to the financial consultant's assessment commissioned in 2008, the Project's original conceptual design was commercially and financially not viable and unlikely to attract private sector participation, even under favourable economic conditions and with a substantial increase in commercial elements which would in turn displace existing recreation facilities and open space, thus spoiling Aberdeen's unique characteristics as a traditional fishing harbour. In order to expedite the implementation of the Project, we proposed to undertake improvement works in the Aberdeen area with the theme of a traditional fishermen's village as the first step, while exploring additional options to further enhance the tourism appeal of Aberdeen in the long run. This approach has the full support of the Southern District Council (SDC).

4. We took note of the Panel's views in respect of revising the development proposal of the Project, as well as the motion passed by the Panel which urges the Administration to re-consider the way forward of the Project. The Administration has all along been looking at ways of developing Aberdeen into a popular tourist attraction. The purpose of our proposal to fund and carry out improvement works for the promenades on both sides of the Aberdeen Harbour as well as Ap Lei Chau Main Street and adjacent streets is to showcase the ambience of Aberdeen as a traditional fishermen's village and improve the

overall appearance as well as tourist facilities of the area, thereby making Aberdeen more attractive to visitors and promoting its tourism development. In fact, the SDC has been urging us to expedite the proposed improvement works.

Latest progress

5. After discussion at this Panel in April 2009, an inter-departmental working group was set up to take forward the Project. The Civil Engineering and Development Department engaged a consultant to work on the design of the Project. The Commission has conducted a number of site visits and met with the SDC, district personalities and other stakeholders a number of times to seek their views on the design.

6. At its meeting on 18 November 2010, the SDC expressed support for the design and works schedule of the Project, and the Administration's plan to seek funding approval from the FC for implementing the Project.

Project design

7. We propose to carry out the following improvement works along the promenade of both sides of the Aberdeen Harbour as well as Ap Lei Chau Main Street and adjacent streets –

- (a) re-constructing the existing viewing deck at the Aberdeen Promenade by installing sails with transparent effect, so as to establish a landmark for the promenade and create the ambience of a fishing harbour;
- (b) widening the public open space in the vicinity of the viewing deck, providing sampan seats and improving the existing chess pavilion as well as fitness area;
- (c) constructing a boardwalk and erecting seats as well as bronze display along the seaside of the elevated section of Aberdeen Main Road leading to Aberdeen Praya Road;
- (d) constructing a visitor information kiosk with traditional Chinese architectural characteristics near the Aberdeen Promenade exit of the pedestrian subway connecting with the Aberdeen Bus Terminus, so as to provide information on the history of Aberdeen as a fishing

harbour; expanding the existing performing stage and installing dragon boat bronze display and boat-shape seats in the area, as well as renovating the rooftop of the subway;

- (e) building a Chinese-style wall along the Aberdeen Promenade leading to Kwun Hoi Path for more effective separation of the Promenade and Aberdeen Praya Road;
- (f) improving the cruise landing shelters along Kwun Hoi Path and constructing a public toilet in the area;
- (g) renovating two pedestrian footbridges across Aberdeen Praya Road;
- (h) building a visitor information kiosk, erecting lantern features and a lighthouse display, as well as renovating the existing public toilet and chess pavilion at the Ap Lei Chau Waterfront Promenade; and levelling the public open space in front of the Hung Shing Temple forecourt;
- (i) constructing a new entrance for the Ap Lei Chau Wind Tower Park and providing beautification features including planters, railings and shelters;
- (j) re-paving the footpath of Ap Lei Chau Main Street and adjacent streets; and erecting artistic railings and signposts on these streets; and
- (k) installing iconic features with traditional Chinese architectural characteristics at various entrances of the vehicular lane of Ap Lei Chau Main Street; and re-paving the road pavement of Ap Lei Chau Main Street and adjacent streets with colour-dressing materials.

8. A site plan showing the location of these works items is at Annex.

Financial and economic implications

9. We estimate the total cost of the above works items to be \$288.1 million in money-of-the-day (MOD) prices, the breakdown of which is as follows –

\$ million

(a) Construction/ works packages/ contracts	
Design and build contract – Aberdeen Tourism Project	
(i) Improvement works at the Aberdeen Promenade	116.3
(ii) Improvement works at the Ap Lei Chau Waterfront Promenade	69.6
(iii) Improvement works at the Ap Lei Chau Main Street area	24.3
(iv) Other improvement works	10.5
(b) Consultants' fees	0.9
(i) Contract administration	0.1
(ii) Management of resident site staff	0.8
(c) Remuneration of resident site staff	17.5
(d) Contingencies	16.9
	Subtotal <hr style="display: inline-block; width: 100px; vertical-align: middle;"/>
	256.0
	(in September 2010 prices)
(e) Provision for price adjustment	32.1
	Total <hr style="display: inline-block; width: 100px; vertical-align: middle;"/>
	288.1
	(in MOD prices) <hr style="display: inline-block; width: 100px; vertical-align: middle;"/>

10. We estimate that construction of the works items set out in paragraph 7 above will create about 233 jobs (204 for labourers and another 29 for professional/ technical staff), providing a total employment of 3 381 man-months. Upon completion of these improvement works, the overall attractiveness of the Aberdeen area will be enhanced with better facilities for tourists.

Works schedule

11. If Members support carrying out the works items set out in paragraph 7 above, we will seek the endorsement of the Public Works Subcommittee (PWSC) in January 2011 for upgrading the Project to Category A. Thereafter, we shall seek funding approval for the Project by the FC in February 2011.

12. The construction works for the South Island Line (East) (SIL(E)) will also begin next year and the planned Lei Tung Station (the Station) will have an entrance/ exit at Wah Ting Street in Ap Lei Chau. During the construction of the Station, there will be construction vehicles running on Ap Lei Chau Main Street and adjacent streets. To ensure smooth implementation of the improvement works mentioned in paragraphs 7(j) and (k), we will work closely with the MTR Corporation Limited so that construction of the Station and the improvement works can tie in with each other to the greatest possible extent.

13. Assuming that funding approval will be obtained from the FC in February 2011, it is estimated that works items in paragraphs 7(a) to (i) mentioned above will be completed in phases in 2012-13. Depending on the works progress of the Station, works items in paragraphs 7(j) and (k) are expected to finish in 2014.

Long-term development

14. Besides carrying out improvement works for the promenades on both sides of the Aberdeen Harbour as well as Ap Lei Chau Main Street and adjacent streets, we have been exploring some long-term development options in the light of the views of this Panel, SDC and other stakeholders. The latest progress of the various proposals is as follows –

Developing a dining cum entertainment zone featuring seafood cuisine at part of the waterfront of northeastern Ap Lei Chau

15. Since part of the existing open space under the Ap Lei Chau Bridge is now being used as works areas for the Harbour Area Treatment Scheme or reserved as works areas for the construction of the SIL(E), the site can only be converted into other uses in 2015 at the earliest. We will examine the feasibility of developing a dining cum entertainment zone featuring seafood

cuisine in this area from the planning, environment and traffic perspectives at an appropriate juncture.

Developing the Aberdeen Wholesale Fish Market into a tourist attraction and providing seafood restaurants at the market

16. As for the proposal to turn the Aberdeen Wholesale Fish Market (AWFM) into a tourist attraction and provide seafood restaurants there, we have consulted the Fish Marketing Organisation, which is responsible for the management of the AWFM. We have also liaised with some representatives of the food and beverage sector to gauge their initial views on operating seafood restaurants in the AWFM.

17. The AWFM's primary function has all along been to provide wholesale services to fish buyers and is already running in its full capacity. Even if the AWFM is to be developed into a tourist spot, the market operation there must not be affected. Moreover, extra resources need to be secured for constructing visitor facilities as well as improving traffic arrangements. In addition, the safety issue arising from the gathering of a large number of tourists in the market must be adequately addressed, while planning and land use approval has to be obtained for providing commercial facilities in the AWFM.

18. The proposal involves many stakeholders and a variety of complicated technical issues. In addition, we shall also need to take into consideration the commercial viability of the proposal as well as its attractiveness to operators of restaurants and tourist facilities. We shall continue to follow up with relevant departments in the context of land lease, traffic arrangements, finance, planning and re-provisioning of affected facilities etc.

Re-vitalisation of "Category III" stationary vessels along the Aberdeen Promenade

19. "Class III" stationary vessels have been re-classified as "Class II" stationary vessels (stationary vessels) since 2007 under the Merchant Shipping (Local Vessels) Ordinance (Cap 548). Stationary vessels are allowed to engage in fishing-related trades only, viz live fish dealing, fish drying, fish storage, ice dispensing, water dispensing or landing businesses in accordance with the licensing requirements. There are 163 vessels of such kind in the territory, and they are mostly stationed in typhoon shelters in various districts. Typhoon shelters are to provide refuge for seafaring craft against adverse weather for the

safety of vessels, crew and passengers on board. The Administration is mindful that such limited space should not be taken up by stationary vessels engaging in non-fishing-related activities that can be carried out ashore, especially when there is a very high demand for the Aberdeen Typhoon Shelter which is typically utilised in full for berthing during occasions of adverse weather.

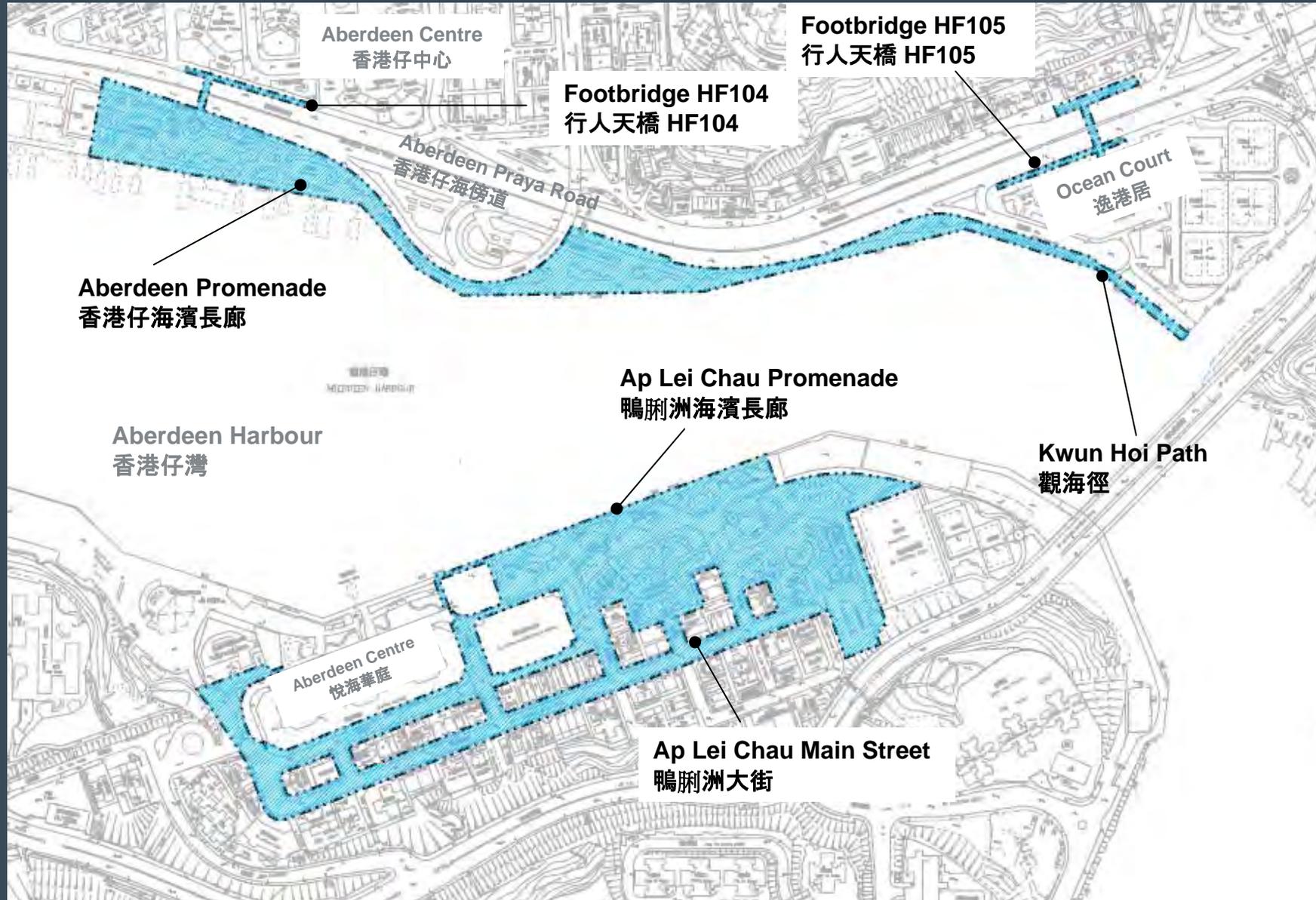
20. In addition, there are implementation difficulties to be addressed. In the event that an area in the Aberdeen Typhoon Shelter has to be designated for those stationary vessels engaging in non-fishing-related commercial activities, allocation of such area should be conducted fairly through open tender. Some stationary vessel owners are understood to be very concerned with such arrangement, as this may result in possible displacement of their existing vessels from their current designated stationing area. Moreover, we need to carefully consider ways to tackle issues relating to safety, insurance and food hygiene, etc. in order to ensure that the interests of patrons and the vessel owners are properly protected. Indeed, when the SDC discussed this issue on 18 November 2010, the technical difficulties were noted and the SDC recognised that the views of vessel owners had to be taken into account. The SDC resolved that other possible options to promote fishing village culture should be explored instead. In view of the above considerations, the Administration has no plan to expand the scope of activities allowed for these stationary vessels.

Advice sought

21. We would like to seek the support of Members for the Aberdeen Tourism Project, so that we can seek funding approval from the PWSC and FC and commence construction works set out in paragraph 7 as soon as possible.

**Tourism Commission
Commerce and Economic Development Bureau
December 2010**

Project Area 項目範圍



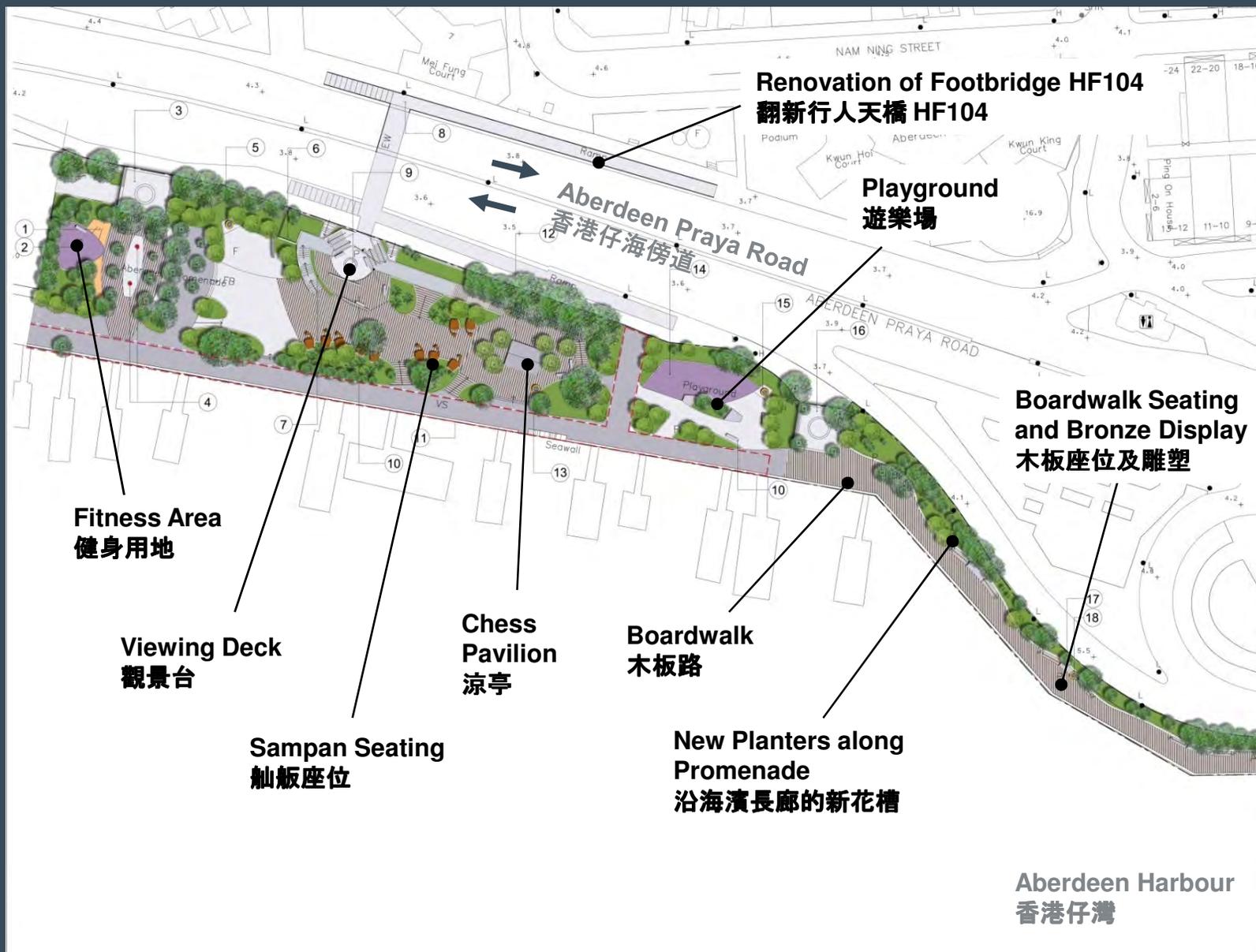
ATKINS

雅邦
Urban

General Layout - Aberdeen Promenade near Viewing Deck 總平面佈置 - 香港仔海濱長廊 (觀景台附近)

ATKINS

ATKINS
ARCHITECTURE

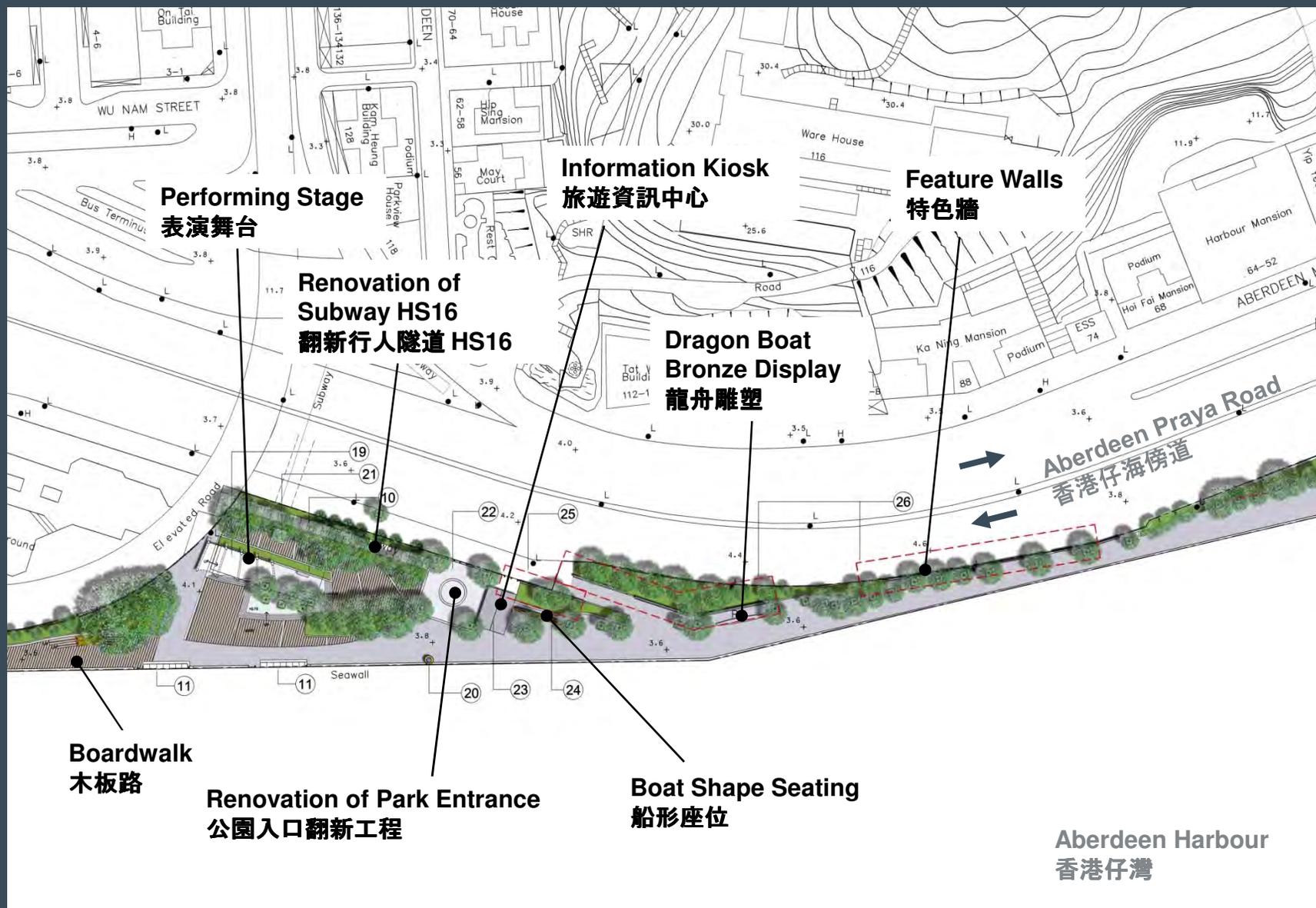


General Layout - Aberdeen Promenade near Subway

總平面佈置 - 香港仔海濱長廊 (行人隧道附近)

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ATKINS
 香港仔海濱長廊

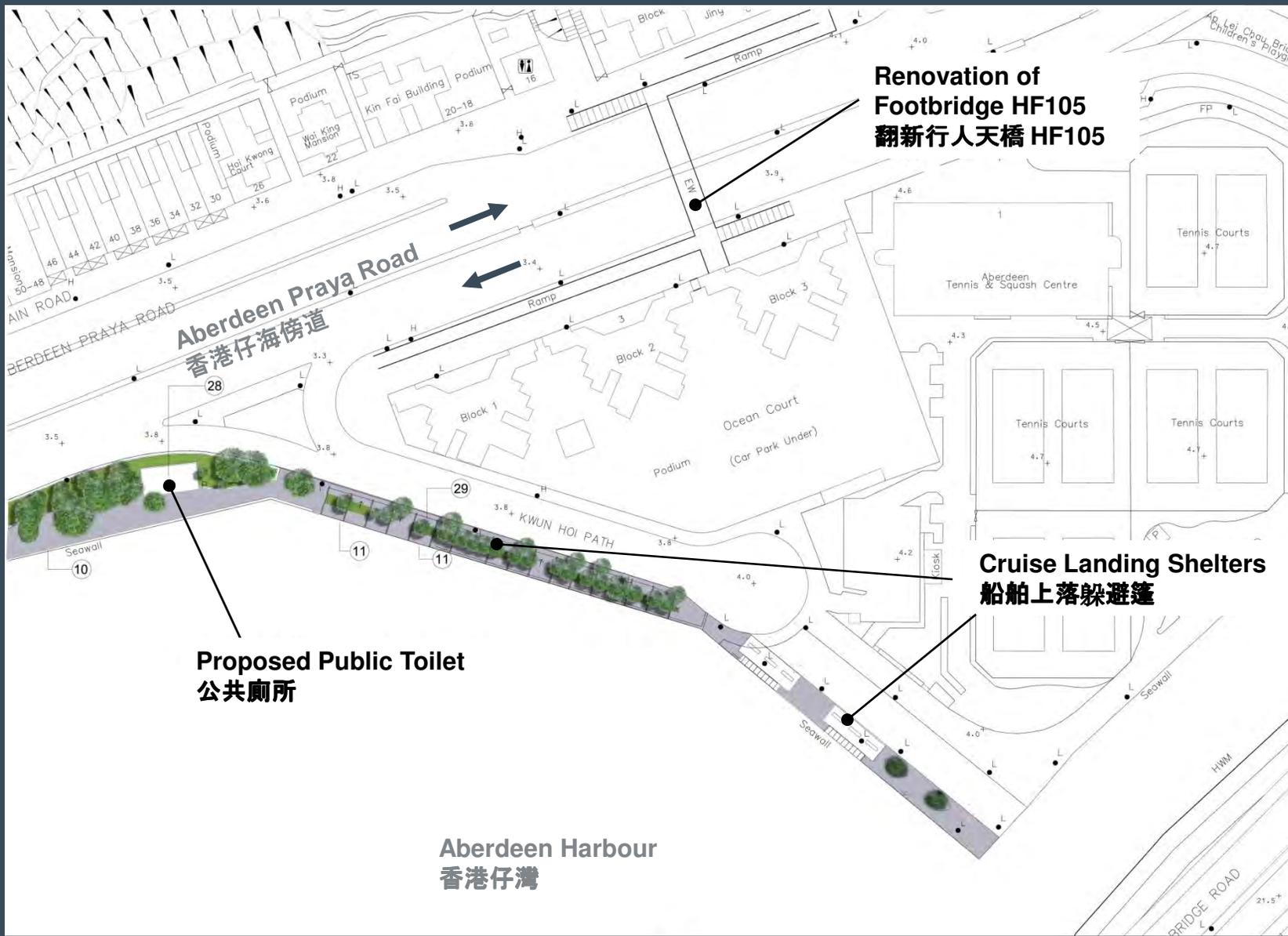


General Layout - Aberdeen Promenade near Kwun Hoi Path

總平面佈置 - 香港仔海濱長廊 (觀海徑附近)

ATKINS

Urban



Proposed Public Toilet
公共廁所

Renovation of Footbridge HF105
翻新行人天橋 HF105

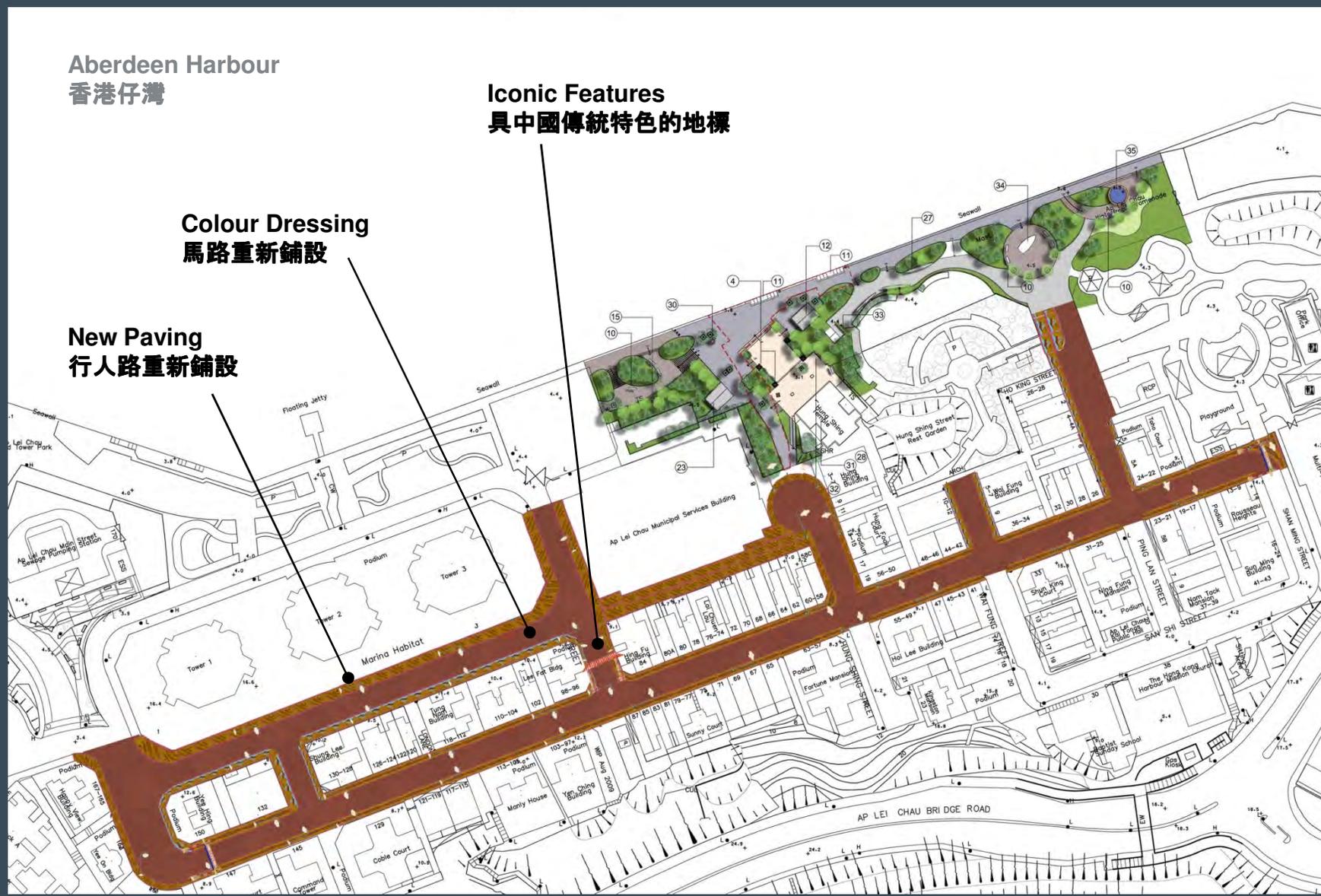
Cruise Landing Shelters
船舶上落躲避篷

Aberdeen Harbour
香港仔灣

General Layout – Ap Lei Chau Main Street 總平面佈置 – 鴨脷洲大街

ATKINS

Urban



Aberdeen Harbour
香港仔灣

Iconic Features
具中國傳統特色的地標

Colour Dressing
馬路重新鋪設

New Paving
行人路重新鋪設