

Task Force on Kai Tak Harbourfront Development

For information

Progress Update on Energizing Hoi Bun Road – Green Operation

PURPOSE

This paper updates Members on the works progress on Energizing Hoi Bun Road – Green Operation.

BACKGROUND

2. During Members' visit to the Energizing Kowloon East Office (EKEO) on 12 July 2012, we briefed Members on the Energizing Kowloon East Conceptual Master Plan (CMP) Version 2.0 (see **Annex A**) with 10 Main Tasks. We had further briefed Members on 27 Nov 2012 our place making initiative along Kwun Tong Waterfront, in which Task 5 and 10 advocates respectively on the face-lifting of the waterfront along Hoi Bun Road and bringing vibrant activities to the waterfront.

OPPORTUNITIES IDENTIFIED

3. Since then, we have identified the following opportunities in relation to the aforementioned face-lifting initiatives along Hoi Bun Road (see **Annex B**). In addition, the CMP 2.0 has evolved into CMP 3.0 which was published in June 2013 (see **Annex C**).

- a. Modify an enclosed site occupied by a Drainage Services Department's (DSD) Dry Weather Flow Interceptor (DWFI) located near **How Ming Street** to a fully underground structure. The land released will integrate with the adjoining Fly the Flyover 01 (FF01) venue for arts and cultural use.

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- b. Modify an enclosed waterfront site occupied by a DSD's DWFI located near **Tsun Yip Street** to a fully underground structure. The land released will form part of the adjoining Hoi Bun Road Sitting-out-Area in providing a continuous waterfront open space networking connecting to the Kwun Tong Promenade Phase 1.
- c. Modify an enclosed site occupied by a DSD's DWFI located near **Lai Yip Street** to a fully underground structure. The land released will integrate with the adjoining vacant Government land (Site C) underneath Kwun Tong Bypass planned for creativity, arts and cultural use.
- d. Setback / modify the boundary wall of the existing DSD's Intermediate Sewerage Pumping Station (ISPS) near **Kei Yip Street** to release space for pedestrian circulation as well as to provide greening to enhance the streetscape.
- e. Develop Hoi Bun Road into a tree-lined boulevard with enhanced urban greening and streetscape.

PROGRESS OF WORKS

4. The progress of works is summarized as follows:

a. DWFI at How Ming Street

DSD has partly finished the DWFI modification works in December 2012 to facilitate the opening of the FF01 in January 2013. The remaining modification works was completed in November 2013. The surrendered land will integrate with the adjoining FF01 venue for arts and cultural use (see **Annex D**).

b. DWFI at Tsun Yip Street

DSD has completed the DWFI modification works in November 2013. Improvement works is being carried out to the

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surrendered land together with the adjoining Hoi Bun Road Sitting-out-Area since mid-December 2013 with target completion by mid-2014. Due to its proximity to the nearby Kwun Tong Promenade Phase 1, the improvement works will adopt a similar language established therein for consistency (see **Annex E**).

c. DWFI at Lai Yip Street

DSD has completed the DWFI modification works in November 2013. EKEO has launched a Market Sounding Exercise (MSE) for 'Creativity, Arts and Culture under Kwun Tong Bypass' on 26 Nov 2013 to invite interested non-profit making organizations to share views on the use of the 3 sites, namely Site B, C & D for which Site D is already in operation as FF01, Site C&D are both vacant government land.¹ Site C will include the subject piece of surrendered land from DSD. The MSE was closed on 7 January 14 and we are now preparing the Invitation for Proposal for issuance in Q2/2014 to select an appropriate operator. Tentatively, Site B and C will be completed for operation around Q1/2016 (see **Annex F**).

d. ISPS at Kei Yip Street

Beautification works of the ISPS is being carried out by DSD since Mid-October 2013 for completion by end Mar 2014 (see **Annex G**).

e. Tree-lined Boulevard

Study is being carried out to investigate the feasibility to realign Hoi Bun Road to release more space for planting of trees along both sides of the carriageway. We shall update Members when more details are available (See **Annex H**).

¹ Members were informed of the MSE via circulation of an Information Paper titled 'Creativity, Arts and Culture – Kowloon East Fly the Flyover 0123' on 21 November 2013.

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5. The Kwun Tong District Council has been consulted on 8 January 2013 and they supported the proposals.

CONCLUSION

6. Members are invited to note the latest progress on the EKE's initiative to face-lift Hoi Bun Road.

**Energizing Kowloon East Office
Development Bureau
February 2014**

Attachments

Annex A – Conceptual Master Plan Version 2.0

Annex B – Face-lifting Opportunities at Hoi Bun Road

Annex C – Conceptual Master Plan Version 3.0

Annex D – DWFI at How Ming Street

Annex E – DWFI at Tsun Yip Street and Hoi Bun Road Sitting-out Area
Improvement

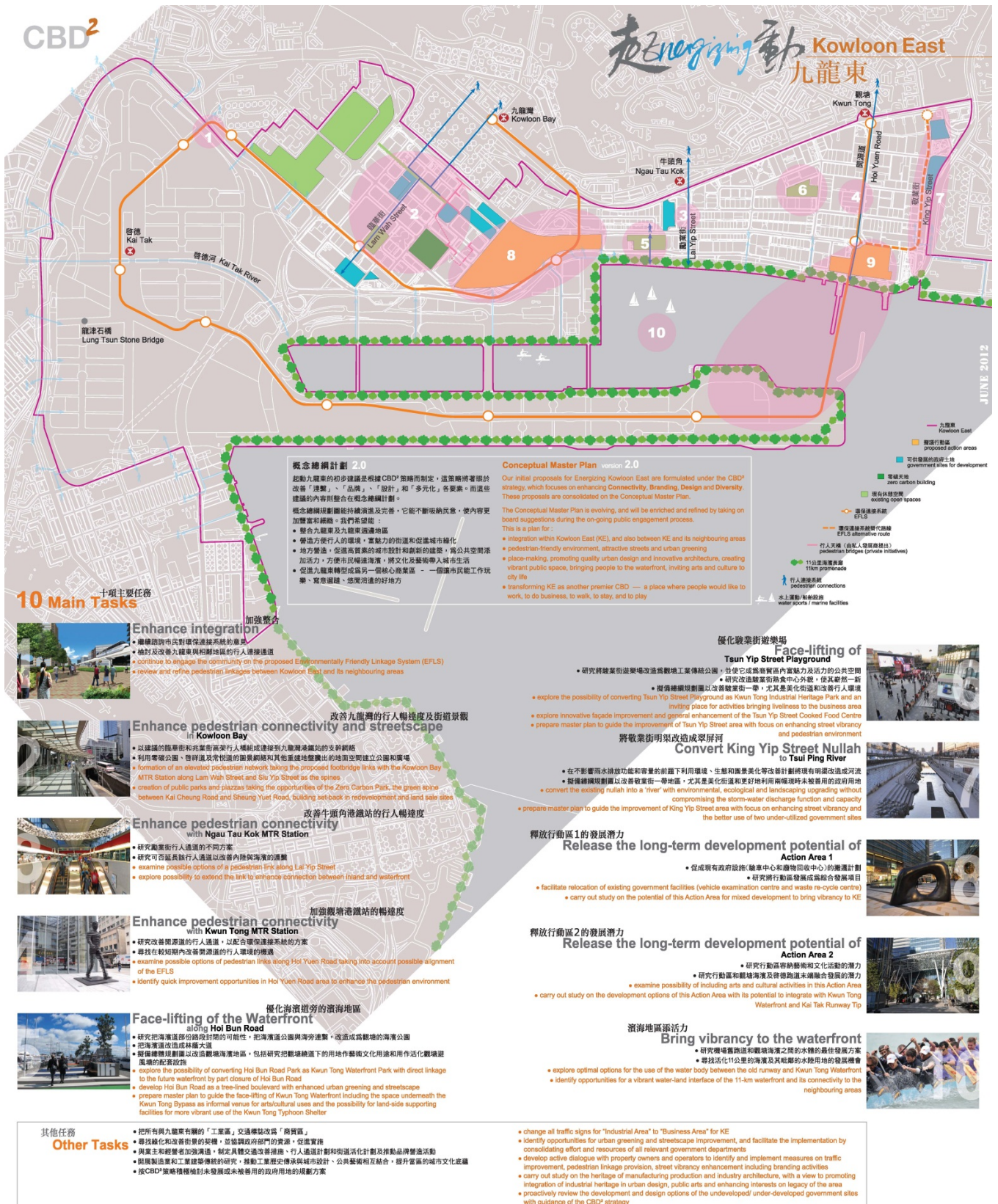
Annex F – DWFI at Lai Yip Street

Annex G – Intermediate Sewerage Pumping Station at Kei Yip Street

Annex H – Hoi Bun Road Tree-lined Boulevard

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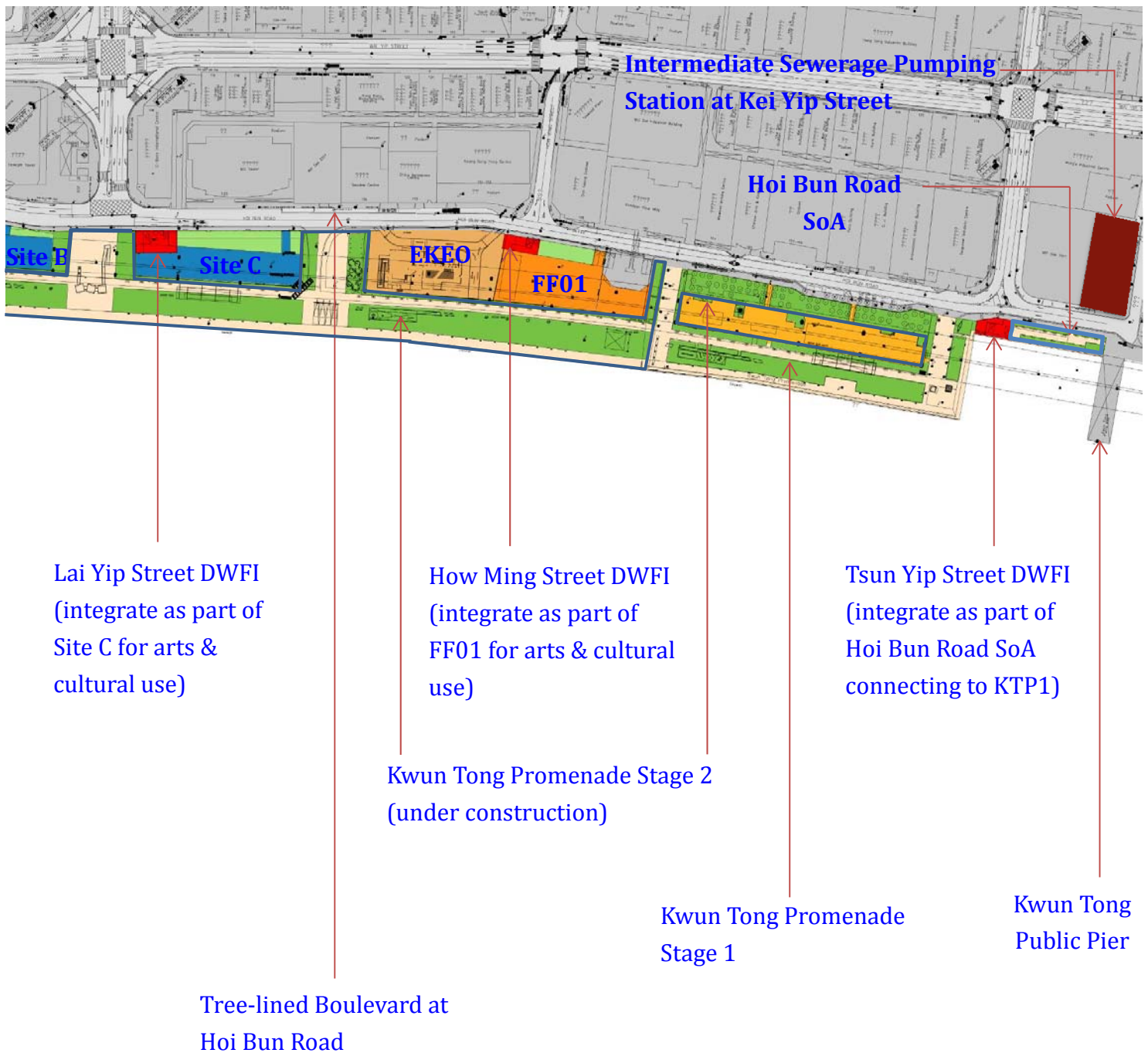
Annex A



Conceptual Master Plan 2.0

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Annex B



Face-lifting Opportunities at Hoi Bun Road

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Annex C



Conceptual Master Plan 3.0

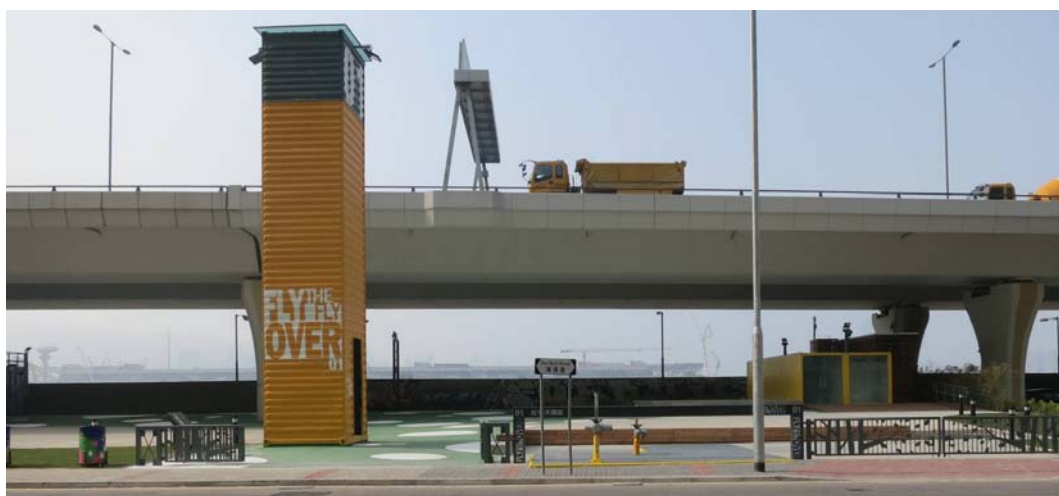
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Annex D

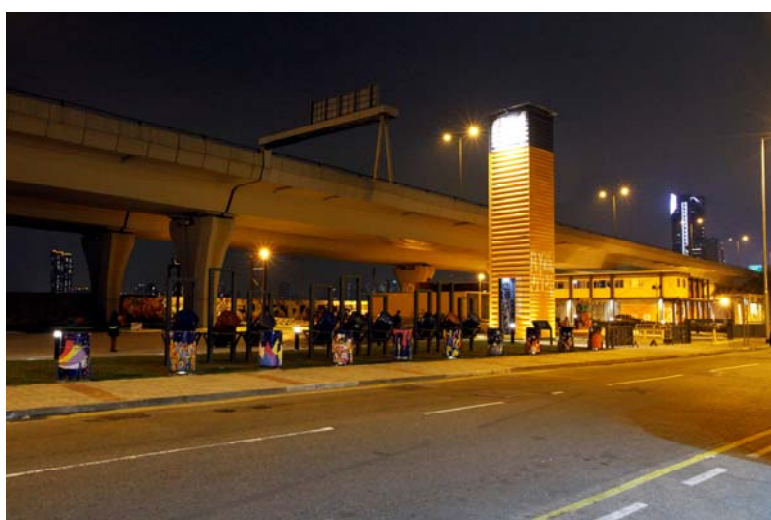
Before



After



Before



After

DWFI at How Ming Street

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Annex E

Before



DWFI at Tsun Yip Street

Hoi Bun Road
Sitting-out Area



DWFI at Tsun Yip Street

Hoi Bun Road
Sitting-out Area

Kwun Tong Promenade
Phase 1

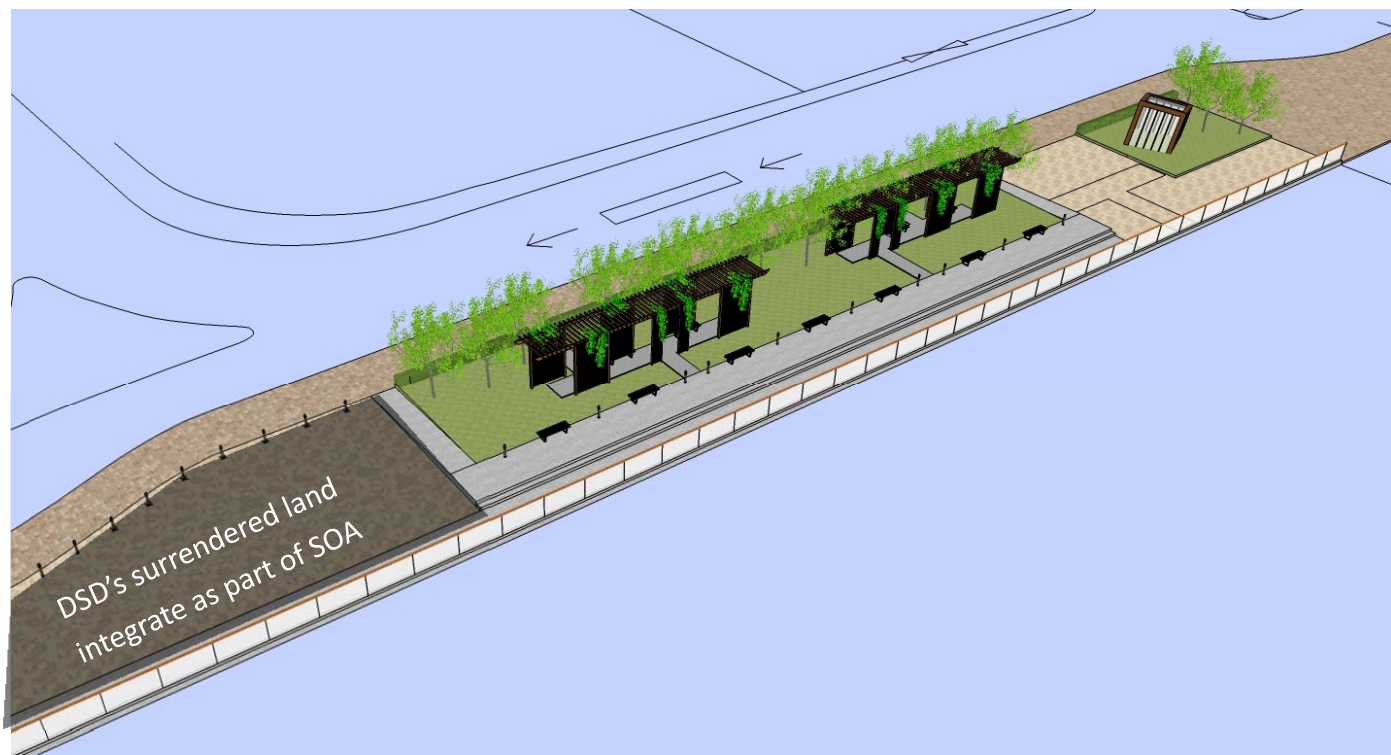


Boundary wall of DWFI
at Tsun Yip Street

Existing condition of Hoi Bun
Road Sitting-out Area

DWFI at Tsun Yip Street and Hoi Bun Road Sitting-out Area Improvement

After



DWFI at Tsun Yip Street and Hoi Bun Road Sitting-out Area Improvement

After



DWFI at Tsun Yip Street and Hoi Bun Road Sitting-out Area Improvement

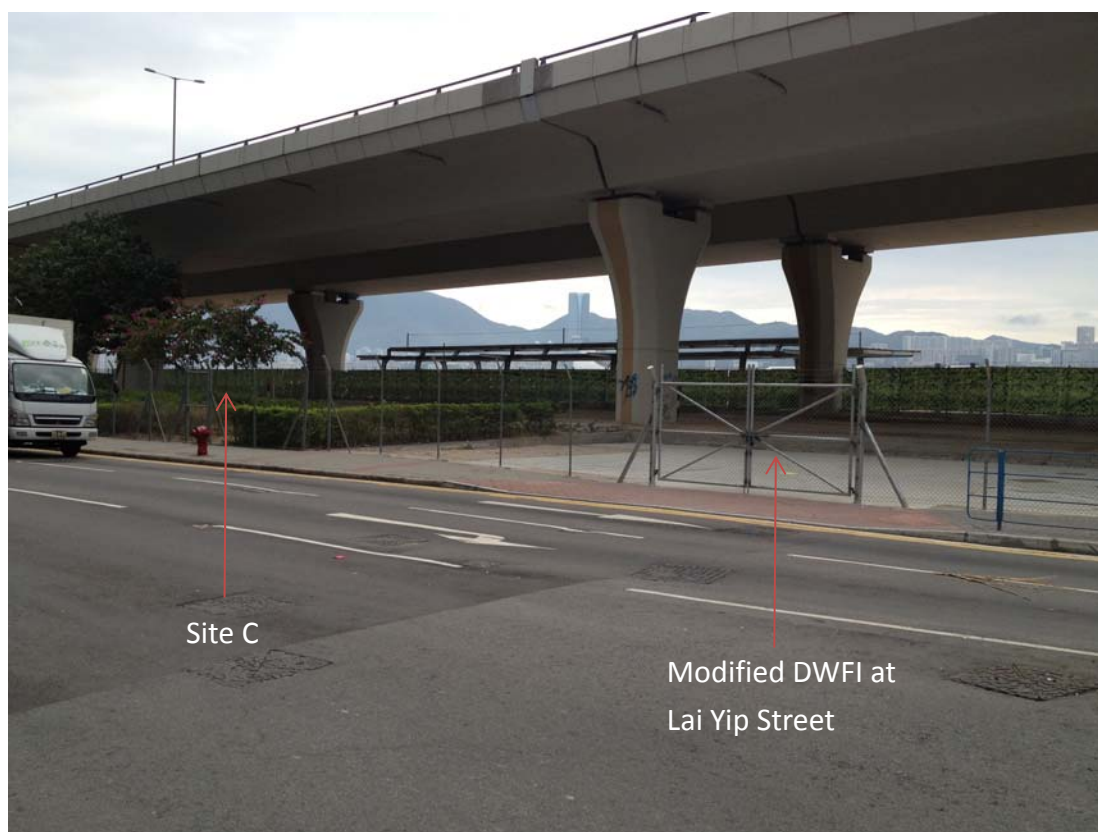
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Annex F

Before



After



DWFI at Lai Yip Street

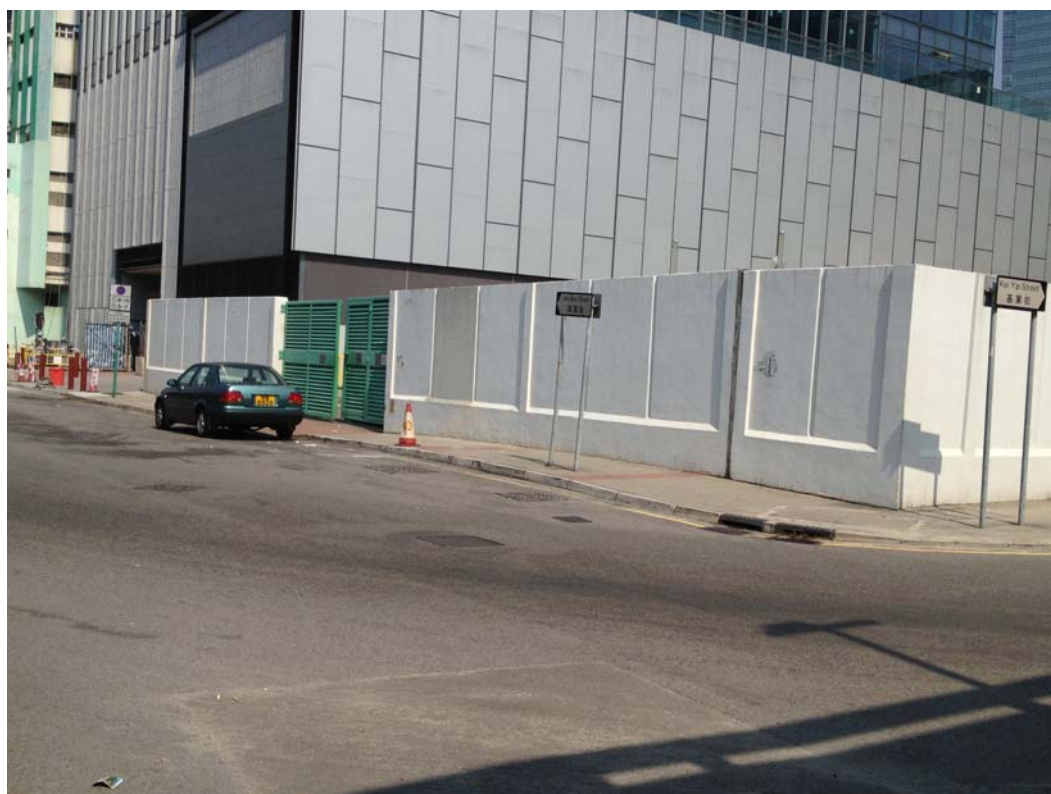
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Annex G

Before

Set back
boundary wall to
release space for
pedestrian
circulation and
greening

Modify boundary wall to
include greening for
streetscape enhancement



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Intermediate Sewerage Pumping Station at Kei Yip Street

Annex G

After (Artist Impression)

3D Rendering - Daytime



Intermediate Sewerage Pumping Station at Kei Yip Street

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Annex H

Before



Artist Impression after improvement



Hoi Bun Road Tree-lined Boulevard