

**For discussion
on 28 February 2017**

LEGISLATIVE COUNCIL PANEL ON DEVELOPMENT

3281RS - Reprovisioning of Tsun Yip Street Playground facilities to Hong Ning Road Park and Ngau Tau Kok Fresh Water Service Reservoir

PURPOSE

This paper briefs Members on the proposal to upgrade **3281RS** – Reprovisioning of Tsun Yip Street Playground facilities to Hong Ning Road Park and Ngau Tau Kok Fresh Water Service Reservoir to Category A.

PROJECT SCOPE

2. Hong Ning Road Park and Ngau Tau Kok Fresh Water Service Reservoir (the Reservoir) is a site with a total area of about 24 000 square metres (m²). The proposed scope of the works under the project includes –

- (a) reprovisioning of the ball courts at Tsun Yip Street Playground, including a 7-a-side soccer pitch and two basketball courts, affected by project **3450RO** – Converting Tsun Yip Street Playground as Kwun Tong Industrial Culture Park;
- (b) reprovisioning of the existing ball courts, including four tennis courts and two gateball courts, and the existing jogging track at Hong Ning Road Park;
- (c) provision of lawn and passive recreation area including elderly fitness area, landscaping, sitting-out area and children's playground at Hong Ning Road Park and the Reservoir;
- (d) provision of barrier-free access and related facilities including a lift

tower, staircases and a footbridge connecting Hong Ning Road Park and the Reservoir;

- (e) construction of ancillary facilities, including toilets, a baby care room, a management office, a store room, a first-aid room, a refuse collection chamber, an equipment store room, loading and unloading area and car parking facilities at Hong Ning Road Park;
- (f) demolition of the Office of the Communications Authority (OFCA)'s disused facilities within the site boundary including a structure, an antenna mast and anchoring points for mast; and
- (g) construction of a barrier to restrict public access to the Water Supplies Department's equipment and facilities at the Reservoir.

3. Subject to funding approval by the Finance Committee, we plan to commence the project in the fourth quarter of 2017 for completion in the fourth quarter of 2020. To minimise the impact of the reprovisioning works to the users of the existing facilities at Hong Ning Road Park, we plan to carry out the construction works in three phases. Phase 1 includes the reprovision of the 7-a-side soccer pitch, two gateball courts and enhancement of the existing children's playground, which would be completed in mid-2019. Phase 2 includes the reprovision of four tennis courts, a management office, toilets and ancillary facilities, as well as the construction of a lift tower, a children's playground and elderly fitness area on the Reservoir, which would be completed in the first quarter of 2020. Phase 3 includes the provision of a sitting-out area on the Reservoir, and the reprovision of two basketball courts, a jogging track, an elderly fitness and sitting-out area at Hong Ning Road Park, which would be completed in the fourth quarter of 2020.

4. A location plan cum existing site plan, a phasing plan cum proposed site plan (showing the proposed facilities for the project), artist's impressions and a barrier-free access plan for the project are at **Enclosures 1 to 5** respectively.

JUSTIFICATION

5. The Tsun Yip Street Playground at the centre of the Kwun Tong business area is being converted into a park with an industrial culture design theme under

3450RO – Converting Tsun Yip Street Playground as Kwun Tong Industrial Culture Park. The Finance Committee approved the upgrading of **3450RO** to Category A on 20 November 2015, and the construction works commenced in July 2016 for completion in mid-2018. This project **3281RS** includes the necessary reprovisioning of the affected 7-a-side soccer pitch and two basketball courts at Hong Ning Road Park to generally maintain the overall number of ball courts in the Kwun Tong District.

6. The existing facilities at Hong Ning Road Park including four tennis courts, two gateball courts, a jogging track, and ancillary facilities are reprovisioned in this project. Barrier-free access and related facilities will be provided for access to the landscaped area and passive recreation area on the Reservoir. Demolition of the disused OFCA's facilities on the Reservoir is necessary to facilitate the unobstructed use of recreation area and open space.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of **3281RS** to be \$397.1 million in money-of-the-day (MOD) prices, broken down as follows –

	\$ million	
(a) Site works and external works ¹	162.3	
(b) Building	59.9	
(c) Building services	26.7	
(d) Others ²	73.7	
Sub-total	322.6	(in September 2016 prices)
(e) Provision for price adjustment	74.5	
Total	397.1	(in MOD prices)

¹ Comprising site works, slope works, drainage, external works and soft landscaping works.

² Comprising demolition works, additional energy conservation, green and recycled features, furniture and equipment, consultant's fee, remuneration of resident site staff and contingencies.

PUBLIC CONSULTATION

8. We consulted the District Facilities Management Committee of the Kwun Tong District Council (KTDC) on the project scope, conceptual layout, detailed design and implementation schedule of the project on 14 March 2013, 2 September 2015 and 12 May 2016 respectively. KTDC generally supported the project and, among others, requested the Government to re-provision the 7-a-side soccer pitch as soon as possible. We explained the phasing of works under the project and the construction sequence which would minimise disruption to the users of Hong Ning Road Park as well as the operation of the management office. KTDC noted that the soccer pitch would be re-provisioned at Hong Ning Road Park by mid-2019.

ENVIRONMENTAL IMPLICATIONS

9. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause any long-term adverse environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

10. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities³. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

11. During construction and demolition, we will control noise, dust and site run-off nuisances to levels within established standards and guidelines through the implementation of mitigation measures in the relevant contract. These measures include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and provision of wheel-washing

³ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

facilities. We will carry out site inspections to ensure that these recommended mitigation measures and good site practices are properly implemented.

12. At the start of the construction stage, we will also require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation measures to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

HERITAGE IMPLICATIONS

13. The proposed works will not affect any heritage site, i.e. any declared monuments, proposed monuments, graded heritage site or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

14. The proposed works do not require any land acquisition.

BACKGROUND

15. Converting Tsun Yip Street Playground into a park with an industrial culture design theme is one of the ten main tasks under the Energizing Kowloon East Conceptual Master Plan which aims to enhance connectivity, improve the environment and unleash the development potential in Kowloon East. This project, which springs from the Tsun Yip Street Playground conversion project, is mainly to re-provision the affected facilities.

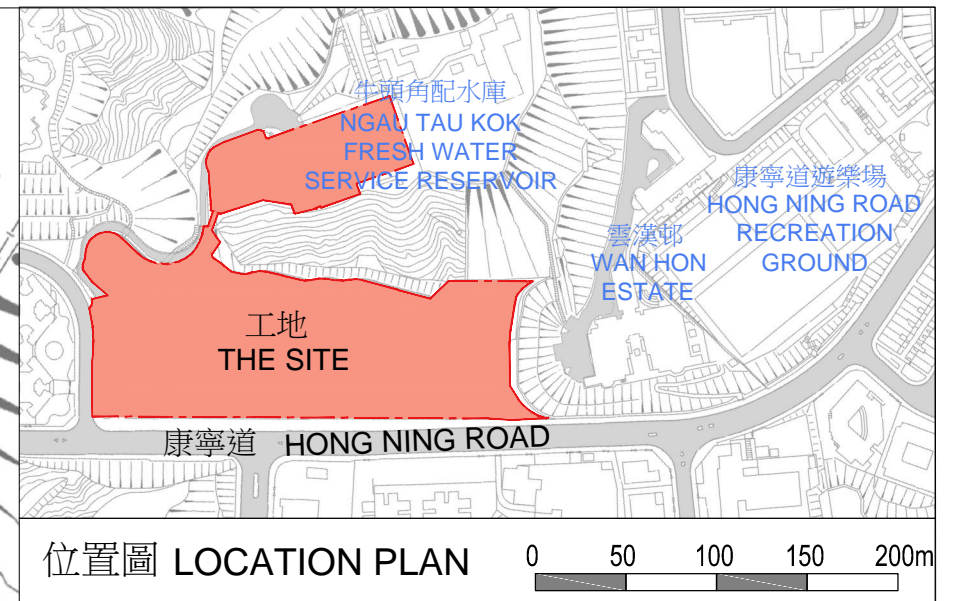
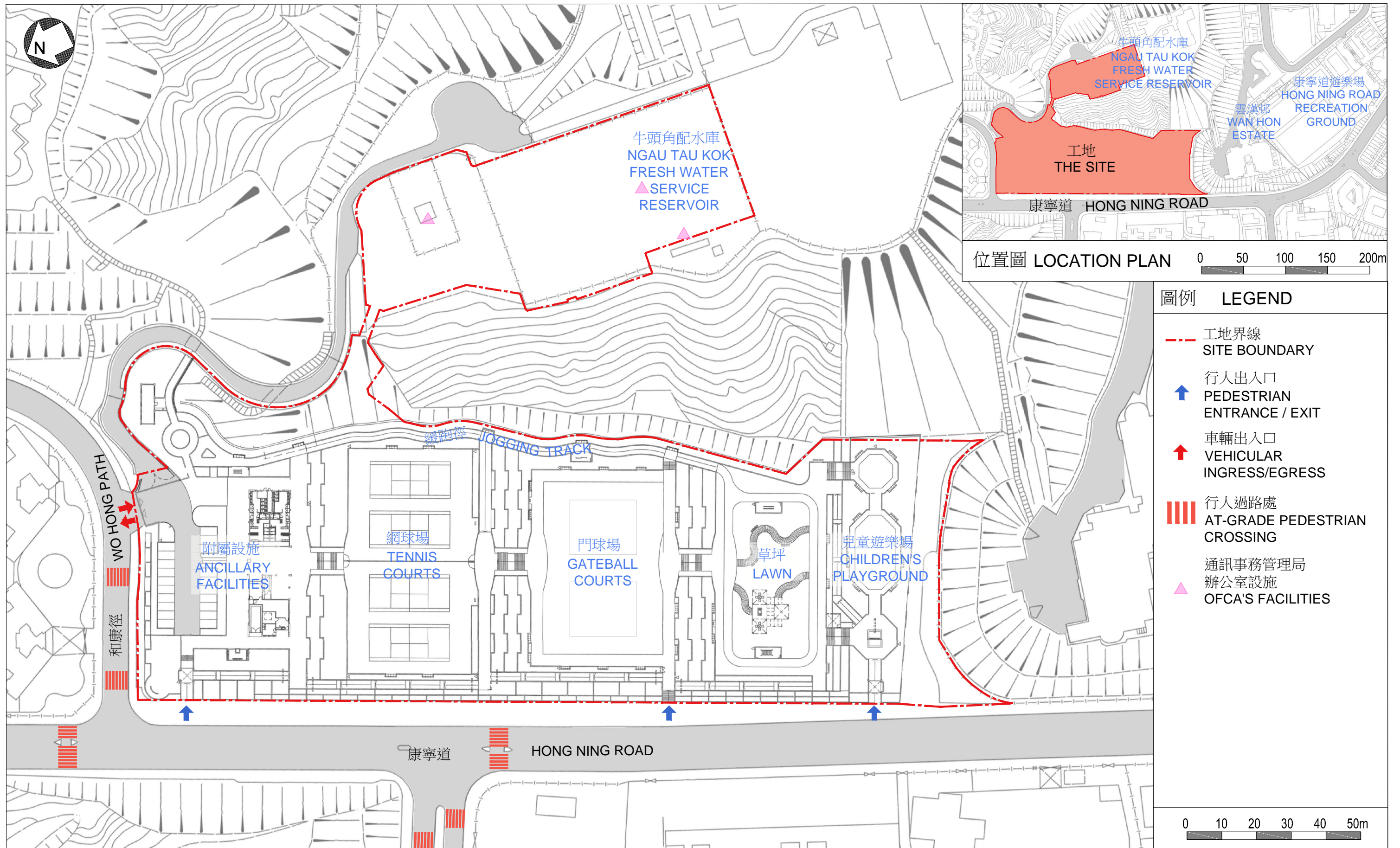
16. We upgraded **3281RS** to Category B in September 2013.

17. We have engaged consultants to undertake various services, including ground investigation, topographical survey, layout design, detailed design, tender documentation and quantity surveying services since May 2013, at a total cost of about \$11.7 million. The services provided by the consultants are funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. Except the quantity surveying services and tender documentations, all other pre-construction services have been completed.

WAY FORWARD

18. We plan to seek support from the Public Works Subcommittee for upgrading the project in March 2017 before seeking funding approval from the Finance Committee.

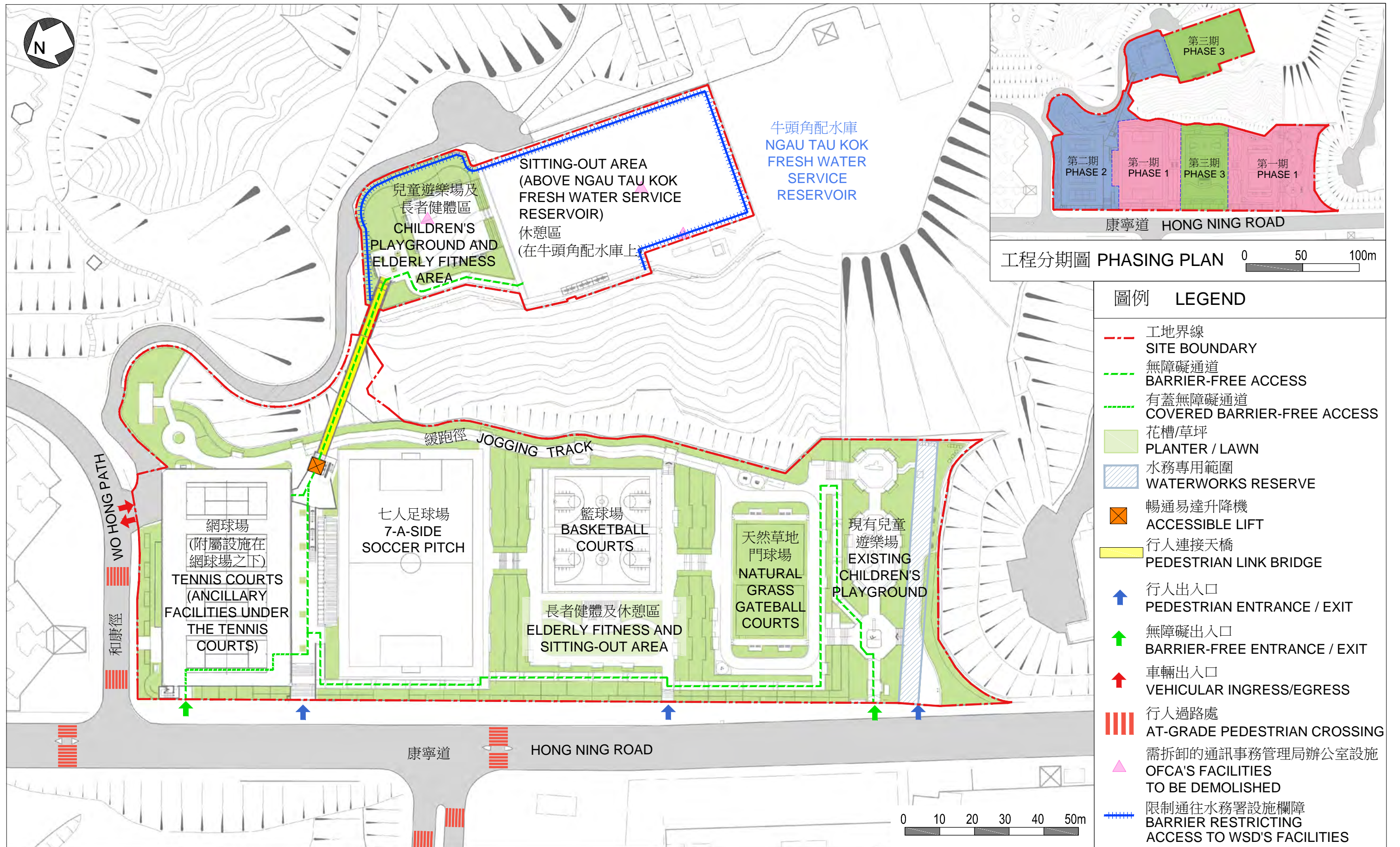
**Energizing Kowloon East Office
Development Bureau
February 2017**



圖例	LEGEND
---	工地界線 SITE BOUNDARY
↑	行人出入口 PEDESTRIAN ENTRANCE / EXIT
↑	車輛出入口 VEHICULAR INGRESS/EGRESS
 	行人過路處 AT-GRADE PEDESTRIAN CROSSING
▲	通訊事務管理局 辦公室設施 OFCA'S FACILITIES

現有工地平面圖
EXISTING SITE PLAN

281RS
重置駿業街遊樂場設施至康寧道公園及牛頭角配水庫
REPROVISIONING OF TSUN YIP STREET PLAYGROUND FACILITIES
TO HONG NING ROAD PARK AND NGAU TAU KOK FRESH WATER SERVICE RESERVOIR



擬建工地平面圖
PROPOSED SITE PLAN

281RS
重置駿業街遊樂場設施至康寧道公園及牛頭角配水庫
REPROVISIONING OF TSUN YIP STREET PLAYGROUND FACILITIES
TO HONG NING ROAD PARK AND NGAU TAU KOK FRESH WATER SERVICE RESERVOIR



從西南面俯瞰康寧道公園的景觀
AERIAL VIEW FROM SOUTH WESTERN
DIRECTION ON HONG NING ROAD PARK

構思圖
ARTIST'S IMPRESSION

281RS
重置駿業街遊樂場設施至康寧道公園及牛頭角配水庫
REPROVISIONING OF TSUN YIP STREET PLAYGROUND FACILITIES
TO HONG NING ROAD PARK AND NGAU TAU KOK FRESH WATER SERVICE RESERVOIR

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

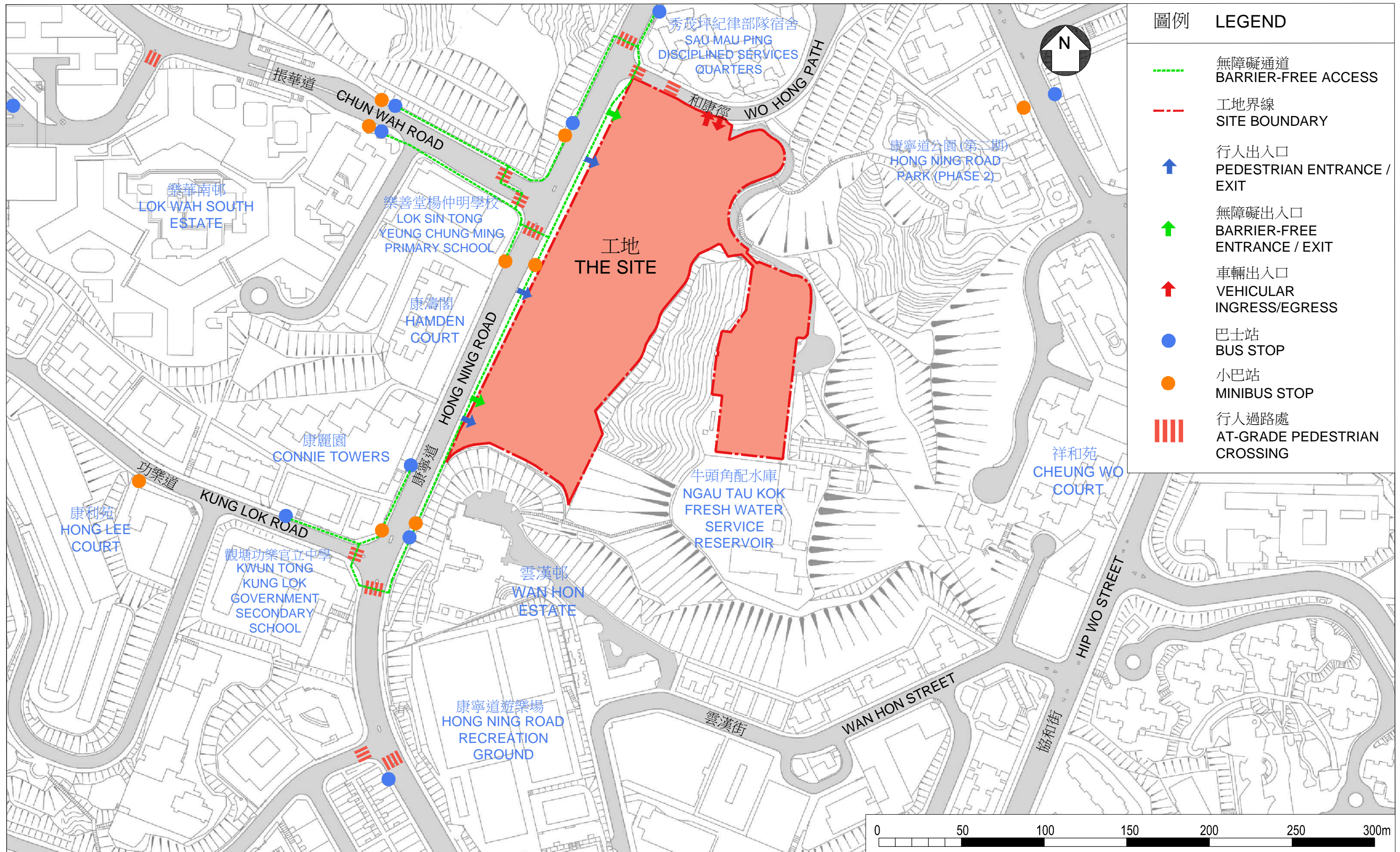


從北面俯瞰牛頭角配水庫上的設施的景觀
AERIAL VIEW FROM NORTHERN DIRECTION ON FACILITIES ABOVE NGAU TAU KOK FRESH WATER SERVICE RESERVOIR

構思圖
ARTIST'S IMPRESSION

281RS
重置駿業街遊樂場設施至康寧道公園及牛頭角配水庫
REPROVISIONING OF TSUN YIP STREET PLAYGROUND FACILITIES
TO HONG NING ROAD PARK AND NGAU TAU KOK FRESH WATER SERVICE RESERVOIR

 ARCHITECTURAL
SERVICES
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無障礙通道平面圖
BARRIER-FREE
ACCESS PLAN

281RS
重置駿業街遊樂場設施至康寧道公園及牛頭角配水庫
REPROVISIONING OF TSUN YIP STREET PLAYGROUND FACILITIES
TO HONG NING ROAD PARK AND NGAU TAU KOK FRESH WATER SERVICE RESERVOIR

**ARCHITECTURAL
SERVICES
DEPARTMENT 建築署**