

**For discussion
on 25 April 2017**

LEGISLATIVE COUNCIL PANEL ON DEVELOPMENT

3466RO - Improvement of Hoi Bun Road Park and adjacent area

PURPOSE

This paper briefs Members on the proposal to upgrade **3466RO** – “Improvement of Hoi Bun Road Park and adjacent area” to Category (Cat) A.

PROJECT SCOPE

2. The proposed scope of works comprises –

- (a) Improvement to Hoi Bun Road Park (the Park) (Site A at Enclosure 1), with an area of about 9 300 square metres (m²), which includes -
 - (i) renovation of an existing 5-a-side soccer pitch;
 - (ii) landscaped areas with multi-purpose lawns and tree planting;
 - (iii) elderly fitness corner, sitting-out areas, pavilions and shelters with benches;
 - (iv) thematic features with sound and lighting effects;
 - (v) environmental features; and
 - (vi) ancillary facilities including toilets cum changing rooms, a babycare room, a management office, a first-aid room and Wi-Fi access points, etc.

- (b) Transformation of Fly the Flyover Site 04 (FF04) (Site B at

Enclosure 1), with an area of about 3 000 m² under Kwun Tong Bypass, which includes -

- (i) provision of roadside parking spaces for coaches, private cars and motorcycles;
 - (ii) footpaths and amenity areas to link up the Park with Kwun Tong Promenade;
 - (iii) modification of the interface between FF04 and Kwun Tong Promenade to enhance connectivity between the two sites; and
 - (iv) a landscaped buffer between FF04 and the adjacent Hoi Bun Road (Site E at Enclosure 1).
- (c) Installation of lighting features on Kwun Tong Promenade (Site C at Enclosure 1), with an area of about 1 400 m²;
- (d) Streetscape enhancement works along Hoi Bun Road between Kei Yip Street and Shun Yip Street (Site E at Enclosure 1), and a portion of Wai Yip Street adjacent to the Park between Lai Yip Street and Shun Yip Street (Site D at Enclosure 1).

3. A location plan, a site plan, and two artist's impression drawings for the project are at **Enclosures 1 to 4** respectively.

JUSTIFICATION

4. To complement the Energizing Kowloon East initiatives to facilitate the transformation of Kowloon East into an additional Core Business District (CBD2) and to improve walkability, the Park together with FF04 and the streetscape in the adjacent area are proposed to be improved.

5. The Park was built in 1990 mainly to serve the working population in the area. The existing facilities of the Park would need to be improved to cater for the changing needs of the working population and the general public. In this project, the green coverage in the Park will be increased by providing

more greenery, and the bio-diversity in the planting species will also be increased. Moreover, the leisure facilities in the Park will be enhanced, including the renovation of the existing soccer pitch to bring it up to the Futsal Laws of Game standards¹, and provision of new facilities such as an elderly fitness corner, a central lawn and enhanced sitting-out areas. The soccer pitch will be turned into a multi-purpose venue for soccer and other activities.

6. The FF04 site opposite the Park is proposed to include landscaping and parking spaces for coaches, private cars and motorcycles. The provision of this parking facility will better serve the people going to the waterfront, particularly those who require easier access, and enhance public enjoyment of the Park and Kwun Tong Promenade. Together with the proposed greening and streetscape enhancement works on Hoi Bun Road and the concerned section of Wai Yip Street, further enhancement to the walking environment in the area can be achieved.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of **3466RO** to be \$187.8 million in MOD prices, broken down as follows –

	\$ million	
(a) Site works and external works ²	65.3	
(b) Building	13.8	
(c) Building services	15.9	
(d) Others ³	63.2	
Sub-total	158.2	(in September 2016 prices)
(e) Provision for price adjustment	29.6	

¹ As published by the Fédération Internationale de Football Association (FIFA).

² Comprising site works, drainage and external works.

³ Comprising demolition, additional energy conservation, green and recycled features, furniture and equipment, streetscape enhancement works, transformation of FF04 under Kwun Tong Bypass and contingencies.

	\$ million	
	<hr/>	(in MOD prices)
Total	187.8	
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8. Subject to funding approval by the Finance Committee, we plan to commence construction works in the fourth quarter of 2017 for completion in the third quarter of 2020.

PUBLIC CONSULTATION

9. We consulted and updated the District Facilities Management Committee of Kwun Tong District Council (KTDC) on the project scope, conceptual layout, detailed design and implementation schedule of the project on 20 November 2014, 14 July 2016 and 16 March 2017. KTDC was supportive of the project. We also consulted the Task Force on Kai Tak Harboufront Development (TFKT) on 4 October 2016. Members of TFKT were positive about the project and had no objection in principle.

ENVIRONMENTAL IMPLICATIONS

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

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

HERITAGE IMPLICATIONS

12. This project will not affect any heritage site, i.e. all 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

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

BACKGROUND

14. Improvement of the Park and the adjacent area is one of the ten Main Tasks under Energizing Kowloon East Conceptual Master Plan which aims to improve connectivity, the environment and unleash the development potential in Kowloon East.

15. We upgraded **3466RO** to Cat B in October 2015.

16. We engaged consultants to carry out preliminary works including site investigation, topographic survey and tree survey and underground utility mapping. The cost of these works was \$0.3 million and charged to block allocations **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fee for items in Cat D of the Public Works Programme”.

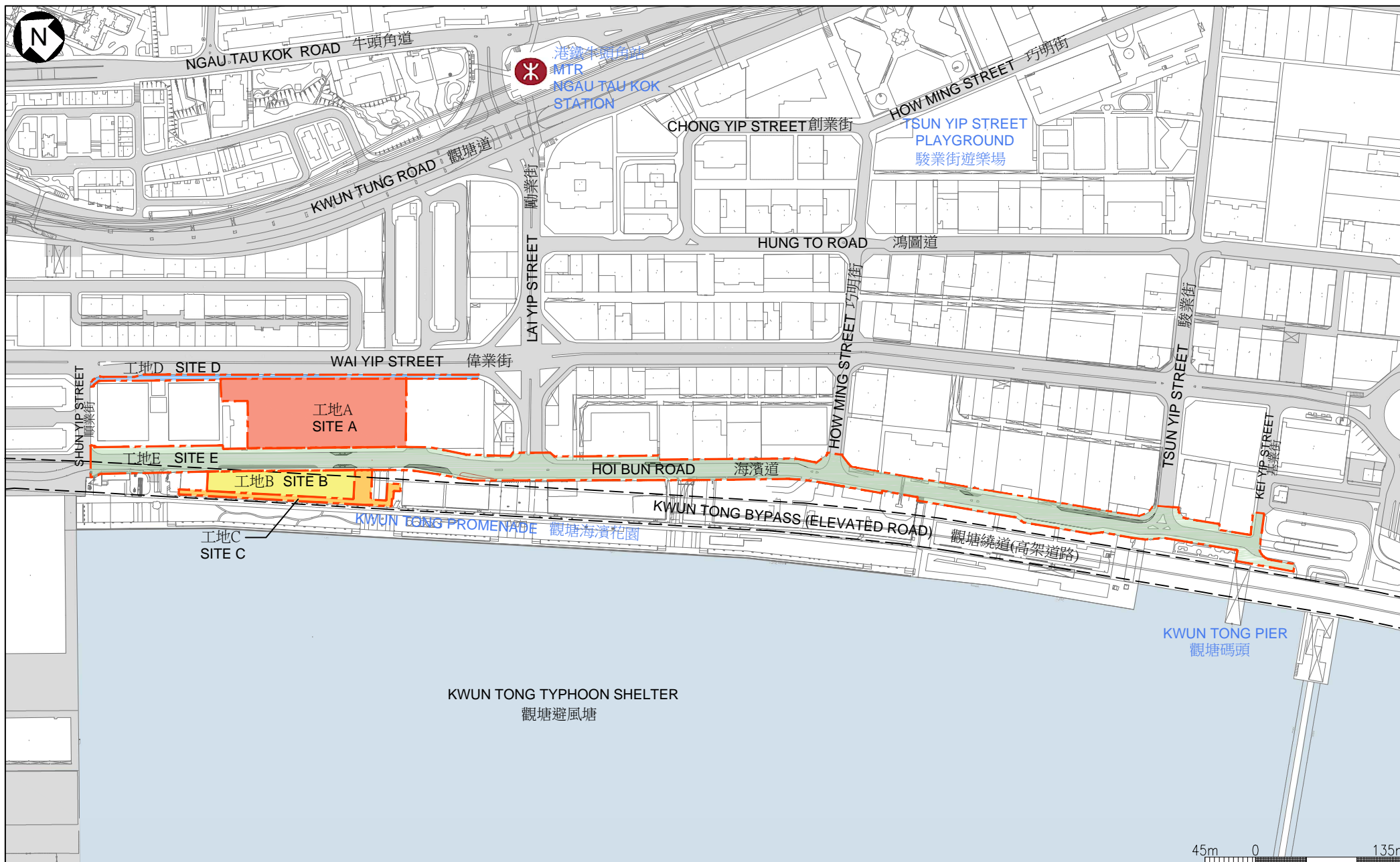
WAY FORWARD

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

Enclosures

Enclosure 1	Location Plan
Enclosure 2	Site Plan (Partial)
Enclosure 3	Artist's impression of the Project from the South
Enclosure 4	Artist's impression of the Project from the East

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



位置圖
LOCATION PLAN

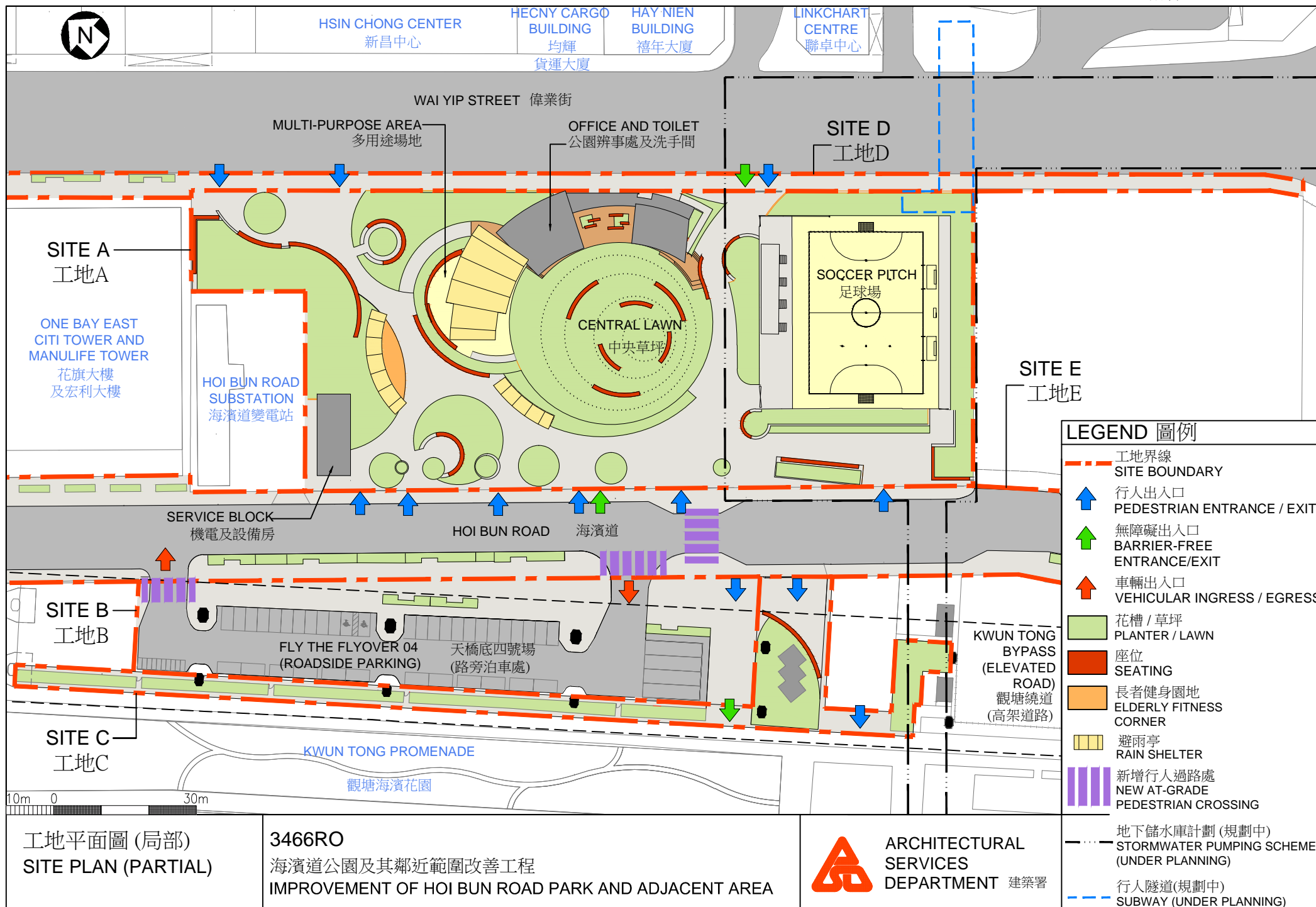
3466RO
海濱道公園及其鄰近範圍改善工程
IMPROVEMENT OF HOI BUN ROAD PARK AND ADJACENT AREA



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LEGEND 圖例

--- 工地界線
SITE BOUNDARY





從南面望向海濱道公園及其鄰近範圍之構思圖
ARTIST'S IMPRESSION OF HOI BUN ROAD PARK AND
ADJACENT AREA FROM SOUTH DIRECTION

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從東面望向海濱道公園及其鄰近範圍之構思圖
ARTIST'S IMPRESSION OF HOI BUN ROAD PARK AND
ADJACENT AREA FROM EAST DIRECTION

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