

**For discussion  
on 22 January 2019**

**Legislative Council Panel on Development**

**3468RO – Improvement of Lam Wah Street Playground and Adjacent Area**

**PURPOSE**

This paper briefs Members on the proposal to upgrade **3468RO** – Improvement of Lam Wah Street Playground and Adjacent Area to Category A.

**PROJECT SCOPE**

2. The proposed scope of works under the project includes –
  - (a) improvement of Lam Wah Street Playground (the Playground) (Site A at **Enclosure 1**), with an area of about 5 870 square metres (m<sup>2</sup>), which includes -
    - (i) reprovisioning of a 5-a-side soccer pitch for co-use as a handball court;
    - (ii) landscaped areas with multi-purpose lawn and tree planting;
    - (iii) a fitness corner, sitting-out areas and shelters with benches; and
    - (iv) ancillary facilities, including toilets-cum-changing rooms, a babycare room, a management office, a first-aid room and Wi-Fi access points.
  - (b) construction of a sitting-out area between Sheung Yuet Road and Wang Yuen Street (Site B at **Enclosure 1**), which forms part of the Green Spine in the Kowloon Bay Business Area (KBBA), with an area of about 960m<sup>2</sup> which includes -

- (i) landscaped areas and tree planting;
  - (ii) shelters with benches; and
  - (iii) ancillary facilities and Wi-Fi access points.
- (c) face-lifting of a section of the pedestrian walkway between Wang Chiu Road and Wang Kwun Road (Site C at **Enclosure 1**) and enhancement of the streetscape near the Playground and the Green Spine (Site D at **Enclosure 1**).
3. Subject to funding approval by the Finance Committee, we plan to commence construction works in the fourth quarter of 2019 for completion in phases by the end of 2021.
4. A location plan, two site plans, and artist's impressions for the project are at **Enclosures 1 to 6** respectively.

## **JUSTIFICATION**

5. To complement the Energizing Kowloon East initiatives in transforming Kowloon East into another Core Business District and to improve walkability and the pedestrian environment, the Playground and the streetscape nearby are proposed to be improved. A new sitting-out area along the Green Spine will also be provided.
6. The Playground was built in 1989 serving mainly the working population in the then industrial area. With the area transforming into a business area, the existing facilities of the Playground would need to be improved to cater for the changing needs of the community and the general public. The Playground lies along the East/West Section of the Green Spine which facilitates pedestrian movements within KBBA. Under the project, the green coverage in the Playground will be increased with more biodiversity in the planting species. The leisure facilities in the Playground will also be enhanced, including reprovisioning of a 5-a-side soccer pitch for co-use as a handball court, and provision of new facilities such as a fitness corner, a multi-purpose lawn and enhanced sitting-out areas.

7. The proposed new sitting-out area at Site B will form part of the North/South Section of the Green Spine to provide more leisure space for public enjoyment. Together with the proposed greening and streetscape enhancement works near the Playground and the Green Spine and face-lifting of a section of the pedestrian walkway between Wang Chiu Road and Wang Kwun Road, the pedestrian environment in the area will be further enhanced.

## FINANCIAL IMPLICATIONS

8. We estimate the capital cost of **3468RO** to be \$145.5 million in money-of-the-day (MOD) prices, broken down as follows –

	<b>\$ million</b> (in MOD prices)
(a) Site works and external works <sup>1</sup>	63.7
(b) Building	20.6
(c) Building services	12.7
(d) Others <sup>2</sup>	48.5
Total	145.5

## PUBLIC CONSULTATION

9. 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 20 November 2014, 15 September 2016 and 15 March 2018 respectively. The project was generally supported by KTDC.

## ENVIRONMENTAL IMPLICATIONS

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<sup>1</sup> Comprising site works, site formation works, drainage and external works.

<sup>2</sup> Comprising demolition, energy conservation, green and recycling features, furniture and equipment, streetscape enhancement works for Site C and Site D, consultants' fee and contingencies.

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. At the planning and design stages, we have considered measures to reduce 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 on site (e.g. use of excavated materials for filling within the site) or in other suitable construction sites as far as possible, in order to minimise disposal of inert construction waste at public fill reception facilities. We will encourage the contractor to maximise the use of recycled/recyclable inert construction waste, and the use of non-timber formwork to further reduce generation of construction waste.

12. During construction and demolition, we will control noise, dust and site run-off nuisances to levels within established standards and guidelines through implementation of mitigation measures in the relevant contract. These measures include use of silencers, mufflers, acoustic linings or shields for noisy construction activities, frequent cleaning and watering of the site, and provision of wheel-washing facilities. We will carry out site inspections to ensure that the mitigation measures and good site practices are properly implemented.

## **HERITAGE IMPLICATIONS**

13. This project 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**

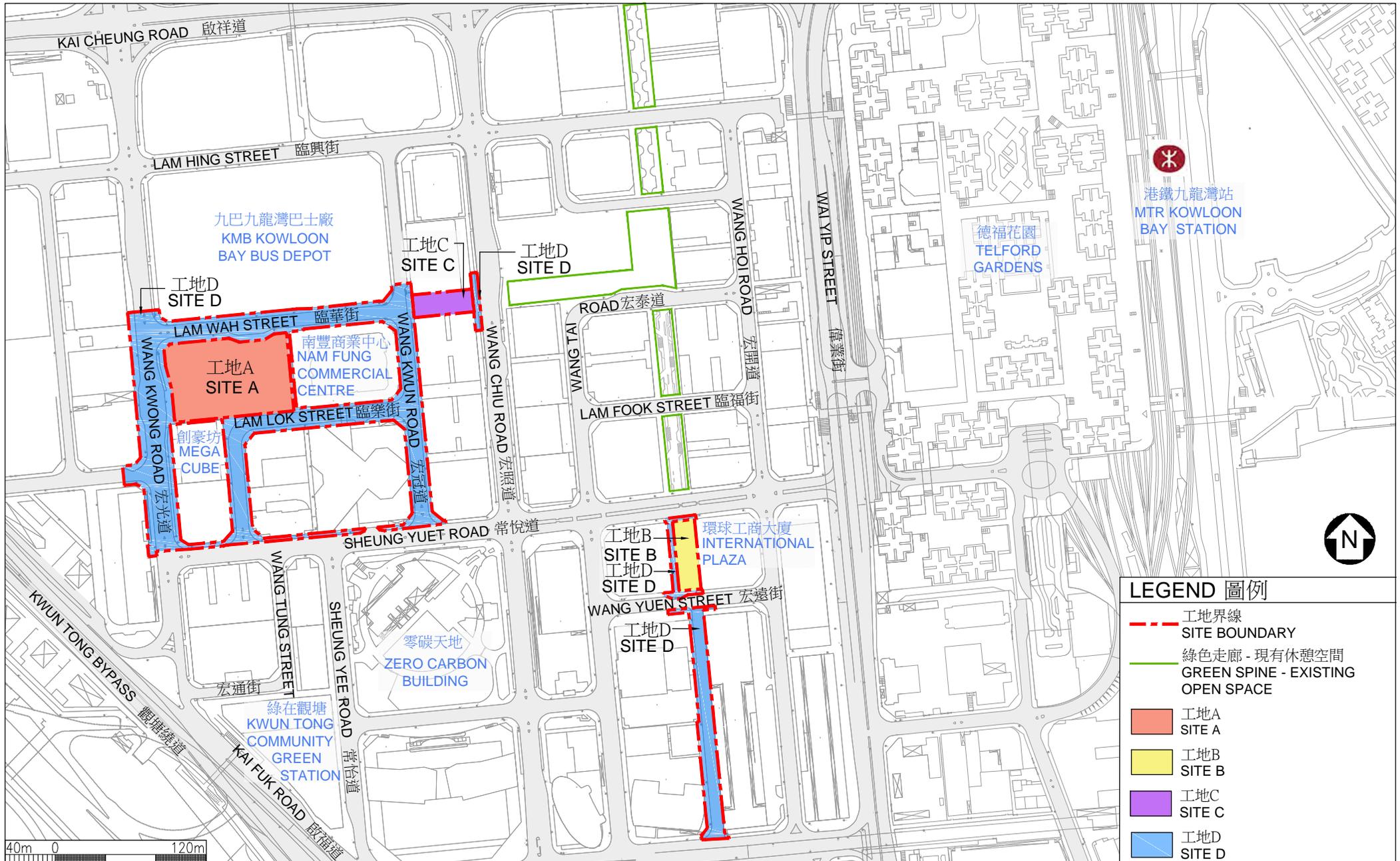
15. We upgraded **3468RO** to Category B in 2015.

16. We have engaged consultants to carry out various services including site investigation, topographic survey, tree survey, underground utility mapping, building information modelling and quantity survey services. The total cost of these services was about \$1.9 million. It was funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fee for items in Category D of the Public Works Programme”.

## **WAY FORWARD**

17. We plan to seek support from the Public Works Subcommittee for upgrading the project in March 2019 before seeking funding approval from the Finance Committee.

**Energizing Kowloon East Office  
Development Bureau  
January 2019**



位置圖  
LOCATION PLAN

3468RO  
 臨華街遊樂場及其鄰近範圍改善工程  
 IMPROVEMENT OF LAM WAH STREET PLAYGROUND AND  
 ADJACENT AREA



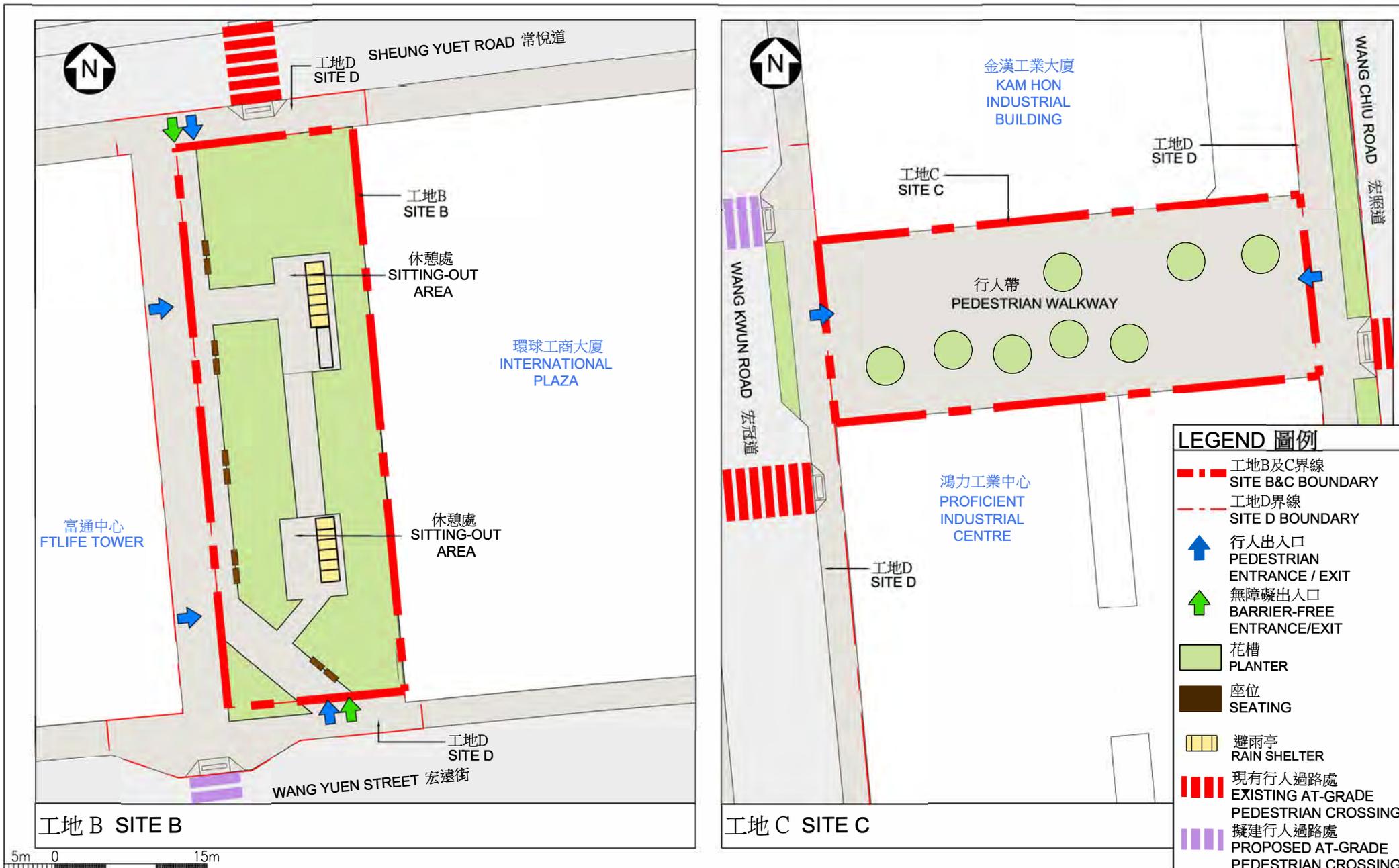


工地平面圖 (工地A)  
SITE PLAN (SITE A)

3468RO  
臨華街遊樂場及其鄰近範圍改善工程  
IMPROVEMENT OF LAM WAH STREET PLAYGROUND AND  
ADJACENT AREA



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工地平面圖 (工地B 及 C)  
SITE PLAN (SITE B & C)

**3468RO**  
臨華街遊樂場及其鄰近範圍改善工程  
IMPROVEMENT OF LAM WAH STREET PLAYGROUND AND  
ADJACENT AREA



從西北面望向工地A之構思透視圖  
PERSPECTIVE VIEW OF SITE A FROM NORTH WEST DIRECTION

構思圖  
ARTIST'S IMPRESSION

3468RO  
臨華街遊樂場及其鄰近範圍改善工程  
IMPROVEMENT OF LAM WAH STREET PLAYGROUND AND  
ADJACENT AREA

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從南面望向工地B之構思透視圖  
PERSPECTIVE VIEW OF SITE B FROM SOUTH DIRECTION

構思圖  
ARTIST'S IMPRESSION

3468RO  
臨華街遊樂場及其鄰近範圍改善工程  
IMPROVEMENT OF LAM WAH STREET PLAYGROUND AND  
ADJACENT AREA

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從西面望向工地C之構思透視圖  
PERSPECTIVE VIEW OF SITE C FROM WEST DIRECTION

構思圖  
ARTIST'S IMPRESSION

**3468RO**

臨華街遊樂場及其鄰近範圍改善工程  
IMPROVEMENT OF LAM WAH STREET PLAYGROUND AND  
ADJACENT AREA



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