

**For discussion
on 22 February 2022**

Legislative Council Panel on Development

**3068RG – District open space, sports centre and public vehicle park
at Sze Mei Street**

PURPOSE

This paper seeks Members' views on the construction of district open space, sports centre and public vehicle park at Sze Mei Street.

PROJECT SCOPE AND NATURE

2. The project site is located at San Po Kong (SPK), covering an area of approximately 10 000 square metres bounded by Sze Mei Street, Luk Hop Street, Tsat Po Street, Kai San Road, the Kai Tak East Park and the Kai Tak East Sports Centre (KTESC). The proposed scope of the project comprises –

- (a) a district open space (DOS) providing –
 - (i) a 7-a-side hard-surfaced soccer pitch cum handball court cum futsal courts, with retractable spectator stands accommodating about 300 people;
 - (ii) an outdoor basketball court cum tape ball cricket pitch;
 - (iii) a multi-purpose open area with soft landscaping and sitting-out areas; and
 - (iv) ancillary facilities including store rooms;
- (b) a sports centre accommodating –
 - (i) a main games arena that can be interchangeable as two basketball courts, two volleyball courts or eight badminton courts, with retractable spectator stands accommodating about 200 people;

- (ii) two multi-purpose activity rooms which can be combined into one larger activity room;
 - (iii) an indoor sports climbing wall;
 - (iv) a children's play room;
 - (v) a fitness room;
 - (vi) two semi-enclosed rooftop basketball courts; and
 - (vii) ancillary facilities including a booking office, a management office, a first aid room, a baby care room, toilets, changing and shower rooms, store rooms, etc.;
- (c) an underground public vehicle park (PVP) providing –
- (i) about 300 public parking spaces for various types of vehicles including private cars (PCs), light goods vehicles, medium goods vehicles, heavy goods vehicles and coaches, as well as motorcycles;
 - (ii) an automated parking system (APS) to accommodate some of the public parking spaces for PCs; and
 - (iii) ancillary facilities including a management office, an APS system control and monitoring room, etc.; and
- (d) road improvement and modification works including –
- (i) provision of an additional northbound traffic lane at the junction of Luk Hop Street and Tsat Po Street; and
 - (ii) conversion of existing lay-by into footpath at Sze Mei Street to re-align the existing pedestrian walkway.

3. A site and location plan of the project is at **Enclosure 1**.
4. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee (FC) for completion in around four years.

JUSTIFICATION

5. The Government has planned to develop and revamp the DOS abutting Sze Mei Street, Luk Hop Street and Tsat Po Street in SPK. Improvement to the existing open space facilities within the project site falls within one of the 26 projects in the Five-year Plan for Sports and Recreation Facilities announced in the Policy Address in January 2017, originally planned to be implemented under Public Works Programme **B446RO** – “District open space adjoining SPK public housing development”.

6. In order to enable the public to enjoy the planned DOS as early as possible, the DOS project was split into two phases. The first phase covers the area adjoining Rhythm Garden and King Tai Court, which was implemented by the Housing Department under **B446RO** and opened to public in August 2021 to become the Kai Tak East Park. The second phase covers a new sports centre with enhanced facilities, improvement of DOS facilities and an underground PVP to be implemented under this project.

7. As advised by the Transport Department, there is a high parking demand in SPK whereas the current public parking provision cannot cope with this demand. The shortfall was aggravated when the two nearby temporary short-term tenancy car parks were closed for the development of the Tung Wah Group of Hospitals Holistic Centre for Youth Development in November 2017, and the need to increase parking provision has become more imminent to address the inadequate parking provision.

8. With a view to increasing the provision of parking spaces, it was promulgated in the Policy Address in 2018 that the Government would follow the principle of “single site, multiple use” to provide public car parking spaces in suitable “Government, Institution or Community” facilities and public open space projects. It was also stated that public car parking spaces would be provided beneath the public open space at Sze Mei Street. The Policy Address Supplement in October 2019 announced that the Government would take forward the Sze Mei Street project to enhance and increase leisure, recreational and sports facilities, and provide about 300 underground parking spaces with the adoption of smart parking system to complement smart city development. The proposed PVP is to take forward the Government’s commitment to provide more parking spaces to cater for the demand in the area. An APS is proposed as a smart city initiative.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$1,605.0 million in money-of-the-day prices.

PUBLIC CONSULTATION

10. The District Facilities Management Committee of the Wong Tai Sin District Council (WTSDC) was consulted on the project scope on 21 May 2019. Members generally supported the project and requested for early implementation of the project. On the project implementation programme and detailed design, WTSDC was consulted on 24 December 2021 and no further comments were received. The Wong Tai Sin South West Area Committee was also consulted on 30 December 2021 and the committee members generally supported the project.

ENVIRONMENTAL IMPLICATIONS

11. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed the Preliminary Environmental Review (PER) for the project in December 2020. The PER has concluded and the Director of Environmental Protection agreed that the project would not have any long-term environmental impacts.

12. We will incorporate into the works contract the mitigation measures recommended in the PER to control the environmental impacts arising from the construction works to within established standards and guidelines. These measures include the use of quality powered mechanical equipment and movable noise barrier for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel washing facilities. We have included in the project estimates the cost to implement suitable environmental mitigation measures.

HERITAGE IMPLICATIONS

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

LAND ACQUISITION

14. The project does not require any land acquisition.

BACKGROUND INFORMATION

15. We upgraded **3068RG** to Category B in September 2018.
16. The project adopts a design-and-build approach. A contractor will be selected through competitive bidding to design and build the project in accordance with government requirements.
17. We engaged consultants to undertake various services and investigation works, including ground investigation, underground services investigation, topographical and tree survey, preliminary environmental review, layout design, landscape design, geotechnical engineering and quantity surveying services at a total cost of about \$9.4 million. The services and works provided by the consultants were funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”.

WAY FORWARD

18. We plan to seek funding approval from the FC after consulting the Public Works Subcommittee.

Development Bureau
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