

For information

**Legislative Council Panel on Home Affairs  
Local Open Space at  
Chung Yee Street, Kowloon City District**

**Purpose**

The purpose of this paper is to seek Members' support for the Local Open Space Development at Chung Yee Street, Kowloon City District (the project).

**Background**

2. This project is an ex-MC project and one of the 21 Leisure and Cultural Services projects committed for further planning.

**Location of the Project Site**

3. The project covers a site area of about 0.8 hectare (ha). It is located on a high platform overlooking adjacent King's Park High Level Service Reservoir Playground. A site plan is at the **Enclosure 1**.

**Project Scope**

4. The proposed scope of the project comprises-
- (a) Landscaped sitting out area with benches and covers;
  - (b) A multi-purpose area for Tai Chi and other games activities such as badminton;
  - (c) Area providing exercise equipment for the elderly;
  - (d) Pebble walking trail ;
  - (e) A toilet block and a baby care room.

- (f) Access for people with disabilities, a staircase and a ramp between the site and King's Park High Level Service Reservoir Playground; and
- (g) General store room.

## **Justifications**

5. Kowloon City is a densely populated residential area, with a current population of 363 500. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggest a provision of about 73 ha of public open space for the current population in the Kowloon City District. At present, there are about 85.4 ha of public open space in Kowloon City, including about 8.3 ha of local open space provided by the Housing Department. In considering the development of new leisure projects, we also take into account other factors including the views of the Kowloon City District Council, the changing needs of the community and the utilization rates of existing facilities. The existing leisure facilities in Kowloon City are very popular. Although there are open space facilities in the vicinity, the nearest recreational facilities are mainly for active recreation, it is lack of open space with extensive landscaped green area. The project will provide massive soft landscaped planting including large amount of trees, scented garden, tree plaza and lawn area. People can enjoy the beautiful landscaped area and tranquil surroundings in a leisure manner.

6. The project site is located in a densely populated area and surrounded by a number of residential estates like Oi Man Estate, Chun Man Court, Kwun Fai Court, Kwun Hei Court and Ho Man Tin (South) Estate. The catchment area of the open space also covers a number of primary and secondary schools in the vicinity, including SKH Holy Trinity Church Secondary School, Carmel Secondary School, SKH Tsoi Kung Po Secondary School and Ling To Catholic Primary School. It is anticipated that the proposed open space would become a popular recreational and leisure venue for nearby residents and students.

7. In addition, the project would complement to the King's Park High Level Service Reservoir Playground which is mainly for active

recreation, including one hard-surface soccer pitch, one basketball court and sitting-out areas because there is a linkage between two sites and the proposed toilet facilities will also serve the players of King's Park High Level Service Reservoir Playground. The passive recreational facilities in the proposed project would complement the active facilities provided in the above venues to better serve the different needs of local residents.

### **Public Consultation**

8. We consulted the Leisure and District Facilities Management Committee (LDFMC) of the Kowloon City District Council on the conceptual layout of the project on 3 July 2008. The LDFMC made some proposals on the project design/ layout to add the toilet facilities, a baby care room and a staircase which can provide a short cut to facilitate other users to go to the project site from the King's Park High Level Service Reservoir Playground. At a joint site visit with the relevant departments and LDFMC members on 29 July 2008, it was agreed that toilet facilities could be added at a suitable location. On 11 September 2008, the LDFMC supported the revised project design and urged for its early implementation.

9. The Oi Man Estate Resident Association proposed to install a lift at the Project site on 2 February 2009. On 13 March 2009, we explained our reservation on its proposal on the grounds of potential problem of law and order due to the isolated location of the site and cost effectiveness. This proposal is brought to the attention of LDFMC which has decided not to put it into the agenda of its meeting.

### **Project Estimate and Implementation Plan**

10. The estimated cost of the project is \$75 million at September 2008 price level.

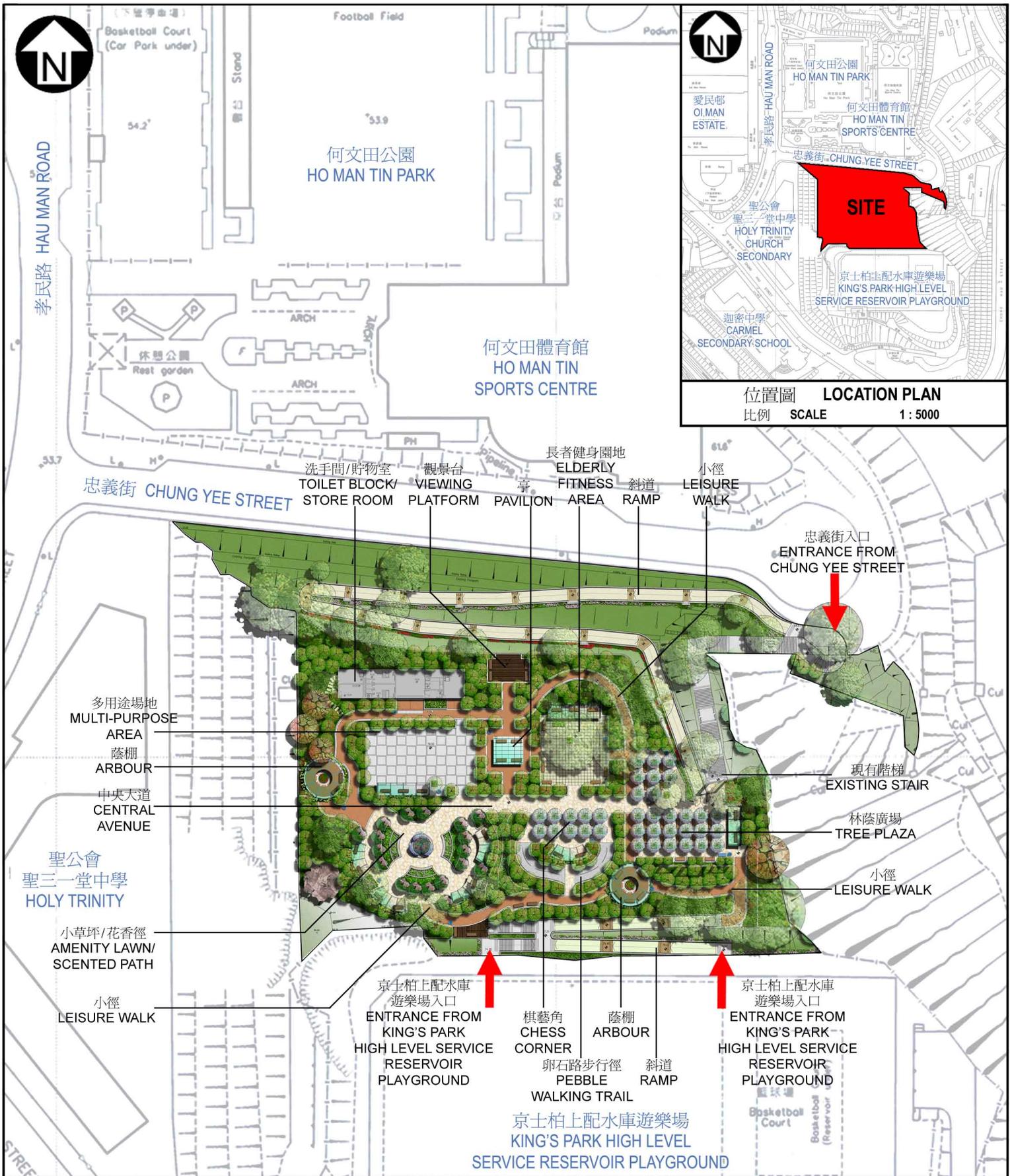
11. Subject to the funding approval by the Finance Committee, the construction works is expected to commence in November 2009 for completion in September 2011.

### **Way Forward**

12. We intend to submit the project to the Public Works Works Subcommittee of the Finance Committee for consideration at its meeting 20 May 2009.

### **Advice Sought**

13. Members are invited to support the implementation of the proposed project.



420RO  
LOCAL OPEN SPACE AT  
CHUNG YEE STREET,  
KOWLOON CITY DISTRICT

位於九龍城區  
忠義街的鄰舍休憩用地

drawn by Esther Li	date 3/2009
approved PT Tse	date 3/2009
office PROJECT MANAGEMENT BRANCH 3	

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 <b>ARCHITECTURAL SERVICES DEPARTMENT</b> 建築署	