

毗鄰牛頭角下邨公共房屋重建
的地區休憩用地

District Open Space Adjoining Lower Ngau Tau Kok
Public Housing Redevelopment

立法會房屋事務委員會

Legislative Council Panel on Housing

2012年4月17日
17 April 2012

目的

PURPOSE

- 本文件旨在請委員支持政府當局的建議，把437RO號工務計劃項目**提升為甲級**，以便在牛頭角下邨公共房屋重建項目毗鄰闢設一幅地區休憩用地。

This paper seeks Members' support for the Administration's proposal to **upgrade 437RO to Category A** for constructing a district open space (DOS) adjoining Lower Ngau Tau Kok public housing redevelopment.



工程計劃地點

LOCATION OF THE PROJECT

- 毗鄰牛頭角下邨公屋重建。
The site adjoins public housing redevelopment at Lower Ngau Tau Kok (LNTK) Estate.
- 用地面積約**1.19公頃**。
It covers a site area of about **1.19 hectare**.
- 其中部分在現時**牛頭角下邨八號遊樂場**範圍內。
Part of the site falls within the existing **LNTK Estate Playground No. 8**.
- 八號遊樂場將會拆卸，以便進行牛頭角下邨公屋重建項目。
Playground No. 8 will be demolished to make way for the LNTK public housing redevelopment.



工程計劃範圍

PROJECT SCOPE

擬議工程計劃的範圍包括：

The proposed scope of the Project comprises：

- 七人小型足球場連有蓋觀眾看台
A 7-a-side mini-soccer pitch with covered spectator stand
- 一個兒童遊樂場
A children's play area
- 一個健身園地
A fitness corner
- 一條緩跑徑
A jogging track
- 附設涼亭的休憩處
Sitting out areas with pergolas
- 花卉樹木種植區
Soft landscape areas
- 附屬設施，包括一個管理處、附設育嬰室的更衣室和洗手間設施、以及相關貯物室和機房等
Ancillary facilities including a management office, changing rooms and toilet facilities with a baby care room, associated store rooms and plant rooms, etc



理由

JUSTIFICATION

- 牛頭角是一個人口稠密的住宅區。
Ngau Tau Kok is a densely populated residential area.
- 牛頭角下邨公屋重建項目的落成，容納人口約**12000**人，區內居民普遍對休憩用地的需求殷切。
Design population of the public housing redevelopment at LNTK is about **12 000**.
There is a strong demand for open space.
- 我們於2006年11月，曾就牛頭角下邨建議重建項目諮詢觀塘區議會，當時議員要求盡早闢設地區休憩用地，以**配合毗鄰公屋發展項目的完工時間**。
When we consulted the Kwun Tong District Council (KTDC) on the proposed redevelopment of LNTK Estate in November 2006, members requested early implementation of the DOS to **tie in with the completion of the adjoining public housing development**.

工程預算費

PROJECT ESTIMATE

- 按付款當日價格計算，預算工程費用為**1億 2 500萬元**。
The estimated project cost is **\$125.0 million** in money-of-the-day prices.



推行計劃

IMPLEMENTATION PLAN

委託香港房屋委員會負責擬議地區休憩用地的設計和建造，並由**房屋署**進行有關工作。

Design and construction of the DOS is entrusted to the Hong Kong Housing Authority for implementation by the **Housing Department** (HD).

- 安全和環保
Safety and environmental considerations
- 車輛通道有限
Limited vehicular access
- 施工範圍狹小擠塞
Congested works areas
- 協調擬議地區休憩用地和毗鄰公屋項目的發展進度,有助工程如期落成
Better co-ordination of the DOS and the adjoining public housing redevelopment to enable the timely completion of the DOS for public use

工程完成後,有關設施移交**康樂及文化事務署**管理和保養。

The facilities will be handed over to the **Leisure and Cultural Services Department** for management and maintenance.



推行計劃

IMPLEMENTATION PLAN

2010年9月
September 2010

計劃提升為乙級。
The Project was upgraded to Category B.

2012年12月
December 2012

如財務委員會批准有關的撥款申請，我們計劃開展地區休憩用地的建造工程。
Subject to the funding approval by the Finance Committee, we plan to commence the construction works of the DOS in December 2012.

2015年4月
April 2015

竣工日期配合毗鄰公屋發展項目的落成。
The project is expected to be completed to tie in with the scheduled completion of the adjoining public housing redevelopment.

公眾諮詢

PUBLIC CONSULTATION

- 我們已於2012年3月15日，諮詢觀塘區議會轄下的地區設施管理委員會，並獲得該委員會支持進行工程計劃。

We consulted the **District Facilities Management Committee of the Kwun Tong District Council** on 15 March 2012. The Committee supported the Project.



規劃概念圖

LAYOUT PLAN

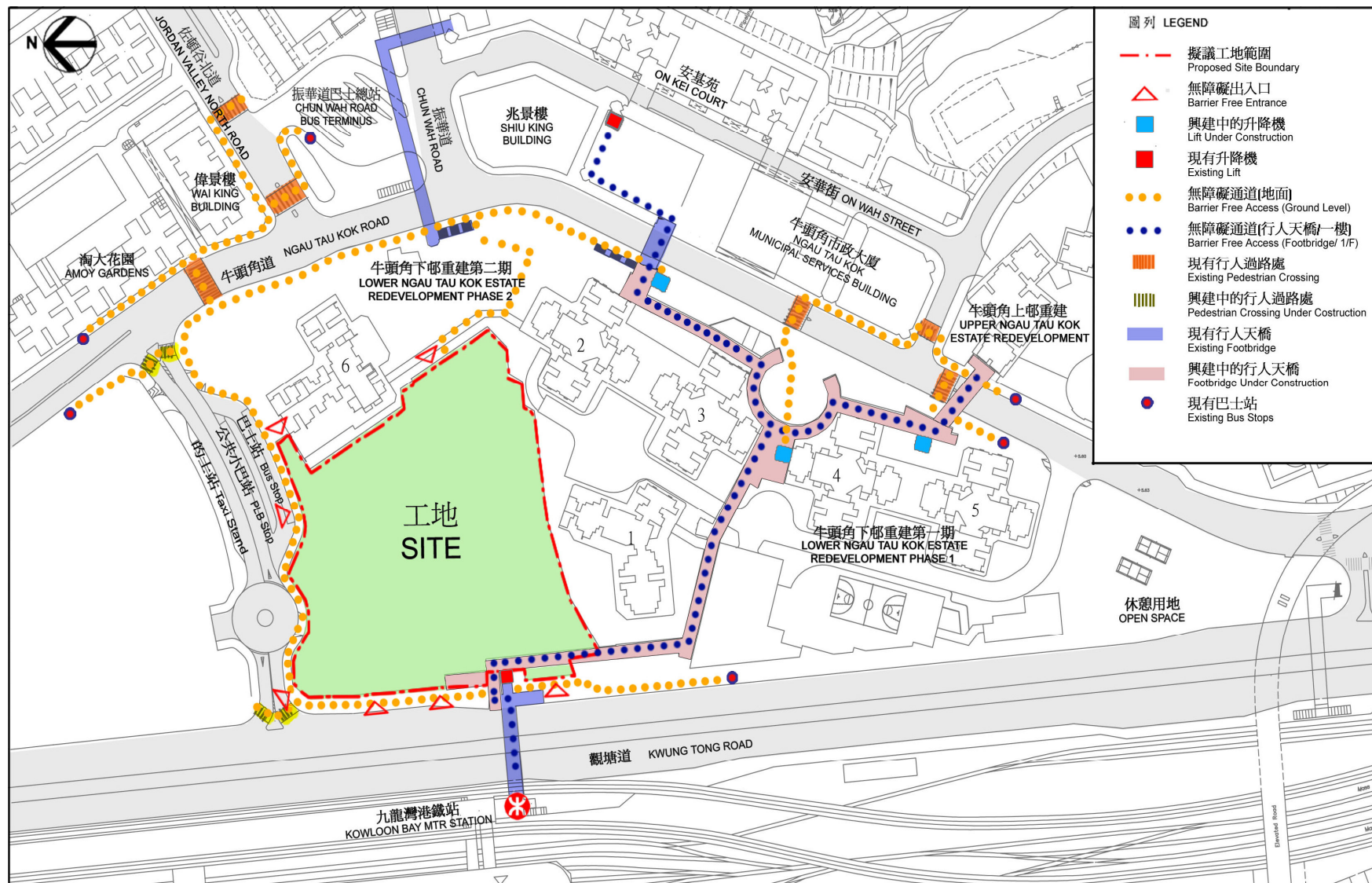


437RO 毗鄰牛頭角下邨公共房屋重建的地區休憩用地

DISTRICT OPEN SPACE ADJOINING LOWER NGAU TAU KOK PUBLIC HOUSING REDEVELOPMENT

無障礙通道平面圖

LAYOUT OF THE BARRIER FREE ACCESS



437RO 毗鄰牛頭角下邨公共房屋重建的地區休憩用地

DISTRICT OPEN SPACE ADJOINING LOWER NGAU TAU KOK PUBLIC HOUSING REDEVELOPMENT

三維效果圖

3D SKETCH DRAWING



437RO 毗鄰牛頭角下邨公共房屋重建的地區休憩用地

DISTRICT OPEN SPACE ADJOINING LOWER NGAU TAU KOK PUBLIC HOUSING REDEVELOPMENT

請委員支持擬議地區休憩用地的發展工程計劃。

Members are invited to support the development of the proposed district open space.

謝 謝
Thank you

