

For discussion
on 24 November 2015

LEGISLATIVE COUNCIL PANEL ON DEVELOPMENT

3456RO - Reprovisioning of Shing Yip Street Rest Garden as Tsui Ping River Garden

PURPOSE

This paper seeks Members' views on the proposal to upgrade **3456RO** - "Reprovisioning of Shing Yip Street Rest Garden as Tsui Ping River Garden" to Category (Cat) A.

PROJECT SCOPE

2. The proposed scope of works covers reprovisioning of the existing Shing Yip Street Rest Garden at a site to its immediate southwest as the Tsui Ping River Garden and demolition of the existing Rest Garden. The Tsui Ping River Garden, with a site area of approximately 5 800 square metres (m²), will provide the following facilities -

- (a) a multi-purpose area;
- (b) an elderly fitness corner;
- (c) sitting-out areas with pavilions and shelters;
- (d) a building with management office, toilets, baby care room, store room, horticultural room, meter room, refuse collection chamber and other ancillary facilities; and
- (e) landscaped areas.

3. A layout plan and an artist's impression showing the proposed Tsui Ping River Garden are at **Enclosures 1 and 2** respectively.

4. To minimise the impact of the reprovisioning works, we plan to carry out the construction works in phases (see **Enclosure 3**). We will first complete part of Tsui Ping River Garden with facilities including the multi-purpose area, sitting-out area, toilets, management office and elderly fitness corner (Phase 1a works). We expect Phase 1a works to be completed around late 2017.

5. Upon completion of Phase 1a works, we will commence the remaining works of Tsui Ping River Garden (Phase 1b works) and demolition of the existing Shing Yip Street Rest Garden (Phase 2 works) in parallel. We expect Phases 1b and 2 works to be completed around mid-2018.

JUSTIFICATION

6. The Chief Executive announced in the 2014 Policy Agenda that we will study the transformation of the existing King Yip Street Nullah into a green and vibrant "Tsui Ping River" with environmental and landscaping upgrading in the vicinity (the Tsui Ping River project). With a view to improving the overall environment and enhancing connectivity in the district, we propose to relocate the existing Shing Yip Street Rest Garden southwest to an existing public vehicle park site at the junction of King Yip Street and Shing Yip Street as the Tsui Ping River Garden. The area of the garden will be increased from approximately 4 700 square metres (m²) to approximately 5 800m², with additional facilities including a multi-purpose area, an elderly fitness corner and a baby care room. The Tsui Ping River Garden will integrate with the future Tsui Ping River to form a spacious green urban space to provide additional leisure space for the local community (see **Enclosure 4**). We plan to implement Tsui Ping River Garden first to provide quality open space for early enjoyment of the public and bring improvement to the environment of the area.

7. The proposed reprovisioning project will increase the overall supply of commercial/office space in the district. The vacated site after the proposed reprovisioning will amalgamate with the adjacent "Commercial" site for commercial development (including public car park). Amendments in respect of the land use reshuffling have been incorporated into the Cha Kwo Ling, Yau Tong, Lei Yue Mun

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of **3456RO** to be \$106.7 million in MOD prices, broken down as follows –

	\$ million	
(a) Site works and external works	53.5	
(b) Building	8.4	
(c) Building services	8.6	
(d) Others ¹	20.3	
Sub-total	90.8	(in September 2015 prices)
(e) Provision for price adjustment	15.9	
Total	106.7	(in MOD prices)

9. Subject to funding approval of the Finance Committee, we plan to commence construction works in the third quarter of 2016 for completion between late 2017 and mid-2018 by phases.

PUBLIC CONSULTATION

10. The Energizing Kowloon East Office (EKEO) consulted the Kwun Tong District Council (KTDC) and its District Facilities Management Committee (DFMC) on the project scope and conceptual layout, including the implementation schedule of the project on 3 July 2012 and 14 May 2015 respectively. KTDC was supportive of the project.

11. On the land use reshuffling proposal along King Yip Street, we consulted the KTDC on 2 September 2014 and 6 January 2015 respectively on the proposed

¹ Comprising energy-efficient and green features, furniture and equipment, consultant's fee, demolition of existing Shing Yip Street Rest Garden and contingencies.

amendments and the zoning amendments incorporated into the Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/22. Members supported the amendments.

ENVIRONMENTAL IMPLICATIONS

12. The project is not a designated project under Schedule 2 of the Environmental Impact Assessment Ordinance (Cap. 499) and the application of an Environmental Permit is not required.

13. For controlling the short-term environmental impacts caused by the proposed works during construction, mitigation measures will be implemented.

HERITAGE IMPLICATIONS

14. The proposed works 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

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

BACKGROUND

16. Since the setting up of the EKEO in June 2012, we have been striving to facilitate the transformation of Kowloon East into an additional attractive core business district. We announced the first Conceptual Master Plan (CMP) in October 2011 with the strategy of enhancing Connectivity, Branding, Design and Diversity. The proposed reprovisioning project is one of the ten Main Tasks under the CMP which aims to improve the connectivity, the environment and unleash the development potential in Kowloon East.

17. We upgraded **3456RO** to Cat B in September 2014.

18. We engaged consultants to carry out preliminary works including geotechnical investigation, asbestos survey, site investigation, tree survey and underground utility mapping. The cost of these works was \$3.9 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”.

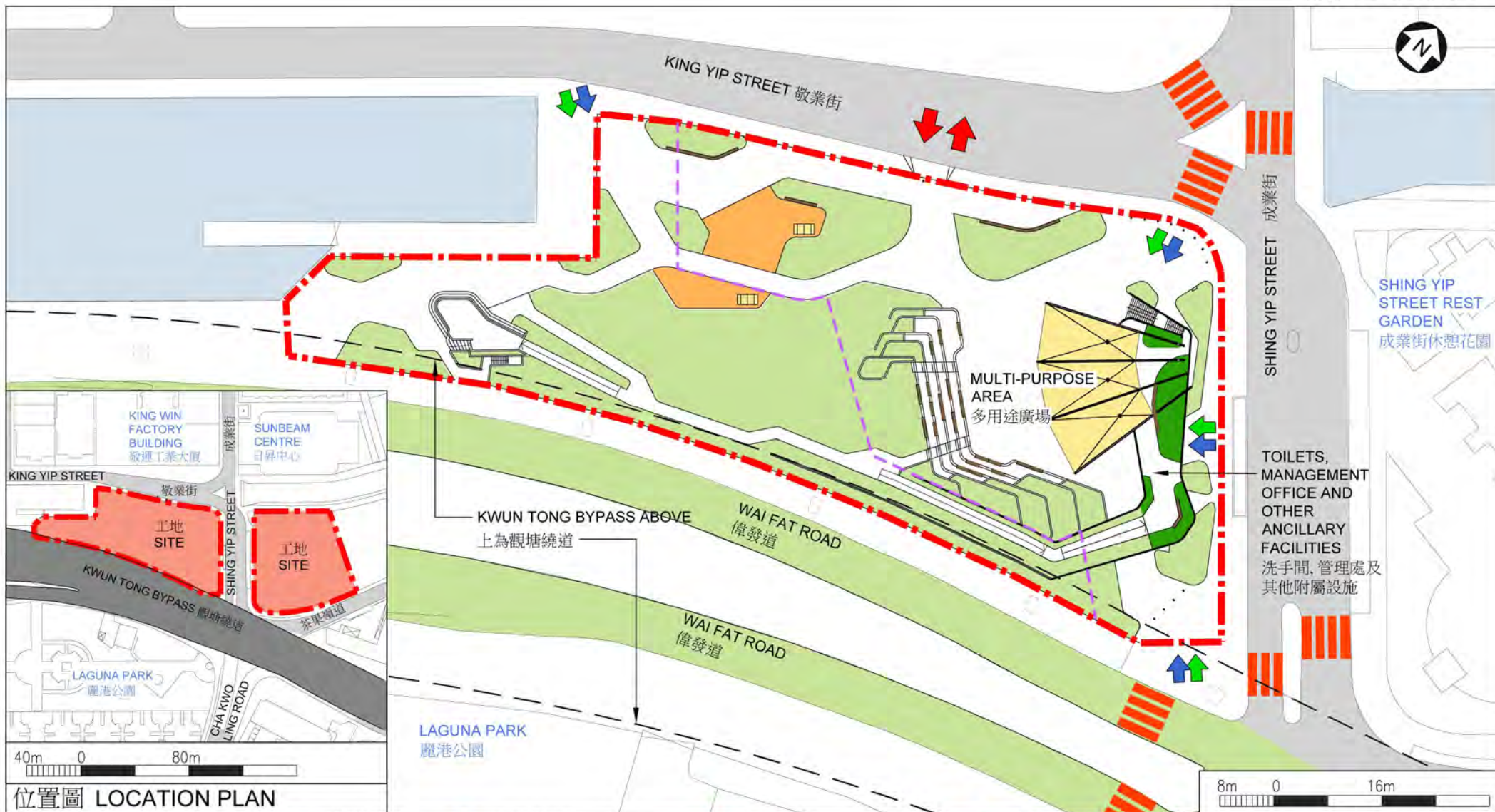
WAY FORWARD

19. Subject to Members’ support, we plan to consult the Public Works Subcommittee on the proposed project in December 2015.

**Energizing Kowloon East Office
Development Bureau
November 2015**

Enclosures

Enclosure 1	Site Plan
Enclosure 2	Perspective view of Tsui Ping River Garden from north-eastern direction (Artist’s Impression)
Enclosure 3	Phasing Plan
Enclosure 4	Transformation of King Yip Street Nullah – ‘Tsui Ping River’ Project



位置圖 LOCATION PLAN

<p>圖例 LEGEND</p> <p>避雨亭 RAIN SHELTER</p> <p>工程分期線 BOUNDARY OF PHASING</p> <p>綠化平台 LANDSCAPED DECK</p> <p>花槽 / 草坪 PLANTER / LAWN</p> <p>長者健身園地 ELDERLY FITNESS CORNER</p>	<p>行人出入口 PEDESTRIAN ENTRANCE / EXIT</p> <p>車輛出入口 VEHICULAR INGRESS / EGRESS</p> <p>無障礙出入口 BARRIER-FREE ENTRANCE/EXIT</p> <p>現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING</p>	<p>工地界線 SITE BOUNDARY</p> <p>WAI FAT ROAD 偉發道</p> <p>LAGUNA PARK 麗港公園</p>	<p>KING YIP STREET NULLAH (TSUI PING RIVER PROJECT UNDER PLANNING) 敬業街明渠 (規劃中的翠屏河計劃)</p> <p>BENCH 長椅</p>
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工地平面圖
SITE PLAN

3456RO
重置成業街休憩花園為翠屏河公園
REPROVISIONING OF SHING YIP STREET REST GARDEN AS TSUI PING RIVER GARDEN



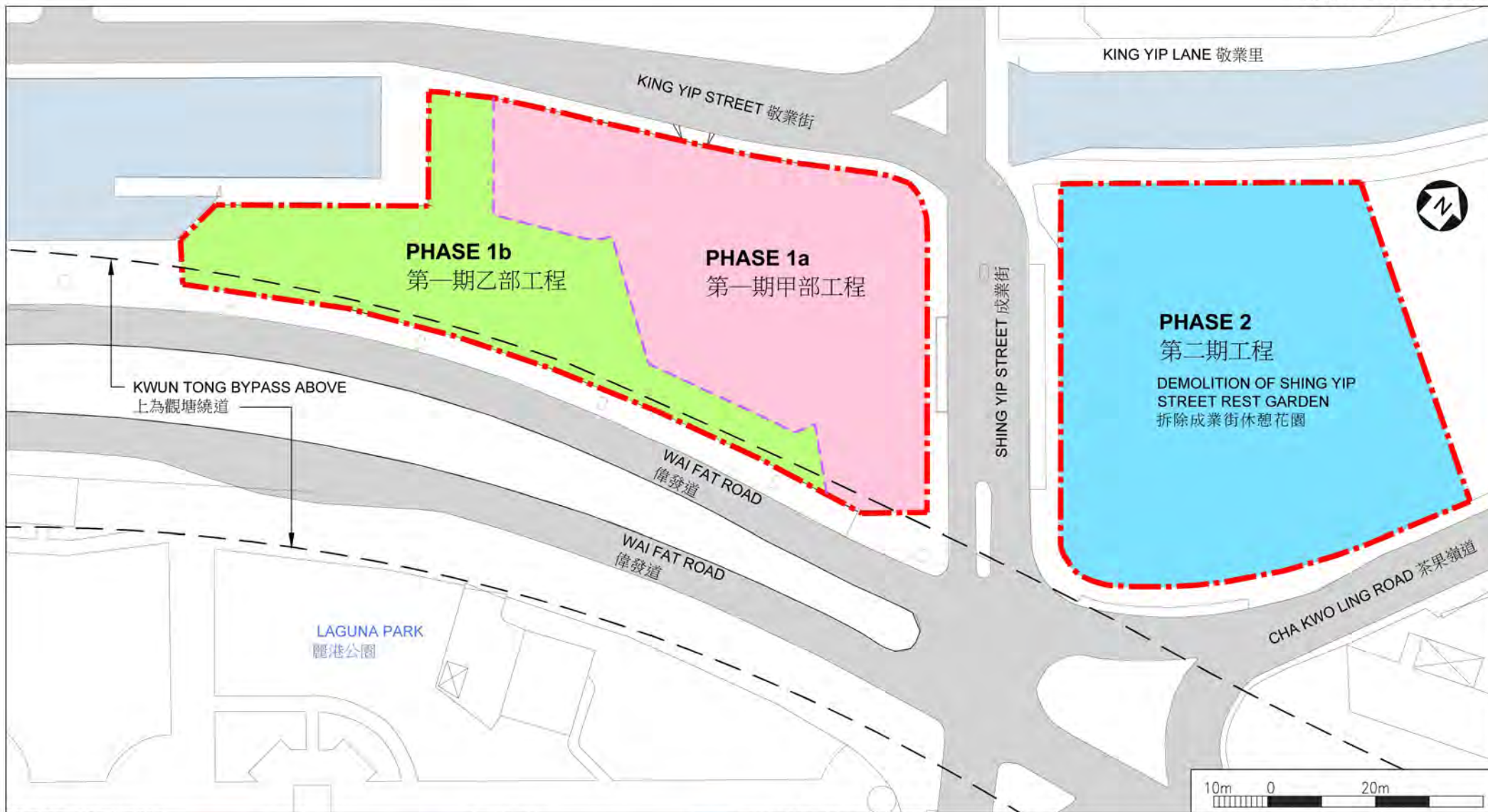
Note: The actual material of canopy would be non-transparent material.
 註：真實簷篷物料並非透明物料

從東北面望向翠屏河公園構想圖
 PERSPECTIVE VIEW OF TSUI PING RIVER
 GARDEN FROM NORTHEASTERN
 DIRECTION (ARTIST'S IMPRESSION)

3456RO
 重置成業街休憩花園為翠屏河公園
 REPROVISIONING OF SHING YIP STREET REST GARDEN AS TSUI PING RIVER GARDEN



ARCHITECTURAL
 SERVICES
 DEPARTMENT 建築署



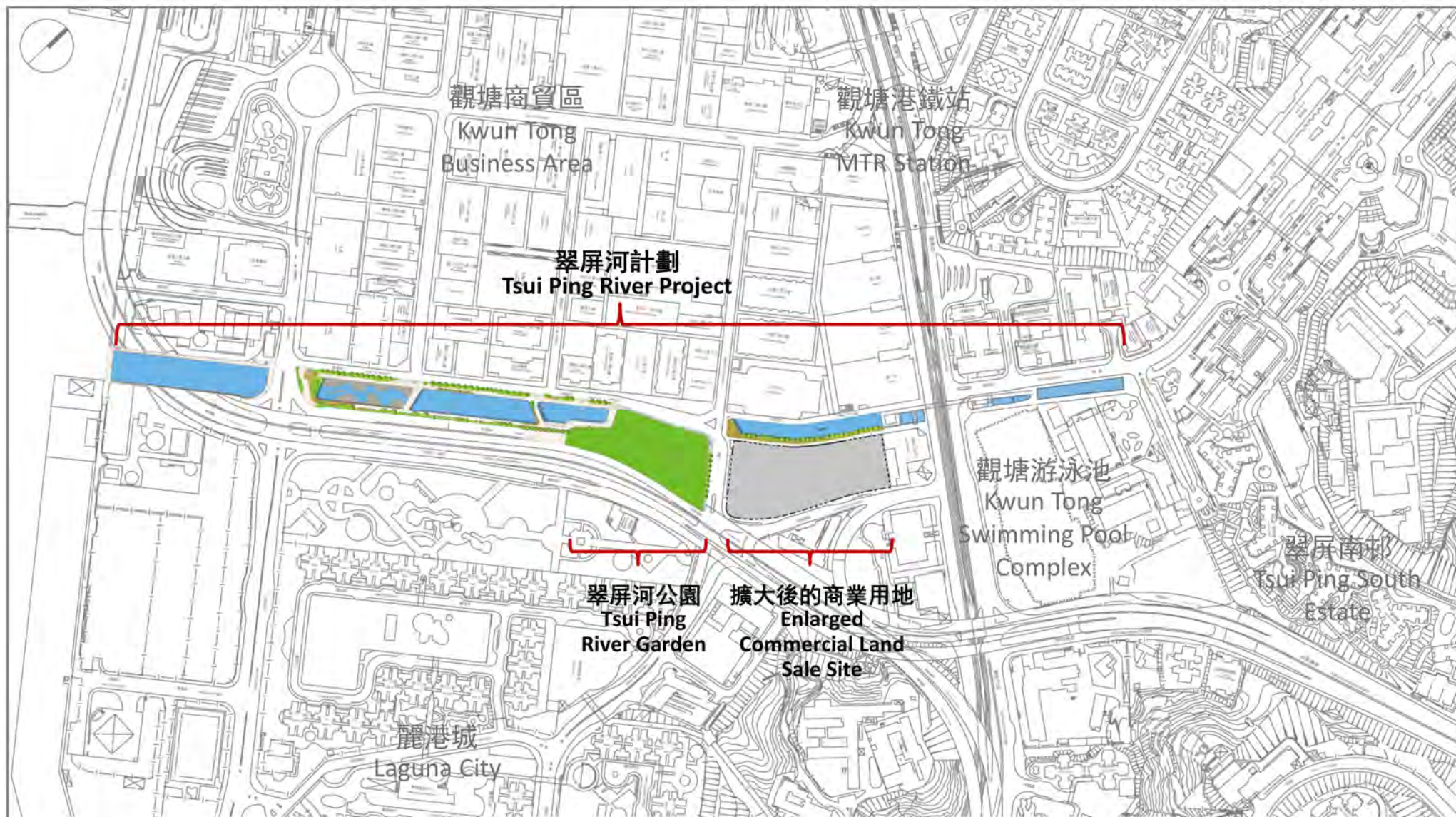
LEGEND 圖例

- 工地界線
SITE BOUNDARY
- 工程分期線
BOUNDARY OF PHASING
- KING YIP STREET NULLAH
(TSUI PING RIVER PROJECT
UNDER PLANNING)
敬業街明渠 (規劃中的翠屏河
計劃)

工程分期圖
PHASING PLAN

3456RO
重置成業街休憩花園為翠屏河公園
REPROVISIONING OF SHING YIP STREET REST GARDEN AS TSUI PING RIVER GARDEN





註：此圖旨在說明翠屏河兩岸與翠屏河公園的公共空間整體規劃。翠屏河公園的平面圖請參閱附件1。

Notes : This drawing illustrates the holistic planning of the public spaces along Tsui Ping River and Tsui Ping River Garden projects. For layout plan of the Tsui Ping River Garden, please refer to Enclosure 1.

改造敬業街明渠 – 「翠屏河」計劃 Transformation of King Yip Street Nullah – ‘Tsui Ping River’ Project