

For Discussion

Legislative Council Panel on Home Affairs

**Development of a Bathing Beach at Lung Mei, Tai Po,
Local Open Space at Chung Yee Street, Kowloon City and
Other New Sports and Recreational Facilities**

Purpose

This paper briefs Members on the proposed new sports and recreational facilities for which the Administration plans to seek funding support from the Public Works Subcommittee (PWSC) and approval from the Finance Committee (FC) within the current Legislative Council (LegCo) session.

The Projects

2. Since 2007, we have completed new facilities and upgraded existing facilities at a cost of over \$6.7 billion. New projects are currently under way in several districts. We plan to seek funding support from the PWSC for the following capital works projects in May 2012 –

- (a) Development of a Bathing Beach at Lung Mei, Tai Po; and
- (b) Local open space at Chung Yee Street, Kowloon City.

3. The development of a Bathing Beach at Lung Mei, Tai Po will meet the strong demand from local residents for a beach in the area. The proposed beach which would be located beside Ting Kok Road near Tai Mei Tuk would complement existing leisure facilities in the area and provide more recreational options for local residents and visitors.

4. For the local open space at Chung Yee Street, we have consulted the Leisure and District Facilities Management Committee (LDFMC) of the Kowloon City District Council on the design of the project and have revised the design to address the LDFMC's request to install a lift to connect the project site with Chung Yee Street. To improve accessibility to the site, the lift tower will be linked to a covered footbridge at Chung Yee Street that will connect the future Ho Man Tin Mass Transit Railway (MTR) Station with the surrounding residential area.

5. Details of the two projects are at **Annexes 1 and 2**. We have consulted the Tai Po and the Kowloon City District Councils, who support the proposed projects and have requested their early implementation.

Other Sports and Recreational Facilities for submission to PWSC/FC in the 2011-12 Legislative Session

6. In addition to the above projects, we also plan to begin the construction of three other sports and recreational facilities within the 2012-13 financial year, namely: “Sports centre, community hall and public library in Area 14B, Sha Tin”; “Runway Park at Kai Tak, Kowloon City District - Phase 1”; and “Kwun Tong Promenade (Stage 2)”. We will seek Members’ support for these projects in May 2012, with a view to submitting them to PWSC/FC within the current legislative session. Further details are at **Annex 3**.

Advice Sought

7. Members are invited to note the content of this paper and support the submission of the two projects in paragraph 1 above to PWSC for funding support.

**Home Affairs Bureau
April 2012**

Development of a Bathing Beach at Lung Mei, Tai Po

Project Scope

The project site occupies an area of about 1.4 hectares beside Ting Kok Road near Tai Mei Tuk. The scope of the proposed project includes -

- (a) a 200-metre long beach with a groyne at each end;
- (b) a building with changing rooms, showers rooms, toilets, a management office and ancillary facilities such as first aid room, store rooms etc;
- (c) a fee-paying public car park for about 70 private cars, seven motorcycles and three coaches, as well as about 100 bicycle parking spaces;
- (d) a fast food kiosk with outdoor seating for about 30 people, sundeck, refuse collection point, outdoor shower facilities, lookout towers, shark prevention net;
- (e) associated footpaths, road works, retaining walls, drainage works, sewerage waterworks and landscaping works; and
- (f) implementation of necessary environmental mitigation measures and an Environmental Monitoring and Audit programme for the works mentioned in items (a) to (e) above.

The location plan and the site plan showing the conceptual layout of the proposed development are at **Enclosures 1 and 2** respectively.

Project Estimate and Implementation Plan

2. The estimated cost of the project is about \$208 million in money-of-the-day prices. We plan to seek the support of the Public Works Subcommittee and funding approval from the Finance Committee on 30 May 2012 and 22 June 2012 respectively. Subject to funding approval, we plan to start construction of the project in November 2012 for completion in late 2014.

Justifications

3. Tai Mei Tuk has long been a popular venue for cycling and water sports. The proposed beach would complement existing facilities and provide more recreational options for nearby residents and visitors to the area.

4. There is currently no public beach in the vicinity, and the Tai Po District Council (TPDC) has advised that there is strong demand from the community for a beach at Lung Mei for the enjoyment of local residents and visitors.

Public Consultation

5. We have consulted the District Facilities Management Committee of the TPDC on the proposed project scope. Members of the Committee support the project and have requested its early implementation.

6. Conservation groups have expressed concern about the potential environmental impact of developing a beach at Lung Mei. In January 2008, we consulted the Advisory Council on the Environment (ACE) on the findings of the relevant Environmental Impact Assessment (EIA) Report. The ACE endorsed the report on condition that additional information be provided with regard to the ecological status of the habitat of Lung Mei Beach. After conducting additional ecological surveys we again consulted the ACE in November 2008. The council endorsed the EIA report subject to certain conditions, among these being that we should reduce the project size to minimise the potential ecological impact. Accordingly, we prepared a revised project plan that has been accepted by the Director of Environmental Protection (DEP), who issued the Environmental Permit (EP) for the project in April 2010.

Environmental Implications

Water Quality

7. This project will include the diversion of the nearby discharge outlets of the Lo Tsz River and a drainage channel away from the beach. Separately, the Drainage Services Department (DSD) is building a new sewerage system (under project **4365DS** – “Tolo Harbour Sewerage of Unsewered Areas, Stage 1 Phase 2C”), in order to improve the water quality in Tolo Harbour. The new system will collect sewage and deliver it to the Tai Po Sewage Treatment Works for treatment. It will be compulsory for any new development at Lung Mei to connect to the system, which will be completed in late 2013, at least one year prior to the opening of the proposed beach.

8. Following completion of the new sewerage system and drainage diversion work, we envisage that the concentrations of the pollutants E. coli and Chlorophyll-a in the water near the beach will be reduced to the extent that the quality of the water will comply with the Water Quality Objectives under the Water Pollution Control Ordinance and will be suitable for public bathing.

Marine Ecology

9. Amongst other conditions, the EP for the project requires the Civil Engineering and Development Department to implement measures with a view to minimising the potential ecological impact on three fish species of conservation importance, namely, the two-spot goby, the tropical sand goby and the grass puffer. These measures include the precautionary removal of these fish species within the site area under the supervision of a qualified fish specialist. We engaged consultants in January 2012 to carry out further marine ecological surveys, design ecological mitigation works and recommend detailed specifications for incorporation into the works contract so as to help ensure that the marine ecological mitigation measures are properly carried out.

Statutory Procedures

10. We have gazetted the related sewerage, road and reclamation works under the relevant ordinances and handled all objections. DEP authorised the sewerage works in December 2008 and the Chief Executive in Council authorised the reclamation and road works in February 2009 and December 2009 respectively. The notice of authorisation for the road works was gazetted in January 2010 and that for the reclamation works will be gazetted in August 2012.

**Local Open Space at
Chung Yee Street, Kowloon City**

Project Scope

The scope of the proposed project includes –

- (a) a landscaped sitting out area;
- (b) a fitness area with equipment suitable for elderly people;
- (c) an area for Tai Chi and other games;
- (d) a pebble walking trail;
- (e) barrier-free access facilities including a ramp and staircase connected to the King's Park High Level Service Reservoir Playground, a staircase connected to Chung Yee Street and a lift connected to Chung Yee Street at ground level and future footbridge level; and
- (f) ancillary facilities including a general store room, a toilet block and a baby care room.

2. The proposed scope of works is broadly the same as that submitted to Members in April 2009 under LC Paper No. CB(2)1304/08-09(02). The site plan, barrier-free access and artist's impressions of the proposed project are at **Enclosures 3, 4 and 5** respectively.

Background and Consultation

3. The project site covers an area of about 0.8 hectares on a high platform overlooking the King's Park High Level Service Reservoir Playground. In September 2008, the Leisure and District Facilities Management Committee (LDFMC) of the Kowloon City District Council (KCDC) endorsed a conceptual layout of the project, which included a ramp to link the project site with Chung Yee Street. After further discussion with LDFMC in June 2009, the committee requested that the link between the site and Chung Yee Street should be improved by replacing the ramp with a lift.

4. The conceptual design of the project has now been revised to replace the ramp with a lift. The lift tower will also provide access to the future covered footbridge at Chung Yee Street, which will connect the Ho Man Tin Mass Transit Railway (MTR) Station with the Ho Man Tin Estate, Oi Man Estate and Hung Hom areas (the footbridge will be constructed under **60TR** – “Kwun Tong Line Extension – essential public infrastructure works”).

Project Estimate and Implementation Plan

5. The revised estimated cost of the project is about \$88.8 million in money-of-the-day prices. We plan to seek endorsement and funding approval from the Public Works Subcommittee and the Finance Committee on 16 May 2012 and 8 June 2012 respectively. Subject to the funding approval, we plan to commence construction in August 2012 for completion in March 2014.

Justifications

6. The project site is located in a densely populated area surrounded by several public and private residential developments as well as primary and secondary schools. The proposed open space will provide a recreational facility for nearby residents and students and will complement the facilities at the nearby King’s Park High Level Service Reservoir Playground.

**Other Sports and Recreational Facilities for submission to PWSC/FC
in the 2011-12 Legislative Session**

(A) Sports centre, community hall and public library in Area 14B, Sha Tin

The proposed project involves the construction of a sports centre, a community hall and a district library in Area 14B, Sha Tin. The scope of the proposed sports centre comprises –

- (a) a main arena that can accommodate two basketball courts, two volleyball courts or eight badminton courts;
- (b) two multi-purpose activity rooms that can be combined into a large activity room;
- (c) a table-tennis room;
- (d) a fitness room;
- (e) a children's play room;
- (f) an artificial turf indoor lawn bowls green; and
- (g) an outdoor climbing wall.

(B) Runway Park at Kai Tak, Kowloon City District – Phase 1

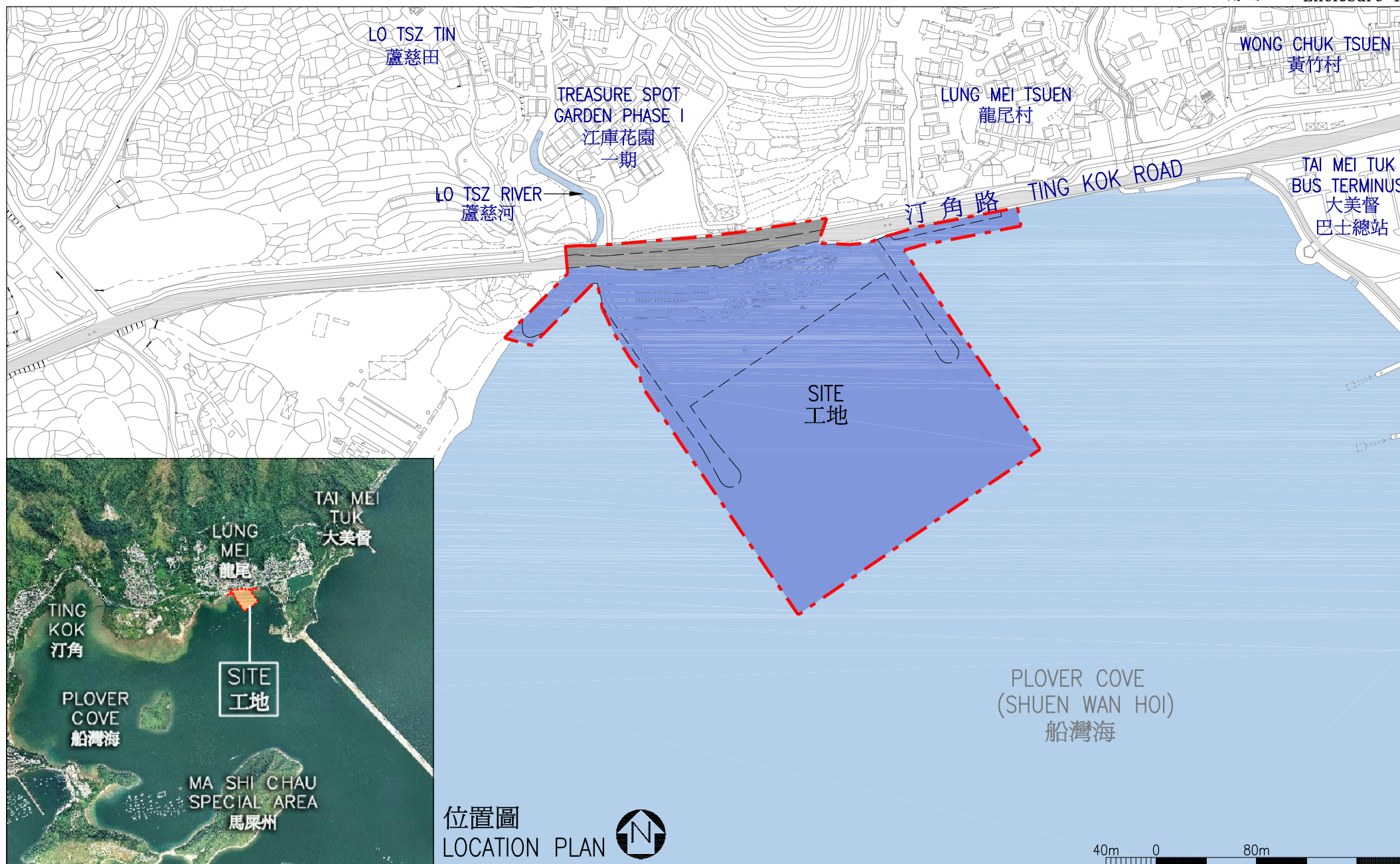
2. The proposed project is the first phase development of a park at the former airport runway waterfront. The scope of the project comprises –

- (a) a promenade at the runway tip facing Lei Yue Mun and along the waterfront facing Kwun Tong with a continuous pedestrian walkway, seating areas and rain shelters; and
- (b) a large lawn with seating facilities and soft landscape planting.

(C) Kwun Tong Promenade (Stage 2)

3. The proposed project involves the construction of a waterfront promenade at the former Kwun Tong Public Cargo Working Area. The scope of the proposed project comprises –

- (a) a boardwalk;
- (b) seating areas, pavilions, shelters and benches;
- (c) a multi-purpose open area with fitness stations;
- (d) an area with fitness equipment suitable for elderly people;
- (e) a landscaped area with lawns and trees;
- (f) models of cargo containers and cranes to evoke the historical context of the area;
- (g) a sensory garden;
- (h) a café;
- (i) a mist feature with lighting and sound effects; and
- (j) upgrading of the Kwun Tong Promenade (Stage 1).



位置圖
LOCATION PLAN

258RS
在大埔龍尾發展泳灘
DEVELOPMENT OF A BATHING BEACH
AT LUNG MEI, TAI PO

drawn by 繪圖
Wing Lee

approved 覆核
Wise Yeung

date 日期
02/2012

date 日期
02/2012

drawing no. 圖則編號
AB/5465/XA001

office 辦事處
PROJECT MANAGEMENT BRANCH 工程策劃管理處



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



258RS
在大埔龍尾發展泳灘
DEVELOPMENT OF A BATHING BEACH
AT LUNG MEI, TAI PO

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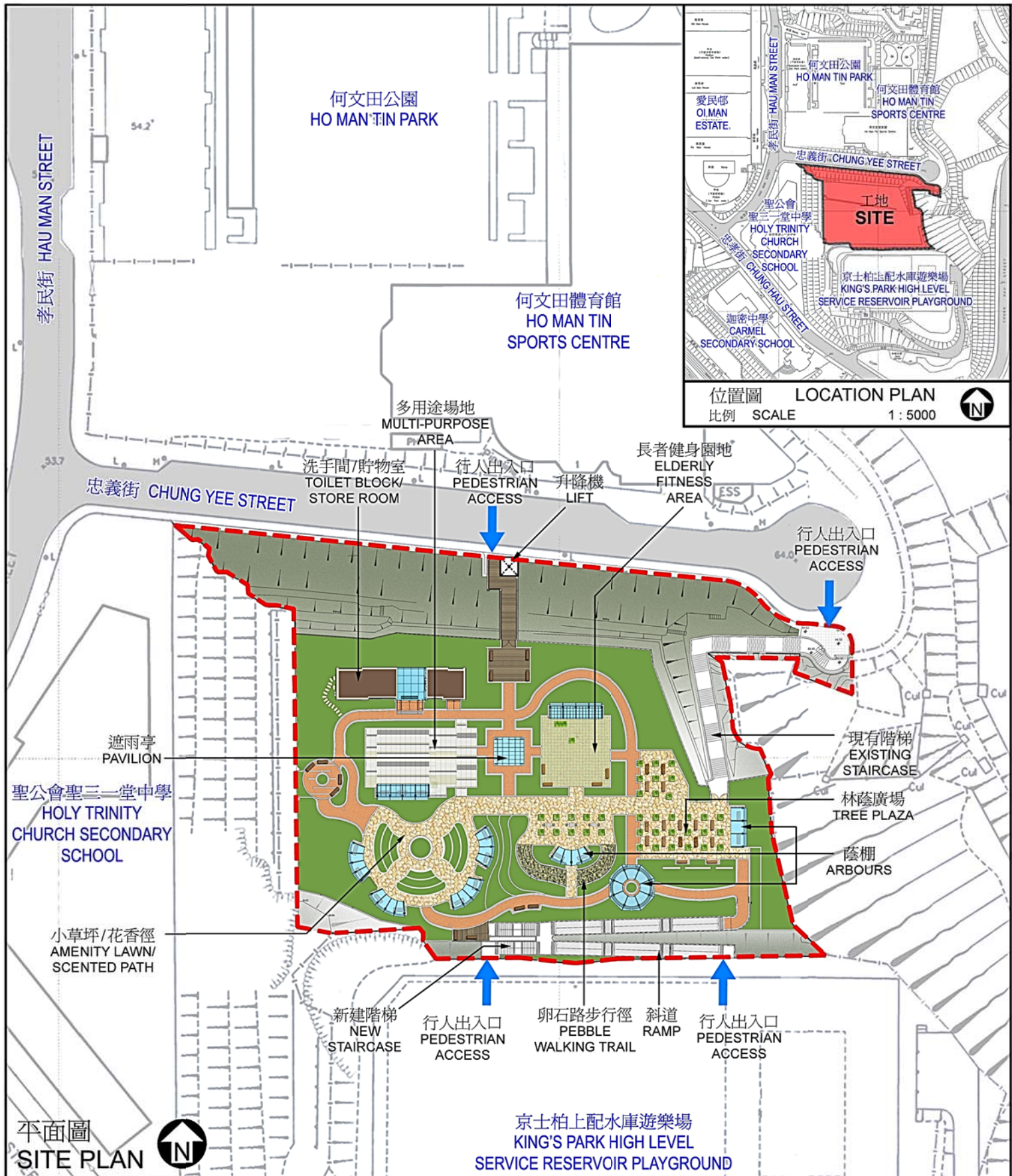
drawing no. 圖則編號
AB/5465/XA002

office 辦事處
PROJECT MANAGEMENT BRANCH 工程策劃管理處

scale 比例
1 : 1 500



ARCHITECTURAL
SERVICES
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420RO
九龍城忠義街
鄰舍休憩用地
LOCAL OPEN SPACE AT
CHUNG YEE STREET,
KOWLOON CITY

drawn by
Esther Li

date
02/2012

drawing no.
AB / 420RO / XA001

scale
1 : 1000

approved
Alfred Lai

date
02/2012

office
PROJECT MANAGEMENT BRANCH 工程策劃管理處



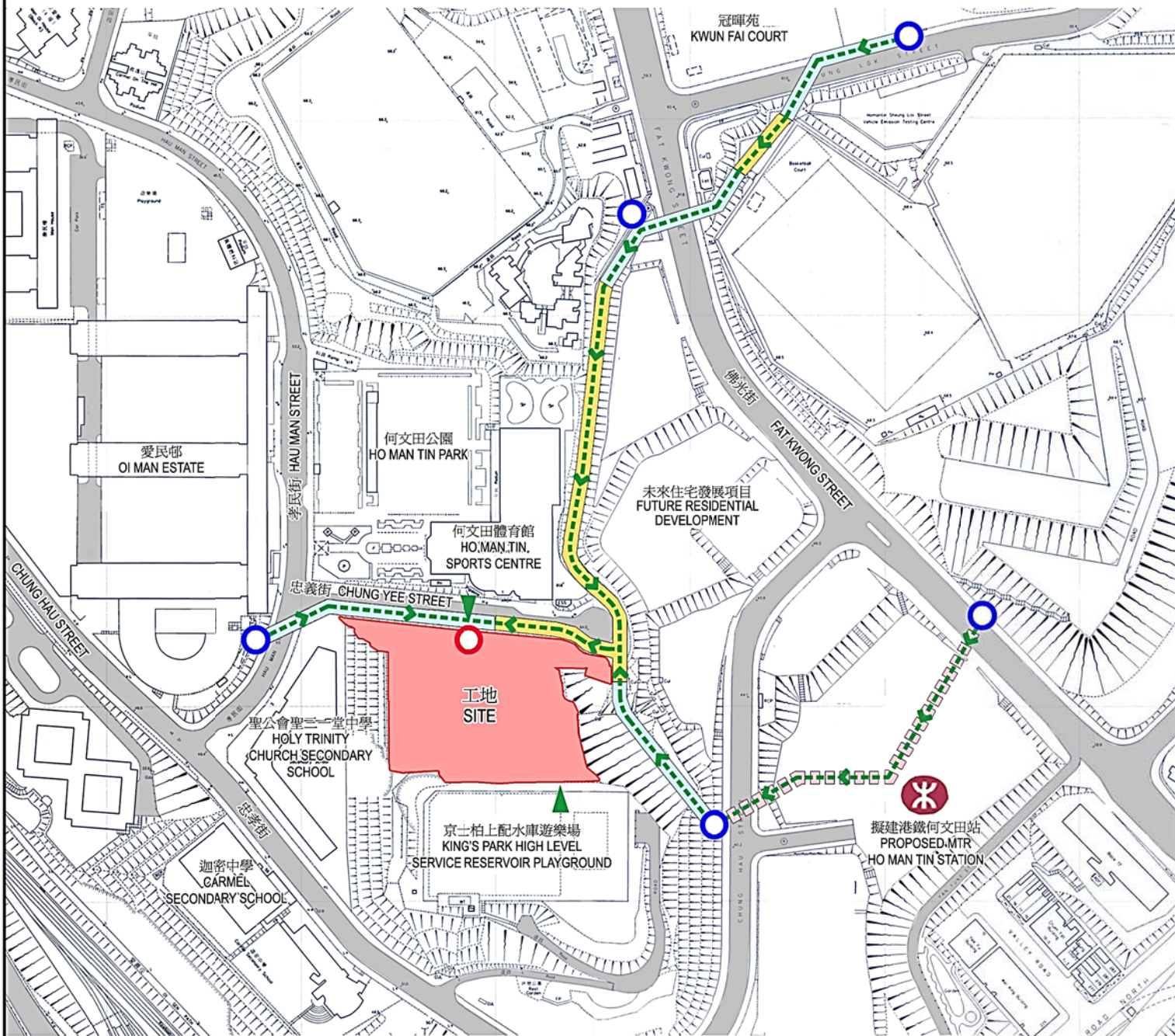
**ARCHITECTURAL
SERVICES
DEPARTMENT** 建築署

圖例
Legend

-  無障礙出入口
Barrier Free Entrance
-  未來無障礙通道
Future Barrier Free Access
-  擬建電梯
Proposed Lift


未來行人道接駁點 (由路政署在60TR-觀塘線延線-主要基建工程承造)
Future Pedestrian Access Connection
(By Highways Department under 60TR-Kwun Tong Line Extension-essential public infrastructure works)

- | | | | |
|---|------------------------------|---|---------------------------|
|  | 行人隧道
Subway |  | 有蓋行人通道
Covered Walkway |
|  | 有蓋行人天橋
Covered Footbridge |  | 擬建電梯
Proposed Lift |




無障礙通道平面圖
PLAN OF BARRIER FREE ACCESS



420RO 九龍城忠義街 鄰舍休憩用地 LOCAL OPEN SPACE AT CHUNG YEE STREET, KOWLOON CITY	drawn by Esther Li	date 02/2012	drawing no. AB / 420RO / XA002	scale 1:3000
	approved Alfred Lai	date 02/2012		
	office PROJECT MANAGEMENT BRANCH 工程策劃管理處			 ARCHITECTURAL SERVICES DEPARTMENT 建築署



從西南面望向休憩用地構思透視圖
 PERSPECTIVE VIEW OF OPEN SPACE
 FROM SOUTH-WESTERN DIRECTION (ARTIST'S IMPRESSION)

420RO 九龍城忠義街 鄰舍休憩用地 LOCAL OPEN SPACE AT CHUNG YEE STREET, KOWLOON CITY	drawn by Esther Li	date 02/2012	drawing no. AB / 420RO / XA003	scale N/A
	approved Alfred Lai	date 02/2012		
	office PROJECT MANAGEMENT BRANCH 工程策劃管理處			 ARCHITECTURAL SERVICES DEPARTMENT 建築署