

## Legislative Council Panel on Housing

### **PWP Item No. 437RO – District Open Space adjoining Lower Ngau Tau Kok Public Housing Redevelopment**

#### **Purpose**

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 (the Project).

#### **Location of the Project**

2. The Project concerns the construction of the DOS adjoining public housing redevelopment at Lower Ngau Tau Kok (LNTK) Estate. The DOS covers a site area of about 1.19 hectare. Part of the site falls within the existing LNTK Estate Playground No. 8, which will be demolished to make way for the LNTK public housing redevelopment. Site plans showing the conceptual layout of the proposed DOS and the barrier free access are at **Enclosures 1 and 2**.

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#### **Project Scope**

3. The proposed scope of the Project comprises –
- (a) a 7-a-side mini-soccer pitch with covered spectator stand;
  - (b) a children's play area;
  - (c) a fitness corner;
  - (d) a jogging track;
  - (e) sitting out areas with pergolas;
  - (f) soft landscape areas; and
  - (g) ancillary facilities including a management office, changing rooms and toilet facilities with a baby care room, associated store rooms and plant rooms, etc.

## **Justification**

4. Ngau Tau Kok is a densely populated residential area. There is a strong demand for open space upon completion of the public housing redevelopment at LNTK with a population of about 12 000. The proposed Project will address this demand, providing a range of recreational facilities to cater for different needs of local residents.

5. When we consulted the Kwun Tong District Council (KTDC) on the proposed redevelopment of LNTK Estate in November 2006, members requested for early implementation of the DOS to tie in with the completion of the adjoining public housing development.

## **Project Estimate and Implementation Plan**

6. The Project was upgraded to Category B in September 2010. The estimated project cost is \$125.0 million in money-of-the-day prices.

7. Due to the limited vehicular access and congested works areas for both the DOS and the adjoining LNTK public housing redevelopment, it is considered desirable from both safety and environmental considerations to entrust the design and construction of the DOS to the Hong Kong Housing Authority for implementation by the Housing Department (HD). This arrangement will allow better co-ordination of the DOS and the adjoining public housing redevelopment to ensure the timely completion of the DOS for public use. Upon completion of the DOS, HD will hand over the facilities to the Leisure and Cultural Services Department for management and maintenance.

8. Subject to the funding approval by the Finance Committee, we plan to commence the construction works of the DOS in December 2012 for completion by April 2015 to tie in with the scheduled completion of the adjoining public housing redevelopment.

## **Public Consultation**

9. We consulted the District Facilities Management Committee of the KTDC on 15 March 2012. The Committee supported the Project.

## **Way Forward**

10. To take the Project forward, we plan to seek endorsement by the Public Works Subcommittee and approval by the Finance Committee of the Legislative Council on 30 May 2012 and 22 June 2012 respectively for upgrading the Project to Category A, so that the construction works can tie in with the programme of the adjoining LNTK public housing redevelopment.

### **Advice Sought**

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

**Transport and Housing Bureau  
April 2012**



437RO 毗鄰牛頭角下邨公共房屋重建的地區休憩用地-規劃概念圖  
 DISTRICT OPEN SPACE ADJOINING LOWER NGAU TAU KOK PUBLIC HOUSING REDEVELOPMENT  
 - CONCEPTUAL LAYOUT PLAN

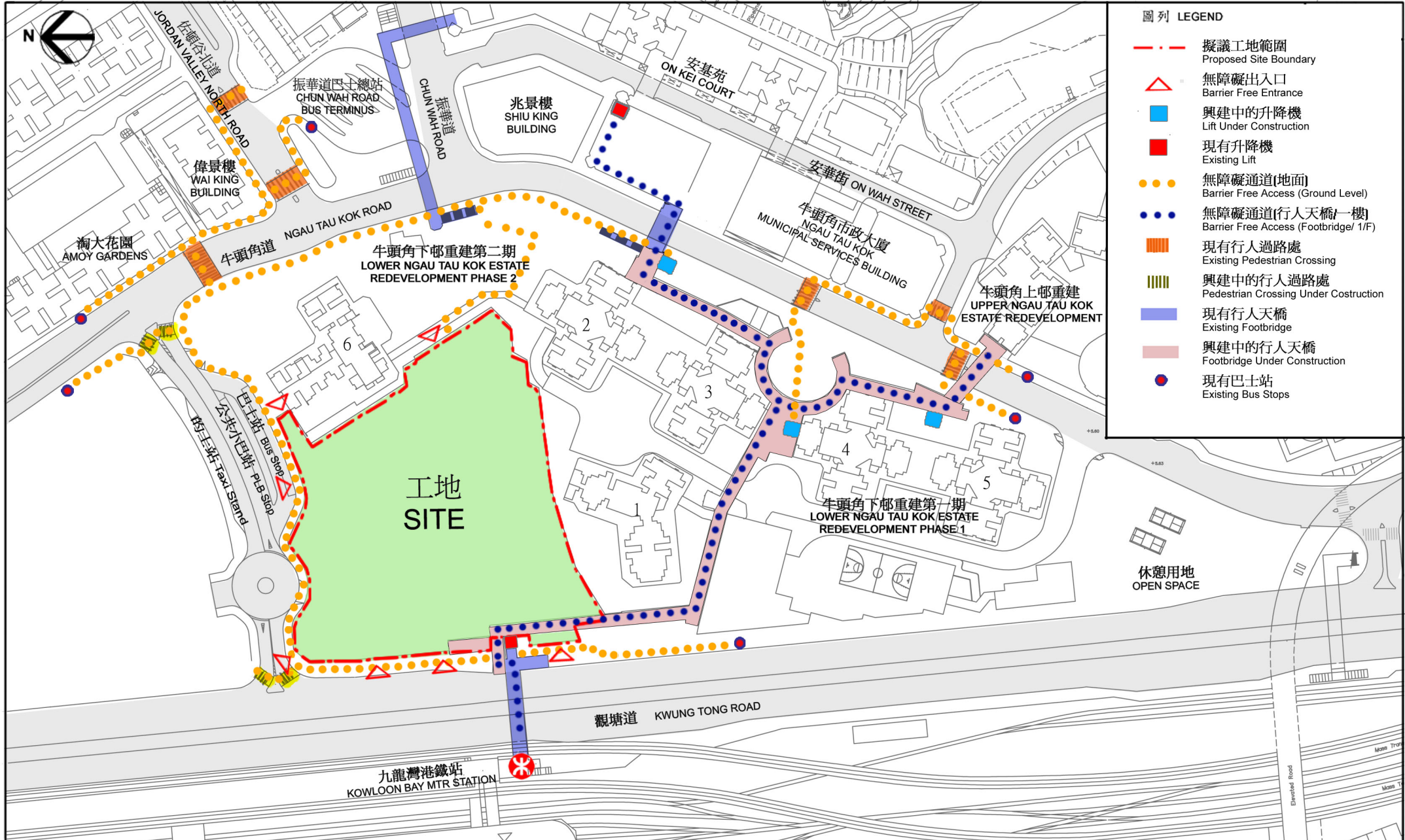
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(備註: 只供討論及參考, 最終設計會因應需要而更改。)

REMARKS: FOR REFERENCE ONLY AND SUBJECT TO CHANGE WHEN NECESSARY.



- 圖例 LEGEND**
- · - · 擬議工地範圍  
Proposed Site Boundary
  - △ 無障礙出入口  
Barrier Free Entrance
  - 興建中的升降機  
Lift Under Construction
  - 現有升降機  
Existing Lift
  - ● ● ● 無障礙通道(地面)  
Barrier Free Access (Ground Level)
  - ● ● ● 無障礙通道(行人天橋/一樓)  
Barrier Free Access (Footbridge/ 1/F)
  - ▨ ▨ ▨ ▨ 現有行人過路處  
Existing Pedestrian Crossing
  - ▨ ▨ ▨ ▨ 興建中的行人過路處  
Pedestrian Crossing Under Construction
  - ▬ ▬ ▬ ▬ 現有行人天橋  
Existing Footbridge
  - ▬ ▬ ▬ ▬ 興建中的行人天橋  
Footbridge Under Construction
  - 現有巴士站  
Existing Bus Stops

437RO 毗鄰牛頭角下邨公共房屋重建的地區休憩用地—無障礙通道平面圖  
DISTRICT OPEN SPACE ADJOINING LOWER NGAU TAU KOK PUBLIC HOUSING REDEVELOPMENT  
—LAYOUT OF THE BARRIER FREE ACCESS

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