

**For discussion
on 9 May 2017**

Legislative Council Panel on Housing

Public Works Programme Items No. B286RS and B779CL

**Reprovisioning of recreational facilities and
site formation works for public housing development
at Hiu Ming Street, Kwun Tong**

PURPOSE

This paper consults Members about the Government's proposal to upgrade the following two Public Works Programme items to Category A to support the public housing development at Hiu Ming Street, Kwun Tong.

- (a) **B286RS** – Reprovisioning of recreational facilities at Hiu Ming Street Playground, Kwun Tong; and
- (b) **B779CL** – Site formation works for public housing development at Hiu Ming Street, Kwun Tong.

PROJECT PROPOSALS

2. The site at Hiu Ming Street, Kwun Tong has been earmarked for public housing development. The proposed works aim to provide a cleared and formed site for the public housing development. The location plan of the proposed works is at **Annex 1**.

3. The scope of **B286RS** includes –

- (a) reprovisioning of
 - (i) three existing tennis courts and two existing basketball courts;
 - (ii) associated recreational facilities including soft landscaped areas, sitting-out areas and children's play facilities; and

- (iii) ancillary facilities including a management office, toilets and changing facilities, and an equipment store;
- (b) provision of a baby care room and a horticultural store;
- (c) slope stabilisation works and construction of associated retaining wall; and
- (d) provision of a temporary management office, temporary toilets and temporary changing facilities.

———— The site plan and the artist's impression of the proposed works are at **Annexes 2 and 3** respectively.

4. The scope of **B779CL** includes –

- (a) demolition of existing recreational facilities at Hiu Kwong Street Park Strip, Hiu Kwong Street Recreation Ground and Hiu Ming Street Playground;
- (b) site formation works and slope stabilisation works; and
- (c) other ancillary works including construction of associated retaining structures.

———— The site plan is at **Annex 4**.

5. Subject to the funding approval of the Legislative Council Finance Committee (FC), we plan to commence the construction of **B286RS** in the third quarter of 2018 for completion in the second quarter of 2020. The construction of **B779CL** would commence subsequently for completion in the second quarter of 2022, to tie in with the programme of the proposed public housing development at Hiu Ming Street.

JUSTIFICATION

6. The proposed public housing development at Hiu Ming Street is expected to be completed in 2025-26, and will provide about 1 080 flats for a population of about 3 030.

7. The site of the proposed development is currently occupied by three tennis courts at Hiu Ming Street Playground, a basketball court at Hiu Kwong Street Recreation Ground and some landscaped sitting-out areas inside Hiu Kwong Street Park Strip. We need to vacate the land occupied by the above-mentioned facilities for the subsequent site formation works. To continue providing the existing recreational facilities for the public, we propose to carry out **B286RS** to re-provision the affected facilities located within the site of the proposed development to the other part of the Hiu Ming Street Playground. To accommodate these facilities, we propose to also re-provision an existing basketball court and associated facilities at that part of the Hiu Ming Street Playground. Following the completion of the re-provisioning works, **B779CL** will be carried out for the demolition of the existing recreational facilities at the site of the proposed public housing development, as well as the site formation works, slope stabilisation and construction of associated retaining structures, at the site of the proposed public housing development, in order to clear and form the site for such development.

8. The Government intends to entrust the design and construction of the proposed works to the Hong Kong Housing Authority. This arrangement will allow better design coordination and construction interface of the works, and ensure timely completion of the proposed works for the public housing development at Hiu Ming Street, Kwun Tong. Upon completion of the works, the proposed recreational facilities will be handed over to relevant government departments for management and maintenance.

PROJECT ESTIMATE

9. The capital costs of **B286RS** and **B779CL** are estimated to be \$106.3 million and \$147.7 million in MOD prices respectively.

PUBLIC CONSULTATION

10. We have consulted the Kwun Tong District Council (KTDC) and its relevant committees on the proposed public housing development and its related matters, including traffic impact and mitigation measures, reprovisioning of recreational facilities and site formation works¹. Some concerns about traffic and public transport in relation to the proposed public housing development were raised. We will continue to closely liaise with KTDC for the follow-up to the matters.

TRAFFIC IMPLICATIONS

11. The proposed works are not expected to cause any significant traffic impact. We will implement temporary traffic arrangements during the construction period, as well as appropriate control measures on construction vehicles, to minimise traffic impact brought by the proposed works on the neighbouring roads.

WAY FORWARD

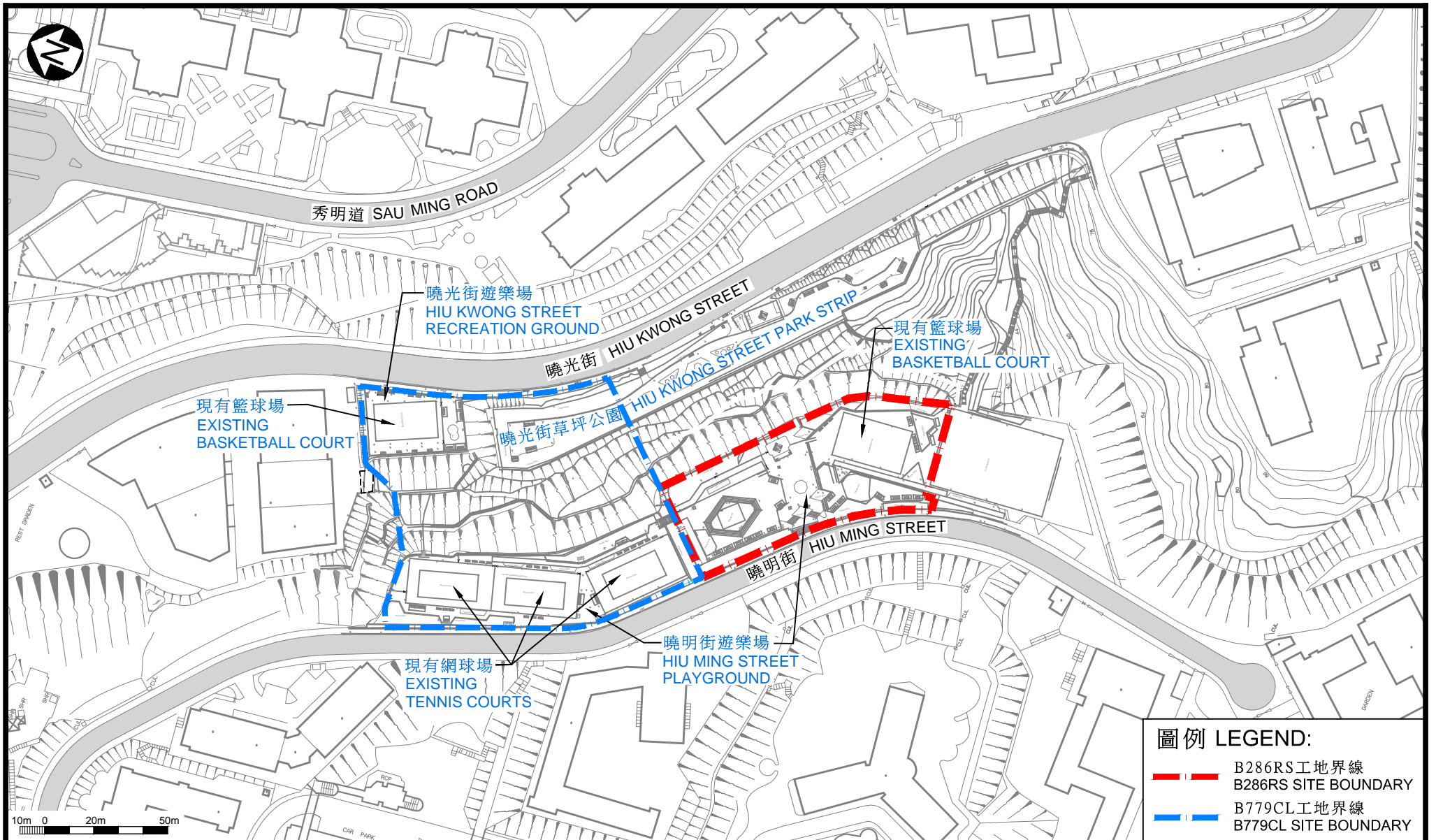
12. We plan to upgrade **B286RS** and **B779CL** to Category A, to support the public housing development at Hiu Ming Street. We plan to submit the funding proposals to the Public Works Subcommittee for consideration and the FC for funding approval in the coming legislative session.

ADVICE SOUGHT

13. Members are invited to note the paper and provide their views.

Transport and Housing Bureau
May 2017

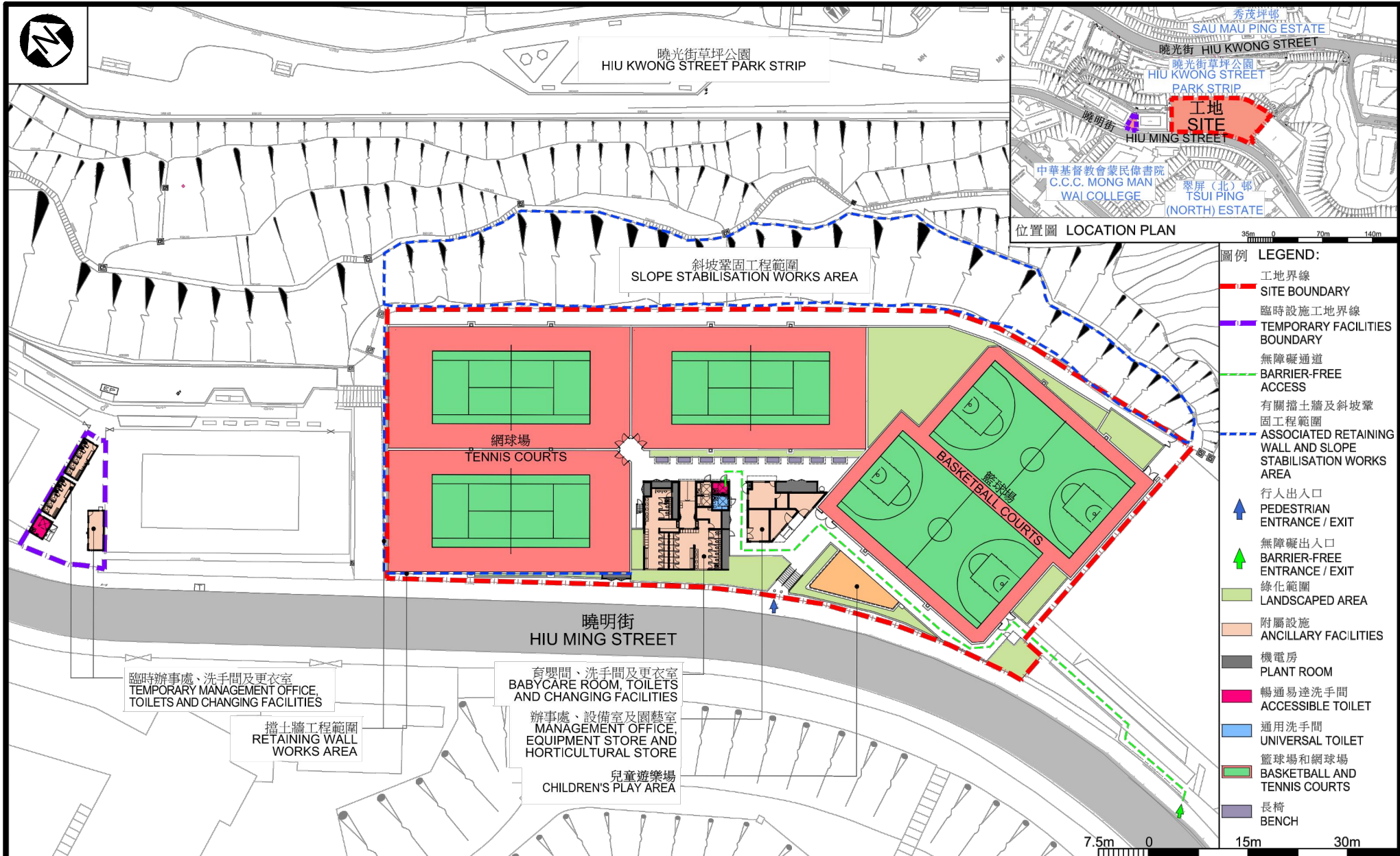
¹ KTDC discussed the relevant issues at its Council meeting on 18 March 2014, Housing Committee meetings on 24 July 2014 and 17 January 2017, Traffic and Transport Committee meetings on 29 September 2016 and 26 January 2017, and Culture, Recreation and Sports Committee meeting on 12 January 2017.



圖例 LEGEND:
 - - - - - B286RS 工地界線
 - - - - - B286RS SITE BOUNDARY
 - - - - - B779CL 工地界線
 - - - - - B779CL SITE BOUNDARY

工務計劃項目編號 B286RS 和 B779CL
 觀塘曉明街公營房屋發展之重置遊樂場康樂設施及工地平整工程
 PWP ITEMS NO. B286RS and B779CL
 REPROVISIONING OF RECREATIONAL FACILITIES AND SITE FORMATION WORKS
 FOR PUBLIC HOUSING DEVELOPMENT AT HIU MING STREET, KWUN TONG

位置圖
 LOCATION
 PLAN



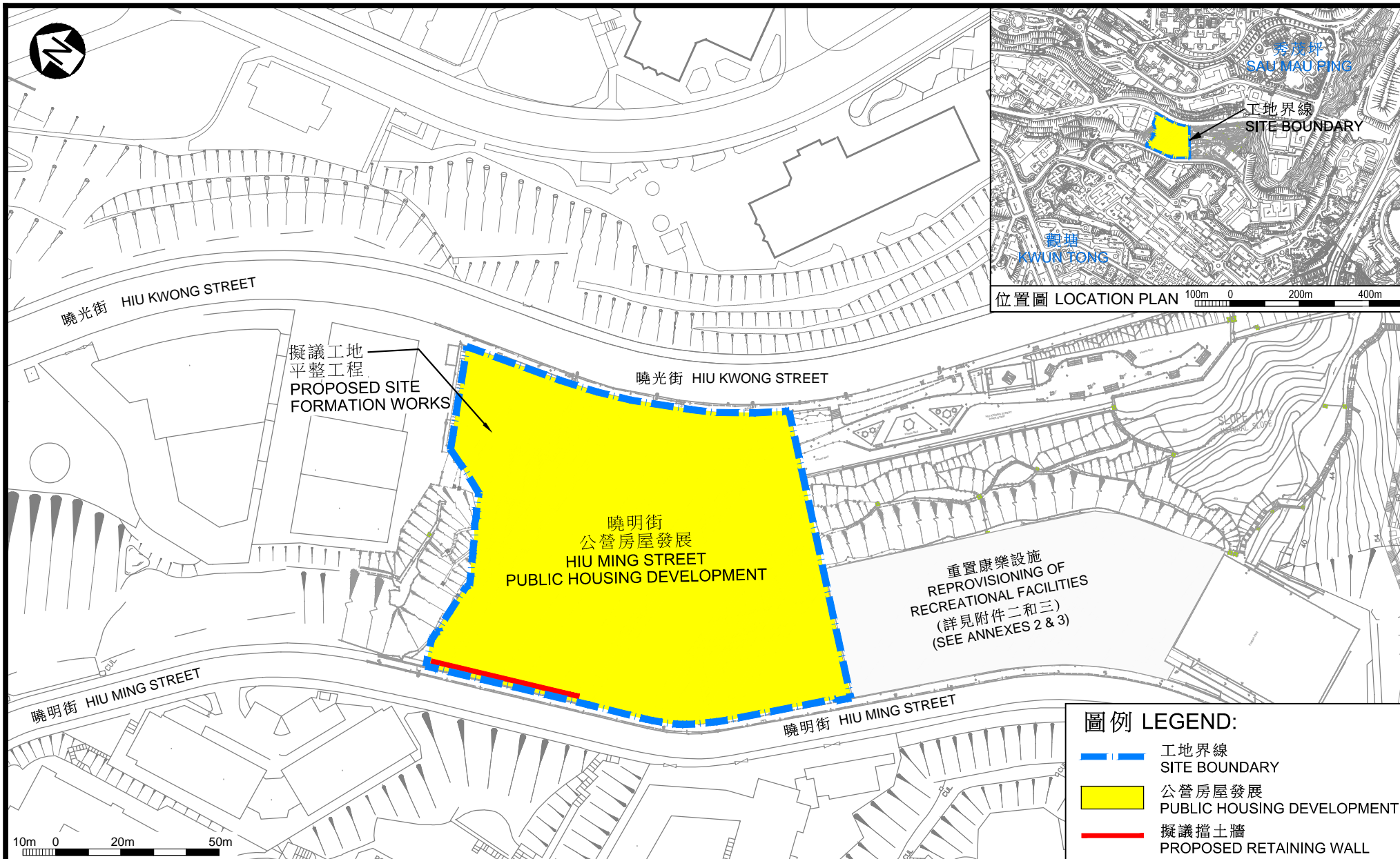
從曉明街望向遊樂場的構思圖
PERSPECTIVE VIEW FROM HIU MING STREET



工務計劃項目編號 B286RS
重置觀塘曉明街遊樂場康樂設施
PWP ITEM NO. B286RS

REPROVISIONING OF RECREATIONAL FACILITIES AT HIU MING STREET PLAYGROUND, KWUN TONG

構思圖
ARTIST'S
IMPRESSION
DRAWING



工務計劃項目編號 B779CL
 觀塘曉明街公營房屋發展之工地平整工程
 PWP ITEM NO. B779CL

SITE FORMATION WORKS FOR PUBLIC HOUSING DEVELOPMENT AT HIU MING STREET, KWUN TONG

工地平面圖
 SITE PLAN