

**For discussion
on 10 April 2018**

Legislative Council Panel on Housing

**Public Works Programme Item No. B446RO
District open space adjoining
San Po Kong public housing development
(Revised Proposal)**

PURPOSE

This paper consults Members about the **revised proposal** to upgrade **B446RO** to Category A¹.

REVISED PROPOSAL

2. The Policy Agenda promulgated in October 2017 suggested extending the Energizing Kowloon East initiative to San Po Kong, to enhance connectivity, improve the environment, and promote vibrancy and diversified development. The Energizing Kowloon East Office has holistically reviewed and given proposals regarding the district open space (DOS) at Sze Mei Street currently occupied by the Kai Tak East Playground, including proposing the provision of an underground public vehicle park and the reprovisioning of the Kai Tak East Sports Centre. To ensure the earlier provision of part of the original DOS for the public, the Energizing Kowloon East Office proposed to develop the original DOS in two phases: the part of the original DOS adjoining King Tai Court and Rhythm Garden will be developed in the first phase; the remaining portion of the original DOS (including the proposed underground public vehicle park and reprovisioning of the sports centre) will be developed in the second phase, subject to the review results of the Energizing Kowloon East Office.

3. In view of the above-mentioned proposals of the Energizing Kowloon East Office, the proposed revised **B446RO** project will cover the first phase of the aforementioned DOS development at Sze Mei Street, while the reprovisioning of an existing 7-a-side hard-surfaced soccer pitch and four existing basketball courts, and the provision of car parking facilities, toilets and changing rooms under the original proposal have been taken out.

¹ The Transport and Housing Bureau consulted Members about this project at the Legislative Council Panel on Housing special meeting on 11 July 2017 (see LC Paper No. CB(1)1198/16-17(01)). Members supported submitting the funding proposal to the Public Works Subcommittee for consideration.

4. The proposed revised **B446RO** project occupies an area of around 11 560 square metres. The proposed scope of works includes –

- (a) the provision of hard and soft landscaping, sitting-out areas, a children’s play area, a fitness area, a pebble walking trail, a jogging track, leisure lawn, and a pet corner; and
- (b) the provision of ancillary facilities including a service shed, a store room and a garden waste chamber.

5. The site plan and location plan for the revised project are at **Annex 1**, while the artist’s impression is at **Annexes 2 and 3**.

6. Subject to funding approval of the Finance Committee (FC), the construction of the proposed works is expected to commence in the first quarter of 2019, for completion in the first quarter of 2021. We plan to start the tendering process for the construction works in the third quarter of 2018. However, we will only award the contract upon obtaining funding approval from the FC.

7. The Government plans to entrust the design and construction of the proposed works to the Hong Kong Housing Authority to allow better design coordination and construction interface of the works. Upon completion, the proposed works will be handed over to relevant government departments for management and maintenance.

PROJECT ESTIMATE

8. The capital cost of the proposed works is estimated to be \$179.7 million in money-of-the-day prices.

PUBLIC CONSULTATION

9. In view of the change in scope of the project, we consulted the Wong Tai Sin District Council about the extension of the Energizing Kowloon East initiative to San Po Kong, as well as the proposed phased development of the DOS at Sze Mei Street on 9 January 2018. Members supported the initiative and the phased development of the DOS, including the revised scope of works to be carried out in the first phase (i.e. this proposal).

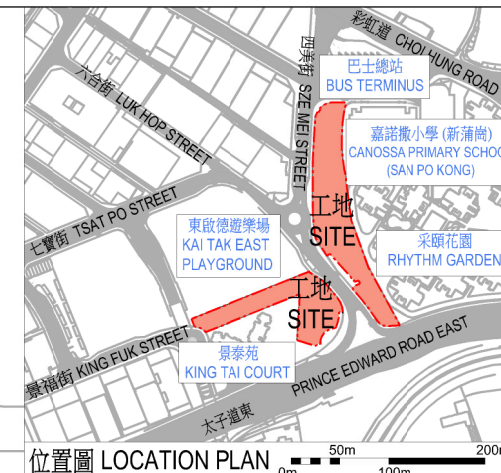
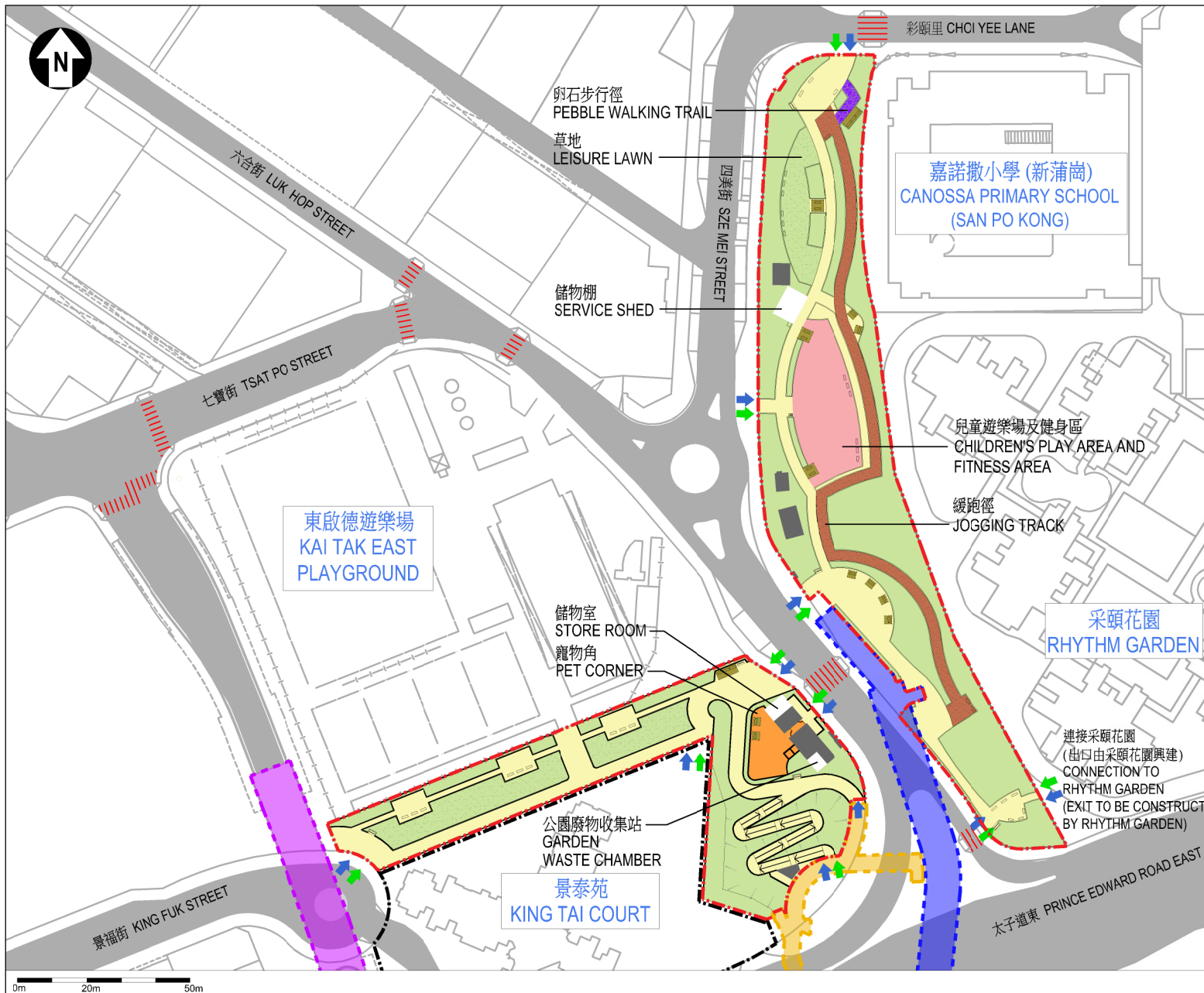
WAY FORWARD

10. We plan to submit the funding proposal of the proposed works to the Public Works Subcommittee for consideration and the FC for funding approval in 2018.

ADVICE SOUGHT

11. Members are invited to note the paper and provide views.

Transport and Housing Bureau
March 2018

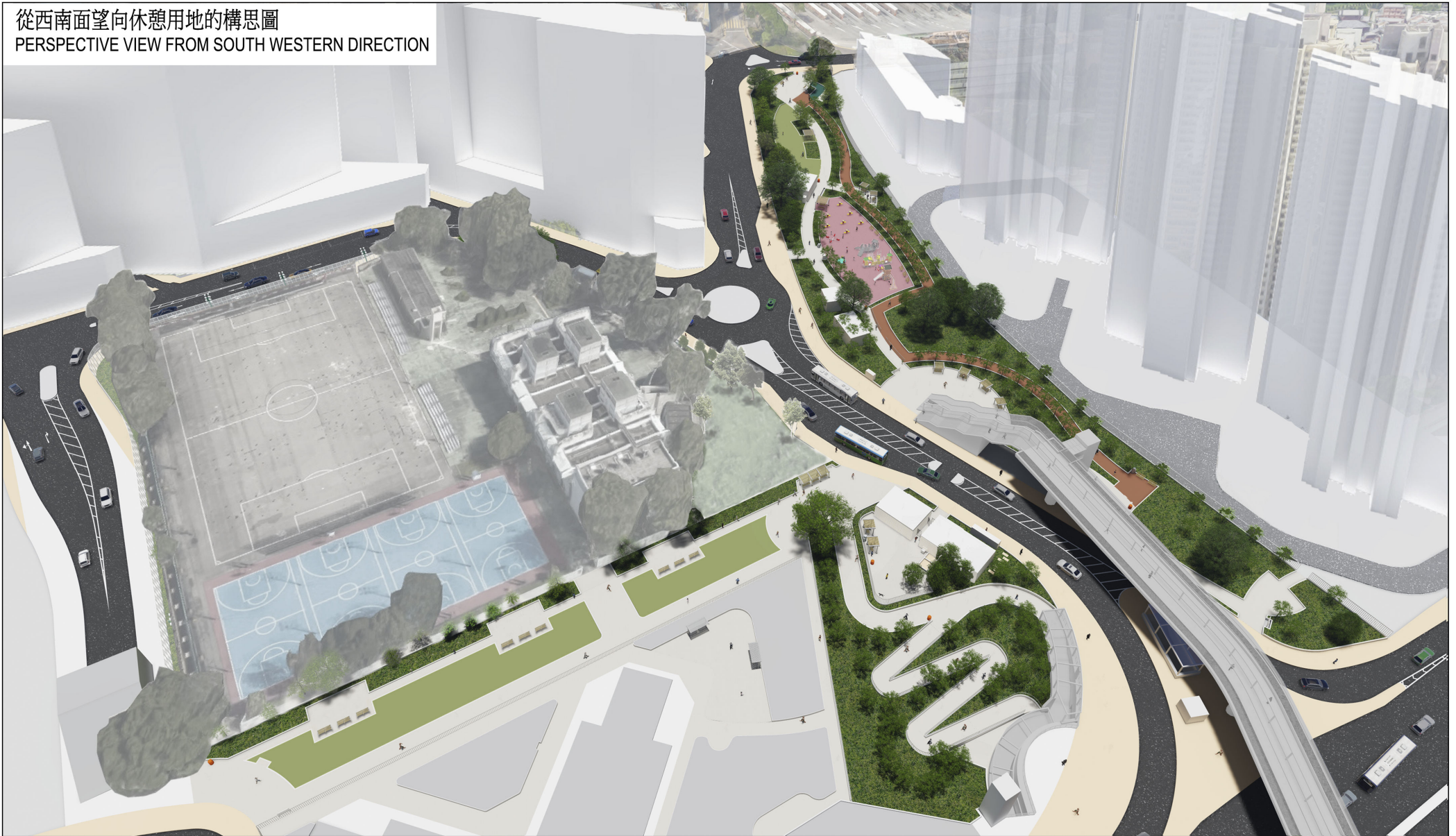


- 位置圖 LOCATION PLAN
- 圖例 LEGEND
- - - 工地界線
SITE BOUNDARY
 - - - 公營房屋發展範圍
PUBLIC HOUSING DEVELOPMENT BOUNDARY
 - ↑ 行人出入口
PEDESTRIAN ENTRANCE / EXIT
 - ↑ 無障礙出入口
BARRIER FREE ENTRANCE / EXIT
 - 機電房
PLANT ROOM
 - 涼棚
PAVILION
 - 地面綠化
AT-GRADE GREENING
 - ≡≡≡ 現有行人過路處
EXISTING PEDESTRIAN CROSSING
 - - - 由土木工程拓展署興建中的高架園景行人道
ELEVATED LANDSCAPED WALKWAY
UNDER CONSTRUCTION BY CIVIL ENGINEERING
AND DEVELOPMENT DEPARTMENT
 - 現有行人隧道
EXISTING PEDESTRIAN SUBWAY
 - 現有行車隧道
EXISTING VEHICULAR UNDERPASS

工務計劃項目編號 B446RO
 毗鄰新蒲崗公營房屋發展項目的地區休憩用地
 PWP ITEM NO. B446RO
 DISTRICT OPEN SPACE ADJOINING SAN PO KONG PUBLIC HOUSING DEVELOPMENT

工地平面圖
SITE PLAN

從西南面望向休憩用地的構思圖
PERSPECTIVE VIEW FROM SOUTH WESTERN DIRECTION



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DISTRICT OPEN SPACE ADJOINING SAN PO KONG PUBLIC HOUSING DEVELOPMENT

構思圖
ARTIST'S
IMPRESSION

從四美街望向休憩用地東北角的構思圖
PERSPECTIVE VIEW FROM SZE MEI STREET DIRECTION



工務計劃項目編號 B446RO
毗鄰新蒲崗公營房屋發展項目的地區休憩用地
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