

For discussion on
25 February 2019

Legislative Council Panel on Home Affairs

Hoi Sham Park Extension in Kowloon City District

Purpose

This paper seeks Members' views on the proposed development of Hoi Sham Park Extension in Kowloon City District.

Project site

2. The project site comprises the southern portion of the Hoi Sham Park and an extension portion to the south, occupying a total area of 2.1 hectares. The majority of the site is zoned "Open Space" on the approved Kai Tak Outline Zoning Plan No. S/K22/6 and the approved Hung Hom Outline Zoning Plan No. S/K9/26. The rest of the site at the southern end is zoned "Other Specified Uses" annotated "Sewage Treatment Plant" on the approved Hung Hom Outline Zoning Plan No. S/K9/26.

Project scope

3. The proposed scope of the project comprises –
- (a) re-provisioning of four tennis courts from the Ko Shan Road Park previously demolished for the construction of Ko Shan Theatre New Wing;
 - (b) construction of a waterfront promenade with a continuous pedestrian greenery walkway;
 - (c) provision of a thematic landscaped garden with rain shelters and benches;
 - (d) provision of amenity lawn area with rain shelters/ arbours;
 - (e) demolition of some existing facilities in the Hoi Sham Park such as children's play area, fitness equipment for the elderly,

main pavilion and arbours and reprovisioning of these facilities with enhancement within the project site;

- (f) construction of a light refreshment kiosk;
- (g) construction of service blocks and ancillary facilities such as toilets;
- (h) removal of the existing boundary fencing of the Hoi Sham Park for connecting with the extension of the Hoi Sham Park; and
- (i) provision of barrier-free access facilities at the extension of the Hoi Sham Park.

4. A site and location plan and the artist's impressions of the project are at **Enclosures 1 to 3** respectively.

Justifications

5. Kowloon City District is a densely populated area, with a projected population of about 423 900 in 2019. According to the Planning Department, the population is estimated to increase to about 463 500 in 2026. The project site is adjacent to a densely populated residential area with an estimated total population of over 88 000 covering a number of old buildings as well as large scale residential developments such as Wyler Gardens, Grand Waterfront and Laguna Verde. The Hoi Sham Park has been a popular venue for sports and recreational activities for local residents. The project will enhance the existing Hoi Sham Park and add quality open space along the promenade for public enjoyment.

6. To make way for the construction of the Ko Shan Theatre New Wing, four tennis courts at Ko Shan Road Park were closed in 2010. We informed the Public Works Subcommittee¹ (PWSC) of Finance Committee (FC) in June 2010 that the four tennis courts would be reprovisioned within Kowloon City. After consulting the Kowloon City District Council, the four tennis courts are included in this project. The four new tennis courts and the existing sports facilities (i.e. two 5-a-side football pitches and one basketball court) will enrich the diversity of sports facilities in Hoi Sham Park.

¹ Details in Public Works Subcommittee paper number PWSC(2010-11)7.

Project estimate and timetable

7. The estimated project cost is around \$293.2 million in money-of-the-day prices. Subject to funding approval by the FC by mid-2019, we plan to start construction in Q4 2019 for completion in Q4 2022.

Public consultation

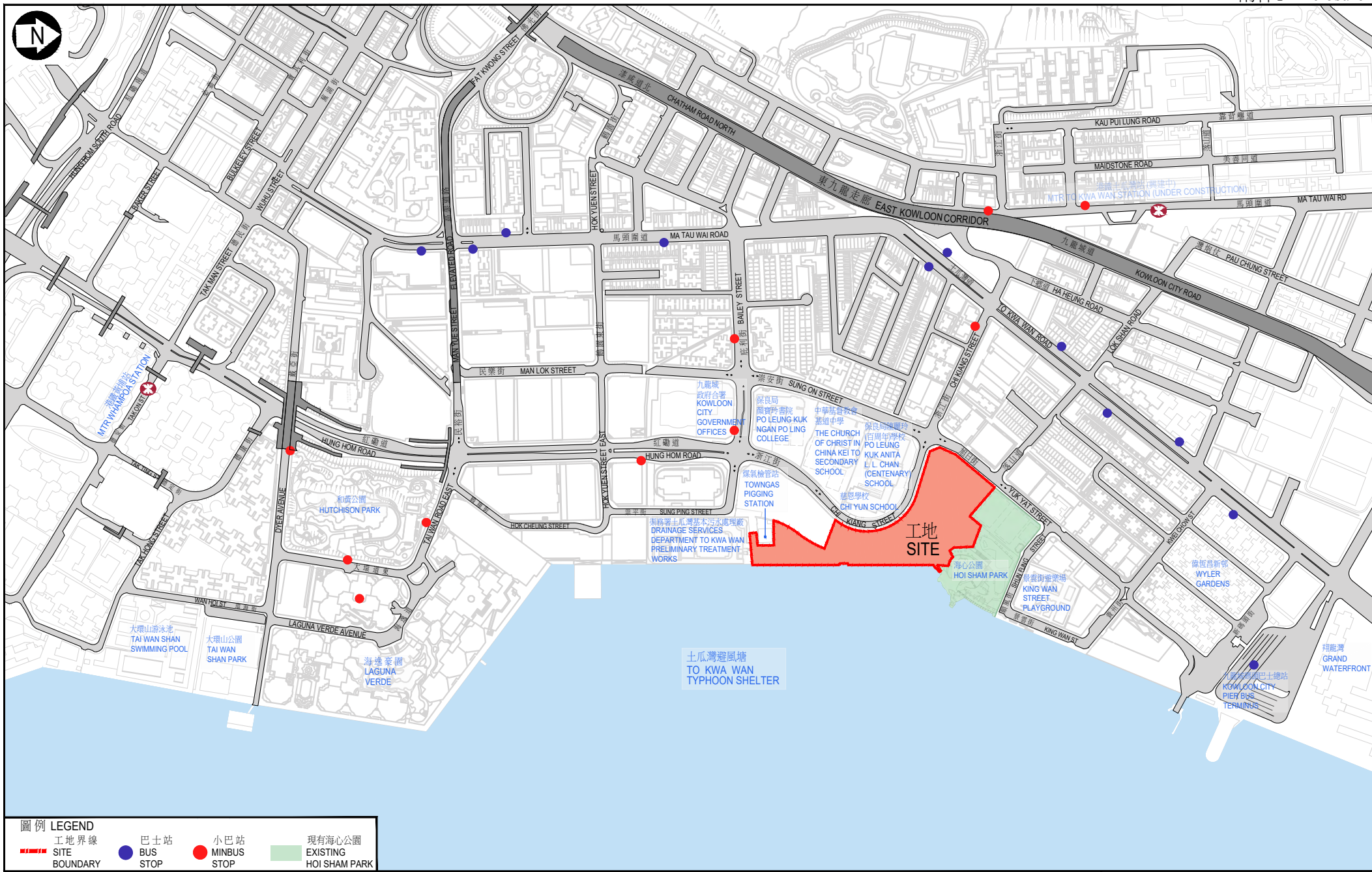
8. We consulted the Leisure and District Facilities Management Committee (LDFMC) of the Kowloon City District Council on the scope and conceptual layout of the project on 1 April 2010, 16 May 2013, 25 July 2013 and 19 June 2014. We also provided updates on the project to the LDFMC on 26 March 2015, 23 March 2017 and 11 May 2017. Members supported the project and urged for its early implementation.

9. We also consulted the Harbourfront Commission's Task Force on Kai Tak Harbourfront Development on 14 May 2013 and the Task Force had no objection to implementing the project.

Advice sought

10. Members are invited to support the submission of the project to the PWSC and the FC for funding approval.

Home Affairs Bureau
February 2019



圖例 LEGEND

 SITE BOUNDARY	 BUS STOP	 MINIBUS STOP	 EXISTING HOI SHAM PARK
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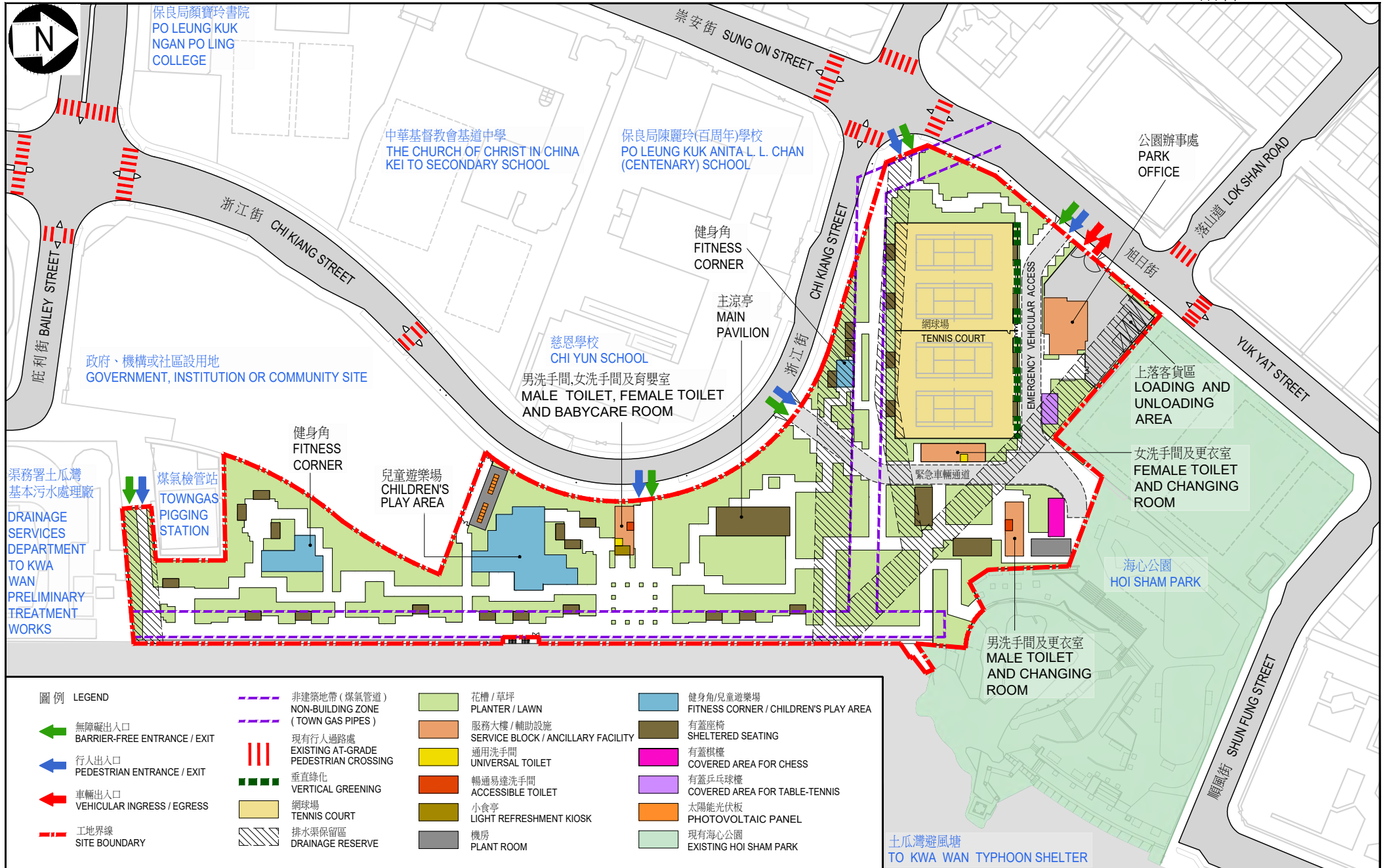
位置圖 LOCATION PLAN



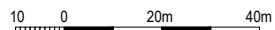
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 擴建九龍城區海心公園
 HOI SHAM PARK EXTENSION IN KOWLOON CITY DISTRICT



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工地平面圖
SITE PLAN



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從東面望向公園構思透視圖
PERSPECTIVE VIEW FROM EASTERN DIRECTION

構思圖
ARTIST'S IMPRESSION

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HOI SHAM PARK EXTENSION IN KOWLOON CITY DISTRICT



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