For discussion
on 3 February 2020

Legislative Council Panel on Housing

Public Works Programme Item No. B472RO
Water feature park and landscaped walk at Diamond Hill

Purpose

This paper consults Members about the Government's proposal to upgrade **B472RO** to Category A.

Project proposal

2. The proposed water feature park and landscaped walk under **B472RO** occupy an area of around 26 400 square metres. The scope of the proposed works includes –

Water feature park

(a) reinstatement of three historic buildings –
  (i) the Old Pillbox (Grade 2 Historic Building);
  (ii) the Former Royal Air Force Hangar (Grade 3 Historic Building); and
  (iii) the Stone House;

(b) construction of –
  (i) water ponds and a water feature resembling natural stream courses;
  (ii) a covered multi-purpose area and a multi-purpose activity room;
  (iii) water filtration plants and relevant display items for educational purpose;
  (iv) landscaped areas with a children's play area, fitness areas, shelters, benches and greening; and
  (v) ancillary facilities such as a park office, a babycare room, toilets, a first aid room, a store room, a plant room, etc. ;

Landscaped walk

construction of –

(i) landscaped areas with shelters, benches, a multi-purpose pavilion and greening; and

(ii) ancillary facilities such as a babycare room, toilets, a plant room, etc.

3. The location plan and site plan of the proposed works are at **Annex 1** and **Annex 2**, while the artist's impression is at **Annex 3**.

4. Subject to the timely funding approval of the Finance Committee (FC) of the Legislative Council, we anticipate that construction of the proposed works can commence in the fourth quarter of 2020 for completion in phases from 2023 to 2024.

Justification

5. The Diamond Hill Comprehensive Development Area (CDA) comprises public housing development, public open space, religious facilities and a public transport interchange. We propose carrying out **B472RO** for the provision of a water feature park and a landscaped walk to address the need of the local community including the population increase arising from the public housing development at the Diamond Hill CDA.

Project implementation

6. We plan to entrust the design and construction of the proposed works to the Hong Kong Housing Authority, to facilitate better design coordination and construction interface between the proposed works and the adjacent public housing development under construction in parallel. The key development parameters of the public housing development are at **Annex 4**. Upon completion of the works, the water feature park and landscaped walk will be handed over to relevant government departments for management and maintenance.

Project estimate

7. The capital cost of the proposed works is estimated to be $615.9 million in money-of-the-day prices.

Public consultation

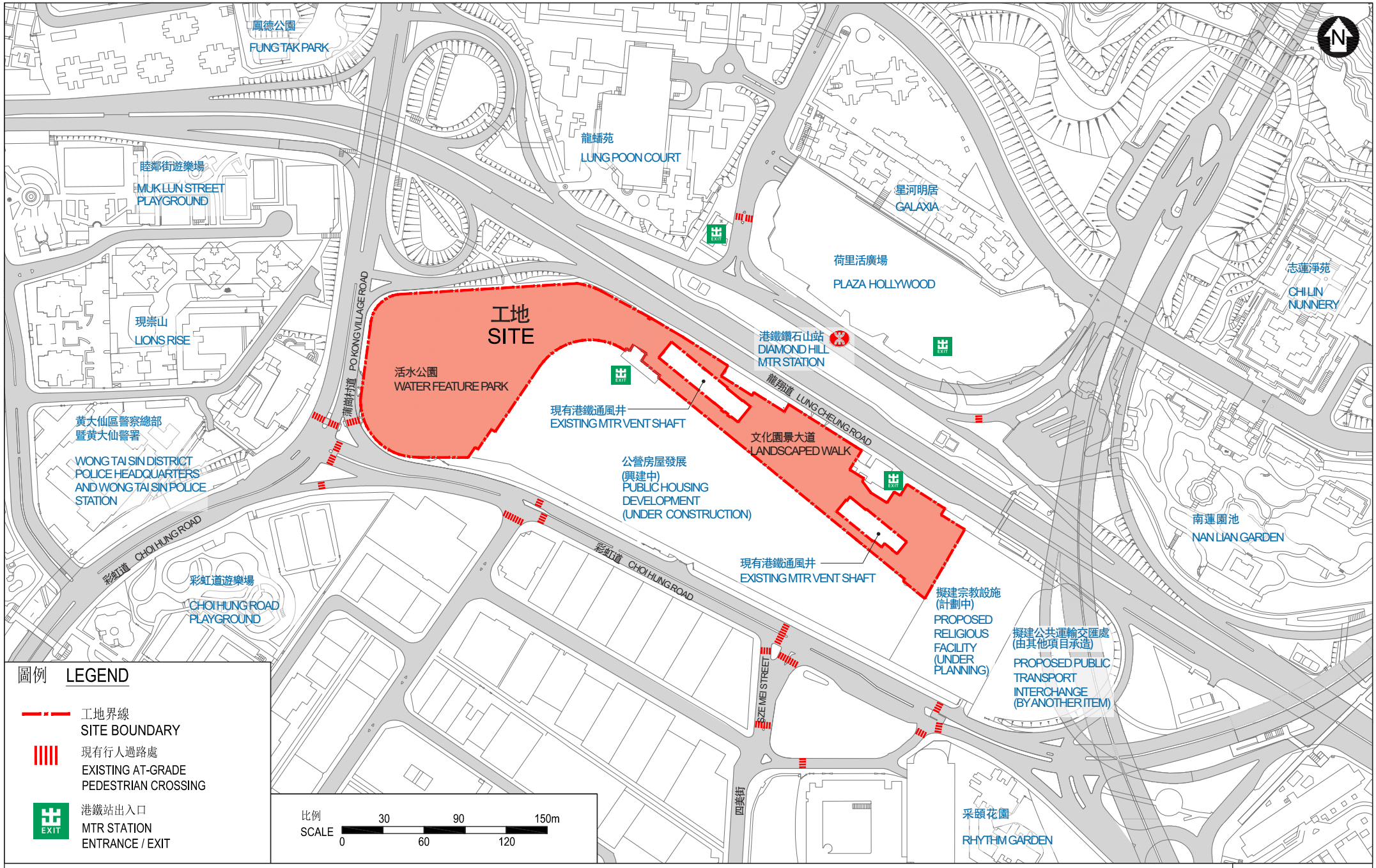
8. We consulted the Wong Tai Sin District Council on 3 January 2017, 7 November 2017, 3 July 2018 and 8 January 2019 about the proposed works. The District Council raised no objection.

Way forward

9. We plan to submit the funding proposal of the proposed works to FC for funding approval after the consultation of Public Works Subcommittee.

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

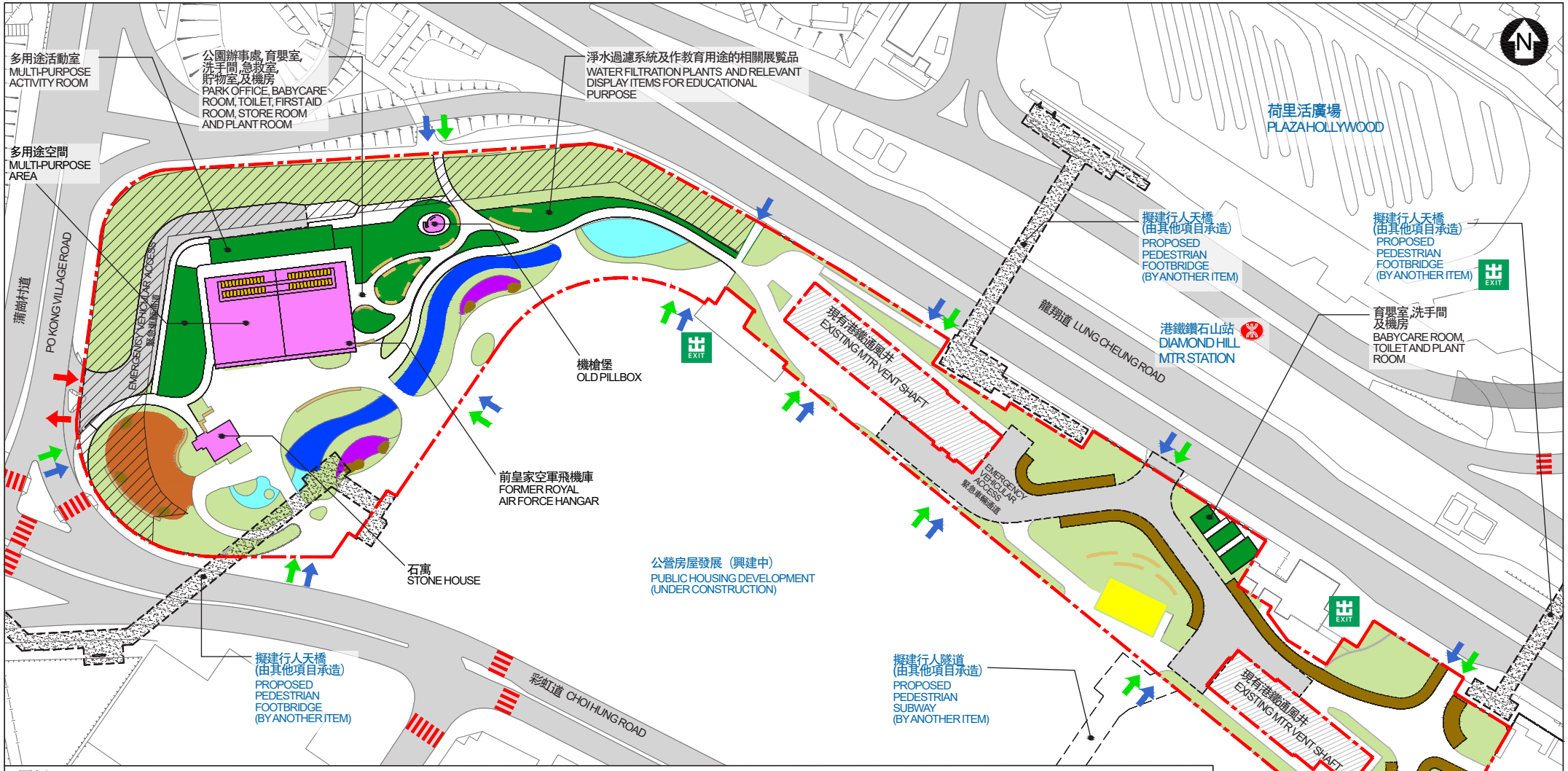
Transport and Housing Bureau
January 2020



工務計劃項目編號B472RO
鑽石山活水公園及文化園景大道
PWP ITEM NO. B472RO
WATER FEATURE PARK AND LANDSCAPED WALK AT DIAMOND HILL

位置圖
LOCATION PLAN

附件一 ANNEX 1



圖例 LEGEND

- 無障礙出入口 BARRIER FREE ENTRANCE/ EXIT
- 行人出入口 PEDESTRIAN ENTRANCE/ EXIT
- 車輛出入口 VEHICULAR INGRESS/ EGRESS
- 港鐵站出入口 MTR STATION ENTRANCE / EXIT
- 工地界線 SITE BOUNDARY
- 渠務保留地 DRAINAGE RESERVE
- 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 歷史建築物 HISTORIC BUILDING
- 兒童遊樂場 CHILDREN'S PLAY AREA
- 健身區 FITNESS AREA
- 天台綠化 LANDSCAPED ROOF
- 地面綠化 AT-GRADE GREENING
- 太陽能光伏板 PHOTOVOLTAIC PANEL
- 水景 WATER FEATURE
- 池塘 WATER POND
- 多用途涼亭 MULTI-PURPOSE PAVILION
- 蔭棚 SHELTER
- 長櫈 LONG BENCH

比例 SCALE 15 45 0 30 60m

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工地平面圖
SITE PLAN

附件二 ANNEX 2

從南面望向活水公園及文化園景大道的透視圖
PERSPECTIVE VIEW FROM SOUTHERN DIRECTION

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構思圖
ARTIST'S IMPRESSION

附件三 ANNEX 3

Annex 4

Key development parameters of the public housing development at Diamond Hill Comprehensive Development Area

Site area	About 2.8 hectares
Gross floor area	About 218 000 square metres
Allowable maximum building height	120 or 140 metres above principal datum
No. of domestic block	7
Flat number	About 4 050
Anticipated population	About 11 000
Commencement date	July 2016
Completion date	In phases from 2021 to 2023
Ancillary facilities	Retail and commercial spaces, a 8-classroom kindergarten, a basement carpark, a basketball court, a badminton court, children's play area, open spaces, etc.

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