

For discussion on
8 February 2021

Legislative Council Panel on Home Affairs

Kwai Chung Park

Purpose

This paper seeks Members' comments on the proposed development of Kwai Chung Park.

Project site

2. The project site comprises Site A and Site B covering about 30 200 square metres (m²) within the restored Gin Drinkers Bay Landfill at Area 37, Kwai Chung, which is zoned "Open Space" on the Draft Kwai Chung Outline Zoning Plan No. S/KC/29.

Project scope

3. The proposed scope of the project comprises –
- (a) construction of the following facilities at the southern portion of the "Open Space" zone at the restored Gin Drinkers Bay Landfill (Site A at Enclosure 1)
 - (i) a landscaped garden with a multi-purpose utility lawn and sitting-out facilities;
 - (ii) a jogging track;
 - (iii) a quali-walk trail;
 - (iv) a pet garden;
 - (v) a performance plaza with an observation deck;

- (vi) car parking facilities;
- (vii) ancillary facilities including toilets, changing rooms and a management office; and
- (viii) additional access and an inclined lift to improve accessibility.

(b) rehabilitation of existing footpaths and access roads leading to the Park (Site B at Enclosure 1)

4. A site and location plan as well as an artist's impression of the project are at **Enclosure 1 and 2** respectively.

Justifications

5. Kwai Tsing District has a population of 509 900 in 2020. The project site is within 10 to 20 minutes walking distance from high-rise residential developments such as Kwai Shing West Estate, Kwai Fong Estate and private residential developments like Sun Kwai Fong Garden in the vicinity of Kwai Fong Mass Transit Railway (MTR) station. There has been increasing demand from the Kwai Tsing District Council (K&TDC) and strong aspiration from local residents for development of more open space and leisure facilities at the project site for public enjoyment as soon as practicable. The project will increase quality open space in Kwai Tsing District by providing diversified facilities including a leisure lawn area, a pet garden, landscaped areas and a jogging trail to meet the needs of the public. It will also improve access to the site, allowing more local residents to visit and enjoy the existing sports facilities operating by two "national sports associations" as well as the leisure facilities in the open space to be built.

BMX Park and Cricket Grounds

6. At present, two unique sports facilities have already been built at two large pieces of land within the "Open Space" zone at the restored landfill –

- (a) 3.9-hectare BMX Park at the lower platform –
On 3 July 2008, The Cycling Association of Hong Kong, China

Limited (CAHK) obtained a land licence from the Environmental Protection Department (EPD) to operate a BMX Park at the lower platform, i.e. southwestern portion of the “Open Space” zone, for 21 years until 2029. The BMX Park, comprising BMX tracks and ancillary facilities, was constructed in 2009 and served as a competition venue for the East Asian Games held in the same year; and

- (b) 4.5-hectare cricket grounds at the upper platform –
On 23 March 2016, Cricket Hong Kong Limited (CHK) obtained a land licence from the EPD to operate cricket grounds at the upper platform, i.e. northern portion of the “Open Space” zone, for three years. After consultation with the K&TDC, the licence was renewed for another three years in 2019. Further renewal would be subject to review before expiry of the current licence in 2022.

7. At present, both CAHK and CHK open up the BMX Park and cricket grounds for public use. More specifically, CAHK, in addition to providing the venue for the BMX squads, organises training courses in the BMX Park and makes its facilities available for public use at specified time slots. As for CHK, it holds cricket league games of different levels and sets aside one-third of the opening hours of the cricket grounds for public hiring. It also welcomes spectators to watch cricket games on the site.

8. With the support by the K&TDC, the areas occupied by the BMX Park and cricket grounds, areas falling within the MTR Protection Area, areas required by EPD for routine after-care work for the restored landfill, and areas predominated by slopes will not be included from the project.

Improve accessibility

9. At present, the project site, the BMX Park and the cricket grounds can only be accessed from an uphill path from Kwai Hei Street. To enhance the pedestrian connectivity, we propose to provide the following additional access to the site -

- (a) an inclined lift and grand steps at the western slope in order to bring people from the site to Kwai Yue Street as well as the

Rambler Channel Public Cargo Working Area at the harbourfront; and

- (b) public access at the east of the site to improve connectivity to two footbridges across Tsuen Wan Road, i.e. one connecting to Kwai Shing West Estate and the other to Kwai Fong MTR Station. Improvement works will also be undertaken to the existing pathways, including repaving of defected paths and installing lighting along paths connecting the two footbridges and the site.

Other facilities

10. An elevated observation deck, overlooking the Rambler Channel and the eastern shore of Tsing Yi Island, will be provided at the western edge of the site for the public to enjoy the seaview. Adjacent to the deck will be the inclined lift as well as a performance plaza for leisure gatherings and stage performances.

11. The existing closed access road at the eastern portion of the site will be opened and modified as a quali-walk trail, which adjoins a pet garden, a jogging track and a multi-purpose utility lawn. The lawn adds further interest and brings in relieving greenery to the park. It will comprise terraced lawns, flat grass prairie and a green knoll, each with varying landform to follow site profile and allow leisure activities for public enjoyment. Pet-inclusive arrangement will be adopted within the park and at the pathways leading to the park, whereby dogs will be allowed on a leash. Pet owners may also let their pets play at the traditional pet garden equipped with play facilities, drinking fountains and washing basins for pets. Besides, car parking facilities and service buildings with toilets and changing room facilities will transform the western entrance of the site into a destination for visitors to stay and enjoy.

Project estimate and timetable

12. The estimated project cost is about \$318.3 million in money-of-the-day prices. Subject to funding approval by the Finance Committee (FC) within the 2020-21 legislative session, the construction works will take about 2.5 years to complete.

Public consultation

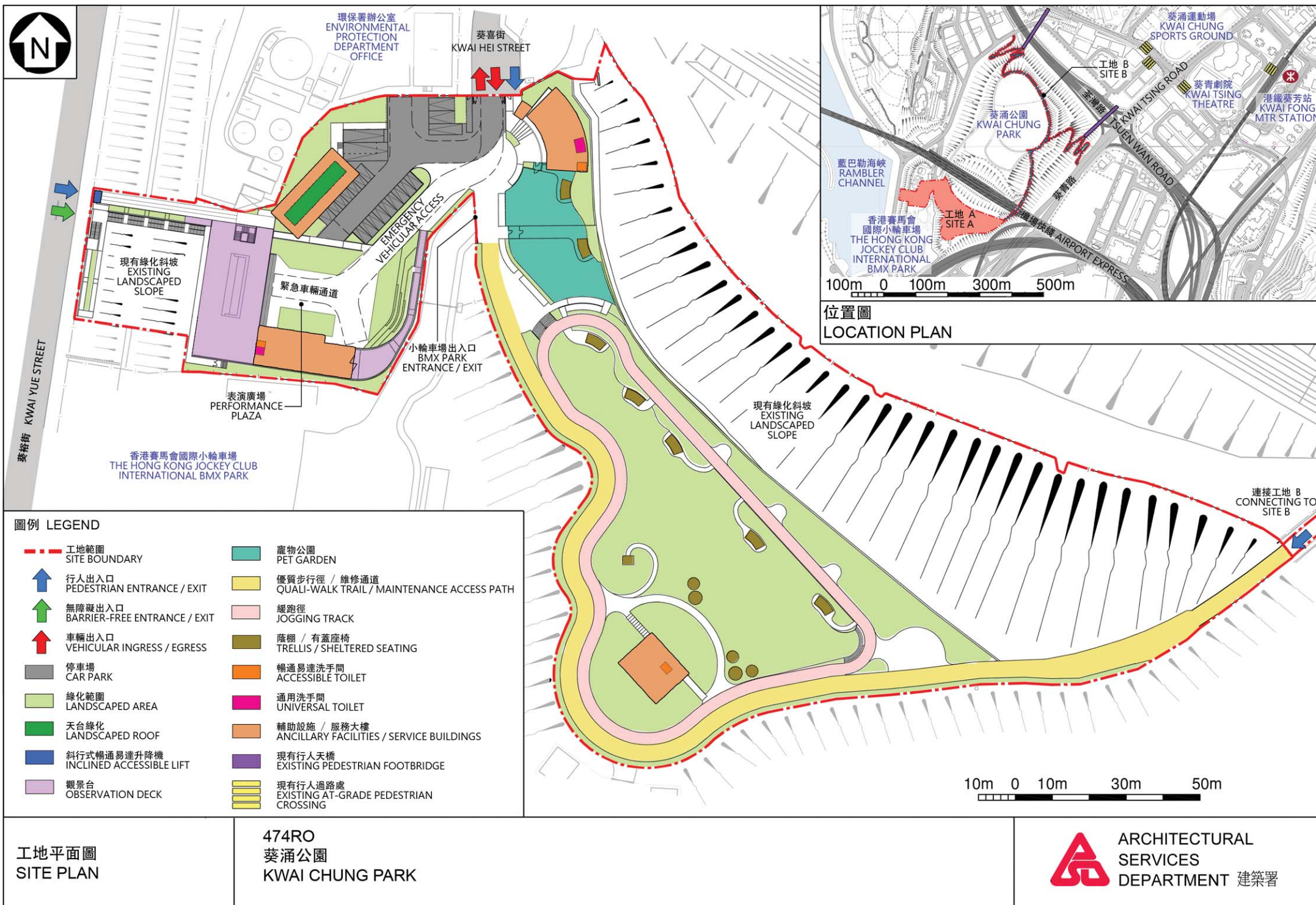
13. The scope of the project has been discussed thoroughly within the district over the past few years. Taking into account the constraints of the site on a restored landfill, we consulted the K&TDC on the scope of the project and the phased approach on 14 September 2017. We further consulted the K&TDC on the master layout plan on 14 July and 8 September 2020. Members supported the proposal and requested its early implementation.

14. We also consulted the Harbourfront Commission's Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing by circulation on 5 November 2020. The Task Force had no objection to the project and generally welcomed the revitalisation of this restored landfill site for public recreation use.

Advice Sought

15. We plan to seek funding approval from the FC after consulting the Public Works Subcommittee.

Home Affairs Bureau
February 2021





從南面望向葵涌公園的構思透視圖
PERSPECTIVE VIEW FROM SOUTHERN DIRECTION

構思圖
 ARTIST'S IMPRESSION

474RO
 葵涌公園
 KWAI CHUNG PARK

 ARCHITECTURAL
 SERVICES
 DEPARTMENT 建築署