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Ms Connie HO
Clerk to Panel on Development
Legislative Council Secretariat

21 November 2023

Dear Ms HO,

Panel on Development

**PWP Item No. 3477RO –
Public Open Space at East Coast Park Precinct, North Point**

Follow-up Actions

In response to a number of issues raised at the meeting of the Panel on Development held on 24 October 2023, the supplementary information is provided as follows.

Extreme park

2. With an area of about 1 900 square metres, the extreme park is one of the proposed facilities in the East Coast Park (ECP) Precinct. Upon its commissioning, it will be the sixth of its kind in Hong Kong to be managed by the Leisure and Cultural Services Department (LCSD), providing the public with a venue to conduct the following four sports activities, namely: freestyle bicycle motocross (BMX), skateboarding, aggressive inline skating and freestyle scootering. The extreme park is proposed to be located to the east of the entrance to the ECP Precinct at Watson Road. The eastbound and westbound flyovers of the Island Eastern Corridor (IEC) above it can

serve as a noise barrier. Also, the extreme park at the ECP Precinct will tentatively be opened until 10pm at night in order to avoid causing any noise nuisance to the nearby residents late at night.

Assessment of environmental noise

3. In planning for this project, the Architectural Services Department has commissioned an acoustic consultant to conduct a noise impact assessment for the venue of the extreme park to assess whether the sound volume to be generated at the concerned venue complies with relevant planning standard without exceeding the background noise levels of its nearby locations. The consultant made reference to the noise emissions from two existing skateparks during their operation (at the Hong Kong Velodrome Park in Tseung Kwan O and the skatepark inside the Lai Chi Kok Park). Taking into account the fact that the sound waves from the extreme park of the ECP Precinct would be shielded by the IEC, as well as its distance from the nearby residential buildings, the consultant has assessed that the sound volume to be generated by the extreme park to the nearby residents would be lower than the nearby background noise levels by around a minimum of 10 decibels (dB).¹ Therefore, we consider that the sound volume to be generated by the concerned venue during its opening hours would comply with the relevant planning standards, and its impact to the adjacent environment would be limited.

Site considerations within the ECP Precinct

4. With regard to the proposed site of the extreme park, we have considered other locations at the ECP Precinct, but suitable sites are limited. In light of the site area required for the extreme park, we have considered two locations at the ECP Precinct other than the currently proposed site (i.e. to the east of the entrance at Watson Road beneath the IEC). These two locations are: the site to the east of the Central-Wan Chai Bypass (CWB) East Vent Building South Substation in the Phase 1 site; and the multi-purpose lawn in the Phase 2 site. Both of these two locations are relatively farther away from residential buildings, but since they are not situated beneath the IEC, locating the extreme park thereat would not help reduce the noise impact on the nearby residential buildings. Besides, these two locations are adjacent to the waterfront. If the extreme park is to be located at either of these two locations, the view of the Victoria Harbour would be blocked by the fences of the extreme park, thereby reducing the quality open space at a short distance to the coast to be enjoyed by the general visitors.

¹ The background noise levels recorded by the consultant at the Harbour Heights (residential buildings) near the ECP Precinct from 7am in the morning to 11pm at night are around 63-66 dB.

Effective noise control through venue management measures

5. Apart from selecting an appropriate location for the venue, handling noise through venue management is also an important aspect. At present, the five skateparks under the management of the LCSD² generally close between 10 pm to 11 pm, some of which are located at places close to the residents in the urban area. According to the record of the LCSD, over the past year (i.e. October 2022 to September 2023), a total attendance of over 111 000 was recorded, but there were only three noise complaints³. It shows that the management measures implemented by the LCSD are effective in preventing noise nuisance to nearby residents. After its opening, the extreme park at the ECP Precinct will be managed by the LCSD, which will make reference to the relevant management measures, keep in view its actual usage and refine the management arrangement.

6. Besides, in view that a Member raised concern on the situation at the Belcher Bay Promenade at the meeting, we wish to point out that the Promenade is not specifically designed for extreme sports; but there were complaints on noise nuisance as a result of activities by skateboard users at night thereat. With effect from 23 March 2022, any noise generating activities and skateboarding at the Belcher Bay harbourfront open space are prohibited from 11 pm every night to 9 am the following morning. This measure is still in force. Since the implementation of this new measure, there has been a substantive decrease in the number of complaints against noise nuisance caused by skateboard users at night.⁴

Harbourfront connectivity with the Revitalised Typhoon Shelter Precinct (RTSP) in Causeway Bay

7. The ECP Precinct will connect at its eastern end with the Boardwalk under the IEC, and at its western end with the RTSP in Causeway Bay. At present, visitors can reach the RTSP in Causeway Bay and even further to the harbourfront of Wan Chai North by the route near the Whitfield Road Rest Garden and the Tung Lo Wan Fire Station through the pavements along Hing Fat Street and Victoria Park Road. Some Members have raised the concern that some sections of that pavement is relatively narrow, and proposed to enhance the connectivity by making use of the site where the Triangular Island Goddess of Tin Hau Shrine of Peace (Tin Hau Shrine) is situated. In this regard, we have reserved flexibility when designing the RTSP to facilitate its future connection with the Tin Hau Shrine site and the Whitfield Road Rest Garden so as to allow the public to reach the ECP Precinct. Subsequent to the opening of the Tin Hau

² The five skateparks under the LCSD's management include: Po Kong Village Road Park (Wong Tai Sin District), Lai Chi Kok Park (Sham Shui Po District), Hong Kong Velodrome Park (Sai Kung District), On Fuk Street Playground (North District) and On Lok Mun Street Playground (North District).

³ Of these complaints, one was made against the Hong Kong Velodrome Park and the remaining two against the On Fuk Street Playground.

⁴ In the 19 months since the implementation of the new arrangement (i.e. from 23 March 2022 to end-October 2023), a total of five complaints were received (i.e. 0.3 cases per month on average), which is lower than the number of complaints received (13 cases; i.e. more than one case per month on average) for the year preceding the implementation of the new measure (i.e. from 21 March 2021 to 22 March 2022).

Shrine last month, we have liaised with the relevant management organisation to explore the possible options and arrangements for the improvement of the pedestrian links in the area.

Project cost and a breakdown of related expenses

8. As mentioned in the paper submitted to the Panel on Development by the Administration, the estimated capital cost of the project is \$895.6 million in money-of-the-day prices, of which about 85% is the costs for construction works (comprising external works, building services and building works), while the remaining some 15% is other costs (comprising furniture and equipment, consultants' fees, remuneration of site staff and contingency cost). The relevant breakdown of these figures is at Annex, which is also available in the paper submitted to the Public Works Subcommittee of the Finance Committee by the Administration.

9. We wish to point out that the cost of different open space projects is subject to a variety of factors such as scale, topography, facilities and installations, materials and construction arrangements. As regards this project, with about 4.2 hectares, the ECP Precinct has a large site area and will be provided with different amenities. Besides, one of the features of this project is to convert the rooftop of the CWB Eastern Portal into a landscaped garden. Not only does the landscaped garden provide a premium location for the public and visitors to view the Victoria Harbour at an elevated level, but it also provides one more connection access with the entrance to the ECP Precinct at Oil Street, as well as with the promenade section near Oil Street. Overall, this could enhance the attractiveness and accessibility of the ECP Precinct. The provision of the landscaped garden is also a response to the comments collected when conducting the "Urban Design Study for the Wan Chai North and North Point Harbourfront Areas" in 2019. In order to provide the landscaped garden, this project involves items uncommon in some public open spaces, such as the construction conducted at the rooftop of the CWB Eastern Portal, the construction of an elevated walkway, a lift tower (with two lifts) and a staircase, etc. Since a part of the site boundary covers the tunnel control area, it is necessary to ensure that the daily management and operation of the CWB would not be affected when the concerned construction is to be carried out, and that the busy road traffic would also not be affected as well. Upon considering the above factors, we are of the view that the overall project cost is reasonable.

Yours sincerely,



(Ms Leonie LEE)
for Secretary for Development

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Breakdown on capital cost

		\$ million (in MOD prices)
(a)	Site works	46.1
(b)	Building ⁵	106.4
(c)	Building services ⁶	168.7
(d)	Drainage	38.5
(e)	External works ⁷	391.5
(f)	Energy conservation, green and recycled features	8.2
(g)	Furniture and equipment (F&E) ⁸	3.1
(h)	Consultants' fees for	20.1
	(i) contract administration ⁹	17.4
	(ii) management of resident site staff (RSS)	2.7
(i)	Remuneration of RSS	31.6
(j)	Contingencies	81.4
	Total	895.6

⁵ Building works cover construction of substructure and superstructure of the building, such as the restaurant, kiosks, toilets, a lift tower-cum-staircase and a management office, etc.

⁶ Building services works cover electrical installation, ventilation and air-conditioning installation, fire services installation, lift installation, and other miscellaneous installations.

⁷ External works cover outdoor flooring, outdoor gym area, extreme park, landscaped garden, multi-purpose lawn, interactive water features, as well as hard and soft landscaping.

⁸ The estimated cost is based on an indicative list of F&E required.

⁹ The estimated cost covers the costs of quantity surveying, site supervision and project management, etc.