

# Task Force on Harbourfront Developments on Hong Kong Island

For discussion  
On 25 May 2016

TFHK/10/2016

## Reprovisioning of Tin Chiu Street Playground

### PURPOSE

This paper seeks Members' views on the reprovisioning of Tin Chiu Street Playground (TCSP) arising from a proposed subsidised sale flats development.

### BACKGROUND

2. The government has proposed to allocate the site of TCSP in North Point for the development of subsidised sale flats. To maintain the service of the leisure facilities for public enjoyment, the Leisure and Cultural Services Department (LCSD) proposes to reprovision the affected facilities in the vicinity.

### PROPOSED SCOPE OF WORKS AND DESIGN

3. A basketball court and a 5-a-side soccer pitch in TCSP under the management of LCSD will be affected by the subsidised sale flats development. The LCSD proposes to reprovision the basketball court and soccer pitch at a government land adjacent to Tin Chiu Street Children's Playground, which is now used as a temporary works area by the Drainage Services Department. Upon reprovisioning, the area occupied by the leisure facilities will increase from 1 229 m<sup>2</sup> to 2 362 m<sup>2</sup>. Direct access would be provided to connect the reprovisioned leisure facilities and the adjacent Tin Chiu Street Children's Playground to enhance public enjoyment and management effectiveness. The location plan and reprovisioning proposal for TCSP together with the artist impression are at **Annex A and B**.

### HARBOUR PLANNING PRINCIPLES

4. Harbour Planning Principles<sup>1</sup> have been duly considered in the planning and design process of the reprovisioning project. The proposal would not cause any harm to the Victoria Harbour and it aims to enhance leisure facilities along the harbourfront for public

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<sup>1</sup> The eight principles are on preserving Victoria Harbour, stakeholder engagement, sustainable development, integrated planning, proactive harbour enhancement, vibrant harbour, accessible harbour and public enjoyment

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enjoyment. The reprovisioning site would be designed as a hub with access at strategic location in order to enhance the pedestrian flow between the future promenade development and the existing Tin Chiu Street Children's Playground, as well as to promote continuity of pedestrian movement along the harbourfront and other recreational amenities in the vicinity. In order to further enhance the connection between the future promenade and the reprovisioning project, shrub would be adopted along the site boundary as a soft transition, ample sitting benches would be provided to serve people from the future promenade, and vertical greening would be adopted at the low level of the ball courts fencing to allow better visual integration. The paving pattern as well as signage would also be designed subject to the requirements of future promenade development. The project will allow early public enjoyment and help enhance vibrancy of the area and pedestrians' accessibility, in particular access to the eastern boundary of the future promenade of the proposed comprehensive development (ex-North Point Estate site) under construction.

5. The Housing Department (HD), LCSD and the Planning Department jointly consulted the Planning, Works and Housing Committee (PWHC) of the Eastern District Council (EDC) on the proposed subsidised sale flats development, the reprovisioning of TCSP and the proposed amendments to the approved North Point Outline Zoning Plan No. S/H8/24 on 19 April 2016. A summary of the views of EDC PWHC is at **Annex C** for information.

## **THE WAY FORWARD**

6. The reprovisioning of TCSP will be funded by sub-head 3101GX of block allocations under Head 703 of the Capital Works Reserve Fund. The earliest commencement and completion dates for the construction of the reprovisioned TCSP are late 2016 and early 2018 respectively subject to funding approval by 2Q/2016. The existing TCSP will remain open for public enjoyment during the works period. After the reprovisioned basketball court and soccer pitch are opened to the public, the existing TCSP will be closed in mid-2018 for handover to the Housing Authority for implementation of the subsidised sale flat development.

## **ADVICE SOUGHT**

7. Views from Members of the Task Force are invited on the proposed reprovisioning of TCSP.

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## **ANNEXES**

**Annex A:** Location Plan and Re-provisioning Proposal for TCSP

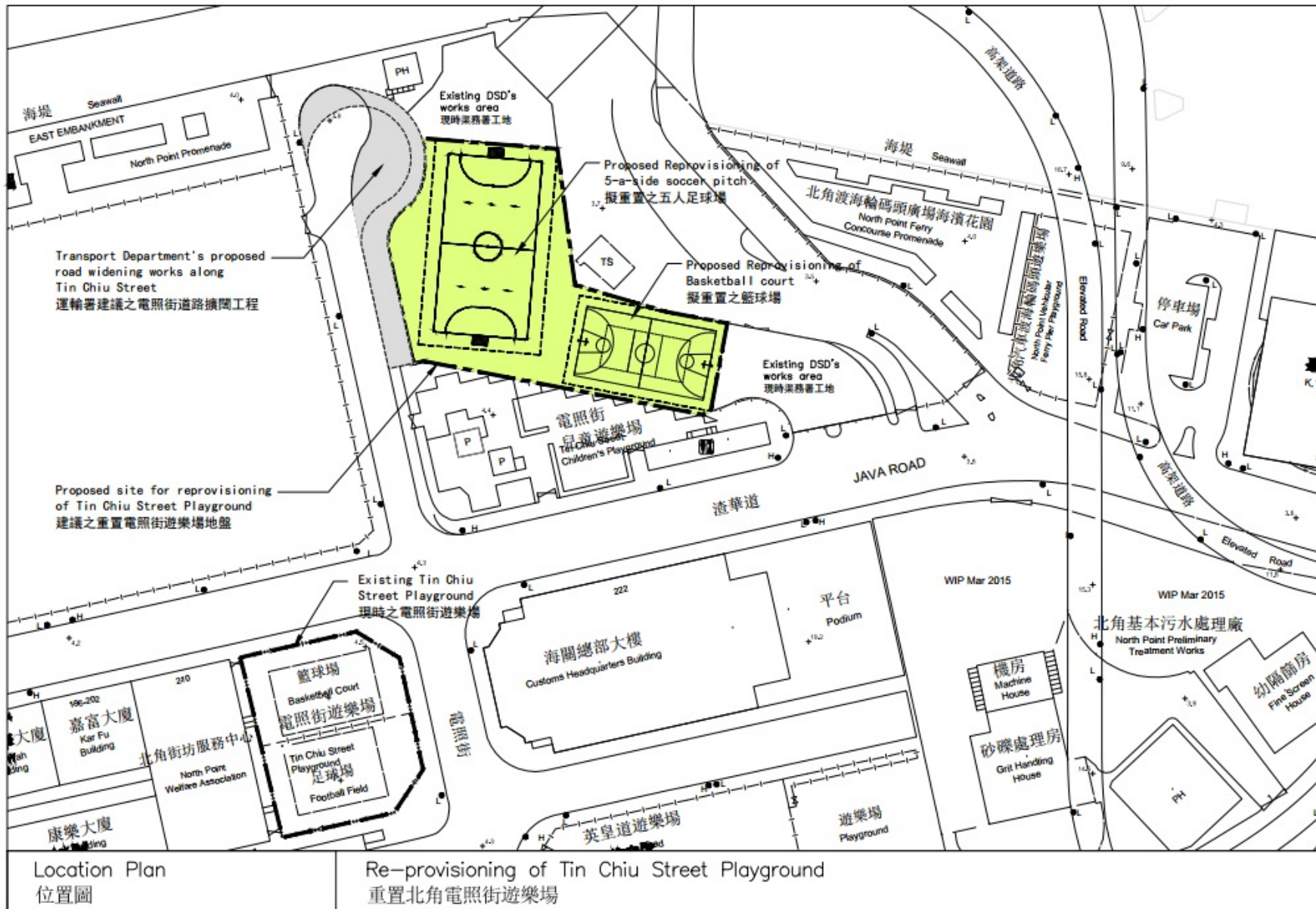
**Annex B:** Artist's impression

**Annex C:** Summary of EDC PWHC meeting

**LEISURE AND CULTURAL SERVICES DEPARTMENT**

**May 2016**

Location Plan and Re-provisioning Proposal for Tin Chiu Street Playground



Location Plan  
位置圖

Re-provisioning of Tin Chiu Street Playground  
重置北角電照街遊樂場





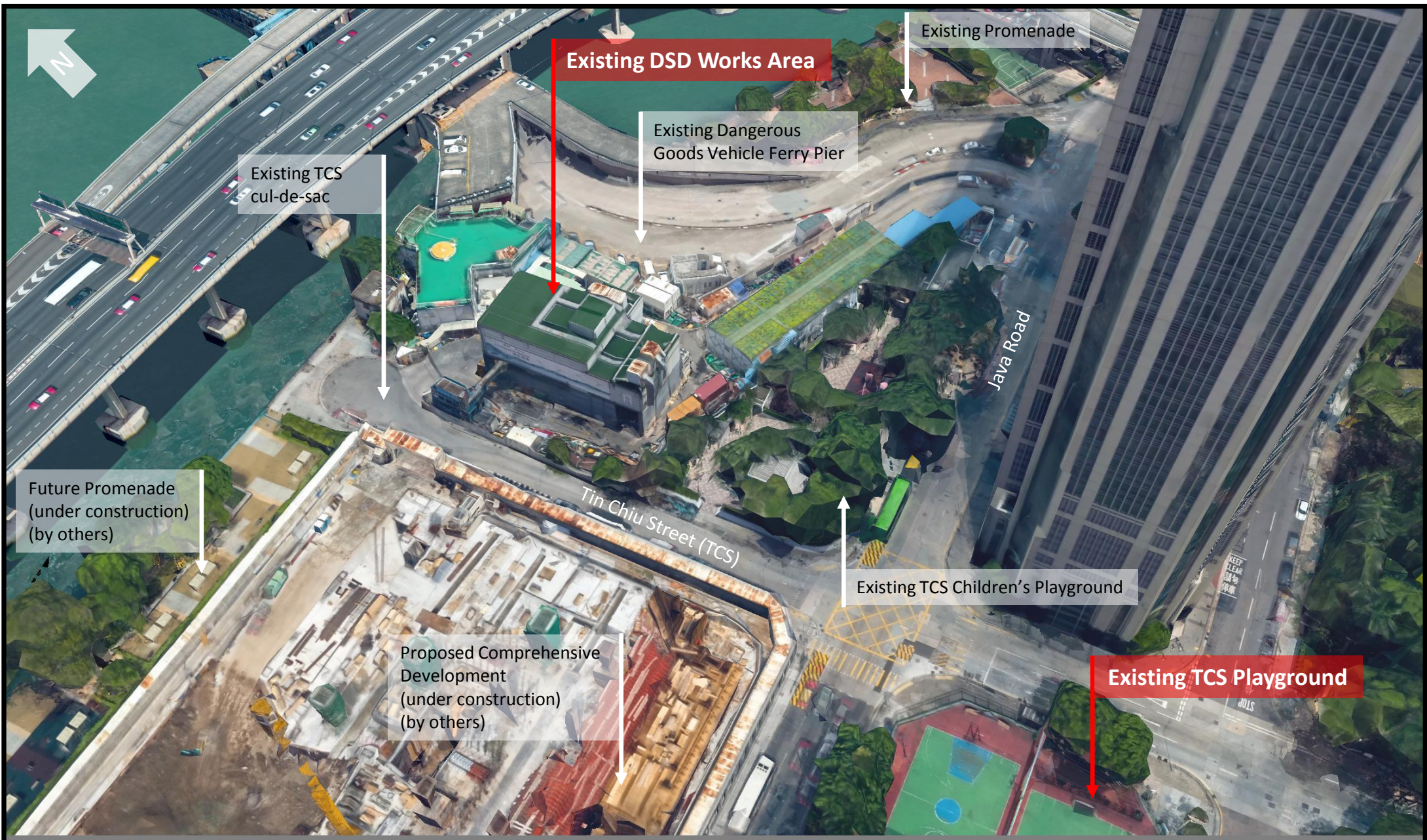
### Key design elements

- a** Ball court fencing with low level vertical greening for visual integration with future promenade
  - b** Shrub along site boundary as soft transition between future promenade
  - c** Ample sitting bench for serving people from future promenade
  - d** Paving pattern and signage design subject to the requirements of future promenade development
- Pedestrian connection from urban area to the ball court
  - Pedestrian connection from future promenade via ball court to the existing TCS Children's Playground
  - Connection with widened Tin Chiu Street
  - Pedestrian movement along harbourfront/ promenade

Reprovisioning of Tin Chiu Street Playground  
Artist's Impression

The reprovisioning site would be designed as a hub with access at strategic location in order to enhance the pedestrian flow between the future promenade development and the existing Tin Chiu Street Children's Playground, as well as to promote continuity of pedestrian movement along the harbourfront and other recreational amenities in the vicinity.





Existing DSD Works Area

Existing Promenade

Existing Dangerous Goods Vehicle Ferry Pier

Existing TCS cul-de-sac

Future Promenade (under construction) (by others)

Proposed Comprehensive Development (under construction) (by others)

Tin Chiu Street (TCS)

Java Road

Existing TCS Children's Playground

Existing TCS Playground

Reprovisioning of Tin Chiu Street Playground  
Existing Site Condition



**Extract from the Meeting Summary of  
the 3rd Meeting of Planning, Works and Housing Committee  
of the Eastern District Council Held on 19 April 2016 (EDC Paper No. 38/16)**

**Discussion Items**

- I. Proposed Subsidised Sale Flats Development at Java Road**  
(PWHC Paper No. 14/16)
  
- II. Reprovisioning of Tin Chiu Street Playground**  
(PWHC Paper No. 15/16)
  
- III. Proposed amendments to the approved North Point Outline Zoning Plan No. S/H8/24**  
(PWHC Paper No. 16/16)

Many Members agreed that the Government should increase housing supply in order to meet the community's housing needs. Members raised concerns about the price of the proposed subsidised sale flats, supply of parking spaces, local traffic impact, environmental and traffic implications during construction period and safety issues concerning pedestrian crossings, etc. Also, since the current site of the Independent Commission Against Corruption Headquarter building was rebuilt from a sports playground, Members would like the Government to take that into due consideration when planning local recreation facilities in the future. After discussion, the Committee would like the Government departments to take note of Members' comments.

(\*Note: The EDC also endorsed the PWHC meeting summary at its Full Council meeting on 26 April 2016.)