

Task Force on Kai Tak Harbourfront Development

For discussion
on 4 October 2016

TFKT/09/2016

Improvement to Hoi Bun Road Park and Adjacent Area

PURPOSE

This paper aims to brief Members on the project “Improvement to Hoi Bun Road Park and Adjacent Area” (the Project) which forms part and parcel of the “Energizing Hoi Bun Road – Green Operation” (the Green Operation).

BACKGROUND

2. We briefed the Task Force at its meeting on 27 November 2012 on our place-making initiatives along the Kwun Tong waterfront. We proposed the Green Operation in 2014 and updated Members via an information paper on 19 December 2014 for the various improvement and greening projects along Hoi Bun Road. We have been taking these projects forward, with some of them already completed while others are in progress. Some details of these projects are provided in **Annex A**.

THE PROJECT

3. With the completion of several quick-win projects along Hoi Bun Road, we intend to bid further resources for implementing the Project under the Green Operation, which is a capital project works requiring funding approval from the Finance Committee of the Legislative Council. The scope of the Project covers the following sites as shown in **Annex B**:

- (a) Hoi Bun Road Park (the Park);

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- (b) a vacant site (named “Fly the Flyover 04”) beneath Kwun Tong Bypass opposite the Park;
 - (c) improvement to Hoi Bun Road, including a proposed build-out on Hoi Bun Road opposite the Park; and
 - (d) a section of the pavement on Wai Yip Street adjoining the Park.
4. The Park, about 9,300 square metres in area, currently has a 5-a-side soccer pitch, toilets, changing rooms and some leisure facilities. A location plan and the existing condition of the Park and its adjacent area are shown at **Annexes C and D**.

PRELIMINARY DESIGN

5. The Park is the focus of the Project. It has great potential to become an attractive public open space in the area and can contribute to providing a “walkable” and “stayable” environment through the Project. The objectives are to improve the public realm at pedestrian level; to enhance waterfront vibrancy; and to create greater synergy effect to facilitate the transformation of Kowloon East into Hong Kong’s second Core Business District.

6. The design concept emphasizes openness across the Park and strong circulation flow towards the waterfront to integrate the waterfront with the inland area. We have taken into account the following key design principles in the design of the Project:

- (a) Enhanced Connectivity to the Waterfront: A major pedestrian corridor (as shown in a red dotted line on **Annex E**) is planned to connect Ngau Tau Kok MTR Station to Kwun Tong Promenade through a commercial development site (i.e. the Mapletree office development), subways, the Park and the proposed built-out on Hoi Bun Road. By creating a better environment at the Park and providing a

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new pedestrian crossing facility, a seamless physical connection will be established;

- (b) **Vibrant and Visible Open Space:** In view of general public aspiration for better utilization of the Park, we propose to turn the Park into a more open green urban space. A central leisure lawn is designed to be strategically located at the centre of the Park to act as a focal point. The site levels of the Park will also be altered to enhance visibility across the Park and thereby increasing the attractiveness and in turn the utilization of this valuable open space near the waterfront.
- (c) **Industrial Culture and Water as the Design Theme:** The industrial culture in Kowloon East will be celebrated in the design. Multi-purpose interactive installations and a mist system are proposed to create a vibrant open space for the public to appreciate the industrial culture elements of the district and the relationship of the Park to the waterfront.
- (d) **Enhanced Environment for Public Enjoyment:** The green coverage in the Park will be increased by providing lush greenery and bio-diversified planting. Improved leisure facilities will also be provided to better serve the community which include the face-lifting of the existing soccer pitch to turn it into a multi-purpose venue for sports and other activities, and providing new facilities such as an elderly fitness corner, a central leisure lawn area and enhanced sitting-out areas.
- (e) **Sustainable Development:** Sustainable design principles are also adopted in the design. Green features, such as the use of renewable energy, rainwater recycling and environmental friendly materials to help create a better urban environment.

7. The “Fly the Flyover 04” site opposite the Park is proposed to include landscaping and parking spaces for coaches (4 nos.), private

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cars (41 nos. including 2 nos. for the disabled) and motorcycles (17 nos.). The provision of this public parking facility will better serve the people going to the waterfront, particularly those who require easier access, and will enhance public enjoyment of the Park and Kwun Tong Promenade. It will also generally tie in with the development programme of the “Fly the Flyover 0123” project under Kwun Tong Bypass for art, cultural and other uses. Together with the proposed greening and streetscape enhancement works on Hoi Bun Road and the concerned section of Wai Yip Street, it is believed that further enhancement will be brought to the Hoi Bun Road area and the Kwun Tong waterfront. Design drawings of the Project are at **Annexes E to H**.

8. The District Facilities Management Committee of Kwun Tong District Council was consulted on 14 July 2016 and they supported the Project.

WAY FORWARD

9. The Project is the capital works project that requires going through the funding application process including the approval of the Finance Committee of the Legislative Council. With a view to providing the much needed public parking facility at the “Fly the Flyover 04” site earlier, having regard to the high utilization rate of Kwun Tong Promenade, we also intend to carry out a quick-win proposal for providing the basic parking spaces in the first half of 2017 prior to the commencement of the public works project.

VIEWS SOUGHT

10. Members’ views on the Project are welcomed.

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Attachments

Annex A – Energizing Hoi Bun Road – Green Operation

Annex B – Improvement to Hoi Bun Road Park and Adjacent Area
Project

Annex C – Photos of Existing Site Condition – Hoi Bun Road Park (Site
A)

Annex D – Photos of Existing Site Condition – Adjacent Area (Sites C
and D)

Annex E – Design Concept – Connectivity between MTR Station/ Kwun
Tong Road and the Waterfront

Annex F – Design of Hoi Bun Road Park & FF04 (Sites A and B)

Annex G – Design of Hoi Bun Road Park (Site A)

Annex H – Streetscape Design of Adjacent Area (Site B)

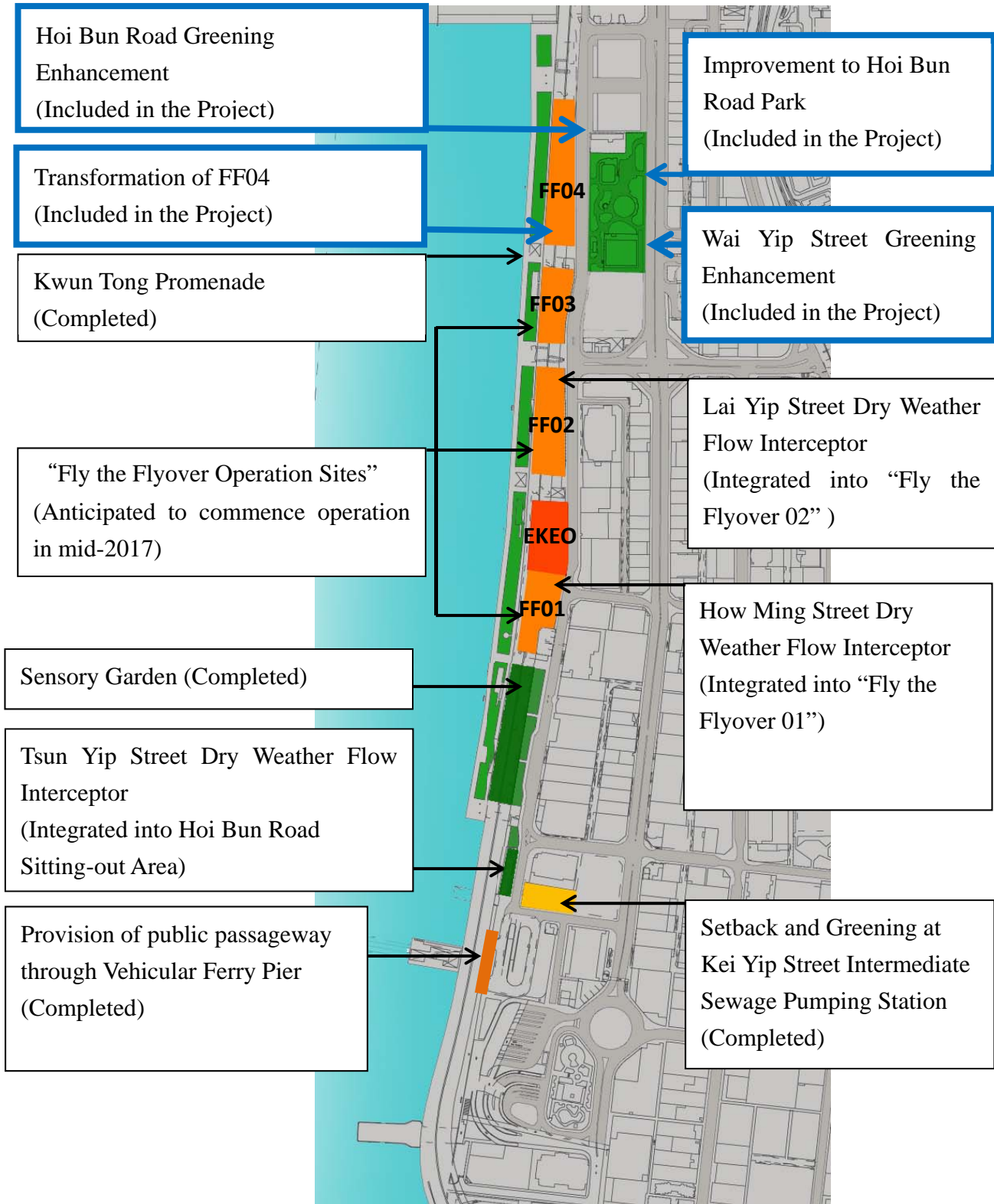
**Energizing Kowloon East Office
Development Bureau
October 2016**

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Annex A

Energizing Hoi Bun Road – Green Operation

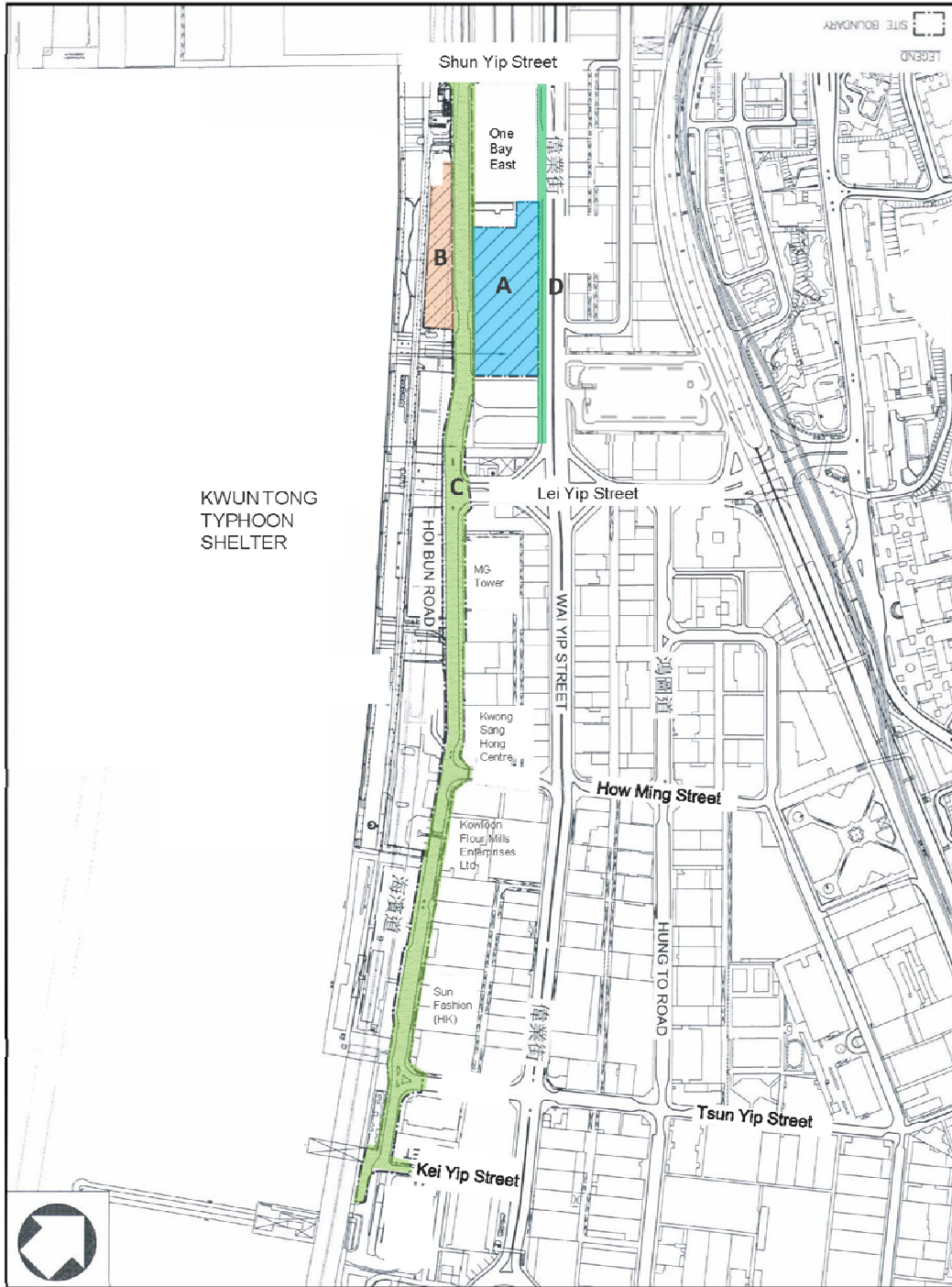


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Annex B

Improvement to Hoi Bun Road Park and Adjacent Area Project



- Site A – Hoi Bun Road Park
- Site B – FF04
- Site C – Hoi Bun Road Greening Enhancement
- Site D – Wai Yip Street Greening Enhancement

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Annex C

Photos of Existing Site Condition – Hoi Bun Road Park (Site A)



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Annex D

Photos of Existing Site Condition – Adjacent Area (Sites C and D)

Site C



Site D



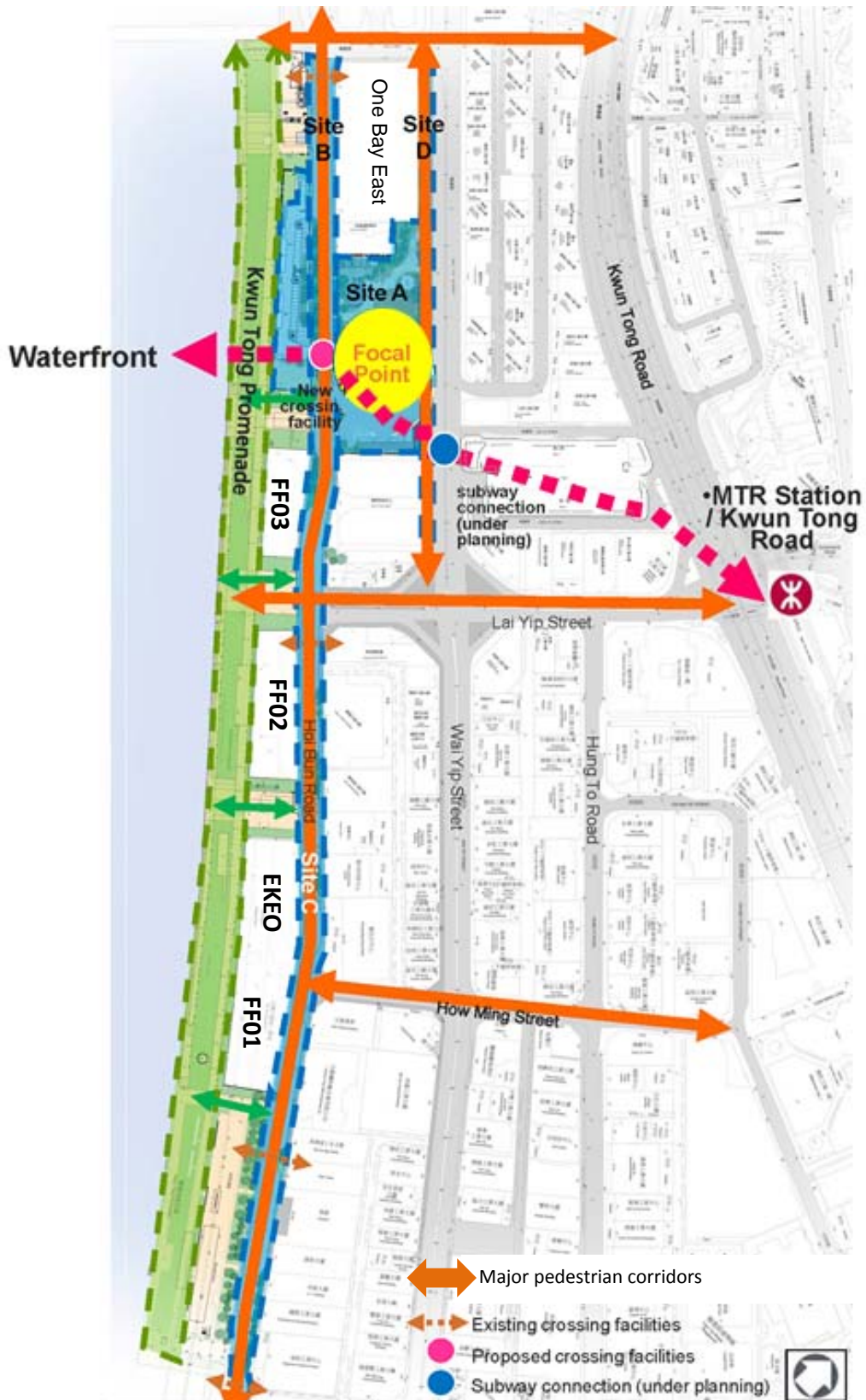
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Design Concept –

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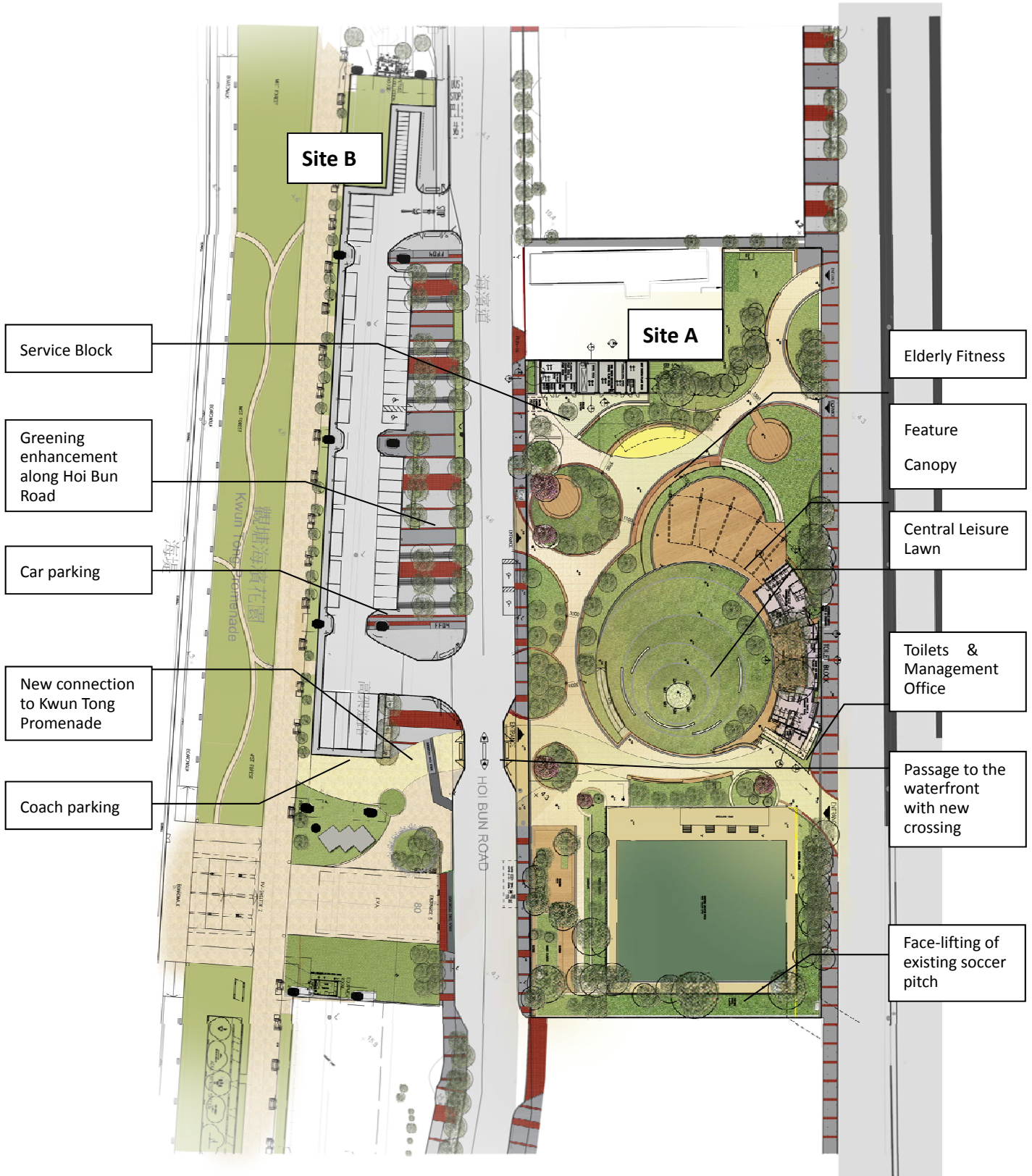
Connectivity between MTR Station/ Kwun Tong Road and the Waterfront

Annex E



Annex F

Design of Hoi Bun Road Park & FF04 (Sites A and B)



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Annex G

Design of Hoi Bun Road Park (Site A)



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Annex H

Streetscape Design of Adjacent Area (Site B)

Existing Condition



Proposed Design

