

**For information
on 7.12.2000**

**SUB-COMMITTEE TO FOLLOW UP THE
OUTSTANDING CAPITAL WORKS PROJECTS
OF THE FORMER MUNICIPAL COUNCILS**

Aldrich Bay Complex and Tseung Kwan O Complex

PURPOSE

This paper provides supplementary information to Members about the proposed Aldrich Bay Complex and Tseung Kwan O Complex.

BACKGROUND

2. At the Sub-Committee meeting on 10 November 2000, we reported to Members the outcome of consultation with District Councils (DC's) on 30 capital projects involving environmental hygiene facilities and advised Members of the recommended way forward for these projects.

3. Among the 30 projects reported on, there are 10 projects, including the Aldrich Bay Complex and Tseung Kwan O Complex, which involve both environmental hygiene and leisure and cultural facilities. Both the Food and Environmental Hygiene Department and the Leisure and Cultural Services Department have reviewed the need for the facilities under their respective purviews in these joint projects. Having regard to factors such as the distribution and utilization rates of existing facilities in the areas concerned, the respective DC's views, likely population growth and potential commercial viability (for markets), we consider that -

- (a) the Aldrich Bay Complex should proceed with a revised scope of development, which would include a market and a public toilet but

no leisure centre; and

- (b) for the Tseung Kwan O Complex, there is currently no justification for providing a market and an indoor recreation centre in the area concerned.

4. For (a), Members have requested background information on the Administration's decision to delete the leisure centre from the project.

5. For (b), while accepting that there is no need for the market, Members have expressed reservations on the proposal not to develop the leisure facility. Members further asked for a detailed report on this project.

SUPPLEMENTARY INFORMATION

6. Detailed information on our consideration of the Aldrich Bay Complex and Tseung KwanO Complex is provided at *Appendix A* and *Appendix B* respectively.

Home Affairs Bureau
December 2000

Aldrich Bay Complex

Background

This is a former Provisional Urban Council (PUC) project originally planned to provide for resiting the licensed on-street hawkers at Mong Lung Street, Kam Wa Street and Tai Tak Street in Shau Kei Wan. When the PUC considered the scope of this project in December 1997, it was decided that in order to make best use of the site, other facilities including a leisure centre and a district library should be provided. The proposed schedule of accommodation was approved on 19 December 1997 vide PUC Committee Paper CAP/114/97 (19.12.1997) (*Annex 1*).

2. At that time, the Sai Wan Ho Complex Indoor Games Hall (IGH) was already in operation. In addition, a new indoor sports centre was under construction on the Sai Wan Ho Reclamation. Both facilities are within walking distance of the project site. A plan showing the location of the respective facilities is at *Annex 2*.

Review of proposed facilities

3. When the Leisure and Cultural Services Department was established on 1 January 2000, the project was still in the planning stage. We have since reviewed the proposed cultural and leisure facilities for this project. While we are satisfied that a new district library is necessary to strengthen the provision of cultural services to local residents, we have the following reservations regarding the need for a new leisure centre in Aldrich Bay –

- (a) according to the PUC Committee Paper CAP/114/97 (19.12.97), the main justification for building the Aldrich Bay Complex was to resite the licensed on-street hawkers in Shau Kei Wan with a view to improving the environment of that area. Other facilities, including a leisure centre, were simply added to the plan for the Complex in order to make optimum use of the site. We do not have any record showing that the availability of

similar indoor recreational facilities in the proximity have ever been considered by the PUC in endorsing the plan for this project;

- (b) the population in Sai Wan Ho and Aldrich Bay is about 68,000, and will increase to 86,400 by 2004 ^(Note) upon full intake of the Aldrich Bay housing projects. The Hong Kong Planning Standards and Guidelines recommend the provision of one Type A, Type B or Type C indoor recreation centre to cater for populations of 24,999, 25,000 - 49,999 and 50,000 - 65,000 respectively. At present, there is one Type B IGH in Sai Wan Ho (Sai Wan Ho Complex IGH), and a new sports centre (broadly equivalent to a Type C IRC) in the vicinity will be opened to the public within the next one or two months. This level of provision is considered adequate even upon full development of the area in 2004. The new sports centre will provide a games hall, an indoor lawn bowls venue, three indoor golf practice rooms, a table tennis hall, a fitness room, a dance room, a children's play room, a multi-purpose activities room and a cafeteria; and
- (c) it is not an effective use of public resources to provide three IGHs or similar facilities in such a limited catchment area. To provide a more balanced distribution of facilities, we consider it more effective to provide new indoor sports facilities in other areas where these are more urgently required, e.g. in Siu Sai Wan.

Way forward

4. The present site is now earmarked primarily for residential development, with only the ground and podium levels reserved for government (public transport and market) facilities. We have submitted a

^(Note) Data quoted from Provisional Population Projections by Tertiary Planning Unit by Broad Housing Type, 1994 - 2004.

bid for a new library in a government joint-user development at Lei King Wan which is close to Aldrich Bay. We are also planning to provide an indoor sports centre as part of the Siu Sai Wan Complex project.

COMMITTEE PAPER MST/52/97 (19.11.97)
LIB/52/97 (25.11.97)
CUL/132/97 (26.11.97)
PH/62/97 (3.12.97)
REC/118/97-(10.12.97)
ADM/61/97 (15.12.97)
CAP/114/97 (19.12.97)

MEMORANDUM FOR MEMBERS OF THE
MARKETS AND STREET TRADERS SELECT COMMITTEE, THE
LIBRARIES SELECT COMMITTEE, THE
CULTURE SELECT COMMITTEE, THE
PUBLIC HEALTH SELECT COMMITTEE, THE
RECREATION SELECT COMMITTEE, THE
ADMINISTRATION SELECT COMMITTEE, AND THE
CAPITAL WORKS SELECT COMMITTEE

049CX - UC Complex in Aldrich Bay Reclamation Area
(Scope and Schedule of Accommodation)

PURPOSE

The purpose of this paper is twofold:-

- (a) to seek Members' approval of the proposed scope of development, schedule of accommodation and conceptual layout plans for the development of an UC Complex at Aldrich Bay Reclamation, Shau Kei Wan as described in paragraphs 3 and 4; and
- (b) to seek Members' advice on the two options of development programme, together with the financial implications, as detailed in paragraphs 3 to 10 below.

BACKGROUND

2. The Department has long sought a suitable location in Shau Kei Wan for a new Council market to re-site the licensed on-street hawkers at Mong Lung Street, Kam Wa Street and Tai Tak Street in the old Shau Kei Wan district with a view to improving the environment of the area and enhancing the viability of the existing Shau Kei Wan Market nearby. The Planning Department identified three locations at the Aldrich Bay Reclamation in January 1996. However the Department considered that only the site at the southern tip of the Public Rental/Home Ownership Scheme site was suitable and viable for a new market. After consulting relevant departments, the Government's Committee on Planning and Land Development decided in May 1996 that the development of the proposed site, measuring about 5,700m², should be a joint venture between the Council and Transport Department. A public transport terminus (PTT), to be funded by the Government, will be included into the project and be

provided at ground floor. To make optimum use of the site, the Department also proposes that, in addition to market facilities, other PUC facilities should be provided to meet the needs of the public in the vicinity. A location plan is attached at Appendix I.

PROPOSED SCOPE OF DEVELOPMENT AND SCHEDULE OF ACCOMMODATION

3. The Department proposes to develop an UC Complex at this site with the following facilities:-

- (a) an air-conditioned market with 135 stalls (including 15 fish stalls, 8 meat stalls, 8 poultry stalls, 1 ice stall, 1 newspaper kiosk and 102 small stalls) and ancillary market facilities;
- (b) an air-conditioned leisure centre with a tenpin bowling centre, an archery range with 10 shooting lanes, an indoor golf centre with an 18-hole landscaped miniature golf course and 6 netted golf driving bays, a wall climbing centre, a gymnastic/fitness room, a multi-purpose activities room for dance, table-tennis etc., a children's play room, a cafeteria and a lounge;
- (c) a district library with adult and junior libraries, a study room, an audio-visual and multi-media room, a newspaper corner, and a room for extension activities;
- (d) a music centre with 1 rehearsal room for weekly rehearsal of orchestras/bands/choirs and 7 practice rooms for providing instrumental training classes;
- (e) a public toilet which will serve the market as well as members of the public, including passengers using the PTT on ground floor;
- (f) office accommodation for the Music Office Headquarters (to replace the existing one in Wanchai Tower), the Hawker Control Team (Eastern District) (to replace the existing one in Shau Kei Wan Market), and the Information Technology Centre (to replace the existing one in Oi Kwan Court); and
- (g) loading and unloading bays, parking spaces for operational use and about 30 parking spaces for members of the public using the facilities provided in the Complex.

CONCEPTUAL LAYOUT

4. Following a preliminary feasibility study, the Architectural Services Department (Arch S D) has prepared a conceptual design for the UC Complex, floor

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plans of which are at Appendix II. It will be an 8-storey building with one basement carpark. In particular, Members may wish to note the following:-

- (a) A carpark with 37 parking spaces for private cars (30 spaces will be open to the public while 7 spaces will be reserved for operational use), 16 loading/unloading bays for lorry/van for operational use, 4 goods loading/unloading bays for the market and a refuse collection chamber for the complex will be provided on the basement floor. Consideration had been given to constructing two basement floors in order to provide about 75 additional carparking spaces. However Arch S D advised that an additional construction cost of about \$70 million (including 16% on-cost) and an additional construction time of 2 1/2 months would be required. In view of this and having regard to the availability of public transportation nearby, the Department considers that only one basement level should be constructed.
- (b) The conceptual design of the PTT at ground level is prepared according to the requirements of relevant government departments, including Highways Department and Transport Department. The layout as well as the vehicular access are acceptable to the departments, subject to some fine-tuning at the detailed design stage.
- (c) The market will be located on the first floor immediately above the PTT, and will be linked by a pedestrian access to the adjoining housing estate's commercial centre at the north of the site. Highways Department will construct a footbridge and subway system to connect this floor of the complex with the adjacent Private Sector Participation Scheme development and the Shau Kei Wan MTR Station to facilitate pedestrian flow. An escalator, staircases, and 3 lifts which can also be used by the disabled, will provide for vertical pedestrian circulation between the ground floor PTT and first floor.
- (d) A public toilet will also be provided on the first floor. It will be conveniently located to serve the market and members of the public round the clock. The design will be to Council's current standards and will be submitted to the Working Group on Public Toilets for approval in due course.
- (e) The district library and the study room will be accommodated on the second floor. The offices for the Information Technology Centre and the Hawker Control Team will be located on the third floor. There is a concern that the operation of the Information Technology Centre may be interfered by the activities of the radio control room of the Hawker Control Team. Therefore, the locations of the Information Technology Centre and the Hawker Control Team are subject to further study. The music centre and the Music Office Headquarters will be accommodated on the fourth floor while the leisure centre will be provided from the fifth

to the seventh floors.

- (f) Toilets (including those for the disabled) for other facilities of the complex will be provided on each level from the second floor to the seventh floor. The design will also be to Council's current standards and will be submitted to the Working Group on Public Toilets for approval in due course.

CONSULTATION

5. We consulted the Environmental Improvement Committee of the Eastern Provisional District Board on the proposed scope of development of this project at its meeting on 4 September 1997. The Committee supported the proposal.

6. We also consulted the Market Sub-Committee of the PUC at its meeting on 22 September 1997. The Committee endorsed the preliminary scope of development of the proposed market and the number of stalls to be provided therein. The Department will continue to maintain close contact with the affected hawkers to ensure smooth implementation of the resiting arrangements.

TOWN PLANNING BOARD'S APPROVAL

7. The site is zoned "Residential (Group A)" (R(A)) on the draft Shau Kei Wan OZP No. S/H9/6. According to the advice of the Planning Department, Town Planning Board (TPB)'s approval for development of the proposed PUC facilities is not required. However, for the development of PTT at the site, TPB's approval will be needed. The Department will work with Transport Department to submit a s.16 application to seek the necessary planning permission in due course.

DEVELOPMENT PROGRAMME - OPTIONS

8. Subject to Council's approval of the proposed scope of development, schedule of accommodation and conceptual plans, Arch S D will employ an architectural consultant to undertake the design of the project. We expect that we will submit the layout design and cost estimates to Council for approval in late-1998 for construction to commence in mid-1999. In order to tie in with the population intake in the reclamation area in 2000/01, Arch S D has agreed to allocate extra resources with a view to completing the project as soon as possible. In this connection, we would seek Members' advice on which of the two construction options should be adopted, as follows:-

Option A

This involves a two-phase approach, with the PTT completed and open for operation before work is started on the remainder of the complex. The Transport Department requires early completion of the PTT to avoid the danger of having bus termini on the street. Arch S D estimates that piling work, the basement and

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the PTT can be completed in about 16 1/2 months, i.e. by late 2000. They anticipate that the remaining parts of the complex, including the market, would be completed in another 17 months, i.e. around mid-2002.

Option B

This involves a three-phase approach in order to provide market facilities to tie in as far as practicable with the population intake in the reclamation area. As in Option A, the PTT would be completed first. We would then split the construction of the remaining parts of the complex into two phases, with the aim of completing the market in the first phase. Arch S D has advised that it would be feasible to advance the completion of the market to mid/late-2001 which is about 9 months after the completion of the PTT. However, this option will defer the completion of the remaining parts of the complex (i.e. second floor to the seventh floor) by 3 months (i.e. in mid/late-2002) and will involve an additional cost of \$34.5 million. The additional construction time and cost required are due to the following reasons:-

- (a) the need for temporary safety provisions for the market while construction work for the remaining complex is still in progress;
- (b) temporary and additional builder's and building services works for phased completion; and
- (c) additional overheads to the contractor due to disruption to construction sequence and lengthening of the construction period.

DEPARTMENTAL VIEWS

9. Comparing with Option A, Option B has only a limited gain of about 8 months in time of completion. It will however delay the completion of the remaining facilities by 3 months and will inevitably cause inconvenience to the market goers when the upper floors are being constructed. The department does not consider it worth spending an extra \$34.5 million for Option B, especially taking into account that the residents in Aldrich Bay Reclamation area can make use of the existing nearby market facilities at Kam Wa Street, Shau Kei Wan Market and Sai Wan Ho Market in the interim period. We therefore recommend that Option A be adopted.

FINANCIAL IMPLICATIONS

10. Arch S D has advised that the rough indication of cost of the project under Option A above is in the order of \$431.5 million (inclusive of 16% on-cost), excluding the cost of construction of the PTT which will be funded by the Government. If Council decides to adopt the three-phase construction under Option B, an additional cost of about \$34.5 million (an increase of about 8%), i.e. a total project cost of \$466 million (including 16% on-cost) will be required. A full estimate, with breakdown, will be prepared and presented when Members consider the layout plans in late 1998. At that time, the Department will also make a recommendation for Council to decide on the timing to start construction in the light of the prevailing financial

position.

11. The Territory Development Department has advised that funding for the PTT will be included in the scope of the road works project in Aldrich Bay Reclamation area which is currently in Cat. B of the public works programme and is scheduled for upgrading to Cat. A in mid-1998.

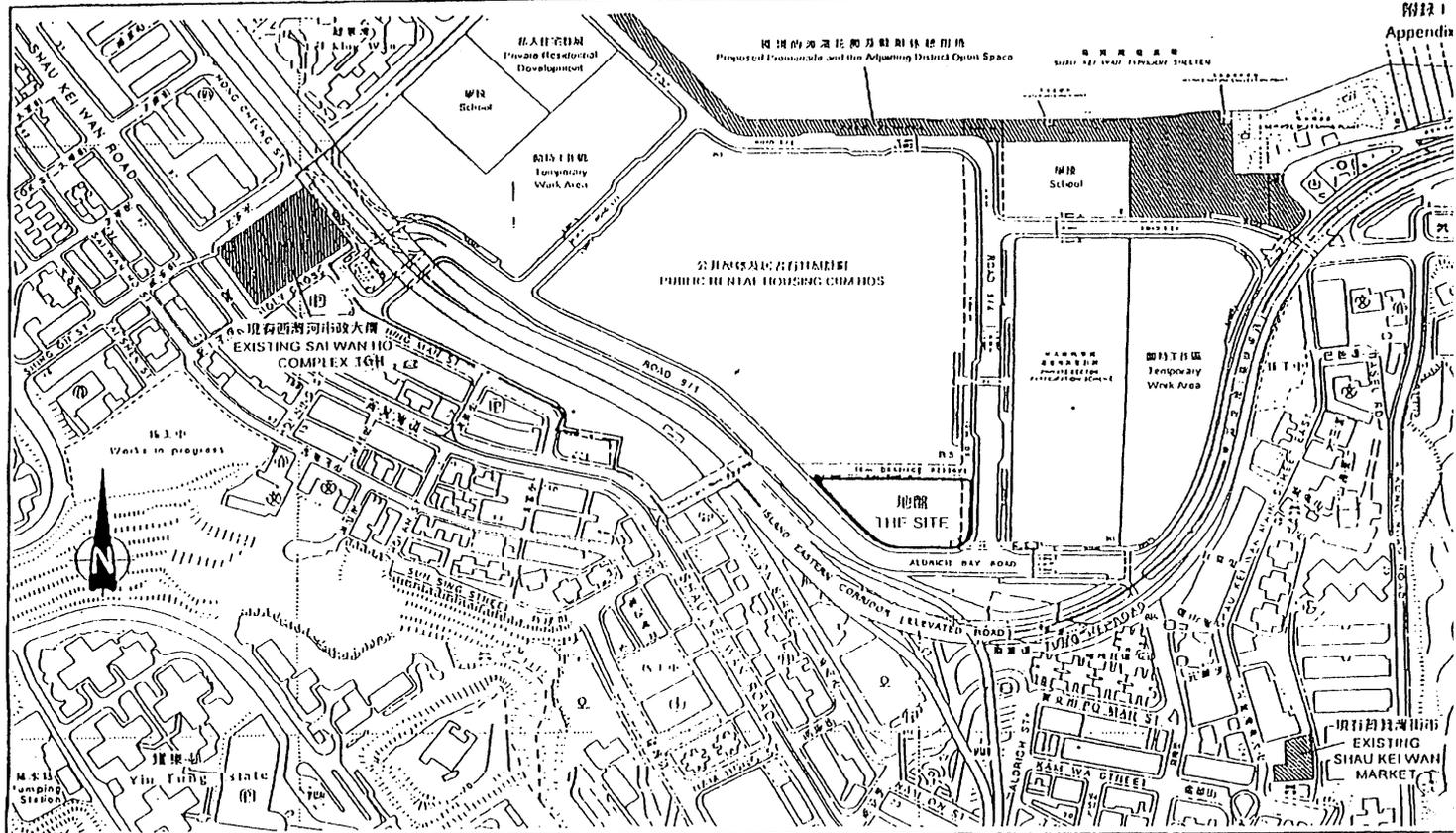
PROVISIONAL URBAN COUNCIL CHAMBERS
14 November 1997

Ref. : USDP 049CX

c.c.

CPUC	VCPUC	Members of LIB S/C	Members of CUL S/C
Members of PH S/C		Members of REC S/C	Members of ADM S/C
Members of MST S/C		Members of CAP S/C	
SUC	DSPUC	SAS(1)	SAS(2) SAS(3) AS(1) AS(3)
AS(4)	AS(5)	AS(6)	AS(7) DUS DD(A) DD(EH)
DD(LS)	DD(C)	AD(LP)	AD(LM) AD(PD) AD(HK)EH
AD(ML)	AD(IT)	AD(CS)	AD(EH)1 AD(EH)2 AD(SE) AD(F)
SEO(G)(3)	SEO(C)1	SRC	SSO(LP)HQ PLO/PUC
SUS	SSO(PA)	PEO(Per)	SEO(MA) CEO(P)HK
CEO(P)K	CEO(P)G	CIO	PIO(C) PIO(EL) P(TS)
DD,ASD	CRSO, SBCS	PAS(C)SBCS	SSO(PH)1 SSO(PH)2
SSO(H)	SO(M)	PI/PES,ED	CA/2, ASD SPSM(PUC)ASD
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049CX/UC28



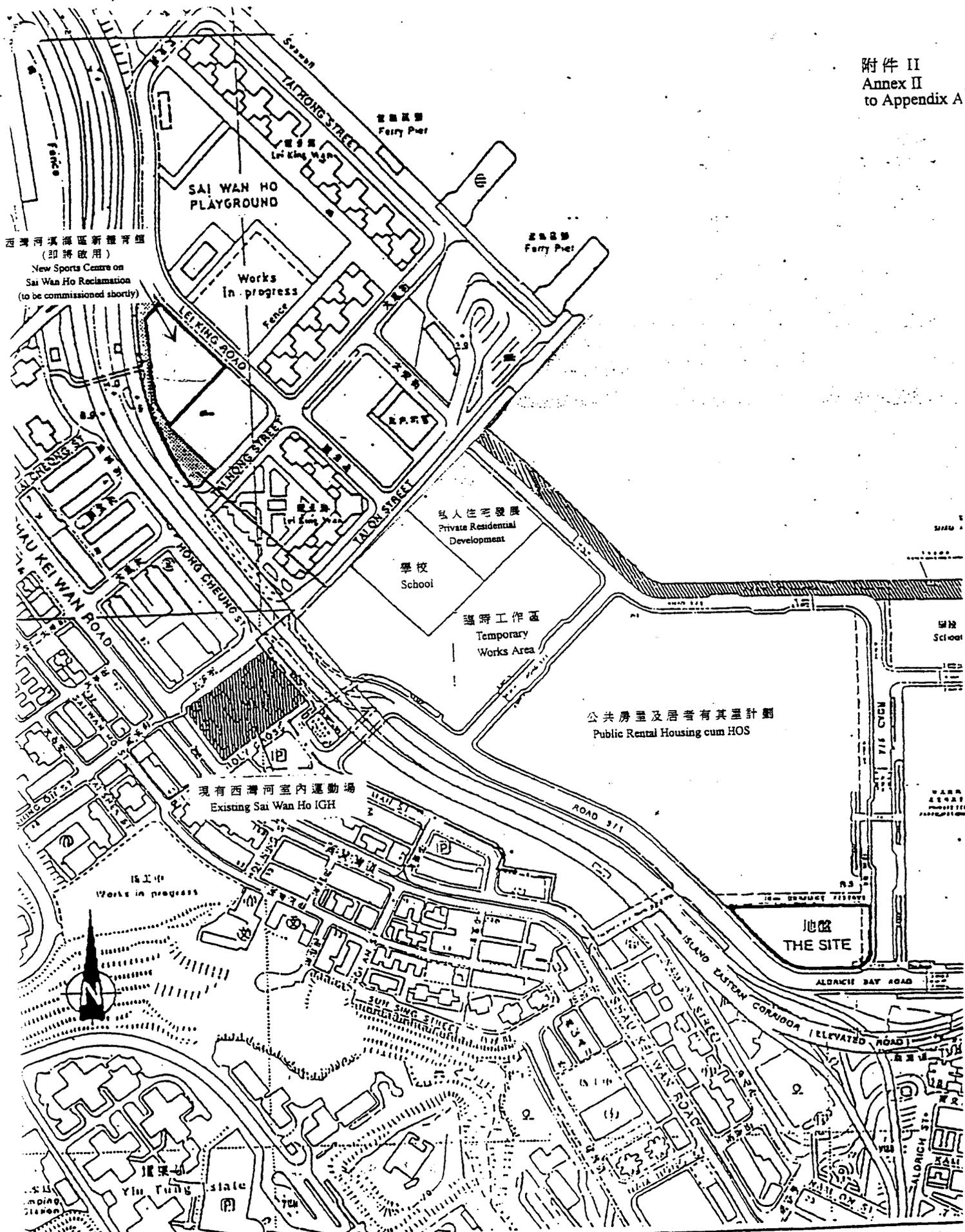
圖則編號 PLAN No	USDP 3993a
比例 SCALE	1:1000
日期 DATE	1 6 99

位置圖
LOCATION PLAN
049CX - 葵秩序灣填海區的市政大廈
UC COMPLEX ALDRICH BAY RECLAMATION AREA



市政總署規劃及發展分行
PLANNING & DEVELOPMENT DIVISION
URBAN SERVICES DEPARTMENT

本圖則圖則圖則
BASE EXTRACTED FROM 1/119/A13



圖則編號
PLAN No. USDP 3993a

比例
SCALE

日期
DATE 1.6.99

位置圖
愛秩序灣市政大廈(地盤)、西灣河室內運動場、
及西灣河填海區新體育館
Location Plan showing Aldrich Bay Complex, Sai Wan Ho IGH,
and New Sports Centre on Sai Wan Ho Reclamation

Tseung Kwan O Complex

Location

The site reserved for a complex in Area 44, Tseung Kwan O is located at the junction of Pui Shing Road and Road L35. A location plan is shown at the *Annex*.

Facilities Provision

2. Facilities which could be included in the complex are –
 - (a) one air-conditioned market with 173 stalls; and
 - (b) one indoor recreation centre with a multi-purpose arena, a fitness room, three activity/dance rooms and a children's playroom.

Assessment

Provision of Existing Facilities, Utilization Rate and Catchment Area

3. At present, there are two Indoor Recreation Centres (IRC's) in Tseung Kwan O. They are Po Lam IRC located in Po Lam Estate and Tsui Lam IRC located in Tsui Lam Estate.

4. The area served by Po Lam IRC includes Po Lam Estate, Ying Ming Court, Yan Ming Court, Well On Garden, Metro City and other residential developments in the vicinity. The average utilization rate of this IRC in 1999/2000 was about 82% at peak and 71% at non-peak hours.

5. The Tsui Lam IRC serves Tsui Lam Estate, King Ming Court,

Hong Shing Garden and the residential developments in the neighbourhood. The average utilization rate in 1999/2000 was about 69% at peak and 61% at non-peak hours.

Provision of Additional Facilities

6. A third IRC is under construction in Area 24, Tseung Kwan O. This IRC is expected to be commissioned in mid 2001.

7. Facilities provided in the new IRC include a multi-purpose arena with space for two basketball courts (or eight badminton courts or two volleyball courts or one handball court), three squash courts, one fitness room, one activity/dance room and ancillary facilities.

8. The catchment area of the new IRC will include King Lam Estate, Chung Ming Court, Hau Tak Estate, On Ning Garden and other residential developments in Hang Hau.

Facilities under planning

9. At present we are considering the provision of another recreational development in Area 45 Tseung Kwan O. This development would comprise a town park, a sports ground and an IRC (see location plan at *Annex*). The project site is close to Area 44. This development would provide a wide range of recreational facilities for the entire Tseung Kwan O area and we will proceed with planning this project in accordance with the Public Works Programme procedures.

Administration's view

10. Having reviewed the overall situation in Tseung Kwan O, we consider that it would not be an effective use of public resources to develop an IRC in Area 44 at this time. However, we will keep the issue of provision of recreational facilities in Tseung Kwan O under regular review, with the aim of

ensuring that a wide range of facilities can be made available to residents.

