

**For information
on 4 July 2002**

**SUBCOMMITTEE TO FOLLOW UP THE
OUTSTANDING CAPITAL WORKS PROJECTS
OF THE FORMER MUNICIPAL COUNCILS**

**Outcome of Consultation with District Councils on the Remaining
Outstanding Projects not Included in the Accelerated Programme**

PURPOSE

This paper reports on the outcome of the consultation with District Councils (DC) and the proposed way forward for the remaining 75 ex-Provisional Municipal Councils (ex-PMC) projects not included in the Accelerated Programme (AP).

BACKGROUND

2. A consultation exercise to report to DCs on LCSD's five-year work plan outlined in the AP and to seek their views on the remaining 75 ex-PMC projects was concluded in mid May.

OUTCOME OF THE CONSULTATION

3. Most DCs showed appreciation to the Administration of the definitive time-frame for implementing the 64 AP projects. However, some DCs requested that certain AP projects should be further advanced. LCSD will follow up and seek to further advance project implementation as far as practicable.

4. Of the remaining 75 ex-PMC projects, LCSD made the following recommendations:

- (a) eight projects can be implemented as minor works items. DCs had no objection in principle to LCSD's recommendation for eight projects to be carried out as minor works items. A list of these projects, together with LCSD's assessment and DCs' views, is at *Annex 1*;
- (b) eight projects can be deleted. DCs indicated no objection to LCSD's recommendation for eight projects to be deleted. A list of these projects, together with LCSD's assessment and DCs' views, is at *Annex 2*;
- (c) for the remaining 59 projects, the relevant DCs had strongly requested that the following nine projects be given priority for implementation –
 - 276LS Ecological Park (Tso Kung Tam Valley Tsuen Wan)
 - 120CR Lam Tin North Family Leisure Centre
 - 126CR Leisure Centre at Wah Fu
 - 227LS Indoor Recreation Centre Area 9H Kwai Chung
 - 006CE Civic Centre for Islands District
 - 007CE Civic Centre for North District
 - 009CE Tai Po New Civic Centre and Library
 - 306LS Indoor Recreation Centre in Area 4, Sai Kung
 - 116CR Ngau Chi Wan Recreation Ground (Landfill site)

In addition to the above nine ex-PMC projects, the Kwun Tong DC and the Tai Po DC had respectively requested LCSD to accord

priority to three non ex-PMC projects, including the provision of a civic centre in Kwun Tong, the development of an artificial beach at Lung Mei and the extension of the Tai Po Public Swimming Pool. A summary of DCs' views and LCSD's assessment on the nine ex-PMC projects and three new projects is at ***Annex 3***.

- (d) regarding the remaining 50 ex-PMC projects, LCSD recommended and DCs generally agreed that these projects should be reviewed at a later stage for the following reasons –
- Implementation of certain projects such as the New Tennis Centre cum Carpark at Moreton Terrace will be subject to the outcome of the “Consultancy Study on Requirements for Major New Sports and Recreation Venues”.
 - The sites for some projects are not yet formed or not suitable for development for the time being. Some projects would involve land resumption and massive clearances.
 - The need for some projects is not pressing either because of existing facilities being able to meet the demand of residents or limited demand.

A list of these projects, together with LCSD’s assessment and DCs’ views, is at *Annex 4*.

5. The breakdown of the 160 ex-PMC projects at *Annex 5* shows the outcome of the first review in 2001, resulting in the establishment of the AP, and the second review cum DC consultation exercise in 2002.

THE PROPOSED WAY FORWARD

6. We will proceed to implement para 4(a) and (b). For the 12 projects which the DCs had requested early implementation (para 4(c) above), subject to budgetary constraints, we will carefully consider them in the context of the established procedures for PWP projects.

7. For the remaining 50 projects (para 4(d) above), we would review in consultation with respective DCs on a continuous basis to identify justified projects where there are changes in circumstances which render them suitable for development.

Leisure and Cultural Services Department
Home Affairs Bureau
June 2002

Outcome of 2002 DC Consultation on the remaining 75 ex-PMC LCS capital works projects

Eight ex-PMC projects to be implemented as minor works items

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
1	C&W	381CR Proposed Education Centre cum Office Accommodation at HK Zoological & Botanical Gardens	17.19	The project is at preliminary planning stage. We are reviewing its proposed scope of development in order to cope with the overall redevelopment of the HKZBG in future. After confirming the scope of facilities and cost estimate, we plan to carry out as minor building works to simplify and expedite implementation.	No objection.
2	ST	234LS Local Open Space Area 75, Ma On Shan	16.80	The project site which is rather small, is adjacent to the Chevalier Garden where sitting-out area is available to the neighbourhood. This will be implemented as minor works project by TDD as the works agent.	- ditto -
3	TM	132LS District Open Space Area 16 (Yau Oi South) Tuen Mun	35.93	Site boundary has not yet been finalized. The Wu Shan Recreation Playground in the district can cope with the residents' demand for open space for the time being. Repeated requests from the locals have been received for early development to beautify the river banks. It is therefore considered worthwhile to develop the site by including it into the TDD Greening Programme as a minor works project to improve the surrounding environment of the area.	- ditto -

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
4	TW	245LS District Open Space Area 3 Tsuen Wan	54.31	<p>Project site is not available for development as part of it is being occupied by squatters.</p> <p>As the project site is located along Tuen Mun Road, accessibility is a problem and not many visitors are expected to use the facilities.</p> <p>We proposed to carry out minor works to develop part of the site to serve nearby residents.</p>	To consider the proposed implementation scope under minor works after site visit.
5	TW	247LS District Open Space Lo Wai Area 39 Tsuen Wan	49.78	<p>Part of the project site is being occupied by squatters. Full-scale implementation of the project has to tie in with the clearance of squatters on site.</p> <p>We proposed to carry out minor works to develop part of the site to serve nearby residents.</p>	- ditto -
6	YL	012CE District Square Areas 33A & 29 Tin Shui Wai	To be confirmed	<p>Tin Shui Wai Park which provides active and passive recreational facilities should be able to meet residents' demand for open space for the time being.</p> <p>The site is used as a temporary sitting-out area. Owing to the site constraint, the previously proposed library has been incorporated into project 69LS – IRC cum Library Area 2 Tin Shui Wai instead.</p>	No building works should be carried out at Area 33A although it was zoned 'G/IC' due to 'fung shui'.
7	YL	178LS Local Open Space Hung Shui Kiu Phase I	19.92	<p>Tan Kwai Tsuen Road Garden which provides active and passive recreational activities should be able to meet residents' demand for open space.</p> <p>Hung Shui Kiu has a sparse population of about 11 000. There is no pressing need to implement this project for the time being. However, we will consider development of the site by minor works.</p>	No objection.

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
8	YL	179LS Hung Shui Kiu Town Square	16.30	<p>Tan Kwai Tsuen Road Garden should be able to meet residents' demand for open space for the time being.</p> <p>Hung Shui Kiu has a sparse population of about 11 000. There is no pressing need to implement this project for the time being. However, we will consider development of the site by minor works.</p>	- ditto -

Outcome of 2002 DC Consultation on the remaining 75 ex-PMC LCS capital works projects

Eight ex-PMC projects to be deleted

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
1	E	010CA Chai Wan Vehicle Depot	321.30	<p>The proposed LCS facilities are office and storage requirements and the department has requested the GPA to incorporate the LCS requirements in the project at Chong Fu Road in Chai Wan Industrial Area.</p> <p>To delete the project.</p>	No comments.
2	KC	311CR Chung Hau Street Garden	42.54	<p>The project site is densely wooded. Development of the project involves extensive slope stabilization works and felling of trees and plants. It will be more environmental friendly to preserve the natural habitat and the primary plants on the site.</p> <p>To rezone the site to "Green Belt".</p>	- ditto -

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
3	KT	160CR Temporary Recreational Development at Ma Yau Tong West Landfill	59.96	<p>Of the 160 ex-PMC capital works projects involving leisure and cultural services facilities, eight are located in restored landfill sites. Funding has been earmarked for five of these landfill site projects, of which four will be partially financed by the Hong Kong Jockey Club. Construction works will commence in the coming years. As development of recreational facilities on restored landfill sites is a new initiative in Hong Kong, LCSD is of the view that the development of other landfill sites will be carried out later after EPD has obtained relevant experience. In the meantime, EPD is also studying other alternatives, such as inviting non-profit making bodies or national sports associations to develop the remaining sites with a view to maximizing the land use.</p> <p>There are Lam Tin Park, Lam Tin Service Reservoir Playground and Lam Tin Bus Terminus Sitting-out Area in the vicinity for the use of the residents in the neighbourhood.</p>	<p>Members had no strong view but requested that the site be developed as soon as possible.</p> <p>[Latest development - EPD has obtained DC's agreement to invite non-profit making bodies to develop the landfill site into a Recreation & Education Park. Interested parties will be invited to submit detailed proposal on the proposed development.]</p>
4	S	128CR Recreational Development at Wong Chuk Hang	150.62	<p>The site is being occupied by many village houses. Massive land resumption is needed for implementation of the project.</p> <p>Plan D is conducting the Planning and Development Study on Hong Kong Island South and Lamma Island and the project site may be affected.</p> <p>There are Wong Chuk Hang Road Garden and the amenity plot at Wong Chuk Hang Interchange in the vicinity for the use of the residents.</p>	No objection.
5	IS	115LS Sports Ground Package 6 Mui Wo Lantau	153.88	<p>Site is not available for development as site formation has yet to be carried out.</p> <p>To cater for population growth in Tung Chung new town, a site for sports stadium is planned in Area 85 Tung Chung West.</p> <p>Not to pursue the project owing to small population in Mui Wo.</p>	- ditto -

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
6	KwT	226LS Indoor Recreation Centre Area 10B Kwai Chung	144.83	<p>The nearby Osman Ramju Sadick (ORS) Memorial Games Hall and North Kwai Chung Tang Shiu Kin Indoor Recreation Centre provide a wide variety of indoor sports facilities. The usage rates of Osman Ramju Sadick (ORS) Memorial Games Hall in 2001 are 51% (non-peak period) and 81% (peak period) while those of North Kwai Chung Tang Shiu Kin Indoor Recreation Centre are 39% (non-peak period) and 66% (peak period). There is no pressing need to develop another IRC in this district.</p> <p>Education Department has requested to release the project site for school development. The Kwai Tsing District Council has no strong view on this request.</p>	No strong view.
7	N	275LS Regional Indoor Stadium Area 11A Fanling/Sheung Shui	1,212.03	<p>A study on the provision of civic centres and performing venues is being conducted and the development of large scale indoor stadium falls within the scope of the study. Therefore, further planning of the project is subject to the outcome of the study.</p> <p>Project site is being used as a temporary public car park.</p>	<p>The project should be scaled down to a civil centre.</p> <p>Subsequently, NDC agreed not to pursue with 275LS, whereas 007CE Civic Centre for the North District would be retained for further planning.</p>
8	TP	067LS District Open Space Area 30, Tai Po	21.72	Site is situated on a vegetated slope. Development works will involve extensive slope stabilization and the felling of trees and primary plants. The project is not in line with the conservation policy.	No objection.

Outcome of 2002 DC Consultation on the remaining 75 ex-PMC LCS Capital Works projects

(a) Nine ex-PMC projects which DCs requested early implementation

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
1	TW	276LS Ecological Park (Tso Kung Tam Valley Tsuen Wan)	274.27	<p>The project site is a natural valley with hilly terrain and luxuriant vegetation. At present, there is no access road to the site. If it is to be developed into a park, large scale site clearance and geotechnical works have to be carried out which will severely spoil the existing plants and the natural environment. Only very preliminary study was conducted during the Provisional Municipal Council days.</p> <p>Experts from the field are being invited to give recommendations on the feasibility and scope of the project.</p>	The project should be accorded top priority.

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
2	KT	120CR Lam Tin North Family Leisure Centre	519.75	<p><u>Indoor Recreation Centre</u> There are eight indoor recreation centres in Kwun Tong District with average usage rates ranging from 19% to 64% in 2000/01. Lam Tin is currently served by Lam Tin South Indoor Games Hall. In 2000/01, the venue's usage rate was 51% and it has capacity to cope with the increasing demand of the area. The local residents can also use the facilities in the Sam Ka Tsuen Leisure Centre commissioned in 2000.</p> <p><u>Library</u> There are currently two district libraries and four small libraries in the district. One of these small libraries is located in Tak Tin Estate to serve Lam Tin District.</p> <p>LCSD is conducting a review on the overall provision of IRC having regard to demographic changes vis-a-vis existing level of provision in the KT district, in particular, Lam Tin, to decide on the need for an additional IRC in five to ten years' time.</p>	The project should be implemented as soon as possible to cope with the increasing demand arising from the redevelopment of Lam Tin Estate.

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
3	S	126CR Leisure Centre at Wah Fu	499.65	<p>There are four indoor recreation centres in the Southern District with average usage rates ranging from 32% to 73% in 2000-2001. These four indoor recreation centres should be able to meet the overall demand of the district. Close to Wah Fu Estate, there are Aberdeen Indoor Games Hall Complex and Yue Kwong Road Indoor Games Hall which provide diversified indoor sports facilities for public use.</p> <p>Regarding library services and facilities, there is one district library (Aberdeen Public Library) and two small libraries (Ap Lei Chau Public Library and Pok Fu Lam Public Library) in the Southern District.</p> <p>LCSD is conducting a review on the overall provision of IRC having regard to demographic changes vis-a-vis existing level of provision in the Southern district, in particular, in Wah Fu, to decide on the need for an additional IRC in five to ten years' time.</p>	The project should be given priority for implementation as there was a need for leisure and cultural facilities in the area.
4	KwT	227LS Indoor Recreation Centre Area 9H Kwai Chung	142.11	<p>Owing to site constraints and programme mismatch, the proposed IRC cannot be developed with the public housing programme on site at the same time. The Department has previously decided to forgo the IRC programme and Housing Department has agreed to develop a local open space on site. However, the Kwai Tsing District Council felt very strongly that the IRC project should be implemented.</p> <p>LCSD is conducting a review on the overall provision of IRCs in Kwai Tsing having regard to demographic changes vis-a-vis existing level of provision in the district to decide on the need for an additional IRC.</p> <p>LCSD is also considering options for joint development of recreational facilities with nearby school(s).</p>	LCSD should come up with a time-frame for early implementation of the project.

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
5	IS	006CE Civic Centre for Islands District	633.62	<p>Implementation is subject to the outcome of the "Consultancy Study for the Provision of Regional / District Cultural and Performance Facilities in Hong Kong".</p> <p>According to Lands D, the project site will be used as a temporary bus terminus in the coming few years.</p>	A civic centre should be provided in the district as soon as possible
6	N	007CE Civic Centre for North District	633.62	<p>Implementation is subject to the outcome of the "Consultancy Study for the Provision of Regional / District Cultural and Performance Facilities in Hong Kong".</p> <p>The original site was proposed for Project 275LS - Regional Indoor Stadium Area 11A Fanling/Sheung Shui.</p>	The project should replace 275LS (Regional Indoor Stadium Area 11A Fanling/Sheung Shui) and be accorded priority for early implementation.
7	TP	009CE Tai Po New Civic Centre and Central Library	769.40	<p>Implementation is subject to the outcome of the "Consultancy Study for the Provision of Regional / District Cultural and Performance Facilities in Hong Kong".</p> <p>The site is being used as a temporary car park under Short Term Tenancy.</p>	The project should be accorded top priority.

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
8	SK	306LS Indoor Recreation Centre in Area 4, Sai Kung	169.27	<p>The population of the Sai Kung town centre is only 14,000 at present and will remain unchanged for the next few years. Hence, the need for this development project has to be viewed in this light.</p> <p>Currently, the Sai Kung town is already provided with a bundle of recreational facilities including Sai Kung Tang Shiu Kin Sports Ground, Sai Kung Public Swimming Pool, Sai Kung Tennis Courts, Sai Kung Squash Courts and Sai Kung Outdoor Recreation Centre, etc.</p> <p>Site is being used as a works site by CED until 2005.</p>	The project should be accorded the highest priority.
9	WTS	116CR Ngau Chi Wan Recreation Ground	195.74	<p>Of the 160 ex-PMC capital works projects involving leisure and cultural services facilities, eight are located in restored landfill sites. Funding has been earmarked for five of these landfill site projects, of which four will be partially financed by the Hong Kong Jockey Club. Construction works will commence within the next few years. As development of recreational facilities on restored landfill sites is a new initiative in Hong Kong, LCSD is of the view that the development of other landfill sites should be carried out after EPD has obtained relevant experience. In the meantime, LCSD is also studying with EPD other alternatives, such as inviting non-profit making bodies or national sports associations to develop the remaining sites with a view to maximizing the land use; or to develop some temporary recreational facilities on the lower level of the site.</p>	The project should be implemented early to balance the provision of recreation facilities across the Wong Tai Sin District.

(b) Three Non ex-PMC projects which DCs requested early implementation

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
1	KT	Civic Centre in Kwun Tong	Not yet available	Implementation is subject to the outcome of the "Consultancy Study for the Provision of Regional / District Cultural and Performance Facilities in Hong Kong".	The project should be implemented early.
2	TP	Development of an artificial beach at Lung Mei	84.00	The project would have to compete for resources together with other projects.	The project should be accorded top priority.
3	TP	Extension of Tai Po Public Swimming Pool	57.00	- ditto -	- ditto -

Outcome of 2002 DC Consultation on the remaining 75 ex-PMC LCS capital works projects

50 ex-PMC projects to be reviewed at a later stage

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
<u>Urban Districts</u>					
1	E	338CR Improvement of camping facilities in Lei Yue Mun Park and Holiday Village	119.95	The existing facilities are able to cope with demand. Hence, there is no pressing need for new camping facilities.	No comments.
2	KC	454CR 'LO' site at Chung Yee Street	36.75	As the site is adjacent to a service reservoir, development of the project is subject to stringent conditions imposed by the Water Supplies Department. As development of the project involves remedial works of the slopes inside the site, a detailed study must be made before the development plan can be finalised.	No objection.
3	KC	155CR Lo Lung Hang Garden	110.25	As the site is on top of a service reservoir, development of the project is subject to stringent conditions imposed by the Water Supplies Department, thereby restricting greatly the development potential and benefit of this project. Moreover, Highways Department is also considering to construct a ventilation building for the Central Kowloon Route on an adjacent site. This may have environmental impact upon the project site. Detailed study is therefore required before deciding the way forward.	- ditto -

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
4	KT	092CR Kai Tak Park	93.24	<p>Part of the site is currently occupied by a labour retraining centre under the Education and Manpower Bureau and by the Fire Services Department Recreation Club. It is not yet available for development.</p> <p>There are Ping Shek Playground, Kwun Tong Road Children's Playground, Kowloon Bay Playground and Kwun Tong Road Amenity Plot in the vicinity for the use of residents.</p>	- ditto -
5	KT	424CR Lam Tin Park (Phase II) (i.e. Ma Yau Tong Central Landfill)	43.47	<p>Of the 160 ex-PMC capital works projects involving leisure and cultural services facilities, eight are located in restored landfill sites. Funding has been earmarked for five of these landfill site projects, of which four will be partially financed by the Hong Kong Jockey Club. Construction works will commence in the coming years. As development of recreational facilities on restored landfill sites is a new initiative in Hong Kong, LCSD is of the view that the development of other landfill sites will be carried out later after EPD has obtained relevant experience. In the meantime, EPD is also studying other alternatives, such as inviting non-profit making bodies or national sports associations to develop the remaining sites with a view to maximizing the land use.</p> <p>There are Lam Tin Park, Lam Tin Service Reservoir Playground and Lam Tin Bus Terminus Sitting-out Area in the vicinity for the use of the residents in the neighbourhood.</p>	- ditto -
6	S	313CR Replenishment of the Stanley Main Beach	48.39	<p>Before the implementation of project, Environment Impact Assessment is required and all technical issues should be resolved. Furthermore, this project should be implemented after the construction of the Water Sports Centre at Stanley Main Beach is completed. At present, the condition of sand coverage at Stanley Main Beach is acceptable. Therefore, there is no pressing need to implement this project.</p>	- ditto -

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
7	SSP	456CR Lai Chi Kok Park Stage III (IGC-Phase IB)	199.50	<p>There are five indoor recreation centres in Shum Shui Po with average usage rate 50%-60% only. They are able to meet the overall demand in the district.</p> <p>Lai Chi Kok Indoor Games Hall in the vicinity provides indoor sport facilities for public use. Moreover, the Tung Chau Street Complex which will include a leisure centre, is targeted to commence work in December 2005. There is no pressing need to construct this leisure centre.</p> <p>Some residents of Mei Foo Sun Chuen have grave concern over the presence of the indoor games hall as it may obstruct the view from the flats at lower floors.</p>	- ditto -
8	SSP	399CR Improvement to Cheung Sha Wan Playground	64.55	<p>The Planning Department and the Hong Kong Housing Authority are jointly working on a study about the re-development of Cheung Sha Wan Estate. Cheung Sha Wan Playground may be affected and relocation or reprovision of the Playground may be required. As such, large scale improvement works is not recommended for the time being but the existing facilities will be improved through minor works as and when necessary.</p> <p>In the long run, the improvement works should be included into the comprehensive re-development project of the district.</p>	- ditto -

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
9	WC	368CR New Tennis Centre cum Carpark at Moreton Terrace	232.42	<p>The site is the existing Causeway Bay Sports Ground which is well-patronized by the public.</p> <p>The Consultancy Study on Requirements for Major New Sports and Recreation Venues commissioned by the HAB has recommended to provide a 5000-seat multi-purpose indoor venue at Mei Foo which will accommodate a new tennis court centre.</p> <p>To review the project in the light of the findings and recommendations of the Consultancy study.</p>	- ditto -
10	YTM	330CR Regional Park at West Kowloon Reclamation	Not available	<p>The site is currently used as a works site and is not yet available.</p> <p>The Administration plans to build a major world class performing arts centre at the West Kowloon Reclamation area and has organized an open design competition for the performing arts centre. To tie in with the overall development of the district, the planning work of the park will commence subject to the finalization of the design of the major performing arts centre.</p>	- ditto -
11	YTM	421CR Open Space Development in West Kowloon Reclamation at Yan Cheung Road	Not available	<p>The site is not yet available as it has been allocated to Highways Department as works site until mid-2003.</p> <p>Part of the site will be affected by the Central Kowloon Route under planning by Highways Department. Further planning for the project is required pending Highways Department's confirmation of the route alignment.</p>	- ditto -

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
<u>NT Districts</u>					
12	IS	224LS Tong Fuk Beach Building Lantau	34.40	There is no public sewer in the district and the technical problem of sewerage treatment has to be resolved with the departments concerned.	No objection.
13	IS	223LS Kwun Yam Wan Beach Building Cheung Chau	34.40	The project site is not available for development as private land is involved.	- ditto -
14	N	171LS Indoor Recreation Centre Area 28A Fanling/Sheung Shui	167.45	At present, there are three indoor recreation centres in the North district. The average usage rate of Tin Ping Indoor Recreation Centre is 59%. Luen Wo Hui Complex in Area 19, Fanling/Sheung Shui will provide the fourth indoor recreation centre which will be opened in 2002. At present, there is no pressing need to construct another indoor recreation centre in North District. Site is being used as a car park under Short Term Tenancy.	- ditto -
15	N	089LS District Open Space Area 17 Fanling/Sheung Shui	32.58	North District Park in the district should be able to meet the demand of the residents for the time being. The site is currently covered by natural vegetation without causing nuisance to the nearby residents.	Large scale construction works should be avoided at the site.

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
16	N	201LS District Open Space Areas 47 and 48 Fanling/ Sheung Shui	35.30	<p>Wo Hing Playground and Wai Ming Street Park in the district should be able to meet residents' needs for the time being.</p> <p>The site is currently covered by natural vegetation without causing nuisance to the nearby residents.</p>	No objection.
17	N	202LS District Open Space Area 27D Fanling/Sheung Shui	22.63	<p>San Wan Road Garden, Shek Wu Hui Jockey Club Playground and Lung Fung Sitting Out Area in the district should be able to meet the needs of the residents for the time being.</p> <p>Part of the site is temporarily allocated to KCRC to carry out the “park and ride” scheme. The other part of the site is used as a car park under the Short Term Tenancy.</p>	- ditto -
18	N	086LS Local Open Space Area 25 Fanling/Sheung Shui	21.72	<p>Luen Wo Hui Playgrounds Nos.1, 2 and 3 and On Lok Tsuen Playground in the district should be able to meet the need of the residents for the time being.</p> <p>Site is used as a temporary car park under the Short Term Tenancy.</p>	- ditto -

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
19	N	204LS District Open Space Area 4 (Remainder) Fanling/ Sheung Shui	28.06	<p>Project site may be affected by the KCR Sheung Shui - Lok Ma Chau line. Thus, the site boundary is yet to be finalized. Implementation of the project also has to tie in with the programme of the railway project.</p> <p>Shek Wo Hui Jockey Club Playground in the district is able to meet the need of the residents for the time being.</p> <p>Site is used as a bus depot and a temporary car park under Short Term Tenancy, and a seized goods compound.</p>	- ditto -
20	SK	008CE Civic Centre for Sai Kung District Area 66, Tseung Kwan O	633.62	<p>Site formation and road works are in progress.</p> <p>The development plan has yet to be finalized pending the completion of Government's review on the long-term development of civic centres and the assessment of district need for such facilities.</p>	Members reiterated the need for a civic center in TKO and suggested to increase the scale and scope of the centre.
21	SK	233LS District Open Space in Area 37, Tseung Kwan O	34.03	<p>Site is currently used as a works site by MTRC.</p> <p>The nearby Sheung Ning Playground provides both active and passive recreation facilities. Moreover, another nearby project (District Open Space Area 40A) has been included in the AP. Hence, there is no urgent need for immediate implementation of this project. TDD will carry out greening works to improve the environment of the site.</p>	No objection.

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
22	ST	013LS Indoor Recreation Centre Area 24D, Sha Tin	152.07	<p>Presently, there are four IRCs in Sha Tin. The IRC in Area 100, Ma On Shan under construction is scheduled for completion in late 2003. These five IRCs should be able to meet the overall demand of the district.</p> <p>The project site is temporarily used as a reprovisioning site for the facilities of Tsang Tai Uk Recreation Ground affected by the Ma On Shan Rail project. It is not available for development until late 2004.</p> <p>There is no pressing need to construct this IRC.</p>	- ditto -
23	ST	011CE Expansion of Sha Tin Central Library	177.41	<p>A consultancy study is being conducted to formulate a strategic plan for the future development of Hong Kong Public Libraries. The final report of the study is expected to be ready by August 2002. The future need for the library expansion will then be further assessed.</p> <p>The library in Area 100, Ma On Shan, which is under construction, can reduce the pressure on Sha Tin Public Library upon its completion.</p> <p>The project should be planned carefully to minimise disruption to the provision of service to the public.</p>	- ditto -
24	ST	046LS Local Open Space Area 4C, Sha Tin	20.18	<p>The project site is adjacent to Mei Lam Estate and May Shing Court where the provision of open space is sufficient. There is no pressing need for more passive recreation facilities.</p> <p>Development potential is limited due to the small site area. The cost-effectiveness of this project should be further reviewed.</p>	The provision of open space in Area 4C is insufficient. Some members proposed to retain/accelerate this project.

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
25	ST	092LS Indoor Recreation Centre Area 103, Ma On Shan	141.66	<p>The development plan does not meet GPA's plot ratio requirement.</p> <p>Presently, there are four IRCs in Sha Tin. The IRC in Area 100, Ma On Shan under construction is scheduled for completion in late 2003. These five IRCs should be able to meet the overall demand of the district.</p> <p>There is no pressing need to construct this IRC.</p>	One member proposed to jointly develop this IRC with HAD's community hall.
26	ST	036LS District Open Space Area 11, Sha Tin	107.53	<p>The project site is not available for development until 2005 due to the Ma On Shan Rail project.</p> <p>The Siu Lek Yuen Road Playground across the Shing Mun River and the nearby On King Street Park (about 10 minutes' walk) with active and passive recreational facilities can meet residents' need.</p>	One member proposed to start the construction right after the MOS Rail Project.

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
27	ST	025MF Redevelopment of Fo Tan Cooked Food Market, Shatin	157.59	<p>Presently, there are four IRCs in Sha Tin. The IRC in Area 100, Ma On Shan under construction is scheduled for completion in late 2003. These five IRCs should be able to meet the overall demand of the district.</p> <p>Fo Tan, basically an industrial area, is not an ideal place for constructing an IRC. Besides, the development of this project will involve relocating the existing park and ball court facilities.</p> <p>As the FEHD has decided not to proceed with the redevelopment of the cooked food centre, the development plan will not be able to meet GPA's plot ratio requirement.</p> <p>There is no urgent need to construct an IRC in Fo Tan. It is proposed that regular review be conducted in the light of the population growth and the population profile of the district.</p>	No objection.
28	TM	042LS Recreation Ground Area 17 (Industrial City) Tuen Mun	33.50	<p>The site is currently a temporary works site and is not yet available for development.</p> <p>The project site is far from the residential area. There are provision of Hung Cheung Road Playground and Shek Pai Tau Playground in the nearby area. There is no pressing need for the project for the time being.</p>	- ditto -

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
29	TM	135LS Recreational Facilities in Green Belt Area Tuen Mun Phases I & II (Ching Chung)	24.62	<p>Site boundary yet to be finalized.</p> <p>The project site is located in remote area with steep slope. Flat land for development is limited and access road is not available. If the site is to be developed into a park, extensive slope stabilization work has to be carried out and various technical problems have to be resolved. The cost-effectiveness of this project needs to be examined further.</p>	- ditto -
30	TM	302LS Hung Lau Park (former Castle Peak Farm)	85.81	<p>There are a number of recreation venues in the area including Tuen Mun Recreation and Sports Centre, Tuen Mun Public Riding School, Butterfly Beach Park, Wu Shan Recreation Playground, Butterfly Beach Indoor Recreation Centre and Hung Lau Sitting-Out Area, providing active and passive recreation facilities for the residents. Therefore, there is no pressing need for the provision of more recreation facilities in the district.</p> <p>The project site will be available for development after the Lands Department has resumed the private land within the project site.</p>	- ditto -
31	TM	307LS District Open Space in Area 27 (San Shing) Tuen Mun	58.11	<p>Part of the site is being occupied by the Wholesale Fish Market. Project development depends upon the proposed relocation of the Market to Area 44.</p>	- ditto -
32	TM	158LS Recreational Facilities Western Extension Area (Tap Shek Kok) Tuen Mun	51.23	<p>The boundary of the site has not yet been finalized and the site is not yet available for development for the time being.</p> <p>The site is located in remote area. There is no pressing need to proceed with this project.</p>	- ditto -

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
33	TM	003MF Local Open Space, Public Toilet and RCP Area 40 (Tsing Shan) Tuen Mun	17.20	The open space development has to tie in with the development of the public toilet and refuse collection point by FEHD. FEHD has recently advised that there is no imminent need to develop the public toilet and refuse collection point.	- ditto -
34	TP	051LS Leisure Centre Area 33, Tai Po	122.20	<p>The nearby Fu Heng Indoor Recreation Centre in Area 33 has an average usage rate of 65.1% in peak period and 39.3% in non-peak period in 2000. There are four indoor recreation centres in Tai Po district. The Indoor Recreation Centre at the Tai Po Complex under construction is scheduled for completion in late 2003. These five indoor recreation centres will meet the overall demand in the district.</p> <p>As there will be a total of five indoor recreation centres in Tai Po district, there is a need to review the actual demand and the scope of facilities of this project.</p>	- ditto -
35	TP	025LS Ha Hang Village Playground Area 31, Tai Po	22.63	<p>As the site is close to the roadside, the design and the scope of facilities need to be reviewed to make way for the amenity area to separate the road from the recreation facilities. This is to align with the environmental changes following the widening of Ting Kok Road.</p> <p>Ha Hang Village sitting-out area in the vicinity of the project site is available for use by the residents in the neighbourhood.</p>	Member suggested to provide a 7-a-side / 5-a-side soccer pitch for better site utilization.

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
36	TP	094LS Indoor Recreation Centre Area 6, Tai Po	113.15	<p>The site is being used as a temporary car park under Short Term Tenancy.</p> <p>Tai Po Indoor Recreation Centre in Area 6 has an average usage rate of 73.2% in peak period and 31.1% in non-peak period in 2000.</p> <p>There are currently four indoor recreation centres in Tai Po district. The Indoor Recreation Centre at the Tai Po Complex under construction is scheduled for completion in late 2003.</p> <p>As there will be a total of five indoor recreation centres in Tai Po district, it is therefore necessary to review the actual demand and the proposed scope of facilities of this project.</p>	No objection.
37	TP	214LS Tai Mei Tuk Water Sports Centre Extension, Area 74, Tai Po	84.63	<p>The site is being occupied by Tai Po Boat Club. The site area and scope of works will be confirmed upon the removal of Tai Po Boat Club.</p>	The project should tie-in with the development of the artificial beach in Lung Mei.
38	TP	213LS Local Open Space Area 32, Tai Po	16.75	<p>Part of the site has been allocated to the Drainage Services Department for erecting a pumping station.</p> <p>Fung Yuen Playground in the vicinity of the project site is available for use by the residents in the neighbourhood.</p> <p>The area of the site is small and the provision of facilities will be limited. The cost-effectiveness of this project needs to be examined carefully.</p>	One member suggested to delete the project because of low utilization rate of nearby Fung Yuen Playground.

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
39	TW	252LS District Open Space and Indoor Recreation Centre Area between Tsuen Wan Park and Tsuen Wan Road	235.35	<p>Project site is not available for development as it is being used by KCRC as a works site for the West Rail project.</p> <p>The 4 existing indoor recreation centres in Tsuen Wan are generally able to meet the demand in the district.</p>	No objection.
40	TW	243LS District Open Space Area 2 Tsuen Wan	135.78	Located at a slope and being occupied by squatters, the site is not available for development at present. Implementation of the project has to tie in with the clearance programme of Lands Department.	- ditto -
41	TW	299LS Local Open Space Sham Tseng Area 50 Tsuen Wan	25.80	Project site is adjacent to the project sites of the Sham Tseng Reclamation and the Sham Tseng Sewage Treatment Plant. When works for these projects commence, they will cause disturbances to the area. It is therefore not suitable to develop the site for the time being.	- ditto -
42	TW	314LS Improvement to the Facilities in Approach Beach	126.72	As the existing sheds are still under lease, there is no urgent need to pull down the sheds for development of other recreational facilities.	- ditto -
43	YL	159LS Indoor Recreation Centre Area 12 Yuen Long	167.45	<p>Site boundary to be finalised and the site is not yet available for development.</p> <p>There are three IRCs in Yuen Long District. As the population growth of Yuen Long New Town will slow down in the next few years, and Fung Kam IRC and Long Ping IRC provide a wide variety of indoor sports facilities for nearby residents, the existing facilities should be able to meet residents' demand. Hence, there is no pressing need to implement this project.</p>	- ditto -

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
44	YL	187LS Swimming Pool Complex Kam Tin	123.10	<p>Site boundary to be finalised and the site is not yet available for development.</p> <p>At present, the population of Kam Tin is about 10 000. According to the North West New Territories (NWNT) Development Study conducted by the Planning Department, the population of the district will begin to grow in 2010 and reach 40 000 in 2014. Therefore, the population of the district in the coming decade will not increase substantially and there is no pressing need to construct a swimming pool complex in Kam Tin for the time being.</p>	<p>The project should be proceeded to serve residents in Kam Tin as well as those in other rural areas.</p>
45	YL	319LS Leisure Centre Area 101 Tin Shui Wai	190.08	<p>At present, the population of Tin Shui Wai is about 200 000. It is projected that the population will increase to 300 000 in 2010. As there is one IRC in Tin Shui Wai with usage rate of 62% at peak period and 48% at non-peak period, and two IRCs under active planning in Areas 2 and 17, there is no pressing need to implement this project.</p> <p>The project site is located in Tin Shui Wai Reserve Zone which is being developed. The development of the project would tie in with the population growth in the area.</p>	<p>The project should be implemented to cater for the residents in the northern part of Tin Shui Wai in future.</p>
46	YL	316LS District Open Space Area 107 Tin Shui Wai	203.67	<p>The project site is located in Tin Shui Wai Reserve Zone which is being developed. There is no pressing need to implement the project. The development of the project would tie in with the population growth in the area.</p> <p>The site is currently used as a works site for infrastructural works of Tin Shui Wai Reserve Zone under Short Term Tenancy and is therefore not yet available for open space development.</p>	<p>In the long run, a swimming pool complex should be provided together with the open space project.</p> <p>Greening works should be carried out to beautify the area.</p>

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
47	YL	188LS Indoor Recreation Centre Kam Tin	167.45	<p>Site boundary to be finalized and the site is not yet available for IRC development.</p> <p>There are three IRCs in Yuen Long District (two in Yuen Long Town Centre and one in Tin Shui Wai) with average usage rate of 55% to 70% in 2000/2001. They should be able to meet residents' demand for indoor sports facilities.</p> <p>At present, Kam Tin has a sparse population of about 10 000. According to the NWNT Development Study conducted by the Planning Department, the population of the district will begin to grow in 2010 and reach 40 000 in 2014. Therefore, the population of the district in the coming decade will not increase substantially and there is no pressing need to construct an IRC in Kam Tin for the time being.</p>	The project should be proceeded to serve residents in Kam Tin and those in rural areas.
48	YL	005LS Sports Complex and District Open Space Area 12 Yuen Long	176.51	Presently, there are two sports grounds in Yuen Long District: the Yuen Long Stadium and the Tin Shui Wai Sports Ground. Therefore, there is no pressing need to implement this project for the time being.	The project should be implemented to tie in with the future establishment of schools in the area.
49	YL	259LS Local Open Space Hung Shui Kiu Phase II	28.97	<p>Tan Kwai Tsuen Garden should be able to meet residents' demand for open space for the time being.</p> <p>Hung Shui Kiu has a sparse population of about 11 000. Implementation of the project has to tie in with the overall development of the district. There is no pressing need to implement this project for the time being.</p>	No objection.

Item No	District	Project	Rough Indication of Cost (\$M)	LCSD's Assessment	DC's Views
50	YL	001MF Hung Shui Kiu Complex	374.05	<p>The planning work of the Complex has to tie in with the CDA development of the KCRC.</p> <p>There are three IRCs in Yuen Long District (two in Yuen Long Town Centre and one in Tin Shui Wai) with average usage rate of 55% to 70% in 2000/2001. They should be able to meet residents' demand for indoor sports facilities.</p> <p>Hung Shui Kiu has a population of only 11 000. There is no pressing need to construct an IRC in the district.</p>	- ditto -

**Breakdown of 160 ex-PMC projects involving leisure and cultural facilities
(as at June 2002)**

