

**For discussion
on 15.11.2001**

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

**Implementation of the Accelerated Programme
for Capital Works Projects involving
Leisure and Cultural Facilities**

PURPOSE

This paper informs Members of progress made regarding the implementation of the Accelerated Programme (AP) for the 64 capital works projects involving leisure and cultural services (LCS) facilities.

BACKGROUND

2. We reported to Members at the meeting on 16 October the Administration's plan to launch an AP for 64 capital works projects for LCS facilities (Ref. LC Paper No. CB(2) 55/01-02(01)). Members requested that we –

- provide information on how the proposed start dates of individual projects were worked out;
- further advance the implementation programme; and
- give details of estimated completion dates for each project.

IMPLEMENTATION PROGRAMME

Determination of Start Dates

3. The programme for the 64 projects in the AP has been jointly drawn up by the LCSD and the relevant works agents, and has taken account of the following key steps in the planning and implementation process -

- (a) the lead time required for carrying out feasibility studies, detailed design, working drawings, tender documents and other pre-construction preparation works. In this regard, it should be noted that the preparation of building projects normally involves more complex planning issues (such as identifying joint users, optimizing site utilisation and finalizing accommodation vetting standards) than open space projects;
- (b) the readiness of individual projects in terms of site availability and accessibility. This involves matters such as : progress with relevant site formation and reclamation work, availability of sites that have been used as temporary works areas to service other infrastructure projects, the need to ensure compatibility with land use zoning and the proper definition of site boundaries;
- (c) the need to resolve technical issues arising from physical or other environmental site constraints such as : engineering conditions, site boundary, geotechnical problems, sewage disposal and diversion of underground services and utilities; and
- (d) the need to take account of policy and operational reviews, such as the proposals to renovate public libraries or the review of the provision of civic centres.

Further Acceleration of Projects

4. We have once again reviewed the implementation programme for the 64 LCS projects, with a view to further compressing the planning lead time

for projects which are likely to be of a relatively straightforward nature. We have found that, by reducing the time taken for various pre-construction preparatory work, we should be able to accelerate further the delivery of some of the projects. As a result, we have now worked out a further accelerated implementation programme as shown below -

Year	No of Projects with works starting under the previous AP	Project Estimates (\$M)	No of Projects with works starting in new AP	Project Estimates (\$M)
2002/03	7	355.00	15	696.70
2003/04	19	1,732.51	14	1,628.71
2004/05	16	3,335.00	18	3,464.50
2005/06	14	1,554.50	9	1,187.50
2006/07	<u>8</u>	<u>1,701.00</u>	<u>8</u>	<u>1,701.00</u>
	<u>64</u>	<u>8,678.41</u>	<u>64</u>	<u>8,678.41</u>

Details for all 64 projects, together with summary reasons for not further advancing the timing of certain individual projects, are given at **Annexes A to E**. The estimated project completion dates are also given.

5. For the 12 building projects in the programme, we are exploring various options to involve greater private sector participation in order to expedite project delivery. As these projects would involve joint users, apart from the planning lead time needed to identify appropriate joint users and define their requirements, we also need to meet plot ratio requirements for the respective sites in order to maximize utilization of scarce land resources. We are seeking assistance from relevant government agencies to process the relevant issues urgently, in order that the target implementation dates for these projects can be met.

WAY FORWARD

6. We will continue to look at ways of advancing the implementation of LCS projects, and will keep the Accelerated Programme under regular review. Where possible, we will further advance the programme implementation dates and to add new projects to the programme as appropriate.

ADVICE SOUGHT

7. This paper is presented for Members' consideration at the Subcommittee meeting on 15 November 2001.

Home Affairs Bureau
November 2001

Leisure and Cultural Services Department

Accelerated Programme for capital works projects
15 projects with works to start in 2002/2003

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	Remarks
1**	Shatin Renovation of the YMCA Wu Kwai Sha Youth Village	26.40	Oct 2002	Oct 2002	mid 2003 onwards by phases	Partial closure of facilities required. Further advancement not recommended.
2	North 76LS Local Open Space Areas 18 and 21 Fanling	35.00	Feb 2003	Oct 2002	mid 2004	Works start date advanced.
3	Tuen Mun 308LS Open Space Area 14 Tuen Mun	27.50	Feb 2003	Oct 2002	mid 2004	Works start date advanced.
4	Shatin 312LS District Open Space between Hang Hong Street and Heng On Estate Area 92, Ma On Shan	23.00	Feb 2003	Oct 2002	mid 2004	Works start date advanced.
5	Islands 283LS District Open Space Area 7 Tung Chung	71.00	Feb 2003	Oct 2002	mid 2004	Works start date advanced.

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	Remarks
6	<u>Kwai Tsing</u> 114LS (PWP No. 3375RO) District Open Space Areas 3 and 8 Tsing Yi	61.50	Feb 2003	Oct 2002	mid 2004	Works start date advanced.
7	<u>Shatin</u> 301LS Ma On Shan Sports Ground Phase II, Shatin	111.00	Feb 2003	Oct 2002	late 2004	Works start date advanced.
8	<u>Yuen Long</u> 183LS Open Space Area 15 Tin Shui Wai	57.00	Oct 2003	Dec 2002	mid 2004	Works start date advanced.
9	<u>Tai Po</u> 30LS Football Pitch and Changing Facilities Area 5, Tai Po	44.00	Oct 2003	Dec 2002	mid 2004	Works start date advanced.
10	<u>Tai Po</u> 20LS Recreation Ground Area 33, Tai Po	33.00	Oct 2003	Dec 2002	mid 2004	Works start date advanced.
11	<u>Tai Po</u> 294LS District Open Space Area 5, Tai Po	34.00	Oct 2003	Dec 2002	mid 2004	Works start date advanced.
12	<u>Yuen Long</u> 177LS Local Open Space Ping Shan	37.00	Apr 2004	Feb 2003	late 2004	Works start date advanced.

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	Remarks
13	Kwun Tong 397CR Improvements to Lok Wah Playground	51.30	Dec 2003	Feb 2003	late 2004	Works start date advanced.
14	Kowloon City 458CR Sheung Lok Street Rest Garden (Site B – Service Building)	24.00	Dec 2003	Feb 2003	late 2004	Works start date advanced.
15	Tuen Mun 154LS District Open Space Area 18 (Lung Mun) Tuen Mun	61.00	Mar 2004	Feb 2003	late 2004	Works start date advanced.
Total :		696.70				

* The final estimated project cost will be subject to the completion of the PPFS reports by the relevant works agencies.

** Denotes non former PMC project.

Leisure and Cultural Services Department

Accelerated Programme for capital works projects
14 projects with works to start in 2003/2004

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	Remarks
1	Sham Shui Po 204CR Sham Shui Po Park Stage II	71.00	Apr 2004	May 2003	early 2005	Works start date advanced.
2	Shatin 212LS District Open Space Area 90, Ma On Shan	50.00	Apr 2004	May 2003	late 2004	Works start date advanced.
3	Yuen Long 320LS Local Open Space Areas 25, 25A, 25B, Tin Shui Wai	66.00	Oct 2004	Jul 2003	early 2005	Works start date advanced.
4	Yau Tsim Mong 121CR Cherry Street Park	113.00	Oct 2003	Oct 2003	mid 2005	Integrated design to co-ordinate with the underground service is required. Further advancement not recommended.
5	Shatin 313LS Ma On Shan Waterfront Promenade	132.00	Oct 2003	Oct 2003	late 2005	Extensive project. Detailed design required. Further advancement not recommended.
6	Tuen Mun 326LS Local Open Space Area 52 (Ching Chung) Tuen Mun	17.00	Dec 2003	Dec 2003	early 2005	Site boundary to be defined. Land resumption involved. Further advancement not recommended.

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	Remarks
7	Sai Kung 298LS Sports Ground, Town Park and Indoor Recreation Centre in Area 45 Tseung Kwan O (TKO) (Phase I – Sports Ground)	450.00 (for Phase I – Sports Ground & adjoining open space)	Dec 2003	Dec 2003	mid 2006	Very extensive project. An overall design for Phase I and Phase II is required for compatibility. Further advancement not recommended.
8	Tai Po 324LS Golf Course in Shuen Wan Landfill in Tai Po	133.28 (108.89 – HKJC) (24.39 – Govt)	Dec 2003	Dec 2003	late 2004	Careful planning and special design is required for development over ex-landfill site. Further advancement not recommended.
9	Islands 284LS DOS Area 18, Tung Chung	133.00	Mar 2004	Mar 2004	late 2005	Integrated design to co-ordinate with the underground service is required. Further advancement not recommended.
10	Kwun Tong 218CR Provision of an Ecological Park and other Recreational Facilities on Jordan Valley Former Landfill	94.93 (76.85 – HKJC) (18.08 – Govt)	Mar 2004	Mar 2004	early 2005	Careful planning and special design is required for development over ex-landfill site. Further advancement not recommended.
11	Sai Kung 305LS Improvement to the Jockey Club Wong Shek Water Sports Centre	30.00	Mar 2004	Mar 2004	late 2005	Works agent for the project and EIAO issue need to be resolved. Further advancement not recommended.

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	Remarks
12	Islands 271LS Tung Wan Beach Building, Cheung Chau	18.00	Mar 2004	Mar 2004	late 2005	Plot ratio might be an issue. Further advancement not recommended.
13	Islands 282LS District Open Space Area 2 Tung Chung, Lantau	40.00	Mar 2004	Mar 2004	late 2005	To tie in with the development of the cable car project. May be jointly developed with two other building projects 22MF and 292LS in adjacent sites. Further advancement not recommended.
14**	Territory-wide Renovation for Libraries	280.50	Mar 2005	Mar 2004 onwards by phases	mid 2005 onwards by phases	Pending outcome of a policy review on the management of libraries. Further advancement not recommended.
Total :		1,628.71				

* The final estimated project cost will be subject to the completion of the PPFS reports by the relevant works agencies.

** Denotes non former PMC project.

Leisure and Cultural Services Department

Accelerated Programme for capital works projects
18 projects with works to start in 2004/2005

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	Remarks
1	Tuen Mun 260LS Local Open Space Area 16 (Yau Oi South) Tuen Mun	61.00	Oct 2005	Jul 2004	early 2006	Works start date advanced. Site not available until 2004. Further advancement not possible.
2	Yuen Long 318LS Local Open Space Kau Hui, Yuen Long	34.00	Dec 2005	Jul 2004	late 2005	Works start date advanced. Site not available until 2004. Site boundary to be defined. Further advancement not possible.
3	Tai Po 65LS Local Open Space Area 6, Tai Po	25.00	Mar 2006	Jul 2004	late 2005	Works start date advanced. Geotechnical problem involved. Site boundary to be defined. Further advancement not possible.
4	<u>Shatin</u> 211LS Hin Tin Public Swimming Pool Phase II, Shatin	198.00	Mar 2004	Sep 2004	early 2007	Plot ratio issues need to be resolved. Works start date is deferred from 2003/04 to 2004/05.
5	Tuen Mun 40LS Swimming Pool Complex Area 1 (San Wai Court), Tuen Mun	275.00	Oct 2004	Oct 2004	mid 2007	Site boundary not yet defined. Land allocation and plot ratio issue to be resolved. Further advancement not recommended.

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	<u>Remarks</u>
6	Eastern 50CX Siu Sai Wan Complex	210.00 for LCS facilities only (total estimated project cost : 270.00)	Oct 2004	Oct 2004	mid 2007	Joint users project with plot ratio problem. Further advancement not recommended.
7	<u>Islands</u> 22MF Indoor Recreation Centre and (Type C) Library Area 17 Tung Chung, Lantau	286.00	Oct 2004	Oct 2004	mid 2007	Joint users project with plot ratio problem. Further advancement not recommended. Site swapping for joint development with 282LS and 292LS at one go is being explored.
8	Islands 292LS Swimming Pool Complex Area 2 Tung Chung, Lantau	200.00	Aug 2005	Oct 2004	mid 2007	Works start date advanced. Joint development with 22MF and 282LS at one go is being explored.
9**	<u>Eastern</u> Quarry Bay Park Phase II (Stages 2 & 3)	76.00	Oct 2004	Oct 2004	mid 2006	Questions regarding land use review and rezoning of site to be resolved. Further advancement not recommended.
10	North 137LS District Open Space Area 39 Fanling	45.00	Oct 2004	Oct 2004	early 2006	To tie in with the development of adjacent area. Further advancement not recommended.
11	Islands 285LS District Open Space Area 52 Tung Chung	312.00	Oct 2004	Oct 2004	mid 2006	Site not available due to reclamation works. Further advancement not recommended.

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	Remarks
12	Sai Kung 27MF Tseung Kwan O Complex, Area 44, Tseung Kwan O (TKO)	370.00 for LCS facilities only (total estimated project cost pending other uses being finalised)	Nov 2004	Nov 2004	mid 2007	Joint users project with plot ratio problem. Further advancement not recommended.
13	Kwun Tong 444CR Redevelopment of Kwun Tong Swimming Pool	262.50	Nov 2004	Nov 2004	mid 2007	Site yet to be allocated and re-zoning to be approved. Plot ratio issue to be resolved. Further advancement not recommended.
14	Yuen Long 96LS Public Library and Indoor Recreation Centre Area 3 Yuen Long	303.00	Dec 2004	Dec 2004	mid 2007	Joint users project with plot ratio problem. Further advancement not recommended.
15	Wong Tai Sin 319CR Open Space Development at Po Kong Village Road	338.00	Dec 2004	Dec 2004	late 2006	Geotechnical problem involved. Scale of development needs to be reviewed. Further advancement not recommended.
16	<u>Tuen Mun</u> 315LS Improvements to Butterfly Beach Area 44 (Ferry Pier) Tuen Mun	47.00	Jun 2005	Dec 2004	late 2006	Scope under review. Further advancement not recommended.

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	<u>Remarks</u>
17	Shatin 24MF Indoor Recreation Centre cum Library Area 14B, Sha Tin	353.00	Feb 2005	Feb 2005	late 2007	Plot ratio problem to be resolved. May involve joint users. Further advancement not recommended.
18	<u>North</u> 138LS District Open Space Area 37 Fanling	69.00	Mar 2004	Mar 2005	late 2007	Resumption of private lots involved. Works start date deferred from 2003/04 to 2004/05.
Total :		3,464.50				

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Leisure and Cultural Services Department

Accelerated Programme for capital works projects
9 projects with works to start in 2005/2006

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	Remarks
1	Yau Tsim Mong 405CR Open Space at Tai Kok Tsui Temporary Market	16.50	Apr 2005	Apr 2005	late 2006	Site availability depends on the completion of Tai Kok Tsui Complex and the relocation of market stalls from the temporary market to the new complex. Further advancement not practicable.
2	Yuen Long 69LS Tin Shui Wai Public Library and Indoor Recreation Centre	381.00	Aug 2005	Aug 2005	late 2007	Joint users project with plot ratio problem. To tie in with development in adjacent areas. Further advancement not recommended.
3	<u>Southern</u> 307CR – Recreational Development of the open space site at North Ap Lei Chau Reclamation	40.00	Oct 2005	Oct 2005	early 2007	Site availability depends on the relocation of City Bus depot. Slope problem need to be resolved. Further advancement not recommended.
4	Sham Shui Po 045CX Tung Chau Street Complex, Sham Shui Po	411.00 for LCS facilities only (Total estimated project cost : 531.00	Dec 2005	Dec 2005	late 2008	Joint users project with plot ratio problem. Further advancement not recommended.

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	Remarks
5	North 71LS Local Open Space Area 28 Fanling	40.00	Dec 2005	Dec 2005	mid 2007	Site not available until 2005. Further advancement not recommended.
6	Eastern 365CR Improvements to Victoria Park – Swimming Pool Complex	105.00	Dec 2005	Dec 2005	mid 2008	Complicated project which might involve swapping of sites. Scope under review. Further advancement not recommended.
7	North 85LS Local Open Space Area 20 Fanling (the Existing Luen Wo Hui Market Site)	24.00	Dec 2005	Dec 2005	mid 2007	Site not available until 2005. Further advancement not practicable.
8	Tsuen Wan 300LS DOS Area 35, Tsuen Wan (Remaining Works)	101.00	Dec 2005	Dec 2005	late 2007	Site not available due to reclamation works. Further advancement not recommended.
9	Sai Kung 311LS District Open Space Area 40A, Tseung Kwan O	69.00	Mar 2006	Mar 2006	late 2007	Site not available until 2005. Further advancement not recommended.
Total :		1,187.50				

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** Denotes non former PMC project.

Leisure and Cultural Services Department

Accelerated Programme for capital works projects
8 projects with works to start in 2006/2007

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	Remarks
1	<u>Kwai Tsing</u> 293LS <u>District Open Space, Area 9,</u> <u>Tsing Yi</u>	143.00	Apr 2006	Apr 2006	early 2008	Site not available due to reclamation works. Further advancement not recommended.
2	Tsuen Wan 325LS District Open Space Tsuen Wan Bay Further Reclamation	120.00	Apr 2006	Apr 2006	early 2008	Site not available due to reclamation works. Further advancement not recommended.
3	Tsuen Wan 242LS Tsuen Wan Bay Further Reclamation Promenade	91.00	Apr 2006	Apr 2006	late 2007	Site not available due to reclamation works. Further advancement not recommended.
4**	<u>Eastern</u> Proposed Park in Aldrich Bay	83.00	Apr 2006	Apr 2006	early 2008	Site not available until end 2005. Further advancement not recommended.
5	<u>Kwai Tsing</u> 81LS IRC Area 4, Tsing Yi	167.00	Sept 2006	Sep 2006	early 2009	Joint users project with plot ratio problem. To tie in with population intake and development in adjacent areas.

Item No.	District/Project	Project Cost* (\$M)	Original Works Start Date	New Works Start Date	Estimated Project Completion Date	Remarks
6	Sai Kung 298LS Sports Ground, Town Park and Indoor Recreation Centre in Area 45, Tseung Kwan O (Phase II – Town Park and IRC)	595.00	Oct 2006	Oct 2006	mid 2009	A complicated project with plot ratio issue (for IRC) to be resolved. A new facility in the vicinity (Area 24) has just been completed and is able to meet the demand of the local community for the time being.
7	Tuen Mun 107LS IRC Area 14, Tuen Mun	137.00	Oct 2006	Oct 2006	mid 2009	Project with plot ratio problem.
8	Central & Western 388CR Sun Yat Sen Memorial Park / Western Park (Phase II)	365.00	Mar 2007	Mar 2007	late 2009	Site boundary to be revised for better accessibility. Part of the site not available until 2007. Temporary facilities will be developed in the interim.
Total :		1,701.00				

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