

For discussion on
14 January 2005

LC Paper No. CB(2)595/04-05(05)

**Legislative Council Panel on Home Affairs
Development of Tseung Kwan O Sports Ground**

Purpose

The purpose of this paper is to seek Members' support for the development of the proposed Tseung Kwan O Sports Ground (TKOSG).

Background

2. This capital works project is originally planned as a district sports ground in Tseung Kwan O (TKO) for the use of the local community and schools. The project scope of the sports ground is subsequently upgraded to meet the standards required for holding major international athletic events, including the track and field events of the 2009 East Asian Games (EAG) to be held in Hong Kong.

Development of Tseung Kwan O Sports Ground

Location

3. The project site of the TKOSG which occupies an area of 58 810 square metres, is located between Wan Po Road and Po Hong Road in Area 45 TKO. It is easily accessible by public transport.

Proposed Facilities

4. After consultation with the Sai Kung District Council and the Hong Kong Amateur Athletic Association, the Administration proposes to upgrade the project scope of the TKOSG to make it suitable for holding major

international athletic events in future, including the track and field events of the 2009 EAG. The proposed facilities of the sports ground are as follows:

Main Sports Ground

- (a) track and field provisions which conform to the International Association of Athletics Federations (IAAF) standards; including an eight-lane 400-metre all-weather synthetic running track, a javelin-throw circle, high jump take-off runways and pits, long jump and triple jump runways and pits, pole vault runway and landing area, steeple chase facilities, a hammer and discus cage, and a shot put throwing area;
- (b) an 11-a-side natural turf football pitch which conforms to the Federation Internationale de Football Association standards;
- (c) a covered spectator stand with seating capacity of about 3 500, and space for provision of a temporary removable spectator stand for 1,500 seats;

Secondary Sports Ground

- (d) warm-up track and field facilities including a loop of at least 300-metre running track together with a 120-metre straight track, facilities for field events (long jump, triple jump, pole vault, high jump, shot put, discus and hammer throw, javelin-throw, steeple chase) up to the IAAF standards;
- (e) a 7-a-side natural turf football pitch surrounded by the warm-up loop of running track mentioned at (d) above;

Ancillary Facilities

- (f) car parking facilities for 60 private cars and 10 coaches; a lay-by for taxi and two bicycle parking areas;
- (g) entrance/open plazas with landscaped areas, ticketing/booking office, main entrance foyer and associated facilities;
- (h) modification (including the provision of lifts) to the existing footbridge near the entrance plaza;
- (i) ancillary facilities including changing rooms, toilets, doping control, first-aid, weight-lifting and massage rooms, administration offices, control and security rooms, press and interview facilities, store rooms, maintenance and service yards, refuse collection chambers, electrical and mechanical plant rooms, a building near the secondary sports ground to accommodate the necessary facilities for organisation of events and conferences as well as for performance of training exercises.

Cost and Programme

5. The Director of Architectural Services estimates that the cost of the project would be \$293.1 million in money-of-the-day prices. We plan to start construction works in December 2005 for completion in December 2008.

Justification

6. TKO is a fast developing new town with a current population of 331 300 which will be increased by about 16% to about 383 500 in 2013. As a reference, the Hong Kong Planning Standards and Guidelines suggest that

a sports ground should be provided for a population of 200 000 to 250 000. Although there is currently the Sai Kung Tang Siu Kin Sports Ground in the Sai Kung district, it is located in Sai Kung town, geographically separated from TKO. Therefore, there is a need to provide a sports ground in TKO. This also ties in with the planning objective of developing TKO new town into a self-contained community.

7. The population profile in TKO is relatively young. According to the latest 2001 Population Census, there is a significant percentage of children and young adult in TKO. About 52% of TKO's population are below 34 years of age. This forms a strong potential user base for the proposed sports facilities. There are also 47 secondary and primary schools in TKO which could make use of the sports ground for organising athletic meets and other sports activities. The sports ground will be well served by public transportation including the Mass Transit Railway. It could also be readily used by others outside the TKO area.

8. Currently, the Leisure and Cultural Services Department (LCSD) manages a total of 52 natural turf football pitches in Hong Kong. They are very popular with an average usage rate of almost 100%. At present, there are only one artificial turf football pitch and one hard-surfaced football pitch in Po Tsui Park, and one hard-surfaced football pitch in Po Hong Park. Both parks are located at the northern part of TKO. The artificial turf pitch has an average usage rate of 92% whereas the two hard-surface pitches have an average usage rate of 88% during peak hours in 2004. We expect that the proposed natural turf football pitches of the new sports ground (an in-field 11-a-side natural turf football pitch in the main sports ground and a 7-a-side natural turf football pitch in the secondary sports ground), which is located at the southern part of the densely populated TKO new town, will be heavily patronized for football activities.

9. The proposed scope of the TKOSG includes a secondary sports ground and other necessary event organisation and athletic facilities designed and built to IAAF standards suitable for holding international/regional track and

field competitions including the athletic events of the 2009 EAG. Apart from serving as the venue for large-scale international athletics competitions, the TKOSG will also enable the Hong Kong Amateur Athletic Association to organise sports clinics on athletics on a regular basis with a view to raising the sports standard of athletics in Hong Kong. The TKOSG will become the regular base of training for track and field events in Hong Kong. Local major cross-district and inter-school sports/athletic events will be able to use this venue.

10. In normal periods when there are no large-scale athletic events which will make use of both the main and secondary sports grounds, each of the facilities can be operated independently and can be used simultaneously by different parties. The provision of the track and field facilities in the secondary sports ground will therefore provide additional opportunities for sports associations, schools, etc., to conduct athletics programmes/training when the main sports ground is being used for athletic meets or football matches. The function rooms of the sports ground will also be used for local recreation and sports programmes such as yoga, social dances, table-tennis, tai-chi and judo, etc.

11. Enabling the sports community to organise major athletics events such as the EAG and Asian Championships as well as providing a base for athletic training, the completion of the TKOSG would be a major improvement to Hong Kong's athletic venue facilities and a significant step forward in the promotion of sports in Hong Kong. The sports ground will become a much welcomed sports facility in Hong Kong.

Mode of Delivery

12. We propose to adopt the Design-and-Build (DB) approach for the implementation of the TKOSG project. The selected contractor will be responsible for both the design and construction works. We anticipate that by tapping the private sector's expertise and ideas, this mode of development will help inject more innovation and diversity into the work project. Project

monitoring will continue to be undertaken by the Architectural Services Department (ArchSD) with input from the concerned departments and organisations.

13. The ArchSD has prepared a conceptual layout for the project (see Enclosure I) for the reference of the tenderers. As the project will be implemented through the DB approach, the design is to be prepared by the selected contractor in accordance with the conditions and requirements of the contract.

Public Consultation

14. On 13 August 2002, the LCSD and ArchSD consulted the Culture, Recreation and Sports Committee of Sai Kung District Council on the proposed development of a district-based sports ground. Members supported the proposal. In April 2004, the Sai Kung District Council was informed of the proposed upgrading of the TKOSG. Members strongly supported the proposed upgrading of the project scope. On 10 August 2004, the Culture, Recreation and Sports Committee of Sai Kung District Council was further consulted on details of the upgrading proposal, and Members rendered strong support to the project.

15. On 23 November 2004, the LCSD and ArchSD updated Sai Kung District Council on the latest planning progress of the project and consulted Members on the proposed DB mode of implementation, together with a conceptual layout (which would serve as a reference for inviting tenders). The Sai Kung District Council rendered strong and full support to the project proposal, noting that the detailed design would only be available at a later date from the successful bidder after the contract has been awarded. They also urged the Government to implement the project early to prepare for the organisation of the 2009 EAG.

16. The LCSD also consulted the Hong Kong Amateur Athletic

Association, the organiser of major athletic events in Hong Kong, which also strongly supported the proposed development of the TKOSG, and advised that the proposed scope of the sports ground would be suitable for holding international athletics competitions including the track and field events of the 2009 EAG. Besides, the TKOSG would also be suitable for holding other international and regional competitions such as the Asian Athletics Championships, Asian Junior Athletics Championships, IAAF World Outdoor Meetings, IAAF World Athletics Series, Asian Grand Prix Series and Asian All-Stars Athletics Championships, etc.

Venues for the 2009 EAG

17. The selection of sports venues for the 2009 EAG will depend on the competition events to be chosen. The competition events will be worked out by the sports sector and endorsed by the EAG Association at a later stage. To prepare for the organisation of the EAG early, we have already conducted a preliminary assessment on the core venues which would be required irrespective of competition events to be chosen, or which would have to be used for popular sports events likely to be chosen for the EAG. Existing facilities which have been identified as core venues will be enhanced, while new sports facilities under the normal public works programme to be rolled out will also be utilized for the purpose where suitable. The TKOSG is one of such new facilities. However, the enhancement of existing facilities as well as development of new facilities are required for the long term sports development of Hong Kong and for use by the local community, and not just for the 2009 EAG. We will seek funding for taking forward these projects in the coming years having regard to the estimated time required for completion of the works and will submit to the Legislative Council for funding approval in suitable packages. A list of the identified core venues is at Enclosure II.

Way Forward

18. The project has been included in the Public Works Programme as a Category B item with funding earmarked. The proposed development plan of the TKOSG has been approved by the Town Planning Board on 5 November

2004. In order to take the project forward, the Administration intends to submit a funding application to the Public Works Subcommittee of the Finance Committee at its meeting on 26 January 2005 for upgrading of the project to Category A.

Advice Sought

19. Members are invited to support the development of the proposed TKOSG before we present the project to the Public Works Subcommittee of the Finance Committee for funding approval.

Home Affairs Bureau
January 2005



title 242 RS 將軍澳運動場 TSEUNG KWAN O SPORTS GROUND	drawn by TF LAM	date OCT 2004	drawing no. AB/5586/XA101	scale 1:4000
	approved P FUNG	date OCT 2004	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH			

Core Venues for 2009 East Asian Games

A. Existing Venues

Venues	Possible Events to be Held	Major Upgrading Works Required
Hong Kong Stadium	<ul style="list-style-type: none"> ● Opening and Closing Ceremonies ● Football 	<ul style="list-style-type: none"> ● Overall refurbishment and facelifting ● Upgrading of hospitality suites and executive suites ● Upgrading of reporter booth and addition of media facilities ● Improvement to disabled accesses
Siu Sai Wan Sports Ground	<ul style="list-style-type: none"> ● Football (Preliminaries) 	<ul style="list-style-type: none"> ● Improvement to public announcement system ● Replacement of Scoreboard ● Addition of temporary media facilities

Venues	Possible Events to be Held	Major Upgrading Works Required
Kowloon Park Swimming Pool	<ul style="list-style-type: none"> ● Aquatics 	<ul style="list-style-type: none"> ● Replacement of scoreboard, water heating, ozone sterilization and filtration systems ● Upgrading of existing diving facilities ● Conversion of indoor leisure pool into a training/warm up pool ● Improvement to existing audio system ● Provision of temporary seatings ● Addition of multi-purposes function rooms and media facilities
Hong Kong Coliseum	<ul style="list-style-type: none"> ● Basketball ● Volleyball 	<ul style="list-style-type: none"> ● Overall refurbishment and facelifting ● Replacement of scoreboard and sporting equipment ● Provision of temporary media and doping control facilities
Queen Elizabeth Stadium	<ul style="list-style-type: none"> ● Wushu ● Badminton 	<ul style="list-style-type: none"> ● Overall refurbishment and facelifting ● Improvement to air-conditioning system ● Replacement of scoreboard and sporting equipment ● Provision of temporary media and doping control facilities

Venues	Possible Events to be Held	Major Upgrading Works Required
Ma On Shan Sports Centre	<ul style="list-style-type: none"> ● Gymnastics ● Fencing ● Table-tennis 	<ul style="list-style-type: none"> ● A newly completed facility which has just been open for public use in October 2004. No major upgrading work is required.

B. New Venues

Venues	Possible Events to be held	Estimated Completion Date
Stanley Water Sports Centre	<ul style="list-style-type: none"> ● Windsurfing 	Early 2005
Tseung Kwan O Sports Ground	<ul style="list-style-type: none"> ● Athletics 	Late 2008