

For discussion on
4 February 2005

LC Paper No. CB(2)794/04-05(01)

**Legislative Council Panel on Home Affairs
District Open Space in Area 35, Tsuen Wan – Phase 2**

Purpose

The purpose of this paper is to seek Members' support for the development of the proposed District Open Space in Area 35 Tsuen Wan – phase 2 (the Project).

Background

2. This is a capital works project for the development of phase 2 of a major district park in Tsuen Wan. The Project was submitted to the Public Works Subcommittee (PWSC) for upgrading to Category A in October 2004. In considering the Project at the PWSC meeting on 27 October 2004, some Members present expressed concerns on the project scope, design theme, planting arrangement, mode of delivery, etc. This paper explains how Members' concerns are addressed in the revised conceptual layout.

Development of District Open Space in Area 35 Tsuen Wan – phase 2

3. Key features of the Project, as presented to the PWSC on 27 October 2004 are recapitulated for Members' reference. The project site is about 25 000 square metres in size. It covers the seafront area linking the Tsuen Wan Park (phase 1) at its northeast and the Tsuen Wan Riviera Park at its south. The site was previously occupied by Kowloon-Canton Railway Corporation as temporary works area for the development of the West Rail and therefore could not be developed together with the Tsuen Wan Park (phase 1) at the same time.

4. The proposed scope of the Project comprises –
- (a) a promenade with landscaped walkway along the seafront;
 - (b) a landscaped garden with sitting-out area and extensive soft landscaping;
 - (c) a children adventure area with play equipment;
 - (d) an open plaza with shelters/pavilions for practising Tai Chi and ad-hoc community activities;
 - (e) a jogging trail with fitness stations;
 - (f) a pebble foot massage path and fitness equipment for the elderly; and
 - (g) a store room with refuse collection facilities.

Justification

5. The proposed development of the Project (phase 2 of Tsuen Wan Park) is to meet the district needs for open space and help materialise the leisure potential of an open space network along the waterfront of Tsuen Wan Bay. Currently, Tsuen Wan District has a population of about 280 000 with an existing provision of about 540 000 square metres of public open space. As a reference, the Hong Kong Planning Standards and Guidelines suggests a provision of 560 000 square metres of public open space for the current population in Tsuen Wan. On completion of the Project, the demand for public open space in Tsuen Wan would have been adequately addressed.

6. The Project represents the phase 2 development of Tsuen Wan Park which, when completed, will become an integral part of a major district open space framework in Tsuen Wan. It will link up with the existing Riviera Park and Tsuen Wan Park (phase 1) and together serve as a major seafront open space in the district. The area is at a prominent waterfront location frequented by many local residents, and there are a number of residential estates and schools in the vicinity. At present, the two existing parks are highly patronised by local residents.

7. The Tsuen Wan District Council (TWDC) has strongly requested early completion of this remaining phase of the Tsuen Wan Park upon return of the project site following completion of the West Rail project. Given its proximity to the West Rail Tsuen Wan West Station and the public pier with ferries to Ma Wan (with the Tung Wan Beach), we anticipate that the proposed open space will serve as a major leisure facility for nearby housing, commercial and comprehensive development areas.

8. The existing Tsuen Wan Park (phase 1) is about 48 000 square metres in size and provides a children's play area, a children's cycling area, a gateball court, four tennis courts, a chess playing area, fitness stations, a rock garden and a plaza. The Tsuen Wan Riviera Park occupies an area of about 45 000 square metres and comprises a turf football pitch, four tennis courts, a basketball-cum-volleyball court, a gateball court, a children's play area and a landscaped garden. These adjacent parks are heavily utilized by the residents. To complement the active recreational facilities in these parks, the proposed district open space will provide mainly passive recreational facilities to serve the different needs of the residents. It is also expected that on completion, the park will also be heavily utilized by the residents.

Mode of Delivery

9. We propose to adopt the "Design-and-Build" (DB) approach for the implementation of the 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 delivery will help inject more innovation and diversity into the Project. Project monitoring will be undertaken by the Architectural Services Department (Arch SD) with input from concerned parties. A conceptual layout will be prepared by Arch SD for the reference of the tenderers.

Public Consultation

10. We consulted the TWDC on the scope and conceptual layout of the Project on 29 July 2003. Members noted that the Project would be implemented by the DB approach. They supported the Project and urged for its early implementation.

11. PWSC Members expressed concerns on the project scope, design theme and mode of delivery at the meeting on 27 October 2004. They also stressed the importance of consultation with local community in the design of the Project to ensure the provision of facilities that could best meet their requirements. The Administration therefore consulted TWDC again on 13 December 2004, with reference to the concerns expressed by PWSC Members. TWDC discussed the Project and passed a motion (see **Enclosure I**) supporting the proposed project scope, requesting speedy implementation of the project with the DB approach and modification of the design to tie in with the maritime theme of existing parks nearby.

The Revised Conceptual Layout

12. Taking into account PWSC Members' concerns at their meeting on 27 October 2004 and the views of the TWDC in our subsequent consultation on 13 December 2004, Arch SD has revised the conceptual layout at **Enclosure II** for reference of the tenderers. The Project will incorporate, where appropriate, the maritime theme of the adjacent park. The same or similar design theme would also be considered for adoption for any future development of other parts of the waterfront area along Tsuen Wan Bay so as to achieve an open space framework with coherent design. The children adventure area, which is much welcomed by children of different ages, will be suitably located and designed so as to make it more compatible with other facilities of the park.

13. Specific planting theme will also be included. Detailed planting arrangements would be finalised in the process of vetting the planting proposal of the DB contractor.

14. 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. In drawing up the contract, we will take into consideration views expressed by the Legislative Council and District Council Members.

15. Upon receiving the proposed detailed design from the DB contractor, Arch SD will consult TWDC seeking Members' views on the design

of the project. We will also consider any views received on the detailed design of the proposed open space in our consultation with the TWDC.

16. The cost of the Project would be \$49.5 million. The programme has been revised to start construction works in November 2005 for completion in November 2007.

Way Forward

17. The Project has been included in the Public Works Programme as a Category B item with funding earmarked. The project scope has been re-confirmed and the conceptual layout has been revised taking into account the concerns of the PWSC Members and our latest consultation with the TWDC. In order to take the project forward, the Administration intends to submit the project to the PWSC of the Finance Committee at its meeting on 16 February 2005 for upgrading to Category A.

Advice Sought

18. Members are invited to support the development of this project.

Home Affairs Bureau
January 2005

TSUEN WAN
DISTRICT COUNCIL

荃灣區議會

檔號：(84) in HAD TW DC/13/9/1C Pt.2
電話：2493 5550



CORRESPONDENCE
2/F., Tsuen Wan Station Multi-storey
Carpark Building,
174-208 Castle Peak Road Tsuen Wan,
New Territories.

通訊處
新界荃灣青山公路 174-208 號
荃灣地鐵站停車場大廈二樓

新界沙田排頭街 1-3 號
康樂及文化事務署總部 15 樓
助理署長(康樂事務)3
丘國賢先生, JP

丘先生：

荃灣區第 35 區地區休憩用地一第二期(荃灣公園第二期)工務工程計劃

在二零零四年十二月十三日舉行的荃灣區議會特別會議上，議員曾討論有關荃灣公園第二期的工務工程計劃，並通過以下兩項動議：

動議(1)：支持康樂及文化事務署於荃灣區議會第 92/04-05 號文件第 5 段所列出的七項擬建設施如下：

- (a) 海濱長廊；
- (b) 設有休憩處的園景地方；
- (c) 兒童歷奇遊樂設施(包括攀石牆)；
- (d) 設有涼亭／避雨處的露天廣場；
- (e) 設有健身器材的緩跑徑；
- (f) 長者健體站及腳底按摩徑；以及
- (g) 輔助設施，包括貯物室和上落貨處。

動議(2)：要求康文署從速修訂荃灣公園第二期工程計劃配合原先以海洋為主題的公園，及採用「設計及建造」方式進行該工程，並強烈要求康文署採取最積極態度務求於本財政年度獲得立法會撥款。

現特函貴署知會有關動議，並請貴署盡快跟進上述動議。謝謝。

荃灣區議會主席周厚澄

二零零四年十二月二十四日

副本送：荃灣民政事務專員
荃灣民政事務助理專員
荃灣高級聯絡主任

