

For discussion on
13 May 2005

Legislative Council Panel on Home Affairs
Local Open Space in Areas 25, 25A, 25B Tin Shui Wai

Purpose

The purpose of this paper is to seek Members' support for the development of the proposed Local Open Space in Areas 25, 25A and 25B Tin Shui Wai (the Project).

Background

2. This is a capital works project for the development of local open space at Tin Shui Wai, Yuen Long. Subject to Members' support, the Project will be submitted to the Public Works Subcommittee (PWSC) for upgrading to Category A on 25 May 2005.

Development of Local Open Space in Areas 25, 25A and 25B Tin Shui Wai

3. The Project site, which includes three closely situated in-between areas at Tin Lung Road, Tin Shui Wai, is about 20,000 square metres in size. It is centrally located in Tin Shui Wai new town.

4. The proposed scope of the Project comprises –

Area 25 (site area: 7,400 square metres)

- (a) a Chinese garden including pavilions, a front hall, a water pond, a pebble walking trail with trellis and handrail, an exercise station for the elderly and a tai-chi area;

- (b) plant rooms comprising a pump room, a filtration plant room and a meter room, as well as a service yard;
- (c) a toilet block;

Area 25A (site area: 11,300 square metres)

- (a) sitting-out area and landscaped area;
- (b) a children's play area;
- (c) a pebble walking trail;
- (d) a jogging trail and fitness stations;
- (e) ancillary facilities including a service yard, a meter room and a garden waste area; and

Area 25B (site area: 1,300 square metres)

- (a) sitting-out area and landscaped area.

— A site plan is at **Enclosure I**.

Justification

5. The proposed development of the Project is to meet the district needs for open space. Currently, Tin Shui Wai has a population of some 265,000 with an existing provision of about 204,000 square metres of public open space. As a reference, the "Hong Kong Planning Standards and Guidelines" suggests a provision of about 53 hectares of public open space for the current population of 265,000 in Tin Shui Wai. The Project could help meet part of the required provision for open space in Tin Shui Wai.

6. The Project site is close to the Tin Shui Wai Park which is about 15 minutes walk away. The Park occupies an area of 14.9 hectares and provides a mixture of active and passive facilities, including three basketball and two basketball practice courts, a gateball court, five tennis courts, a skateboarding area, a model car play area, a jogging track, a fitness trail, a

children's play area, a palm garden, a scented garden and a pebble walking trail. In the light of the relatively low usage rates of the tennis courts in Tin Shui Wai Park, two former tennis courts had already been converted into one basketball court and two basketball practice courts in September 2003. There is plan to further convert three of the remaining five tennis courts into a hard-surface 5-a-side soccer pitch to provide a greater variety of active facilities to the community, and Yuen Long District Council would be consulted on the proposed conversion. With the support of Yuen Long District Council, the Architectural Services Department would expedite the conversion works for completion by October 2005. At present, the Tin Shui Wai Park is highly patronized by local residents.

7. As active leisure facilities are provided in the Tin Shui Wai Park nearby, and the Project site is located close to residential developments, the Yuen Long District Council, Tin Shui Wai Area Committee, relevant Owners Incorporations and the local representatives have advocated that the Project should focus to develop passive leisure facilities, i.e. a Chinese garden, sitting-out area and landscaped area, children's play area, jogging trail and fitting stations, and a pebble walking trail. The current Project scope therefore meets the aspiration of local residents, and will complement the active facilities in the nearby Tin Shui Wai Park to serve the different needs of the local community.

8. There are large public and private residential developments near the Project site including Tin Yuet Estate, Tin Tsz Estate, Tin Chung Court, Tin Yiu Estate and Kingswood Villas. In addition, five schools, namely the Hong Kong Management Association KS Lo College, Tin Shui Wai Catholic Primary School, Queen Elizabeth School Old Students' Association Secondary School, Shap Pat Heung Rural Committee Kung Yik She Secondary School and Shap Pat Heung Rural Committee Kung Yik She Primary School are located in the vicinity. Since the Project site is close to the residential developments and schools, it is expected that the proposed local open space will be well patronized by residents and students in future.

9. Tin Shui Wai is a growing new town with many high-rise residential buildings. Apart from provision of leisure facilities for the local community, the landscaped garden and extensive planting to be provided in the Project site will improve the general living environment as well as beautify the whole area.

Public Consultation

10. On 11 April 2002, the Yuen Long District Council was consulted on the scope of the Project and the planning schedules of all the capital works projects in the district to be implemented in the next five years. The Project was strongly supported by the Council for early implementation.

11. On 4 May 2004, the Culture, Recreations and Sports Committee (CRSC) of Yuen Long District Council was informed on the progress of projects under construction and active planning in Yuen Long District. The Project was supported by CRSC for priority implementation.

12. On 4 January 2005, the CRSC of Yuen Long District Council was consulted on the design of the Project. It reiterated its strong support to the Project and urged for its early implementation. We would further seek the views of the CRSC on the implementation of the project at its coming meeting on 10 May 2005.

Project Estimate and Implementation Plan

13. The capital cost of the Project would be \$67.6 million. The construction works is expected to start in November 2005 for completion in August 2007.

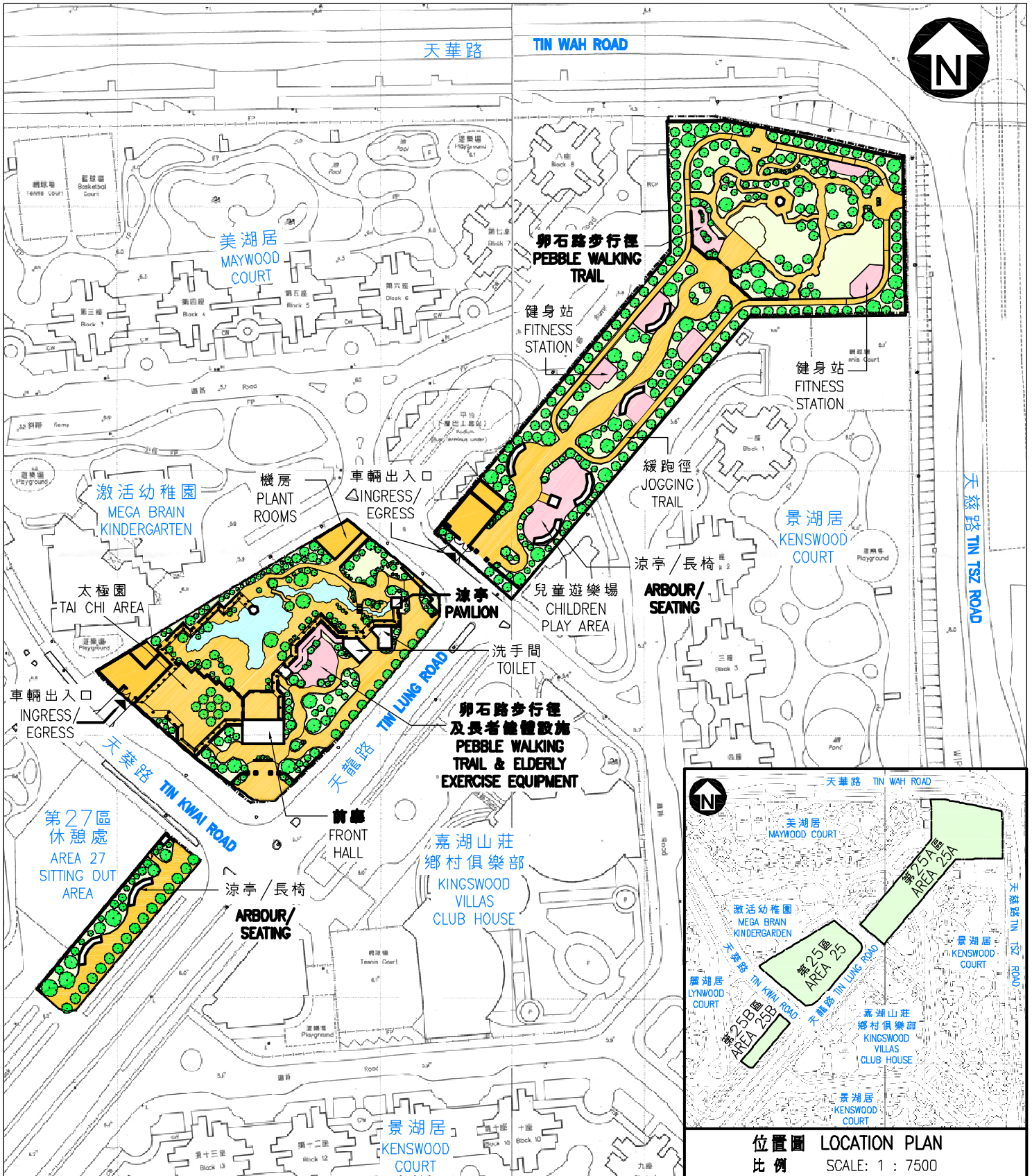
Way Forward

14. The Project has been included in the Public Works Programme as a Category B item with funding earmarked. 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 25 May 2005 for upgrading to Category A.

Advice Sought


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

Home Affairs Bureau
May 2005



title 390RO -
 LOCAL OPEN SPACE IN
 AREAS 25, 25A AND 25B,
 TIN SHUI WAI
 天水圍第 25、25A 及 25B 區
 鄰舍休憩用地

drawn by	P M Yang	date	4/2005
approved	H Y W Chan	date	4/2005
office	PROJECT MANAGEMENT BRANCH 3		

drawing no.	AB/390RO/XA001	scale	1 : 2000
		ARCHITECTURAL SERVICES DEPARTMENT 建築署	