

For discussion on
10 March 2006

LC Paper No. CB(2)1291/05-06(09)

Legislative Council Panel on Home Affairs
Indoor recreation centre, community hall cum library
in Area 17 Tung Chung, Lantau

Purpose

The purpose of this paper is to seek Members' support for the development of the proposed Indoor Recreation Centre, Community Hall cum Library in Area 17, Tung Chung, Lantau (the Project).

Background

2. This is an ex-Provisional Municipal Councils project for implementation to meet the demand for indoor recreation centre (IRC) and district library in Tung Chung. To optimize the land use of the Project site, a Community Hall proposed by Home Affairs Department (HAD), a Residential Care Home for the Elderly (RCHE) proposed by Social Welfare Department (SWD) and office accommodation proposed by Food and Environmental Hygiene Department (FEHD) will also be developed under the proposed Project. The Project has the support of Home Affairs Bureau (HAB).

Location of the Project Site

3. The Project site has an area of about 9,600 square metres and is located at Man Tung Road near the junction of Wai Tung Road. It is being temporarily used as a tree bank and community garden by Leisure and Cultural Services Department (LCSD) under a temporary government land allocation, and these facilities would be relocated upon implementation of the proposed Project. A site plan is at **Enclosure**.

Scope of the Project

4. The proposed scope of the Project comprises –
- (a) An **Indoor Recreation Centre** which includes a multi-purpose arena (which can accommodate two basketball courts or two volleyball courts or eight badminton courts) with spectator seating; a multi-purpose activity room; a table tennis room; a fitness room; a chess playing room; a children’s playroom; offices and other supporting facilities;
 - (b) a **District Library** which includes an adult lending library; a children’s library; a quick reference section; a newspapers and periodicals section; a multi-media library; a computer and information centre; an exhibition/display area; an extension activities room; a students’ study room; offices with other supporting facilities and a base for a Mobile Library vehicle;
 - (c) a **Community Hall** proposed by HAD which includes a multi-purpose hall with a seating capacity of 450, a stage and its ancillary store, a stage meeting room, dressing rooms, a conference room, a management office, a store room, toilets and other ancillary facilities such as car parking area and loading/unloading area;
 - (d) a **Residential Care Home for the Elderly** proposed by SWD to provide about 150 residential care places. The Project scope includes construction of a bare shell premises to make way for fitting-out works for dormitories, offices, medical/nursing care and other supporting facilities by the service operator to be selected by the Director of Social Welfare (DSW); and
 - (e) **Office Accommodation** proposed by the Director of Food and Environmental Hygiene (DFEH) for the Hawker Control Team (HCT) and Pest Control Section (PCS) of the Islands District Environmental Hygiene Office.

Justifications

An Indoor Recreation Centre (LCSD facilities)

5. Tung Chung is a fast growing new town in Islands District with current population of about 80,000 which will rise to about 91,000 in 2013, an increase of some 14%. As a reference, the Hong Kong Planning Standard and Guidelines suggests a provision of one IRC for the current population in Tung Chung New Town. At present, there is no IRC provided there.

6. The four IRCs in Islands District, two in Cheung Chau, one in Peng Chau and one in Mui Wo, are located relatively far away and not easily accessible by residents of Tung Chung New Town. Owing to the wide, specific geographic characteristics of Islands District, which comprises Lantau Island and other outlying islands, the distribution of population in the district is rather sparse and scattered. It can take one or more hours of waiting and travelling time by ferry and public bus for residents of Tung Chung New Town to use the IRC facilities at Cheung Chau, Peng Chau and Mui Wo. The nearest IRC in other districts is at Tsing Yi of Kwai Tsing District, which is some 19km away from Tung Chung.

7. The proposed IRC is conveniently located near the Tung Chung Station of Mass Transit Railway and the Tung Chung Bus Terminus, and is easily accessible from the vicinity of Tung Chung, and will also help to meet the requirements of indoor recreation facilities in Lantau Island. A number of private and public residential developments are in the vicinity of the Project, namely, Tung Chung Crescent, Seaview Crescent, Caribbean Coast, Coastal Skyline, Fu Tung Estate, Yat Tung Estate and Yu Tung Court. There are six Mutual Aid Committees, one Owners' Corporation, four Residential Owners' Sub-committees, and about 10 Non-government Organizations in Tung Chung. In addition, four primary schools and four secondary schools are located in close proximity to the Project site. Although there are some outdoor leisure and sporting facilities such as basketball courts, and tennis courts etc. available in some private housing developments for their tenants, and in public housing estates of Housing Department, there are no public indoor recreation centre

facilities in Tung Chung. To better serve the population of some 52,000 public housing estates residents, and some 28,000 private housing residents at Tung Chung New Town, we propose to provide an IRC for the residents, students and sports organisations in the vicinity. It is expected that the facilities provided under this Project would be well patronized by local residents and students, and will help in the promotion of local sporting events and activities.

A District Library (LCSD facilities)

8. At present, there is only a district library at Cheung Chau within Islands District. To meet the immediate needs of local residents, a small library of 745 square metres has been temporarily established in Yat Tung Shopping Centre of Yat Tung Estate and opened in 2004 pending the provision of a new permanent district library upon completion of the proposed Project. The interim small library is well received and the daily average issue has increased from 1,406 in 2004 to 1,844 in 2005. The new library under the proposed Project will replace the interim small library and will have a larger floor area of about 2,700 square metres to accommodate a full range of services and facilities at district level to better meet the information needs of the local residents as well as the population in the district. The base for Mobile Library vehicle will also be more conveniently located than its present location in Mui Wo to serve six locations in Lantau. The nearest district library accessible by land is located at Tsing Yi of Kwai Tsing District which is about 19 kilometres away from Tung Chung and needs about 30 minutes travelling time by public transport.

A Community Hall (HAD facilities)

9. According to the Hong Kong Planning Standards and Guidelines, community halls are provided on the basis of need, and factors including population size, area characteristics and community aspirations, location of the area concerned, availability of existing community halls or similar facilities nearby, etc. will be taken into consideration. At present, there is no community hall in Islands District. In view of its rapid development, Tung Chung has an acute demand for community hall facilities. The proposed community hall will provide a much-needed venue for organizing community activities by the residents, local organizations and

non-governmental organizations in Tung Chung. It will also help cultivate a sense of belonging among local residents.

10. Over the past years, the residents in Tung Chung have been urging for the provision of a community hall to meet the needs of an increasing population. The Islands District Council (DC) has also been asking for early implementation of the Project in Tung Chung.

11. Having considered the local needs and aspirations for a community hall in Tung Chung, the Director of Home Affairs proposed that a community hall be incorporated in the proposed indoor recreation centre. To ensure that the needs of the community are met in a cost-effective manner, the design of the community hall will cater for both community and sports activities.

A Residential Care Home for the Elderly (SWD facilities)

12. At present, there are two subvented RCHEs providing a total of 150 places and one private home providing 100 places of which 27 places are purchased by SWD under the Enhanced Bought Place Scheme for Lantau Island. Although planning of residential care service is based on the territory-wide demand, the DSW plans to set up a new RCHE in Lantau Island taking into account that the projected population of residents aged 65 and above in Lantau will increase from around 8,060 in 2004 to 10,630 in 2009 and the fact that the Islands District is situated some distance away from the urban area. The DSW has obtained the funding approval of the Lotteries Fund to meet the development cost of \$59.18 million for this facility.

Office Accommodation (FEHD facilities)

13. The DFEH has requested for office accommodation for the HCT and PCS of the Islands District Environmental Hygiene Office under this Project. The HCT is responsible for the control of hawking activities by patrol and raids at hawker black spots. The main duty of the PCS is to carry out control work of pest, including rodents, mosquitoes and other arthropod pests, in abating the disease vectors.

14. In view of the increasing population and visitors in Tung Chung and the adjacent areas, there is a strong demand to enhance the environmental hygiene services there. Therefore, it is necessary to provide dedicated office accommodation in Tung Chung for the above-mentioned staff of Islands District Environmental Hygiene Office to facilitate the conduct of their inspections, operations and enforcement actions in a more efficient manner.

Mode of Delivery

15. We proposed 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.

Public Consultation

16. On 11 April 2002, the Community Affairs, Culture and Recreation Committee (CACRC) of Islands DC was consulted on the scope of the Project. The Project was strongly supported by the Council for early implementation. The CACRC was informed of the progress of the Project on 4 July 2005 and was consulted on the conceptual layout of the Project on 9 January 2006. It reiterated its strong support to the Project and urged for its early implementation.

Project Estimate and Implementation Plan

17. We have upgraded the Project to Category B. The estimated project cost is \$372 million in money-of-the-day prices.

18. The construction works are expected to start in December 2006 for completion in October 2009.

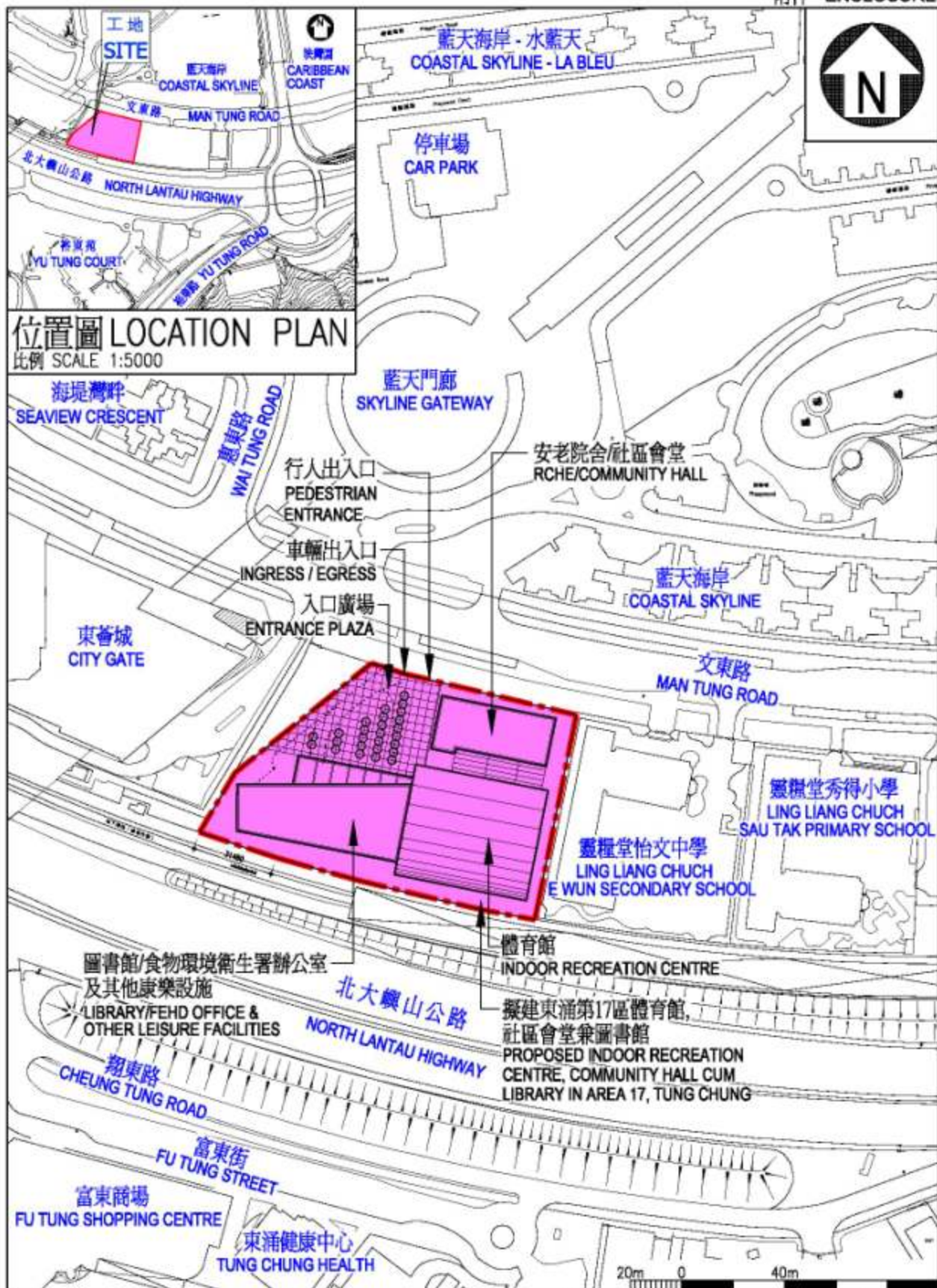
Way Forward


19. In order to take the Project forward, the Administration intends to submit the Project to the Public Works Subcommittee of the Finance Committee in April 2006 for upgrading to Category A.

Advice Sought

20. Members are invited to support the development of this Project.

Home Affairs Bureau
March 2006



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