

For discussion on
12 May 2006

LC Paper No. CB(2)1912/05-06(02)

Legislative Council Panel on Home Affairs

Local Open Space in Area 16 (Yau Oi South), Tuen Mun

Purpose

This paper seeks Members' support for the development of the proposed local open space in Area 16 (Yau Oi South), Tuen Mun (the Project).

Background

2. The proposed local open space in Area 16 (Yau Oi South), Tuen Mun is an ex-Provisional Regional Council project to meet the demand for open space in Tuen Mun. The project has the support of the Home Affairs Bureau.

Locations of the Project Sites

3. The project covers four sites (Sites A, B, C and D) in Area 16 (Yau Oi South), Tuen Mun with a total area of about 1.88 hectares. Site A, Site C and Site D are presently used for various temporary purposes and would be returned to the Government by February 2007. Site B is a vacant land ready for development. The conceptual layouts of the project together with the location plan are at **Enclosure 1 and 2**.

Scope of the Project

4. The proposed scope of the project comprises –

(a) Site A (about 0.314 hectare)

- (i) a children's playground for children of different age groups; and
- (ii) a landscaped area and sitting-out facilities.

(b) Site B (about 0.09 hectare)

- (i) a piazza with flowering trees and shrubs; and
- (ii) a sitting-out area with rain shelter.

(c) Site C (about 0.686 hectare)

- (i) a basketball court with colour coating and floodlight;
- (ii) a landscaped garden with flowering trees and shrubs, and a sitting-out area with pavilion;
- (iii) a covered Tai Chi area;
- (iv) a pebble walking trail; and
- (v) fitness equipment for the elderly.

(d) Site D (about 0.792 hectare)

- (i) a 7-a-side soccer pitch with colour coating and floodlight;
- (ii) a basketball court with colour coating and floodlight;
- (iii) a sitting-out area with rain shelters;
- (iv) toilets cum changing rooms; and
- (v) A store room.

Justifications

5. The project sites are located in a densely populated residential area surrounded by high-rise public and private residential developments such as Yau Oi Estate, On Ting Estate, Siu Lun Court, Goodview Garden, Handford Garden, Sam Shing Estate, Tsui Ning Garden, Nerine Cove and Sea Crest. There are also six schools in the vicinity. There is a need to develop this local open space to provide more leisure facilities to cater for the needs of local residents.

6. Tuen Mun is a densely populated district with a current population of 515,500. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggest a provision of 103.1 hectares of public open space for the current population in the district. At present, there are about 147.5 hectares of open space, excluding beaches, in Tuen Mun District, including 71.5 hectares of local open space provided by the Housing Department. In considering the development of new leisure and cultural services projects, apart from making reference to HKPSG, we also take into account other factors including the views of the District Council, the changing needs of the community, the utilization rates of existing facilities, availability of resources, etc. The utilization rate of existing leisure facilities in Tuen Mun is very high. With a relatively young population profile in Tuen Mun, there is a high demand for active outdoor recreation and sports facilities. The existing basketball courts and soccer pitches in the district are well patronized by young people. Further provision of more outdoor sports facilities as well as some passive soft landscaping and sitting-out facilities in the project sites would be highly welcome. We consider that the proposed local open space will become a popular venue for local residents.

Project Estimate and Implementation Plan

7. We have upgraded the Project to Category B. The updated estimated project cost is \$63.20 million in money-of-the-day prices.

8. The Architectural Services Department has engaged consultant to carry out design of the proposed local open space. Subject to approval of the funding application from Finance Committee, the construction is expected to commence in February 2007 for completion in August 2008.

Public Consultation

9. The Leisure and Culture Committee of the Tuen Mun District Council was consulted on 21 February 2006 on the conceptual layouts of the proposed local open space. Members have no objection to the project and urged for its early implementation.

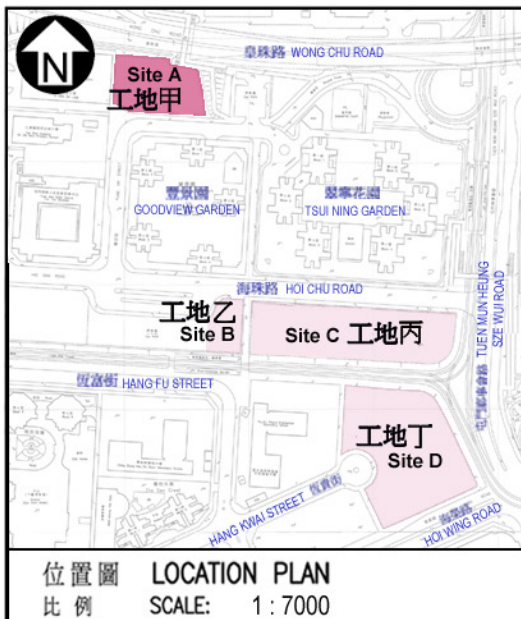
Way Forward

10. To take the project forward, the Administration intends to submit it to the Public Works Subcommittee of the Finance Committee in June 2006 for upgrading to Category A.

Advice Sought

11. Members are invited to support the development of the proposed local open space.

Home Affairs Bureau
May 2006



397RO
TUEN MUN AREA 16 (YAU OI SOUTH)
LOCAL OPEN SPACE (SITE A)
屯門第16區(友愛南)
地區休憩用地(工地甲)

drawn by
S H Wong

date
3/4/2006

approved
W M Tse

date
28/4/2006

office
PROJECT MANAGEMENT BRANCH 3

drawing no.

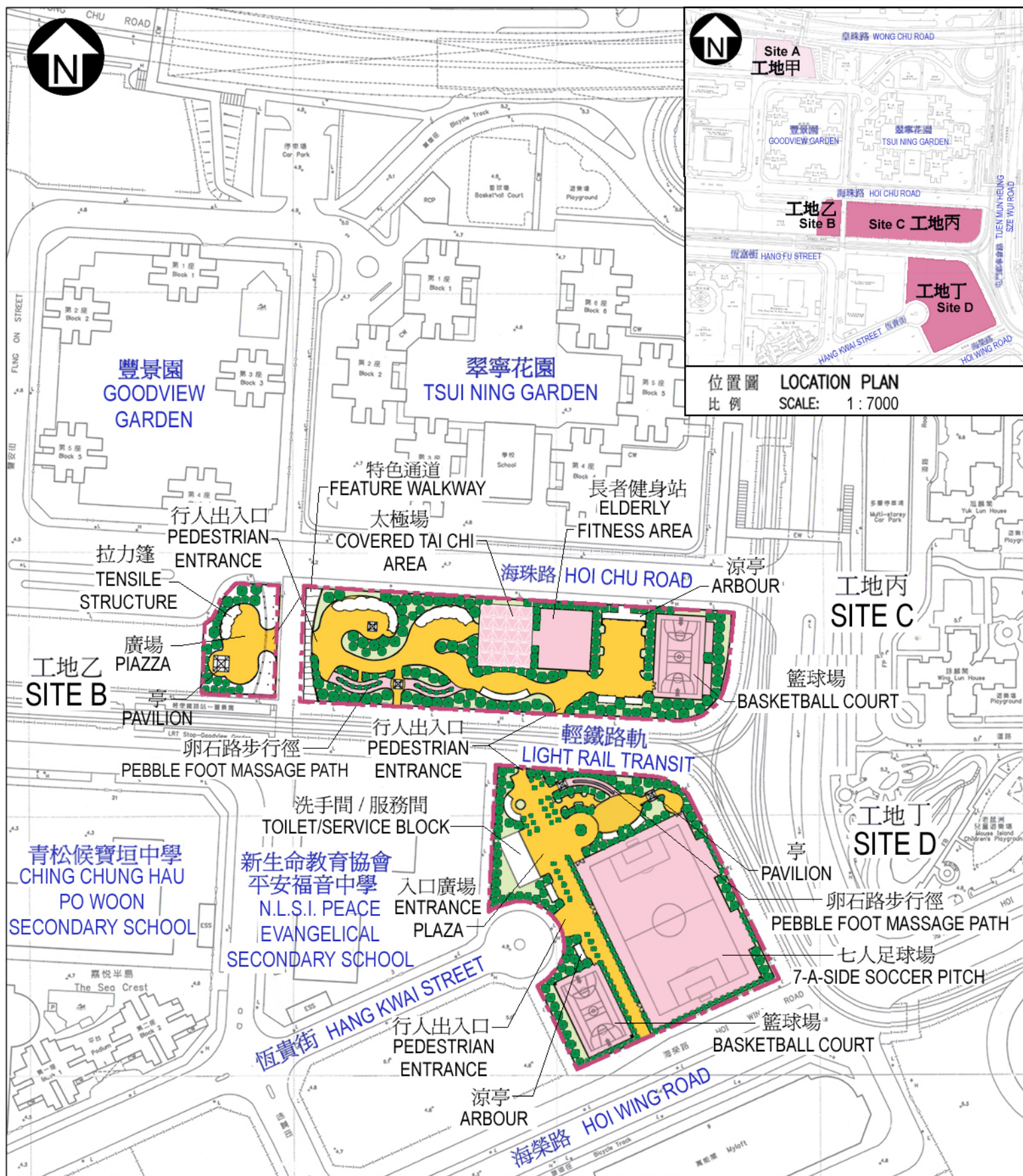
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397RO
TUEN MUN AREA 16 (YAU OI SOUTH)
LOCAL OPEN SPACE (SITE B,C,D)
屯門第16區(友愛南)
地區休憩用地(工地乙,丙,丁)

drawn by
S H Wong

date
28/4/2006

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