

For discussion  
on 19 December 2006

**SUBCOMMITTEE TO FOLLOW UP THE OUTSTANDING  
LEISURE AND CULTURAL SERVICES PROJECTS  
OF THE FORMER MUNICIPAL COUNCILS**

**Report on the Ex-Municipal Council Projects**

**PURPOSE**

This paper reports on the progress of the 25 priority projects announced in the Chief Executive's Policy Address in 2005 and the 21 Leisure and Cultural Services (LCS) projects which the Administration has undertaken to take forward following a review of the outstanding LCS projects conducted in early 2006.

**BACKGROUND**

2. At the last meeting on 23 October 2006, Members requested the Administration to consider ways to further speed up the implementation of the LCS projects and report back to the Subcommittee.

**FURTHER SPEEDING UP THE IMPLEMENTATION OF LCS PROJECT**

**Separate Piling Contract Option**

3. The Administration has carefully considered various means to expedite the delivery of LCS projects. At the last meeting, some Members proposed the adoption of separate contract approach for piling before commencement of the main contract. We have addressed this issue in a separate paper submitted to the Sub-committee.

**25 Priority Projects**

4. As we progress with our planning work, we have been able to further advance the delivery of the following projects -

- (a) District Open Space in Shek Yam Estate (Phases I and IV), Kwai Chung, Local Open Space in Area 28, Fanling/Sheung Shui, and Local Open space in Sham Tseng Area 50, Tsuen Wan would commence works in early 2007 instead of mid 2007;

- (b) Ma On Shan Waterfront Promenade would complete works by phases with the first phase to complete in mid 2009, 2<sup>nd</sup> phase in late 2009 and the last phase in mid 2010;
- (c) Recreational facilities at Jordan Valley former landfill would commence works in late 2007 instead of early 2008;
- (d) Tin Shui Wai Public Library cum Indoor Recreation Centre would commence works in late 2007 instead of mid 2008;
- (e) Sun Yat Sen Memorial Park (Phase II), Siu Sai Wan Complex and District Open Space at Po Kong Village Road, Wong Tai Sin would commence works in early 2008 instead of mid 2008;
- (f) Tung Chung Area 2 Swimming Pool Complex would commence works in late 2007 instead of mid 2008 and complete works in mid 2010 instead of late 2010;
- (g) the completion of the District Open Space in Area 18, Tung Chung would be advanced from late 2010 to mid 2010; and
- (h) the completion of the Indoor Recreation Centre on Area 28A, Fanling/Sheung Shui would be advanced from mid 2011 to early 2011.

There is also scope to advance the delivery of the Ecological Park at Tsuen Wan Tso Kun Tam Valley by phases. The revised implementation timetable of the 25 priority projects is at [Annex 1](#).

## **21 LCS Projects**

5. We informed Members at the last meeting of the tentative implementation timetable for another 21 LCS projects ([Annex 2](#)) which we will take forward. The majority of these projects are at their preliminary planning stage and most of their scopes, technical feasibility studies or site issues are yet to be finalized or resolved. We would actively explore whether there is room to advance their delivery schedule when the projects develop in their planning, based on the fast-tracked programme which we have adopted for the 25 priority projects.

6. We have started updating the respective District Councils on the progress of the 21 projects, and consulting them on the scopes and designs of the projects when ready.

## **MODIFICATION OF DELIVERY MODE OF PRIVATE SECTOR FINANCE PROJECTS**

7. On 10 November 2006, we reported in detail to the Panel on Home Affairs the problems encountered in proceeding with the two pilot Private Sector Finance (PSF) projects in Kwun Tong and Tseung Kwan O, and received support on the modification of the mode of delivery to build a new Kwun Tong Swimming Pool (instead of renovating the existing pool) and construct a cross-district civic centre in Ngau Tau Kok, and develop the town park and an indoor sports centre in Tsueng Kwan O Area 45 under the Public Works Programme (PWP). Subsequently we consulted the District Councils (DC) in Kwun Tong and Sai Kung respectively on 16 November and 5 December 2006. Both DCs supported the proposed adoption of PWP approach to develop the replacement projects in Kwun Tong and Tseung Kwan O instead of the PSF approach. We would proceed with the planning and delivery of the projects in full speed.

### **THE WAY FORWARD**

8. To further explore ways to speed up the delivery of LCS projects, a steering committee co-chaired by the Permanent Secretary for Home Affairs and the Permanent Secretary for the Environment, Transport and Works (Works) would be convened to oversee the implementation of these projects and to resolve problems impeding progress.

9. We would report to Members on the updated position on the delivery of the projects as the project implementation work progresses.

Leisure and Cultural Services Department  
December 2006

**25 Priority Projects**  
**(as at 30 November 2006)**  
**25項優先進行的康樂及文化工程項目**  
**(截至2006年11月30日)**

Item No. 項目編號	District 地區	PWP No. 工務工程編號	Project Title 工程名稱	Estimated Project Cost (\$M) 工程預算費用 (百萬元計)	Anticipated Works Start Date 預計動工日期	Anticipated Completion Date 預計完工日期
<b>2 Projects commenced / to commence construction works in 2006</b>						
<b>2項於2006年已經 / 將會動工興建</b>						
1	YTM 油尖旺	---	Open Space at Tai Kok Tsui Temporary Market 在大角咀臨時街市闢建休憩用地	14.90	Commenced construction in September 2006 2006年9月已經動工	Early 2008 2008年初
2	YL 元朗	3405RO	District Open Space in Area 107, Tin Shui Wai 天水圍第107區的地區休憩用地	91.40	Dec-06 2006年12月	Late 2008 2008年底
<b>9 Projects to commence construction works in 2007</b>						
<b>9項將於2007年動工興建</b>						
3	E 東區	3247RS	Improvement works to Victoria Park Tennis Centre 維多利亞公園網球場改善工程	71.10	Early 2007 2007年初	Mid 2009 2009年中
4	KwT 葵青	3401RO	District Open Space in Shek Yam Estate (Phases I and IV), Kwai Chung 葵涌石蔭邨第1及4期的地區休憩用地	44.50	Early 2007 2007年初  (Mid 2007 2007年中) (Note)(註)	Early 2009 2009年初
5	N 北區	3403RO	Local Open Space in Area 28, Fanling/Sheung Shui 粉嶺/上水第28區的鄰舍休憩用地	35.50	Early 2007 2007年初  (Mid 2007 2007年中) (Note)(註)	Late 2008 2008年底
6	TW 荃灣	3404RO	Local Open Space in Sham Tseng Area 50, Tsuen Wan 荃灣第50區深井的鄰舍休憩用地	20.30	Early 2007 2007年初  (Mid 2007 2007年中) (Note)(註)	Mid 2008 2008年中

## Annex 1

## 附件一

Item No. 項目編號	District 地區	PWP No. 工務工程編號	Project Title 工程名稱	Estimated Project Cost (\$M) 工程預算費用 (百萬元計)	Anticipated Works Start Date 預計動工日期	Anticipated Completion Date 預計完工日期
7	ST 沙田	3395RO	Ma On Shan Waterfront Promenade 馬鞍山海濱長廊	194.10	Mid 2007 2007年中	Phase 1:Mid 2009 第1期：2009年中  Phase 2:Late 2009 第2期：2009年底  Phase 3:Mid 2010 第3期：2010年中  (Mid 2010 2010年中) (Note)(註)
8	KwT 葵青	3402RO	District Open Space in Area 9, Tsing Yi 青衣第9區的地區休憩用地	172.80	Late 2007 2007年底	Late 2009 2009年底
9	S 南區	3408RO	Recreational Development at North Ap Lei Chau Reclamation 鵬洲北部填海區康樂發展工程	83.20	Late 2007 2007年底	Early 2009 2009年初
10	KT 觀塘	3238RS	Recreational facilities on Jordan Valley former Landfill 佐敦谷堆填區康樂設施工程	175.40	Late 2007 2007年底  (Early 2008 2008年初) (Note)(註)	Late 2009 2009年底  (Early 2010 2010年初) (Note)(註)
11	YL 元朗	3048RG	Tin Shui Wai Public Library cum Indoor Recreation Centre 天水圍公共圖書館兼體育館	548.10	Late 2007 2007年底  (Mid 2008 2008年中) (Note)(註)	Mid 2011 2011年中
<b>9 Projects to commence construction works in 2008</b> <b>9項將於2008年動工興建</b>						
12	WTS 黃大仙	3411RO	Ngau Chi Wan Recreation Ground 牛池灣遊樂場	195.70	Early 2008 2008年初	Early 2010 2010年初
13	C&W 中西區	3412RO	Sun Yat Sen Memorial Park (Phase II) 中山紀念公園(第二期)	559.40	Early 2008 2008年初  (Mid 2008 2008年中) (Note)(註)	Early 2011 2011年初  (Mid 2011 2011年中) (Note)(註)
14	E 東區	3047RG	Siu Sai Wan Complex 小西灣市政大廈	385.90	Early 2008 2008年初  (Mid 2008 2008年中) (Note)(註)	Late 2010 2010年底  (Early 2011 2011年初) (Note)(註)

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15	Is 離島	3406RO	Swimming Pool Complex in Area 2, Tung Chung, Lantau 大嶼山東涌新市鎮第2區游泳池場館	400.00	Late 2007 2007年底 (Mid 2008 2008年中)	Mid 2010 2010年中 (Late 2010 2010年底)
16	Is 離島	3415RO	District Open Space in Area 18, Tung Chung, Lantau 大嶼山東涌第18區的地區休憩用地	189.00	Mid 2008 2008年中	Mid 2010 2010年中  (Late 2010) (2010年底) (Note)(註)
17	WTS 黃大仙	3406RO	District Open Space at Po Kong Village Road, Wong Tai Sin 黃大仙蒲崗村道的地區休憩用地	411.10	Early 2008 2008年初  (Mid 2008 2008年中) (Note)(註)	Late 2010 2010年底  (Early 2011 2011年初) (Note)(註)
18	N 北區	3261RS	Indoor Recreation Centre in Area 28A, Fanling/Sheung Shui 粉嶺/上水第28A區體育館	190.00	Late 2008 2008年底	Early 2011 2011年初  (Mid 2011) (2011年中)
19	TP 大埔	5258RS	Development of a bathing beach at Lung Mei, Tai Po 在大埔龍尾發展泳灘	73.50	Late 2008 2008年底	Late 2010 2010年底
20	TM 屯門	3264RS	Swimming Pool Complex in Area 1 (San Wai Court), Tuen Mun 屯門第1區(新圍苑) 游泳池場館	392.00	Late 2008 2008年底	Mid 2011 2011年中
<b>4 Projects to commence construction works in 2009</b> <b>4項將於2009年動工興建</b>						
21	KC 九龍城	----	Construction of an Annex Building for the Ko Shan Theatre 高山劇場新翼	350.00	Early 2009 2009年初	Mid 2011 2011年中
22	SK 西貢	3190SC	Tseung Kwan O Complex in Area 44, Tseung Kwan O 將軍澳44區綜合大樓	370.00	Early 2009 2009年初	Late 2011 2011年底
23	YL 元朗	----	Public Library and Indoor Recreation Centre in Area 3 Yuen Long 元朗第3區公共圖書館及體育館	505.00	Early 2009 2009年初	Late 2011 2011年底
24	TP 大埔	----	Sports Centre in Area 33, Tai Po 大埔第33區體育館	385.00	Mid 2009 2009年中	Late 2011 2011年底
<b>1 Project to commence construction works in 2010</b> <b>1項將於2010年動工興建</b>						

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25	TW 荃灣	----	Ecological Park (Tso Kung Tam Valley Tsuen Wan) 自然生態公園(荃灣曹公潭谷)	274.00	Mid 2010 2010年中  (There is scope to advance the delivery by phases) (有可能以分期形式提早落實工程)	Mid 2013 2013年中

**Total :**  
**總計 :**           **6131.90**

Note : The works start dates of eight projects have been revised and advanced and their original works start dates committed in October 2006 are shown in brackets.

註：八項工程的動工日期作了修訂並予以提前，而在2006年10月承諾的原有動工日期，則以括號表示。

**21 Leisure and Cultural Services Projects  
to Proceed Further with Planning Works  
(as at 30 November 2006)**

進一步進行策劃工作的21項康樂及文化工程  
(截至2006年11月30日)

Item No. 項目編號	District 地區	Project Title 工程名稱	Estimated Project Cost <sup>Note</sup> (\$M) 工程預算費用 <sup>註</sup> (百萬元計)	Anticipated Works Start Date 預計動工日期	Anticipated Completion Date 預計完工日期
<b>3 Minor Building Works to commence construction works in 2007</b> 在2007年動工的3項小型工程					
1	SSP 深水埗	Redevelopment of Cheung Sha Wan Road/ Cheung Shun Street Playground 長沙灣道/長順街遊樂場重建	6.60	Early 2007 2007年初	Early 2008 2008年初
2	C&W 中西區	New Education cum Exhibition Centre at Hong Kong Zoological and Botanical Gardens (HKZBG) 香港動植物公園新教育及展覽中心	7.00	Mid 2007 2007年中	Early 2008 2008年初
3	YL 元朗	District Square Areas 33A and 29 Tin Shui Wai 天水圍第33A及29區地區廣場	14.70	Mid 2007 2007年中	Mid 2008 2008年中
<b>2 Projects to commence construction works in 2008</b> 在2008年動工的2項工程					
4	YTM 油尖旺	Improvement Works of Mongkok Stadium ( <i>New Project</i> ) 旺角大球場改善工程 ( <i>新工程項目</i> )	48.00	Mid 2008 2008年中	Early 2010 2010年初
5	S 南區	Wah Fu Rest Garden 華富休憩花園	35.00	Late 2008 2008年底	Late 2010 2010年底
<b>6 Projects to commence construction works in 2009</b> 在2009年動工的6項工程					
6	E 東區	Aldrich Bay Park 愛秩序灣公園	82.50	Early 2009 2009年初	Late 2010 2010年底  (Site would not be available until early 2009) (工程地盤於2009年初才可供使用)
7	N 北區	Local Open Space in Area 25 Fanling/ Sheung Shui 粉嶺/上水第25區鄰舍休憩用地	21.70	Early 2009 2009年初	Late 2010 2010年底
8	KC 九龍城	"LO" site at Chung Yee Street 位於忠義街的"鄰舍休憩用地"	41.00	Mid 2009 2009年中	Late 2010 2010年底
9	SK 西貢	District Open Space in Area 37, Tseung Kwan O 將軍澳第37區地區休憩用地	34.00	Mid 2009 2009年中	Late 2010 2010年底
10	KT 觀塘	Lam Tin North Municipal Services Building 藍田北市政大樓	519.80	Late 2009 2009年底	Late 2012 2012年底  (Site utilization and plot ratio issues to be resolved) (土地運用及地積比率問題有待解決)



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11	YL 元朗	Leisure Centre in Area 101 Tin Shui Wai 天水圍第101區康樂中心	190.10	Late 2009 2009年底  (Site utilization and plot ratio issues to be resolved) (土地運用及地積比率問題有待解決)	Early 2012 2012年初
<b>9 Projects to commence construction works in 2010</b> 在2010年動工的9項工程					
12	E 東區	Quarry Bay Park Phase II (Stages 2 & 3) 鯽魚涌公園第II期(第2和3階段)	82.80	Early 2010 2010年初	Late 2011 2011年底
13	TM 屯門	DOS in Area 27 (Sham Shing) Tuen Mun 屯門第27區(三聖)地區休憩用地	58.10	Early 2010 2010年初  (Site would not be available until early 2010) (工程地盤於2010年初才可供使用)	Early 2012 2012年初
14	KwT 葵青	Indoor Recreation Centre Area 4 Tsing Yi 青衣第四區體育館	159.00	Mid 2010 2010年中  (Site utilization and plot ratio issues to be resolved) (土地運用及地積比率問題有待解決)	Early 2013 2013年初
15	N 北區	District Open Space in Areas 47 and 48 Fanling/Sheung Shui (Phase 1) <i>[Previously named as District Open Space in Areas 47 and 48 Fanling/Sheung Shui]</i> 粉嶺/上水第47及48區地區休憩用地(第一期) <i>[先前命名為粉嶺/上水第47及48區地區休憩用地]</i>	35.30	Mid 2010 2010年中	Late 2011 2011年底
16	SSP 深水埗	Conversion of the Secondary pool of the Lai Chi Kok Park Swimming Pool into an Indoor Heated Pool 把荔枝角公園游泳池的副池改建為室內暖水池	35.40	Mid 2010 2010年中	Late 2011 2011年底
17	TM 屯門	Indoor Recreation Centre Area 14 (Siu Lun) Tuen Mun 屯門第14區(兆麟)體育館	130.00	Mid 2010 2010年中  (Site utilization and plot ratio issues to be resolved) (土地運用及地積比率問題有待解決)	Early 2013 2013年初
18	SK 西貢	District Open Space, Sports Centre and Library in Area 74 Tseung Kwan O <i>(New Project)</i> 將軍澳第74區地區休憩用地、體育館及圖書館 <i>(新工程項目)</i>	390.00	Late 2010 2010年底  (Site utilization and plot ratio issues to be resolved) (土地運用及地積比率問題有待解決)	Early 2013 2013年初

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19	ST 沙田	Indoor Recreation Centre cum Library Area 14B, Sha Tin 沙田第14B區體育館兼圖書館	335.00	Late 2010 2010年底	Mid 2013 2013年中
				(Site utilization and plot ratio issues to be resolved) (土地運用及地積比率問題有待解決)	
20	SSP 深水埗	Tung Chau Street Complex 通州街市政大廈	441.00	Late 2010 2010年底	Late 2013 2013年底
				(Site utilization and plot ratio issues to be resolved) (土地運用及地積比率問題有待解決)	
<b>1 Project with implementation schedule yet to be confirmed</b> <b>1項未有工程時間表的工程</b>					
21	TW 荃灣	Sports Centre between Tsuen Wan Park and Tsuen Wan Road <i>[Previously named District Open Space and Indoor Recreation Centre Area between Tsuen Wan Park and Tsuen Wan Road]</i> 荃灣公園與荃灣路之間的體育館 <i>[先前命名為荃灣公園與荃灣路之間的地區休憩用地及體育館]</i>	235.40	To tie in with the KCRC's CDA programme. 配合九廣鐵路公司的綜合發展區計劃。	

**Total :**  
**總計 :**           **2902.40**

Note The scopes of a large number of these projects were worked out in the Ex-MC days and with the lapse of time they need to be re-examined in light of the present-day requirements. Hence, the cost estimates of the projects are subject to review upon finalization of their scopes and completion of feasibility studies.

註 很多工程範圍是在兩個前市政局年代擬定的。由於隔了一段時間，我們需按現時需求，重新檢視這些工程範圍。因此，這些工程預算費用，需待工程範圍敲定及可行性研究完成後，再作覆檢才能作實。