

For Discussion on  
11 May 2007

**Legislative Council Panel on Home Affairs**  
**Tin Shui Wai Public Library cum Indoor Recreation Centre**

**Purpose**

This paper seeks Members' support for the development of the proposed library and indoor recreation centre in Tin Shui Wai, Yuen Long (the Project).

**Background**

2. The proposed public library cum indoor recreation centre in Tin Shui Wai is an ex-Provisional Regional Council project to meet the demand for library and recreational facilities in the district. The Project has the support of the Home Affairs Bureau. It is one of the 25 municipal projects announced in the 2005 Chief Executive's Policy Address for priority treatment.

**Location of the Project Site**

3. The project site, occupying an area of about 0.55 hectare, is situated at the junction of Tin Fuk Road and Ping Ha Road near West Rail Tin Shui Wai Station. It is currently used temporarily as a fee-paying public car park under short term tenancy agreement, and would be vacated for the project development. A site plan and the artist's impression of the complex are at **Enclosures**.

**Scope of the Project**

4. The proposed scope of the Project comprises –

Public Library

(a) a major library to replace the existing district library, Tin Shui Wai

Public Library with the following major facilities –

- (i) adult lending library, young adult library, children's library, reference library, newspapers and periodicals section, multimedia library, multimedia corner for children, computer and information centre, user education hall, extension activities room, book drops and students' study room;
- (ii) coffee corner, cloakroom, self-service terminals, self-charging area, public toilets, public area for on-line public access catalogues, lockers, photocopying machine, service area, public exhibition area, display area, new book display area;
- (iii) readers' advisory desks, customer service counter, book sorting room, computer equipment rooms, security control room; and
- (iv) general accommodation including office, book stacks, work area, toilet facilities for staff, staff pantry, staff changing room and stores for library furniture and equipment.

#### Indoor Recreation Centre

- (b) a main games arena with two basketball courts cum two volleyball courts cum eight badminton courts; a children's play room; two multi-purpose activity rooms for playing table-tennis, dancing, judo and yoga, etc.; and a 25 metres x 25 metres indoor heated swimming pool.
- (c) ancillary facilities including changing and toilet facilities, first aid rooms, booking office, reception counter, office, control room, staff room, filtration plant, plant room, store rooms, refuse room, etc.

#### **Justifications**

### Public Library

5. Yuen Long District is presently served by two district libraries, one small library and nine mobile library stops. The existing Tin Shui Wai Public Library, being an interim district library occupying a floor area of some 1,570 square meters on rented premises at Phase 2 of the Kingswood Ginza, is highly patronized with an average daily issue of 4,682. During peak periods, average hourly visitation to the library is approximately 2,200, and the average daily visitation is about 12,000. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggests a district library be provided for every 200,000 population and our departmental guidelines suggests a major library for a population of 400,000. According to the Planning Department (Plan D), the population of Yuen Long District will increase from 555,900 in 2007 to 660,800 in 2015. To cope with the increasing requirements for library services in Yuen Long District, it is proposed that the existing interim district library at Tin Shui Wai be replaced by a major library. The proposed new major library, with an approximate net floor area of some 6,100 square meters, would provide a full range of library services and facilities to meet the needs of the local residents.

### Indoor Recreation Centre

6. Tin Shui Wai New Town has a current population of about 271,000. As a reference, the HKPSG suggests the provision of four indoor sports centres. At present, there is only one sports centre in Tin Shui Wai at Tin Pak Road and a new Tin Shui Sports Centre will be open for public use in around June 2007. Another sports centre in Area 101 at Tin Shui Wai north area is under active planning. The proposed project will help alleviate the shortfall of indoor sports centre in Tin Shui Wai.

7. As a reference, the HKPSG suggests the provision of two swimming pool complexes and a leisure pool in Yuen Long District. The existing provision of Yuen Long Swimming Pool and Tin Shui Wai Swimming Pool (TSWSP) is not adequate, in particular that the TSWSP is only a leisure pool together with a teaching pool and a training pool. As evidenced by the high total annual attendance rate of TSWSP of over 210,000 in recent years, there is a very strong demand for swimming facilities in Tin Shui Wai.

8. There is one outdoor heated swimming pool and no indoor heated swimming pool in Yuen Long District. Due to the lack of public indoor heated swimming pools in the district, Yuen Long residents either have to commute to other districts or patronize the outdoor heated pool in Yuen Long Swimming Pool in winter. It is anticipated that the proposed indoor heated swimming pool will be highly patronized by local residents.

9. According to Plan D, the population of Tin Shui Wai will rise from 271,000 in 2007 to 288,800 by 2015. In view of the anticipated upsurge in population, the existing interim district library and recreational and sports facilities would be insufficient to cope with the increasing community demand and aspiration of local residents. Tin Shui Wai is characterized by a high proportion of youth population, resulting in a keen demand for library and recreational and sports facilities. The new public library and indoor recreation centre is centrally located adjacent to West Rail Tin Shui Wai Station, Light Rail Tin Shui Wai Station, a secondary school and housing developments such as Tin Shing Court, Tin Yiu Estate, Tin Yau Court, Tin Tsz Estate and Tin Lai Court. It is easily accessible to visitors from Yuen Long New Town, Tin Shui Wai New Town and the neighbouring areas.

### **Project Estimate and Implementation Plan**

10. We have upgraded the Project to Category B. The updated estimated project cost is \$620 million in money-of-the-day prices. Subject to approval of the funding application from the Finance Committee, construction is expected to commence in mid November 2007 for completion in end May 2011.

### **Public Consultation**

11. We consulted the Culture, Recreation and Sports Committee (CR&SC) of Yuen Long District Council on 5 July 2005 on the proposed scope of development. Members supported the Project and urged for its early implementation.

12. On 6 March 2007, the CR&SC was consulted on the design of the Project. Members reiterated their strong support to the Project.

### **Way Forward**

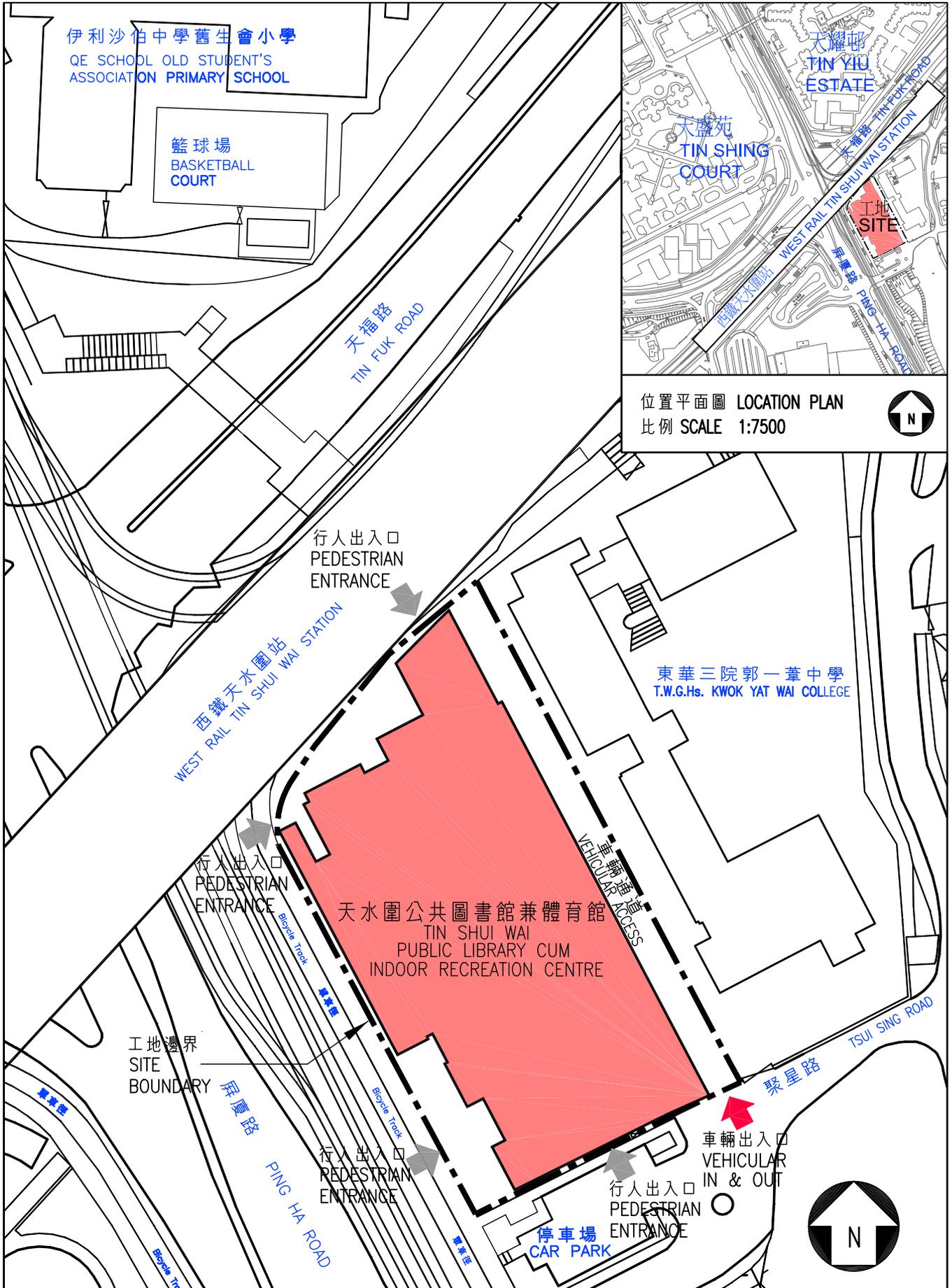
13. To take the Project forward, the Administration intends to seek the endorsement of the Public Works Subcommittee of the Finance Committee at its meeting on 20 June 2007 for upgrading to Category A.

### **Advice Sought**

14. Members are invited to support the development of the proposed public library cum indoor recreation centre.

**Home Affairs Bureau**

**May 2007**



title 3048RG 天水圍公共圖書館兼體育館 TIN SHUI WAI PUBLIC LIBRARY CUM INDOOR RECREATION CENTRE	drawn by W.L. LAU	date 16-4-2007	drawing no. AB/3333/HA/XA101	scale 1:1000
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	office ARCHITECTURAL BRANCH			



從西南面望向建議發展的構思圖  
 VIEW OF THE PROPOSED DEVELOPMENT FROM SOUTH-WEST DIRECTION (ARTIST'S IMPRESSION)

title <b>3048RC</b> 天水圍公共圖書館兼體育館 TIN SHUI WAI PUBLIC LIBRARY CUM INDOOR RECREATION CENTRE	drawn by W.L. LAU	date 16-4-2007	drawing no. AB/3333/HA/XA102	scale N.T.S.
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