

4 May 2007

To : Panel on Home Affairs, LegCo

**Re : Redevelopment of Hong Kong Sports Institute**

The Panel on Home Affairs of the LegCo invites public's view on the redevelopment proposal of the Hong Kong Sports Institute. I take this opportunity to comment on this issue.

**Objection to the proposal**

I object to this multi-billion project. The resources and investment on sports infrastructure allocated by the Administration are seriously out of proportion. The Administration allocates a lot of resources and investment in the metro area and eastern part of the territory. The Administration has seriously ignored the need and feeling of people in the western part of the territory and therefore, I object to this project.

**Government's investment in sports infrastructures**

The Administration will invest billion of dollars in the redevelopment of HKSI. The Administration will also invest millions of dollars to construct a velodrome in Tseung Kwan O. Training base for football, tennis and wind surfing will also be set up in Tsung Kwan O, Kowloon and HK Island. All these are in the metro area or NT East and none in NT West.

Hong Kong will host 2009 East Asian Games and the Administration will invest more than 1 billion dollars to construct new stadium or upgrade existing venues to hold the event. All these facilities are located in the metro area, Sha Tin and Tseung Kwan O, and none in the NT West (with exception of one in Tsuen Wan which can hardly be regarded as the true NT West).

On the other hand, Tuen Mun, the development of which can be dated back to more than 30 years ago, has a population of 500 000 now. It should have at least two standard sports ground to meet the basic need of the community according to the Hong Kong Planning Standards and Guidelines. Such sports ground should have a 400-metre running track so that educational institutions can hold sports events. Despite its early development and basic need, currently, Tuen Mun has only one standard sports ground (i.e. Tuen Mun Tang Shiu Kin Sports Ground). Another "sports ground" in Tuen Mun, i.e. Siu Lun Sports Ground, only has a 110-metre running track and so should not be regarded as a standard sports ground.

### **The Administration's attitude**

The Administration's differential and discriminative attitude towards the provision of sports infrastructure can be seen in at least two examples described below.

#### **(i) Sports Ground in Area 16, Tuen Mun**

On the issue of provision of standard sports ground in Tuen Mun, I have written to the Director of Leisure and Cultural Services and the Secretary for Home Affairs and urged for the implementation of a new sports ground in Area 16, Tuen Mun (which area has been reserved and zoned in the Outline Zoning Plan for the development of a stadium) to meet the basic need of the community of Tuen Mun. The reply from the Administration is very disappointing. The Administration just argues Siu Lun Sports Ground as a formal sports ground and advises that there is no plan to implement the new sports ground in Area 16, Tuen Mun.

Relevant correspondences between the Administration and myself on this issue are attached at Appendices 1.1 to 1.4.

#### **(ii) Swimming Pool in Area 1, Tuen Mun**

According to Hong Kong Planning Standards and Guidelines, Tuen Mun should have 1.8 swimming pool complexes. Currently, Tuen Mun has only 1 swimming pool complex (i.e. Tuen Mun Swimming Pool) and there is a shortfall of 0.8 swimming pool complex in Tuen Mun. On the other hand, Sha Tin, with a population of 620 000, should have 2.2 swimming pool complexes. Currently Sha Tin has two swimming pool complexes (i.e. Sha Tin Jockey Club Swimming Pool and Ma On Shan Swimming Pool) and there is a shortfall of only 0.2 swimming pool complex in Sha

Tin. Disregarding such basic factor, the Administration upgraded Sha Tin Hin Tin Swimming Pool Phase II project to Category A in 2004 (indeed decision to proceed forward with the project should have been made a few years before, let's say in 2002), but held up the implementation of the swimming pool in Area 1, Tuen Mun until 2005. Now Hin Tin Swimming Pool Phase II will be completed in 2007, but the swimming pool in Area 1, Tuen Mun can only be completed in 2011.

I have queried the Administration on this issue and I do not consider the reasons provided by the Administration convincing. The correspondences between the Administration and myself are attached in Appendices 2.1 to 2.2.

### Conclusion

There has been a traditional differential and discriminative attitude demonstrated by the Administration towards the provision of sports infrastructures. The Administration ignores the basic need and feeling of residents in NT West, in particular Tuen Mun. In this moment, I do not consider it an appropriate opportunity to proceed forward with the Redevelopment of Sports Institute project unless and until there is a fundamental change of attitude demonstrated by the Administration. The Administration should first invest in the provision of sports infrastructure to meet the basic need of the community, in particular, there should be a committed reasonable programme for the sports ground/stadium in Area 16, Tuen Mun rather than to invest billion of dollars in the redevelopment of Hong Kong Sports Institute.

Yours faithfully,

  
Kwok Ming Chi

## APPENDIX 1.1

27 October 2005

To : Secretary for Home Affairs – Mr Partick Ho

c.c. The Chief Executive of HKSAR  
Tuen Mun District Officer  
The Hon Albert Ho Chun Yan (fax 2462 8368)

Dear Sirs,

### **Provision of Major Leisure and Cultural Services Facilities**

I note that you have provided some false and misleading information in your LC Paper No. CB(2)185/05-06(1) addressed to the LegCo :-

- (i) It is not true that there are no existing sport grounds in Yau Tsim Mong district. Mongkok Stadium is a very good sport ground in Yau Tsim Mong District.
- (ii) Section 11.11 of Chapter 4 of HKPSG stipulates that a sport ground should contain facilities for all athletic events, the running track should be 400 m long and that the main function is to provide venues for educational institutes... . Siu Lun Sport Ground in Tuen Mun is simply a football field with a 110-m track. It cannot replace the function of a true sport ground. Many schools in Tuen Mun have to hold their sport day outside Tuen Mun. Tuen Mun therefore has only one sport ground. The figure contained in Annex 3 of the your Paper (which states that Tuen Mun has two sport grounds) is wrong. There is a shortfall of one sport ground in Tuen Mun and there is a genuine and urgent need to construct a new sport ground in Tuen Mun.
- (iii) Tuen Mun has a population of 516,800 requiring 1.8 swimming pools. You round this figure down to 1 in Annex 3. However, Wan Chai has a population of 144,500 requiring 0.5 swimming pools. You round this figure up to 1. You have adopted inconsistent approaches in the manipulation of the figures. Disregarding the reasons behind, your inconsistent approach will cause the readers of your Paper unable to appreciate the urgency of the project from the figures provided by you.

# APPENDIX 1.1

Yours faithfully,

**(Signed)**

Kwok Ming Chi



政府總部  
民政事務局

香港灣仔  
告士打道五號  
稅務大樓  
四十一樓

GOVERNMENT SECRETARIAT

HOME AFFAIRS BUREAU  
41/F, REVENUE TOWER  
5 GLOUCESTER ROAD  
WAN CHAI  
HONG KONG

本局檔號 OUR REF : LM No. 211(05)

來函檔號 YOUR REF :

電話 TEL NO : 2594 5670

圖文傳真 FAXLINE : 2519 7404

18 November 2005

Dear Mr Kwok,

### **Provision of Major Leisure and Cultural Services Facilities**

Thank you for your letter of 27 October 2005 drawing our attention to your observations on Annex 3 of the LegCo Paper No. CB(2) 185/05-06(01) on the 'Report on the Ex-Municipal Council Projects'.

We apologise for the inadvertent omission of Mongkok Stadium from Annex 3 of LegCo paper cited above. We confirm that Mongkok Stadium is an existing provision in the Yau Tsim Mong District. Suitable amendments would be made to the document and we will inform the LegCo secretariat accordingly.

Regarding the points (ii) and (iii) raised in your letter, you may wish to note that paragraph 5 of Chapter 1 of the Hong Kong Planning Standards and Guidelines explains, among other things, that "the planning standards and guidelines should be applied with a degree of flexibility, having regard to land use demands, local conditions, development constraints and resource availability". Hence, the data on Annex 3 to the paper would serve only as a reference.

In considering whether to proceed with any new leisure and cultural services (LCS) projects, the level of the existing provision of LCS facilities in the respective districts is only one of the many factors that we would take into account. Reference would also be made to a host of other relevant elements including the views of the District Councils, the movement of population, the changing needs of the community, the utilization rates of the existing LCS facilities and the availability of resources. Hence, the presentation on Annex 3 regarding the Siu Lun Sports Ground in Tuen Mun District and the requirement of one swimming pool in Wanchai District should be viewed with this overall perspective in mind.

Thank you once again for sharing your comments with us.

Yours sincerely,



(Maggie Chow)

for Secretary for Home Affairs

**c.c.**

The Hon Albert HO Chun-yan (Fax No. 2462 8368)

CE's Office

SHA (Attn.: Mr. John CHAN)(Fax No. 2537 6319)

DLCS (Attn.: Mrs. Cynthia LUEN)(Fax No. 2695 3886)

Tuen Mun District Officer (Fax No. 2450 3014)

## APPENDIX 1.3

22 May 2006

To : Secretary for Home Affairs (fax 2526 4083)  
Director of Leisure and Cultural Services (fax 2695 3886)

c.c. The Hon. Albert Ho Chun Yan (fax 2462 8368)  
The Hon. Albert Chan Wai Yip (fax 2417 9985)  
Tuen Mun District Council (fax 2450 3014)

Dear Sirs,

### **Stadium/Sports Ground at Area 16, Tuen Mun**

A stadium is proposed in Tuen Mun Outline Zoning Plan (OZP) and Chapter 4 of the Hong Kong Planning Standards and Guidelines (HKPSG). I write to urge the government to implement as soon as possible, with the following justifications :-

- (1) According to HKPSG, Tuen Mun, with a population of about 500,000, should have two sports grounds and currently Tuen Mun only have one sports ground (Tang Siu Kin Sports Ground). Siu Lun Sports Ground, which only possesses a 110-m running track and cannot be used for sporting events for educational institutes, definitely cannot be classified as a sports ground under the HKPSG
- (2) Tuen Mun is a mature new town and its population already reached 500,000 in the late 1990s. The development of Tuen Mun New Town can be dated back to the 1970s and the said stadium/sports ground had been shown in the relevant OZP for more than 10 years. New towns like Sha Tin, Yuen Long and Tsuen Wan - Kwai Tsing, which commenced development in the same era as Tuen Mun New Town, have already fulfilled the standard for the provision of sports ground many years ago. The government therefore has no reasons to defer the development of the said stadium/sports ground at Area 16, Tuen Mun



## APPENDIX 1.3

- (3) HK's main sports facilities are concentrated in the eastern part of the territory, for instance, the Sports Institute in Sha Tin and water sports facilities in Sai Kong. Recently, the Home Affairs Bureau also proposes to develop the ex-Kai Tak Airport into a sport city. They are all very remote from NT West. Given the geographical distribution of such existing and future sports facilities, the development of the said stadium/sports ground is fully justified. The government shall balance the need and interest of all parts of the society.
- (4) The site for the stadium/sports ground, which has been reserved many years ago, is on government land. There is no need to resume private land and no technical problems are envisaged.

The site at Area 16, Tuen Mun is reserved as a "stadium" in the relevant OZP and HKPSG. Indeed I cannot find the difference between a "stadium" and a "sports ground", other than their spectator capacity. My idea is that the government can first develop the "stadium" with a scale similar to Ma On Shan Sports Ground and upgrade it into a genuine stadium in future if the need so justifies. The government can even drop the idea of a "stadium" in Area 16, Tuen Mun and simply develops a sports ground there. The sports ground can be used by local society for various sports activities and by local educational institutes for holding sports events. As the site is quite large (about 6 hectares), any area surplus to the requirement of a sports ground can be used for other sports activities like skating rink or cycling rink. With Tuen Mun Swimming Pool in its vicinity, the whole area (i.e. the said stadium/sports ground + Tuen Mun Swimming Pool) can be used as a training base for various sports activities.

Yours faithfully,

(Signed)

Kwok Ming Chi



電話 TEL: 2601 8677

傳真傳真 FAX: 2695 3886

本署地址 OUR HEAD OFFICE (14) in L/M (2) in LCS 1/HQ 728/77(8) III

來函查詢 INQUIRY: (14) in L/M (2) in LCS 1/HQ 728/77(8) III

4 July 2006

Dear Mr Kwok,

### **Stadium/Sports Ground at Area 16, Tuen Mun**

Thank you for your letter dated 22 May 2006 addressed to the Secretary for Home Affairs and the Director of Leisure and Cultural Services Department. The Secretary for Home Affairs has asked me to also reply on his behalf. Further to our interim reply sent to you on 1 June 2006, our detailed reply is given below.

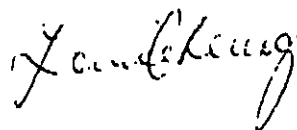
In considering the provision of sports facilities, the Hong Kong Planning Standards and Guidelines (HKPSG) is taken as a reference. Other factors specific to local situation would have to be considered. These include the views of the District Councils, the movement of population, the changing needs of the community, the utilization rates of the existing facilities and the availability of resources.

With reference to the HKPSG, with the current population of 515,000 the Tuen Mun District can be provided with two sports grounds. At present, two sports grounds, namely Tuen Mun Tang Shiu Kin Sports Ground and Siu Lun Sports Ground, are already provided in the district. Taking the relevant factors into consideration, there is no plan for the provision of new sports ground/stadium in the district at this stage.

APPENDIX 1.4

Thank you for sharing your suggestions with us.

Yours sincerely,



( Miss Louise CHEUNG )  
for Director of Leisure and Cultural Services

c.c. Secretary for Home Affairs (Attn: Mr Danny Sung)  
The Hon Albert Ho Chun Yan  
The Hon Albert Chan Wai-yip  
Secretary, Tuen Mun District Council

**Fax No.**

2526 4083  
2462 8368  
2417 9985  
2450 3014

## APPENDIX 2.1

26th November 2004

Letter to : Director of Leisure and Cultural Services  
(Attn : Planning Section, fax 2695 3886)

Dear Sirs,

### **Proposed Swimming Pool at Area 29, Tuen Mun**

Thank you for your letter ref (204) in LCS 2/HQ 728/83 (8) II dated 5-6-2004 in response to my letter of 26-5-2004. You advised that there are two swimming pools in Tuen Mun, namely, Tuen Mun Swimming Pool and Jockey Club Yan Oi Tong Swimming Pool. Your advice is rather misleading because the latter swimming pool is only regarded as a leisure pool and indeed there is only one swimming pool in Tuen Mun.

You are reluctant to respond to one of my questions in my letter of 26-5-2004 i.e. whether there are over supply of swimming pools and under supply of swimming pools. Yet, definitely there are over supply of swimming pools on HK Island (1,340,000 people requiring  $1,340,000/287,000 = 4.7$  swimming pools against 6 standard swimming pools provided : Chai Wan, Victoria Park, Morrison Hill, Wan Chai, Kennedy Town and Pao Yu Kong Swimming Pools) and there are under supply of swimming pool in Tuen Mun : only one Tuen Mun Swimming Pool for 490,000 people (based on 2001 census, see Census and Statistic Department's website). The required number of swimming pool is  $490,000/287,000 = 1.7$  and there is shortfall of 0.7 swimming pool in Tuen Mun.

Sha Tin (including Ma On Shan) has a population of 630,000 (based on 2001 census), requiring  $630,000/287,000 = 2.2$ . There are two swimming pools in Sha Tin (Sha Tin Jockey Club and Ma On Shan Swimming Pools) and so there is a shortfall of 0.2 swimming pool. A new swimming pool (Hin Tin Public Swimming Pool – Phase II, see Architectural Services Department's website) is on the way to make up the deficiency of only 0.2 swimming pool. With particular reference to this Sha Tin case and Tuen Mun case, would you please advise me how you prioritize your projects.

## APPENDIX 2.1

Looking forward to receiving your prompt reply.

Yours faithfully

**(Signed)**

MC Kwok

c.c. The Hon Albert Ho Chun Yan (fax 2462 8368)  
The Hon Albert Chan Wai Yip (fax 2415 7070)



電話 TEL: 2601 8677

圖文傳真 FAX NO: 2695 3886

本署檔號 OUR REF: (213) in LCS 2/HQ 728/83 (8) II

來函檔號 YOUR REF:

16 December 2004

Dear Mr Kwok,

**Proposed Swimming Pool at Area 29, Tuen Mun**

Thank you for your letter of 26.11.2004.

As explained in my letter of 5 June, resource availability is one of the factors that needs to be taken into account by the Department in taking the above project forward. Given the present stringent financial position of Government, priority cannot be accorded to the project for implementation at this point in time. Nonetheless, we would continue to review the status of the project at regular intervals and complete the pre-requisite planning procedure for the project. We would also try to seek the necessary funding support from the Government Secretariat to move the project forward when circumstances permit.

As regards the provision of swimming pools in other districts, you would appreciate that recreational facilities in different districts were planned and constructed at different time subject to the prevailing conditions and circumstances at that time. A simple comparison on level of provision of facilities between districts based on their population may not be appropriate. Furthermore, as indicated in my previous letter, the population-based standard in the Hong Kong Planning Standards and Guidelines is only one of the factors being considered by the Department in planning our leisure and recreational facilities.

Thank you again for your concern on the above project. Please feel free to contact the undersigned if further clarification on the above information is required.

Yours sincerely,



( Eddie S H NG )  
for Director of Leisure and Cultural Services

**c.c.**

The Hon Albert Chan Wai-yip  
The Hon Albert Ho Chun-yan

Fax No. 2415 7070  
Fax No. 2462 8361

**Internal**

DLM(TM)(Attn: Ms Grace Fung) - with copy of Mr Kwok's letter of 26.11.04