

**For information**

**Legislative Council Panel on Home Affairs  
District Open Space in Area 9, Tsing Yi and  
Recreational Development at North Ap Lei Chau Reclamation**

**PURPOSE**

This paper informs Members of the two capital works projects which we plan to submit to the Public Works Subcommittee (PWSC) for discussion at its meetings in May 2007. If Members of the Home Affairs Panel would like to discuss any of these projects, we would make arrangement with the Secretariat for them to be discussed at the meeting of the LegCo Panel on Home Affairs before they are submitted to the PWSC for consideration.

**THE PROJECTS**

2. We plan to submit the following two capital works projects for consideration by the PWSC at its respective meetings on 9 May and 23 May 2007 -

- (i) District Open Space (DOS) in Area 9, Tsing Yi; and
- (ii) Recreational Development at North Ap Lei Chau Reclamation.

3. These two projects are among the 25 projects identified for priority implementation in the Chief Executive's 2005 Policy Address. The DOS in Area 9, Tsing Yi, would provide more outdoor sports facilities supported with passive landscaped areas and sitting-out facilities for the residents in Tsing Yi. The Recreational Development project at North Ap Lei Chau Reclamation would help meet the demand for additional recreation and leisure facilities in Ap Lei Chau.

4. Subject to the approval of the funding application by the Finance Committee, the construction of the DOS in Area 9, Tsing Yi, is expected to commence in November 2007 for completion in October 2009 whereas that of the Recreational Development project at North Ap Lei Chau Reclamation is targeted to start in October 2007 and to be completed in March 2009.

5. The details of the two projects are provided at **Annexes 1 to 2**. We have consulted the Kwai Tsing District Council and the Southern District Council and both of them are in support of the proposed projects and urged for their early implementation.

Leisure and Cultural Services Department  
March 2007

## **Legislative Council Panel on Home Affairs District Open Space in Area 9, Tsing Yi**

### **Purpose**

This paper seeks Members' support for the development of a District Open Space (DOS) in Area 9, Tsing Yi.

### **Background**

2. This project is one of the ex-Municipal Council projects and is one of the 25 priority projects announced in the CE's Policy Address in 2005.

3. Having an area of about 5.6 hectares in Area 9, Tsing Yi, the project site comprises a former private shipyard and a large portion of reclaimed land under the reclamation project conducted by the Civil Engineering and Development Department. The project site is now available for development. A site plan is at **Enclosure**.

### **Project Scope**

4. The proposed scope of the project comprises –

- (a) a waterfront promenade;
- (b) a jogging trail with fitness stations;
- (c) an 11-a-side artificial turf soccer pitch;
- (d) two basketball courts cum volleyball courts;
- (e) a fitness corner with elderly fitness stations;
- (f) children play areas with play equipment for different age groups;

- (g) landscaped areas for sitting-out and gateball activities;
- (h) cycling and skateboarding areas and a bicycle kiosk;
- (i) a hard-paved area for multi-purpose activities such as tai chi activities;
- (j) car parking spaces for private cars, motorcycles and coaches; and
- (k) a service building with ancillary facilities including toilets with changing facilities, office and store rooms.

## **Justifications**

5. Tsing Yi New Town is a densely populated residential area with high-rise residential developments such as Cheung On Estate, Cheung Fat Estate, Tsing Yi Estate, Cheung Hong Estate, Cheung Ching Estate, Ching Tai Court, Ching Nga Court, Ching Wang Court, Villa Esplanada and Tierra Verde. It has a population of around 200 000 at present.

6. As a reference, the Hong Kong Planning Standards and Guidelines suggest a provision of about 40 hectares of public open space for the current population in the Tsing Yi New Town. At present, there are about 55 hectares of public open space in Tsing Yi, including about 28 hectares of open space provided by the Housing Department. In considering the development of new leisure projects, we also take into account other factors including the views of the Kwai Tsing District Council, the changing needs of the community and the utilisation rates of existing facilities. The utilisation rate of existing leisure facilities in Tsing Yi is very high and there is continuous demand for active outdoor recreation and sports facilities. The existing basketball courts and soccer pitches in the area are well patronised. In 2006, the utilisation rate of the in-field 11-a-side natural turf soccer pitch at Tsing Yi Sports Ground is as high as 100%. The hard-surfaced soccer pitch and basketball court in Tsing Yi Park are also well patronised by the public. There are no LCSD gateball facilities in Tsing Yi area. Further provision of more outdoor sports facilities supported with passive landscaped areas and sitting-out facilities would be highly welcome by residents.

7. There are a number of private and public housing estates in the vicinity of the project site, namely Cheung On Estate, Cheung Fat Estate, Ching Tai Court, Ching Nga Court and Villa Esplanada. The total population of these estates is about 54 000. There are also two secondary schools and three primary schools nearby. Located within 5 to 20 minutes walking distance from these estates, the proposed district open space would become a popular leisure venue for the local residents and will further improve their living environment.

### **Public Consultation**

8. We consulted the Recreation and Culture Committee (RCC) of Kwai Tsing District Council on 14 October 2004 on the scope of the project. Members supported the project.

9. We consulted the RCC on the conceptual layout of the project on 5 October 2006. Members expressed support and urged for its early implementation.

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

10. The estimated cost of the project is \$172.8 million at September 2006 price level.

11. Subject to funding approval by the Finance Committee, construction works are expected to commence in November 2007 for completion in October 2009.

### **Way Forward**

12. We intend to submit the project to the Public Works Subcommittee of the Finance Committee for consideration at its meeting on 9 May 2007.

**Advice Sought**

13. Members are invited to support the implementation of the proposed project.

Leisure and Cultural Services Department  
March 2007



402RO  
DISTRICT OPEN SPACE  
IN AREA 9, TSING YI  
青衣第9區地區休憩用地

drawn by Ada Cheung

date  
23 - 2 - 2007

drawing no.  
AB/5412/XA001

scale  
1:2500

approved by Jimmy Yeung

date  
23 - 2 - 2007

office ARCHITECTURAL BRANCH



ARCHITECTURAL  
SERVICES  
DEPARTMENT

**Legislative Council Panel on Home Affairs  
Recreational Development at North Ap Lei Chau Reclamation**

**Purpose**

This paper seeks Members' support for the Recreational Development at North Ap Lei Chau Reclamation (the Project).

**Background**

2. The project is one of the 25 priority projects announced in the January 2005 Policy Address.

**Location of the Project Site**

3. The Project covers a site of about 1.77 hectares along the waterfront at the northern shore of Ap Lei Chau. Currently, part of the site is vacant and part of it is being occupied by Citybus as a depot under a short term tenancy, which will expire in October 2007 to tie in with the implementation of the Project. A site plan is at **Enclosure**.

**Scope of the Project**

4. The proposed scope of the Project comprises –

- (a) a waterfront promenade with the theme of traditional fishing harbour, vantage points, including a wind tower and viewing platform, for appreciation of the original fishing-junks and lifestyle of the fishing community;
- (b) a multi-purpose piazza for activities such as Tai Chi exercise;
- (c) a display gallery of fishing industry;
- (d) a walking cum jogging trail;

- (e) sitting-out area and landscaped garden;
- (f) an elderly exercise corner with fitness equipment;
- (g) landscaped area to demarcate the park boundary and provide a good visual buffer to screen off the surroundings; and
- (h) ancillary facilities including a service building with toilets.

### **Justification**

5. The Project site is located in Ap Lei Chau which has a population of around 94,000. According to the Hong Kong Planning Standards and Guidelines, 18.8 hectares of public open space should be provided to meet the needs of the existing population. At present, only 3.5 hectares of open space are provided by LCSD in Ap Lei Chau. There is great demand for the provision of more leisure facilities in the vicinity including Ap Lei Chau Estate, Lei Tung Estate and South Horizons.

6. The District Council has expressed concern over the shortage of open space in Ap Lei Chau and urged for the early implementation of the Project to improve and beautify the surrounding environment of the waterfront upon the relocation of the Citybus Depot, as well as to tie in with the proposed redevelopment plan of the Ocean Park and the tourism initiatives to be implemented along both sides of the Aberdeen Harbour, i.e. Aberdeen and Ap Lei Chau. Hence, it is opportune to develop the site into a waterfront promenade which would help meet the demand for additional recreation and leisure facilities in the area.

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

8. The Project is now in Category B. The estimated cost of the Project is \$ 83.23 million at September 2006 price level. Subject to funding approval from the Finance Committee, construction is expected to commence in October 2007 for completion in March 2009.



## **Public Consultation**

9. We consulted the Planning, Works and Housing Committee (PWHC) of the Southern District Council on 6 June 2005 on the scope of the Project and members expressed their support.

10. We consulted the PWHC on 23 October 2006 and 26 February 2007 on the design of the Project. Members welcomed the design which reflects the unique character and history of the areas, and they reiterated their strong support for the Project and urged for its early implementation.

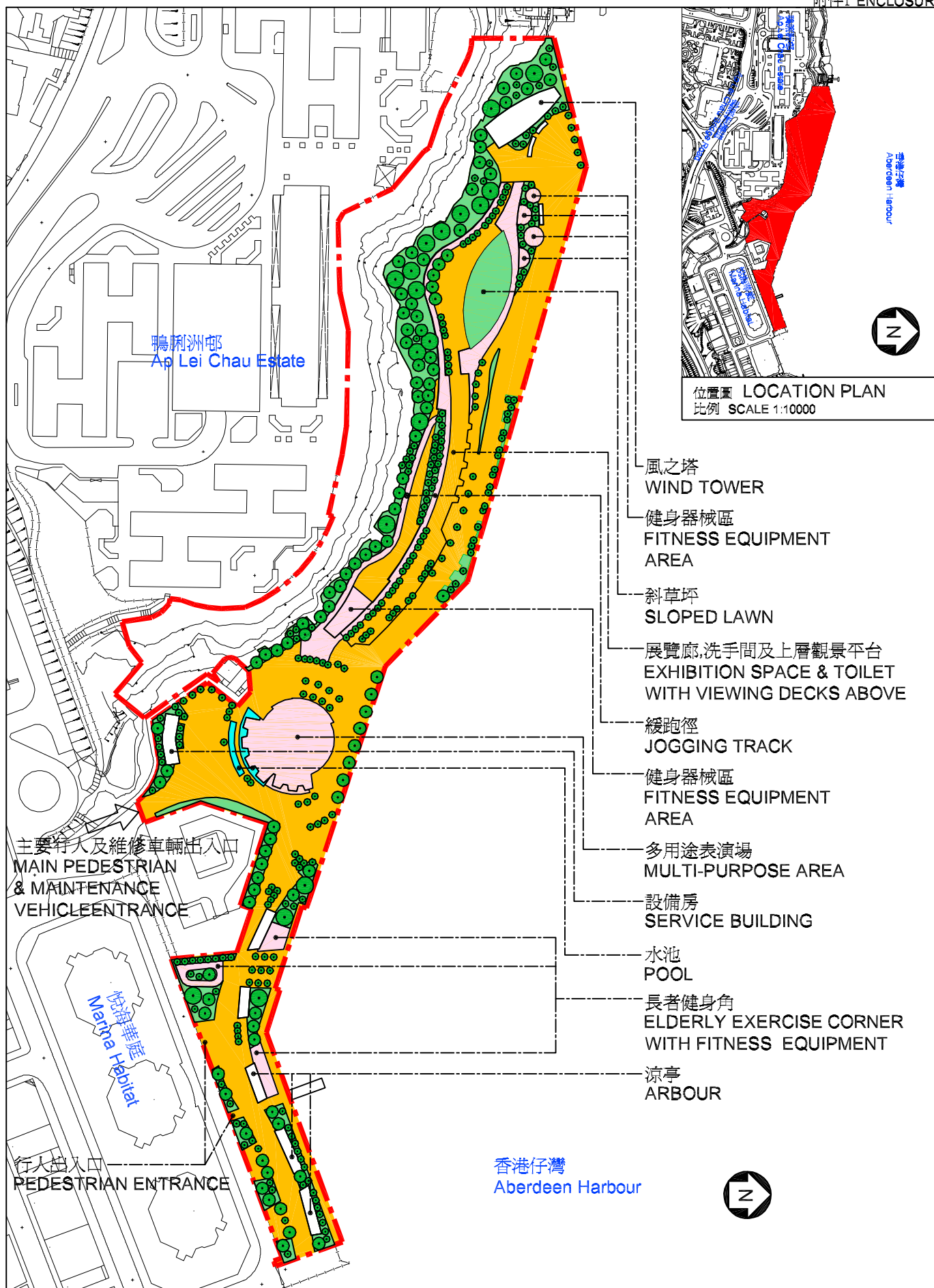
## **Way Forward**

11. We intend to submit the project to the Public Works Subcommittee of the Finance Committee for consideration at its meeting on 23 May 2007.


## **Advice Sought**

12. Members are invited to support the implementation of the proposed project.

Home Affairs Bureau  
March 2007



位置圖 LOCATION PLAN  
比例 SCALE 1:10000

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|--|--------------------------------|---|------------------------------|-----------------|
| title 408RO<br>北鴨洲康樂發展工程<br>RECREATIONAL DEVELOPMENT<br>AT NORTH AP LEI CHAU | drawn by<br>SING               | date<br>09/02/07  | drawing no.<br>AB\4217\XA201 | scale<br>1:2000 |
|  | approved<br>JENNY CHAN         | date<br>09/02/07  |                              |                 |
|  | office<br>ARCHITECTURAL BRANCH |  ARCHITECTURAL<br>SERVICES<br>DEPARTMENT |                              |                 |