

For information

**Legislative Council Panel on Home Affairs
PWSC Submissions on 19 December 2006**

PURPOSE

This paper informs Members of the five capital works project which we plan to submit to the Public Works Subcommittee (PWSC) meeting on 19 December 2006. If Members of the Home Affairs Panel would like to discuss any of these projects, we would make arrangements with the Secretariat for them to be discussed at the Panel meeting before they are submitted to the PWSC for consideration.

THE PROJECTS

2. We plan to submit the following five capital works projects for consideration by the PWSC at its meeting on 19 December 2006 –

- (i) Improvement to Victoria Park Tennis Centre (VPTC);
- (ii) Ma On Shan Waterfront Promenade;
- (iii) District open space in Shek Yam Estate - phases 1 and 4, Kwai Chung;
- (iv) Local open space in Area 28, Fanling/Sheung Shui; and
- (v) Local open space in Sham Tseng Area 50, Tsuen Wan.

3. These five projects are among the 25 projects identified for priority implementation in the Chief Executive's 2005 Policy Address. The VPTC item is a renovation project which aims to upgrade the existing facilities of the VPTC so that it can be used to hold international tennis tournaments in Hong Kong. The VPTC will also be used as one of the venues for the East Asian Games (EAG) to be held in 2009. To meet the tight works schedule required for this project, with the target start and completion dates of February 2007 and July 2009 respectively (the works will be carried out in phases to avoid disruption of the major tennis events), we propose to put forward this project to the PWSC for consideration in December 2006 while the funding proposals for the remaining EAG projects will be submitted to the PWSC for consideration in January 2007. A separate paper on the other EAG venue upgrading works will be presented to Members of the Panel on Home Affairs for consideration at its meeting to be held on 8 December 2006.

4. The other four projects aim to provide the much needed leisure and recreational facilities in Sha Tin, Kwai Tsing, North and Tsuen Wan Districts.

5. The details of the five projects are provided at Annexes 1 to 5. We have consulted the District Councils concerned and all of them are in support of the proposed projects and urged for their early implementation.

Legislative Council Panel on Home Affairs Improvement to Victoria Park Tennis Centre

Background

This project is among the 25 projects identified for priority implementation in the Chief Executive's 2005 Policy Address.

2. Occupying an area of 3,900 m² and located at the centre of the Victoria Park, the Victoria Park Tennis Centre (VPTC) comprises a centre court with a spectator stand with about 3,600 seats. It has been open for public use for over 25 years since 1981. A site plan is at the **Enclosure**.

Project Scope

3. The proposed scope of the project comprises –
- (a) refurbishment of the centre court and upgrading of the lighting facilities;
 - (b) renovation of the ticketing office, admission entrance and turnstiles at the administration block at the southern side of VPTC;
 - (c) renovation and upgrading of the supporting facilities including the provision of VIP rooms, tournament office for officials and organizers, media rooms, anti-doping room and addition of toilet facilities for the athletes, judges and spectators, electronic scoreboard etc;
 - (d) provision of a temporary cubicle office with appropriate office setup inside the Victoria Park for relocation of about 20 management staff currently accommodated at the existing management office beneath the spectator stand; and
 - (e) provision of thematic design to create a visible and coherent sports identity for the 2009 East Asian Games (EAG).

Justifications

4. The VPTC is the only tennis centre in that can be used for holding international tennis tournaments in Hong Kong and it will be used as one of the competition venues for the 2009 EAG. Since its facilities were built over 25 years ago, they have become inadequate and outdated. We aim to improve and upgrade the facilities of VPTC to meet the latest requirements for holding major tennis events and competitions at international level. The improvement works will not only facilitate the holding of the tennis competition of the 2009 EAG, but will also strengthen our position to hold more international tennis events in Hong Kong in future. As all the required facilities will be provided in the existing centre and no additional building blocks will be built, the existing park management office has to be vacated and relocated to a temporary cubicle office to provide the necessary space for the improvement works.

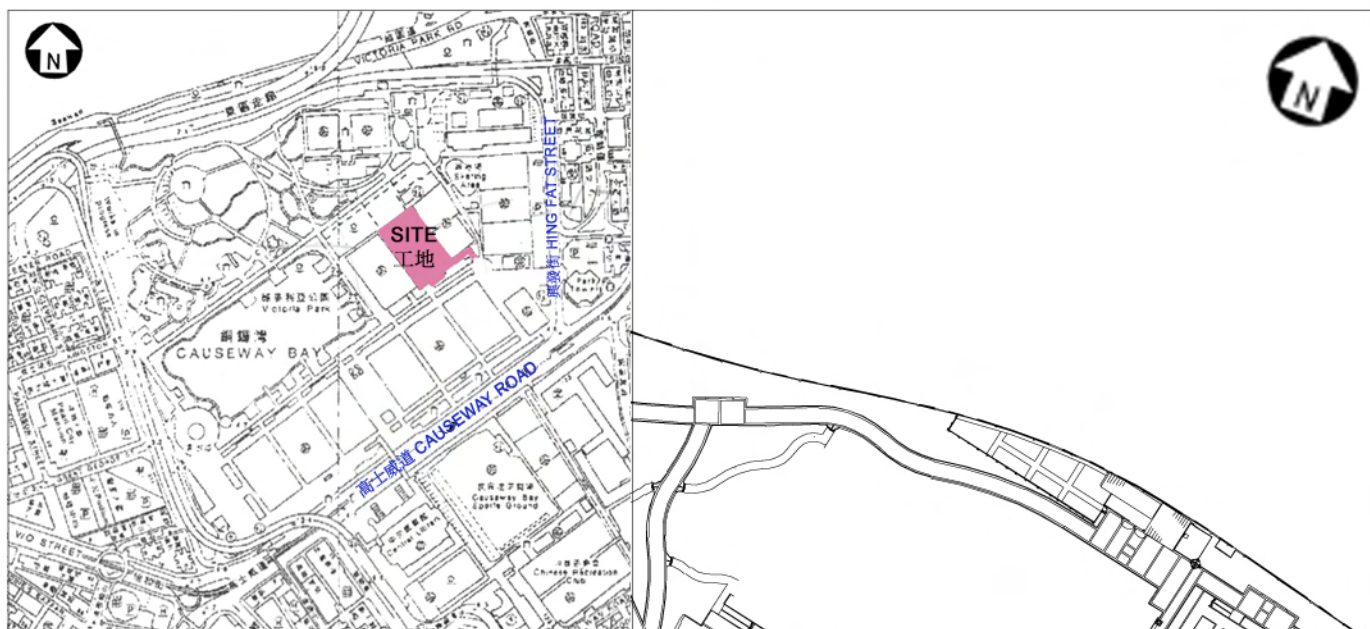
Public Consultation

5. On 26 May 2005, the Leisure and Culture Committee (LCC) of the Eastern District Council was consulted on the scope of the project. The project was strongly supported by the LCC for early implementation. The LCC was consulted again on the design of the project on 20 July 2006. It reiterated its strong support for the project and urged for its early implementation.

Project Estimate and Implementation Plan

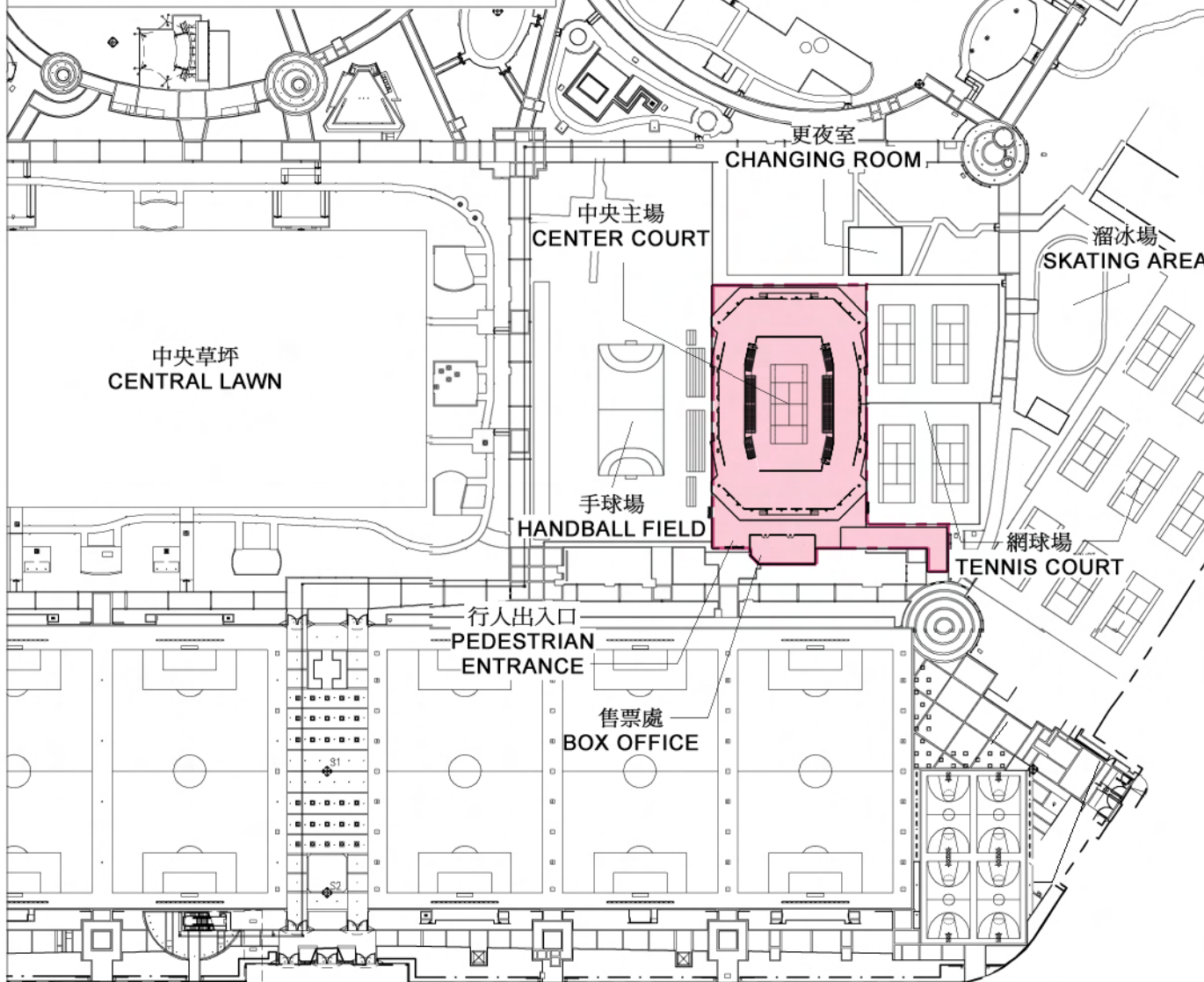
6. The estimated cost of the project is \$71 million at September 2006 price level.

7. Subject to the approval of the funding application by the Finance Committee, the construction works are expected to start in February 2007 for completion in July 2009. Works would be suspended from January to April in 2008 as well as in the same period for 2009 to facilitate the holding of the annual major tennis tournaments.



LOCATION PLAN

SCALE 1:6000



20m 0 40m

title 6965
IMPROVEMENT TO
VICTORIA PARK
TENNIS CENTER
維多利亞公園網球中心
改善工程

drawn by KENNY NGAI

date 27/10/06

approved S.Y. WAN

date 27/10/06

office PROJECT MANAGEMENT BRANCH 3

drawing no.

SK-MLP01

scale

1 : 2000



ARCHITECTURAL
SERVICES
DEPARTMENT

Legislative Council Panel on Home Affairs Ma On Shan Waterfront Promenade

Background

This project is among the 25 projects identified for priority implementation in the Chief Executive's 2005 Policy Address.

2. Occupying an area of about 5.2 hectares, the project site is a 3.2 kilometers (km) long strip of land starting from Ma On Shan Park in Area 100 to Kam Tai Court in Area 77, Ma On Shan. It is currently vacant. A site plan is at **Enclosure**.

Project Scope

3. The proposed scope of the project comprises –
- (a) a footpath and jogging trail with fitness stations suitable for people of different ages;
 - (b) an extensive landscaped area with sitting-out facilities, including Tai Chi areas, pebble walking trails, a dog garden and elderly fitness stations;
 - (c) children play areas for different age groups;
 - (d) ancillary facilities including toilet blocks, store room and loading and unloading area etc; and
 - (e) upgrading of about 2.5 km long existing seawall.

Justifications

4. Ma On Shan is a densely populated and fast developing new town with high-rise residential buildings. It has a current population of around 191,300, which is expected to increase by 7.27% to 205,200 by 2013. In view of the increase in population, there is a need to provide more recreational facilities such as jogging trail, fitness stations, children play areas, sitting-out facilities and landscaped areas to cope with the increasing demand.

5. As a reference, the Hong Kong Planning Standards and Guidelines suggests a provision of about 38 hectares of public open space for the current population in Ma On Shan. At present, there are about 45 hectares of public open space provided in Ma On Shan, including about 27 hectares of local open space provided by the Housing Department. In considering the development of new leisure and cultural services projects, we also take into account other factors including the views of the District Council, the changing needs of the community and the utilization rates of existing facilities. The District Council has urged for the provision of more recreational and leisure facilities, and there is no similar promenade in Ma On Shan. The proposed project would help to further improve the provision of public open space in this new town.

Public Consultation

6. On 29 June 2006, the Culture, Sports and Community Development Committee (CSCDC) of Sha Tin District Council was consulted on the design of the project. The project was strongly supported by the CSCDC for early implementation.

Project Estimate and Implementation Plan

7. The estimated cost of the project is \$182.60 million at September 2006 price level.

8. Subject to the approval of the funding application by the Finance Committee, seawall upgrading works is expected to commence in May 2007. Phase 1 of the open space construction works covering a section from Kam Tai Court to Sui Tai Road is expected to complete in July 2009. Phase 2 from Sui Tai Road to Ma On Shan Park is expected to complete in July 2010.

Leisure and Cultural Services Department
November 2006



北面廣場入口
NORTHERN ENTRANCE PLAZA

風力發電儀
WIND TURBINE

太極場
TAI CHI AREA

海典居
VILLA OCEANIA
馬鞍山公園
MA ON SHAN PARK

迎濤灣
MARBELLA

錦豐苑
KAM FUNG COURT

鎮安邨
CHUNG ON ESTATE

蘭濤雅苑
VISTA PARADISO

觀濤雅軒
BAYCREST

海典灣
OCEAN VIEW
嘉華星濤灣
LA COSTA

准許狗隻進入區
DOGS-ARE-ALLOWED AREA

風力發電儀
WIND TURBINE

兒童遊樂場
CHILDREN PLAY AREA

第二組洗手間
TOILET BLOCK NO. 2

太極場
TAI CHI AREA

長者健身站及卵石步行徑
ELDERLY FITNESS STATION
& PEBBLE WALKING TRAIL

上落客貨區及貯物室
LOADING / UNLOADING AREA
AND STORE ROOM

車輛出入口
VEHICULAR ACCESS POINT

兒童遊樂場
CHILDREN PLAY AREA

第一組洗手間
TOILET BLOCK NO. 1

長者健身站及卵石步行徑
ELDERLY FITNESS
STATION & PEBBLE
WALKING TRAIL

太極場
TAI CHI AREA

南面廣場入口
SOUTHERN
ENTRANCE PLAZA

風力發電儀
WIND TURBINE

瑞泰路
SUI TAI ROAD

曉峰灣畔
MOUNTAIN SHORE

錦泰苑
KAM TAI COURT



位置圖 LOCATION PLAN
比例 SCALE 1 : 100000

title 395RO

MA ON SHAN WATERFRONT
PROMENADE

馬鞍山海濱長廊

drawn by

date
13/10/2006

approved

date
13/10/2006

office

ARCHITECTURAL BRANCH

drawing no.

AB/6335/XA001

scale

1:11000



ARCHITECTURAL
SERVICES
DEPARTMENT

Legislative Council Panel on Home Affairs
District open space in Shek Yam Estate - phases 1 and 4,
Kwai Chung

Background

This project is among the 25 projects identified for priority implementation in the Chief Executive's 2005 Policy Address.

2. Occupying an area of about 1.5 hectares and located at the junction of Wo Yi Hop Road and Lei Muk Road, Kwai Chung, the project site is currently vacant and ready for development. A site plan is at **Enclosure**.

Project Scope

3. The proposed scope of the project comprises –
- (a) a footpath with jogging facility;
 - (b) a fitness corner for the elderly with a pebble walking trail;
 - (c) a children play area with play equipment for different age groups;
 - (d) a landscaped area for sitting-out, gateball activities, tai chi playing and physical exercise; and
 - (e) ancillary facilities including toilets and a store room.

Justifications

4. Kwai Chung is a densely populated residential area with high-rise residential developments such as Shek Yam Estate, Shek Yam East Estate, On Yam Estate, Shek Lei Estate and Ning Fung Court. It has a current population of 326,200, which is expected to rise by about 3% to 335,900 in 2013.

5. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggest a provision of about 65 hectares of public open space for the current population in the Kwai Chung area. At present, there are about 72 hectares of public open space in Kwai Chung, including about 37 hectares of local open space provided by the Housing Department. In considering the development of new leisure and cultural services projects, we also take into account other factors including the views of the District Council, the changing needs of the community and the utilization rates of existing facilities. The utilization rate of existing leisure facilities in Kwai Tsing is very high, in particular the gateball court in Kwai Chung Sports Ground has achieved a utilisation rate of around 95% in daytime in 2005/06. Further provision of more landscaped areas and sitting-out facilities for the enjoyment of nearby residents would be highly welcome. The proposed district open space will further improve the living environment and become a popular venue for local residents.

Public Consultation

6. On 3 August 2006, the Recreation and Culture Committee of the Kwai Tsing District Council was consulted on the conceptual layout of the project. Members supported the project and urged for its early implementation.

Project Estimate and Implementation Plan

7. The estimated cost of the project is \$44.5 million at September 2006 price level.

8. Subject to the approval of the funding application by the Finance Committee, the construction works are expected to commence in April 2007 for completion in January 2009.

Leisure and Cultural Services Department
November 2006



401RO
DISTRICT OPEN SPACE IN
SHEK YAM ESTATE
-PHASES 1 AND 4, KWAI CHUNG
葵涌石蔭邨第1及4期
地區休憩用地

Drawn by
K.C. CHAN

Approved by
Eddie WU

Office
PROJECT MANAGEMENT BRANCH 3

Date
27/10/2006

Date
27/10/2006

Drawing no.
AB/6778/XA001

Scale
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ARCHITECTURAL
SERVICES
DEPARTMENT

建築署

Legislative Council Panel on Home Affairs
Local Open Space in Area 28, Fanling/Sheung Shui

Background

This project is among the 25 projects identified for priority implementation in the Chief Executive's 2005 Policy Address.

2. Occupying an area of about 1.3 hectares, the project site comprises two pieces of land in Area 28 Fanling/Sheung Shui. Site A, located at the junction of So Kwun Po Road and Pak Wo Road near the Sheung Shui Government Secondary School, will be available for development in mid 2007 after the Highway Department vacates its works area on the site. Site B, an unallocated government land with some existing vegetation, is surrounded by Po Wing Road and Pak Wo Road. A site plan is at **Enclosure**.

Project Scope

3. The proposed scope of the project comprises –
- a) a colour-coated mini soccer pitch with floodlights;
 - b) a children play area with play equipment for different age groups;
 - c) a fitness corner for the elderly with a pebble walking trail;
 - d) landscaped areas with a covered piazza and sitting-out facilities;
 - e) a dog garden; and
 - f) ancillary facilities including toilets and a store room.

Justifications

4. The North District covers Fanling and Sheung Shui. It has a population of about 291,900 and is expected to increase by 11% to 324,500 in 2013. As a reference, the Hong Kong Planning Standards and Guidelines suggest a provision of about 58 hectares of public open space for the current population. At present, there are about 66 hectares of public open space in the North District including about 28 hectares of local open space provided by the Housing Department. However, the demands for recreation and sports facilities are expected to increase considerably in Area 28 in view of the new residential developments including a public housing estate providing more than 7000 flats, to be completed in the near future. In addition, there are nine secondary/primary schools nearby. The proposed open space, with both active and passive recreational facilities, is expected to become a popular leisure venue for the nearby residents and students.

5. The Fanling/Sheung Shui new town is geographically bisected by the Kowloon-Canton Railway. The majority of the existing recreational facilities are provided on the eastern side of the railway. The nearest major open space on the western side of the railway is the Pak Fuk Tin Sum Playground, which is not within walking distance from the project site. The proposed local open space will improve the living environment in the area and provide recreational facilities to the local residents on the western side of the railway.

Public Consultation

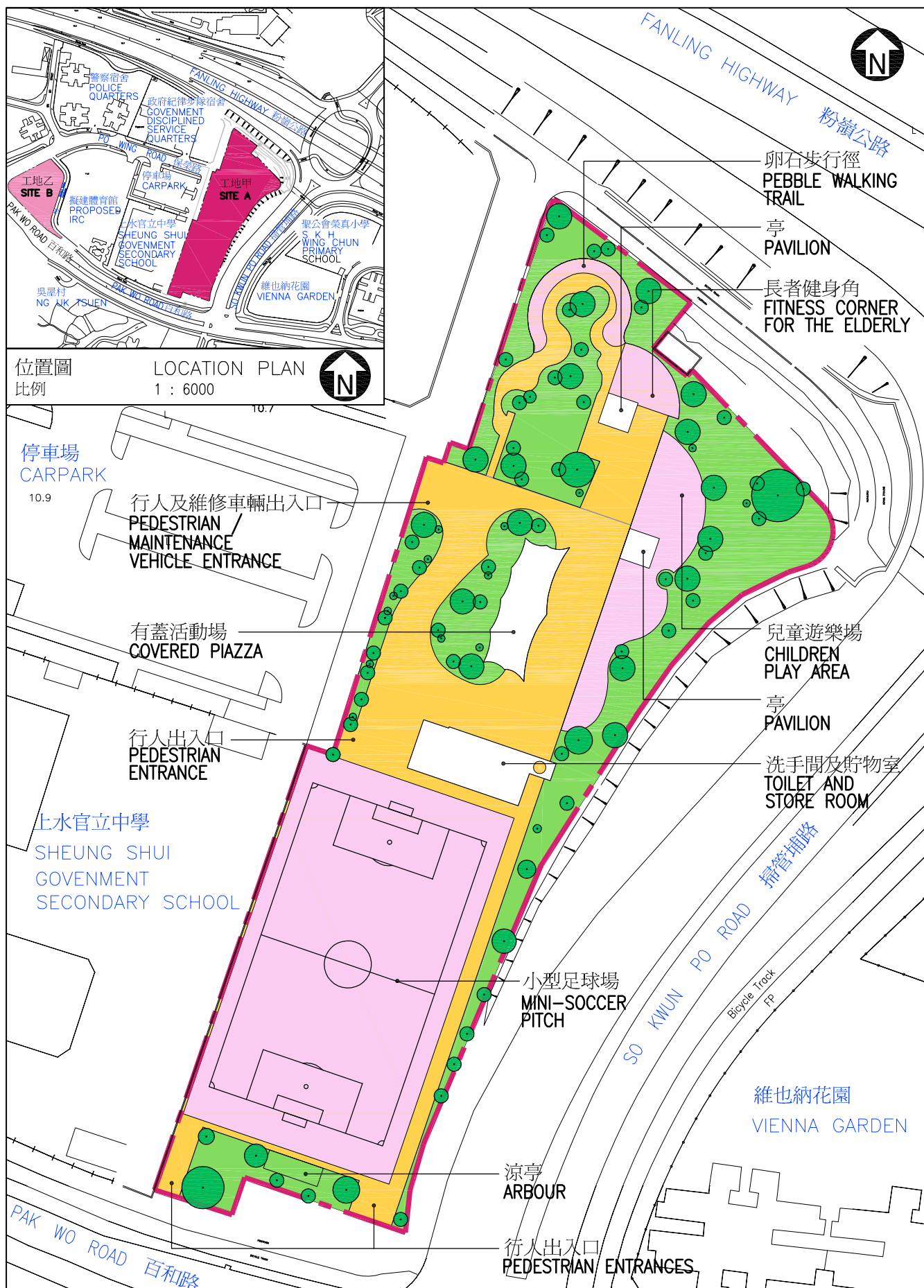
6. On 6 July 2006 and 7 September 2006, the Recreation and Culture Committee (RCC) of the North District Council was consulted on the design of the proposed open space. The project was strongly supported by the RCC for early implementation.

Project Estimate and Implementation Plan

7. The estimated cost of the project is \$35.5 million at September 2006 price level.

8. Subject to the approval of the funding application by the Finance Committee, construction works is expected to commence in April 2007 for completion in November 2008.

Leisure and Cultural Services Department
November 2006



403R0
LOCAL OPEN SPACE IN AREA 28
FANLING / SHEUNG SHUI - SITE A

上水／粉嶺第28區
鄰舍休息用地(工地甲)

Drawn by
K.C. CHAN

Approved by
Eddie WU

Office
PROJECT MANAGEMENT BRANCH 3

Date
27/10/2006

Date
27/10/2006

Drawing no.
AB/2781/XA001

Scale
1:1000



**ARCHITECTURAL
SERVICES
DEPARTMENT**

建築署



403R0
LOCAL OPEN SPACE IN AREA 28
FANLING / SHEUNG SHUI - SITE B

上水／粉嶺第28區
鄰舍休息用地(工地乙)

Drawn by
K.C. CHAN

Approved by
Eddie WU

Office
PROJECT MANAGEMENT BRANCH 3

Date
27/10/2006

Date
27/10/2006

Drawing no.
AB/2781/XA002

Scale
1:1000



ARCHITECTURAL
SERVICES
DEPARTMENT

建築署

Legislative Council Panel on Home Affairs
Local Open Space in Sham Tseng Area 50, Tsuen Wan

Background

This project is among the 25 projects identified for priority implementation in the Chief Executive's 2005 Policy Address.

2. Occupying an area of 5,920 square metres in Sham Tseng Area 50, Tsuen Wan near Sham Tsz Street, the site will be available for development in early 2007 after the Drainage Services Department vacates its works area on the site. A site plan is at **Enclosure**.

Project Scope

3. The proposed scope of the project comprises –
- (a) a seafront promenade with viewing decks;
 - (b) a colour-coated basketball-cum-volleyball court with floodlights;
 - (c) a children play area with play equipment for different age groups;
 - (d) a fitness corner for the elderly with a pebble walking trail;
 - (e) landscaped areas with sitting-out facilities;
 - (f) a dog garden; and
 - (g) ancillary facilities including toilets and a store room.

Justifications

4. At present, most of the existing recreational facilities in Tsuen Wan are provided in the town centre. Tsuen Wan has a population of about 278,000 and is expected to increase by 3.6% to 288,000 in 2013. As a reference, the Hong Kong Planning Standards and Guidelines suggest a provision of about 56 hectares of public open space for the current population. At present, there are about 74 hectares of public open space provided by the Leisure and Cultural Services Department and 9 hectares local open space by the Housing Department in Tsuen Wan. However, Sham Tseng is geographically separated from the Tsuen Wan town. There is only a playground provided underneath the elevated Tuen Mun Road in Sham Tseng serving some 18,000 residents in the vicinity. The playground is about 2,500 square meters and is relatively small with the provision of two basketball courts cum a 5-a-side soccer pitch, a pebble walking trail and sitting-out facilities. The utilization rate of the playground is high. The proposed local open space will provide additional recreational facilities in Sham Tseng to cater for the need of local residents.

5. Moreover, residential developments in Sham Tseng will continue to give rise to an increasing demand for recreational and sports facilities. There are over 18,000 residents in the vicinity of the project site, and there is a primary school in Sham Tseng. The proposed open space located along the waterfront is expected to improve the living environment of the area and become a popular recreational and leisure venue for residents and visitors in Sham Tseng.

Public Consultation

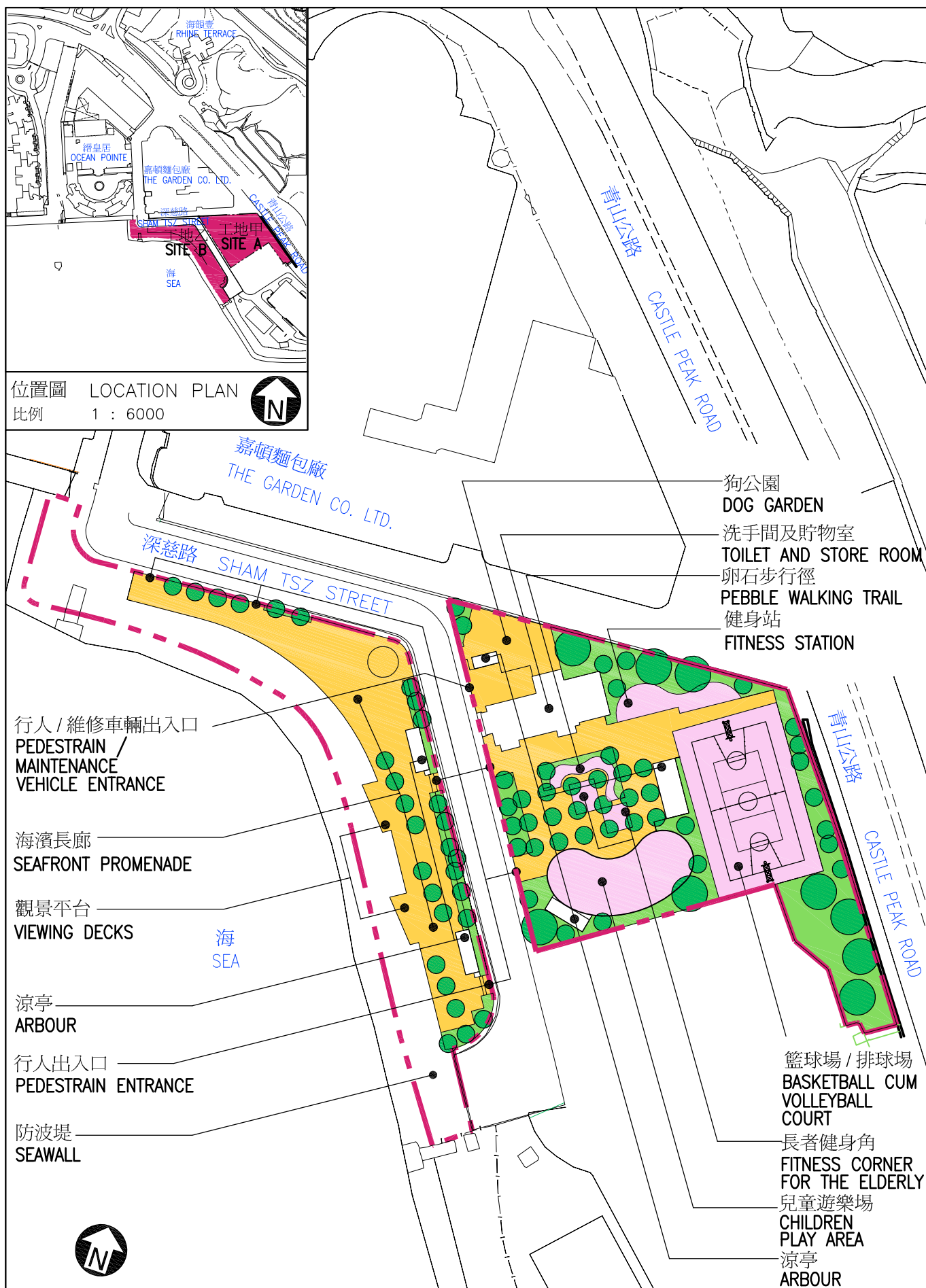
6. On 14 July 2006, the Culture, Recreation and Sports Committee (CRSC) of the Tsuen Wan District Council was consulted on the design of the proposed open space. The project was strongly supported by the CRSC for early implementation.

Project Estimate and Implementation Plan

7. The estimated cost of the project is \$20.3 million at September 2006 price level.

8. Subject to the approval of the funding application by the Finance Committee, the construction works is expected to commence in April 2007 for completion in August 2008.

Leisure and Cultural Services Department
November 2006



<p>404R0 LOCAL OPEN SPACE IN SHAM TSENG AREA 50, TSUEN WAN</p> <p>荃灣第50區深井 鄰舍休憩用地</p>	<p>Drawn by K.C. CHAN</p> <p>Approved by Eddie WU</p> <p>Office PROJECT MANAGEMENT BRANCH 3</p>	<p>Date 27/10/2006</p> <p>Date 27/10/2006</p>	<p>Drawing no. AB/5564/XA001</p> <p>ARCHITECTURAL SERVICES DEPARTMENT</p>	<p>Scale 1:1000</p> <p>建築署</p>
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