

For information

**Legislative Council Panel on Home Affairs**  
**Tseung Kwan O Complex in Area 44, Tseung Kwan O**

**Purpose**

This paper informs Members of a proposed capital works project (the project) to construct Tseung Kwan O Complex in Area 44, Tseung Kwan O that we plan to submit to the Public Works Subcommittee (PWSC) for consideration at its meeting on 26 March 2008. If Members of the Panel on Home Affairs would like to discuss the project, we would make arrangement with the Secretariat for it to be discussed at a meeting of the Panel on Home Affairs before it is submitted to the PWSC.

**Background**

2. The project is an ex-Municipal Council project and is one of the 25 priority projects announced in the January 2005 Policy Address.

## **Location of the Project Site**

3. The project site, with a total area of about 0.6 hectare, is located in Area 44, Tseung Kwan O. The project site is currently being used as a temporary sitting-out area and community garden under the management of the Leisure and Cultural Services Department (LCSD).

———— A site plan is at the **Enclosure**.

## **Project Scope**

4. The proposed scope of the project includes –

### **I. Sports Centre for LCSD**

- (a) a multi-purpose main arena with two basketball courts or two volleyball courts or eight badminton courts with a seating capacity of about 1,200 spectators;
- (b) a multi-purpose activity room;
- (c) a table-tennis room;
- (d) a fitness room;
- (e) a children play room;
- (f) a reading corner;
- (g) an indoor running track; and
- (h) ancillary facilities including booking office, changing rooms,

toilets, first aid room, baby-care room, conference room / briefing room, management office, equipment store rooms, landscaped area, car parking spaces, etc.

## **II. Community Hall for the Home Affairs Department (HAD)**

- (a) a multi-purpose hall (with a seating capacity of 450) with stage;
- (b) a stage store room;
- (c) a stage meeting room;
- (d) male and female dressing rooms;
- (e) a conference room; and
- (f) ancillary facilities including management office, store room for office, toilets, parking spaces, etc.

## **III. Office Accommodation for HAD**

### **A. Sai Kung District Office (SKDO)**

- (a) staff cellular and open plan offices;
- (b) a library, meeting room, recreation room;
- (c) an interview room; and
- (d) ancillary facilities including store room, server room, pantry, toilets, etc.

**B. Public Enquiry Service Centre (PESC)**

- (a) an open plan office and public enquiry service counter and waiting area;
- (b) an interview room; and
- (c) ancillary facilities including store room, toilet, etc.

**C. Sai Kung District Council (SKDC)**

- (a) a conference room;
- (b) press / public area; and
- (c) cellular offices for SKDC Chairman, Vice-Chairman and members.

**IV. Office Accommodation for LCSD**

- (a) shroff office and counter for booking leisure facilities and programmes;
- (b) staff cellular and open plan offices;
- (c) a conference room;
- (d) a LAN server room;
- (e) a store room for sports equipment, promotional and decoration materials and bulky horticultural equipment;
- (f) ancillary facilities including general storage, office equipment, pantry etc.

## **V. Office Accommodation for the Food and Environmental Hygiene Department (FEHD)**

Offices for the Cleansing Section, Environmental Hygiene Section, Hawker and Market Section and Pest Control Section of the Sai Kung District Environmental Hygiene Office (SKDEHO).

### **Justifications**

#### ***Sports Centre***

5. Tseung Kwan O is a fast developing new town in Sai Kung District. At present, it has a population of about 353 300 which is expected to increase by about 18% to 417 000 by 2016. As a reference, the Hong Kong Planning Standards and Guidelines suggest a provision of six sports centres for the projected population in 2016. At present, there are three sports centres in Tseung Kwan O (and three additional sports centres including this one are under active planning). The utilization of the three existing sports centres, namely Tseung Kwan O Sports Centre, Tsui Lam Sports Centre and Po Lam Sports Centre is high. The project will help meet the continuous demand for sports centres in the densely populated new town.

6. There are a number of public and private housing estates in the vicinity of the project site, namely Ming Tak Estate, Hau Tak Estate, Chung Ming Court, Yu Ming Court, On Ning Garden, Fu Ning Garden, East Point City, Residence Oasis, Nan Fung Plaza, Maritime Bay, Hin Ming Court, Yuk Ming Court, Wo Ming Court and La Cite Noble and five primary schools and three secondary schools. It is expected that the sports facilities of the new Sports Centre would be well patronised by local residents and students.

### ***Community Hall***

7. Tseung Kwan O is densely populated and there are new residential developments coming on stream in the foreseeable future. The proposed Community Hall will serve the Hang Hau area with a population of around 80 000.

8. Currently, there are 5 community halls/community centres in Sai Kung District, serving a population of 416 200. There is no community centre or community hall in the vicinity of the project site while the closest community centre, namely King Lam Neighbourhood Community Centre (KLNCC), is located in Po Lam area. The walking distance between the project site and KLNCC is around 25 minutes. The average utilization rate of KLNCC was 90% in 2007, which was much higher than the territory average of 75%. As such, KLNCC does not have spare capacity to serve residents in Hang Hau area.

9. At present, the three sports centres in Tseung Kwan O have a very high usage rate. Taking into account such a high usage and that the sports centres are not purpose-built for the organisation of community building programmes or seminars by local bodies, it would be undesirable to use the sports centres to serve community hall purposes for the population in the area.

10. There is a strong demand for community hall facilities in the area. The proposed Community Hall will serve some 80 000 residents from 13 public and private housing estates in Hang Hau. Apart from this, it is anticipated that about 13 Mutual Aid Committees, 10 Owners' Committees/Corporations, 22 schools and nurseries, 10 non-governmental organizations, some cultural and sports organizations as well as other kai fong organizations in Tseung Kwan O will use the proposed Community Hall. The lack of a community hall will adversely affect the public service and community building work in the district.

11. There is also a strong urge from SKDC members and the local community for a community hall to serve the residents in Hang Hau area.

### ***Office Accommodation for HAD***

12. At present, SKDO main office is located at Sai Kung

Government Offices Building in the Sai Kung town while the Tseung Kwan O Sub-office and the PESC are situated in KLNCC in Tseung Kwan O.

13. Sai Kung District has a total population of 416 200 of which 353 300 (about 85%) are in Tseung Kwan O. It is therefore considered necessary to shift the base of operation of SKDO from Sai Kung town to Tseung Kwan O. This would facilitate the provision of better services for the residents of Tseung Kwan O new town, and enhance the effectiveness of district administration work. To achieve administrative efficiency, it is also desirable to co-locate the staff of Tseung Kwan O Sub-office and PESC under one roof.

14. With the exception of the Sai Kung Liaison Team (occupying an area of 80m<sup>2</sup>) which will remain in Sai Kung Government Offices Building on operational grounds to provide liaison and other services to residents of Sai Kung town and the rural areas, we plan to re-provision the entire SKDO to Tseung Kwan O, including the SKDC Conference Room and the SKDC Secretariat.

15. The proposed co-location to the Tseung Kwan O Complex will achieve savings in staff management costs and administration overheads.

16. The PESC provides enquiry and other services such as



statutory declaration and free legal advice scheme to public. Government publications and leaflets are also displayed and made available at the PESCS for public collection.

### ***Office Accommodation for LCSD***

17. The existing Sai Kung District Leisure Services Office (SKDLSO) is located at Sai Kung Government Offices Building in Sai Kung town and is geographically separated from Tseung Kwan O new town which has the bulk of the population (about 85 %) of Sai Kung District. In view of the rapid development and population growth of Tseung Kwan O and that most of the major leisure and cultural facilities are located thereat; there is a genuine need of relocating the SKDLSO from Sai Kung town to Tseung Kwan O to facilitate effective district management of leisure and sports facilities. Counter services for booking of leisure facilities and programmes will continue to be provided at the Sai Kung Tennis Courts in Sai Kung town.

### ***Office Accommodation for FEHD***

18. At present, SKDEHO is located at Sai Kung Government Offices Building in Sai Kung town. To serve the community in Tseung Kwan O, FEHD also runs a Tseung Kwan O sub-office at Tsui Lam Estate. To keep pace with the rapid growth and development in Tseung Kwan O and to better serve the majority of the population of Sai Kung

District, it is necessary to have a dedicated office in Tseung Kwan O to facilitate the conduct of inspection, operation and enforcement action in a more efficient manner. Hence, it is proposed to re-locate the SKDEHO to Tseung Kwan O Complex. A sub-office will be retained in Sai Kung Government Offices Building to maintain service in Sai Kung town.

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

19. The estimated cost of the project is \$460 million in September 2007 prices.

20. Subject to funding approval by the Finance Committee, the construction is expected to commence in October 2008 for completion in May 2011.

### **Public Consultation**

21. We consulted the Culture, Recreation and Sports Committee of SKDC on the proposed scope of facilities of the sports centre on 30 September 2005. Members supported the scope.

22. We consulted the District Facilities Management Committee of SKDC on the conceptual layout of the project on 12 February 2008. Members strongly supported the project and urged for its early implementation.

### **Way Forward**

23. We intend to submit the project to the Public Works Subcommittee of the Finance Committee for consideration at its meeting on 26 March 2008.

### **Advice Sought**

24. Members are invited to support the implementation of the project.

Home Affairs Bureau

March 2008



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