

For Information

**Legislative Council Panel on Home Affairs
Sports Centre and Community Hall in Area 101, Tin Shui Wai**

Purpose

This paper informs Members of a proposed capital works project (the Project) to construct a sports centre and a community hall in Area 101, Tin Shui Wai that we plan to submit to the Public Works Subcommittee (PWSC) for consideration at its meeting on 20 May 2009. 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 PWSC.

Background

2. The Project is an ex-Municipal Council project originally entitled as “Leisure Centre in Area 101 Tin Shui Wai”. It is one of the 21 Leisure and Cultural Services projects committed for further planning and has the support of the Home Affairs Bureau.

Location of the Project Site

3. The project site, occupying an area of about 0.62 hectare (ha), is situated at the junction of Tin Shui Road and Tin Fai Road. Currently, an area of about 0.1ha of the site is being used as a temporary sitting-out area pending permanent development and the remaining area is vacant. The site plan is at **Enclosure**.

Project Scope

4. The proposed scope of the Project comprises -
- (a) Sports Centre (under the Leisure and Cultural Services Department)
 - (i) a main games arena with two basketball courts or two volleyball courts or eight badminton courts, and a spectator stand;
 - (ii) an indoor running track, two multi-purpose activity rooms combinable into a big activity room, a table tennis room, a fitness room and a children's play room;
 - (iii) an outdoor climbing wall and landscaped area; and
 - (iv) ancillary facilities including a baby care room, a first aid room, toilets and changing facilities, a management office, a booking office, a conference room, a store room, a control room, parking spaces, etc.; and
 - (b) Community Hall (under the Home Affairs Department)
 - (i) a multi-purpose hall (with a seating capacity of 450) with stage;
 - (ii) a stage store room;
 - (iii) a stage meeting room;
 - (iv) male and female dressing rooms;
 - (v) a conference room; and
 - (vi) ancillary facilities including a management office, a store room, toilets, parking spaces, etc.

Justifications

Sports Centre (under the Leisure and Cultural Services Department)

5. Yuen Long District (including Tin Shui Wai New Town) has a population of about 563 800, which is expected to increase by 15.3% to 650 200 by 2016. As a reference, the Hong Kong Planning Standards and Guidelines suggests a provision of ten sports centres for the projected population in 2016. At present, there are four sports centres in the district with two in Yuen Long New Town and two in Tin Shui Wai New Town. One additional sports centre near Tin Shui Wai Station of MTR is under construction. Two sports centres in Area 3, Yuen Long, and Kam Tin/Pat Heung respectively are under planning. The utilisation rate of the main arenas of the two sports centres in Tin Shui Wai New Town in 2008 was 77%. The Project will help alleviate the shortfall of sports centres there.

6. The project site is adjacent to the Light Rail Tin Fu Stop and surrounded by one primary school, one secondary school and several public housing developments, including Tin Yan Estate, Tin Fu Court and Tin Yuet Estate. It is expected that the Project will be highly welcomed by nearby students and local residents.

Community Hall (under the Home Affairs Department)

7. There are at present two community centres (CCs), namely Tin Shui CC (TSCC) and Tin Yiu CC (TYCC) in the southern part of Tin Shui Wai, and one community hall (CH), namely Tin Ching CH (TCCH), in the northern part of Tin Shui Wai. The average utilisation rates of TSCC, TYCC and TCCH in 2008 were 85%, 78% and 75% respectively. The proposed CH in the north-western part would help meet the need of rising population in Tin Shui Wai area particularly in the northern part.

8. Tin Shui Wai, particularly the northern part, is characterised by a high concentration of low-income groups. About 85% of the population in northern Tin Shui Wai live in public housing estates. The proposed CH would give the much-needed platform for non-government organisations to provide community activities or entertainment at a relatively low cost to the residents. This is crucial to building up their sense of belonging to the community.

Project Estimate and Implementation Plan

9. The estimated cost of the Project is about \$580 million in September 2008 prices.

10. Subject to funding approval by the Finance Committee, construction is expected to commence in November 2009 for completion in June 2012.

Public Consultation

11. We consulted the Culture, Recreation and Sports Committee of the Yuen Long District Council (YLDC) on the scope of the Project on 7 November 2006 and 9 January 2007. Members supported the Project and urged for its early implementation.

12. We consulted the District Facilities Management Committee of YLDC on the conceptual layout of the Project on 9 January 2009. Members supported the Project and urged for its early implementation.

13. We consulted the primary school and the secondary school nearby in December 2008, and the mutual aid committees of Tin Yan Estate and Tin Yuet Estate as well as the Incorporated Owners of Tin Fu Court in the vicinity of the project site on the development of the Project in April 2009. They supported early implementation of the Project.

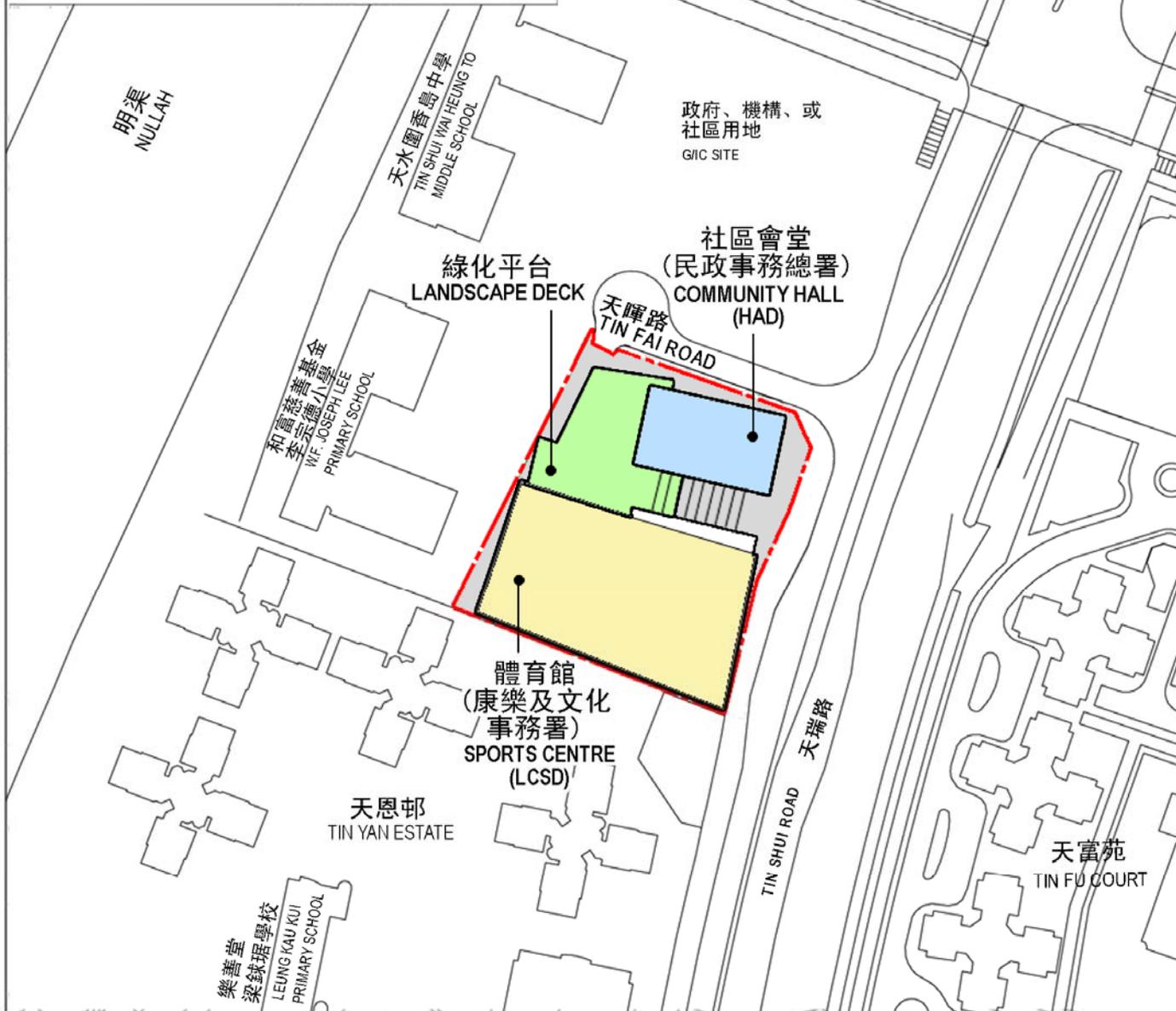
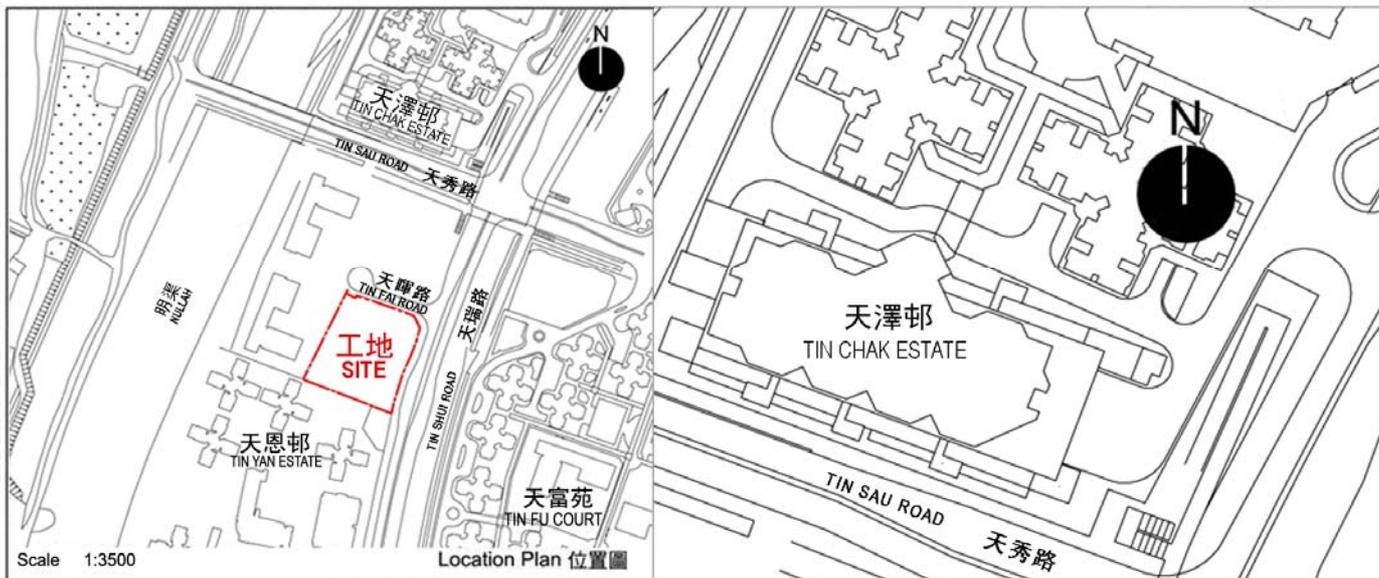
Way Forward

14. We intend to submit the Project to the PWSC of the Finance Committee for consideration at its meeting on 20 May 2009.

Advice Sought

15. Members are invited to support the implementation of the Project.

Home Affairs Bureau
April 2009



Project title 53 RG Sports Centre and Community Hall in Area 101, Tin Shui Wai 天水圍第101區體育館及社區會堂	Drawn by Larry Chan	Date 31/12/08	Drawing no. AB/5664/SK01	Scale 1:1000
	Approved by Raymond Zhou	Date 31/12/08	 ARCHITECTURAL SERVICES DEPARTMENT 建築署	
	Office Project Management Branch			