

For Information

Legislative Council Panel on Home Affairs Town Park, Indoor Velodrome-cum-Sports Centre in Area 45, Tseung Kwan O

Purpose

This paper informs Members of a proposal to build a town park, indoor velodrome and sports centre in Area 45, Tseung Kwan O. We plan to submit a request for funding for this project to the Public Works Subcommittee (PWSC) for consideration at its meeting on 20 January 2010.

Background

2. This proposed project will provide leisure and sports facilities in Area 45 Tseung Kwan O, as well as an indoor velodrome, which upon completion will be the first ever indoor cycling track in Hong Kong.

Location of the Project Site

3. The proposed facilities will occupy a site of about 6.87 hectares (ha) in Area 45, Tseung Kwan O, which is zoned “Open Space (1)” under the Outline Zoning Plan No. S/TKO/17. Part of the site is temporarily used as a public car park pending permanent development and the rest is vacant. A location plan and conceptual layout of the proposed facilities is at **Enclosure 1**, and an artist’s impression of the part of the project that includes the velodrome is at **Enclosure 2**.

Project Scope

4. The scope of the proposed project comprises -

a) Town Park

- (a) a garden with a large lawn;
- (b) a large artificial lake;
- (c) a model boat pool;
- (d) an open-air amphitheatre;
- (e) a skateboard park;
- (f) a jogging track with fitness training facilities;
- (g) a children's play area;
- (h) a fitness corner for the elderly;
- (i) an outdoor climbing wall;
- (j) a service building and other ancillary facilities;

b) Indoor Velodrome and Sports Centre

- (k) a 250-metre long cycling track with supporting facilities meeting international competition standards;
- (l) flexible spectator stand facilities, including about 2 000 permanent seats and 1 000 portable seats;
- (m) a multi-purpose area in the centre of the track that can be used as a venue for basketball, volleyball, badminton, gymnastics and other sports training or events;
- (n) other facilities, including a fitness room, two multi-purpose activity rooms, a weight-lifting room, a dance room and a children's playroom; and
- (o) meeting rooms, a restaurant, a sports goods shop and other ancillary facilities.

Justifications

a) Town Park

5. There is a need to provide more public open space to meet the demand for leisure facilities in Tseung Kwan O. Tseung Kwan O is a densely

populated and fast developing new town with a population of about 360 000, which is expected to increase to 417 000 by 2016. The Hong Kong Planning Standards and Guidelines (HKPSG) suggest a provision of 71.82 ha of public open space for the *current* population. At present, there are about 60 ha of public open space in Tseung Kwan O of which 19.78 ha is managed by the Leisure and Cultural Services Department and 40.70 ha by the Housing Department. A further 11.11 ha of public open space are under construction or planning (including the project described here), and the proposed project will help to alleviate the current shortfall of leisure space in Tseung Kwan O.

b) Indoor Velodrome and Sports Centre

6. Cycling has for many years been one of the elite sports supported by the Hong Kong Sports Institute (HKSI), and Hong Kong cyclists have achieved outstanding results in national and international competitions. However, the potential for Hong Kong cyclists to perform at the highest level is affected by the lack of dedicated facilities locally. The HKSI has an outdoor velodrome, however this was built in the 1980s and is not in a suitable condition for top-level training and competition. This facility will be dismantled in mid-December 2009 to accommodate the HKSI redevelopment project, and a temporary outdoor velodrome will be provided in Ma On Shan to provide an interim and improved venue for cycling training. Due to the lack of an indoor cycling track in Hong Kong, our elite cyclists frequently have to train on the Mainland and in other countries. This arrangement is costly and disruptive for our athletes' preparation, especially as the timing and duration of training is subject to the availability of the facilities in other places. To realise the full potential for the development of the sport and to provide a modern venue for top-level training and competition in Hong Kong, it is necessary to build an indoor velodrome that will meet international standards.

7. In addition to providing a venue for top-level cycling training and international competition, an indoor velodrome can serve as a multi-purpose facility suitable for other indoor sports.

8. According to the HKPSG, by 2016, Tseung Kwan O should have six indoor sports centres. At present, there are three such centres in the town

with one more sports centre under construction and one under planning. The average utilisation rate of the main arenas of the existing sports centres is 83%. The proposed project will help meet the demand for indoor sports facilities in Tseung Kwan O.

9. The site for the proposed project is in a densely populated residential area close to public and private residential developments¹. There are some 50 secondary and primary schools in Tseung Kwan O and there is strong demand from the local community and the Sai Kung District Council (SKDC) for more public sports and recreational facilities in the area. It is expected that the proposed project will be highly welcomed by local residents and will become a popular venue.

Project Estimate and Implementation Plan

10. The estimated cost of the proposed project is about \$1,060 million at September 2009 price levels.

11. Subject to funding approval by the Finance Committee, construction is expected to commence in March 2010 for completion in April 2013.

Public Consultation

12. We consulted the District Facilities Management Committee of SKDC on the scope of the proposed project and the conceptual layout on 1 February 2007 and 3 June 2008 respectively and the full SKDC on the conceptual layout on 18 November 2008. Members supported the project and requested its early implementation.

13. We also consulted residents in the vicinity of the project site on the proposed project in public consultation sessions on 20 June 2008 and

¹ Examples include Kwong Ming Court, Po Ming Court, Sheung Tak Estate, Beverly Garden, Tseung Kwan O Plaza, Grandiose, La Cite Noble, Maritime Bay, Yuk Ming Court, Wo Ming Court, East Point City, Residence Oasis, Nan Fung Plaza, On Ning Garden and Chung Ming Court.

24 November 2008. About 150 local residents attended the consultation sessions and were generally supportive of the proposal. To address concerns about the possible noise that might arise from the operation of the amphitheatre and skateboard park, we propose to locate these two facilities at the corner of the town park which is furthest away from adjoining residential developments and to modify the design of the facilities. We will manage the facilities in such a way as to minimise any noise impact on nearby residents. We have consulted the Hong Kong Cycling Association on the proposed project. They strongly support the project and look forward to its early implementation.

Way Forward

14. We intend to submit a proposal to upgrade the project to Category A to the PWSC of the Finance Committee at its meeting on 20 January 2010.

Advice Sought

15. Members are invited to endorse the proposed project. If Members wish to discuss the proposal, we will arrange with the LegCo Secretariat for discussion at a Panel meeting before we submit a proposal to the PWSC.

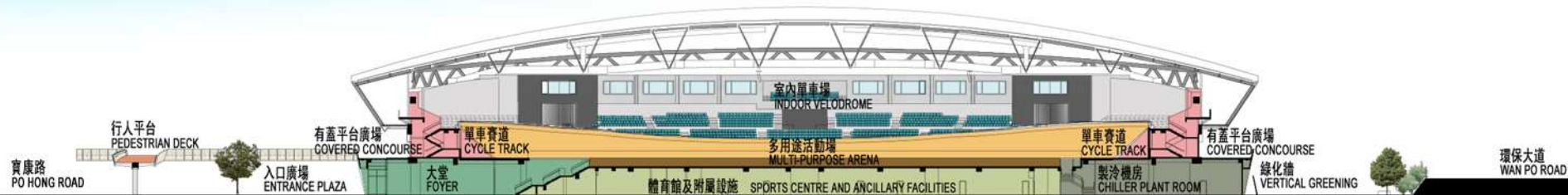
Home Affairs Bureau
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054RG
 將軍澳第45區市鎮公園，
 室內單車場及體育館
 TOWN PARK, INDOOR
 VELODROME-CUM-SPORTS CENTRE
 IN AREA 45, TSEUNG KWAN O

drawn by	LAM K. H.	date	4-11-2009
approved	JANETTE CHAN	date	4-11-2009
office	PROJECT MANAGEMENT BRANCH		

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		ARCHITECTURAL SERVICES DEPARTMENT	



剖面圖 A-A
SECTION A-A

SCALE 1:1000



西面鳥瞰圖
AERIAL VIEW FROM WESTERN DIRECTION (ARTIST'S IMPRESSION)

054RG

將軍澳第45區市鎮公園, 室內單車場及體育館
TOWN PARK, INDOOR VELODROME-CUM-SPORTS
CENTRE IN AREA 45, TSEUNG KWAN O

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