

立法會

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Panel on Home Affairs
Background brief prepared by the Legislative Council Secretariat
for the meeting on 8 April 2011

Area 74 project in Tseung Kwan O

Purpose

This paper highlights the work of the Panel on Home Affairs ("the Panel") to follow up the progress of the Area 74 project, which involves the construction of a district open space, sports centre and library in Tseung Kwan O.

Background

2. On 29 September 2005, the Home Affairs Bureau ("HAB") consulted the Sai Kung District Council ("SKDC") on the provision of leisure and cultural services (LCS) facilities and the priority of new projects to be implemented in the Sai Kung district. According to HAB, SKDC members fully supported the early implementation of the Area 74 project and considered that very high priority should be accorded to it, as the densely-populated Tiu Keng Leng area had strong demand for open space and public leisure and sports facilities.

Follow-up work by the Panel

3. On 21 March 2005, the Panel set up the Subcommittee to Follow Up the Outstanding Leisure and Cultural Services Projects of the Former Municipal Councils ("the Subcommittee") to monitor the Government in following up the 139 outstanding LCS projects of the former municipal councils (ex-MCs). At its first meeting on 9 May 2005, the Subcommittee decided that its terms of reference should also include the monitoring of non ex-MC LCS projects, including the Area 74 project, undertaken by the

Leisure and Cultural Services Department ("LCSD") under HAB. On 13 May 2005, the Panel endorsed the Subcommittee's terms of reference.

Progress

4. The Subcommittee had all along been kept informed of the progress of the Area 74 project. On 30 March 2006, after conducting a review with SKDC, HAB informed the Subcommittee of its recommendation to proceed with the planning work for the Area 74 project, among others, before seeking funding approval from the Finance Committee ("FC").

5. In October 2006, LCSD presented a tentative implementation timetable for the Area 74 project, which was scheduled for commencement in late 2010 and completion in early 2013. In December 2006, LCSD informed the Subcommittee that the site utilization and plot ratio issues relating to the Area 74 project had yet to be resolved. In May 2007, LCSD further reported that those issues had been resolved, and the commencement and completion of the Area 74 project would be advanced from late 2010 to late 2009 and from early 2013 to mid-2012 respectively.

6. In December 2007, the Subcommittee concluded its work and submitted its report to the Panel. The Subcommittee had closely monitored the planning work for the 21 outstanding LCS projects, including the Area 74 project, to ensure their timely delivery to meet the community's needs. The Subcommittee noted the Administration's assurance that it would actively explore any room to advance the delivery schedule of these projects.

7. Since the dissolution of the Subcommittee and at the Panel's request, LCSD has submitted regular bi-annual progress reports on the implementation of the outstanding LCS projects, including the Area 74 project, to the Panel. According to the progress reports, between 2008 and 2009, the implementation schedule for the Area 74 project was delayed twice, as it had to tie in with the amended Tseung Kwan O Outline Zoning Plan approved in June 2009. In September 2008, the Administration consulted SKDC on the conceptual design of the Area 74 Project, and advised that on the completion of the detailed design, it would seek FC's funding approval in mid-2011. As at June 2010, the Area 74 project was scheduled for commencement in late 2011 and completion in late 2014.

8. Based on the Administration's progress reports and relevant documents, the changes in the estimated project cost, anticipated commencement and completion dates of the Area 74 project since 2006 are presented in the table below -

	Estimated project cost (\$M)	Anticipated commencement date	Anticipated completion date
October 2006	390	late 2010	early 2013
November 2006	390	late 2010	early 2013
April 2007	390	late 2009	mid-2012
September 2007	495	mid 2009	early 2012
April 2008	702	mid 2009	early 2012
December 2008	900	mid 2010	early 2013
June 2009	900	mid 2010	early 2013
January 2010	804	late 2011	mid-2014
June 2010	804	late 2011	late 2014

Latest development

9. At the Panel meeting on 8 April 2011, the Administration will seek members' views on its funding proposal for the Area 74 project.

Relevant papers

10. A list of relevant papers with their hyperlinks at the LegCo's website is in the **Appendix**.

Council Business Division 2
Legislative Council Secretariat
4 April 2011

**Relevant documents on
Area 74 project in Tseung Kwan O**

Committee	Date of meeting	Documents/Papers	LC Paper No.
Subcommittee to Follow Up the Outstanding Leisure and Cultural Services Projects of the Former Municipal Councils	30.3.2006	Paper entitled "Report on the Ex-Municipal Council Projects" provided by the Administration	CB(2)1532/05-06(01) http://www.legco.gov.hk/yr05-06/english/panels/ha/ha_olcs/papers/ha_olcs0330cb2-1532-1e.pdf
		Paper entitled "Level of provision of major leisure and cultural services facilities" provided by the Administration for the meeting on 31 October 2005	CB(2)185/05-06(01) http://www.legco.gov.hk/yr05-06/english/panels/ha/ha_olcs/papers/ha_olcs1031cb2-185-1e.pdf
		Minutes of meeting	CB(2)2140/05-06 http://www.legco.gov.hk/yr05-06/english/panels/ha/ha_olcs/minutes/ol060330.pdf
	23.10.2006	Paper entitled "Report on the Ex-Municipal Council Projects" provided by the Administration	CB(2)107/06-07(01) http://www.legco.gov.hk/yr06-07/english/panels/ha/ha_olcs/papers/ha_olcs1023cb2-107-01-e.pdf
		Minutes of meeting	CB(2)653/06-07 http://www.legco.gov.hk/yr06-07/english/panels/ha/ha_olcs/minutes/ol061023.pdf
	19.12.2006	Paper entitled "Report on the Ex-Municipal Council Projects" provided by the Administration	CB(2)655/06-07(01) http://www.legco.gov.hk/yr06-07/english/panels/ha/ha_olcs/papers/ha_olcs1219cb2-655-1-e.pdf

Committee	Date of meeting	Documents/Papers	LC Paper No.
		Minutes of meeting	CB(2)1120/06-07 http://www.legco.gov.hk/yr06-07/english/panels/ha/ha_olcs/minutes/ol061219.pdf
	21.5.2007	Paper entitled "Progress of Leisure and Cultural Services Projects" provided by the Administration	CB(2)1866/06-07(01) http://www.legco.gov.hk/yr06-07/english/panels/ha/ha_olcs/papers/ha_olcs0521-1866-1-e.pdf
		Minutes of meeting	CB(2)2603/06-07 http://www.legco.gov.hk/yr06-07/english/panels/ha/ha_olcs/minutes/ol070521.pdf

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