

For Discussion

Legislative Council Panel on Home Affairs

**Sports and recreational facilities due to seek funding support within
the 2011-12 Legislative Council Session**

Purpose

This paper briefs Members on four proposed new sports and recreation projects for which the Administration plans to seek funding support from the Public Works Subcommittee (PWSC) on 13 June 2012 and approval from the Finance Committee (FC) on 6 July 2012.

The Projects

2. We plan to seek funding support from the PWSC for the following four capital works projects in June 2012 –

- (a) Sports centre, community hall and district library in Area 14B, Sha Tin;
- (b) Runway Park at Kai Tak, Kowloon City District – Phase 1;
- (c) Kwun Tong Promenade (Stage 2); and
- (d) Sports centre between Tsuen Wan Park and Tsuen Wan Road, Tsuen Wan.

3. The site for the sports centre, community hall and district library in Area 14B, Sha Tin is at the junction of Sha Tin Wai Road and Ngan Shing Street, which is within walking distance of the City One Mass Transit Railway (MTR) Station of the Ma On Shan Line. The proposed project will help alleviate the shortfall of indoor sports facilities in Sha Tin District and meet the strong local demand for library services from the growing population in the district.

4. The proposed Runway Park at Kai Tak, Kowloon City District will provide leisure facilities at the end of the former runway of Kai Tak International Airport. Phase I of the park will be next to the Cruise

Terminal and will give visitors and local residents an attractive environment from which to enjoy views of the harbour.

5. The proposed Kwun Tong Promenade (Stage 2) will provide an open space corridor of about one kilometre at the Kwun Tong waterfront for public leisure and enjoyment of the harbour view.

6. The sports centre between Tsuen Wan Park and Tsuen Wan Road, Tsuen Wan will be developed as a stand alone structure within the West Rail Tsuen Wan West Station Tsuen Wan 6 property development site (TW6) site. The proposed sports centre, which is close to the Tsuen Wan West MTR Station and several large-scale residential developments, will help meet local demand for indoor sports facilities for training and competitions. It will also provide a venue suitable for staging major local and international sports events.

7. Details of the four projects are at **Annexes 1 to 4**. We have consulted the relevant District Councils, who support the proposed projects and have requested their early implementation.

Advice Sought

8. Members are invited to note the content of this paper and support the submission of the four projects in paragraph 2 above to PWSC/FC for funding support/ approval.

Home Affairs Bureau
May 2012

**Sports Centre, Community Hall and District Library
in Area 14B, Sha Tin**

Project Scope

The project site occupies an area of about 0.6 hectares at the junction of Sha Tin Wai Road and Ngan Shing Street in Area 14B, Yuen Chau Kok, Sha Tin. The scope of the proposed project includes –

Sports Centre

- (a) a main arena that can accommodate two basketball courts (which could also be used as two volleyball courts or eight badminton courts) and a spectator stand;
- (b) two multi-purpose activity rooms that can be combined into one large activity room;
- (c) a table-tennis room;
- (d) a fitness room;
- (e) a children's play room;
- (f) an artificial turf indoor lawn bowls green;
- (g) an outdoor climbing wall;
- (h) ancillary facilities including a booking office, a management office, a meeting room, a first aid room, a babycare room, toilets, changing and shower rooms and store rooms;

Community Hall (CH)

- (i) a multi-purpose hall which can be converted into two smaller venues divided by full-height sliding partitions, with a seating capacity of 450 persons and a stage;
- (j) a stage store room;
- (k) a multi-purpose stage meeting room;

- (l) male and female dressing rooms;
- (m) a multi-purpose conference room;
- (n) ancillary facilities including a management office, a store room for office and toilets;

District Library

- (o) an adult library, a children's library, a quick reference section, a newspapers and periodicals section, a multimedia library, a computer and information centre, an extension activities room, book drops and a students' study room;
- (p) a customer service counter, a readers' advisory desk, a coffee corner, an exhibition/display area, a public area for self-charging terminals, library catalogue, Internet express terminals, self-service electronic lockers and photocopying facility;
- (q) ancillary facilities including an office, express check-in area, book processing and sorting rooms, computer equipment rooms, a storeroom, toilets and a baby care room;

Ancillary facilities for shared-use by the sports centre, CH and district library

- (r) a loading and unloading area;
- (s) a public fee-paying car park; and
- (t) bicycle parking spaces and landscaped areas.

The conceptual layout plan showing the location of the site and artist's impressions of the proposed development are at **Enclosures 1 and 2** respectively.

Project Estimate and Implementation Plan

2. The estimated cost of the Project is about \$1 084 million in money-of-the-day prices. Subject to funding approval, we plan to start construction in December 2012 for completion in February 2016.

Justifications

Sports Centre

3. Sha Tin District currently has a population of about 640 000, which is expected to increase to 686 000 by 2019. The Hong Kong Planning Standards and Guidelines (HKPSG) suggest a provision of at least 11 public indoor sports centres for the projected population in 2019. However, there are only five such centres in the district. The average usage rate of these centres is about 90%. The proposed sports centre in Area 14B will alleviate the shortfall and cater for local demand.

4. There are five secondary schools, one primary school and five residential developments nearby. The sports centre will likely be well used by students and residents in the area.

Community Hall

5. There is no CH in the vicinity, the nearest such facilities being Pok Hong Community Hall (PHCH) and Kwong Yuen Community Hall (KYCH), which are about 30 minutes away on foot. The average utilisation rates of PHCH and KYCH are 92% and 97% respectively. With the further population growth in the area, there is a strong need for a new CH to provide the local community with a venue for organising community activities to help cultivate a sense of belonging among local residents.

District Library

6. The HKPSG suggest the provision of a district library for every 200 000 population. Notwithstanding this, the Administration may also consider providing a major library in lieu of two district libraries for every 400 000 population. With a current population of 640 000, Sha Tin District is provided with a major library - Sha Tin Public Library (STPL)¹, a district library - Ma On Shan Public Library (MOSPL), a small library - Lek Yuen Public Library (LYPL) and 12 mobile library

¹ STPL is one of the most heavily utilised public libraries in the Hong Kong Public Libraries system. In the past three years, its average daily attendance and issue (i.e. the number of library materials borrowed by readers) were 4 426 and 4 860 respectively, higher than the average figures for other major libraries in Hong Kong by 17% and 29% respectively.

stops. The two public libraries located in the central area of Sha Tin New Town, i.e. STPL and LYPL, were commissioned in 1987 and 1977 respectively. The space provision of STPL at 3 318 m² falls behind the prevailing standard for a major library at 6 200 m² by 46%; while LYPL at 307 m² is also short of space to meet with the current expectation for a small library. The substantial space shortfall of STPL and LYPL has limited their scope for further enhancement in services. The new district library under this project will meet the prevailing standard for a district library in terms of space, services and facilities to meet the needs of the residents in Yuen Chau Kok and its surrounding areas.

7. To facilitate the building of a knowledge-based society where information access is strongly called for and to put more emphasis on self-learning, there is an increasing demand for a wider range of library facilities and services, e.g. the promotion of reading and information seeking with the aid of the library's comprehensive and balanced collection, multi-media resources and extension activities held. The provision of the proposed district library at the project site, with a driving distance of around 20 minutes and 25 minutes from STPL and MOSPL respectively, will help enhance the library services and cope with the increasing demand by the rapidly growing population in Sha Tin District.

Public Consultation

8. We have consulted the Culture, Sports and Community Development Committee of the Sha Tin District Council on the proposed project scope on several occasions in 2007 and 2008, and on the conceptual layout in August 2011. Members supported the proposed project and requested its early implementation.

9. We have also consulted the local community through the Sha Tin District Office and met the Incorporated Owners of Yu Chui Court in September 2011. They have no objection to the proposed project.

Runway Park at Kai Tak, Kowloon City District – Phase 1

Background and Project Scope

The site for the Runway Park is at the end of the runway of the former Kai Tak International Airport and has an area of about 8.54 hectares (ha). The proposed project is the first phase of the park and will cover an area of 2.82 ha. The remaining area of 5.72 ha will be developed under Phase 2 of the Runway Park project.

2. The scope of the proposed project includes –
 - (a) a waterfront promenade at the runway tip facing Lei Yue Mun and along the waterfront facing Kwun Tong with a continuous pedestrian walkway, seating facilities and rain shelters;
 - (b) a large lawn with seating facilities and extensive soft landscape planting; and
 - (c) ancillary facilities, including toilets, a baby care room and plant rooms.

The location plan, conceptual layout plan and artist's impression of the proposed project are at **Enclosures 3 to 5** respectively.

3. The Runway Park will have an open view over the eastern part of Victoria Harbour and will provide a pleasant environment for leisure activities. Having regard to the development programme of related facilities and infrastructure in the Kai Tak area and the views of the former Harbourfront Enhancement Committee and the Task Force on Kai Tak Harbourfront Development (TFKT) of the Harbourfront Commission, we propose to develop Runway Park in phases.

4. Taking account of the views collected during public consultation, we propose a simple design for the first phase of the park, comprising soft landscaping, a waterfront promenade and a lawn. The design also allows flexibility for the future full-scale development of the

Runway Park in which features can be added to enhance its attractiveness and dovetail with future adjoining facilities and infrastructure.

Project Estimate and Implementation Plan

5. The estimated cost of the project is about \$203.6 million in money-of-the-day prices. Subject to funding approval, we plan to start construction in August 2012 for completion in December 2013.

Justifications

6. Kowloon City is a densely populated residential area. The proposed project will improve the environment of the district by adding 2.82 ha of good quality public open space.

7. The project site is next to the new Cruise Terminal, which is due to start operation in 2013. The Runway Park will connect to the landscaped deck at the rooftop of the Cruise Terminal Building. With the completion of the project, the park will provide more space from which visitors and local residents will be able to enjoy views of the harbour.

Public Consultation

8. We consulted the Kowloon City District Council and its Leisure and District Facilities Management Committee on the scope and conceptual layout of the proposed project in July 2007 and May 2011 respectively. They supported the proposed project and requested its early implementation.

9. We consulted the TFKT on the sketch design of the proposed project in January 2011. Taking into account the suggestions for enhancements of the lawn area to be developed under the first phase as well as the need to simplify the design to allow greater flexibility for Phase 2 development, we refined the layout and further consulted the TFKT on the sketch design in June 2011. The TFKT supported the revised scheme and requested its early implementation.

Kwun Tong Promenade (Stage 2)

Background and Project Scope

We plan to convert the former Kwun Tong Public Cargo Working Area (KTPCWA) into open space in the form of the Kwun Tong Promenade. A section at the southern portion of the KTPCWA of about 200 metres was developed into the Kwun Tong Promenade (Stage 1) which opened in January 2010. Following the full decommissioning of KTPCWA in December 2011, we propose to develop the remaining part of the area into a landscaped promenade with recreational facilities.

2. The project site at the south-west Kwun Tong waterfront has an area of about 3.4 hectares. The scope of the proposed project includes –

- (a) a boardwalk;
- (b) pavilions, shelters and benches;
- (c) an open area with fitness stations;
- (d) elderly fitness area;
- (e) a landscaped area with lawns and trees;
- (f) models of cargo containers and cranes to evoke the historical context of the area;
- (g) a sensory garden;
- (h) a café;
- (i) a mist feature with animated lighting and sound effects;
- (j) ancillary facilities including toilet blocks, a baby care room, a first-aid room and a management office; and
- (k) upgrading works for the Kwun Tong Promenade (Stage 1), including installation of more lighting and a public address system.

The location plan, conceptual layout, site access plan, and artist's impression of the proposed project are at **Enclosures 6 to 9** respectively.

Project Estimate and Implementation Plan

3. The estimated cost of the project is about \$250.7 million in money-of-the-day prices. Subject to funding approval, we plan to start construction in January 2013 for completion in December 2014.

Justifications

4. We plan to provide a continuous waterfront promenade from Cha Kwo Ling to Ma Tau Kok. The proposed project will form a part of the promenade.

5. Since opening in January 2010, the Kwun Tong Promenade (Stage 1) has been well received by the public. The proposed project will continue the design concept with an emphasis on openness, greenery and urban connectivity. By creating a pleasant waterfront environment, the proposed project will contribute to the “Energizing Kowloon East” initiative of transforming Kowloon East into a lively business district and will help to revitalise the area.

6. Kwun Tong is a densely populated residential area, with a population of 638 600 in 2012 which is projected to increase to 666 900 in 2019. At present, there are 149.89 ha of public open space in Kwun Tong. The proposed project will provide a further 3.4 ha of good quality public open space in the district.

Public Consultation

7. We consulted the District Facilities Management Committee (DFMC) of the Kwun Tong District Council on the proposed project scope in November 2009 and on the conceptual layout in July 2011. The DFMC supported the project and requested its early implementation.

8. We also consulted the Task Force on Kai Tak Harbourfront Development (TFKT) of the Harbourfront Commission on the proposed design of the project in June 2011. Members were generally supportive of the scheme presented. We have taken account of the views of the DFMC and the TFKT when finalising the detailed design.

**Sports Centre between Tsuen Wan Park and
Tsuen Wan Road, Tsuen Wan**

Background and Project Scope

The proposed sports centre will be a stand-alone structure within the West Rail Tsuen Wan West Station Tsuen Wan Area 6 property development site (TW6 site). The Master Layout Plan endorsed by the Town Planning Board on 24 February 2012 on the development of the TW6 site requires the development of a sports centre to the satisfaction of the Director of Leisure and Cultural Services. Accordingly, the developer of the residential developments at the TW6 site will be required to construct the sports centre at the site as well. Hence, the project programme of the sports centre needs to tie in with the overall development of the site which is planned to start in late 2012 or early 2013.

2. The scope of the proposed sports centre includes —
- (a) a main arena with one basketball court (which could also be used as one volleyball court or four badminton courts) with a seating capacity of 1 900 (comprising 1 600 fixed and 300 retractable seats);
 - (b) a secondary hall with one basketball court (which could also be used as one volleyball court or four badminton courts) with 220 fixed seats;
 - (c) an activity room for indoor sports such as judo;
 - (d) a dance room, a table-tennis room, a fitness room and a children's play room ;
 - (e) an outdoor climbing wall; and
 - (f) ancillary facilities including a doping control room, a conference room, a public address control room, a first-aid room, toilets with changing facilities, a management and booking office, admission facilities for controlling the entry

and exit of users, a staff room, a strong room, storerooms, a baby care room, landscaped areas, car parking spaces and other supporting facilities such as switch room and plant rooms for air-conditioning.

A location plan of the site is at **Enclosure 10**.

Justifications

3. Tsuen Wan District has a population of about 292 600, which is expected to increase to about 301 300 in 2019. The Hong Kong Planning Standards and Guidelines recommend a provision of five public indoor sports centres in the district. At present, there are four such centres in Tsuen Wan, namely the Yeung Uk Road Sports Centre, Tsuen King Circuit Sports Centre, Tsuen Wan West Sports Centre and Wai Tsuen Sports Centre. The indoor sports centres in Tsuen Wan have average usage rates of around 80% and reach 90% during peak hours in 2010-11. With the projected population increase for the district, the existing centres will not be able to meet the increasing demand for such facilities.

4. The proposed sports centre, which is close to the MTR Tsuen Wan West Station and several existing large-scale residential developments, will help meet the increasing local demand for sports facilities for training and competitions. The proposed sports centre will also serve the future residents at the TW6 site.

5. With a seating capacity of up to 1 900, the proposed sports centre will also be able to host larger scale events that most indoor sports centres cannot currently accommodate. These include local and international sports events that need between 1 000 and 2 000 seats. The Queen Elizabeth Stadium (QES), which has around 3 500 seats, is already in high demand for entertainment and sports events, with an average usage rate of about 90%. Sports bodies therefore find it difficult to reserve QES for competitions. Having a new sports centre with 1 900 seats will encourage “national sports associations” to bid to host Asian level or other international events.

Project Estimate and Implementation Plan

6. The estimated cost of the proposed project is about \$765.6 million in money-of-the day prices. Subject to funding approval,

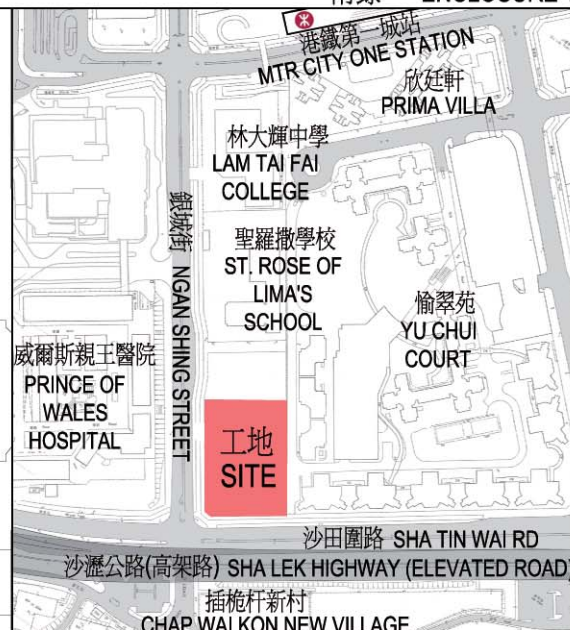
construction of the sports centre should start in September 2014 for completion in June 2017.

Public Consultation

7. We consulted the Culture, Recreation and Sports Committee of the Tsuen Wan District Council (TWDC) on the project scope in July 2007 and the full TWDC on the conceptual layout in February 2012. Members supported the project and requested its early implementation.

圖例說明 LEGEND

-  車輛出入口 VEHICULAR ACCESS
-  無障礙出入口 BARRIER FREE ACCESS
-  行人出入口 PEDESTRIAN ACCESS
-  現有單車徑 EXISTING BICYCLE TRACK



位置圖
LOCATION PLAN



銀城街 NGAN SHING STREET

沙田圍路 SHA TIN WAI ROAD

體育館
SPORTS
CENTRE

綠化天台
GREEN ROOF

園景台階
LANDSCAPED
TERRACE

分區圖書館及社區會堂
DISTRICT LIBRARY AND
COMMUNITY HALL

單車停泊處
BICYCLE PARKING

平面圖
SITE PLAN

55RG

沙田第14B區體育館、
社區會堂及分區圖書館
SPORTS CENTRE, COMMUNITY
HALL AND DISTRICT LIBRARY
IN AREA 14B, SHA TIN

drawn by

SL CHAN

date

04/2012

approved

FRANK WONG

date

04/2012

office

工程策劃管理處
PROJECT MANAGEMENT BRANCH

drawing no.

AB/1840/XB001

scale

1:1000



ARCHITECTURAL
SERVICES
DEPARTMENT



南面立面構思圖

ELEVATION FROM SOUTHERN DIRECTION (ARTIST'S IMPRESSION)



西面立面構思圖

ELEVATION FROM WESTERN DIRECTION (ARTIST'S IMPRESSION)

55RG

沙田第14B區體育館、
社區會堂及分區圖書館

SPORTS CENTRE, COMMUNITY
HALL AND DISTRICT LIBRARY
IN AREA 14B, SHA TIN

drawn by

SL CHAN

date

04/2012

drawing no.

AB/1840/XB002

scale

N.T.S.

approved

FRANK WONG

date

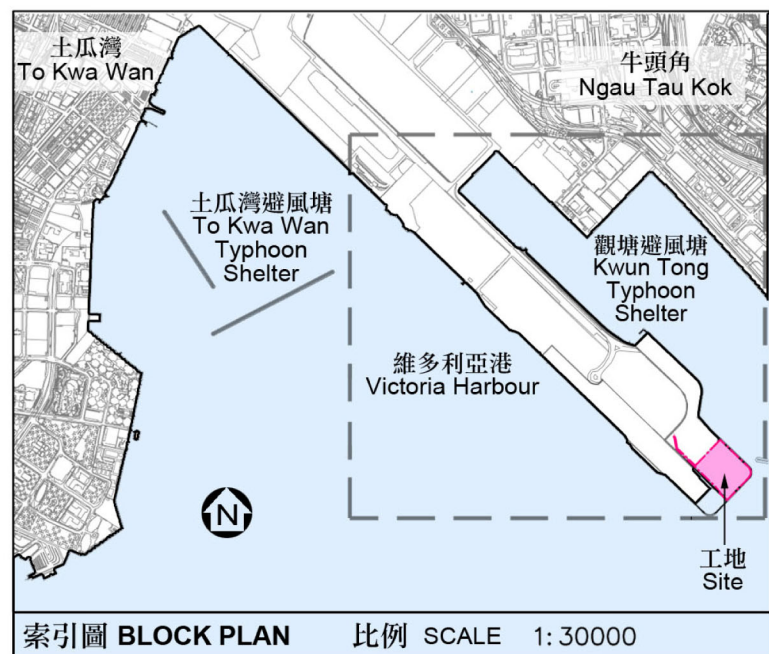
04/2012

office

工程策劃管理處
PROJECT MANAGEMENT BRANCH



ARCHITECTURAL
SERVICES
DEPARTMENT



圖例 LEGEND

- 途經郵輪碼頭的行人通道及行車通道
PEDESTRIAN & VEHICULAR ACCESS THROUGH CRUISE TERMINAL
- 途經郵輪碼頭的行人通道
PEDESTRIAN ACCESS THROUGH CRUISE TERMINAL
- 跑道公園 - 第一期的入口
RUNWAY PARK - PHASE 1 ENTRANCE
- 現有行人通道及公共交通設施
EXISTING PEDESTRIAN ACCESS AND PUBLIC TRANSPORTATION
- 港鐵牛頭角站
MTR NGAU TAU KOK STATION
- 巴士站
BUS STOP
- 按特別安排的行車通道
VEHICULAR ACCESS ON SPECIAL ARRANGEMENT

工地位置圖及通道平面圖 LOCATION PLAN AND SITE ACCESS PLAN

Title 項目名稱
425R0

九龍城區啓德跑道公園 - 第一期
RUNWAY PARK AT KAI TAK, KOWLOON CITY DISTRICT - PHASE 1

drawn by 繪圖
F.M. SIU

date 日期
30.3.2012

drawing no. 圖則編號
AB/8024/XA601

scale 比例
1:10000

approved 覆核
L. F. WONG

date 日期
30.3.2012

office 辦事處 工程策劃管理處
PROJECT MANAGEMENT BRANCH

建築署
ARCHITECTURAL SERVICES
DEPARTMENT



Legend 圖例

- 1 Emergency Vehicular Access 消防緊急通道
 2 Ancillary Facilities (Including toilets and baby care room) 輔助設施 (包括洗手間和育嬰間)
 3 Arbours 蔭棚
 4 Runway Remnant 機場跑道遺跡

- 5 Undulating Lawn Planter 起伏草坪
 6 Lawn 草坪
 7 Existing Weather Station 現存氣象站
 8 Waterfront Promenade 海濱長廊

- 9 Plaza 廣場
 10 Green Buffer 綠化緩衝區
 11 Plant Room 機電房
 12 Park Entrance 公園入口

- > Vehicular Access On Special Arrangement
按特別安排的行車通道
 ---> Pedestrian Access
行人通道
 [] Site Boundary
工地界線

跑道公園 - 第二期之工地
 Site for Runway Park - Phase 2

CRUISE TERMINAL UNDER CONSTRUCTION 正在興建的郵輪碼頭

預留作直升機場之工地
 SITE RESERVED
 FOR HELIPORT

平面圖 LAYOUT PLAN

Title 項目名稱
 425R0

九龍城區啓德跑道公園 - 第一期
 RUNWAY PARK AT KAI TAK, KOWLOON CITY DISTRICT - PHASE 1

drawn by 繪圖

F.M. SIU

date 日期
 30.3.2012

approved 覆核

L. F. WONG

date 日期
 30.3.2012

office 辦事處

工程策劃管理處
 PROJECT MANAGEMENT BRANCH

drawing no. 圖則編號
 AB/8024/XA002

scale 比例
 1:1500



建築署
 ARCHITECTURAL SERVICES
 DEPARTMENT



Title 項目名稱
425R0

九龍城區啓德跑道公園 - 第一期

RUNWAY PARK AT KAI TAK, KOWLOON CITY DISTRICT - PHASE 1

drawn by 繪圖

F.M. SIU

date 日期

30.3.2012

approved 覆核

L. F. WONG

date 日期

30.3.2012

office 辦事處

工程策劃管理處
PROJECT MANAGEMENT BRANCH

drawing no. 圖則編號

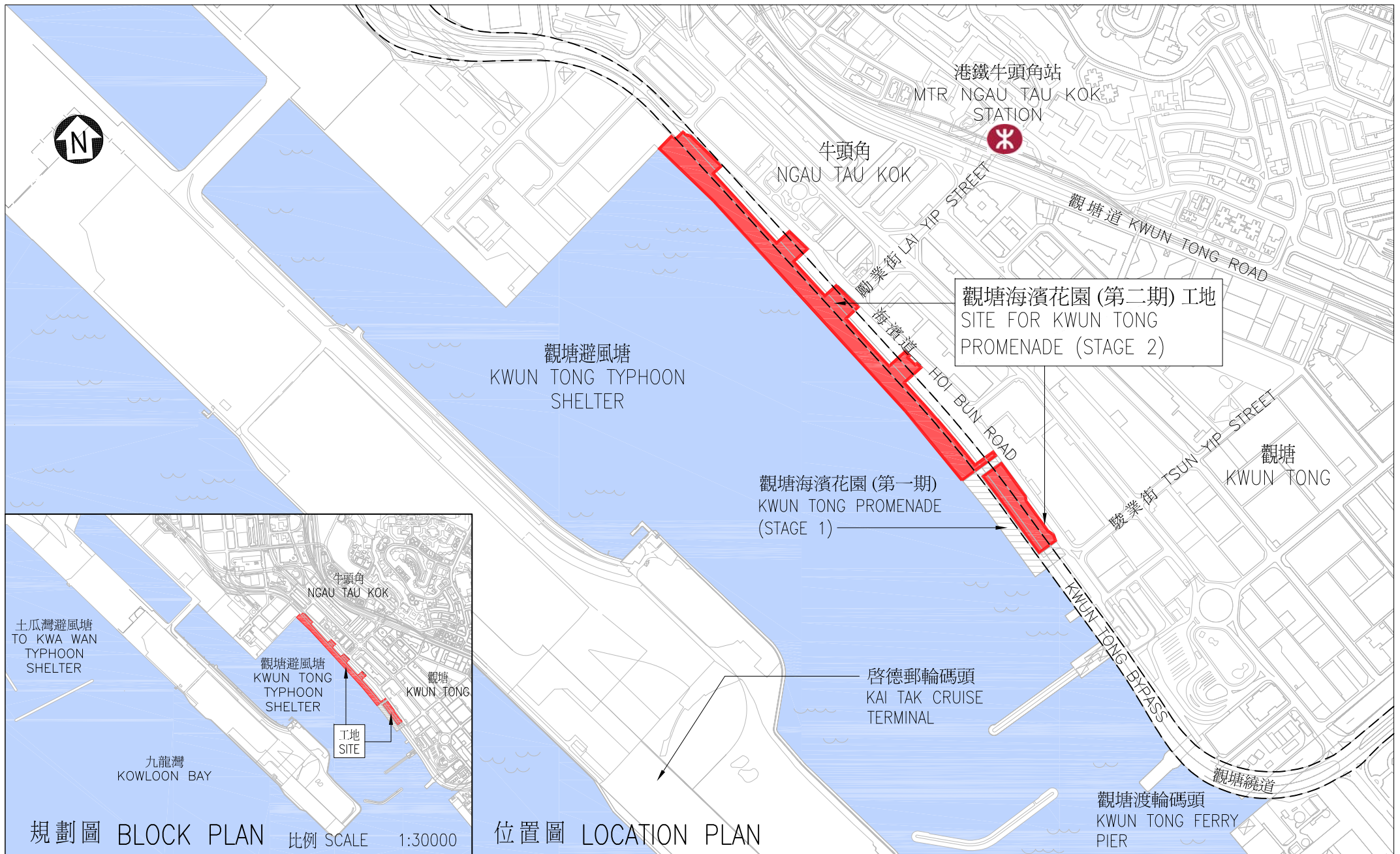
AB/8024/XA003

scale 比例

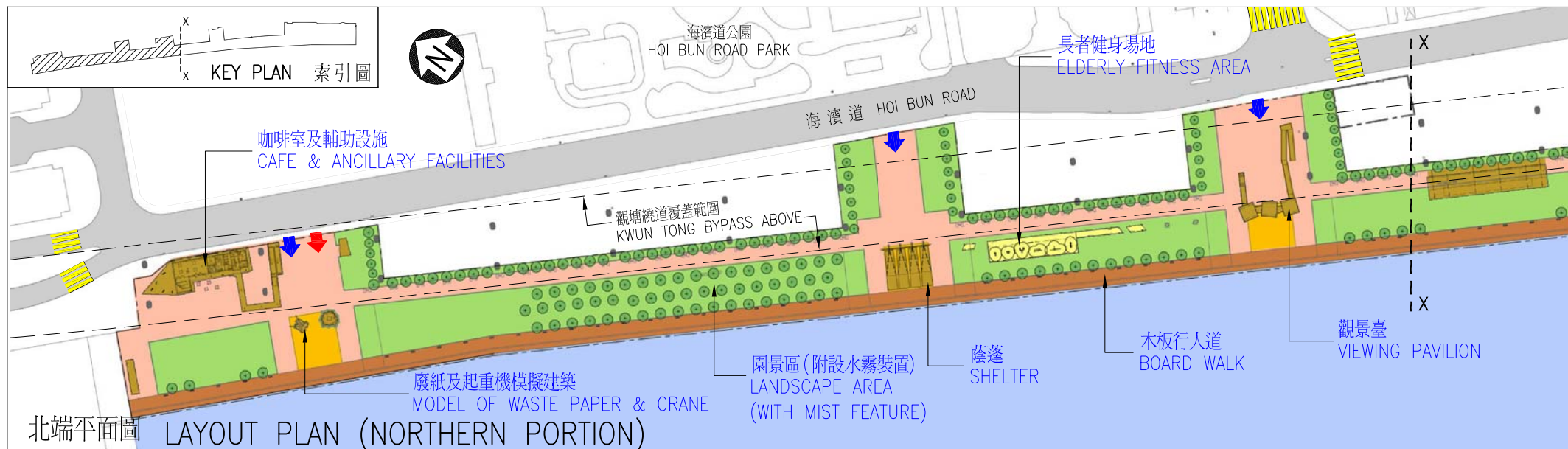
NOT TO SCALE 不按比例



建築署
ARCHITECTURAL SERVICES
DEPARTMENT



title 項目 439RO 觀塘海濱花園 (第二期) KWUN TONG PROMENADE (STAGE 2)	drawn by 繪圖 K.F. SO	date 日期 01/2012	drawing no. 編號 AB/7912/XA001	scale 比例 1:8000
	approved 覆核 V. AU	date 日期 01/2012		
	office 辦事處 建築設計處 ARCHITECTURAL BRANCH			 建築處 ARCHITECTURAL SERVICES DEPARTMENT



title 項目
439R0
觀塘海濱花園 (第二期)
KWUN TONG PROMENADE (STAGE 2)

drawn by 繪圖
K.F. SO

date 日期
01/2012

drawing no. 編號
AB/7912/XA002

scale 比例
1:2000

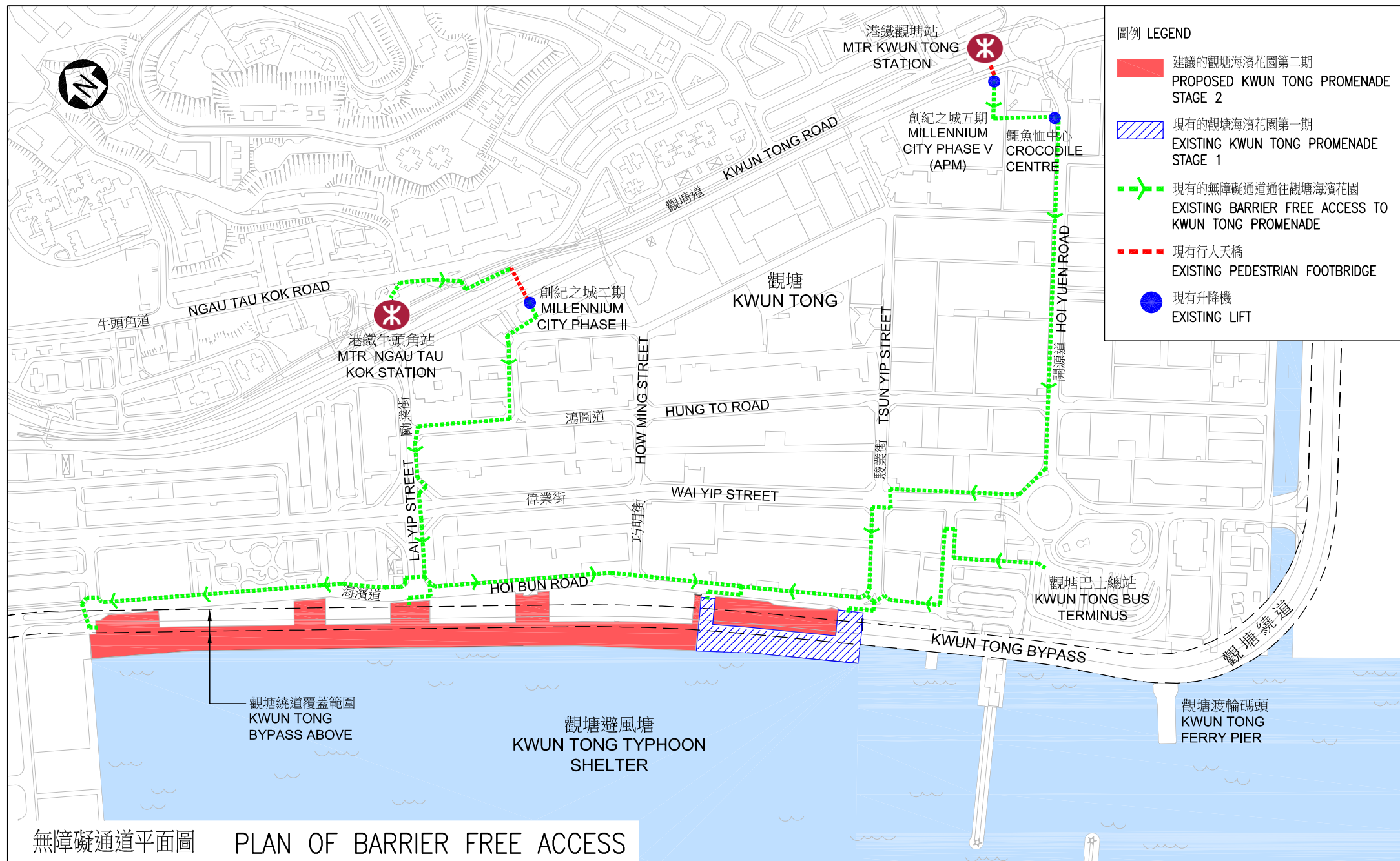
approved 覆核
V. AU

office 辦事處
建築設計處
ARCHITECTURAL BRANCH

date 日期
01/2012



建築處
ARCHITECTURAL SERVICES
DEPARTMENT



title 項目
439RO
觀塘海濱花園 (第二期)
KWUN TONG PROMENADE (STAGE 2)

drawn by 繪圖
K.F. SO
approved 覆核
V. AU
office 辦事處
建築設計處
ARCHITECTURAL BRANCH

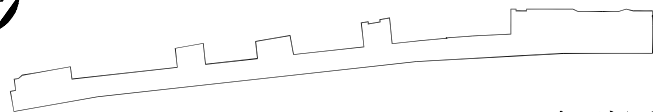
date 日期
01/2012
date 日期
01/2012

drawing no. 編號
AB/7912/XA006

scale 比例
1:6000



建築處
ARCHITECTURAL SERVICES
DEPARTMENT

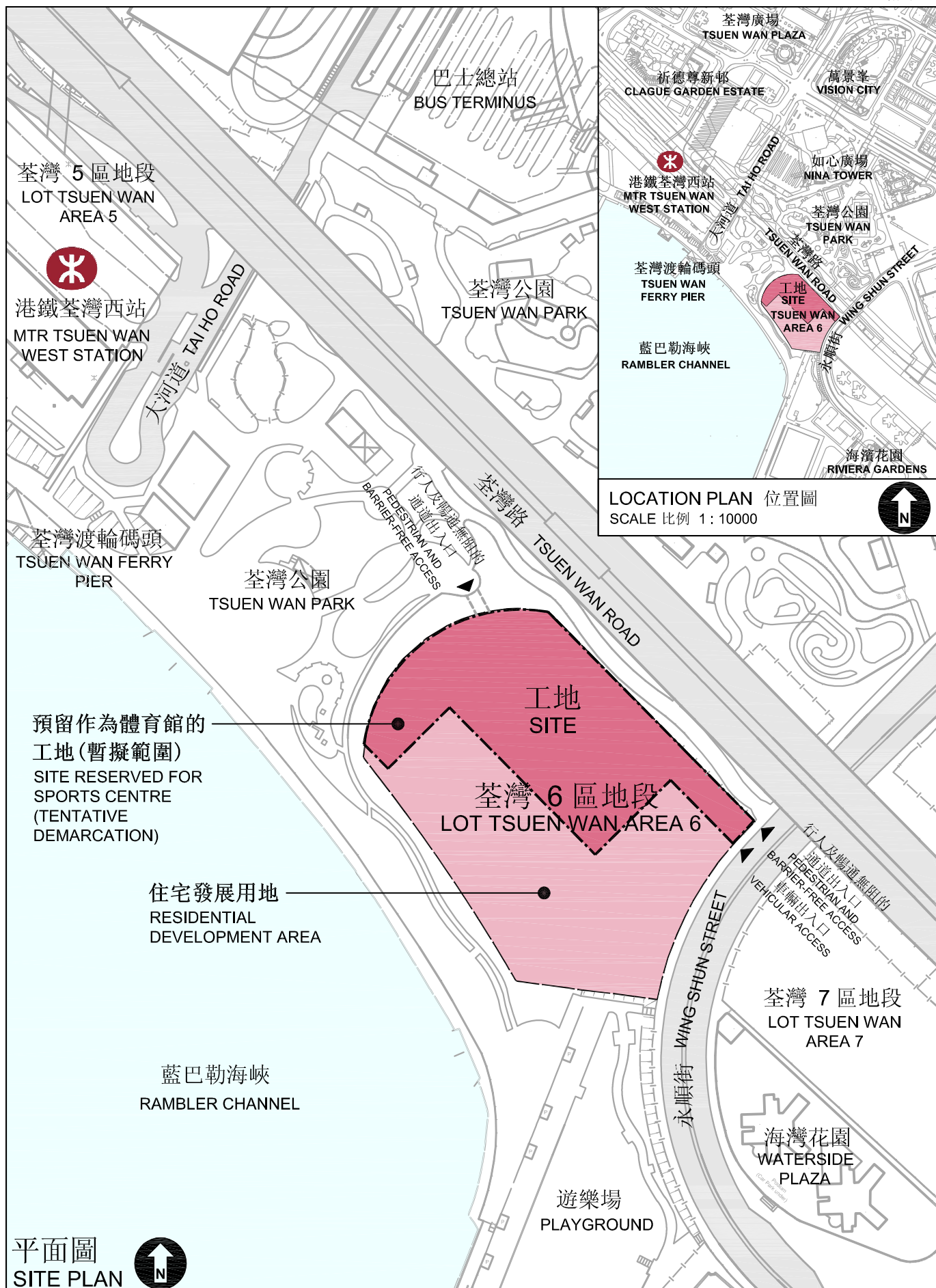


KEY PLAN 索引圖



海濱花園北端鳥瞰圖 AERIAL VIEW OF NORTHERN PORTION OF PROMENADE (ARTIST'S IMPRESSION)

title 項目 430R0 觀塘海濱花園 (第二期) KWUN TONG PROMENADE (STAGE 2)	drawn by 繪圖 K.F. SO	date 日期 01/2012	drawing no. 編號 AB/7912/XA003	scale 比例 NOT TO SCALE 不按比例
	approved 覆核 V. AU	date 日期 01/2012	 建築處 ARCHITECTURAL SERVICES DEPARTMENT	
	office 辦事處 建築設計處 ARCHITECTURAL BRANCH			



TITLE 項目名稱 277RS SPORTS CENTRE BETWEEN TSUEN WAN PARK AND TSUEN WAN ROAD, TSUEN WAN 荃灣公園與荃灣路之間的體育館	DRAWN BY 繪圖 WK CHAN	DATE 日期 04/2012	DRAWING NO. 繪號 AB/7555/XA101 (REV.A)	SCALE 比例 1:2000
	APPROVED 覆核 BENNY CHAN	DATE 日期 04/2012		
	OFFICE 辦事處 CENTRAL MANAGEMENT DIVISION 2		 ARCHITECTURAL SERVICES DEPARTMENT	