

For Discussion on
11 April 2014

Legislative Council Panel on Home Affairs

New sports Facilities in Sha Tin and Tuen Mun Districts

Purpose

This paper briefs Members on the new sports facilities in Sha Tin and Tuen Mun Districts, for which the Administration plans to seek funding support from the Public Works Subcommittee (PWSC) on 21 May 2014 and approval from the Finance Committee (FC) on 13 June 2014.

The Projects

2. We plan to seek funding support from the PWSC for the following two projects on 21 May 2014 –

- (a) Sports Centre in Area 24D, Sha Tin; and
- (b) Government Complex in Area 14 (Siu Lun), Tuen Mun.

3. The site for the proposed sports centre in Area 24D, Sha Tin is on Sha Tin Tau Road and within 5 minutes' walking distance of Che Kung Temple MTR Station. The proposed project will help alleviate the serious shortfall of sports facilities in Sha Tin.

4. The site for the proposed Government Complex in Area 14 (Siu Lun), Tuen Mun is located on Siu Lun Street near Castle Peak Road – Castle Peak Bay, in Area 14, Tuen Mun. The project, which will provide a sports centre, a community hall, a Tuen Mun Delivery Office cum Speedpost Centre for Post Office (PO), a Tuen Mun Regional Office for the Immigration Department (ImmD) and the Butterfly Social Security Field Unit for the Social Welfare Department (SWD), will enhance the level of community services provided for residents of Tuen Mun.

5. Details of the two projects are at **Annexes 1 and 2**. We have consulted the relevant District Councils, who support the proposed projects and have requested their early implementation.

Advice Sought

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

**Home Affairs Bureau
April 2014**

Sports Centre in Area 24D, Sha Tin

Project Scope

The project site occupies an area of 6 200 square metres at Sha Tin Tau Road in Area 24D, Sha Tin. The proposed project is a sports centre with the following facilities -

- (a) a multi-purpose arena with a seating capacity of about 1 000, which can be used as two basketball courts or two volleyball courts or eight badminton courts;
- (b) two multi-purpose activity rooms which can be combined into one large activity room;
- (c) a children's play room;
- (d) a dance room;
- (e) a fitness room;
- (f) a lobby and lounge area and a small cafeteria;
- (g) a public fee-paying car park with 17 spaces for private cars and two spaces for motorcycles; and
- (h) ancillary facilities including a baby care room, a first aid room, toilets and changing facilities, a management office, a booking office, a meeting room, store rooms, and loading and unloading areas.

— The location plan, site plan and artist's impression of the proposed project are at **Enclosures 1 to 3** respectively.

Justifications

2. Sha Tin District has a population of about 651 600, which is forecast to increase to 711 700 by 2021. Whilst the Hong Kong Planning Standards and Guidelines suggest a provision of 11 sports

centres for Sha Tin District by 2021, there are only five sports centres in the district¹ at present. The average overall usage rate (including peak and non-peak times) of the main games arenas of these five sports centres is about 87%. An additional sports centre is under construction in Area 14B, Sha Tin and is due for completion by early 2016. The proposed project would help alleviate the serious shortfall of and cater for the strong demand for sports centres in the district. It would also provide capacity for organising more sports training courses and competitions for the local community, thereby promoting more regular participation in sport.

3. The site for the proposed sports centre is on Sha Tin Tau Road and within 5 minutes' walking distance of Che Kung Temple MTR Station. There are three secondary schools, five primary schools and villages, including San Tin, Sha Tin Tau and Lee Uk, as well as housing developments, including Chun Shek Estate, Fung Shing Court, Sun Tin Wai Estate and Sun Chui Estate in the vicinity. It is expected that the project will be welcomed by students and local residents.

Project Estimate and Implementation Plan

4. The estimated cost of the proposed project is about \$604.8 million in money-of-the-day prices. Subject to funding approval, we plan to start construction in December 2014 for completion in January 2018.

Public Consultation

5. We consulted the Culture, Sports and Community Development Committee under Sha Tin District Council (STDC CSCDC) on the scope, the conceptual layout and the car parking arrangement of the proposed project in October 2009, April 2013 and December 2013 respectively. Members supported the proposed project and requested its early implementation.

6. We conducted further local consultation through the Sha Tin District Office in July 2013. In January 2014, we submitted to the Town Planning Board (TPB) the planning application for the proposed place of a sports centre in "Open Space" and "Village Type Development" zones as required under section 16 of the Town Planning Ordinance

¹ The five existing sports centres are Heng On Sports Centre, Hin Keng Sports Centre, Ma On Shan Sports Centre, Mei Lam Sports Centre and Yuen Wo Road Sports Centre.

(Cap. 131). In addition to receiving support for the project, we also received local objections, which were mainly concerned with the provision of public car parking spaces in the vicinity of the proposed sports centre. As agreed by the STDC CSCDC, we will arrange for the car park for the proposed sports centre to open round-the-clock and provide monthly overnight parking services to meet public needs. The TPB approved the planning application with conditions on 7 March 2014, and we will comply with the approval conditions in taking forward the project, including the provision of a public vehicle park to the satisfaction of the relevant authorities.

Government Complex in Area 14 (Siu Lun), Tuen Mun

Project Scope

The project site occupies an area of 5 400 square metres (m²) on Siu Lun Street near Castle Peak Road – Castle Peak Bay, in Area 14, Tuen Mun. The proposed project involves the construction of an eight-storey government complex with the following facilities –

Sports Centre

- (a) a multi-purpose arena, which can be used as two basketball courts, two volleyball courts or eight badminton courts, with a seating capacity of 500 (300 permanent and 200 retractable seats);
- (b) two multi-purpose activity rooms which can be combined into one large activity room;
- (c) a table tennis room;
- (d) a children's play room;
- (e) an outdoor climbing wall;
- (f) ancillary facilities, including a babycare room, toilets, changing rooms, a first aid room, a management and booking office, a control room, a committee/briefing room, and an equipment store room;

Community Hall (CH) for Home Affairs Department

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

- (j) male and female dressing rooms;
- (k) a multi-purpose conference room;
- (l) ancillary facilities including a management office with store room, toilets, and mechanical and electrical plant rooms;

Tuen Mun Delivery Office cum Speedpost Centre for Post Office (PO)

- (m) Mail Delivery Office, including mail sorting office section, three enclosures for supervisors, registered letter enclosure, enclosure for surcharged and redirected mail handling, records & stationery offices, server room and circulation area;
- (n) Speedpost Section, including Speedpost processing areas, two enclosures for overnight storage of call-for/pending delivery/undeliverable mail items, and record & stationery offices;
- (o) ancillary facilities, including a rest room, a meeting/interview room, changing rooms a cleaner's store, pantry toilets and shower facilities;

Tuen Mun Regional Office for Immigration Department (ImmD)

- (p) Joint Immigration / Registration of Persons Office, including
 - office area;
 - public waiting area;
 - public facilities such as babycare room, electronic service facilities;
- (q) Births Registry & Marriage Registry, including
 - office area;
 - public waiting area;
 - public facilities such as babycare room in Births Registry, marriage hall, bride room, parking spaces and photo-taking corner in Marriage Registry;

Butterfly Social Security Field Unit for Social Welfare Department (SWD)

- (r) office accommodation;
- (s) reception area;
- (t) counter/interview booths;
- (u) public waiting area;
- (v) ancillary facilities, including pantry, server rooms, and interview rooms; and

Ancillary facilities for shared-use by departments

- (w) loading and unloading areas; and
- (x) parking spaces.

A location plan, a site plan, a sectional plan and artist's impression of the proposed building are at **Enclosures 4 to 7** respectively.

Justifications

Sports Centre

2. Tuen Mun District has a population of about 497 700, which is forecast to increase to 528 400 by 2021. Whilst the Hong Kong Planning Standards and Guidelines suggest a provision of eight sports centres for Tuen Mun District by 2021, there are only four sports centres in the district¹ at present. The average overall usage rate (including peak and non-peak times) of these centres is about 80%. The proposed project will help alleviate the serious shortfall of sports centres in the district. With four housing estates (Sam Shing Estate, On Ting Estate, Siu Lun Court and Chi Lok Fa Yuen), six secondary schools and six primary schools nearby, the proposed sports centre will be well-utilised by local residents and students.

¹ The existing four sports centres are Leung Tin Sports Centre, Tai Hing Sports Centre, The Jockey Club Tuen Mun Butterfly Beach Sports Centre and Yau Oi Sports Centre.

Community Hall

3. Currently, there is no community hall facility in the vicinity of the proposed government complex. Residents in the nearby housing estates have to make use of the On Ting/Yau Oi Community Centre and the Tuen Mun Town Centre Community Hall, both are located two Light Rail Stations away or about 20 minutes' walking distance. Moreover, these two community centres/halls are already heavily utilised with an average utilisation rate of about 75% and 86% in 2013 respectively. The proposed community hall can meet the strong demand for community hall facilities arising from the increasing aspirations and needs of the population in the south eastern part of Tuen Mun District. Local residents in the vicinity will be benefited after its completion.

Other Government Facilities

4. The utilisation of the site will be optimised by the facilities provided by the joint users of PO, ImmD and SWD. The relocation of PO's Tuen Mun Delivery Office cum Speedpost Centre from the existing commercial building at 1/F Rosedale Garden, 133 Castle Peak Road, San Hui, Tuen Mun to the site will ensure a stable mail delivery service to Tuen Mun District as it will be difficult to find an alternative site if the existing tenancy is not renewed.

5. ImmD's Regional Office in Tuen Mun will provide "one-stop shop" services for the local community of the district. This new office embedded with registration of persons, travel document applications, extension of stay applications, as well as births and marriage registration services in one house will provide diversified immigration services, which will enhance the service level to the public as applicants only have to go to one place to submit different applications / collect different documents.

6. The reprovision of SWD's Butterfly Social Security Field Unit from the existing commercial building at Units 1-6, 27/F, Tuen Mun Central Square, 22 Hoi Wing Road, Tuen Mun to the site will provide a steady and permanent office for serving the public. The new office will be closer to its targeted clients and will provide an operationally better environment for the provision of social welfare services to the public and local residents. It will also facilitate the future development of south eastern part of Tuen Mun District and strengthen its service in the area.

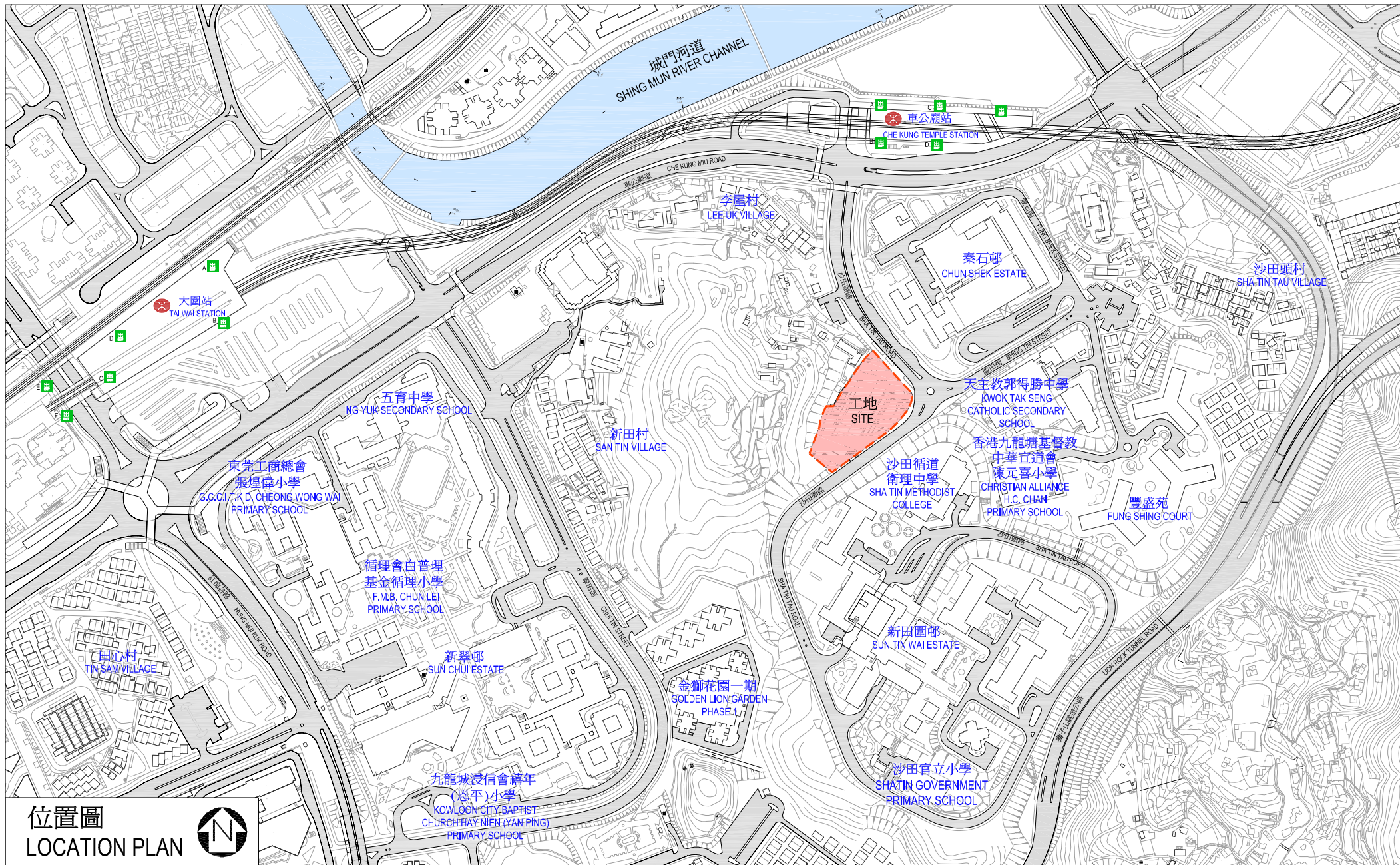
7. In summary, the implementation of the project will alleviate the shortfall in sports centres in Tuen Mun District and enhance a wide range of community services for the local residents.

Project Estimate and Implementation Plan

8. The estimated cost of the proposed project is about \$1,201.3 million in money-of-the-day prices. Subject to funding approval, we plan to start construction in December 2014 for completion in June 2018.

Public Consultation

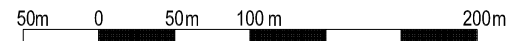
9. We consulted the Environment, Hygiene and District Development Committee (EHDDC) of the Tuen Mun District Council on the conceptual layout of the project on 23 March 2012. We reported on progress to the EHDDC on 19 July 2013 and gave a report on the latest development and final layout to the EHDDC on 21 March 2014. Members supported the project and requested its early implementation.



位置圖
LOCATION PLAN



Project Title 項目名稱
273RS
沙田第24D區體育館
SPORTS CENTRE IN AREA 24D, SHA TIN



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



LEGEND 圖例

- - - 工地界線
Site Boundary
- ↑ 行人出入口
Pedestrian Entrance/Exit
- ↑ 無障礙出入口
Barrier-Free Entrance/Exit
- ↑ 車輛出入口
Vehicular Ingress/Egress
- 綠化平台
Landscaped Deck
- 花槽
Planter
- 主入口大堂
Main Entrance Lobby
- 車道
Driveway
- 現有行人過路處
Existing At-grade Pedestrian Crossing

工地平面圖
SITE PLAN

Project Title 項目名稱
273RS
沙田第24D區體育館
SPORTS CENTRE IN AREA 24D, SHA TIN





從北面望向大樓的構思透視圖
PERSPECTIVE VIEW FROM NORTHERN DIRECTION (ARTIST'S IMPRESSION)

Project Title 項目名稱

273RS

沙田第24D區體育館

SPORTS CENTRE IN AREA 24D, SHA TIN



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



位置圖
LOCATION PLAN

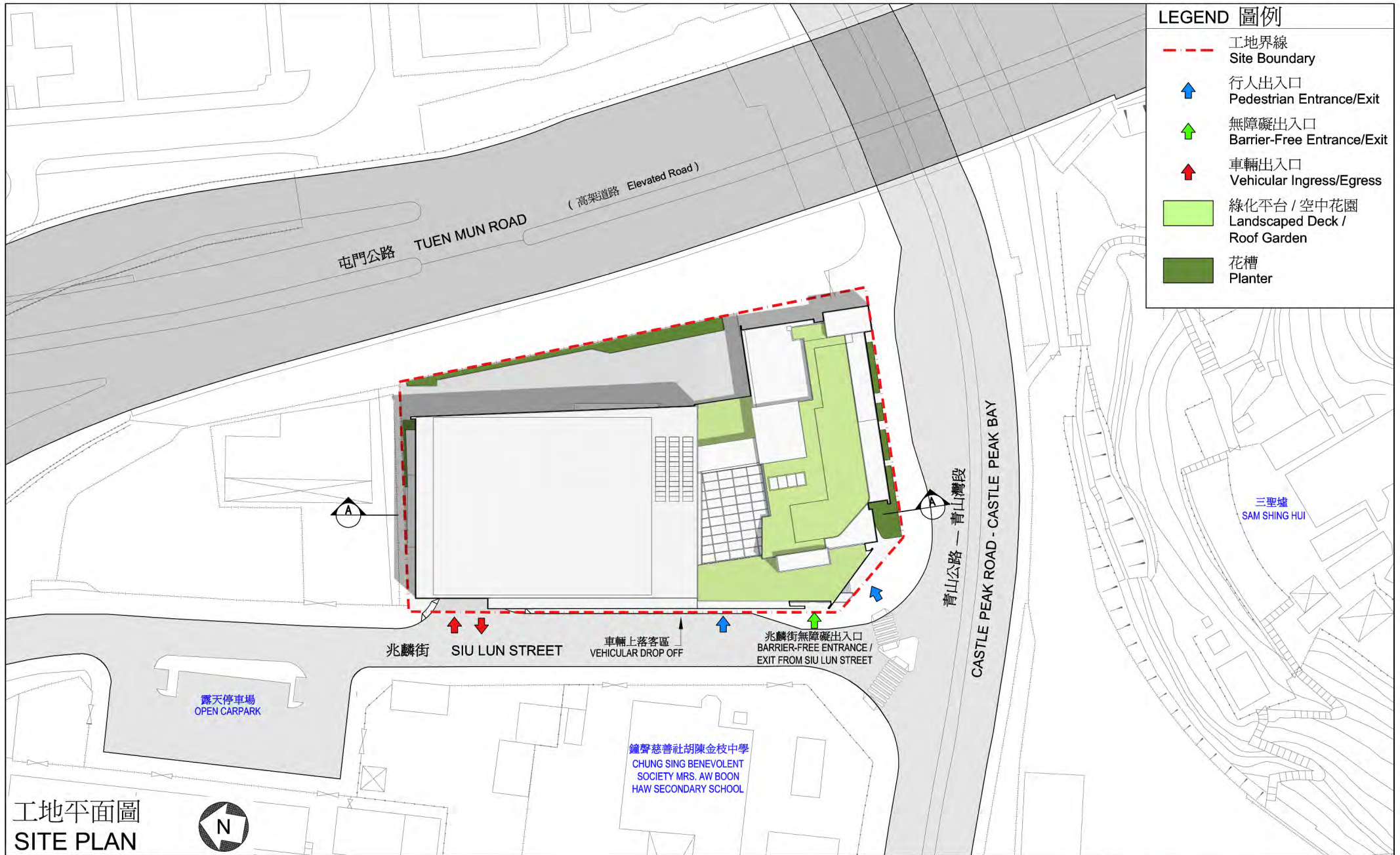


Project Title 項目名稱

56RG
屯門第14區（兆麟）政府綜合大樓
GOVERNMENT COMPLEX IN AREA 14 (SIU LUN), TUEN MUN



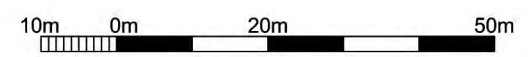
ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



工地平面圖
SITE PLAN

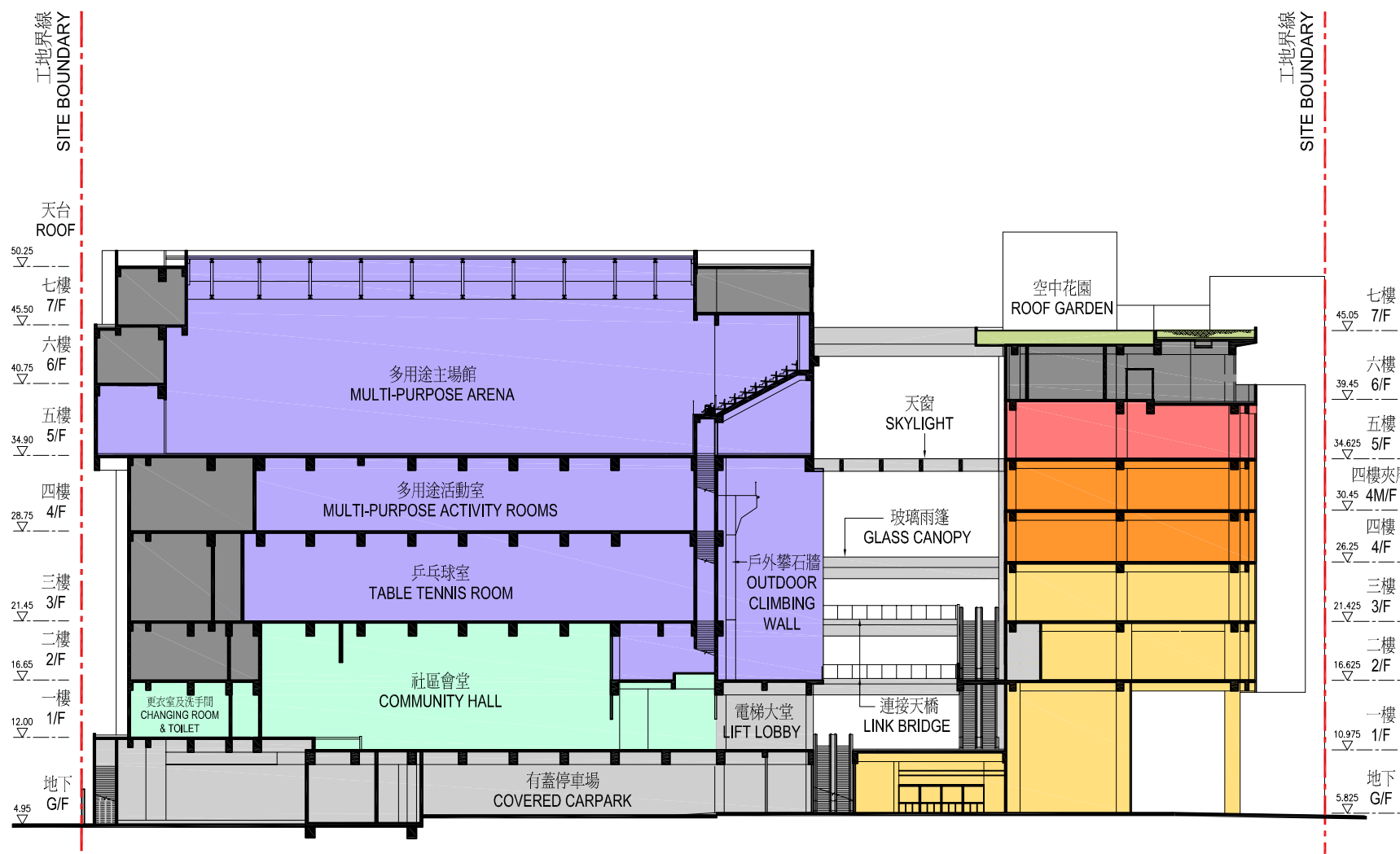


Project Title 項目名稱
56RG
屯門第14區 (兆麟) 政府綜合大樓
GOVERNMENT COMPLEX IN AREA 14 (SIU LUN), TUEN MUN



LEGEND 圖例

- - - 工地界線
Site Boundary
- 入境事務處範圍
Immigration Department Area
- 郵政署範圍
Post Office Area
- 社會福利署範圍
Social Welfare Department Area
- 民政事務總署範圍
Home Affairs Department Area
- 康樂及文化事務署範圍
Leisure and Cultural Services Department Area
- 共用地方
Common Area
- 機房
Plant Rooms
- 空中花園
Roof Garden



A-A 剖面圖
SECTION A-A

Project Title 項目名稱
56RG
屯門第14區(兆麟)政府綜合大樓
GOVERNMENT COMPLEX IN AREA 14 (SIU LUN), TUEN MUN





從東面望向大樓的構思透視圖

PERSPECTIVE VIEW FROM EASTERN DIRECTION (ARTIST'S IMPRESSION)

Project Title 項目名稱

56RG

屯門第14區（兆麟）政府綜合大樓

GOVERNMENT COMPLEX IN AREA 14 (SIU LUN), TUEN MUN



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署