

**Public Works Subcommittee  
Meeting on 23 April 2016**

**Issues requiring follow-up actions by the Government  
before submitting the funding proposal to the Finance Committee**

**Item PWSC (2016-17)6  
57RG – Sports centre, community hall and football pitches  
in Area 1, Tai Po**

**Issue 1**

At the request of Hon Emily LAU Wai-hing, the Government will provide documents and layout plans to show how the designs of the community hall and the sports centre can be revised to provide windows on the side of the buildings facing Lam Tsuen River.

**Response**

2. In the original design, the fitness room, multi-purpose room and children's play room will be provided with windows facing Lam Tsuen River. We now plan to provide additional windows in the common area on the 3rd floor of the sports centre, and change the design of the parapet on the roof of the community hall to a transparent one to allow the public on the green roof and in the children's play room to enjoy the view of the river. The revised artist's impression (at **Annex I**) is attached for Members' reference.

**Issue 2**

3. At the request of Hon Alvin YEUNG Ngok-kiu, the Government will provide supplementary information about the number of additional parking spaces that can be provided if the basement car park is to be extended further on the right under the football pitches, the additional project cost incurred, and whether the extension is cost-effective.

### **Response**

4. Owing to the proximity of the site to Lam Tsuen River, the groundwater level there is high and the buoyancy is relatively strong. The proposed extension of the basement car park, without any superstructure, will be unable to resist the buoyancy by its own weight. Hence, the weight of the entire reinforced concrete structure of the basement needs to be increased. The cost of extending the basement of this project will therefore be higher than that of an ordinary basement. In addition, if the basement car park is extended to the size of the two football pitches, excavation works have to be carried out on the entire site, leaving little works area for construction. The lack of works area and the high groundwater level involved in building such basement will pose additional construction challenges and lengthen the construction period. These would all be reflected in the tender price.

5. The estimated additional cost for providing 120 additional parking spaces through such extension is about \$108.8 million (in September 2015 prices). This estimated increase has not included the additional cost which the contractor has to incur due to reduction in works area during construction stage. Given the constraints above, it would not be cost-effective to provide additional carpark spaces by extending the basement car park to the size of two football pitches.

6. The issue of additional car parking spaces was discussed at a special full council meeting of the Tai Po District Council (TPDC) held on 2 June 2016. While appreciating the stringent position of car parks in the district, TPDC members supported the original proposal of providing 200 parking spaces to facilitate the early implementation of the project.

### **Issue 3**

7. At the request of Hon LEUNG Kwok-hung, the Government will provide supplementary information explaining in detail the reasons for providing an indoor bowling green in the sports centre.

## **Response**

### *Lawn Bowl Green Venues in Hong Kong*

8. The Leisure and Cultural Services Department (LCSD) provides both indoor and outdoor bowling greens. Indoor bowling greens provide year-round venues for practices even under inclement weather condition. As there is no indoor bowling green in the New Territories, the proposed provision will meet the needs of the local community and the demand of residents in the New Territories. The District Facilities Management Committee (DFMC) of the TPDC had received requests from members of the public for the provision of an indoor lawn bowling green in Tai Po district in May 2006. After due consideration, the DFMC endorsed the provision of an indoor lawn bowling green in this project. Details of lawn bowling greens in Hong Kong are appended at **Annex II**.

### *Lawn bowling activities organised by the LCSD*

9. To promote the development of lawn bowling, LCSD organised regular activities which include training courses, competitions and fun days. While the number of activities organised remains fairly stable over the past few years, the participation has been increasing, as shown in the following table:

	<b>2013-14</b>		<b>2014-15</b>		<b>2015-16</b>	
	No. of activities	No. of Participants	No. of activities	No. of Participants	No. of activities	No. of Participants
<b>Training Course</b>	214	1 931	196	1 824	216	2 397
<b>Fun Day</b>	153	12 874	168	16 158	140	15 332
<b>Competition</b>	7	816	7	934	7	1 096
<b>Total</b>	<b>374</b>	<b>15 621</b>	<b>371</b>	<b>18 916</b>	<b>363</b>	<b>18 825</b>

### *The views of the “national sports association”*

10. The Hong Kong Lawn Bowls Association (HKLBA) is the “national sports association” responsible for the development of lawn bowling in Hong Kong. They are supportive of the proposed indoor lawn bowl green as it will help promote and develop the sport in the community. The HKLBA has a total of 37 member clubs with over 6 000 participants in lawn bowling activities, of which about 3 000 are

active lawn bowlers. Currently, the number of participating men's and women's teams in the summer and winter league games organised by the HKLBA is 88 and 48 respectively. The number of matches exceeds 2 000 a year. In the past three years, HKLBA has organised more than 200 subvented programmes annually, attracting more than 3 700 participants a year on average.

#### **Issue 4**

11. At the request of the Subcommittee, the Government will provide the revised designs for the following facilities:

- (a) the indoor heated swimming pool (replacing the 25 metre (m) x 25 m pool with a 50 m x 25 m pool); and
- (b) the car park for private cars (increasing the number of parking spaces from the original 200).

Elaboration is also requested regarding the impact of the revised designs stated in items (a) and (b) on other facilities to be provided under the project, whether an additional storey will be built to cater for the revised designs stated in items (a) and (b), and whether additional project cost will be incurred (if so, the amount incurred).

#### **Response**

12. The DFMC of TPDC was consulted a number of times between 2011 and 2014 on the project scope, the conceptual layout and car parking arrangement of this project, and members supported the provision of two 25 m indoor heated pools, one indoor heated jacuzzi and a car park with 200 parking spaces for private cars after thorough deliberation. The Government had carefully considered the advice of the Public Works Subcommittee (PWSC) and had further consulted the TPDC at a special full council meeting on 2 June 2016.

13. The feasibility of replacing two 25 m pools with one standard 50 m x 25 m pool was presented to TPDC Members. Having considered the financial and time implications, TPDC unanimously supported maintaining the original project scope with one 25 m x 25 m indoor heated swimming pool, one 25 m x 10 m indoor heated training pool, one indoor heated jacuzzi and a car park with 200 parking spaces for private

cars. The deliberation covered the following advantages of the original proposal -

- (a) a 50 m standard pool (with a water depth of 1.4 m – 1.9 m) is suitable for competent swimmers and for competition purposes. The two 25 m pools with a water depth from 1.2 m – 1.4 m (for the 25m x 25m pool) to 0.7 m – 0.9 m (for the 25 m x 10m pool) will better meet leisure needs of the public, with varied swimming ability and physical fitness, especially the elderly and children;
- (b) two pools may concurrently serve swimmers with different ages and needs in a safe and comfortable way. For example, when one pool is used for training, the other is still available to leisure swimmers or the elderly for hydro-fitness practice; and
- (c) in case of emergencies (e.g. the presence of vomitus), a swimming complex with only one 50 m pool must be completely closed. With two 25 m pools, the second one may remain open while the affected pool is closed, thereby minimizing inconvenience to swimmers.

14. In fact, 25 m heated pools are very popular with users. Of the 24 LCSD swimming pool complexes with heated pools, seven are provided with 25 m pools without any 50 m pool. Details are at **Annex III**. Amongst them, the design of the swimming pool complexes in Siu Sai Wan and Lam Tin is similar to the current proposal. The attendances at the Siu Sai Wan and Lam Tin swimming pool complexes were 315 026 and 349 493 respectively in 2015. Another sports centre with a 25 m indoor heated swimming pool is under construction in Kwai Tsing District, which has a population of about 510 000. When this is completed in early 2017, Tai Po will be the only district in the New Territories with no public indoor heated swimming pool. If the proposed project commences within this year, it is expected that the two 25 m indoor heated pools, the jacuzzi and the other recreational and community facilities included in the project will be available in 2020-21 to serve 310 000 residents in Tai Po District.

15. The alternative proposal of a 50 m x 25 m standard indoor heated swimming pool involves substantial increase in water volume, which leads to significant expansion of filtration plant. Ancillary facilities, including spectator stands, fire service equipment and means of escape, toilets, changing and shower rooms, and store rooms are also required to be enhanced. Correspondingly, changes need to be made to

building heights, floor areas and structural loading. The departments concerned have to re-examine the technical feasibility and project design. To make room for the 50 m standard indoor heated swimming pool and its ancillary facilities, some of the original proposed facilities may have to be deleted or reduced in scale. As the project has to be redesigned and the estimated cost will increase substantially, it is therefore necessary for the Government to conduct detailed assessments and consultations on the new design and the revised estimated cost.

### *Conclusion*

16. The Government has been working very closely with TPDC for years on this project. The pros and cons of a 50 m standard indoor heated pool and those of two 25 m pools have been carefully weighed and compared. The TPDC does not lightly dismiss the merits of a 50 m pool. In the face of time and other resource constraints, and more importantly to better meet the community's need, TPDC has chosen the current proposal. The Government fully appreciates and respects the unanimous view of the TPDC.

17. The Government and the TPDC earnestly hope to secure Finance Committee's funding approval within this legislative session.

Home Affairs Bureau  
June 2016





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

**57RG**  
大埔第1區體育館、社區會堂及足球場  
SPORTS CENTRE, COMMUNITY HALL AND FOOTBALL PITCHES IN AREA 1, TAI PO



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



**Bowling Greens in Hong Kong****I. Provision of Bowling Greens by the Leisure and Cultural Services Department****(1) Indoor Artificial Turf Bowling Greens**

<b>Venue (District)</b>	<b>No. of Rinks</b>
Island East Sports Centre (Eastern)	4
Ap Lei Chau Sports Centre (Southern)	6

**(2) Outdoor Artificial Turf Bowling Greens**

<b>Venue (District)</b>	<b>No. of Rinks</b>
Tai Po Waterfront Park (natural turf) (Tai Po)	12
Siu Lek Yuen Road Playground (Sha Tin)	12
Victoria Park (Wan Chai)	12
Hang Hau Man Kuk Lane Park (Sai Kung)	6
Wu Shan Bowling Green (Tuen Mun)	6



## **II. Bowling Greens Provided by Private Recreation Clubs**

### **(1) Indoor Artificial Turf Bowling Greens**

<b>Venue (District)</b>	<b>No. of Rinks</b>
Hong Kong Football Club (Wan Chai)	6

### **(2) Outdoor Turf/Artificial Turf Bowling Greens**

<b>Venue (District)</b>	<b>No. of Rinks</b>
Kowloon Bowling Green Club (Yau Tsim Mong)	12
Kowloon Cricket Club (Yau Tsim Mong)	12
Craigengower Cricket Club (Wan Chai)	12
Hong Kong Cricket Club (Wan Chai)	9
Club de Recreio (Yau Tsim Mong)	6
Filipino Club (Yau Tsim Mong)	6
Hong Kong Football Club (Wan Chai)	6
Indian Recreation Club (Wan Chai)	6
Hong Kong Police Lawn Bowls Club (Sham Shui Po)	6
United Services Recreation Club (Yau Tsim Mong)	6
CLP Lawn Bowls Club (Tuen Mun)	6

### **(3) Covered Bowling Greens**

<b>Venue (District)</b>	<b>No. of Rinks</b>
Club de Recreio (Yau Tsim Mong)	6
Craigengower Cricket Club (Wan Chai)	3

## Heated Swimming Pools

### Managed by the Leisure and Cultural Services Department

(As at May 2016)

- There are 43 public swimming pool complexes managed by the department. All the 18 districts are each provided with at least one 50 metre (m) swimming pool (outdoor or indoor). Among the public swimming pool complexes, 24 are provided with heated pools (including six outdoor heated pools). The following seven complexes are provided with 25 m heated pools without any 50 m heated pool.

District	Indoor Swimming Pool Complex	Heated Pool Facilities	Maximum Capacity	Total Attendance in 2015
Eastern	Island East	A 25 m pool plus a leisure pool and a toddlers' pool	190	172 967
Eastern	Siu Sai Wan	Two 25 m pools	582	315 026
Kwun Tong	Lam Tin	Two 25 m pools	582	349 493
Wong Tai Sin	Hammer Hill Road*	A 25 m indoor pool plus a leisure pool	453	283 915
Yau Tsim Mong	Tai Kok Tsui	A 25 m indoor pool plus an indoor leisure pool	250	184 402
Tuen Mun	Tuen Mun North West**	A 25 m pool plus an indoor leisure pool and a jacuzzi	282	545 232
Yuen Long	Ping Shan Tin Shui Wai	A 25 m pool	250	314 156

\* Hammer Hill Road Swimming Pool is also provided with an outdoor leisure pool, which is closed during the winter.

\*\* Tuen Mun North West Swimming Pool is also provided with a 50 m main pool, a training pool and a teaching pool outdoors, which are closed during the winter.

- Currently, 15 districts are provided with heated pools. Kwai Tsing, Southern and Tai Po Districts are the only districts not provided with any heated pool. For Kwai Tsing District, a 25 m indoor heated pool is being constructed as part of a sports complex project, which is scheduled for completion in early 2017.