

For discussion on  
12 May 2006

LC Paper No. CB(2)1912/05-06(03)

## **Legislative Council Panel on Home Affairs District Open Space in Area 107 Tin Shui Wai**

### **Purpose**

This paper seeks Members' support for the development of the proposed district open space in Area 107, Tin Shui Wai (the Project).

### **Background**

2. The proposed district open space in Area 107, Tin Shui Wai is an ex-Provisional Regional Council project to meet the demand for public open space in the district. The Project has the support of the Home Affairs Bureau. It is one of the 25 municipal projects announced in the 2005 Chief Executive's Policy Address for priority treatment.

### **Location of the Project Site**

3. The project site, occupying an area of about 2.7 hectares, is situated in Area 107 near Tin Yat Estate, Tin Sau Road, Tin Shui Wai. It is currently vacant and ready for development. A site plan is at **Enclosure**.

### **Scope of the Project**

4. The proposed scope of the Project comprises –
- (a) a volleyball court;
  - (b) a jogging trail with fitness stations;
  - (c) children's play areas for children of different age groups;
  - (d) elderly fitness stations with pebble walking trails;
  - (e) landscaped areas for sitting, playing Tai Chi and holding activities;
  - (f) a path for cycle users;

- (g) toilet facilities; and
- (h) a service building with ancillary facilities, including an office and a store room.

## **Justification**

5. Tin Shui Wai is a densely populated and fast developing new town with high-rise residential buildings. It has a current population of 269,600, which is expected to increase by 3.9% to 280,100 by 2013. In view of the increase in population, there is a need to provide more recreation and sports facilities such as volleyball court, children's play area, sitting-out facility and landscaped area to cope with the increasing demand. Major leisure facilities currently provided by the Leisure and Cultural Services Department in Tin Shui Wai including Tin Shui Wai Park, Tin Shui Wai Sports Ground and Tin Pak Road Park are located in Tin Shui Wai Central and South. With the rapid increase of population in the northern part of Tin Shui Wai, there is an imminent need to provide leisure and recreation facilities there to meet the strong demand of the local community. Such requests have also been repeatedly raised by the Yuen Long District Council.

6. As a reference, the Hong Kong Planning Standards and Guidelines suggests a provision of about 108.9 hectares of public open space for the current population of around 544,500 in Yuen Long District (including Tin Shui Wai new town). At present, there are about 95 hectares of open space provided in Yuen Long District, including 44.6 hectares of local open space provided by the Housing Department. The proposed Project will improve the provision of public open space in the district.

7. The project site is located in a densely populated residential area mainly surrounded by public housing developments including Tin Heng Estate, Grandeur Terrace, Tin Chak Estate, Tin Yat Estate, Tin Fu Court, Tin Yan Estate and Tin Yuet Estate. With a relatively young population profile, there will be a high demand for active outdoor recreation and sports facilities. The provision of landscaped areas and sitting-out facilities for the enjoyment of nearby residents would also be highly welcome. The utilisation rate of existing leisure facilities in Tin Shui Wai is very high and the proposed district open space will become a popular venue for local residents.

## **Project Estimate and Implementation Plan**

8. We have upgraded the Project to Category B. The updated estimated project cost is \$ 91.4 million in money-of-the-day prices. Subject to approval of the funding application from the Finance Committee, construction is expected to commence in March 2007 for completion in December 2008.

## **Public Consultation**

9. On 9 November 2004, the Culture, Recreation and Sports Committee (CRSC) of Yuen Long District Council was consulted on the proposed facilities to be provided under the Project and members supported the Project.

10. On 7 March 2006, the CRSC was consulted on the design of the Project. Members reiterated their strong support to the Project and urged for its early implementation.

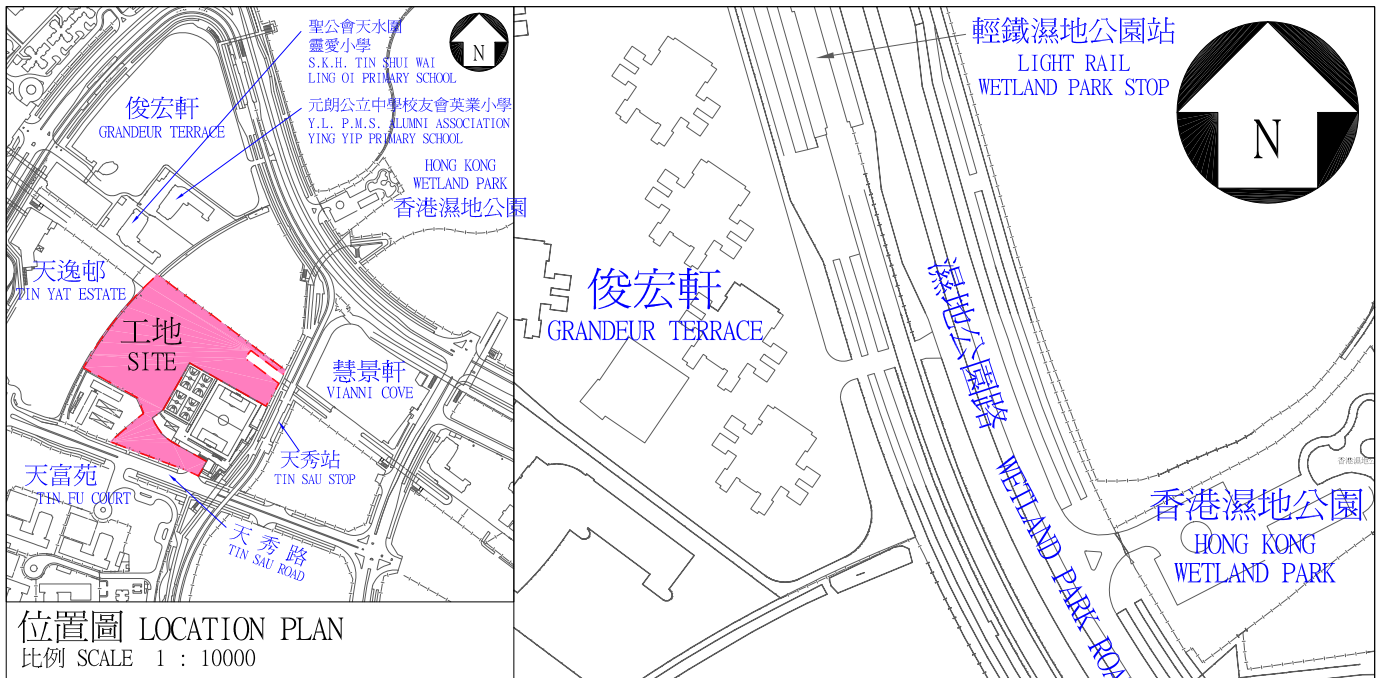
## **Way Forward**


11. To take the Project forward, the Administration intends to submit it to the Public Works Subcommittee of the Finance Committee at its meeting in June 2006 for upgrading to Category A.

## **Advice Sought**

12. Members are invited to support the development of the proposed district open space.

**Home Affairs Bureau**  
**May 2006**



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