

**Legislative Council Panel on Home Affairs  
Redevelopment of the Hong Kong Sports Institute**

**Purpose**

In his 2006-07 Policy Address, the Chief Executive announced, amongst other initiatives to promote sports development in Hong Kong, the redevelopment of the Hong Kong Sports Institute (HKSI) to provide world-class training facilities for elite athletes in Hong Kong. This paper seeks Members' support for the redevelopment proposal (the Project) and the preferred development option to proceed with the Project.

**Background**

2. The HKSI, managed by the Hong Kong Sports Institute Limited (HKSIL) with a government recurrent subvention, is the unique training facility for elite athletes in Hong Kong. First completed in 1982, the HKSI complex located at Yuen Wo Road, Sha Tin (Fo Tan venue) is now 25 years old. Concerns have been expressed by key stakeholders that the facilities cannot keep pace with the increased sophistication in sports development and elite training, both locally and overseas. Also, with a steady increase in the number of elite athletes under training (now totaling over 600), supporting facilities like hostel, fitness training, sports medicine, sports science, etc. are inadequate in meeting the present day needs. At the suggestion of the Secretary for Home Affairs, a Joint Task Force on Redevelopment of Hong Kong Sports Institute (JTF), co-chaired by the Vice-Chairman of Elite Sports Committee and the Chairman of HKSIL, was set up in July 2005. The JTF was tasked to undertake a review of the provision of facilities at HKSI and elsewhere, and to recommend a redevelopment plan for HKSI. A professional consultant was engaged by HKSIL to assist in the review and to come up with a conceptual plan. After consultations with key stakeholders in the sports community<sup>1</sup>, the JTF submitted a report to the Government in March 2006.

3. Concurrently, in support of the 2008 Beijing Olympic and Paralympic Equestrian Events (the Equestrian Events) to be co-hosted by Hong Kong, the HKSI has been temporarily relocated to YMCA's Wu Kwai Sha Youth Village (WKSJV) at

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<sup>1</sup> Throughout the six-month period of its operation, the JTF conducted an extensive series of consultative processes with key stakeholders, including 13 Elite Sports and 2 Disabled Sports National Sports Associations, the Sports Federation & Olympic Committee of Hong Kong, China and the Hong Kong Elite Athletes Association, coaches, athletes and sports administrators. The results of that consultation process clearly indicated a consensus for a major redevelopment of HKSI which is seen as crucial for meeting the needs of both current as well as future elite sports development in Hong Kong. The comments and suggestions received were incorporated into the HKSI Redevelopment Plan which was submitted to the Government in March 2006.

Ma On Shan since January 2007. The HKSI site and facilities will be converted by the Hong Kong Jockey Club (HKJC) (which is funding and undertaking the construction of venues for the Equestrian Events) into competition venues and supporting facilities for the Equestrian Events. The original plan is for reinstatement works to complete by December 2008 after the Equestrian Events (the Olympic and Paralympic Events will take place in August and September 2008 respectively) for the HKSI to move back to its Fo Tan site. Subsequent discussions between the Home Affairs Bureau (HAB) and HKSIL indicate that in order to lose no time in creating new and additional training facilities for elite athletes, we should make full use of the intervening period (i.e. between now and end 2008) to undertake all pre-construction preparatory work so that on site construction may commence immediately upon completion of the Equestrian Events.

4. Pursuant to the Chief Executive's announcement in his 2006-07 Policy Address in October 2006, a Hong Kong Sports Institute Redevelopment Project Steering Committee (PSC) under the chairmanship of Dr Eric Li, Chairman of the HKSIL, was set up in November 2006 to take forward the planning of the Project, with a view to seeking funding approval by the Legislative Council (LegCo) Finance Committee. The PSC comprises members from the HKSIL, relevant government bureaux/departments and individual professional members. Since the inception of the PSC, five meetings have been held.

### **Scope of the Project**

5. Subsequent to the deliberations of the PSC, the scope of the Project has been finalized in February 2007. Details are as follows --

- (a) A new 11-storey multi-purpose building situated at the site of the existing outdoor velodrome. It will house the following facilities :
  - (i) a 12-lane bowling centre
  - (ii) a sports information centre
  - (iii) conference centre, lecture and coaching rooms and function rooms
  - (iv) athletes' canteen / restaurant
  - (v) athletes' hostel (5 storeys at Level 5 to 9 with a capacity for 370 athletes)
  - (vi) sports residence (2 storeys at Level 10 to 11 for visiting athletes and sports personnel)
  - (vii) offices and ancillary facilities
- (b) A new multi-purpose sports hall (for an indoor tennis court, a venue for training of wushu and 2 doubles squash courts convertible to 3 singles courts)

- (c) A new 52m international standard indoor swimming pool (connected with the existing 25m pool)
- (d) A new 2-storey rowing boathouse
- (e) A new 120m 4-lane warm-up track with spectator stand
- (f) Upgrading of the existing indoor sports complex (to provide better facilities for table tennis, fencing, badminton, sports science laboratories, sports medicine clinic and fitness training centre with expanded, integrated recovery centre, coaches offices, building services and fittings)
- (g) Upgrading of the running / cycling trail with 3m wide rubber finish
- (h) Refurbishment of 4 tennis courts, 2 new tennis clay courts and conversion of the surplus tennis courts and volleyball courts into a new multi-purpose outdoor venue
- (i) A new covered walkway connecting the new 11-storey multi-purpose building and the existing indoor sports complex
- (j) Integrated sports facilities for athletes with disabilities including, but are not necessarily limited to, fencing, boccia, table tennis, rowing, tenpin bowling, swimming, track and field, warm-up and cross-training. Additional ancillary facilities will be specifically targeted to athletes with disabilities including residence, access, toilets and changing rooms, lifts, car-parks, wheel-chair storage etc.

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 A summary comparison of the new and existing facilities and the master layout plan highlighting the new facilities are attached at **Annex I** and **Annex II** respectively.

6. The finalized scope of the Project is largely based on the report of the JTF submitted to Government in March 2006. In consultation with the key stakeholders, we have made a number of changes necessitated by changing circumstances. These are explained in the following paragraphs.

**(A) Site Requirements**

7. The HKSI currently occupies a government site of about 158,650 m<sup>2</sup>. The site is bounded by stables managed by the HKJC on the northwest side, and the Sha Tin Racecourse and Penford Park on the northeast side. To pave way for the Equestrian Events, a site to the northeast measuring about 44,000 m<sup>2</sup> (i.e. the former golf practice facilities and the two soccer pitches) is being used to provide new stables and training arenas. There have been ongoing discussions between the HKJC and the Government on the possibility of retaining these built stables and arenas after the

conclusion of the Equestrian Events to meet needs of the Sha Tin Racecourse, to provide a legacy value to the co-hosting of an Olympic event and to avoid wastage which would be the case if these brand new facilities were to be demolished after the Equestrian Events. More recently, the HKJC has brought to the Government's attention serious subsidence problems in the main stable compound of the Sha Tin Racecourse confirmed by extensive structural surveys. In brief, these problems arose because in the early 1970s, the Sha Tin Racecourse was formed on reclaimed land with a layer of underlying marine clay which has been undergoing large settlement in the past 30 years, resulting in severe damage to the stable buildings, associated structures, access roads and underground services. As a consequence, the HKJC has submitted that it needs to put in place a major plan to replace all stable blocks in the Sha Tin Racecourse and the use of the Olympic stables for decanting horses will be critical.

8. With a view to addressing the above, we have examined the redevelopment footprint of the HKSI and conclude that taking account of other developments as described below, it would be possible to meet in full the needs of the HKSI redevelopment as well as the essential operational requirements of the HKJC. From an Olympic legacy point of view, we believe that effective utilization of the equestrian facilities built for the Equestrian Events would be welcome by the international sports community, i.e. the International Olympic Committee and the International Equestrian Federation. The PSC and key stakeholders (including HKSI Board, relevant National Sports Associations (NSAs), coaches, athletes and HKSI staff) have indicated no objection to the revised site coverage of the HKSI.

## **(B) Additional Facilities**

9. Since the submission of the JTF's redevelopment plan, the past 12 months have seen significant progress in and a much more prominent public profile attached to sports development. This is the result of not only the Chief Executive's support and the injection of Government resources to sports development, but also the remarkable achievements of Hong Kong athletes in the 2006 Far East and South Pacific Games for the Disabled and Asian Games, the inspiring leadership of the Sports Federation and Olympic Committee of Hong Kong, China (SF&OC) and the Sports Commission and the hard work of all NSAs. In anticipation of the 2008 Beijing Olympics and the 2009 East Asian Games, Hong Kong is presented with a golden opportunity to bring sports development to newer heights. We are therefore taking the opportunity of the HKSI redevelopment to put in place some enhanced facilities, including --

- (a) two extra floors in the new multi-purpose building as sports residence with a view to enhancing HKSI's ability to function as an exchange hub for elite sports; and
- (b) more open space for use as multi-purpose outdoor venues and facilities for integrated sports facilities for athletes with disabilities, such as boccia,

warm-up and cross-training venues.

**(C) Off-site Facilities**

10. In line with the Government's sports development strategy featuring the promotion of training-based venues with district characteristics, some of the facilities originally planned in the JTF report for elite sports training would be provided off-site. These include –

- (a) ***Tennis courts*** : a project is under way to invite non-profit making sports organizations to operate a tennis training base at existing tennis courts of the Leisure and Cultural Services Department (LCSD) in the Kowloon Tsai Park. Thus, there would be fewer tennis courts in the redeveloped HKSI. But the provision of 6 outdoor courts (consisting of 4 hard surface and 2 new clay courts) and an indoor court would still be able to meet adequately the athletes' training needs.
- (b) ***Velodrome*** : the outdoor velodrome in HKSI cannot meet the current elite training requirement. The excellent results of Hong Kong elite cyclists and the popularity of this sport fully justify the provision of an indoor all-weather velodrome of international standard for the purpose of training and competitions. This also reflects the strong appeal of the Hong Kong Cycling Association (HKCA) which of its own volition has been exploring the feasibility and financial viability of a multi-purpose velodrome in town for promotion and training of cycling. We support a multi-purpose indoor velodrome, and to ensure its optimal utilization and cost-effectiveness, we have identified a suitable site in Tseung Kwan O for developing an indoor velodrome adjacent to a town park. This has the full support of the HKCA and the Sai Kung District Council. Following our cycling athletes' achievements in the 2006 Asian Games in Doha, the Government has announced the intention which has won wide public support. We will secure separate funding for the development of this multi-purpose velodrome.
- (c) ***Windsurfing*** : due to the nature of windsurfing, the main training centre has to be located near appropriate water venues with appropriate wind condition. Currently, elite training for windsurfing mainly takes place in Stanley Main Beach, with the support of the Windsurfing Association of Hong Kong (WAHK) which provides storage and all supporting facilities for the training programme. The limited space at the existing facilities does not meet the needs of elite training for more storage of boards, equipment, offices, etc. We will work with WAHK to explore the feasibility of an expanded training centre in Stanley.

11. Although soccer is not an elite sports, the completion of Hong Kong Football Association's Football Academy in Tseung Kwan O would provide dedicated

soccer pitches for soccer training. The retention of existing grass pitches in the redeveloped HKSI is therefore not essential.

### **Preferred Development Option**

12. As the redevelopment is in-situ, the works have to be planned very carefully to minimize disruption to HKSI's normal operation and athletes training. On the other hand, the aim is to complete the redevelopment as early as possible to meet growing training needs, and to minimize inconvenience caused to the general public. With these objectives in mind, the PSC with the advice of the consultant appointed by HKSI has come up with three development options which are all technically feasible. Upon consultation with the key stakeholders, the preferred development option has emerged, which is outlined below.

#### **Redevelopment will proceed in two phases with phase one to cover upgrading/refurbishment works to existing facilities and phase two embracing construction of new facilities**

- The construction work is planned to take two phases. Phase one works (including the refurbishment works of existing indoor sports complex in Fo Tan venue and the foundation of the new 11-storey multi-purpose building, new multi-purpose sports hall and new rowing boathouse) will commence after the Equestrian Events in the fourth quarter of 2008. HKJC's reinstatement works naturally will take account of the refurbishment requirements to avoid abortive work.
- HKSI will remain in its current temporary main base in WKSYP and continue using the LCSD's venues for elite training for an extra six to nine months (from December 2008) until completion of phase one, estimated to be the third quarter of 2009.
- HKSI will then move back to Fo Tan venue and resume normal operation after the completion of phase one works in the third quarter of 2009. All new superstructure works except the new spectator stand will start in the fourth quarter of 2009.
- Phase two works will proceed in parallel with the normal HKSI operations. Elite training facilities will by and large remain intact and only athletes' hostel and administration offices need to be relocated once more, i.e. from WKSYP back to existing hostels/offices in the third quarter of 2009 and upon completion of the new 11-storey building to the new facilities in the third quarter of 2011. The other affected facility would be the canteen which may have to operate at a reduced size after the refurbishment works pending completion of the new canteen/restaurant in the new 11-storey building. The Project will complete in the **third quarter of 2011**.

## **Justifications**

13. The above development option is preferred to other options because it would reduce the extent of disruptions to elite training and the prolonged occupation of WKSJV and LCSD's venues. The SF&OC, YMCA and Sha Tin District Council (STDC) have all indicated their support. All key stakeholders fully appreciate the importance of the Project to the long term development of elite sports training in Hong Kong, and the benefits it will bring to the local community. While there will be inconveniences to the public in the redevelopment stage and also some on site disruptions to athletes training while construction works of the new buildings are under way, proper planning should help minimize any adverse impact.

## **Other Development Options**

14. We have also explored and assessed two alternative development options. Although they are technically feasible, they are not desirable in view of the impact on public, athletes training and HKSI's operation. These two development options are --

### **Option A – HKSI to move back to Fo Tan venue after the Equestrian Events with the construction works to proceed in parallel with HKSI's normal operation**

15. The HKSI will relocate back to its site upon completion of the Equestrian Events and HKJC's reinstatement works by end December 2008, while the entire redevelopment will take place in parallel with HKSI's normal operation. As and when upgrading/refurbishment works take place in existing facilities, removal/relocation of those affected will be necessary. While some of these involve intra-relocation within HKSI complex, some affected training facilities including badminton, squash, table tennis and fencing will need to be provided off-site temporarily for about 8 months from the first quarter of 2011 to the third quarter of 2011. Fitness training centre of HKSI will need to be reprovisioned outside Fo Tan venue for about 17 months from the first quarter of 2010 to the second quarter of 2011. Given the sequencing of works, the entire Project would only be completed in the **second quarter of 2012.**

16. While this option would least affect external parties such as YMCA's WKSJV and LCSD's venues designated for elite training during its temporary relocation, the multiple removal/relocation processes at different times during a three to four years period is highly unsatisfactory. On and off elite training has to take place in some LCSD's venues. This would not only cause disruption to the athletes' training schedules, but also cause even more inconvenience and confusion to the public than the current reprovisioning arrangements. The risks of managing the Project on site are also relatively higher.

## **Option B – HKSI to move back to Fo Tan venue after the completion of the Project**

17. HKSI will continue to be located off site for the redevelopment to proceed and HKSI will only move back to Fo Tan venue upon completion of all works. Both new and refurbishment works of the Project will commence in October 2008 right after the Equestrian Events. HKSI will remain in its current base in WKSYP or another temporary venue to be identified. Likewise, LCSD's venues will continue to be designated for elite training until completion of the whole Project. The redevelopment will complete in the **fourth quarter of 2010**.

18. While this option presents the fastest route, it would have considerable implications on all affected parties, including HKSI, coaches and athletes, and public users of LCSD's venues displaced by the designation of those facilities for elite training. As advised by YMCA, it will host the World Council of YMCAs 2010 in mid 2010 for which the entire WKSYP would need to be vacated for the purpose. As such, if we are to pursue this development option, another temporary venue instead of WKSYP would need to be identified and HKSI would have to relocate its main base again around late 2009. The coaches have clearly expressed objection to this arrangement.

### **Other Considerations**

19. The project cost of the three development options mentioned above will be assessed during the detailed design stage. We expect that the cost differential of the Project between the three options is marginal because the scope of works is more or less the same. The actual outcome will be reflected in the public tendering process by bidders taking account of the cost of mobilizing work and the assumed inflation and other factors.

20. In terms of timing, Option B will see completion at least a year earlier than the other options but as pointed out above, the affected external parties will have to tolerate a prolonged occupation of their facilities for another two years.

21. Over the next few years, there will be three major Games for which Hong Kong athletes will need to get prepared. These include the National Games in September 2009, the East Asian Games in December 2009 (to be held in Hong Kong) and the Asian Games in Guangzhou in September 2010. As the elite athletes are content with the temporary training facilities as they prepare for the 2008 Beijing Olympics, we consider the preferred development option acceptable to all parties and it would pose minimal disruption to elite training and preparation for the major events.

### **Interim Measures for the Benefits of the Local Community**



22. Being cautious about the impact on the community due to the extended occupation of WKSJV and those designated LCSD venues, LCSD and HKSI have put in place interim measures for the benefit of the local community, particularly the Sha Tin District. HKSI will also join hands with STDC to implement various initiatives with a view to providing a greater variety of sports training and activities for Sha Tin residents in the long term.

23. The LCSD leisure venues in Sha Tin District being used as temporary training base by the HKSI for individual elite training include --

- (i) Ma On Shan Sports Ground – for athletic training (including training of disabled athletes)
- (ii) Ma On Shan Sports Centre – for badminton and wushu training

24. During the redevelopment period, the time slots reserved for the above elite training would be similar to the existing reprovisioning arrangement, that is, mainly on weekdays and in the non-peak hours in weekends. The Ma On Shan Sports Centre and the Ma On Shan Sports Ground would be open to public outside the elite training hours. At the same time, to meet the demand for recreational programmes of the district, LCSD has held a number of recreational programmes in the schools in Ma On Shan area. These programmes have been well received by the residents.

25. Besides, LCSD has secured the support of five schools in Ma On Shan area to open up their facilities for LCSD to hold recreational programmes to make up the loss at Ma On Shan Sports Centre. LCSD will continue to liaise with more schools to join this scheme.

26. The HKSI and LCSD will keep in view the demand for leisure facilities in Sha Tin District, and the HKSI and LCSD would continuously review the need for elite training requirement and open the facilities to public as far as training will not be affected. For example, two badminton courts in the Ma On Shan Sports Centre originally reserved exclusively for elite training are now only used for 9 to 13 hours per week while the remaining sessions are available for open booking by the general public. Moreover, four running tracks at the Ma On Shan Sports Ground are also open for public jogging on Tuesdays and Thursdays between 9:00 am and 3:00 pm.

### **Collaboration between HKSI and Sha Tin District**

27. Although the Project would necessitate an extended occupation of WKSJV and those designated LCSD venues, it is believed that HKSI could be more forthcoming in collaborating with the STDC in offering a greater variety of sports training and activities for Sha Tin residents. Some of these initiatives may include --

- (a) to jointly organize sports training courses with the STDC and to support the Sha Tin District Sports Festival to cater for the needs of Sha Tin residents;
- (b) to offer the facilities in the redeveloped HKSI, including the new facilities e.g. bowling alleys, a new international standard swimming pool, an indoor tennis court, for use by local schools or sports clubs as far as possible when not used for elite training;
- (c) to give priority booking and concessionary rate of the HKSI facilities e.g. conference facilities, sports information centre, for activities organized by the STDC;
- (d) to help promote sports in the Sha Tin District by arranging elite athletes to attend sports activities organized by the STDC; and
- (e) to arrange visits to the redeveloped HKSI for primary and secondary schools in the Sha Tin District for students to associate with and learn from elite athletes on sports training and sportsmanship.

## **Public Consultation**

28. We have consulted the key stakeholders of the sports sector including the SF&OC, the NSAs of the elites sports and the sports for the disabled, YMCA, as well as the HKSI Board, coaches, athletes and HKSI staff. They showed support to the Project and the preferred development option, and would like to see its early implementation for the betterment of elite training and sports development in Hong Kong.

29. We have also consulted the Culture, Sports and Community Development Committee of the STDC on 2 April 2007 on the Project and the preferred development option. Members welcomed the Project as the new and enhanced facilities at the redeveloped HKSI would benefit the Sha Tin District and the wider community. They have also indicated no objection to proceed with the Project based on the preferred development option. Besides, they look forward to an early commencement and completion of the Project.

## **Way Forward**

30. Subject to Members' views, we plan to submit the funding application for the preparatory works (including ground investigation, condition and structural surveys, and consultancy services for detailed design and tender documentation) of the Project at an estimated cost of around \$50 million to the Public Works Subcommittee for consideration at its meeting on 23 May 2007. To ensure timely delivery of the

Project and commencement of works on site immediately after the Equestrian Events are over, we need to secure funding approval from the Finance Committee before its summer recess in early July 2007. We plan to commence the detailed design in the third quarter of 2007 and consolidate the detailed design before tendering by the second quarter of 2008. We plan to commence the construction works in the fourth quarter of 2008 for completion in the third quarter of 2011.

**Home Affairs Bureau**  
**April 2007**

## New and Existing Facilities for HKSI

(RED - New Facilities; BLUE - Location; GREEN - Additional Facilities)

13 Elite Sport & Athletes	Redevelopment Plan	Existing
Athletics	400m 8-lane track <b>120m 4-lane warm up track</b> <b>The same but grade to international standard</b> Other field facilities retained	400m 8-lane track - 2 long/triple Jump Sand Pit Other field facilities
Badminton	16 indoor courts (at <i>Champions Hall</i> )	12 indoor courts (at <i>Champions Hall</i> )
Cycling	To be provided outside HKSI's site at Tseung Kwan O and not part of the HKSI Redevelopment Plan	250m open air Velodrome BMX training ground ( <i>inside existing Cycling Velodrome</i> )
Fencing	12-pistes (Victory Hall)	12-pistes (Victory Hall)
Rowing	<b>2-Storey Rowing Boathouse</b>	-
Squash	11 singles squash courts <b>3 singles squash courts /2 doubles courts</b> (at <i>New Multi-purpose Sports Hall</i> )	11 singles squash courts -
Swimming	<b>52m International Standard Indoor Swimming Pool</b> 25m pool	- 25m pool
Table-Tennis	16-table (Challenge Hall)	16-table (Challenge Hall)
Tennis	Refurbish 4 hard ground courts <b>2 clay courts</b> 1 indoor court (at <i>New Multi-purpose Sports Hall</i> )	15 hard ground courts - 1 indoor court (at <i>Champions Hall</i> )
Tenpin Bowling	<b>12-Lane Bowling Centre</b> ( <i>New 11-Storey Multi-purpose Building</i> )	-
Triathlon	share use with Swimming/Cycling	share use with Swimming/Cycling
Windsurfing	Store at HKSI Training facilities to be provided outside HKSI's site at Stanley and not part of the HKSI Redevelopment Plan	Store at HKSI
Wushu	designated venue of 1000m <sup>2</sup> share venue of 300m <sup>2</sup> (at <i>New Multi-purpose Sports Hall</i> )	designated venue of 620m <sup>2</sup> share venue of 300m <sup>2</sup> (at <i>Champions Hall</i> )
Cross-Training for all Sports	<b>Multi-purpose venue</b> <b>Running / Cycling Trail</b> <sup>Note</sup> - Office (previous Judo Hall) of existing sport complex for Karatedo/Martial Arts	Volleyball, mini tennis area and tennis courts 1600m Jogging trail 2 grass pitches Lobby area of existing sport complex for Karatedo/Martial Arts

Note: A 1600m long running / cycling trail, which encompasses the perimeter of the HKJC stables/arena site, requires further discussion with HKJC.

## New and Existing Athletes, Scientific Support &amp; Ancillary Facilities for HKSI

(RED - New Facilities; BLUE - Location; GREEN - Additional Facilities)

Athletes, & Scientific Support Facilities	Redevelopment Plan	Existing
Athletes' Hostel, Tutorial rooms, study rooms, multi-media lab, etc.	<b>5-storey Athletes' Hostel</b> <b>(185 rooms for 370 athletes)</b> <b>(New 11-Storey Multi-purpose Building)</b>	39 rooms for 110 athletes  (at the wing to be demolished)
Athletes' Canteen ( Elite Corner)	200m <sup>2</sup> <b>(New 11-Storey Multi-purpose Building)</b>	100m <sup>2</sup> (at existing sport complex)
Fitness Training Centre	1700m <sup>2</sup> (reprovided at existing sport complex)	740m <sup>2</sup> (at existing sport complex)
Sports Science and all Medicine Services	aggr. 1000m <sup>2</sup> (reprovided at existing sport complex)	aggr. 840m <sup>2</sup> (at existing sport complex)
Ancillary Facilities	Redevelopment Plan	Existing
Sports Residence	<b>2-storey Sports Residence (74 rooms)</b> <b>(New 11-Storey Multi-purpose Building)</b>	21 rooms  (at the wing to be demolished)
Restaurant	1700m <sup>2</sup> <b>(New 11-Storey Multi-purpose Building)</b>	1700m <sup>2</sup> (at existing sport complex )
Sports shop	180m <sup>2</sup> <b>(New 11-Storey Multi-purpose Building)</b>	180m <sup>2</sup> (at existing sport complex )
Offices, meeting / function rooms, SIC, general stores, etc.	aggr. 3100m <sup>2</sup> <b>(2100m<sup>2</sup> reprovided at new 11-Storey Multi-purpose Building)</b> (1000 m <sup>2</sup> retained at existing sports complex and relocated to new sports facilities)	aggr. 3000m <sup>2</sup> (at existing sport complex & wing to be demolished)
Car Park	<b>179 indoor car parks</b> <b>(New 11-Storey Multi-purpose Building)</b> 40 outdoor car parks retained (open space) [Total : 219 car parks]	200 outdoor car parks (open space) [Total : 200 car parks]

# Master Layout Plan

MARCH 2007

