

For information

**Legislative Council Panel on Home Affairs
Lam Tin North Municipal Services Building**

Purpose

This paper seeks Members' support for the proposed development of the Lam Tin North Municipal Services Building (the Project).

Background

2. The Project is one of the 21 projects of the former Municipal Councils recommended for further planning.

Location of the Project Site

3. The project site occupies an area of 3 600 square metres (m²) at the junction of Tak Tin Street and Hing Tin Street in Lam Tin. A site plan is at **Enclosure**.

Project Scope

4. The proposed scope of the Project comprises –

Indoor Heated Swimming Pool Complex

- (a) a 25 metre (m) x 25m indoor heated swimming pool in ten lanes with water depth from 1.2m to 1.4m;

- (b) a 25m x 10m indoor heated swimming pool in 4 lanes with water depth from 0.9m to 1.2m; and
- (c) ancillary facilities including shroff office, pool management office, first aid room, changing rooms, babycare room with a breast feeding cubicle, toilets, etc.

District Library

- (d) an adult lending library, a children's library, a quick reference section, a newspapers & periodicals section, a multimedia library, a computer and information centre, an extension activities room, a coffee corner, an exhibition area and a students' study room;
- (e) a cloakroom, book drops, public area for self-charging terminals, Internet workstations, online public access catalogues and photocopying service;
- (f) readers' advisory desks, a customer service counter, computer equipment rooms and a security control room; and
- (g) general accommodation and ancillary facilities including a book processing room, a book sorting room, a babycare room with a breast feeding cubicle public toilets, etc.

Music Centre

- (h) a rehearsal hall;

- (i) practice rooms including one big practice room and small practice rooms of different sizes;
- (j) a management office; and
- (k) ancillary facilities including storerooms, arrival area, waiting area, toilets, etc.

Justifications

5. Currently in Kwun Tong District there is only one swimming pool complex - Kwun Tong Swimming Pool (KTSP) - with standard swimming pool facilities. Another swimming pool complex at Jordan Valley is only provided with leisure pool facilities. Given the shortage of standard pool facilities, KTSP is highly patronized by the local residents of Kwun Tong and the total attendance of the pool was over 400,000 in 2008. Taking into account that the population in Kwun Tong is expected to increase to about 640,000 by 2012^{Note} when the project is completed, the proposed provision of the proposed swimming facilities at the Lam Tin North Municipal Services Building (LTNMSB) is in line with the planning standard proposed in the Hong Kong Planning Standards and Guidelines (HKPSG), which suggests that a swimming pool complex should be provided for every 287 000 people.

6. There is also an increasing demand from the public for all weather swimming facilities, in particular, for indoor heated pools as Hong Kong people become more health conscious. At present, there

^{Note} Source: *Projections of population distribution 2007-2016* by the Planning Department.

are no indoor heated pool facilities in Kwun Tong. While there is a plan to upgrade the KTSP with one indoor heated standard main pool and one indoor heated training pool, the provision of indoor heated pool facilities in LTNMSB will help meet the demand for indoor heated pools in the district.

7. As far as library services are concerned, the Kwun Tong district is at present served by two district libraries (Shui Wo Street Public Library and Ngau Tau Kok Public Library), four small libraries (Shun Lee Estate Public Library, Lam Tin Public Library, Sau Mau Ping Public Library and Lei Yue Mun Public Library) and seven mobile library stops. The existing Lam Tin Public Library is a small library with a floor area of about 300 m². The library was opened in 1994 and its present facilities and stock of library materials are no longer sufficient to meet with the growing demand for library services from the local community. The limited floor area has also restricted the wider use of information technologies to support the infrastructure and operation of the library. There is, therefore, an imminent need to re-provision the library with more space for accommodating a larger amount of library materials and facilities.

8. As the population of the Kwun Tong district is expected to increase to about 640,000 by 2012^{Note}, the proposed provision of a third district library in the district is in line with the planning standard proposed in the HKPSG, which suggests that a district library should be provided for every 200 000 people. We propose that the new district library in

^{Note} Source: *Projections of population distribution 2007-2016* by the Planning Department.

the LTNMSB should replace the existing Lam Tin Public Library, which will be closed upon the commissioning of the new library.

9. On the provision of music centres, the existing Kwun Tong Music Centre at Ngau Tau Kok Government Offices, which serves the East Kowloon region, has been in use since 1987. Although the centre is under regular maintenance, its facilities are increasingly worn out and outdated after 20 years. The existing facilities are inadequate to cope with the current needs and standards for music training and practising requirements. We therefore propose to upgrade the music centre by re-provisioning it at the LTNMSB.

Project Estimate and Implementation Plan

10. The Project is now in Category B. The estimated cost of the Project is around \$660 million at September 2008 prices. Subject to funding approval from the Finance Committee (FC), construction is expected to commence in November 2009 for completion in June 2012.

Public Consultation

11. We consulted the Culture, Recreation and Sports Committee of the Kwun Tong District Council (KTDC) on 24 January 2006 on the proposed scope of development, and the District Facilities Management Committee of the KTDC on 15 July 2008 on the detailed design. Members expressed strong support for the Project and urged for its early implementation.

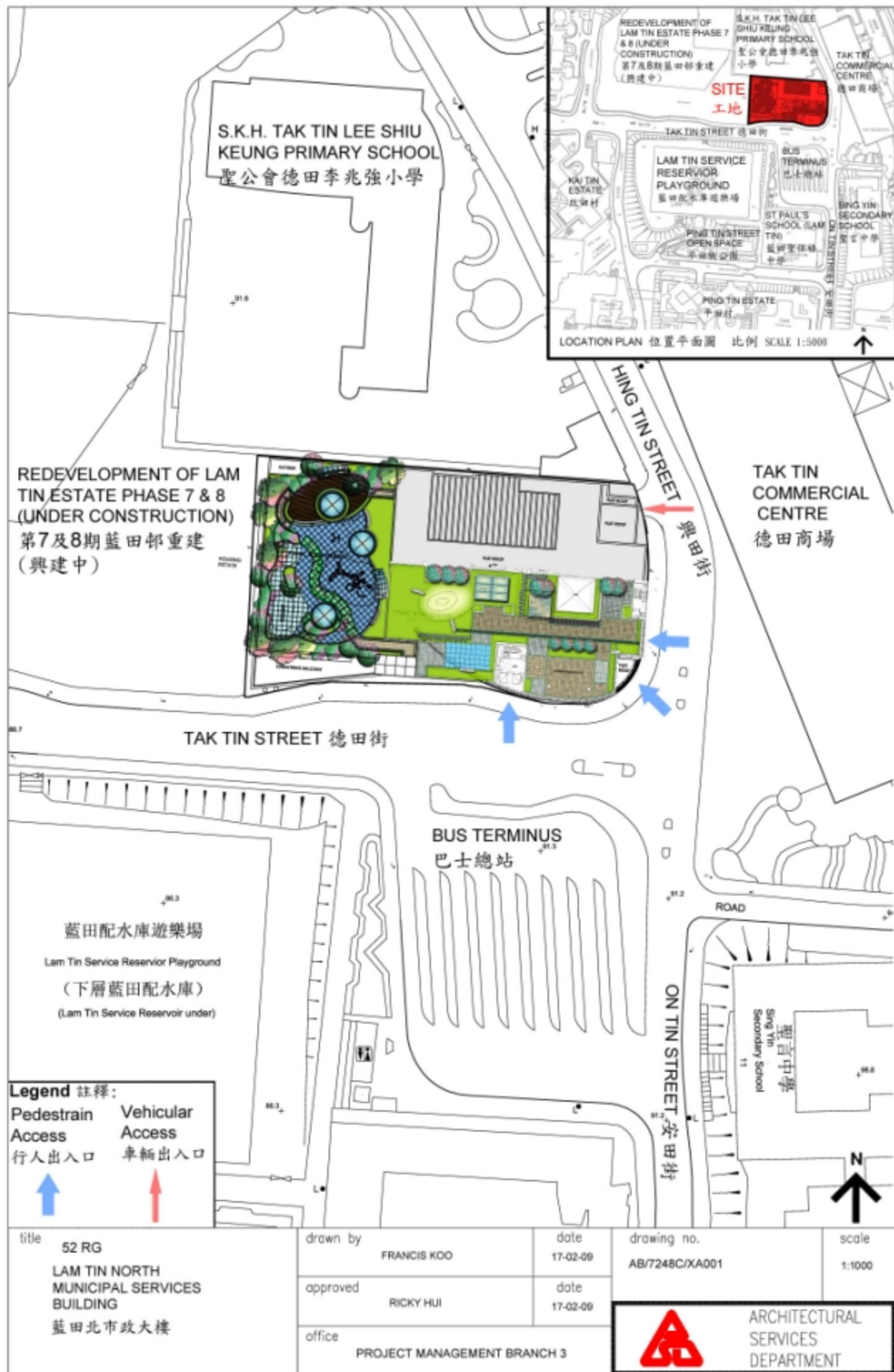
Way Forward

12. To take the Project forward, we intend to submit the Project to the Public Works Subcommittee of the FC for consideration for upgrading it to Category A at its meeting on 22 April 2009.

Advice Sought

13. Members are invited to support the implementation of the proposed Project.

Home Affairs Bureau
March 2009



S.K.H. TAK TIN LEE SHIU KEUNG PRIMARY SCHOOL
聖公會德田李兆強小學

REDEVELOPMENT OF LAM TIN ESTATE PHASE 7 & 8 (UNDER CONSTRUCTION)
第7及8期藍田邨重建 (興建中)

TAK TIN STREET 德田街

HING TIN STREET 興田街

TAK TIN COMMERCIAL CENTRE
德田商場

BUS TERMINUS
巴士總站

藍田配水庫遊樂場
Lam Tin Service Reservoir Playground
(下層藍田配水庫)
(Lam Tin Service Reservoir under)

ON TIN STREET 安田街

Sing Yin Secondary School
聖言中學

Legend 註釋:

Pedestrian Access 行人出入口	Vehicular Access 車輛出入口



title	52 RG LAM TIN NORTH MUNICIPAL SERVICES BUILDING 藍田北市政大樓
-------	---

drawn by	FRANCIS KOO	date	17-02-09
approved	RICKY HUI	date	17-02-09
office	PROJECT MANAGEMENT BRANCH 3		

drawing no.	AB/7248C/XA001	scale	1:1000
		ARCHITECTURAL SERVICES DEPARTMENT	
		Consultance Agreement No. 9AS031	

CAD Ref. - drawing 1.dwg -- 1:1000