

For Information

**Legislative Council Panel on Home Affairs
District Open Space in Area 37, Tseung Kwan O**

Purpose

This paper informs Members of a proposed capital works project (the Project) to develop the District Open Space in Area 37, Tseung Kwan O that we plan to submit to the Public Works Subcommittee (PWSC) for consideration at its meeting on 20 May 2009. If Members of the Panel on Home Affairs would like to discuss the Project, we would make arrangement with the Secretariat for it to be discussed at a meeting of the Panel on Home Affairs before it is submitted to the PWSC.

Background

2. The Project is an ex-Municipal Council project identified as one of the 21 Leisure and Cultural Services projects committed for further planning and has the support of the Home Affairs Bureau.

Location of the Project Site

3. The Project covers a site of about 1.9 hectares in Area 37, Tseung Kwan O which is zoned “Open Space” under the Outline Zoning Plan No. S/TKO/16. The site has been temporarily landscaped pending permanent development. A conceptual layout of the project site together with the location plan is at **Enclosure**.

Project Scope

4. The proposed scope of the project comprises:
- (a) a Chinese-style garden;
 - (b) an entrance corridor with sculptures, display banners/panels;
 - (c) a covered piazza;
 - (d) an elderly fitness corner;
 - (e) an artificial turf bowling green; and
 - (f) ancillary facilities, including toilets, changing rooms, management office, etc.

Justifications

5. Tseung Kwan O is a densely populated and fast developing new town with high-rise residential buildings. It has a current population of 353,300 which is expected to increase by about 18% to 417,000 by 2016. As a reference, the Hong Kong Planning Standards and Guidelines suggests a provision of 70.66 hectares of public open space for the current population. At present, there are about 60.09 hectares of public open space (including 19.39 and 40.70 hectares of public open space managed by the Leisure and Cultural Services Department and the Housing Department respectively) provided in Tseung Kwan O. Some 11.56 hectares of public open space are also under construction and active planning. In view of the continuous increase in population, there is a need to provide more public open space to cope with increasing demand for leisure facilities in Tseung Kwan O.

6. The proposed public open space is located in a densely populated residential area surrounded by high-rise public and private residential developments such as Nan Fung Plaza, La Cite Noble, Maritime Bay, Residence Oasis, East Point City, Wo Ming Court and Yuk Ming Court. In addition, there are some 50 secondary and primary schools in Tseung Kwan O. It is expected that the proposed provision of bowling green, passive soft landscaping and sitting out facilities will be highly welcomed and will become a popular leisure venue for the local residents.

Project Estimate and Implementation Plan

7. The estimated cost of the Project is about \$130 million in September 2008 prices.

8. Subject to funding approval by the Finance Committee, construction is expected to commence in January 2010 for completion in January 2012.

Public Consultation

9. We consulted the District Facilities Management Committee of the Sai Kung District Council on the scope of the Project on 18 January 2007, 1 February 2007 and 12 February 2008 and the conceptual layout of the Project on 20 January 2009 and 24 March 2009. Members supported the Project and urged for its early implementation.

10. We consulted the Incorporated Owners and Owners' Committees in the vicinity, including Nan Fung Plaza, La Cite Noble, Maritime Bay, Residence Oasis, East Point City and On Ning Garden on 31 January 2007 and 27 February 2009 respectively on the proposed development of the Project. They welcomed the Project and looked forward to its early implementation.

Way Forward

11. We intend to submit the Project to PWSC of the Finance Committee for consideration of upgrading to Category A at its meeting on 20 May 2009.

Advice Sought

12. Members are invited to support the implementation of the Project.

Home Affairs Bureau
May 2009



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| 將軍澳第37區 地區休憩用地 421RO DISTRICT OPEN SPACE IN AREA 37, TSEUNG KWAN O | drawn by 繪圖 Esther Li | date 日期 3/2009 | drawing no. 圖號 AB / 421RO / XA001 | scale 比例 1 : 1500 |
| | approved 覆核 Alfred Lai | date 日期 3/2009 |  ARCHITECTURAL SERVICES DEPARTMENT 建築署 | |
| | office PROJECT MANAGEMENT BRANCH 辦事處 工程策劃管理處 | | | |