

For Discussion

**Legislative Council Panel on Home Affairs
District Open Space, Sports Centre and Library in Area 74,
Tseung Kwan O**

Purpose

This paper seeks Members' views on the proposal to build a facility consisting of public open space, a sports centre and a library in Area 74, Tseung Kwan O.

Background

2. In 2006, the Administration completed a review on the outstanding Leisure and Cultural Services (LCS) projects in consultation with the District Councils and agreed to proceed with the planning of 21 LCS projects. The proposed project is one of the 21 LCS projects that the Administration has committed to take forward.

3. The project site has a total area of about 1.8 hectares (ha) and is located in Area 74, Tseung Kwan O. The site is zoned "Open Space (1)" under Outline Zoning Plan No. S/TKO/18. Part of the site (about 0.55 ha) has been developed into a temporary cycling park and the remaining part has

no current use. A location plan and conceptual layout of the proposed project are at **Enclosure 1** and an artist's impression of the completed project is at **Enclosure 2**.

Project Scope

4. The scope of the proposed project comprises -

Public open space

- (a) landscaped sitting out areas;
- (b) fitness corners for the elderly;
- (c) fitness stations for young people and adults;
- (d) a children's play area; and
- (e) ancillary facilities including toilets and storage.

Sports centre

- (a) a multi-purpose arena with two basketball courts or two volleyball courts or eight badminton courts with a spectator stand for 1 200 people;
- (b) two multi-purpose activity rooms with movable partitions between them so that they may be

combined to become a larger activity room, a dance room, a fitness room, a children's playroom and an indoor jogging track;

- (c) an outdoor climbing wall; and
- (d) ancillary facilities including a baby care room, toilets, changing rooms, a booking office, a general office, a first-aid room, an entrance foyer, a conference and briefing room, reception desk and car parking spaces.

District library

- (a) a children's library, an adult library, a quick reference section, a newspapers and periodicals section, a multimedia library, a computer and information centre, an exhibition and display area, an extension activities room, a students' study room and a coffee corner;
- (b) a customer service counter and readers' advisory desks;

- (c) book drops, and public areas for self-charging terminals, Internet workstations, online public access catalogue and photocopying service; and
- (d) general accommodation and ancillary facilities, including electronic lockers, a book processing room, computer equipment rooms, a baby care room and toilets.

Considerations

Public open space

5. Tseung Kwan O is a densely-populated and fast-developing new town with a population of about 367 700, which is expected to increase to 430 100 by 2019. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggest a provision of 73.5 ha of public open space for the *current* population. At present, there are about 60.5 ha of public open space in Tseung Kwan O of which 19.8 ha are managed by the Leisure and Cultural Services Department (LCSD) and 40.7 ha by the Housing Department. A further 10.9 ha of public open space are under construction or planning¹ (including the district open space under this project). The

¹ The projects under construction or planning include the “District Open Space in Area 37”, “Town Park, Indoor Velodrome-cum-Sports Centre in Area 45”, “Sitting-out Area in Area 77”, “District Open Space in Area 56”, as well as the district open space under this project.

proposed project will help alleviate the current shortfall of public open space in Tseung Kwan O and will provide facilities that will help encourage people to take part in regular physical activities.

Sports Centre

6. According to the HKPSG, the *current* population of Tseung Kwan O warrants the provision of six sports centres. At present, there are three sports centres in Tseung Kwan O, namely the Tseung Kwan O Sports Centre, Po Lam Sports Centre and Tsui Lam Sports Centre. Two new sports centres - the Tseung Kwan O Complex in Area 44 and the Town Park, Indoor Velodrome-cum-Sports Centre in Area 45 - are under construction. The current average utilisation rates of the main arenas of the existing sports centres are over 80%. There are some 50 primary and secondary schools in Tseung Kwan O, and there is a strong demand for sports facilities from schools as well as from the local community in general. This proposed project will help to meet this demand and will provide a new venue for schools to organise sports training activities, and will encourage greater public participation in sport.

District Library

7. Sai Kung District currently has two district libraries (the Sai Kung Public Library and Tseung Kwan O Public Library) and six mobile

library stops. The HKPSG suggest that a district library should be provided for every 200 000 people. The population of Sai Kung District is expected to increase from about 434 900 in 2011 to 504 200 in 2019 of which some 85% will live in Tseung Kwan O. In view of the provision proposed in the HKPSG and the fast growth of the local population, there is a need to provide a second district library in Tseung Kwan O to meet the increasing need for local public library services.

8. The proposed project site is in a densely populated residential area surrounded by high-rise public and private residential developments such as Choi Ming Court, Tong Ming Court, Kin Ming Estate, Park Central, Metro Town and Ocean Shores. There is a strong demand from the local community and Sai Kung District Council (SKDC) for the early provision of more library facilities in the area. It is expected that the library will be welcomed and well patronised by local residents and students.

Project Estimate and Implementation Plan

9. The estimated cost of the proposed project is \$749.2 million at money-of-the-day prices

10. Subject to Finance Committee (FC) funding approval, we expect construction to start in October 2011 for completion in October 2014.

Public Consultation

11. We consulted the then Culture, Recreation and Sports Committee of the SKDC and the full council on the scope of the project on 13 June 2006 and on 1 August 2006 respectively. We consulted the District Facilities Management Committee of the SKDC on the conceptual layout of the proposed project on 23 September 2008. Members supported the project and requested its early implementation.

12. We sought the views of nearby residents on the proposed project in a public consultation session held on 31 October 2008. Residents generally supported the proposal.

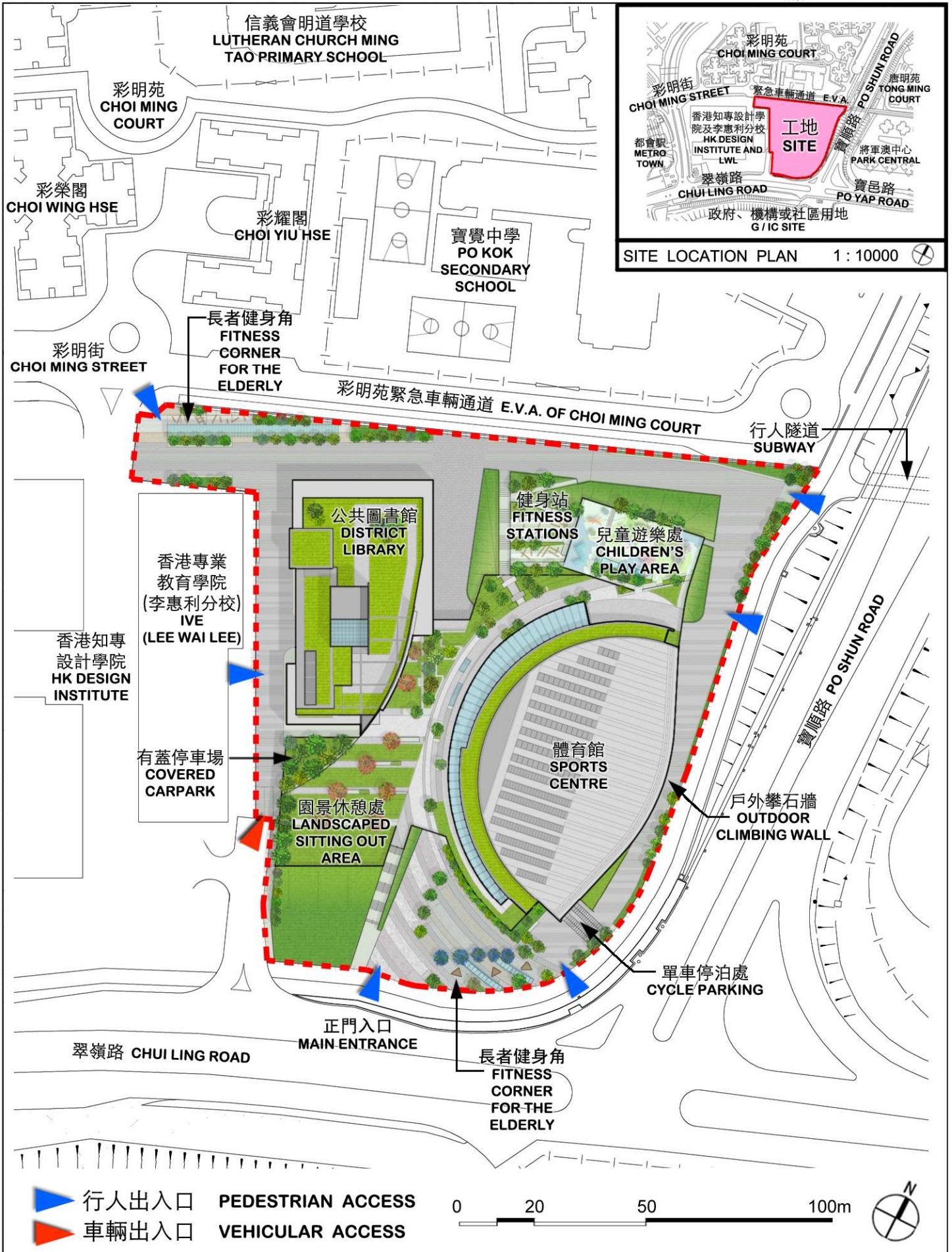
Way Forward

13. We plan to seek the support of the Public Works Sub-committee and FC funding approval on 1 June and 24 June 2011 respectively.

Advice Sought

14. Members are invited to support the implementation of the proposed project.

Home Affairs Bureau
April 2011



▶ 行人出入口 PEDESTRIAN ACCESS
▶ 車輛出入口 VEHICULAR ACCESS



Title 項目名稱: 50RG 將軍澳第74區地區休憩用地、 體育館及圖書館 DISTRICT OPEN SPACE, SPORTS CENTRE AND LIBRARY IN AREA 74, TSEUNG KWAN O	drawn by 繪圖 K.H. CHENG	date 日期 23.2.2011	drawing no. 編號 AB/7202/XA/001	scale 比例 1 : 1500
	approved by 覆核 PATRICK CHUI	date 日期 23.2.2011	建築署 ARCHITECTURAL SERVICES DEPARTMENT	
	office 辦事處 工程策劃管理處 PROJECT MANAGEMENT BRANCH			



東南面鳥瞰圖

PERSPECTIVE VIEW FROM SOUTH-EASTERN DIRECTION (ARTIST'S IMPRESSION)

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將軍澳第74區地區休憩用地、體育館及圖書館

DISTRICT OPEN SPACE, SPORTS CENTRE AND LIBRARY
IN AREA 74, TSEUNG KWAN O

drawn by 繪圖

K.H. CHENG

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