

For discussion on  
5 February 2016

**Legislative Council Panel on Home Affairs**

**Sports centre, community hall and football pitches  
in Area 1, Tai Po**

**Purpose**

This paper seeks Members' support for our proposal to develop a sports centre, a community hall and two football pitches in Area 1, Tai Po.

**Project site**

2. The project site occupies an area of about 2.51 hectares (ha) at Plover Cove Road in Area 1, Tai Po, including about 0.5 ha of the existing Nam Wan Road Sitting-out Area, a 7-a-side hard-surfaced football pitch and two basketball courts, a temporary public car park under a short-term tenancy and a work site of government department under temporary government land allocation. The site is zoned as "Government, Institution or Community" on the approved Tai Po Outline Zoning Plan No.S/TP/26.

**Project Scope**

3. The proposed scope of the project includes –
- (a) Sports centre cum swimming pools
    - (i) a 25 metres (m) x 25 m indoor heated swimming pool, a 25m x 10m indoor heated training pool and a jacuzzi;
    - (ii) a multi-purpose arena that can accommodate two basketball courts or two volleyball courts or eight badminton courts; with a seating capacity of about 800, comprising about 400 fixed and about 400 retractable seats;

- (iii) two multi-purpose activity rooms which can be combined into one large activity room;
- (iv) a fitness room;
- (v) a children's play room;
- (vi) an artificial turf indoor lawn bowling green; and
- (vii) ancillary facilities for swimming pools including a pool management office, a first-aid room, a babycare room, toilets, changing and shower rooms;
- (viii) ancillary facilities for sports centre including a booking office, a management office, a meeting room, a first-aid room, a babycare room, toilets, changing and shower rooms and store rooms;

(b) Community hall

- (i) a multi-purpose hall with a seating capacity of 450 with a stage;
- (ii) a stage store room;
- (iii) a stage meeting room;
- (iv) male and female dressing rooms;
- (v) a conference room; and
- (vi) ancillary facilities including a management office with a store room, a babycare room and toilets;

(c) Football pitches

- (i) two 7-a-side hard-surfaced football pitches, each with a covered spectator stand accommodating about 150 people; and
- (ii) ancillary facilities including toilets, changing and shower rooms and store rooms;

- (d) Improvement works for Nam Wan Road Sitting-out Area
  - (i) renovating existing landscape area and planting of additional flowering trees and shrubs;
  - (ii) renovating arbours and benches;
  - (iii) renovating existing paving blocks of footpaths and access roads;
  - (iv) provision of a covered tai chi plaza;
  - (v) provision of a pebble walking trail; and
  - (vi) provision of a fitness area for the elderly with two sets of fitness equipment;
- (e) Parking facilities
  - (i) a public fee-paying car park with spaces for 200 private cars (including three spaces for people with disabilities), 10 to 20 motorcycles and three coaches as well as parking spaces for three operational vehicles and one emergency vehicle; and
  - (ii) parking spaces for about 80 bicycles;
- (f) Extension of Tung Cheong Street
  - (i) a new single two-lane carriageway to connect existing Tung Cheong Street and Nam Wan Road including associated footpaths, pedestrian crossings, run-ins, run-outs, lay-bys and amenity areas; and
  - (ii) ancillary works including civil engineering, drainage, sewerage, water, lighting, electrical and mechanical works, slope and landscape works and construction of retaining walls.

A site plan and an artist's impression of the project are at **Enclosures 1 and 2** respectively.

## **Justifications**

### Sports centre cum swimming pools

4. Tai Po District has a population of about 314 800, which is expected to increase to about 381 000 by 2024. Whilst the Hong Kong Planning Standards and Guidelines (HKPSG) suggest a provision of six sports centres for Tai Po District by 2024, there are five sports centres<sup>1</sup> in the district at present. Among the five existing sports centres, the size of the main arenas of Fu Heng Sports Centre, Tai Wo Sports Centre and Fu Shin Sports Centre is about half of that of a standard sports centre. The average overall usage rate (including peak and non-peak times) of the main arenas of these five sports centres was about 82.8% in the past three years, with peak time usage rates in the evenings and during weekends averaging about 94.8%. The proposed sports centre will help meet both the current need and future demand for sports facilities in the district. With two private residential developments<sup>2</sup>, one public housing estate<sup>3</sup> and three schools<sup>4</sup> nearby, the proposed sports centre will be well-utilised by local residents and students.

5. Tai Po District is the only district in the New Territories which has not yet been provided with any public heated swimming pool facilities. The nearest public heated swimming facilities available are in North (Fanling) and Sha Tin districts. The Tai Po District Council (TPDC) has strongly requested for the provision of an indoor heated swimming pool in the district to enable local residents to enjoy swimming all year round.

### Community hall

6. At present, there are seven community halls<sup>5</sup> (CHs) in Tai Po District. The overall average utilisation rate of these CHs was 71% in 2015, with utilisation rates of individual CHs up to 85%. As the CH facilities are already heavily utilised, the proposed CH will help meet the

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<sup>1</sup> The five existing sports centres are Fu Heng Sports Centre, Tai Wo Sports Centre, Fu Shin Sports Centre, Tai Po Hui Sports Centre and Tai Po Sports Centre.

<sup>2</sup> The two private residential developments are Tai Po Centre and Plover Cove Garden.

<sup>3</sup> The public housing estate is Kwong Fuk Estate.

<sup>4</sup> The three schools include one secondary school (The Church of Christ in China Fung Leung Kit Memorial Secondary School) and two primary schools (Tai Po Old Market Public School (Plover Cove) and Sung Tak Wong Kin Sheung Memorial School).

<sup>5</sup> The seven community halls are Tai Po Community Centre, Fu Heng Neighbourhood Community Centre, Tai Wo Neighbourhood Community Centre, Wan Tau Tong Neighbourhood Community Centre, Fu Shin Community Hall, Kwong Fuk Community Hall and Tai Yuen Community Hall.



strong demand for community facilities arising from the increasing aspirations and needs of the population in the vicinity.

7. The proposed CH is in the proximity to a number of private residential developments (e.g. Tai Po Centre, Plover Cove Garden). There are currently no CHs in the vicinity and the nearest one is in Tai Po Market. It is estimated that more than 100 Mutual Aids Committees and Owners' Corporations, 40 kindergartens and primary schools as well as other local organisations would make use of the proposed CH to convene regular residents' meetings, and organise school functions and social, cultural and recreational activities for local residents. The local community will benefit upon the completion of the CH.

#### Football pitches

8. There are currently four 7-a-side football pitches in Tai Po District, while the HKPSG suggest that 13 pitches should be provided by 2024. Taking into account the available site area, we propose to provide two 7-a-side hard surfaced football pitches to meet the local demand and alleviate the shortfall.

#### Improvement works for Nam Wan Road Sitting-out Area

9. The project site is surrounded by the Nam Wan Road Sitting-out Area which was opened to the public in 1988. To match the proposed development, a portion of the Nam Wan Road Sitting-out Area (about 0.5 ha) will be included in the project for beautification works and additional greenery. The remaining portion of the Sitting-out Area will continue to open to the public during the construction of the project.

#### Parking facilities and extension of Tung Cheong Street

10. In response to the strong request of TPDC, provision of 200 parking spaces for private cars and extension of Tung Cheong Street have been included in the project to meet the demand of the local community.

#### **Project estimate and timetable**

11. The estimated project cost is \$2,163.1 million in money-of-the day prices. Subject to the funding approval of the Finance Committee (FC), we plan to start construction in late 2016 for completion in late 2020.

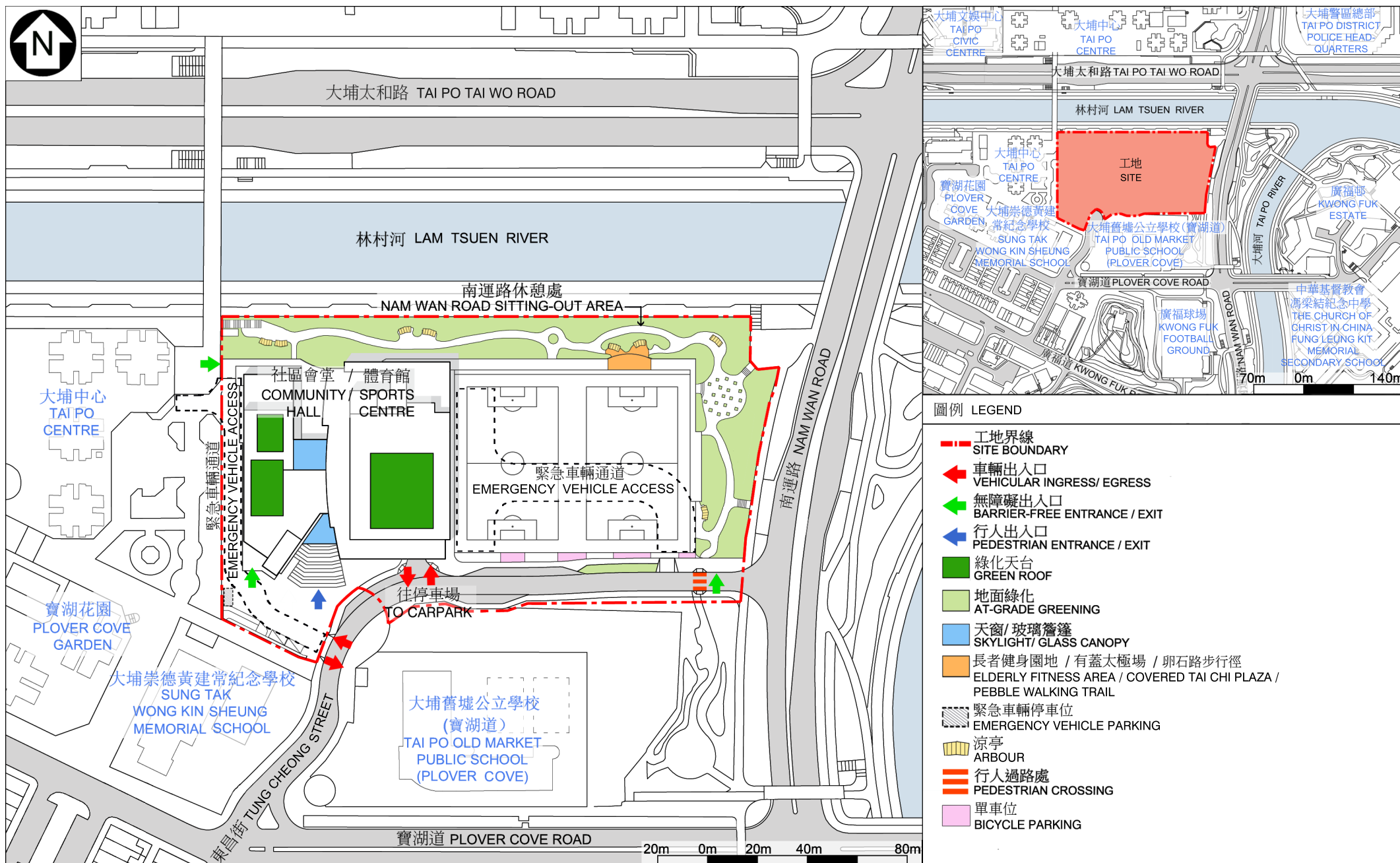
### **Public consultation**

12        We consulted the District Facilities Management Committee of TPDC on the scope, conceptual layout and car parking facilities of the proposed project on 17 January 2012, 15 May 2014 and 4 June 2014 respectively. Members supported the project and requested for its early implementation.

### **Advice Sought**

13.        Members are invited to note the content of this paper and support the submission of the project to the Public Works Subcommittee and FC for funding support and approval.

**Home Affairs Bureau**  
**January 2016**



工地平面圖  
SITE PLAN

57RG

大埔第1區體育館、社區會堂及足球場

SPORTS CENTRE, COMMUNITY HALL AND FOOTBALL PITCHES IN AREA 1, TAI PO



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從北面望向大樓的構思透視圖  
PERSPECTIVE VIEW FROM  
NORTHERN DIRECTION  
(ARTIST'S IMPRESSION)

57RG

大埔第1區體育館、社區會堂及足球場

SPORTS CENTRE, COMMUNITY HALL AND FOOTBALL PITCHES IN AREA 1, TAI PO



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