

**For discussion
on 7 December 2015**

Legislative Council Panel on Housing

Public Works Programme Items No. B062RG and B082TI

**Community Facilities and Infrastructure
to support Public Housing Development at
Northwest Kowloon Reclamation Site 6, Sham Shui Po**

PURPOSE

This paper seeks Members' support for the Government's proposal to upgrade the following two Public Works Programme items to Category A so as to support the public housing development at Northwest Kowloon Reclamation (NWKR) Site 6, Sham Shui Po.

- (a) **B062RG** - Sports Centre, 5-a-side Soccer Pitch and Public Library Facilities at NWKR Site 6, Sham Shui Po; and
- (b) **B082TI** - Public Transport Interchange (PTI) at NWKR Site 6, Sham Shui Po.

PROJECT PROPOSALS

2. The site of NWKR Site 6 has been earmarked for public housing development accommodating about 3 310 domestic units for a population of about 9 600. To support this housing development, we need to provide the essential community and transport facilities which are integral parts of this composite housing development. A location plan of NWKR Site 6 is at **Annex 1**.

3. The scope of works under **B062RG** includes –

- (a) construction of a sports centre comprising –
 - (i) a multi-purpose arena: it can be used as two basketball courts, two volleyball courts, eight badminton courts or a handball court, with a spectator stand comprising 300 permanent seats. The arena can be flexibly adopted as a venue for community activities with a seating capacity of about 1 000 persons;

- (ii) a table tennis room, a fitness room, a children's play room and three multi-purpose activity rooms; and
 - (iii) ancillary facilities including a committee room, a first aid room, a management and booking office, a stage store room, two dressing rooms, store rooms, a baby care room, toilets and changing rooms;
- (b) construction of a district library comprising –
- (i) an adult library, a children's library, a multimedia library, a quick reference section, a newspapers and periodicals section, a computer and information centre, an extension activities room and a students' study room;
 - (ii) a customer service counter, a readers' advisory desk, a coffee corner, an exhibition or display area, a public area for self-charging terminals, library catalogue terminals, internet and digital service workstations, book drops, self-service electronic lockers and photocopying facilities; and
 - (iii) ancillary facilities including an office, an express check-in area, a baby care room, book processing and sorting rooms, computer equipment rooms, store rooms and toilets;
- (c) construction of a library reserve stack for the Hong Kong Central Library (HKCL) comprising –
- (i) space for accommodation of library materials; and
 - (ii) ancillary facilities including loading and unloading facilities for lorries, a staff office, work areas, computer equipment rooms and toilets; and
- (d) reprovision of an existing 5-a-side soccer pitch at Fat Tseung Street.

4. A site plan of the proposed sports centre, 5-a-side soccer pitch and public library facilities under **B062RG** is at **Annex 2** and an artist's impression drawing of the completed project is at **Annex 3**.

5. The scope of works under **B082TI** includes –

- (a) construction of a covered PTI with 10 bays for franchised buses and green minibuses, and its access roads; and

- (b) associated works for the PTI including drainage, public lighting facilities, fire services, ventilation, electrical and mechanical systems.

6. A site plan of the proposed PTI under **B082TI** is at Annex 4 and an artist's impression drawing of the completed project is at Annex 5.

7. Subject to the funding approval of the Finance Committee, we plan to commence the works for both items in mid-2016. The community facilities under **B062RG** and the PTI under **B082TI** are anticipated to be completed in end 2019 and early 2021 respectively to tie in with the phased intake of the housing development at NWKR Site 6.

JUSTIFICATIONS

Sports Centre

8. Sham Shui Po district has a population of about 400 000 at present. With the completion of the new public housing developments¹ in the district, the population is expected to reach 460 000 by 2020. Currently, there are only five sports centres in the district, with an average usage rate of over 80%. According to the Hong Kong Planning Standards and Guidelines (HKPSG), the existing facilities are not sufficient for meeting local demand. The proposed project will help address the demand for sports facilities arising from the population growth in the district, and provide a new venue for local schools and community groups to organise sports activities, such as training and competition, in order to encourage greater public participation in sports. The proposed sports arena can be used as a venue for organising larger-scale community activities and performances with about 1 000 spectators. Special design has been incorporated to support the flexible-use of the sports arena. The table tennis room adjoining the arena is built at a raised level and can be turned into a stage for community activities or performances when necessary.

Library Facilities

9. According to the HKPSG, there should be a district library for every 200 000 persons. While Sham Shui Po district is currently served by two district libraries, two small libraries and five mobile library service points, the space provision of the two existing district libraries is not sufficient to meet local demand. In view of the increasing population and the space constraints limiting the provision of more comprehensive services by the existing libraries in the district, we suggest providing a new standard district library in the NWKR Site 6 to enhance the library services in the district. The proposed district library will provide a full range of library services and facilities to address the needs of the local community.

¹ New public housing developments in the district include NWKR Site 6, NWKR Site 1 East, Fat Tseung Street West site, Lai Chi Kok Road site and Lin Cheung Road site.

10. At present, the HKCL has exceeded its storage capacity. The proposed reserve stack will provide storage space for the increasing amount of library materials and cater for future expansion of library stocks of HKCL. Not only will the proposed reserve stack enhance HKCL's effectiveness in circulating library materials, it will also render effective support to other libraries. Sham Shui Po is an easily accessed area, the proposed reserve stack can effectively support public libraries in other areas.

Soccer Pitch

11. An existing 5-a-side soccer pitch at Fat Tseung Street will be vacated to make way for the new housing development at Fat Tseung Street West site². We propose the re-provision of a 5-a-side soccer pitch at NWKR Site 6 to address the local demand for recreational facilities.

Public Transport Interchange

12. At the eastern side of the present construction site at Tonkin Street West, there is an existing open-air PTI. In order to optimise the land use and continue to provide public transport services, we need to vacate the existing open-air PTI and provide a new PTI in-situ³. As part of the composite development, about 1 000 domestic units will be built on top of the PTI for a population of about 3 000.

Implementation

13. To tie in with the public housing development programme of the NWKR Site 6, we need to commence the construction of the proposed facilities in mid-2016. As an integral part of the composite development, the construction of the proposed works has to be implemented in conjunction with the public housing development. The Government therefore plans to entrust the Hong Kong Housing Authority with the design and construction of the proposed works to ensure timely completion of the proposed works. Upon completion, the proposed works will be handed over to relevant government departments for management and maintenance.

PROJECT ESTIMATE

14. Based on money-of-the-day prices, the capital cost of the Sports Centre, 5-a-side Soccer Pitch and Public Library Facilities under **B062RG** and that of the

² The construction works of the new housing development at Fat Tseung Street West site commenced in July 2015, and is expected for completion in April 2020. To minimise the impact on local demands, the 5-a-side soccer pitch at Fat Tseung Street will be closed in September 2019, while the construction of the 5-a-side soccer pitch at NWKR Site 6 will be completed in end 2019.

³ The existing PTI is scheduled to be closed in June 2016. Before the new PTI comes into operation, temporary public transportation facilities will be provided along Sham Mong Road to maintain public transportation services.

PTI under **B082TI** are estimated to be \$1,564.6 million and \$174 million respectively.

PUBLIC CONSULTATION

15. On 5 November 2015, we consulted the Sham Shui Po District Council (SSPDC) on the development proposal of NWKR Site 6 including the proposed facilities under **B062RG** and **B082TI**. Members have no objection to the proposal.

16. We also consulted the District Facilities Committee of SSPDC on 12 March 2015 and 27 August 2015 on the provision and design proposal of **B062RG**. Members supported the proposal and urged for its early implementation.

WAY FORWARD

17. Subject to Members' support, we plan to consult the Public Works Subcommittee on the project proposals in early 2016.

ADVICE SOUGHT

18. Members are invited to support the funding proposals for the proposed works under **B062RG** and **B082TI**.

Transport and Housing Bureau
November 2015

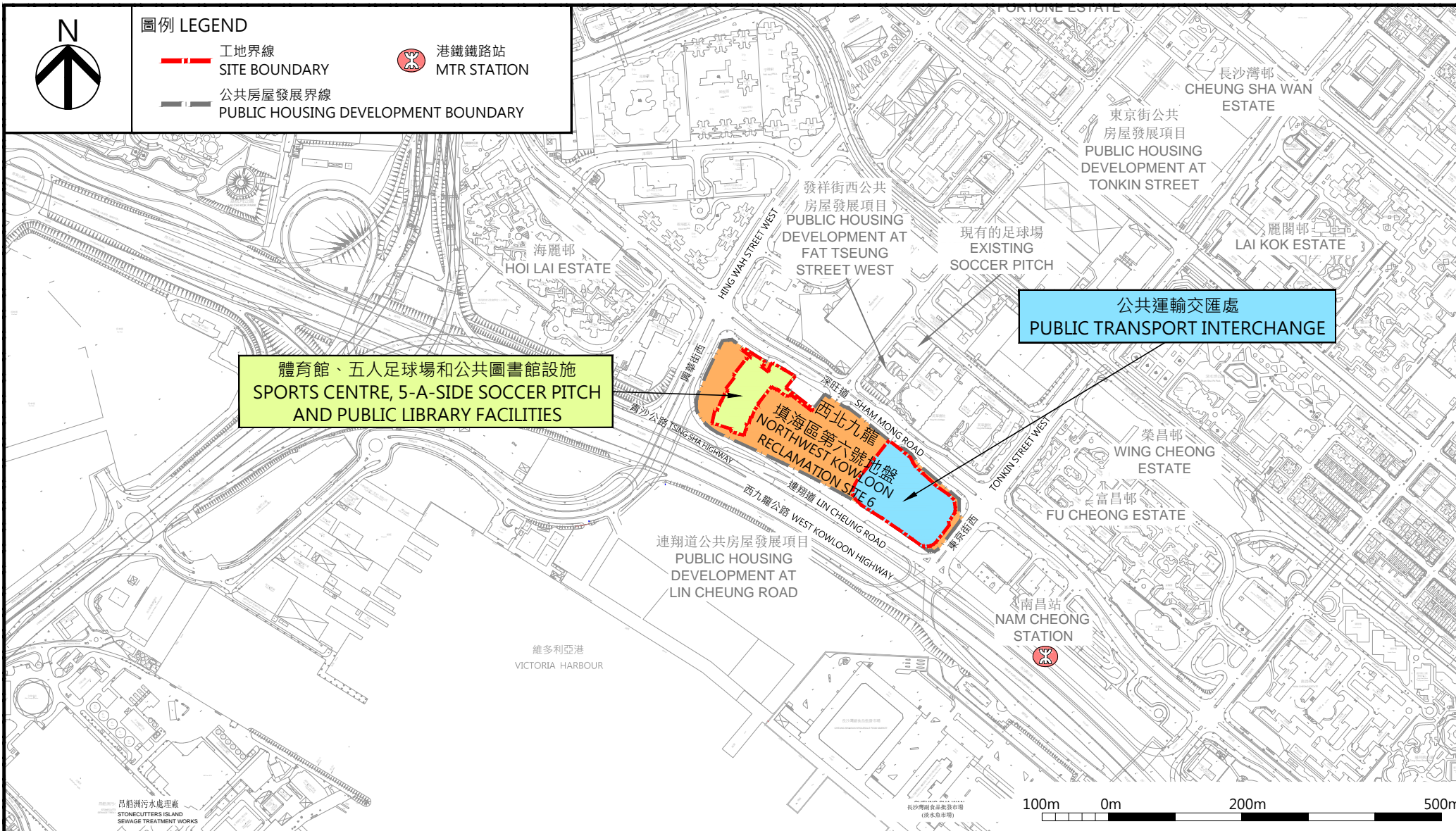


圖例 LEGEND

工地界線
SITE BOUNDARY

港鐵鐵路站
MTR STATION

公共房屋發展界線
PUBLIC HOUSING DEVELOPMENT BOUNDARY



體育館、五人足球場和公共圖書館設施
SPORTS CENTRE, 5-A-SIDE SOCCER PITCH
AND PUBLIC LIBRARY FACILITIES

公共運輸交匯處
PUBLIC TRANSPORT INTERCHANGE

西北九龍填海區第六號地盤
NORTHWEST KOWLOON
RECLAMATION SITE 6

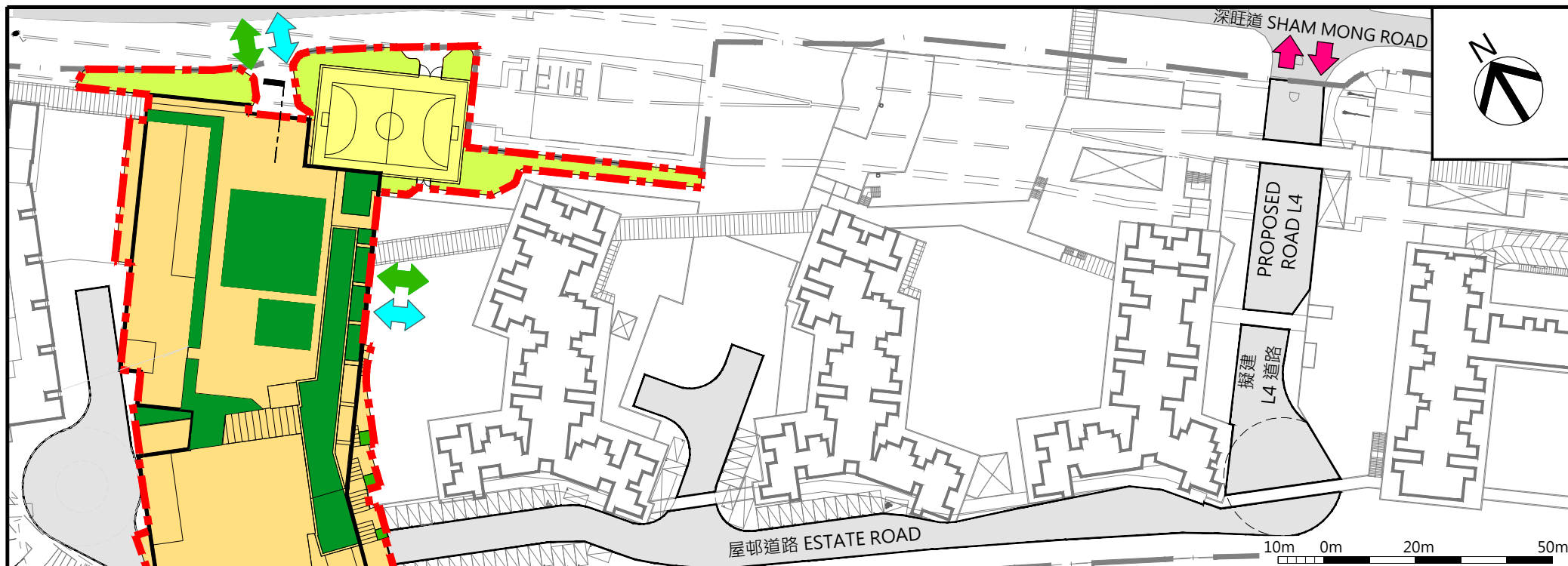
工務計劃項目編號 B062RG - 深水埗西北九龍填海區第六號地盤的體育館、五人足球場和公共圖書館設施
PWP ITEM NO. B062RG

SPORTS CENTRE, 5-A-SIDE SOCCER PITCH AND PUBLIC LIBRARY FACILITIES AT NORTHWEST KOWLOON RECLAMATION SITE 6, SHAM SHUI PO

工務計劃項目編號 B082TI - 深水埗西北九龍填海區第六號地盤的公共運輸交匯處
PWP ITEM NO. B082TI

PUBLIC TRANSPORT INTERCHANGE AT NORTHWEST KOWLOON RECLAMATION SITE 6, SHAM SHUI PO

位置圖
LOCATION
PLAN



圖例 LEGEND

- | | | | | | |
|--|---|--|---|--|---|
| | 工地界線
SITE BOUNDARY | | 體育館(二樓及四樓)和
公共圖書館設施(地下至六樓)
SPORTS CENTRE (2/F & 4/F) AND
PUBLIC LIBRARY FACILITIES
(G/F TO 6/F) | | 無障礙出入口
BARRIER-FREE
ENTRANCE/EXIT |
| | 公共房屋發展界線
PUBLIC HOUSING
DEVELOPMENT
BOUNDARY | | 五人足球場
5-A-SIDE SOCCER PITCH | | 行人出入口
PEDESTRIAN
ENTRANCE/EXIT |
| | 綠化平台/空中花園
LANDSCAPED DECK/
ROOF GARDEN | | 花槽
PLANTER | | 車輛出入口
VEHICULAR
INGRESS/EGRESS |

圖例 LEGEND

- | | | | |
|--|------------------------|--|--------------------|
| | 體育館 SPORTS CENTRE | | 備用書庫 RESERVE STACK |
| | 分區圖書館 DISTRICT LIBRARY | | 機房 PLANT ROOM |
- 剖面圖 SECTION
- 天台花園 ROOF GARDEN
- 體育館入口 SPORTS CENTRE ENTRANCE
- 平台通道 COVERED WALKWAY
- 圖書館入口 LIBRARY ENTRANCE
- 地下 G/F
- 一樓 1/F
- 二樓 2/F
- 三樓 3/F
- 四樓 4/F
- 五樓 5/F
- 六樓 6/F
- 天台 R/F
- 工地界線 SITE BOUNDARY
- 不按比例 NOT TO SCALE

工務計劃項目編號 B062RG
 深水埗西北九龍填海區第六號地盤的體育館、五人足球場和公共圖書館設施
 PWP ITEM NO. B062RG
 SPORTS CENTRE, 5-A-SIDE SOCCER PITCH AND PUBLIC LIBRARY FACILITIES
 AT NORTHWEST KOWLOON RECLAMATION SITE 6, SHAM SHUI PO

工地平面圖
 SITE PLAN



從東面望向大樓的透視圖

PERSPECTIVE VIEW FROM EASTERN DIRECTION

工務計劃項目編號 B062RG

深水埗西北九龍填海區第六號地盤的體育館、五人足球場和公共圖書館設施

PWP ITEM NO. B062RG

SPORTS CENTRE, 5-A-SIDE SOCCER PITCH AND PUBLIC LIBRARY FACILITIES

AT NORTHWEST KOWLOON RECLAMATION SITE 6, SHAM SHUI PO

構思圖
ARTIST'S
IMPRESSION
DRAWING

圖例 LEGEND

- | | |
|---|--|
|  施工區界限
LIMIT OF WORKS AREA |  擬議行人道
PROPOSED FOOTPATH |
|  擬議行車道
PROPOSED CARRIAGEWAY |  擬議安全島
PROPOSED TRAFFIC ISLAND |

註釋 Notes

1. 現有的露天公共運輸交匯處將會原址重建為有蓋公共運輸交匯處
EXISTING OPEN-AIR PUBLIC TRANSPORT INTERCHANGE WILL BE RE-CONSTRUCTED INSITU AS A COVERED PUBLIC TRANSPORT INTERCHANGE
2. 在新交匯處啟用前，沿深旺道會提供臨時公共運輸設施
PRIOR TO THE COMMISSIONING OF THE NEW PTI, TEMPORARY PUBLIC TRANSPORTATION FACILITIES WILL BE PROVIDED ALONG SHAM MONG ROAD

西北九龍填海區第六號的公共房屋發展
PUBLIC HOUSING DEVELOPMENT AT NWKR SITE 6

擬議通道
PROPOSED ACCESS ROAD

擬議停車處供專利巴士
及綠色專線小巴使用
PROPOSED BAYS FOR FRANCHISED
BUSES AND GREEN MINI BUSES

擬議有蓋公共運輸交匯處
PROPOSED COVERED PUBLIC
TRANSPORT INTERCHANGE

3. 交匯處的通風系統主要包括送風和抽風部分，由風扇及管道等組成。送風部分將引入外圍環境之新鮮空氣至交匯處內，經過送風管道分配至位於低位置的出風口；抽風部分方面，抽風口位於交匯處內的高位置，空氣經過抽氣管道和風扇排出
THE VENTILATION SYSTEM SERVING THE PTI CONSISTS OF SUPPLY AIR AND EXHAUST AIR SIDES, WHICH COMPRISE THE FANS AND AIR DUCTWORKS. FOR THE SUPPLY AIR SIDE, FRESH AIR FROM THE AMBIENT BACKGROUND WILL BE INTRODUCED TO THE PTI, AND SUPPLIED TO THE LOW LEVEL OF THE PTI THROUGH THE AIR DUCTS AND FANS. FOR EXHAUST AIR SIDE, EXHAUST POINTS WILL BE LOCATED AT THE HIGH LEVEL OF THE PTI, AIR WILL BE EXHAUSTED THROUGH THE EXHAUST DUCTS AND FANS

工務計劃項目編號 B082TI

深水埗西北九龍填海區第六號地盤的公共運輸交匯處

PWP ITEM NO. B082TI

PUBLIC TRANSPORT INTERCHANGE AT NORTHWEST KOWLOON RECLAMATION SITE 6, SHAM SHUI PO

工地平面圖
SITE PLAN

比例 SCALE: 1:1500

從北面望向交匯處的透視圖
PERSPECTIVE VIEW FROM NORTH DIRECTION



從東北面望向交匯處的透視圖
PERSPECTIVE VIEW FROM NORTH-EAST DIRECTION



工務計劃項目編號 B082TI
深水埗西北九龍填海區第六號地盤的公共運輸交匯處
PWP ITEM NO. B082TI

PUBLIC TRANSPORT INTERCHANGE AT NORTHWEST KOWLOON RECLAMATION SITE 6, SHAM SHUI PO

構思圖
ARTIST'S
IMPRESSION
DRAWING