

For discussion on
26 April 2017

Legislative Council Panel on Home Affairs

**Pre-construction works
for the proposed Sports Ground and Open Space in Area 16, Tuen Mun**

PURPOSE

This paper seeks Members' support for carrying out pre-construction works for the proposed sports ground and open space in Area 16, Tuen Mun.

PROJECT SITE

2. The project site occupies an area of about 6.27 hectares in Area 16, Tuen Mun. The site is zoned as "Government, Institution or Community" on the approved Tuen Mun Outline Zoning Plan No. S/TM/33. A location and site plan of the proposed sports ground and open space is at **Enclosure**.

PROJECT SCOPE

3. The proposed scope for the pre-construction works includes –
- (a) design work for the sports ground and open space facilities as described in paragraph 4 below;
 - (b) site investigation works and minor studies¹ to facilitate the design work described in paragraph 3(a) above; and
 - (c) preparation of tender documents (including tender drawings) and assessment of tenders for construction of the sports ground and open space facilities.

¹ Site investigation works and minor studies include ground investigation, topographical and tree survey review, utility mapping, preliminary environmental review, traffic impact assessment review, air ventilation assessment, etc.

4. The proposed sports ground and open space in Area 16, Tuen Mun will comprise the following facilities –

(a) Sports ground

- (i) an eight-lane 400 metres all-weather synthetic athletic track surrounding an in-field natural turf standard 11-a-side football pitch and a warm up area;
- (ii) track and field facilities including running track, shot put-throwing area, hammer and discus cage, javelin throw circle, steeple chase, high jump take-off runways and pits, pole vault runway and landing area, long jump and triple jump runways and pits;
- (iii) spectator stand(s) providing a seating capacity of 5 000; and
- (iv) ancillary facilities including a babycare room, changing rooms, toilets, a management office, a first aid room, a staff room, a conference room, a VIP room, a press room, a control room for public address and electronic display systems, store rooms, a refreshment kiosk, a car park, etc.

(b) Open space

- (i) landscaped areas with sitting-out facilities, arbours, rain shelters / pavilions;
- (ii) children's playgrounds with play equipment;
- (iii) fitness corners; and
- (iv) ancillary facilities including a babycare room, toilets, store rooms, etc.

JUSTIFICATIONS

5. Tuen Mun District has a population of about 507 000 which is expected to increase to about 556 100 by 2024. Whilst the Hong Kong

Planning Standards and Guidelines (HKPSG) suggest a provision of two sports ground for Tuen Mun District by 2024, there is currently only one standard sports ground in the district², with an average usage rate of 100% in the past three years. The proposed sports ground will help meet the shortfall in the provision in Tuen Mun District and cater for the strong demand of schools, sports associations and the local community for sports ground facilities. With a seating capacity of 5 000, the proposed sports ground will be able to host large-scale athletics and football competitions.

6. With reference to the HKPSG, Tuen Mun District should be provided with five 11-a-side football pitches by 2024. At present, there are two standard 11-a-side football pitches in the district³, with an average usage rate of 81% in the past three years. The 11-a-side football in-field of the proposed sports ground will help alleviate the shortfall in provision of football pitches in the district and promote local participation in sports activities.

7. The proposed sports ground and open space is located near five private housing estates (Nerine Cove, the Sea Crest, Goodview Garden, Oceania Heights and Tsui Ning Garden). The landscaped area with children's playgrounds, fitness corners and sitting-out facilities will become a popular venue for the local residents.

8. In view of its scale, there is a need to partially upgrade the project to Category A such that pre-construction works can be carried out, including the engagement of consultants to carry out design, site investigations and technical studies, as well as to help with the preparations for the tendering of main construction works in due course.

PROJECT ESTIMATE AND IMPLEMENTATION PLAN

9. The estimated cost of pre-construction works of the proposed project is about \$55.2 million in money-of-the-day prices. Subject to funding approval of the Finance Committee (FC), we plan to commence the

² Tang Siu Kin Sports Ground is currently the only standard sports ground in Tuen Mun District.

³ The two existing 11-a-side football pitches are Tang Shiu Kin Sports Ground football pitch and Wu Shan Recreation Playground football pitch.

pre-construction works in the third quarter of 2017 for completion by the first quarter of 2020.

PUBLIC CONSULTATION

10. We consulted the District Facilities and Management Committee of the Tuen Mun District Council on the scope of the proposed project in November 2008, and February, April and June 2009 respectively. Members supported the project and requested for its early implementation.

ADVICE SOUGHT

11. Members are invited to note the content of this paper and support the submission of the funding application in respect of the pre-construction works for the proposed sports ground and open space in Area 16, Tuen Mun to the Public Works Subcommittee and FC for support and approval.

Home Affairs Bureau
April 2017

