

政府總部
民政事務局
香港添馬添美道二號
政府總部西翼十二樓



**GOVERNMENT SECRETARIAT
HOME AFFAIRS BUREAU**

12TH FLOOR, WEST WING,
CENTRAL GOVERNMENT OFFICES,
2 TIM MEI AVENUE,
TAMAR,
HONG KONG.

Translation

本函檔號 Our Ref: L/M HAB/R&S 148(18)
來函檔號 Your Ref : CB1/F/2/1(21)B

電話號碼 Tel. No.: 3509 8127
傳真號碼 Fax No.: 2519 7404

21 May 2018

Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong
(Attn: Mr Raymond Chow)

Dear Mr Chow,

**Public Works Subcommittee
Supplementary Information on Swimming Pool Complex and Open Space
in Area 107, Tin Shui Wai provided by the Government**

At the request of Chairman of Public Works Subcommittee, our response to Hon Chu Hoi-dick's letter (LC Paper No. PWSC175/17-18) dated 24 April 2018 is set out in the Annex for Members' reference.

Yours sincerely,

(Original signed)

(Ms Linda Law)
for Secretary for Home Affairs

**Public Works Subcommittee
Supplementary Information on Swimming Pool Complex and Open Space
in Area 107, Tin Shui Wai provided by the Government**

Item 1: The Chief Executive, Mrs Carrie LAM, announced in paragraph 205 of her Policy Address last year that the government will build a new public market in Tin Shui Wai, but the location has not been determined.

There is limited usable land in the district but Site A of the swimming pool proposal, covering 2.3 hectares of land, will occupy a larger land area than that required for similar facilities. (Among the recently built swimming pools, Lam Tin Swimming Pool in the Lam Tin Complex covers about 0.5 hectares, Kennedy Town Swimming Pool covers about 0.8 hectares, Kwun Tong Swimming Pool covers about 1.8 hectares.)

Has the government drawn reference from some Municipal Services Buildings in Hong Kong and considered co-locating the proposed swimming pool complex, the new public market and the Heritage Conservation and Resource Centre in Area 109 in a joint-user building to optimise land use?

The “Swimming Pool Complex and Open Space in Area 107, Tin Shui Wai” project is one of the projects under the Five-Year Plan for Sports and Recreation Facilities announced in the Policy Address in January 2017. The Leisure and Cultural Services Department (LCSD) is proactively planning and implementing the project as scheduled for early provision of swimming pools and other sports and recreational facilities for local residents.

2. The project scope of Site A of the “Swimming Pool Complex and Open Space in Area 107, Tin Shui Wai” project comprises an outdoor swimming pool (50 m x 25 m), a spectator stand with a capacity of 700, an outdoor training pool (25 m x 15 m), an indoor heated training pool (25 m x 25 m), an indoor Jacuzzi and ancillary facilities. With reference to the relevant Code of Practice for Foundations issued by the Buildings Department, about 0.4 hectares of land located to the south-east of Site A is under unstable geological condition. The remaining 1.9 hectares of land is largely occupied by the proposed swimming pool facilities. Members of the District Facilities Management Committee (DFMC) of the Yuen Long District Council supported the project scope mentioned above and urged for its early implementation. In addition, since Site A is zoned “Open Space” on the draft Tin Shui Wai Outline Zoning Plan No. S/TSW/13, permission from the Town Planning Board (TPB) is required for construction of any swimming pool thereon and TPB granted the permission at its meeting on 16 March 2018. Should there be any changes to the proposed facilities at this stage, the departments concerned have to

carry out the technical feasibility study and design work afresh and consult DFMC and TPB again on the new design, resulting in serious delay in the implementation progress of the project.

3. Besides, Site A is surrounded by Tin Sau Road Park (TSRP), Grandeur Terrace and Light Rail Transit railway without any motorway for direct access by ordinary vehicles. The proposed access to Site A will mainly serve as an emergency vehicular access, thus will be unable to meet the daily traffic demand arising from Heritage Conservation and Resource Centre (HCRC) in Area 109, Tin Shui Wai and the public market. There will be a loading/unloading area at HCRC for use by artifact delivery vehicles and a boarding/alighting area has to be reserved for school buses to facilitate visits by student groups; frequent goods loading and unloading activities are also anticipated for the public market. To ensure that the artifacts are stored, loaded and unloaded under absolutely safe conditions, the loading/unloading area and its vicinity will be closed for security purpose when necessary. All these requirements will lead to substantial inconvenience to users of the swimming pool and public market. Furthermore, there are also specific environmental requirements for the operation of HCRC on top of the stringent security requirements. To minimise the risk of exposing the HCRC artifacts to insect and rodent infestation, and to prevent irreparable damage to the valuable artifacts, it is inappropriate for HCRC to be located adjacent to public market. Thus, the suggestion to co-locate swimming pool facilities, public market and HCRC in a single multi-storey complex is infeasible from the perspectives of operation and management.

4. The Chief Executive pledged in her first Policy Address delivered in October 2017 that the government will make available resources for building new public markets, including finalising the building of a new public market in Tin Shui Wai to offer wider choices of fresh provisions to the public. The departments concerned are actively identifying suitable locations.

Item 2: In connection with the above, the current swimming pool proposal includes the use of the site near Tin Sau Bazaar (i.e. Site B). Is the construction works at Site B necessary or the site can be retained to tie in with other public uses in future?

5. The project comprises the provision of a new vehicular entrance/exit and access at Site B connecting Site A, which will become an important vehicular access for emergency vehicles upon completion of the swimming pool complex. If needed, operational vehicles and coaches will also access to the swimming pool complex via this route. This proposal will be able to prevent the use of the existing emergency vehicular access at TSRP by these vehicles, thereby minimising the impact on users and daily operation of the Park. The project scope of Site B also comprises provision of landscaped area and sitting-out facilities for public enjoyment.

6. DFMC considered a number of proposals relating to the vehicular

entrance/exit and access connecting Site A in September 2010. Given that the proposal mentioned above would only have the minimum impact on the safety of both TSRP and road users and it would not affect the existing emergency vehicular access at Grandeur Terrace and TSRP, DFMC decided that the aforementioned option should be adopted, i.e. a new vehicular entrance/exit and access connecting Site A should be provided at Site B as an emergency vehicular access leading to the swimming pool complex.

Item 3: The design of Wang Yat Square (i.e. Site C) is dominated by footpaths, but it is nonetheless the important public space in the district. Residents have grown accustomed to using Wang Yat Square as access to Tin Heng Estate, Tin Chak Estate, Tin Yat Estate, Grandeur Terrace and TSRP. However, the new design does not fit best with the needs and daily habits of the residents. How will the government provide a design in line with the daily habits and responsive to the needs of the residents?

7. Site C is designated as "Open Space" on the Outline Zoning Plan. The project scope of Site C mainly comprises provision of landscaped sitting-out area as an extension of TSRP, with provision of fitness equipment and appropriate access road(s) connecting the neighbouring housing developments and TSRP in its design. The views put forward by DFMC members had been incorporated into the current design proposal when LCSD consulted DFMC on the design proposal of the project in January 2017.