

For discussion on
20 January 2020

Legislative Council Panel on Home Affairs

Sports, Recreation and Related Facility Projects

Purpose

This paper seeks Members' comment for carrying out the following three capital works projects to provide new sports, recreation and related facilities in three districts –

- (a) Amenity Complex in Area 103, Ma On Shan – Pre-construction activities
- (b) Redevelopment of Kowloon Tsai Swimming Pool Complex; and
- (c) Open Space at Hoi Fai Road, Tai Kok Tsui.

The Projects

(a) Amenity Complex in Area 103, Ma On Shan – Pre-construction activities

2. The project site covers an area of about 7 443 square metres (m²) located at the junction of On Luk Street and Ma Kam Street. The project aims to provide a sports centre, an indoor heated swimming pool, a Hong Kong Public Libraries New Book Centre, a community hall, Sha Tin District Office's Ma On Shan Sub-office and a fee-paying public carpark to support and promote sports, recreation, reading as well as community building and provide more car parking spaces to meet the local needs. The proposed facilities can meet the current need and future demand by the residents in the vicinity. It is expected that the Amenity Complex will be highly patronised by the public.

3. The cost for the pre-construction activities of the project is estimated to be \$74.3 million in money-of-the-day (MOD) prices. Subject to funding approval by the Finance Committee within this legislative year, we plan to commence the pre-construction activities in the fourth quarter of 2020 for completion in the fourth quarter of 2023. Details are at **Enclosure 1**.

(b) Redevelopment of Kowloon Tsai Swimming Pool Complex

4. The Kowloon Tsai Swimming Pool Complex in the Kowloon Tsai Park is proposed to be redeveloped with an aim to provide an indoor heated main pool to meet the increasing demand for year-round swimming facilities and a safe and comfortable environment for swimming during inclement weather in summer. The redevelopment will also provide a new training pool, and re-provision a leisure pool as well as a sun-bathing area to meet family recreation needs. The proposed facilities are expected to be well patronised by local residents and students.

5. The project cost is estimated to be about \$1,120 million in MOD prices. Subject to funding approval by the Finance Committee within this legislative year, we plan to start construction in the fourth quarter of 2020 for completion in the second quarter of 2024. Details are at **Enclosure 2**.

(c) Open Space at Hoi Fai Road, Tai Kok Tsui

6. The project site occupies an area of about 7 250 m² and is adjacent to the new Yau Ma Tei Typhoon Shelter at Hoi Fai Road, Tai Kok Tsui. Together with the two nearby existing open spaces managed by the Leisure and Cultural Services Department, namely Hoi Fai Road Promenade and Hoi Fai Road Garden, this project will provide more attractive and quality waterfront area for public enjoyment. The project will also provide diversified facilities like lawn area, a landscaped area and leisure facilities such as jogging track with fitness stations, Tai Chi area, and a fitness corner to meet the needs of the public.

7. The project cost is estimated to be \$104.0 million in MOD prices. Subject to funding approval by the Finance Committee within this legislative year, we plan to start construction in the fourth quarter of 2020 for completion in the first quarter of 2023. Details are at **Enclosure 3**.

Advice Sought

8. We plan to seek funding approval from the Finance Committee after consulting the Public Works Subcommittee.

**Amenity Complex in Area 103, Ma On Shan –
Pre-construction Activities**

Project Site

The project site covers an area of about 7 443 square metres (m²) and is bounded by Ma On Shan Police Station to the southwest, Ma On Shan Road to the northwest, On Luk Street to the northeast and Ma Kam Street to the southeast. The project site is zoned “Government, Institution or Community” on the approved Ma On Shan Outline Zoning Plan No. S/MOS/22.

Project Scope

2. The proposed pre-construction activities include –
 - (a) design work for the Amenity Complex in Area 103, Ma On Shan, with facilities as described in paragraph 3 below;
 - (b) studies¹ to facilitate the design work described in paragraph 2(a) above;
 - (c) public engagement and consultation exercises with relevant stakeholders; and
 - (d) preparation of tender documents (including tender drawings) and assessment of tenders for the construction of the Amenity Complex in Area 103, Ma On Shan.
3. The proposed project scope of the Amenity Complex in Area 103, Ma On Shan, comprises the following facilities –
 - (a) Sports Centre
 - (i) a multi-purpose arena that could be used as one handball court or one futsal pitch or two basketball courts or two

¹ These are minor studies which include drainage impact assessment and air ventilation assessment.

volleyball courts or eight badminton courts, and a spectator stand with about 700 seats;

- (ii) a fitness room;
- (iii) two multi-purpose activity rooms;
- (iv) a table-tennis room;
- (v) a children's play room;
- (vi) an indoor jogging track;
- (vii) an outdoor sports climbing wall;
- (viii) two meeting rooms; and
- (ix) ancillary facilities including a management office, a booking office, toilets and changing facilities, a first aid room, a baby care room, storerooms, loading and unloading area, etc.

(b) Indoor Heated Swimming Pool

- (i) an indoor heated training pool² (25metres x 25metres);
- (ii) an indoor heated teaching pool³ (25metres x 10metres);
- (iii) an indoor heated jacuzzi; and
- (iv) ancillary facilities including a swimming pool management office, toilets and changing facilities, a first aid room, a baby care room, a filtration plant room, storerooms, etc.

(c) Hong Kong Public Libraries New Book Centre

- (i) a centre for central processing and distribution of library materials for the entire system of Hong Kong Public Libraries (HKPL);

² Water depth should normally be from 1.2 to 1.4 metres.

³ Water depth should normally be 0.9 metre.

- (ii) a New Book Express Service Point for public use, including a new book zone, a multi-purpose activities room, an area for display and self-service facilities (including reservation pick-up dispensers/lockers, multi-functional self-service kiosks, self-charging terminals and a book drop); and
- (iii) ancillary facilities, including offices, book stack cum work areas, store rooms, computer equipment rooms, a loading and unloading area, etc.

(d) Community Hall

- (i) a multi-purpose hall with a seating capacity of about 450 seats and a stage;
- (ii) a multi-purpose stage meeting room;
- (iii) a stage storeroom;
- (iv) male and female dressing rooms;
- (v) a multi-purpose conference room; and
- (vi) ancillary facilities including a management office, a storeroom for office, a baby care room and toilets.

(e) Sha Tin District Office's Ma On Shan Sub-office

- (i) an office; and
- (ii) a Home Affairs Enquiry Service Counter.

(f) Fee-paying Public Carpark

- (i) about 400 parking spaces for private cars, motorcycles, light goods vehicles, light buses and coaches; and
- (ii) ancillary facilities including a shroff office and a dissemination system of real-time parking vacancy information.

4. A site and location plan of the Amenity Complex in Area 103, Ma On Shan, is at **Annex to Enclosure 1**.

Justifications

Sports Centre

5. With the new sports centre in Sha Tin Area 24D to be commissioned in 2020, there will be seven sports centres⁴ in Sha Tin District serving a population of 692 500 (which is expected to increase to 704 700 by 2028). There is a keen demand for additional sports facilities in the district, as reflected in an average usage rate of the main arena of the existing six sports centres at about 89% in the past three years. In view of the easy accessibility of the proposed sports centre and its close proximity to densely populated private and public housing estates in the area, such as Yiu On Estate, Kam Hay Court, Kam Ying Court, Sunshine City, Bayshore Towers, Ma On Shan Centre, Park Belvedere, “The Met. Blossom” and Fu Fai Garden, the proposed sports centre will meet both the current need and future demand for sports facilities in the district. It also provides an additional venue for organising more sports training courses and competitions to meet the demand from schools⁵ and sports organisations.

Indoor Heated Swimming Pool

6. There are currently three swimming pool complexes in the district, namely Ma On Shan Swimming Pool, Sha Tin Jockey Club Swimming Pool and Hin Tin Swimming Pool. Heated pool facilities are only provided in the latter two. There is no heated pool facility provided in the Ma On Shan Swimming Pool. Residents in Ma On Shan have to travel to Sha Tin Town Centre or Tai Wai during the winter season for using heated swimming pool facilities. The overall attendance of Sha Tin Jockey Club Swimming Pool and Hin Tin Swimming Pool during the winter season (i.e. from November to the following March) has increased steadily from 235 475 in 2016-17 to 253 436 in 2018-19. The provision of additional indoor heated swimming pool facilities under this project would help promote year-round swimming in the community, provide a

4 The seven sports centres are Heng On Sports Centre, Hin Keng Sports Centre, Ma On Shan Sports Centre, Mei Lam Sports Centre, Yuen Wo Road Sports Centre, Yuen Chau Kok Sports Centre and a new sports centre in Area 24D, Sha Tin near Che Kung Temple to be commissioned in 2020.

5 There are 45 primary schools and 48 secondary schools with over 66 000 students in Sha Tin District in 2018-19, among which 12 primary schools and 14 secondary schools are located in Ma On Shan area.

safe and comfortable environment for swimming during inclement weather in summer months, and thereby meeting the strong demand by the local residents of Ma On Shan area.

Hong Kong Public Libraries New Book Centre

7. At present, the acquisition and cataloging of new library materials as well as the sorting and dispatch of library materials returned by patrons are handled in three offices, viz. Technical Processing Unit (situated at Sheung Wan Municipal Services Building), Book Sorting Unit (situated at the Hong Kong Central Library in Causeway Bay) and Book Processing Centre (situated at Wang Cheong Building in Cheung Sha Wan), while the end-processing work is completed at individual libraries. The HKPL plans to re-provision and merge the above three offices, together with the New Book Express Service Point, to form the proposed New Book Centre, in order to achieve synergy, enhance use of resources and provide library services of higher quality for the public.

8. The New Book Centre will play a pivotal role in the public library system by centrally processing and distributing library materials, including new library materials and library materials returned by patrons, in a one-stop fashion. All processing procedures of new library materials will be completed at the New Book Centre. The library materials will be shelf-ready when they reach individual libraries so that their turn-around time will be shortened and patrons can borrow them sooner. Besides, individual libraries can release the spaces originally used for the end-processing work, thereby having more flexibility in planning of spaces, enhancing deployment of facilities and library services, and in turn providing more efficient and cost-effective services to the public. Separately, the library materials returned by patrons will be centrally sorted by the Radio Frequency Identification (RFID)-enabled central sorter and distributed to individual libraries, and this will shorten their turn-around time as well. To further cultivate the love and care for books among students, docent tours introducing new book processing will be arranged for schools as well as other cultural and educational organisations.

9. The New Book Express Service Point in the New Book Centre is a brand-new library facility provided with a display area of new books for lending and a reading zone for readers to browse and borrow new books as well as return books with self-service facilities. The opening hours of the new facility will be longer than those of Ma On Shan Public Library. The new facility will also be equipped with a multi-purpose

activities room and an area for display which can be used to stage a variety of activities for promotion of reading culture, such as book display, subject talks and workshops. To encourage parent-child reading, a parent-child reading zone will also be provided at the New Book Express Service Point to promote reading.

Community Hall

10. There are currently two community halls in Ma On Shan, namely Lee On Community Hall and Heng On Estate Community Centre. Both are not situated in the vicinity of the proposed project site at Ma On Shan Area 103. There is a keen demand for additional community hall facilities in the area, as reflected by the average usage rates of the halls of Lee On Community Hall and Heng On Estate Community Centre at about 90% and 88% respectively in the first three quarters of 2019. Construction of a community hall in Area 103, Ma On Shan will meet the community's strong demand for venue for organising community activities.

Sha Tin District Office's Ma On Shan Sub-office

11. Sha Tin District Office's Ma On Shan Sub-office maintains the liaison network in Ma On Shan and acts as a focal point for community building and services as an area sub-office. It also serves to provide a government information counter and declaration/oath service to the public. In the absence of other suitable government premises for accommodating the Ma On Shan Sub-office, Home Affairs Department has entered into a lease agreement with a private property developer for hiring a commercial premises at MOSTown (formerly known as Sunshine City Plaza) since 1996 to operate the Ma On Shan Sub-office. For the sake of prudent use of public money, accommodating the Ma On Shan Sub-office in the Amenity Complex in Area 103, Ma On Shan, is considered more appropriate.

Fee-paying Public Carpark

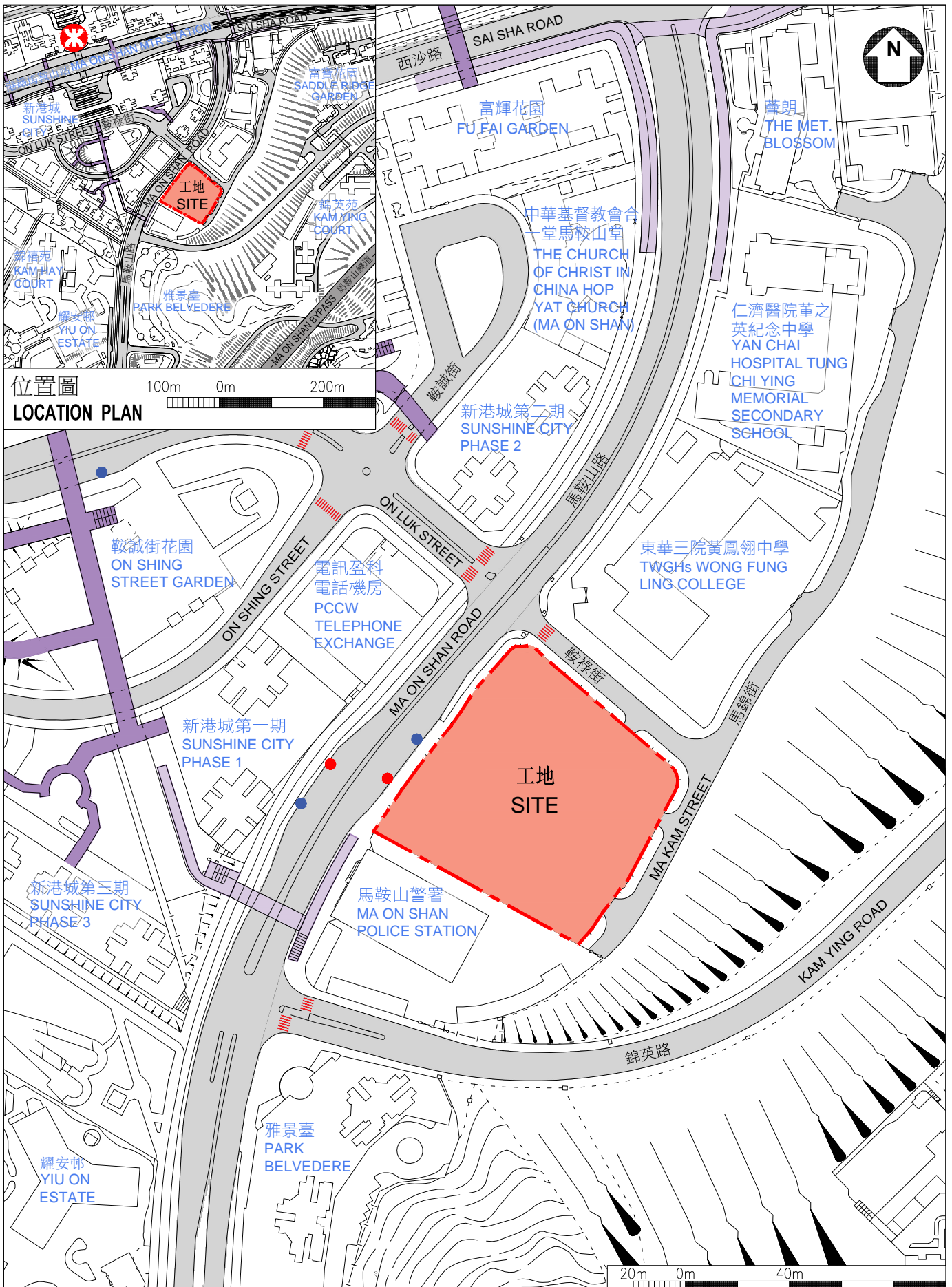
12. Currently, to address the shortfall of parking spaces in Ma On Shan, the existing site is being used as a short-term tenancy car park which will be terminated upon construction of the proposed Amenity Complex. To meet the assessed parking demand in the area, a public car park providing about 400 parking spaces for light goods vehicles, light buses, coaches, private cars and motorcycles is also proposed in accordance with the "single site, multiple use" principle.

Project Estimate and Timetable


13. The estimated cost of the pre-construction activities of the project is \$74.3 million in money-of-the-day prices. Subject to funding approval of the Finance Committee within this legislative year, we plan to commence the pre-construction activities in the fourth quarter of 2020 for completion in the fourth quarter of 2023.

Public Consultation

14. We consulted the Culture, Sports and Community Development Committee of the Sha Tin District Council on the proposed project scope of the Amenity Complex in Area 103, Ma On Shan at its meetings on 26 October 2017 and 5 July 2018. Members supported the project and requested its early implementation.



<p>LEGEND 圖例</p> <p> 工地界線 SITE BOUNDARY</p> <p> 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING</p>	<p> 有蓋行人天橋 COVERED FOOTBRIDGE</p> <p> 行人隧道 TUNNEL</p>	<p> 巴士站 BUS STOP</p> <p> 小巴士站 MINIBUS STOP</p>
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<p>工地平面圖 SITE PLAN</p>	<p>69RG 馬鞍山第103區綜合設施大樓 AMENITY COMPLEX IN AREA 103, MA ON SHAN</p>	 <p>ARCHITECTURAL SERVICES DEPARTMENT 建築署</p>
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Redevelopment of Kowloon Tsai Swimming Pool Complex

Project site

This project is an in-situ redevelopment of the existing Kowloon Tsai Swimming Pool (KTSP) which occupies a total area of around 1.3 hectares. Being situated in the Kowloon Tsai Park, the project site is zoned “Open Space” on the approved Kowloon Tong Outline Zoning Plan No. S/K18/21.

Project scope

2. The proposed project seeks to redevelop the Kowloon Tsai Swimming Pool Complex to provide an indoor heated main pool. The proposed scope of the project comprises –

- (a) a heated main pool (50 metres x 25 metres indoor) and a spectator stand with a seating capacity of 1 200;
- (b) an outdoor training pool¹ (25 metres x 25 metres);
- (c) an outdoor leisure pool;
- (d) an outdoor sun-bathing area; and
- (e) ancillary facilities including changing rooms and toilets, a baby care room, a pool management office, storerooms, etc.

3. A site and location plan and an artist’s impression of the project are at **Annexes 1 to 2 to Enclosures 2** respectively.

¹ The training pool will be of 0.9 to 1.2 metres in depth with water line markings.

Justifications

4. To promote the Government's sports development objective on "Sports for All", indoor heated pools would be provided by converting existing outdoor pools facilities and in new swimming pool complexes. There are currently three public swimming pools serving a population of around 424 800 in the Kowloon City District, namely the existing KTSP, the Tai Wan Shan Swimming Pool (TWSSP) and the Ho Man Tin Swimming Pool (HMTSP). The current KTSP and the TWSSP are outdoor swimming facilities and are only open in summer, while the indoor heated pools at HMTSP are only irregularly shaped leisure pools of less than 1.2 metres in depth. With its leisure nature and small size, the HMTSP can hardly meet the needs of the public during the winter months.

5. At present, there is no heated 50 metres main pool in the Kowloon City District for schools and sports organisations to arrange swimming activities in the winter season². The proposed redevelopment with the provision of an indoor heated main pool at the KTSP Complex will address the demand for year-round swimming in the district (including schools and sports organisations) and provide a safe and comfortable venue for swimming and swimming galas during inclement weather in the summer months.

6. The KTSP commenced operation in 1964 and has been a popular pool in the Kowloon City District. It consists of a main pool, a leisure pool and a children's pool. Pool facilities do not meet the current design standard and accessibility requirements. They are dilapidated despite regular maintenance. For example, the changing rooms do not provide showers with stable pressure and the drainage system is defective. There is a need to redevelop the KTSP instead of conducting maintenance works in a piecemeal manner.

7. The redevelopment will not only bring about a heated pool and bring the swimming pools and supporting facilities up to current design standard, but also enhance the facility provision, e.g. an increased spectator stand capacity from 1 000 to 1 200 and a ramp allowing easy access into the water body of the training pool for the elderly and the disabled. The new KTSP will also provide a new training pool of 0.9 to

² In 2019, 17 swimming galas/activities were held by schools and sports organisations at the three public swimming pools in the Kowloon City District.

1.2 metres in depth with water line markings, and re-provision a leisure pool and sun-bathing area to meet family recreation needs. The proposed facilities are expected to be well patronised by local residents and students. As a matter of fact, despite KTSP's closure for maintenance during the winter season (annually from December to the following March), it has an attendance of over 200 000 in 2019. With the KTSP's popularity, the provision of a heated pool and upgraded facilities will help meet the strong local demand.

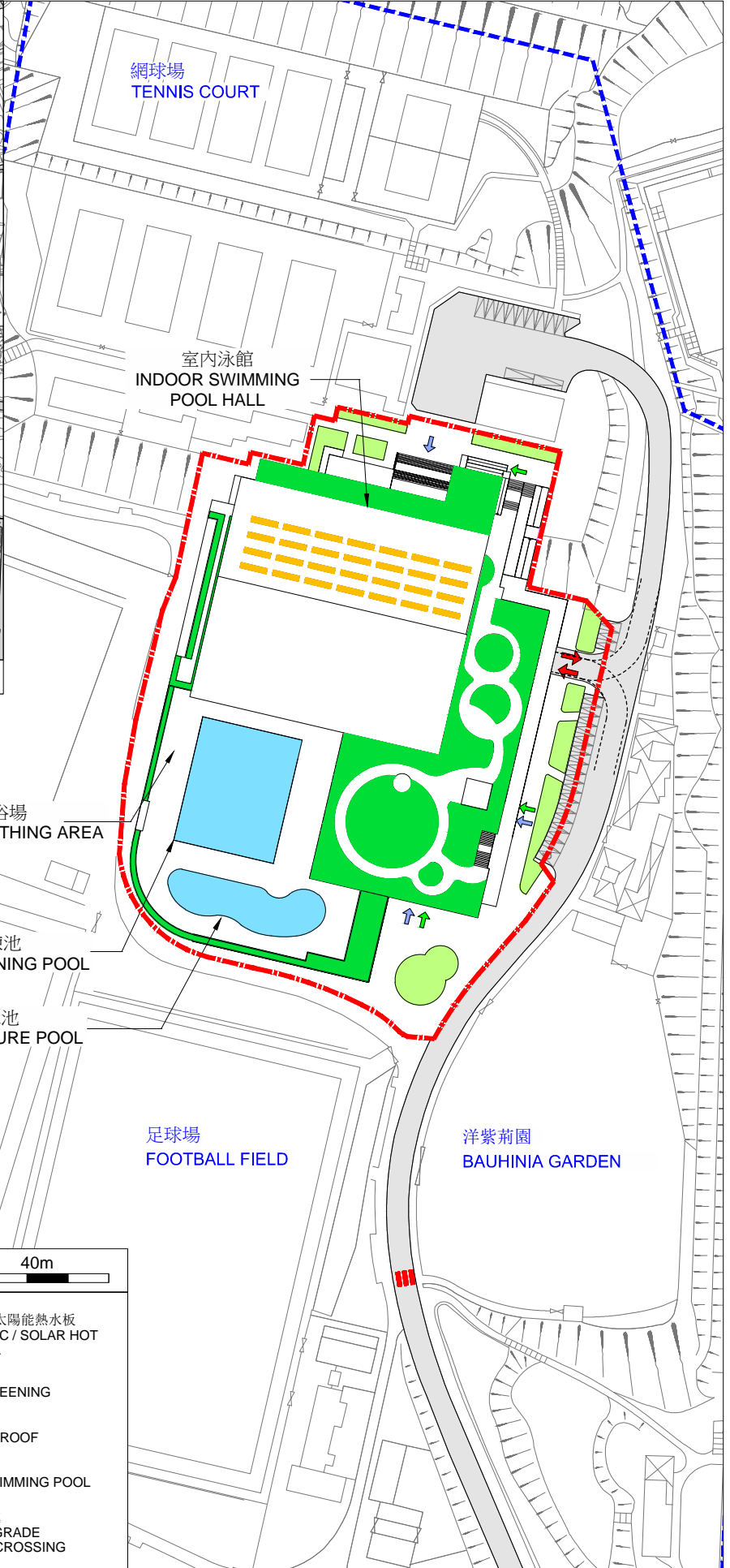
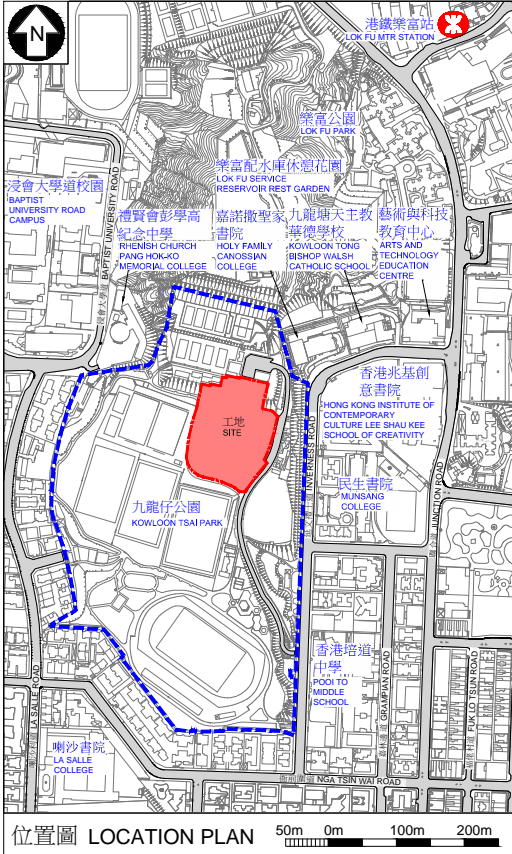
Project estimate and timetable

8. The estimated project cost is about \$1,120 million in money-of-the-day prices. Subject to funding approval by the Finance Committee within this legislative year, we plan to start construction in the fourth quarter of 2020 for completion in the second quarter of 2024.

Public consultation

9. We consulted the Leisure and District Facilities Management Committee (LDFMC) of the Kowloon City District Council on the scope and conceptual layout of the project on 4 October 2012 and 22 March 2018. We also provided updates on the project to LDFMC on 17 January and 28 March 2019. Members supported the project and urged for its early implementation.

10. According to the approved Kowloon Tong Outline Zoning Plan No. S/K18/21, the proposed swimming pool (which is a type of "Place of Recreation, Sport or Culture" use) is a Column 2 use within the "Open Space" zone. Redevelopment of which requires planning permission under section 16 of the Town Planning Ordinance (Cap. 131). The Town Planning Board approved the application for the proposed development on 1 February 2019.



圖例	LEGEND	10m	0m	20m	40m
	工地界線 SITE BOUNDARY				
	公園界線 PARK BOUNDARY				
	車輛出入口 VEHICULAR INGRESS / EGRESS				
	行人出入口 PEDESTRIAN ENTRANCE / EXIT				
	無障礙 出入口 BARRIER-FREE ENTRANCE / EXIT				
	太陽能光伏板 / 太陽能熱水板 PHOTOVOLTAIC / SOLAR HOT WATER PANEL				
	地面綠化 AT-GRADE GREENING				
	天台綠化 LANDSCAPED ROOF				
	室外游泳池 OUTDOOR SWIMMING POOL				
	現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING				

工地平面圖
SITE PLAN

280RS
重建九龍仔游泳池
REDEVELOPMENT OF KOWLOON TSAI SWIMMING POOL COMPLEX



ARCHITECTURAL SERVICES DEPARTMENT 建築署



從東南面望向游泳池的構思透視圖
PERSPECTIVE VIEW FROM SOUTHEAST DIRECTION (ARTIST'S IMPRESSION)

構思圖
ARTIST'S IMPRESSION

280RS
重建九龍仔游泳池
REDEVELOPMENT OF KOWLOON TSAI SWIMMING POOL COMPLEX



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DEPARTMENT 建築署

Open Space at Hoi Fai Road, Tai Kok Tsui

Project site

The project site occupies an area of about 7 250 square metres (m²) and is adjacent to the new Yau Ma Tei Typhoon Shelter at Hoi Fai Road, Tai Kok Tsui. The site is mainly zoned “Open Space”, with a minor portion in the north-east corner encroaching on an area zoned “Residential (Group A)1”, on the approved South West Kowloon Outline Zoning Plan No. S/K20/30.

Project scope

2. The proposed scope of the project comprises –
 - (a) a landscaped area;
 - (b) a sitting-out area with benches and rain shelters;
 - (c) a jogging track with fitness stations;
 - (d) a Tai Chi area;
 - (e) a fitness corner;
 - (f) children’s playground with diversified inclusive play equipment suitable for children of all ages;
 - (g) lighting facilities, an irrigation system, drinking fountains, a boundary fence and storage spaces; and
 - (h) ancillary facilities including a toilet block and a babycare room.

3. A site and location plan and an artist’s impressions of the project are at **Annexes 1 to 2 of Enclosure 3** respectively.

Justifications

4. The project site is located in the residential area of the West Kowloon Reclamation Area with a surrounding population of about 50 000, and is currently a nursery of the Leisure and Cultural Services Department (LCSD).

5. Together with the two nearby existing open space venues managed by the LCSD, namely Hoi Fai Road Promenade and Hoi Fai Road Garden, this project will provide more attractive and quality waterfront area for public enjoyment. The project will also provide diversified facilities like lawn area, a landscaped area and leisure facilities such as jogging track with fitness stations, Tai Chi area, and a fitness corner to meet the needs of the public.

6. This project will also provide a toilet block, including universal and accessible toilets, and a baby care room. These facilities will meet the community need as there is no such provision in the two nearby open space venues.

7. At the consultation with the Community Building Committee of the Yau Tsim Mong District Council (CBC of YTMDC) in May 2018, committee members requested for a children's playground be included in this project. The design of the children play space will integrate with the landscape design of the project and provide innovative, interesting and inclusive play equipment suitable for children of different ages.

8. For the landscape design, a holistic approach in providing sustainable urban landscape by the "Right Plant, Right Place" principle will be adopted. The design will blend in with the environment of the adjacent Hoi Fai Road Garden and greenness will be provided as much as possible. Tree planting along the walking path will be arranged to provide ample shade and a comfortable environment for users. Design incorporating flowering trees, colour foliage and flowering shrubs will be adopted. Heavy standard tree and bushy shrubs of good quality will be provided in the site for giving better shading.

9. To tie in with the Olympic-theme development nearby, for example, Mass Transit Railway Olympic station, the project will include design elements on Olympism and related features such as milestones portraying the history of Olympic Games, floor/wall plaques with handprints and autographs of sports stars, etc.

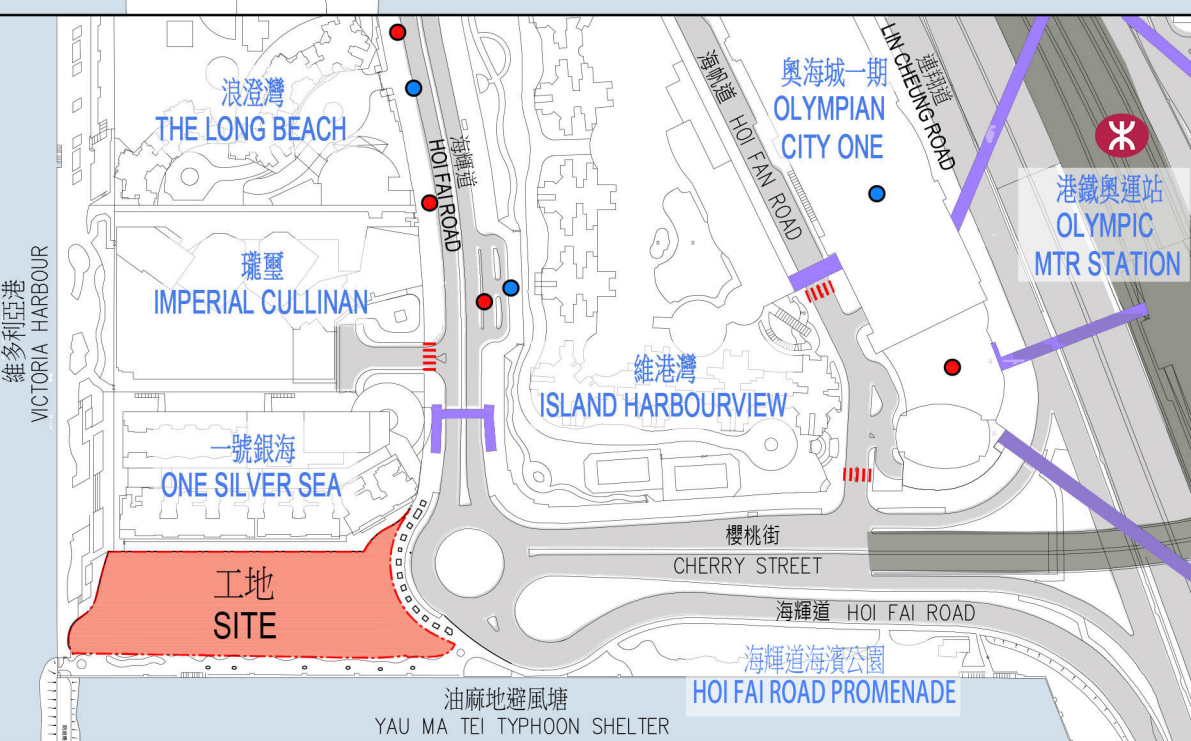
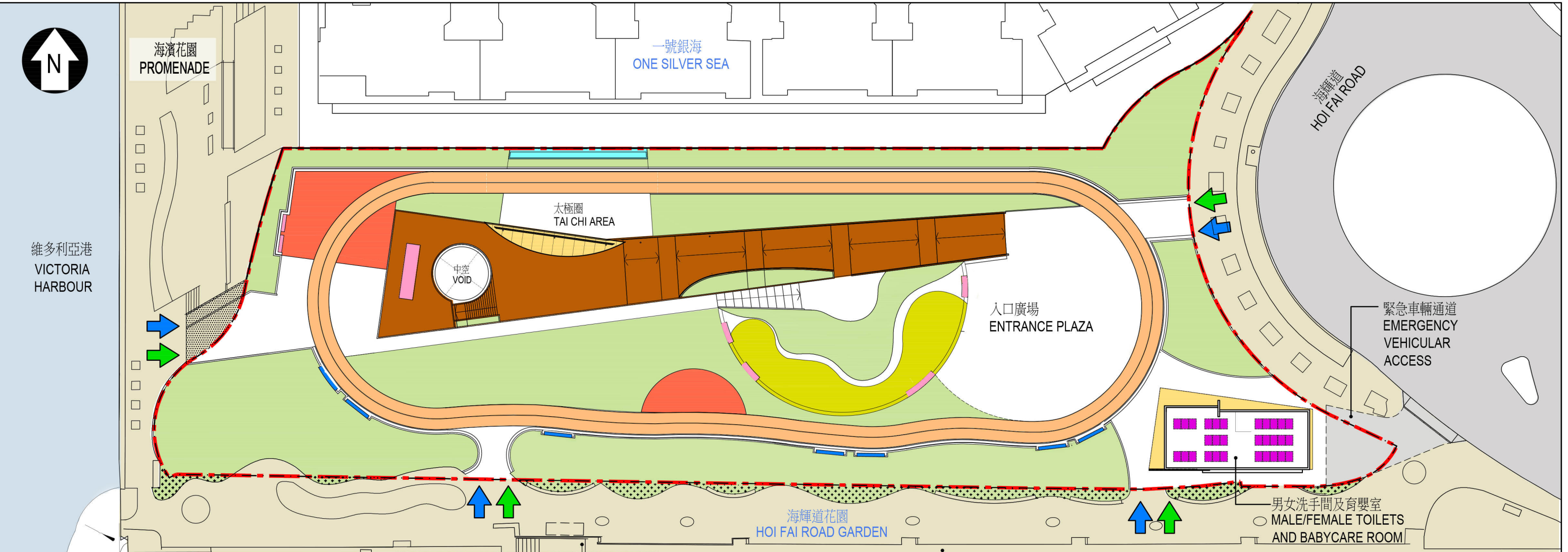
Project estimate and timetable

10. The estimated project cost is \$104.0 million in money-of-the-day prices. Subject to funding approval by the Finance Committee within this legislative year, we plan to start construction in the fourth quarter of 2020 for completion in the first quarter of 2023.

Public consultation

11. We consulted the CBC of YTMDC on the scope and conceptual design of the proposed project on 30 August 2007, 11 February 2010 and 10 May 2018. Members supported the project and urged for its early implementation.

12. We also consulted the Harbourfront Commission's Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing in January 2011 and June 2018. The Task Force had no objection to the project.



位置圖 LOCATION PLAN
比例 SCALE 50m 0m 50m 100m

工地平面圖 SITE PLAN



圖例 LEGEND

- | | | | | | | | | | |
|--|---|--|--|--|---|--|---------------------------|--|----------------------------------|
| | 工地界線
SITE BOUNDARY | | 無障礙出入口
BARRIER-FREE
ENTRANCE/ EXIT | | 現有花槽
EXISTING PLANTER | | 水景
WATER FEATURE | | 長椅
BENCH |
| | 現有行人過路處
EXISTING AT-GRADE
PEDESTRIAN CROSSING | | 行人出入口
PEDESTRIAN
ENTRANCE/ EXIT | | 綠化範圍
LANDSCAPED AREA | | 健身角
FITNESS CORNER | | 兒童遊樂場
CHILDREN'S
PLAY AREA |
| | 現有行人天橋
EXISTING PEDESTRIAN
FOOTBRIDGE | | 巴士站
BUS STOP | | 在工地界線以外
的改善工程
ENHANCEMENT WORK
OUTSIDE SITE BOUNDARY | | 緩跑徑
JOGGING TRACK | | 簷篷
CANOPY |
| | | | 小巴士
MINIBUS STOP | | 現有海濱花園，
現有海輝道花園
及現有行人道
EXISTING PROMENADE,
EXISTING HOI FAI ROAD
GARDEN AND EXISTING
PAVEMENT | | 觀景台
VIEWING DECK | | 太陽能光伏板
PHOTOVOLTAIC
PANEL |
| | | | | | | | 有蓋座椅
SHELTERED SEATING | | |

428RO
大角咀海輝道休憩用地
OPEN SPACE AT HOI FAI ROAD, TAI KOK TSUI



從東南面望向休憩用地的構思透視圖
PERSPECTIVE VIEW FROM SOUTHEAST DIRECTION

構思透視圖
ARTIST'S IMPRESSION

428RO
大角咀海輝道休憩用地
OPEN SPACE AT HOI FAI ROAD, TAI KOK TSUI



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