

For discussion
on 24 May 2022

Legislative Council Panel on Development

3195GK - Joint-user Complex at Site G2, Anderson Road Quarry

PURPOSE

This paper briefs Members on the proposal to upgrade the Public Works Project Item No. **3195GK** “Joint-user Complex at Site G2, Anderson Road Quarry” to Category A at an estimated cost of about \$2,025 million in money-of-the-day (MOD) prices, for the construction of a joint-user complex (JUC) to provide facilities including sports, recreational, cultural and welfare facilities.

BACKGROUND

2. The Government strives to strengthen the implementation of the “single site, multiple use” (SSMU) development model on government sites, so as to meet the community’s demand for public services and optimise the use of limited land resources by consolidating and providing more “Government, Institution or Community” facilities. The Financial Secretary announced in the 2019-20 and 2020-21 Budgets to set aside about \$22 billion to take forward a batch of projects under the SSMU initiative; and a JUC at Site G2, Anderson Road Quarry (ARQ) is one of these projects. This project involves facilities of departments under a number of policy bureaux, including those provided by the Leisure and Cultural Services Department (LCSD), the Home Affairs Department (HAD), the Social Welfare Department (SWD) and the Transport Department (TD). The Government Property Agency is responsible for taking forward public works projects under the SSMU multi-storey development model, including taking the lead in coordinating user requirements of relevant departments.

PROJECT SCOPE AND NATURE

3. With an area of about 8 300 square metres (m²), the proposed JUC at Site G2 is located in the centre of the Anderson Road Quarry Development (ARQD) site between the residential communities to the south and the north of the site. In order to optimise land use, the project will also utilise part of the underground space of the adjoining District Open Space (Site G2a) for the extension of the

underground public vehicle park, involving an area of about 2 240 m². A site and location plan is at **Enclosure I**.

4. According to the preliminary planning concepts, the total construction floor area of the proposed JUC is estimated to be about 36 500 m². It consists of two building blocks of three storeys and seven storeys respectively, on top of a two-storey basement (**Enclosure II**). The proposed major facilities are as follows -

- (a) a sports centre;
- (b) a small public library;
- (c) a community hall;
- (d) welfare facilities;
- (e) a public vehicle park; and
- (f) ancillary facilities (including a building management office, a loading and unloading area, a drop-off layby for public vehicles and ancillary parking spaces).

As this project will adopt a “Design and Build” approach, the contractor selected under the tendering process shall proceed with the design and construction works in accordance with government requirements. The detailed planning of the JUC is subject to the design further developed by the selected contractor.

JUSTIFICATIONS

5. There are 11 sites for housing projects under the ARQD project. These housing projects are expected for completion in phases from 2023 to 2026, providing a total of approximately 10 730 housing units capable of accommodating a population of around 30 000. The proposed JUC will provide the following community facilities and services for the aforesaid new population as well as residents (with a population of about 48 800) of nearby public housing estates (e.g. On Tat Estate and On Tai Estate).

Sports Centre

6. At present, the sports centres closest to the project site are the Hiu Kwong Street Sports Centre and the Shun Lee Tsuen Sports Centre in Kwun Tong district. Both of them are more than a 30-minute walk away from the housing

development projects in the ARQ. As shown from their usage rates of over 80%¹ in recent years, there is a high demand for sports facilities among the public.

7. According to the Hong Kong Planning Standards and Guidelines (HKPSG), a site for sports centre should be provided per 50 000 to 65 000 population. In view of the new population intake brought by the housing development projects in the ARQ and the demand for sports facilities from the neighbouring community, the LCSD proposes the provision of a sports centre in the proposed JUC. The sports centre will also offer an additional venue for sports training courses and matches for the promotion of sports development. The sports centre will include the following facilities -

- (a) a multi-purpose arena that can be used as two basketball courts, two volleyball courts, eight badminton courts, a handball court or a five-a-side soccer pitch;
- (b) a retractable spectator stand with 300 seats;
- (c) two multi-purpose activity rooms;
- (d) a table tennis room;
- (e) a fitness room; and
- (f) a children's play room.

Small Public Library

8. Apart from the provision of one district library for every 200 000 persons with reference to the HKPSG, the Government also provides small libraries or mobile library service points in areas less populated or far away from existing library facilities. The housing development projects in the ARQ are more than a 30-minute walk away from both the Shun Lee Estate Public Library and the Sau Mau Ping Public Library. In view of the population growth in the district, the LCSD proposes the provision of a small library to cater for the demand of the local and neighbouring communities for library services. The small public library will include the following facilities -

¹ The Hiu Kwong Street Sports Centre and the Shun Lee Tsuen Sports Centre were closed for certain periods in 2020 and 2021 due to the COVID-19 epidemic. The Hiu Kwong Street Sports Centre started operating as a community vaccination centre on 11 February 2021 and has been closed to the public since then. The usage rates are therefore calculated based on the data for the period when the two sports centres were open in 2020 and 2021.

- (a) an adult library, a children's library, a newspapers and periodicals room, an extension activities room, a students' study room, a book display/exhibition area; and
- (b) internet and digital service workstations, library self-service facilities, etc.

Community Hall

9. At present, the nearest community halls, namely, the Tsui Lam Community Hall in Sai Kung district and the Shun Lee Estate Community Centre and the Sau Mau Ping Community Hall in Kwun Tong district, are all situated at a walking distance of more than 30 minutes from the housing development projects in the ARQ. In response to the future demands from the residents and district organisations for venues for holding meetings and events and to encourage them to participate in community building activities, the HAD proposes the construction of a standard community hall. The proposed community hall will include the following facilities -

- (a) a multi-purpose hall with a stage and a seating capacity of about 450 ;
- (b) a multi-purpose stage meeting room;
- (c) a stage store room;
- (d) male and female dressing rooms;
- (e) a multi-purpose conference room; and
- (f) other ancillary facilities, including a management office with a store room.

10. The proposed community hall will provide venues for events and mini performances for local schools and district organisations, including owners' corporations and district groups, to hold events, seminars, workshops, forums, variety shows, conferences, exhibitions, etc. Besides, in the event of natural disasters, emergencies and inclement weather, the proposed community hall can be requisitioned as a temporary shelter to provide provisional accommodation for those in need.

Welfare Facilities

11. The Government has all along strived to increase welfare service quotas to meet community needs through a multi-pronged approach. The SWD has earmarked sites in a number of Government projects for the construction of different types of welfare facilities, in particular elderly and rehabilitation service

facilities which are in acute demand. The SWD proposes to provide a range of welfare facilities in the proposed JUC. On 4 April 2022, the SWD gave the Legislative Council Panel on Welfare Services an account of the “Annual Briefing on Welfare Facility Projects Funded by the Lotteries Fund”, which includes the proposed welfare facilities. The details of these welfare facilities are listed below.

Day Care Centre for the Elderly (DE) (40 places)

12. The DE will provide centre-based community care services, such as day time care, rehabilitation exercises and social activities, to frail elderly persons aged 60 or above who are living in Sai Kung district and have been assessed as suitable for community care services or residential care services under the Standardised Care Need Assessment Mechanism for Elderly Services, including those suffering from dementia. The services aim at helping service users maintain an optimal level of functioning, improve their quality of life and age in place in a familiar community. The DE will also provide various kinds of support and assistance to carers.

Residential Care Home for the Elderly (RCHE) (100 places) cum Day Care Unit (DCU) (30 places)

13. In view of the ageing population and a keen demand for subsidised residential care services for the elderly, the SWD has all along strived to increase the provision of subsidised residential places for the elderly, including the setting up of new contract homes, to meet the community needs. The proposed 100-place contract home aims at providing residential care, meals, personal care, basic medical and nursing care as well as social support for elders aged 65 or above who have been assessed as having the need for residential care services under the Standardised Care Need Assessment Mechanism for Elderly Services.

14. The DCU attached to the RCHE will provide 30 places of centre-based community care services, including day time care, rehabilitation exercises and social activities, to frail elderly persons aged 60 or above who are living in Sai Kung district and have been assessed and recommended for community care services or residential care services under the Standardised Care Need Assessment Mechanism for Elderly Services, including those suffering from dementia. The services aim at helping service users maintain an optimal level of functioning, improve their quality of life and age in place in a familiar community. The DCU will also provide various kinds of support and assistance to carers.

Integrated Children and Youth Services Centre (ICYSC)

15. The ICYSCs adopt a total person and community approach to meet the multifarious needs of children and youth aged six to 24 in specific catchment areas. Through the flexible deployment of manpower and other resources as well as application of different intervention strategies/methods, ICYSCs provide

guidance and counselling, supportive programmes, developmental and socialisation programmes, and community engagement programmes. According to the HKPSG, one ICYSC should be provided for every 12 000 children/young persons in the six to 24 age group. Taking into consideration the increased population arising from the housing development projects in the ARQ, the SWD proposes to set up an ICYSC to meet the service need of the local and neighbouring communities for youth services.

Integrated Family Service Centre (IFSC)

16. To enhance the provision of family support service in the community, the IFSC will provide a variety of preventive, supportive and remedial services for needy individuals. Services will include family life education, parent-child activities, consultation, outreaching, support/mutual help groups, counselling and service referrals.

Integrated Community Centre for Mental Wellness (ICCMW) Sub-base

17. An ICCMW sub-base will be set up to provide one-stop and district-based community support and social rehabilitation services ranging from early prevention to risk management for persons in recovery or with suspected mental health problems who are living in the serving district/studying in secondary schools and their family members/carers. The ICCMW will provide casework counselling, outreaching services, day training, therapeutic and supportive groups, social and recreational activities, peer support service, clinical psychological service, case referral service, public education programmes, etc.

Office Base of On-site Pre-school Rehabilitation Services (OPRS) (100 places)

18. Interdisciplinary service teams operated by non-governmental organisations under OPRS provide on-site rehabilitation services for pre-school children with mild disabilities who are aged below six and studying at participating kindergartens (KGs)/kindergarten-cum-child care centres (KG-cum-CCCs). The service teams provide school-based individual/group rehabilitation training and centre-based training for children; on-site professional consultation services and demonstration, and talks/workshops/seminars for teachers and child care workers; talks/workshops/seminars for parents and carers, etc. Currently, there are 48 KGs/KG-cum-CCCs participating in OPRS in Sai Kung district. The proposed Office Base of OPRS will provide support and services for children with disabilities and their parents/carers.

Special Child Care Centre (SCCC) (60 places)

19. The proposed SCCC will mainly provide full-day special training and care services for children aged two to six living in Sai Kung district who have not yet started primary education and been assessed with moderate to severe

disabilities. The services aim at facilitating their growth and development, and helping them prepare for primary education.

Early Education and Training Centre (EETC) (60 places)

20. The proposed EETC will mainly provide early intervention programmes for children from birth to the age of two who have been assessed with different levels of disabilities, with particular emphasis on the caring and training role of children's families. Children with mild disabilities who are aged two to six and have not yet started primary education may also receive the service if needed to facilitate their development.

Urban Hostel for Single Persons (UHSP) (40 places)

21. The SWD has all along been concerned about the welfare needs of street sleepers and has made concerted efforts to support them. UHSPs provide short-term accommodation for street sleepers, bedspace apartment lodgers and homeless persons, particularly the aged, the disabled or those in weak health. Counselling and guidance will also be provided to encourage them to be self-reliant, thereby helping them seek long-term accommodation. As at January 2022, the number of street sleepers approached by the three SWD-subvented Integrated Services Teams for Street Sleepers and related service units increased by 16.3% to 1 583, when compared with 1 361 street sleepers in 2020. In response to the demand of society, the SWD plans to set up the proposed UHSP to strengthen the support service for these people.

Public Vehicle Park (PVP)

22. Based on the TD's assessment, there will be a demand for about 200 public parking spaces in the vicinity of the proposed JUC. The TD proposes to construct an underground PVP in the proposed JUC. To optimise land use, the PVP will be extended to part of the underground space of the adjoining District Open Space. The proposed PVP is expected to provide about 200 parking spaces for use by various types of vehicles (including goods vehicles, coaches, light buses, private cars and motorcycles).

FINANCIAL IMPLICATIONS

23. We estimate the capital cost of the project to be about \$2,025 million in MOD prices.

PUBLIC CONSULTATION

24. We consulted the Housing, Planning and Development Committee under the Sai Kung District Council (SKDC) and the Housing, Planning and Lands Committee under the Kwun Tong District Council (KTDC) on the initial user mix of the proposed JUC on 17 March 2020 and 7 May 2020 respectively. Members did not raise any dissent. Subsequently, we went further and briefed the Housing, Planning and Environment Committee under the SKDC and the Housing, Planning, Lands, Development and Redevelopment Committee under the KTDC on the planning concepts of the proposed JUC on 23 November 2021 and 25 February 2022 respectively.

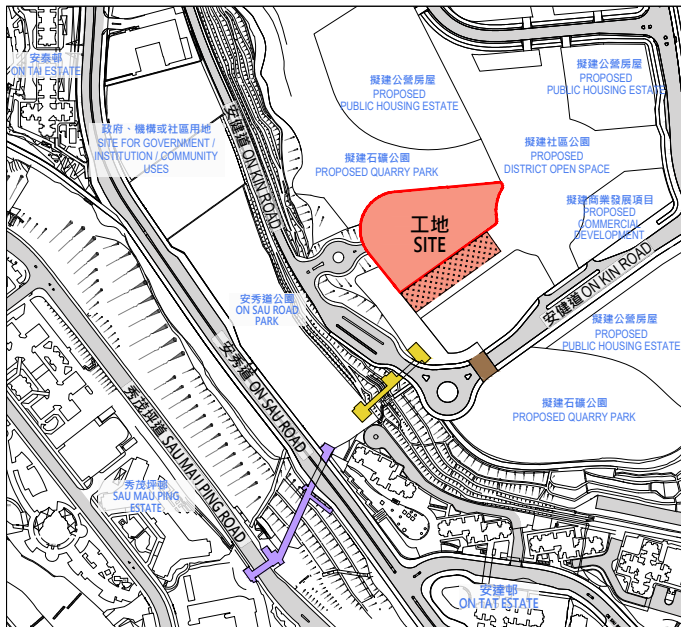
WAY FORWARD

25. We plan to seek approval from the Finance Committee (FC) for upgrading **3195GK** to Category A after consultation with the Panel on Development and the Public Works Subcommittee. After obtaining the funding approval, we will commence the basic infrastructure and advance works related to the JUC, such as roads, drainage, sewage system and water supply works for connection to Site G2, the ARQ, and subsequently commence the construction works. The construction works are expected to be completed in about four and a half years.

ADVICE SOUGHT

26. Members are invited to comment on the proposed project.

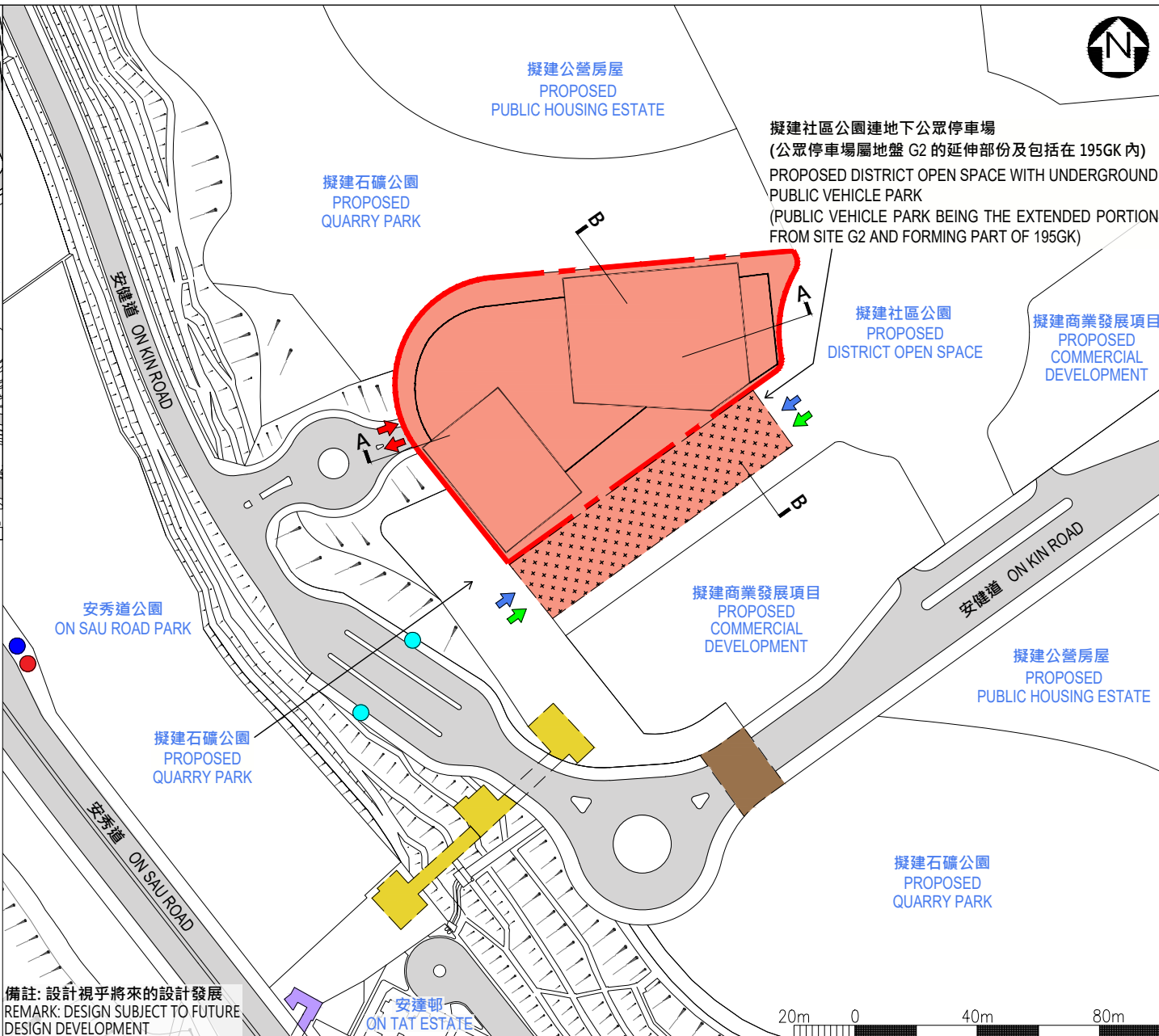
**Development Bureau
Financial Services and the Treasury Bureau
Government Property Agency
May 2022**



位置圖 LOCATION PLAN

圖例 LEGEND

- | | |
|--|--------------------------------|
| 地盤 G2 界線
BOUNDARY OF SITE G2 | 現有小巴士
EXISTING MINIBUS STOP |
| 地盤 G2a
SITE G2a | 現有巴士站
EXISTING BUS STOP |
| 車輛出入口
VEHICULAR INGRESS / EGRESS | 擬建巴士站
PROPOSED BUS STOP |
| 行人出入口
PEDESTRIAN ENTRANCE / EXIT | |
| 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT | |
| 現有行人天橋 / 升降機 / 隧道
EXISTING FOOTBRIDGE / LIFT TOWER / SUBWAY | |
| 擬建行人天橋 / 升降機 / 隧道
PROPOSED FOOTBRIDGE / LIFT TOWER / SUBWAY | |
| 擬建園景美化高架行人道
PROPOSED LANDSCAPED ELEVATED WALKWAY | |



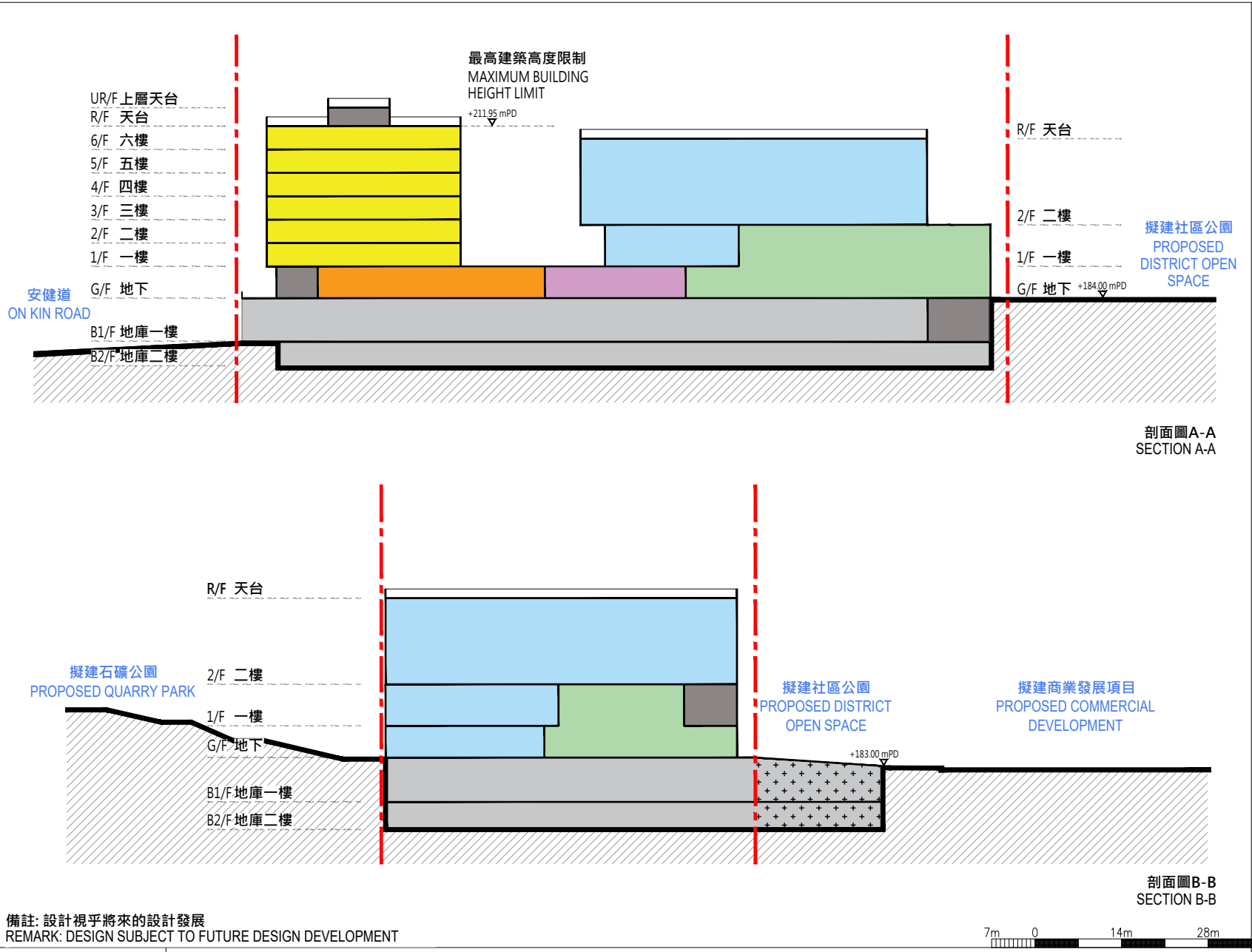
備註：設計視乎未來的設計發展
REMARK: DESIGN SUBJECT TO FUTURE
DESIGN DEVELOPMENT

工地平面圖
SITE PLAN

195GK
安達臣道石礦場(地盤G2)聯用大樓
JOINT-USER COMPLEX AT SITE G2, ANDERSON ROAD QUARRY



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



圖例 LEGEND

- 地盤 G2 界線
BOUNDARY OF SITE G2
- 地盤 G2a - 地盤 G2 地下公眾停車場的延伸部份 (包括在 195GK 內)
SITE G2a - EXTENDED PORTION OF PUBLIC VEHICLE PARK FROM SITE G2 (FORMING PART OF 195GK)
- 福利設施
WELFARE FACILITIES
- 小型公共圖書館
SMALL PUBLIC LIBRARY
- 公共範圍
COMMON AREA
- 體育館
SPORTS CENTRE
- 社區會堂
COMMUNITY HALL
- 機房
PLANT ROOM
- 公眾停車場 / 附屬停車場
PUBLIC VEHICLE PARK / ANCILLARY CARPARK

剖面圖
SECTIONS

195GK
安達臣道石礦場(地盤G2)聯用大樓
JOINT-USER COMPLEX AT SITE G2, ANDERSON ROAD QUARRY