

**For discussion on
24 March 2025**

Legislative Council Panel on Home Affairs, Culture and Sports

3196GK - Hoi Ting Road Joint-user Complex

Purpose

This paper seeks Members' comments on the proposed project of Hoi Ting Road Joint-user Complex (the Complex).

Project Site

2. The proposed project site, covering an area of approximately 6 480 m², is located in Yau Tsim Mong District, adjacent to the West Kowloon Government Offices. The site is zoned "Government, Institution or Community" on the approved South West Kowloon Outline Zoning Plan No. S/K20/30.

Project Scope

3. The proposed project scope of the Complex includes the following main facilities –

(a) Maternal and child health centre

- (i) equipped with not less than six consultation rooms, not less than 13 interview rooms, one treatment room, one vision test room, one hearing test room and one babies weighing room, and other related ancillary facilities.

(b) Sports centre

- (i) a multi-purpose main arena (can be used as one handball court, one futsal court, two basketball courts, two volleyball courts or eight badminton courts) with a spectator stand of about 400 seats;

- (ii) a multi-purpose secondary arena (can be used as one handball court, one futsal court or eight badminton courts) with a spectator stand of about 200 to 250 seats;
 - (iii) a fitness room;
 - (iv) a table-tennis room;
 - (v) a children's play room;
 - (vi) a dance room;
 - (vii) two multi-purpose activity rooms; and
 - (viii) ancillary facilities, including a management office, a service counter, toilets and changing rooms, a first aid room, a babycare room, and storerooms, etc.
- (c) Indoor heated swimming pools
- (i) two indoor heated training pools (25 m x 20 m¹ and 25 m x 10 m²);
 - (ii) an indoor heated teaching pool³ (25 m x 10 m); and
 - (iii) ancillary facilities, including a shroff and pool management office, toilets and changing rooms, a first aid room, a babycare room, and storerooms, etc.
- (d) Small library
- (i) an adult library, a children's library, a newspapers and periodicals section, an extension activities room, a students' study room, library self-service facilities and computer facilities; and
 - (ii) ancillary facilities, including an office, a book stack cum work area, a LAN server room, toilets, and a babycare room, etc.

¹ Water depth is 1.4 m.

² Water depth is 0.9 m to 1.2 m in general.

³ Water depth is 0.7 m to 0.9 m in general.

(e) Community hall (CH)

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

(f) Public vehicle park

- (i) provision of about 177 parking spaces, including 122 for private cars with automated parking system or traditional parking, 41 for goods vehicles (including 26 for light goods vehicles and 15 for medium/heavy goods vehicles) and 14 for motorcycles. Amongst which, all parking spaces of private cars with traditional parking, light goods vehicles and motorcycles will be equipped with electric vehicle charging facilities; and
- (ii) ancillary facilities including a car park management cum shroff office.

4. A site and location plan, a sectional drawing, an artist's impression of the proposed project, and a brief description of the proposed facilities are at **Enclosures 1 to 4** respectively.

Justifications

5. In accordance with the "single site, multiple use" principle, it is proposed to construct a Complex housing various government facilities with a view to providing more comprehensive and diversified services for the members of the public as well as optimising the use of land resources.

Maternal and child health centre

6. To align with the Central Kowloon Route project, Yaumatei Specialist Clinic (Extension Block of the Yaumatei Jockey Club Polyclinic) has been demolished. Yaumatei Maternal and Child Health Centre located therein has been temporarily reprovisioned at Yan Cheung Road to continue providing health promotion and disease prevention services for children from birth to 5 years old and for women. As the Centre at Yan Cheung Road was constructed by the Highways Department as temporary facility and will be demolished following the permanent reprovisioning of the Maternal and Child Health Centre, the Department of Health has proposed the permanent reprovisioning of the Yaumatei Maternal and Child Health Centre. This new Centre, the only one in the Yau Tsim Mong District, will be located in the Complex to provide a more convenient and comfortable environment equipped with advanced equipment and facilities. This will enable residents in the district to receive uninterrupted and appropriate services, thereby enhancing service quality.

7. The newly built Yaumatei Maternal and Child Health Centre will implement an integrated child health and development programme to promote the holistic health and wellbeing (including physical, cognitive, emotional and social) of children from birth to 5 years old. The core components of the integrated programme will include parenting, immunisation, as well as development surveillance. Services provided for women by Yaumatei Maternal and Child Health Centre will include postnatal service, cervical screening and family planning services, etc.

Sports centre

8. At present, there are six sports centres⁴ in Yau Tsim Mong District, serving a population of around 300 100. Over the past three years, the average usage rate of the multi-purpose arenas of the sports centres in Yau Tsim Mong District stood at a high rate of about 96%, reflecting a keen demand for sports facilities there. The proposed sports centre is situated at West Kowloon Reclamation area. It is easily accessible with close proximity to several housing estates (including Charming Garden Phases I and II, Hoi Fu Court and Olympian City 2 and 3, etc.) and a number of schools (including HKMA David Li Kwok Po College, Yau Ma Tei Catholic Primary School (Hoi Wang Road) and Po Leung Kuk Camões Tan Siu Lin Primary School, etc.). The new sports centre will provide a multi-purpose main arena, a multi-purpose secondary arena, a

⁴ Namely Kowloon Park Sports Centre, Boundary Street Sports Centre No. 1, Boundary Street Sports Centre No. 2, Fa Yuen Street Sports Centre, Kwun Chung Sports Centre and Tai Kok Tsui Sports Centre. The multi-purpose arena in Boundary Street Sports Centre No. 1, Boundary Street Sports Centre No. 2 and Fa Yuen Street Sports Centre are relatively small in surface area and can only be used as one basketball/volleyball/netball court (only applicable to Fa Yuen Street Sports Centre) or three to four badminton courts.

fitness room, a table-tennis room, a children's play room, a dance room and multi-purpose activity rooms. The proposed multi-purpose main arena and multi-purpose secondary arena will provide additional venues for schools⁵ and sports organisations to organise more sports training courses and competitions. This is in line with the Government's policy to promote sports in the community by encouraging greater participation of the public in sports activities.

Indoor heated swimming pools

9. There are currently two swimming pool complexes in Yau Tsim Mong District, namely Kowloon Park Swimming Pool and Tai Kok Tsui Swimming Pool⁶, with a total water surface area of approximately 5 063 m². With a population of 300 100 in Yau Tsim Mong District, the provision of two swimming pool complexes in the district meets the relevant provision standards⁷. However, the leisure pools and toddlers' pools in the district are not suitable for regular swimming training, and the training pools, with a depth ranging from 1.2 m to 1.5m, are not suitable for use as a teaching pool (with a depth of 0.7m to 0.9m) for training of beginners (especially toddlers and children). Swimming courses for toddlers and children in the district, if held, will have to take place at Li Cheng Uk Swimming Pool in Sham Shui Po District.

10. Kowloon Park Swimming Pool is the only one equipped with a standard swimming pool in the district. When activities (such as international or territory-wide competitions) are hosted in the standard swimming pool, one of the training pools would also be reserved for warm-up purpose and hence, these two swimming pools are not available for public use. In addition, another training pool in Kowloon Park Swimming Pool is for the exclusive use/hire by specific users (such as persons with disabilities, persons with chronic illnesses and organisations for persons with disabilities) as well as general groups (including Community Rehabilitation Network of the Hong Kong Society for Rehabilitation, the Hong Kong Down Syndrome Association, Hoi Tin Athletic Association, and Pacific Swimming Club, etc.)

11. The provision of additional indoor heated swimming facilities with various specifications as proposed under the project will help meet the keen demand for indoor heated swimming facilities from residents of different ages and varying levels of swimming proficiency in the district.

⁵ At present, there are 26 primary schools and 23 secondary schools in Yau Tsim Mong District with over 26 900 students in the 2023/24 school year.

⁶ Kowloon Park Swimming Pool has one indoor main pool with a length of 50 m (water depth is 1.2 m to 2.5 m), two indoor training pools with a length of 25 m (water depth is 1.2 m), one indoor diving pool (water depth is 5 m), one outdoor toddlers' pool and three outdoor leisure pools; while Tai Kok Tsui Swimming Pool has one indoor training pool with a length of 25 m (water depth is 1.2 m to 1.5 m) and one indoor leisure pool.

⁷ According to the Hong Kong Planning Standards and Guidelines, there should be 1 m² of pool surface area for every 85 persons.

Small library

12. Currently, Yau Tsim Mong District has a total of two district libraries (namely Fa Yuen Street Public Library and Yau Ma Tei Public Library), two small libraries (namely Tai Kok Tsui Public Library and Tsim Sha Tsui Public Library) and a mobile library service point located in Hoi Fu Court, Mong Kok West. A number of large housing estates in the West Kowloon Reclamation area have been completed, resulting in a gradual increase in the population. Hence, the demand for library services has continued to increase correspondingly. The residents, however, have to walk over 20 minutes to the nearest district library in general to use a range of library services, such as multimedia information service, students' study room service, etc. The Yau Tsim Mong District Council and local organisations have repeatedly requested for additional library facilities in the district to meet with the demand of residents.

13. In response to the needs for library services in the area, the proposed project will provide an adult library, a children's library⁸ and a students' study room (with net operating floor area of about 1 000 m²)⁹, so as to enhance the library service network in Yau Tsim Mong District to cover the West Kowloon Reclamation area (including the housing estates in the vicinity of the Olympic Station, Hoi Fu Court and Charming Garden, etc.). The Leisure and Cultural Services Department will take into account the population structure of the local community as well as users' habits of using library services when planning the services and facilities of the new library. It will also work with relevant departments to flexibly incorporate design elements to enhance the feeling of spaciousness in the library and create different reading areas, multi-functional activities rooms, etc. according to the usage patterns of various readers with a view to addressing the library service needs of the community. Considering that there are more young families in the area and the proximity to primary and secondary schools, the new library will provide students' study room services, a parent-child reading zone in the children's library, and provide more computer facilities with different functions for the public to use the internet, electronic resources, and multimedia information services, etc. In addition, the new library will provide diversified self-service facilities enabled by radio frequency identification (RFID) technology through a new smart library system, providing the public with more convenient services (including 24-hour smart book drops and smart book pick-up lockers, allowing the public to return library materials and collect reserved materials in a self-service manner).

⁸ The collection in the new library is expected to be about 40 000 items, including diversified collections such as Chinese and English books for lending which are suitable for people of different ages, reference books and audio-visual materials to cater to the reading interests and needs of different readers.

⁹ Net operating floor area refers to the total area of all functioning rooms and spaces within buildings.

Community hall

14. The Government attaches great importance to promoting social cohesion through greater participation in community building activities. Having regard to the Hong Kong Planning Standards and Guidelines, CHs are developed in the 18 districts to provide venues and focal points for a range of community activities such as meetings of local organisations, civic education activities, training courses, celebrations as well as recreational and cultural activities at the district level. Individual CHs also provide temporary shelter for people in need during natural disasters, emergency situations and inclement weather.

15. At present, Yau Tsim Mong District has a population of around 300 100. The district is currently served by two community centre/CH managed by the Home Affairs Department (HAD), namely the Henry G. Leong Yaumatei Community Centre and the Mong Kok Community Centre, and a third CH at Sai Yee Street in Mong Kok is under construction¹⁰. In response to the strong demand from local residents and organisations for venues for holding meetings and events, the HAD proposes to provide a standard CH in the Complex to cater for the demand from local residents, in particular the Charming, Fu Pak, Cherry and Olympic sub-districts, as well as the Tai Kok Tsui area.

Public vehicle park

16. Based on the parking demand survey conducted by the Government, the total number of vehicles parked at the project site (which is currently a short-term tenancy (STT) car park) and at the roadside nearby is about 350, reflecting an acute demand for parking spaces in the area. Following the principle of “single site, multiple use”, the Government proposes to provide a public vehicle park in the Complex. It will provide about 177 parking spaces for private cars, various types of goods vehicles and motorcycles to alleviate the demand for parking spaces in the area. Automated parking system will be adopted to increase parking density within the limited space in the vehicle park.

17. To proceed with the proposed project, the Government has to terminate the current STT car park at the project site. The affected drivers may consider using other public vehicle parks, including the STT car park at the junction of Hoi Wang Road and Lai Cheung Road (of which the number of available parking spaces would be increased to about 200 upon commissioning of the automated parking system) and the car park of the West Kowloon Government Offices which will be open for public use during non-

¹⁰ The Finance Committee (FC) of the Legislative Council approved the funding for the CH at Sai Yee Street, Mong Kok in December 2022 and the CH is currently under construction.

office hours, etc. Besides, the Transport Department will continue to actively increase the on-street parking spaces to alleviate the parking demand in the area.

Project Estimate and Implementation Timetable

18. The estimated cost of the proposed project is \$2,623.7 million in money-of-the-day prices. If support is obtained from this Panel, we plan to consult the Public Works Subcommittee of the Legislative Council in 2025 before seeking funding approval from the FC. With funding approval from the FC, the proposed works will commence, and are targeted to be completed in around four and a half years¹¹. To meet the project schedule, parallel tendering for the contract of the project is underway to facilitate early commencement of the proposed works. The returned tender price has been reflected in the estimated cost of the project. The relevant contract will be awarded only after funding approval is obtained from the FC.

Public Consultation

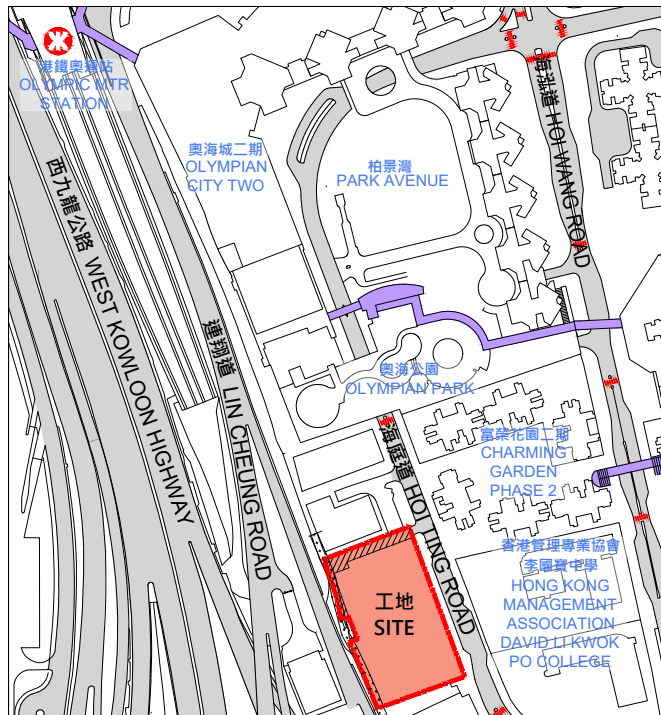
19. The Community Building Committee under the Yau Tsim Mong District Council was consulted about the project scope in March 2019 and July 2020. The Community Building and Facilities Management Committee under the Yau Tsim Mong District Council was also consulted about the planning concept of the project in September 2022. Members expressed support for the proposed project and urged for its early implementation. The project is widely welcomed by local residents as well.

Advice Sought

20. Members are invited to express their views on the above proposed project and provide support.

Culture, Sports and Tourism Bureau March 2025

¹¹ Upon completion of the proposed public vehicle park, the necessary preparatory work (including installation, testing and commissioning of electronic equipment, as well as engagement of a contractor for the management, operation and maintenance of the proposed public vehicle park) will be carried out by relevant government departments. The public vehicle park is anticipated to open within about half a year after the proposed works are completed.

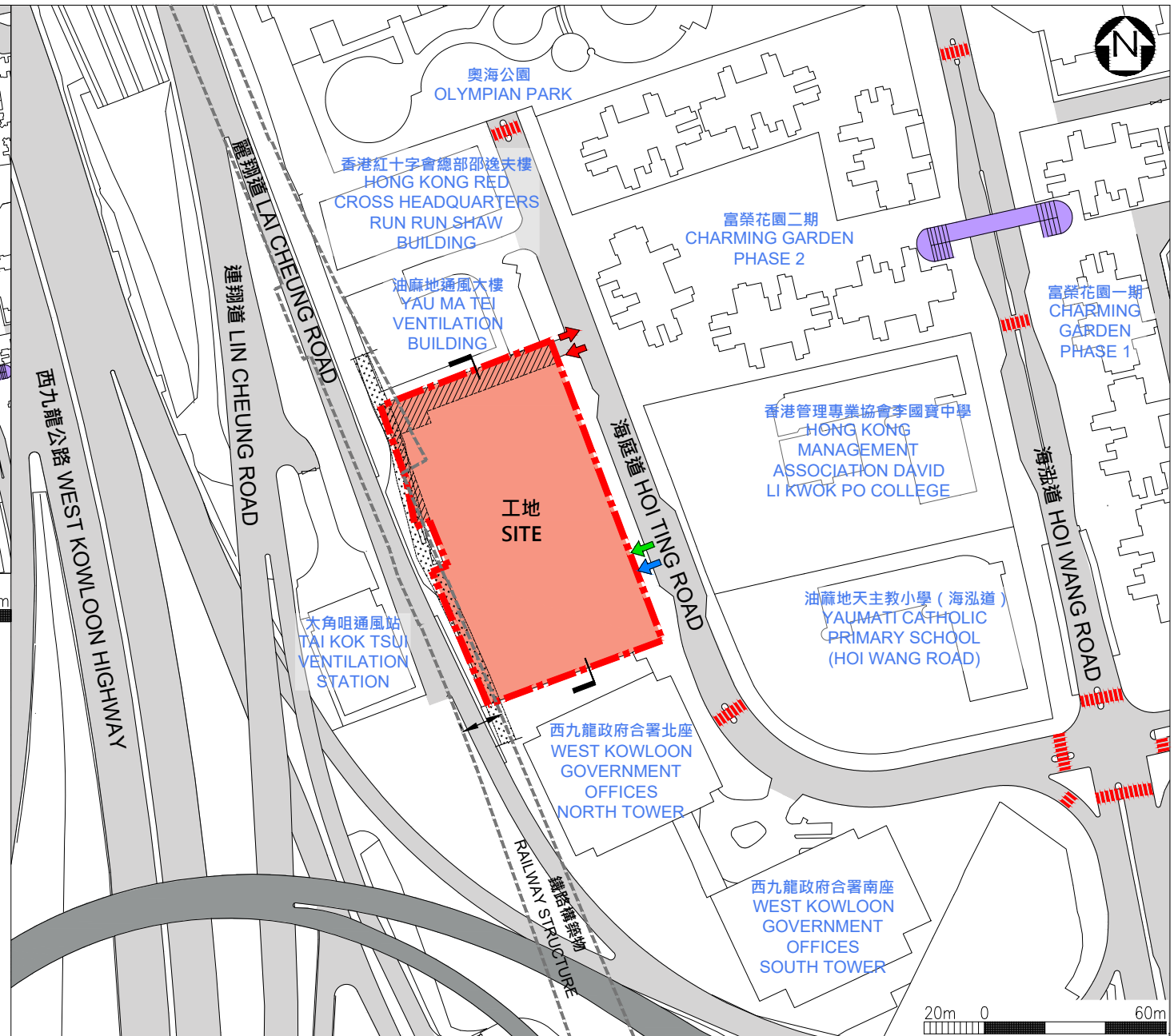


位置圖 LOCATION PLAN

50m 0 150m

圖例 LEGEND

- | | | | |
|--|---|--|---|
| | 工地界線
SITE BOUNDARY | | 現有行人天橋
EXISTING
PEDESTRIAN
FOOTBRIDGE |
| | 車輛出入口
VEHICULAR
INGRESS / EGRESS | | 與港鐵公司共用車輛通道
VEHICULAR ACCESS
SHARED WITH MTR
CORPORATION |
| | 行人出入口
PEDESTRIAN
ENTRANCE / EXIT | | 電纜專用範圍
CABLE RESERVE |
| | 無障礙出入口
BARRIER-FREE
ENTRANCE / EXIT | | |
| | 現有地面行人過路處
EXISTING
AT-GRADE
PEDESTRIAN
CROSSING | | |

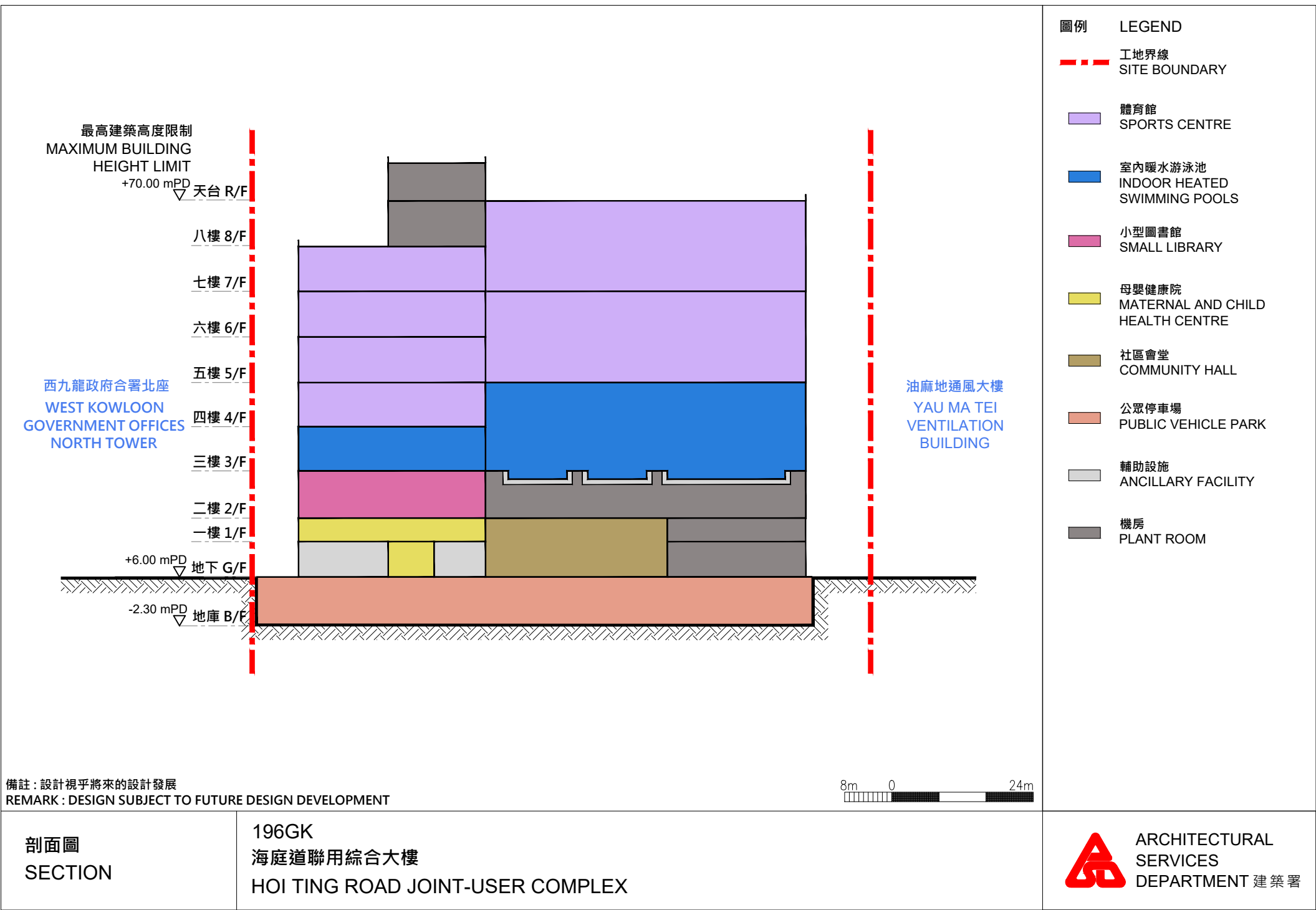


工地平面圖
SITE PLAN

196GK
海庭道聯用綜合大樓
HOI TING ROAD JOINT-USER COMPLEX



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署





從海庭道望向大樓的構思透視圖
PERSPECTIVE VIEW FROM HOI TING ROAD

備註：設計視乎將來的設計發展

REMARK : DESIGN SUBJECT TO FUTURE DESIGN DEVELOPMENT

構思圖
 ARTIST'S IMPRESSION

196GK
 海庭道聯用綜合大樓
 HOI TING ROAD JOINT-USER COMPLEX



ARCHITECTURAL
 SERVICES
 DEPARTMENT 建築署

Brief description of the proposed facilities

Proposed Facilities	Brief Description
(a) Maternal and Child Health Centre	<ul style="list-style-type: none"> • Clinical facilities, including not less than six consultation rooms, not less than 13 interview rooms, one treatment room, one vision test room, one hearing test room and one babies weighing room. • Other related ancillary facilities, including registration office, waiting area, breast feeding room, a health education room, general office and medical record room, etc.
(b) Sports centre	<ul style="list-style-type: none"> • A multi-purpose main arena (can be used as one handball court/one futsal court/two basketball courts/two volleyball courts/eight badminton courts) with a spectator stand of about 400 seats. • A multi-purpose secondary arena (can be used as one handball court/one futsal court/eight badminton courts) with a spectator stand of about 200 to 250 seats. • A fitness room. • A table-tennis room with four table-tennis tables. • A children's play room. • A dance room that can be used for carrying out activities such as musical performances, dancing and drama. • Two multi-purpose activity rooms that can be used for carrying out various activities such as taekwondo and yoga. • Ancillary facilities, including a management office, a service counter, toilets and changing rooms, a first aid room, a baby care room and storerooms, etc.

<p>(c) Indoor heated swimming pools</p>	<ul style="list-style-type: none"> • Three indoor heated swimming pools, including – <ul style="list-style-type: none"> (i) a training pool (25 m x 20 m with eight lanes, each measuring 2.5 m in width), with a water depth of 1.4 m; (ii) a training pool (25 m x 10 m with four lanes, each measuring 2.5 m in width), with a water depth ranging from 0.9 m to 1.2 m; and (iii) a teaching pool (25 m x 10 m with four lanes, each measuring 2.5 m in width), with a water depth ranging from 0.7 m to 0.9 m. • Seating and warm-up areas at the pool deck. • Ancillary facilities, including a shroff and pool management office, toilets and changing rooms, a first aid room, a babycare room, storerooms, staff rooms, plant rooms and loading/unloading area, etc.
<p>(d) Small library</p>	<ul style="list-style-type: none"> • An adult library. • A children's library with a parent-child reading zone. • A newspapers and periodicals section. • An extension activities room that can be used for diversified extension activities. • A students' study room with about 100 seats. • A book display/exhibition area for displaying new library materials and holding exhibitions. • Computer facilities with internet, electronic resources and multimedia information services. • Library self-service facilities such as smart book pick-up lockers, multi-functional self-service kiosks, self-checkout machines, smart book drops, etc. • Ancillary facilities, including an office, a book stack cum work area, a LAN server room, toilets, a babycare room, and loading/unloading area etc.

(e) Community hall	<ul style="list-style-type: none"> • A standard CH that provides – <ul style="list-style-type: none"> (i) a multi-purpose hall with a seating capacity of about 450 and a stage; (ii) a multi-purpose stage meeting room; (iii) a stage storeroom; (iv) a male dressing room and a female dressing room; (v) a multi-purpose conference room; and (vi) ancillary facilities, including a management office with a storeroom, a baby care room and toilets, etc. • The proposed CH will provide venues for hosting district events and community building activities.
(f) Public vehicle park	<ul style="list-style-type: none"> • Provision of about 177 parking spaces, including 122 for private cars with automated parking system or traditional parking, 26 for light goods vehicles, 15 for medium/heavy goods vehicles and 14 for motorcycles. Amongst which, all parking spaces of private cars with traditional parking, light goods vehicles and motorcycles will be equipped with electric vehicle charging facilities; and • Ancillary facilities including a car park management cum shroff office.

Note 1: The detailed design of the above proposed facilities will be further discussed and confirmed with the contractor during the construction stage.

Note 2: The construction floor area of the proposed project is about 38 434 m².