

LegCo Panel on Home Affairs
16 April 2004

**Priority of the Provision of
Leisure and Cultural Services Facilities**

Purpose

This paper reports on the priority for the provision of new leisure and cultural services facilities in Hong Kong.

Background

2. In April 2003, we reported to the Panel the latest position on the provision of new leisure and cultural services facilities. Members noted that we had obtained provision in the financial year of 2003/04 to implement 26 projects subject to funding approval of the Public Works Subcommittee (PWSC) and the Finance Committee (FC) and that two other projects would be implemented under the Private Sector Finance approach, where developers will be invited to develop and operate the facilities.

Provision of New Leisure and Cultural Services facilities

3. Apart from the 26 projects as referred to in paragraph 2 above, we have obtained provision in the financial year of 2004/05 to implement two more projects, subject to funding approval of the PWSC and the FC. In selecting

these projects, we have critically reviewed the priority, delivery mode and implementation schedule of the active projects in hand, and having regard to the shortfall of leisure and cultural services facilities in the new towns, distribution of facilities throughout the territory, facilities which are in heavy demand, and LCSD's financial capability to operate the facilities in the long term.

4. A list showing the latest position of these 28 priority projects is at _____ *Annex*.

5. These 28 priority projects would entail total capital funding of around \$2,660M and annual recurrent cost of about \$55M which will be fully reflected by 2008/09. The current position of the 28 priority projects is summed up as follows -

- (a) 14 projects upgraded to Category A since September 2002;
- (b) 2 projects to be implemented as minor works items; and
- (c) 12 projects awaiting upgrading to Category A.

6. Nine of these projects will be implemented through the Design-Build approach, as indicated at _____ *Annex*, where private developers would be funded by the Government for designing and building the projects.

Private Sector Finance (PSF) Projects

The Pilot Projects

7. In July 2003, we informed Members vide LC Paper No. CB(2)2821/02-03(01) of the main features of the PSF approach and the progress we had made at that time i.e. we had identified the following two pilot PSF projects and formed a Task Force to take them forward:

- (a) a leisure and cultural centre in Kwun Tong; and
- (b) an ice sports center, a tenpin bowling center and a town park in Tseung Kwan O.

8. Under the pilot scheme, private sector developers would be invited to undertake the development and subsequent operation, management and maintenance of leisure and cultural facilities stipulated by the Government on a self-financing basis for a fixed period of time. In return, the developers would be allowed to develop at the sites other facilities which are permissible under the relevant zoning in order to make the projects commercially viable subject to the approval of the Town Planning Board as appropriate. In addition, the developer would be required to propose a pricing mechanism which would facilitate the use of the leisure and cultural facilities by members of the public at an affordable level, and which would encourage the use of these facilities by organizations which play a key role in the promotion of sports development, elite sports as well as arts and cultural programmes. The pricing mechanism and booking policy for the use of these facilities would have to be approved by

the Government.

9. We invited developers to submit Expression of Interest (EoI) on the two pilot PSF projects mentioned in paragraph 7(a) and (b) above on 11 July 2003 in order to get the views of the market on the approach. A total of 10 submissions were received by the closing date of 15 August 2003. The majority of the submissions indicated interest in the projects though a number of them expressed concern on the financial viability.

10. We have engaged consultants to analyse these EoIs and to develop the development briefs for these two projects on the basis of the private sector undertaking them on a self financing basis.

11. We consulted Sai Kung and Kwun Tong District Councils on the pilot PSF projects in February and March 2004 respectively. Both Councils expressed support to the projects. We will seek the Town Planning Board's support on the development plans of the two pilot PSF projects shortly.

Tai Po Cultural Complex – a new PSF project in the pipeline

12. The proposal of developing a cultural complex in Tai Po through the PSF approach was raised at the Legislative Council case conference in May 2003. We subsequently decided to explore the adoption of the PSF approach and test the response of the market by the invitation of EoI. The Tai Po

District Council was informed in July 2003 and again consulted in March 2004 on the progress. The invitation for EoI is expected to be issued in the second quarter of 2004.

Other Major Facilities Under Planning

13. The Government also has plans to develop 40 hectares of land at the West Kowloon Reclamation into an integrated arts, cultural and entertainment district, the “West Kowloon Cultural District”. An Invitation for Proposals to develop the whole area was launched in September 2003. The private sector was invited to submit proposals by 19 June 2004 on the provision and management of the arts and cultural facilities there.

14. A new heritage project is now under active planning after acquisition of Kom Tong Hall in early April 2004. It is anticipated that a submission will be made to PWSC/FC in late 2004/early 2005 to obtain the necessary capital funding for the renovation works to turn the building into a Dr Sun Yat-sen Museum.

The Way Forward

15. We will regularly review the priority, implementation schedule and the mode of delivery of leisure and cultural services projects having regard to the changing economic situations and LCSD’s long term financial capability in commissioning new facilities. Depending on the response of the private sector on the pilot PSF projects, we would consider the possibility of inviting private

sector participation for some of the remaining projects suitable for this mode of delivery.

Home Affairs Bureau
April 2004

**28 Priority Projects with Capital Funding Earmarked
(Position as at 1.4.2004)**

Item No.	District	Project Title	Facilities	Project Estimates (\$M)	Recurrent Consequences (\$M)	Works Start Date	Anticipated Completion Date
(a) 14 Priority projects upgraded to Cat A since September 2002							
1	TP	030LS Football Pitch in Area 5, Tai Po 大埔第5區的足球場	Soccer pitches	43.00	1.30	Dec-02	Nov-04
2	TP	294LS District Open Space in Area 5, Tai Po 大埔第5區的地區休憩用地	Parks and playgrounds	34.30	0.50	Dec-02	Nov-04
3	YL	183LS Local Open Space in Area 15, Tin Shui Wai 天水圍第15區的鄰舍休憩用地	Parks and playgrounds	44.00	0.74	Dec-02	Nov-04
4	YL	177LS Local Open Space in Ping Shan, Yuen Long 元朗屏山的鄰舍休憩用地	Soccer pitches	31.80	0.63	Feb-03	Oct-04
5	KT	397CR Improvements to Lok Wah Playground, Kwun Tong 觀塘樂華遊樂場改善工程	Improvement	44.90	0.50	Feb-03	Oct-04
6	Is	283LS District Open Space in Area 7, Tung Chung 東涌第7區的地區休憩用地	Soccer pitches	58.70	1.30	Feb-03	Apr-05
7	S	038CX Stanley Complex 赤柱綜合大樓	Indoor Recreation Centre Library Integrated Hall (Home Affairs Department)	173.80	5.13	Jun-03	Jan-06
8	TM	154LS District Open Space in Area 18 Tuen Mun 屯門第18區的地區休憩用地	Parks and playgrounds	35.20	1.10	May-03	Jun-05
9	WTS	303CR Hammer Hill Road Park, Diamond Hill 鑽石山斧山道公園	Parks and playgrounds	177.00	5.50	Jul-03	Mid-06
10	ST	001LC Renovation of the Wu Kwai Sha Youth Village of YMCA, Ma On Shan 中華基督教青年會馬鞍山烏溪沙青年新村翻新工程	Improvement	23.70	0.00	Oct-03	Mar-04
11	TW	174LS Additional open space adjacent to Tsuen Wan Town Hall 荃灣大會堂毗鄰增闊休憩用地	Parks and playgrounds	28.50	0.25	Nov-03	Dec-05

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12	YTM	121CR Cherry Street Park, Tai Kok Tsui 大角咀櫻桃街公園	Soccer pitches	76.60	2.20	Dec-03	Aug-05
13	YL	182LS Indoor Recreation Centre in Area 17, Tin Shui Wai 天水圍第17區的體育館	Indoor Recreation Centre	119.60	3.20	Dec-03	Apr-06
14	E	469CR Improvement works to Lei Yue Mun Park and Holiday Village 鯉魚門公園及度假村改善工程	Improvement	81.30	0.09	May-04	Aug-06
(b) 2 priority projects to be implemented as minor works items							
15	KC	458CR Sheung Lok Street Rest Garden (Site B), Kowloon City 九龍城常樂街休憩花園(地盤乙)	Parks and playgrounds	13.90	0.23	Q3-04	Q3-05
16	TM	315LS Improvements to Butterfly Beach Area 44 (Ferry Pier) Tuen Mun 屯門第44區(渡輪碼頭)蝴蝶灣泳灘改善工程	Improvement	7.00	0.12	Dec-04	Sep-06
(c) 12 priority projects awaiting upgrading to Cat A							
17	Territory-wide	002LC Renovation of Libraries 翻新圖書館 [DB]	Improvement	266.50	0.00	May-04 onwards by phases	Nov-08
18	SSP	006LC Conversion of the Secondary Pool of the Lai Chi Kok Park Swimming Pool into an Indoor Heated Pool 把荔枝角公園游泳池的副池改建為室內暖水池 [DB]	Improvement	35.40	0.15	Nov-04	Jun-06
19	SK	298LS - Ph.I Tseung Kwan O Sports Ground 將軍澳運動場 [DB]	Soccer pitches	430.00	4.00	Dec-04	May-07

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Item No.	District	Project Title	Facilities	Project Estimates (\$M)	Recurrent Consequences (\$M)	Works Start Date	Anticipated Completion Date
20	YL	007LC Conversion of the Outdoor Non-heated Secondary Pool of the Yuen Long Swimming Pool into an Indoor Heated Pool 把元朗游泳池的戶外非暖水副池改建為室內暖水池 [DB]	Improvement	33.30	0.15	Jan-05	Oct-06
21	ST	211LS Hin Tin Public Swimming Pool Phase 2 顯田公眾游泳池第二期 [DB]	Swimming pools	194.20	5.75	Jan-05	Mar-07
22	TW	300LS District Open Space in Area 35, Tsuen Wan - Phase 2 荃灣第35區地區休憩用地 — 第二期工程 [DB]	Parks and playgrounds	49.96	1.36	Jul-05	Apr-07
23	N	137LS District Open Space in Area 39, Fanling/Sheung Shui 粉嶺／上水第39區地區休憩用地 [DB]	Soccer pitches	34.81	0.70	Jul-05	Jan-07
24	Is	282LS District Open Space Area 2 Tung Chung Lantau 大嶼山東涌第2區的地區休憩用地 [DB]	Parks and playgrounds	39.64	0.34	Jul-05	Jan-07
25	YL	320LS Local Open Space in Areas 25, 25A, 25B, Tin Shui Wai 天水圍第25、25A、25B區鄰舍休憩用地	Parks and playgrounds	66.00	0.49	Nov-05	Jul-07
26	Is	22MF Indoor Recreation Centre (Type C) cum Library in Area 17, Tung Chung, Lantau 大嶼山東涌第17區體育館(C型)兼地區圖書館 [DB]	Indoor Recreation Centre Library Community Hall (Home Affairs Department)	272.00	9.95	May-06	Jan-09

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Item No.	District	Project Title	Facilities	Project Estimates (\$M)	Recurrent Consequences (\$M)	Works Start Date	Anticipated Completion Date
27	E	365CR Improvement to Victoria Park - Swimming Pool Complex 維多利亞公園重建工程 — 游泳池場館	Swimming pools	160.00	0.00	Jun-06	Oct-08
28	SK	323LS Provision of multi-purpose grass pitches and other recreational facilities on Tseung Kwan O (Stage I) former landfill 將軍澳前堆填區(第一期)多用途草地 球場及其他休憩設施	Soccer pitches	86.23 (HK Jockey Club would donate about 80% by reimbursement)	9.31	Implementation under review. Hong Kong Football Association (HKFA) has expressed interest in taking up the project. We are discussing with Environment Protection Department and HKFA on the development and operation of a proposed Football Training Centre.	

Total : 2,661.34 54.98

[DB] - Denotes projects to be implemented through the Design-Build approach, where private developers would be funded by the Government for designing and building the projects.