

## **Legislative Council Panel on Home Affairs**

### **Swimming Pool Complex in Area 2, Tung Chung, District Open Space at Po Kong Village Road, Wong Tai Sin, Ngau Chi Wan Recreation Ground in Wong Tai Sin and Recreational Facilities on Jordan Valley Former Landfill, Kwun Tong**

#### **PURPOSE**

This paper informs Members of the four capital works projects which we plan to submit to the Public Works Subcommittee (PWSC) for discussion at its meetings in June 2007. If Members of the Home Affairs Panel would like to discuss any of these projects, we would make arrangement with the Secretariat for them to be discussed at the meeting of the Panel on Home Affairs before they are submitted to the PWSC for consideration.

#### **THE PROJECTS**

2. We plan to submit the following four capital works projects for consideration by the PWSC at its meeting on 6 June 2007 (items (a) and (b) below) and 20 June 2007 (items (c) and (d) below) -

- (a) Swimming Pool Complex in Area 2, Tung Chung;
- (b) District Open Space (DOS) at Po Kong Village Road, Wong Tai Sin;
- (c) Ngau Chi Wan Recreation Ground, Wong Tai Sin; and
- (d) Recreational Facilities on Jordan Valley Former Landfill, Kwun Tong.

These four projects are among the 25 projects identified for priority implementation in the January 2005 Policy Address.

3. The Swimming Pool Complex in Area 2, Tung Chung, comprising one indoor heated main pool (50m x 25m) and one outdoor teaching pool, will provide the much needed swimming facilities in Tung Chung. Both the DOS at Po Kong Village Road and the Ngau Chi Wan Recreation Ground (a former landfill site) in Wong Tai Sin will provide additional recreational and leisure facilities in the district. The project of Recreational Facilities on Jordan Valley Former Landfill, Kwun Tong, will make good use of the restored landfill site to provide a wide choice of recreational facilities for the community.

4. Subject to funding approval by the Finance Committee, the works for the Swimming Pool Complex in Area 2, Tung Chung, will commence in October 2007 for completion in June 2010; the works for the DOS at Po Kong Village Road, Wong Tai Sin, will commence in early 2008 for completion in late 2010; the works for the Ngau Chi Wan Recreation Ground, Wong Tai Sin, will commence in early 2008 for completion in early 2010; and the works for the Recreational Facilities on Jordan Valley Former Landfill, Kwun Tong, will commence in late 2007 for completion in late 2009.

5. Details of the four projects are provided at **Annexes 1 to 4**. We have consulted the Islands District Council, the Wong Tai Sin District Council and the Kwun Tong District Council. All of them support the proposed projects and have urged for their early implementation.

Leisure and Cultural Services Department  
April 2007

## **Legislative Council Panel on Home Affairs Swimming Pool Complex in Area 2, Tung Chung, Lantau**

### **Purpose**

This paper seeks Members' support for the development of the proposed Swimming Pool Complex in Area 2, Tung Chung, Lantau.

### **Background**

2. This project is one of the ex-Municipal Council projects and is one of the 25 priority projects announced in the Chief Executive's Policy Address in January 2005.

### **Location of Project Site**

3. With an area of about 1.66 hectares in Area 2, Tung Chung, the project site is centrally located in Tung Chung New Town at Tat Tung Road. The site is vacant and it is now available for development. A site plan is at **Enclosure**.

### **Project Scope**

4. The proposed scope of the project comprises –
- (a) an indoor heated main pool (50m x 25m) with a spectator stand with a seating capacity of 1 000;
  - (b) an outdoor teaching pool (25m x 25m);
  - (c) a sun bathing area with shelters; and
  - (d) ancillary and supporting facilities, including first aid room, toilets and changing rooms.

## **Justifications**

5. Tung Chung New Town is a fast growing new town in the Islands District. Currently, there are no public swimming facilities managed by Leisure and Cultural Services Department within Tung Chung Area. Mui Wo Swimming Pool is the only public swimming pool in the Islands District. It is a training pool of 25 metres x 11 metres in size without spectator stand. Its size is relatively small and is not adequate for holding swimming competitions and galas by schools and other organisations.

6. As a reference, the Hong Kong Planning Standards and Guidelines suggests the provision of a swimming pool complex for a population of 287 000. The current population of the Islands District is about 145 700 and is expected to increase to 160 000 in 2015, whilst the current population of Tung Chung New Town is about 77 500 and is expected to rise to 88 800 in 2015. To meet the increasing needs of the local residents in the Islands District, particularly in Tung Chung New Town, we propose to provide one indoor heated main pool (50m x 25m) and one outdoor teaching pool (25m x 25m) initially. Part of the project site would be temporarily landscaped to cater for the provision of additional pool facilities in the light of the future population growth and aspiration of local residents in Tung Chung New Town.

7. Swimming has become an increasingly popular activity in Hong Kong. The total attendance of public swimming pools is over 8.7 million in 2006. As people are becoming more health conscious, there is an increasing demand for year round swimming facilities, and indoor heated swimming pools, in particular, are becoming more popular. Currently, there is no public swimming pool in Tung Chung and residents have to commute to Mui Wo and other neighbouring districts, such as Tsing Yi, to enjoy swimming. The proposed swimming pool complex is within five minutes walking distance from the nearby bus terminus. It is centrally located and is easily accessible to residents in Tung Chung and other areas of Lantau. It is expected that the proposed swimming pool complex with an indoor heated main pool will be well patronised.

8. The proposed Tung Chung swimming pool complex is in the vicinity of a number of private and public housing estates, namely, Tung Chung Crescent, Seaview Crescent, Coastal Skyline, Caribbean Coast, Fu Tung Estate, Yat Tung Estate and Yu Tung Court. In addition, there are 14 schools in Tung Chung New Town. There is high demand for such facilities for schools to organise swimming training activities and competitions. We expect that the proposed swimming pool complex will become a popular recreational and training venue for the local residents and students.

### **Project Estimate and Implementation Plan**

9. The estimated cost of the project is \$400 million at September 2006 price level.

10. Subject to funding approval by the Finance Committee, construction works are expected to commence in October 2007 for completion in June 2010.

### **Public Consultation**

11. We consulted the Community Affairs, Culture and Recreation Committee (CACRC) of the Islands District Council on 4 July 2005 on the scope of the project. Members supported the project.

12. We consulted the CACRC on the conceptual layout of the project on 8 January 2007. Members supported the project and urged for its early implementation.

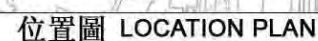
### **Way Forward**


13. We intend to submit the project to the Public Works Subcommittee of the Finance Committee for consideration at its meeting on 6 June 2007.

### **Advice Sought**

14. Members are invited to support the implementation of the proposed project.

Home Affairs Bureau  
April 2007



260RS SWIMMING POOL COMPLEX IN AREA 2, TUNG CHUNG, LANTAU 大嶼山東涌第2區游泳池場館	drawn by	CRW	date	20-3-2007	drawing no.	AB/6536/SK018	scale	A.S.
	approved by	PY	date	20-3-2007	 ARCHITECTURAL SERVICES DEPARTMENT			
	office							

**Legislative Council Panel on Home Affairs  
District Open Space at  
Po Kong Village Road, Wong Tai Sin**

**Purpose**

This paper seeks Members' support for the District Open Space project at Po Kong Village Road, Wong Tai Sin (the project).

**Background**

2. This project is one of the 25 priority projects announced in the Chief Executive's Policy Address in January 2005.

**Location of the Project Site**

3. The project site, with a total area of about 9.5 hectares (ha), is located at Po Kong Village Road, Wong Tai Sin. It has been temporarily developed into a cricket ground by the Hong Kong Cricket Association (HKCA) under a Short Term Tenancy. The tenancy has expired in July 2003 and is now subject to renewal on a quarterly basis. A site plan is at the **Enclosure**.

**Project Scope**

4. The proposed scope of the project comprises-
- (a) a multi-purpose artificial turf pitch for two soccer-cum-rugby pitches and one cricket pitch to be superimposed onto it, with a covered spectator stand of about 1,000 seating and the associated supporting facilities for the holding of competitions and matches;
  - (b) a bicycle rental kiosk and two segregated cycling areas to be linked by a cycling track;
  - (c) children's play areas with innovative play equipment for children of different age groups as well as disabled children;



- (d) a landscaped garden with Tai Chi area, sitting-out facilities, rain-shelters/pavilions and extensive planting; a jogging trail with fitness stations; an elderly fitness corner with fitness stations ;
- (e) a covered performance area for 200 spectators;
- (f) a community garden with ancillary facilities for public to practise gardening;
- (g) a tree depot and supporting facilities;
- (h) pebble walking trail;
- (i) service buildings and ancillary facilities including toilets, changing rooms, management offices and storage areas;
- (j) car parking spaces and loading and unloading areas; and
- (k) the associated external works.

## **Justifications**

5. Wong Tai Sin is a densely populated residential area, with a current population of 429 200. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggests a provision of about 86 ha of public open space for the current population in Wong Tai Sin District. At present, there are about 128 ha of public open space in Wong Tai Sin, including about 73 ha of local open space provided by the Housing Department. In considering the development of new leisure and cultural services projects, we also take into account other factors including the views of the District Council, the changing needs of the community and the utilisation rate of existing facilities. The utilisation rate of the existing leisure facilities in Wong Tai Sin is very high. In particular, the utilisation rate of the soccer pitches in both Ma Chai Hang Recreation Ground and Hammer Hill Road Sports Ground almost reached 100% in 2005 and 2006, whilst the utilisation rate of the turf/artificial turf soccer pitches in Wong Tai Sin District was

95% during the same period.

6. The project site is located in a densely populated area and surrounded by a number of residential estates including Tsz Man Estate, Tsz Hong Estate, Tsz Lok Estate, Tsz Ching Estate, Fung Tak Estate, Fu Shan Estate, Tsz On Court, Fung Lai Court, Fung Chuen Court, Lung Poon Court and King Shan Court. Adjacent to the project site is a school village comprising a secondary school and three primary schools (namely, Po Leung Kuk Celine Ho Yam Tong Secondary School, Po Leung Kuk Grandmount Primary School, St Patrick Primary School - Po Kong Village and Tsz Wan Shan Catholic Primary School). Its catchment area also covers a number of primary and secondary schools including St. Bonaventure Catholic Primary School, Tak Oi Secondary School, William Booth Secondary School, Heep Woh College and Po Leung Kuk No.1 W.H. Cheung College. There is a high demand for leisure and recreation facilities in the District.

7. The proposed district open space would provide a wide variety of outdoor sports facilities for different kinds of ball games and cycling activities as well as landscaping and sitting-out areas for relaxation to meet the needs of people of different age groups. It is expected that the proposed district open space will become a popular venue for sports and cycling activities by local residents.

### **Project Estimate and Implementation Plan**

8. The estimated cost of the project is \$411 million at September 2006 price level.

9. Subject to funding approval by the Finance Committee, the construction is expected to commence in early 2008 for completion in late 2010.

### **Public Consultation**

10. We consulted the Leisure and Cultural Committee of the Wong Tai Sin District Council on the conceptual layout of the project on 21 November 2006. Members strongly supported the project and urged for its early implementation.

11. We consulted the Hong Kong Cycling Association, the Hong Kong Cricket Association and the Hong Kong Football Association in August 2006 and they supported both the project scope and design.

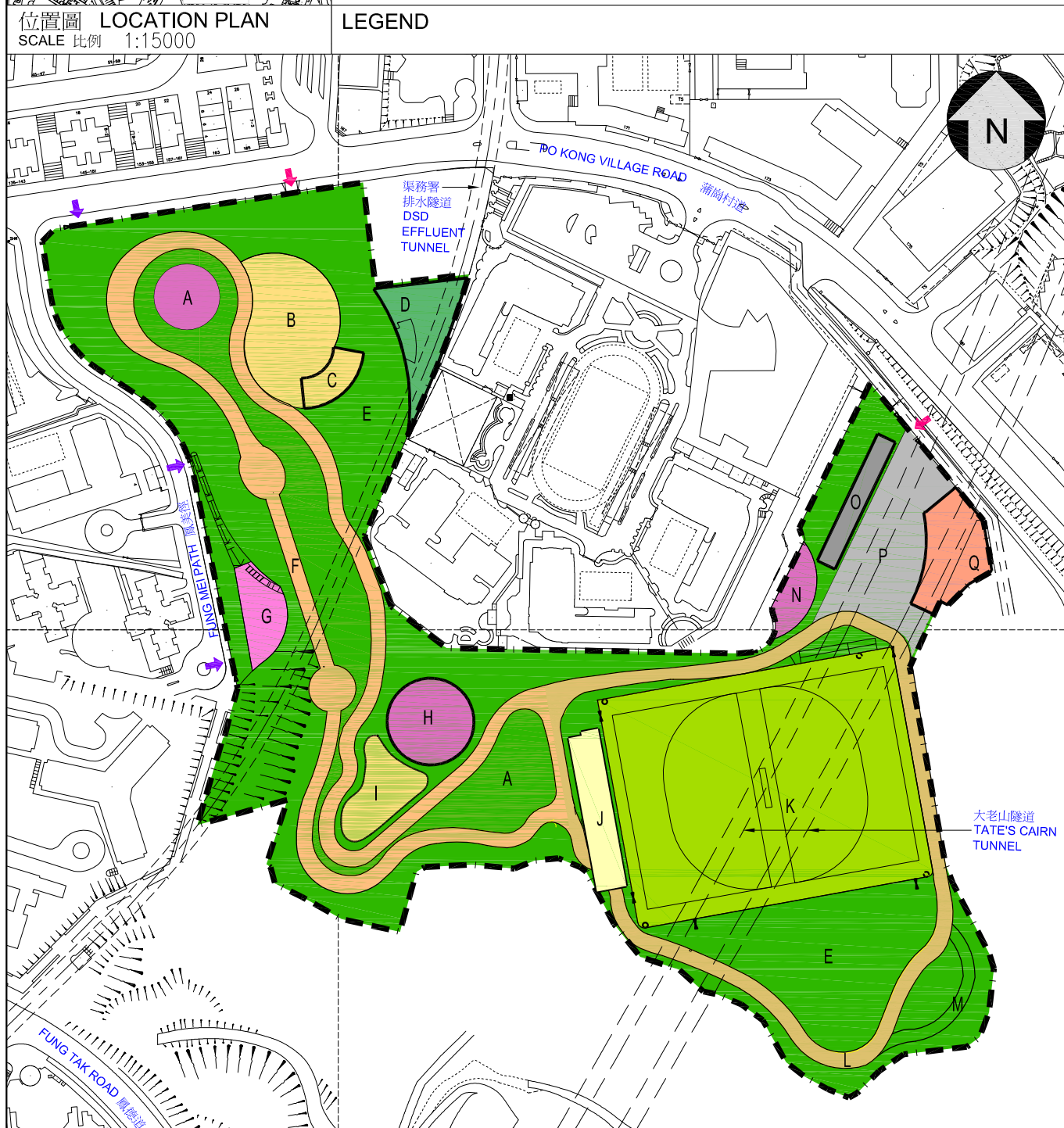
### **Way Forward**


12. To take the project forward, we intend to submit the project to the Public Works Subcommittee of the Finance Committee at its meeting on 6 June 2007.

### **Advice Sought**

13. Members are invited to support the implementation of the proposed project.

Home Affairs Bureau  
April 2007



<b>TITLE 460 RO</b> DISTRICT OPEN SPACE AT PO KONG VILLAGE ROAD, WONG TAI SIN 黃大仙蒲崗村道 地區休憩用地	<b>DRAWN BY 繪圖</b> HENRY SHAM	<b>DATE 日期</b> 27-03-07	<b>DRAWING NO. 編號</b> AB/5650/XA301	<b>SCALE 比例</b> 1:3000
	<b>APPROVED 覆核</b> JOEL CHAN	<b>DATE 日期</b> 27-03-07	 <b>ARCHITECTURAL SERVICES DEPARTMENT</b> 建築署	
	<b>OFFICE 辦事處</b> ARCHITECTURAL BRANCH 建築設計處			

**Legislative Council Panel on Home Affairs  
Ngau Chi Wan Recreation Ground, Wong Tai Sin District**

**Purpose**

This paper seeks Members' support for the Ngau Chi Wan Recreation Ground, Wong Tai Sin (the Project).

**Background**

2. This project is one of the 25 priority projects announced in the Chief Executive's Policy Address in January 2005.

**Location of the Project Site**

3. The project site, formerly the Ngau Chi Wan Landfill, comprises four platforms with a total area of about 4 hectares (ha). It is located at Fung Shing Street, Wong Tai Sin. Currently, it is temporarily allocated to the Environmental Protection Department (EPD) for landfill restoration and recreational afteruse purposes. A site plan is at the **Enclosure**.

**Project Scope of the Project**

4. The proposed scope of the project comprises-
- (a) an archery field with natural turfed ground;
  - (b) an elderly fitness corner with fitness stations;
  - (c) children's play areas with play equipment for children of different age groups and disabled children;
  - (d) a central lawn with associated facilities such as rain shelters, seating, etc;
  - (e) a basketball court with floodlight;

- (f) a landscaped garden with Tai Chi areas, sitting-out facilities, rain-shelters/pavilions and extensive planting of flowering trees and shrubs, etc;
- (g) a service building and ancillary facilities including changing rooms, toilets, office and storerooms, carparking spaces and loading and unloading areas; and
- (h) associated external works.

## **Justification**

5. Wong Tai Sin is a densely populated residential area. It has a current population of 429,200.

6. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggests a provision of about 86 hectares of public open space for the current population in Wong Tai Sin District. At present, there are about 128 hectares of public open space in Wong Tai Sin, including about 73 hectares of local open space provided by the Housing Department. In considering the development of new leisure and cultural services projects, we also take into account other factors including the views of the District Council, the changing needs of the community and the utilisation rate of existing facilities. At present, there is a shortage of basketball courts in Wong Tai Sin District and the utilisation rate of existing leisure facilities in the district has been very high. The pitch at the roof of service reservoir in the Lion Rock Park for archery activities is well patronised by the public and has an average utilisation rate of about 90% in 2005 and 2006.

7. The site is surrounded by a number of residential estates including Scenic View, Choi Fai Estate, Choi Wan Estate, Choi Fung Courts and Fung Shing Street Discipline Services Quarters, with a resident population of over 45,000. The catchment area of the site also covers three schools, namely, Po Leung Kok Mrs Chan Nam Chong Memorial Primary School, Choi Wan St. Joseph's Primary School and Margaret Trench Red Cross School. The demand for recreation and sports facilities in the area is high. The proposed facilities in the project such as archery field and soft landscaping areas will complement the existing active recreation facilities in the nearby Ping Shek Playground and better serve the different needs of local residents.

## **Project Estimate and Implementation Plan**

8. The estimated cost of the project is \$196 million at September 2006 price level.

9. Subject to funding approval by the Finance Committee, the construction is expected to commence in January 2008 for completion in March 2010.

## **Public Consultation**

10. We consulted the District Facilities Management Committee of the Wong Tai Sin District Council on the conceptual layout of the project on 23 January 2007. Members strongly supported the project and urged for its early implementation.

## **Way Forward**

11. To take the project forward, we intend to submit it to the Public Works Subcommittee of the Finance Committee at its meeting on 20 June 2007.

## **Advice Sought**

12. Members are invited to support the implementation of the proposed project.

Home Affairs Bureau  
April 2007





title : 411RO

黃大仙豐盛街牛池灣遊樂場

NGAU CHI WAN RECREATION GROUND  
AT FUNG SING STREET, WONG TAI SIN

drawn by

伍世儀 JUDY S.Y. NG

date

01.03.2007

approved

鄧文傑 JOSEPH M.K. TANG

date

01.03.2007

office

ARCHITECTURAL BRANCH 建築設計處

drawing no.

AB/1732/XA 101

scale

1:2500



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



**Legislative Council Panel on Home Affairs  
Recreational Facilities on Jordan Valley Former Landfill,  
Kwun Tong**

**Purpose**

This paper seeks Members' support for the Recreational Facilities on Jordan Valley Former Landfill, Kwun Tong (the Project).

**Background**

2. The project is one of the 25 priority projects announced in the Chief Executive's Policy Address in January 2005.

**Location of the Project Site**

3. The Project covers a site of about 6.3 hectares at the Jordan Valley former landfill site in Sze Shun area, Kwun Tong. Currently, the site is vacant and being managed and maintained by the Environmental Protection Department. A site plan is at **Enclosure**.

**Project Scope**

4. The proposed scope of the Project comprises –

- (a) a radio-controlled model car racing circuit;
- (b) a horticultural education centre;
- (c) children's play areas;
- (d) elderly exercise corner;
- (e) a jogging track and outdoor fitness stations;
- (f) a community garden;
- (g) a Bougainvillea garden;

- (h) a shrubs garden;
- (i) a maze garden;
- (j) woodland ;
- (k) landscaped areas; and
- (l) ancillary facilities including a management office, toilets, storerooms and car parking facilities etc.

### **Justification**

5. The Project site is located in Sze Shun area of the Kwun Tong District, which has a population of around 43,000. According to the Hong Kong Planning Standards and Guidelines, 8.6 hectares of public open space should be provided to meet the needs of the existing population. At present, only 5.1 hectares of open space are provided by Leisure and Cultural Services Department (LCSD) in Sze Shun area. There is demand for the provision of more leisure facilities in the vicinity including Shun Lee Estate, Shun On Estate, Shun Tin Estate and Shun Chi Court.

6. The Kwun Tong District Council (KTDC) has all along been urging the government to make good use of the restored landfill site to improve and beautify the environment. Hence, it is an opportune time to develop this landfill site into an urban park to meet the demand for additional recreation and leisure facilities in the area.

7. Apart from providing quality leisure open space, we also aim to make available a wide choice of recreational facilities to the community. At present, the only radio-controlled model car circuit provided by LCSD is in Tin Shui Wai. In view of the growing popularity of radio-control model car racing and the lack of such leisure facility in the urban districts, we propose to provide a racing circuit in the park.

### **Project Estimate and Implementation Plan**

8. The Project is now in Category B. The estimated cost of the Project is \$ 175.4 million at September 2006 price level. Subject to funding approval from the Finance Committee, construction is expected to commence in late 2007 for completion in late 2009.

## **Public Consultation**

9. We consulted the Culture, Recreation and Sports Committee (CRSC) of the KTDC on 26 July 2005 on the scope of the project and members expressed their support.

10. We consulted the CRSC on 21 November 2006 on the design of the Project. Members welcomed the design and urged for its early implementation.

## **Way Forward**

11. To take the project forward, we intend to submit the project to the Public Works Subcommittee of the Finance Committee for consideration at its meeting on 20 June 2007.

## **Advice Sought**

12. Members are invited to support the implementation of the proposed project.

Home Affairs Bureau  
April 2007