

**For information**

**Legislative Council Panel on Home Affairs**

**Sun Yat Sen Memorial Park and Swimming Pool Complex,  
Central and Western and  
Siu Sai Wan Complex, Eastern**

**PURPOSE**

This paper informs Members of the two capital works projects which we plan to submit to the Public Works Subcommittee (PWSC) for discussion at its meeting on 21 November 2007. If Members of the Home Affairs Panel would like to discuss any of the two 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 two capital works projects for consideration by the PWSC at its meeting on 21 November 2007 -

- (a) Sun Yat Sen Memorial Park and Swimming Pool Complex, Central and Western; and
- (b) Siu Sai Wan Complex, Eastern.

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

3. The proposed Sun Yat Sen Memorial Park and Swimming Pool Complex in the Central and Western District will provide a mixture of active and passive leisure and swimming facilities to meet the needs of people of different age groups. The theme park will also be a major tourist attraction and serve as an education platform for people to learn more about the close relationship between Dr Sun Yat Sen and Hong Kong.

4. The proposed Siu Sai Wan Complex in the Eastern District will provide local residents with enhanced indoor sports facilities, all-weather swimming facilities and library services, and a community hall.

5. Subject to funding approval by the Finance Committee, the works for the Sun Yat Sen Memorial Park and Swimming Pool Complex will commence in April 2008 for completion in early 2011, and the works for the Siu Sai Wan Complex will also commence in April 2008 for completion in late 2010.

6. Details of the two projects are provided at Annexes 1 and 2. We have consulted the Central and Western District Council and the Eastern District Council respectively. They are supportive of the proposed projects and have urged for their early implementation.

Leisure and Cultural Services Department  
October 2007

**Legislative Council Panel on Home Affairs  
Sun Yat Sen Memorial Park and Swimming Pool Complex,  
Central and Western**

**Purpose**

The purpose of this paper is to seek Members' support for the proposed development of the Sun Yat Sen Memorial Park and Swimming Pool Complex (the project) in the Central and Western District (C&W District).

**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 site, with a total area of about five hectares (ha), is located at the waterfront west of the Hong Kong – Macau Ferry Terminal near the entrance of the Western Harbour Crossing and adjacent to the existing Western Park Sports Centre. About two ha of the site were developed into recreational facilities which have been open to the public since 1991 to meet the local demand for open space. The remaining portion of the site is currently vacant and under the management of the Lands Department. A site plan is at the **Enclosure**.

**Project Scope**

4. The proposed scope of the project comprises –

Memorial Park

- (a) a landscaped garden with a large lawn area provided with special features and a statue of Dr Sun Yat Sen to commemorate Dr Sun;

- (b) a waterfront promenade that can be used for jogging and other activities;
- (c) an elderly corner with walking tiles and fitness equipment;
- (d) a children's play area;
- (e) a 7-a-side artificial turf soccer pitch;
- (f) two basketball courts; and
- (g) ancillary and supporting facilities including park office, changing rooms, toilets, car parking spaces, etc.

#### Indoor Swimming Pool Complex

- (h) an indoor heated main pool (50m x 25m) with a permanent spectator stand for 1000 spectators and space for the addition of 500 temporary seats when required;
- (i) an indoor heated training pool (25m x 12.5m); and
- (j) ancillary and supporting facilities, including pool management office, changing rooms, toilets, first aid room, etc.

### **Justifications**

5. Currently, the C&W District has a population of about 247 500 which is expected to increase by about 2.7% to 254 100 in 2013. As a reference, the Hong Kong Planning Standards and Guidelines suggest a provision of about 49.5 ha of public open space for the current population of the district. At present, there are about 48.4 ha of public open space in the C&W District, including about 0.2 ha of local open space provided by the Housing Department. In considering the development of new leisure and recreational 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 the existing facilities.

6. Since Hong Kong was the place where Dr Sun Yat Sen received his secondary and university education and the majority of his activities took place in the C&W District, the C&W District Council have strongly recommended that the design of the proposed park should carry a theme to commemorate Dr Sun. We have therefore built in such a theme into the proposed open space development as a complement to the existing Dr Sun Yat Sen Museum at Kam Tong Hall nearby.

7. Swimming has become an increasingly popular leisure activity in Hong Kong. The total attendance of public swimming pools was 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. This is evidenced by the higher average monthly attendance of over one million visits for indoor heated pools during winter months (i.e. from November 2006 to March 2007), as compared with around 550 000 visits for outdoor heated swimming pools for the same period. However, there is currently no public indoor heated swimming pool in the C&W District. The only public swimming pool in the district, i.e. Kennedy Town Swimming Pool, is an outdoor non-heated swimming pool. Regular swimmers have to use the heated swimming pools in the neighbouring districts, such as the Morrison Hill Swimming Pool in Wan Chai and Island East Swimming Pool in Eastern District, during the winter time. The proposed provision of indoor heated swimming facilities in this project would help to meet the demand for the two existing public indoor heated swimming pools on Hong Kong Island.

8. The proposed project would provide a mixture of active and passive recreational facilities to meet the needs of people of different age groups. The proposed theme park will be one of the major tourist attractions in Hong Kong and an education platform for people to learn more about the close relationship between Dr Sun and Hong Kong. It is expected that the proposed park will be well patronised by both the locals and tourists.

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

9. The estimated cost of the project is \$559 million at September 2006 price level.

10. Subject to funding approval by the Finance Committee, the construction is expected to commence in early 2008 for completion in early 2011.

### **Public Consultation**

11. We consulted the Culture, Leisure and Social Affairs Committee of C&W District Council on the conceptual layout of the project on 14 September 2006. Members strongly supported the project and urged for its early implementation. The proposed development was also supported by the Harbourfront Enhancement Committee and Town Planning Board when we consulted them on 27 September 2006 and 9 March 2007 respectively.

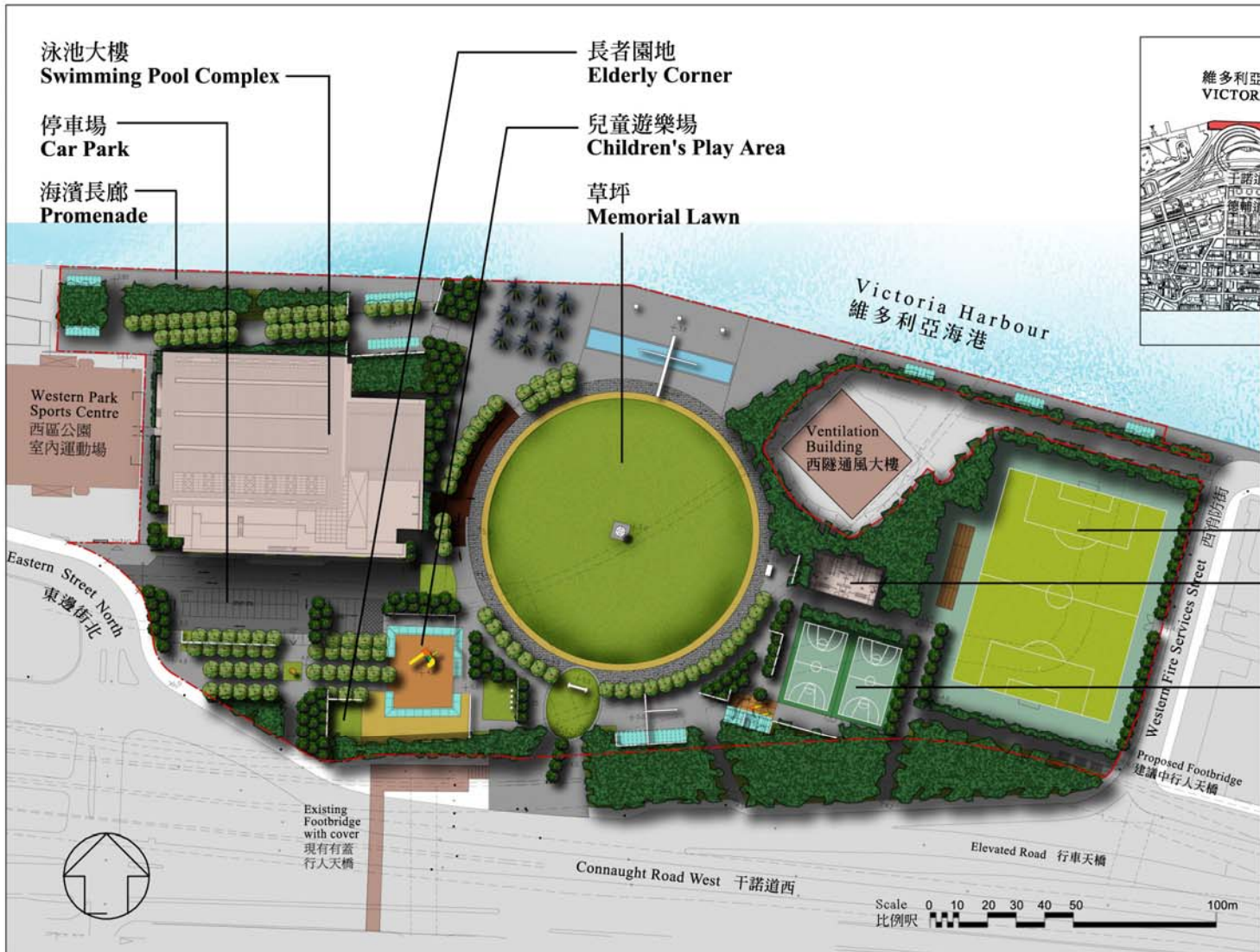
### **Way Forward**

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 21 November 2007.

### **Advice Sought**

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

Home Affairs Bureau  
October 2007



- 7人足球場  
7-a-side Soccer Pitch
- 洗手間 / 更衣室  
Toilet / Changing Block
- 籃球場  
Basketball Courts

Scale 0 10 20 30 40 50 100m  
比例尺

|   |                        |                  |                                |                 |
|---|------------------------|------------------|--------------------------------|-----------------|
| title<br><b>Sun Yat Sen Memorial Park and Swimming Pool Complex</b><br>中山紀念公園暨游泳池場館 | drawn by<br>C. W. MA   | date<br>18/06/07 | drawing no.<br>AB/5966/XA101   | scale<br>1:2000 |
|   | approved<br>K. K. CHAN | date<br>18/06/07 | office<br>ARCHITECTURAL BRANCH |                 |



ARCHITECTURAL SERVICES DEPARTMENT

**Legislative Council Panel on Home Affairs  
Siu Sai Wan Complex**

**Purpose**

This paper seeks Members' support for the proposed development of the Siu Sai Wan Complex (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 0.44 hectare in Siu Sai Wan and is situated at the junction of Siu Sai Wan Road and Fu Yee Road. Currently, the site is vacant, and is managed and maintained by the Lands Department. A site plan is at **Enclosure**.

**Project Scope**

4. The proposed scope of the Project comprises –

- (a) an indoor sports centre with a multi-purpose arena, a multi-purpose activity room, a table tennis room, a children's play room, a management office and other ancillary facilities;
- (b) an indoor heated swimming pool complex with a 25m x 25m swimming pool, a 25m x 10m training pool, a pool management office and other ancillary facilities;



- (c) a small library of 536 square metres with an adult library, a children's library, a newspapers and periodicals section, an extension activities room, book drops, a circulation counter, a book display area, an office and other ancillary facilities; and
- (d) a community hall comprising a multi-purpose hall with a seating capacity of 450, a stage and its ancillary store, a stage meeting room, dressing rooms, a conference room, a management office, a store room, toilets and other ancillary facilities.

### **Justifications**

5. At present, there are five indoor sports centres serving a population of about 581 500 in the Eastern District. These sports centres are heavily patronised with average utilisation rates ranging from 80.3% to 91.8% in 2006-07. Situated in the farthest end of the Hong Kong Island, Siu Sai Wan has a population of around 80 000. The nearest sports centre to Siu Sai Wan is Chai Wan Sports Centre, which had an average utilisation rate of about 82% in 2006-07. Other than Siu Sai Wan Sports Ground and Siu Sai Wan Road Garden, there are no major public recreational facilities in the area. There is a keen demand for additional indoor sports facilities in the district, particularly in Siu Sai Wan, to meet the needs of the public.

6. There is also an increasing demand from the public for all-weather swimming facilities. Currently, two indoor heated swimming pool complexes, namely, Morrison Hill Swimming Pool in Wan Chai and Island East Swimming Pool in the Eastern District, are provided on Hong Kong Island. They are highly patronized by the public and the total attendance numbers were 681 959 and 191 865 respectively in 2006-07. The provision of indoor heated pool facilities in the Siu Sai Wan Complex will provide an additional venue to meet the public's needs for year-round swimming and help relieve some of the pressure on the two existing indoor swimming pools on the Island.

7. Regarding library services, the Eastern District is currently served by three district libraries (i.e. Chai Wan Public Library, North Point Public Library and Quarry Bay Public Library), two small libraries (i.e. Electric Road Public Library and Yiu Tung Public Library) and four mobile library stops located at Siu Sai Wan Estate, Lei King Wan, Shau Kei Wan Market and Heng Fa Chuen. Siu Sai Wan is presently served by a mobile library on a weekly basis. The proposed small library in the new Complex will meet the need of the local residents for library services. Upon commissioning of the proposed small library, the existing mobile library stop at Siu Sai Wan will cease its service and will serve another district.

8. Siu Sai Wan is one of the most densely populated residential areas in the Eastern District with its residents living in the nearby public housing estate (Siu Sai Wan Estate), Home Ownership Scheme development (Hiu Tsui Court and Kai Tsui Court), Private Sector Participation Scheme development (Harmony Garden, Fullview Garden and Cheerful Garden) as well as the private residential development at Island Resort. The existing two community halls in Chai Wan (Yue Wan Community Hall and Hing Wah Community Hall) were built in the 1970s. Their facilities cannot meet the present day need and can only accommodate 200-250 participants each. We therefore propose to provide an up-to-standard community hall with a capacity of 450 to meet the local need for community facilities. The proposed community hall would be the new focal point for the holding of district activities and events, which would help strengthen the residents' sense of belonging to the community.

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

9. The estimated cost of the Project is \$ 386 million at September 2006 price level. Subject to funding approval from the Finance Committee, construction is expected to commence in early 2008 for completion in late 2010.

### **Public Consultation**

10. We consulted the Works and Development Committee of the Eastern District Council (EDC) on 3 February 2005 on the scope of the Project and members expressed their strong support.

11. We consulted the Leisure and Culture Committee of the EDC on 20 October 2006 on the design of the Project. Members supported the Project and urged for its early implementation.

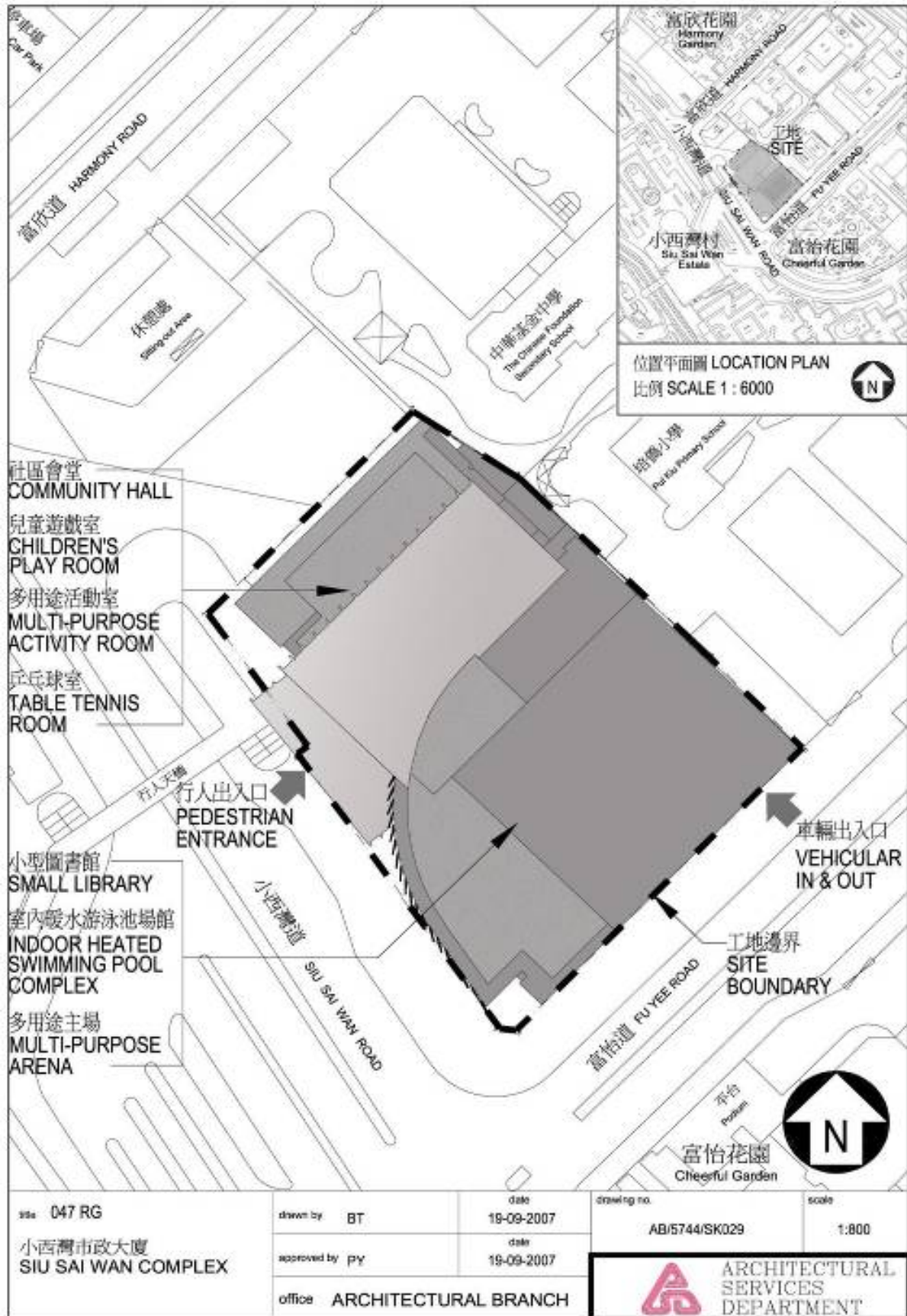
### **Way Forward**

12. To take the Project forward, the Administration intends to submit the Project to the Public Works Subcommittee of the Finance Committee for consideration for upgrading to Category A at its meeting on 21 November 2007.

### **Advice Sought**

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


Home Affairs Bureau  
October 2007





從西南面望向小西灣市政大廈的構思圖

VIEW OF THE SIU SAI WAN COMPLEX FROM SOUTH-WESTERN DIRECTION (ARTIST'S IMPRESSION)

|  |                             |                    |   |                 |
|--|-----------------------------|--------------------|---|-----------------|
| title 047 RG<br>小西灣市政大廈<br>SIU SAI WAN COMPLEX | drawn by BT                 | date<br>19-09-2007 | drawing no.<br>AB/5744/SK030  | scale<br>N.T.S. |
|  | approved by PY              | date<br>19-09-2007 |  ARCHITECTURAL<br>SERVICES<br>DEPARTMENT |                 |
|  | office ARCHITECTURAL BRANCH |                    |   |                 |