

For information

Legislative Council Panel on Home Affairs Redevelopment of Kwun Tong Swimming Pool Complex and Kwun Tong Recreation Ground

Purpose

This paper seeks Members' support for the proposed Redevelopment of Kwun Tong Swimming Pool Complex (KTSPC) and Kwun Tong Recreation Ground (KTRG).

Background

2. The project is one of the priority leisure service projects for accelerated implementation.

Location of the Project Site

3. The project site occupies an area of about 39,000 square metres (m²) at the junction of Lei Yue Mun Road and Tsui Ping Road in Kwun Tong. A site plan is at the **Enclosure**.

Project Scope

4. The proposed scope of the project comprises –

- (a) Redevelopment of KTSPC at the location of the existing soccer pitches in KTRG comprising -

- (i) one 50m x 25m indoor heated main pool with water depth of 1.9m at the middle and 1.4m at both ends, with a spectator stand with a seating capacity of 1,500;
 - (ii) one 30m x 25m indoor heated multipurpose pool with uniform water depth of 1.2m;
 - (iii) one 50m x 21m outdoor secondary pool with water depth of 1.4m at the middle and 1.1m at both ends;
 - (iv) two 25m x 12.5m outdoor teaching pools with water depth from 0.7m sloping to 0.9m;
 - (v) a sun-bathing area; and
 - (vi) ancillary facilities including shroff office, pool management office, changing rooms and toilets;
- (b) Reprovisioning of existing facilities in KTRG at location of the existing KTSPC and the north-eastern part of the existing KTRG comprising -
 - (i) one 7-a-side standard artificial turf soccer pitch;
 - (ii) two 7-a-side mini-soccer pitches with colour floor coating;
 - (iii) three basketball courts cum volleyball courts;
 - (iv) one roller skating rink;
 - (v) two children's play areas;
 - (vi) walkways and jogging trail with provision of elderly fitness corners;
 - (vii) contemporary-designed garden with sitting-out areas and rain shelters/pavilions; and
 - (viii) ancillary facilities including service building with management office, staff roll call point room, toilet block cum changing rooms, store rooms, first-aid room, meter room, refuse collection chamber, dangerous goods store and loading/unloading space.
- (c) Incorporation of a new Kwun Tong District Leisure Services Office (KTDLSO) in the new KTSPC.

Justifications

5. The KTSPC has been open to the public since 1971 and is the only swimming pool complex with standard swimming pool facilities in the Kwun Tong district. Given its prominent location, high popularity and heavy use, upgrading the standard of the facilities will provide better quality leisure services to the public. Although the KTSPC is under regular maintenance, its facilities are showing signs of significant wear and are outdated. There is water leakage in the plant room, unstable water pressure, unsatisfactory drainage in the changing rooms, and a lack of facilities for people with disabilities. The current pool design and facilities are inadequate to cope with the needs of swimmers and do not meet the standards required for organising high-level swimming competitions.

6. At present, there is no indoor, heated 50m swimming pool in the Kwun Tong district, although an indoor complex with training pool facilities is under planning in Lam Tin for completion in 2012. There is increasing demand from the public for indoor swimming facilities, and given that the KTSPC is the most popular swimming pool in Kwun Tong, the proposed redevelopment of the facility will help to meet the needs of local residents and encourage participation in swimming. We have considered the option of making in situ improvements to the KTSPC, however we have concluded that this is not cost-effective due to its poor condition and site constraints.

7. Given the popularity of the KTSPC, we will maintain the operation of the existing complex before the completion of the new KTSPC, except that three teaching pools will fall within the works area of

the new KTSPC. To meet the demand for teaching pools, we plan to convert the existing diving pool into a temporary teaching pool in the interim. Upon the commissioning of the new complex, the current pool site will be used to re-provision the recreational facilities at the KTRG, taking the opportunity to replace worn out facilities and bring them up to current standards.

Project Estimate and Implementation Plan

8. The Project is now in Category B. The estimated cost of the Project is \$1,230 million at the September 2008 price level. Subject to funding approval from the Finance Committee, construction is expected to start in December 2009. We expect the new KTSPC to be completed in December 2012. The demolition of the existing swimming complex and re-provisioning of the facilities in KTRG will then commence and we expect these to be completed in December 2014.

Public Consultation

9. We consulted the Kwun Tong District Council (KTDC) and its Culture, Recreation and Sports Committee on the proposed scope of the development on 16 November 2006 and 21 November 2006 respectively. We further consulted the District Facilities Management Committee of the KTDC on the detailed design on 22 January 2009. Members expressed strong support for the Project and requested its early implementation.

10. The Town Planning Board (TPB) gave approval under the Town Planning Ordinance on 17 April 2009 for the redevelopment proposal. There was some public concern at the size of the future KTSPC building and the closure of the turf soccer pitch at KTRG during the construction period, however, the TPB was satisfied with the mitigation measures proposed, including providing adequate set-back of the KTSPC building from the main road, vertical greening and provision of a temporary turf soccer pitch in the vicinity.

Way Forward

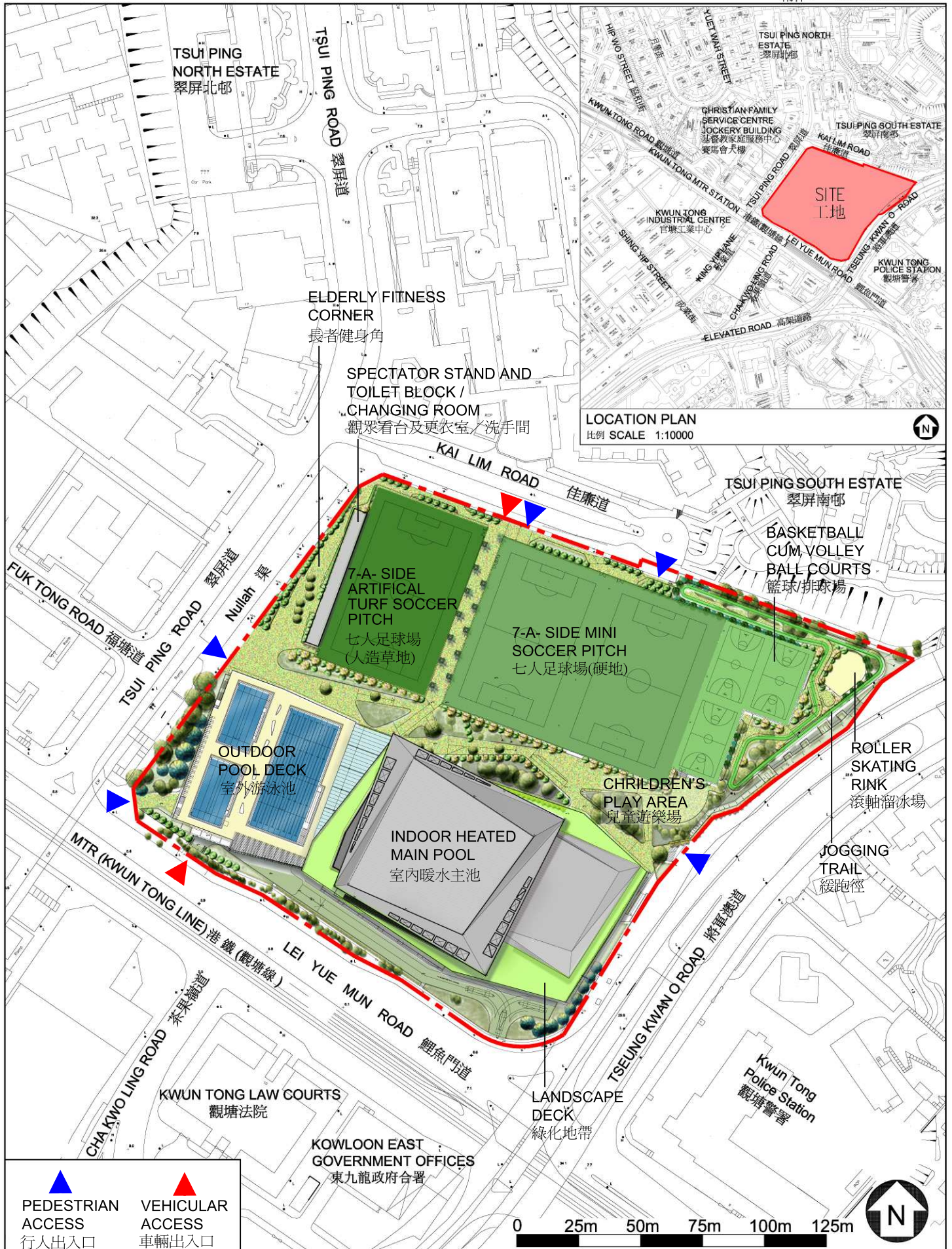
11. We intend to submit the project to the Public Works Subcommittee for consideration for upgrading it to Category A at its meeting on 10 June 2009.

Advice Sought

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

Home Affairs Bureau

May 2009



title 51RG
重建觀塘泳池場館及觀塘遊樂場
REDEVELOPMENT OF KWUN TONG SWIMMING POOL AND KWUN TONG RECREATION GROUND

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