

**Subcommittee to follow up on the outstanding capital works
projects
of the two Provisional Municipal Councils
for inclusion into the Government's Public Works
Programme**

96RM – Tai Kok Tsui Complex (Phase 2)

INTRODUCTION

At the first Subcommittee meeting held on 14 January 2000, the Administration informed Members that we intended to review the scope of development of the Tai Kok Tsui Complex and undertook to brief Members on the details of our review at the next meeting. This paper reports on the reasons for our review and our recommendation.

PURPOSE

2. The purpose of this paper is to seek Members' views on the revised location of the swimming pool facilities in the Tai Kok Tsui Complex (Phase 2) as outlined in paragraphs 5 to 8 below.

BACKGROUND

3. The former Urban Council has endorsed the development of the Tai Kok Tsui Complex to be carried out in two phases. Phase I involves the provision of a temporary market for resiting the on-street market stalls and ancillary facilities occupying the proposed complex site; and Phase II the construction of the complex.

4. Phase I was completed in September 1996 and removal of the market facilities was effected in early 1997. As regards Phase II, the Provisional Urban Council (PUC) approved in October 1998, the following facilities to be provided in the complex -

- (a) an air-conditioned market with a total of 127 market stalls, and ancillary market facilities including loading and unloading bays, store, market office and a kiosk;
- (b) an air-conditioned cooked food centre with 12 stalls;
- (c) an air-conditioned indoor leisure centre with a training pool and a leisure pool with water play equipment, a landscaped deck with seating area for swimmers as well as ancillary facilities including changing rooms and filtration plant room; a multi-purpose arena for tennis, basketball, volleyball, badminton, 3 multi-purpose activities rooms, a fitness room and a children's play room; and
- (d) an air-conditioned small library including an extension activities room and ancillary facilities.

A copy of the PUC committee paper is at *Appendix I*.

REVIEW OF THE LOCATION OF POOL FACILITIES

5. Although the pool facilities are to be located on the fourth and fifth floor of the complex, the height is equivalent to seventh and eight floor of a building. When the PUC approved the project in October 1998, the issue of accessibility and crowd control was considered not of a serious concern as the arrival and departure of users would expect to spread out during the opening period of the day. However, since then the department has adopted the practice of introducing swimming sessions to cater for more swimmers. The sessional break will also facilitate our staff to clean up the pools and ancillary facilities. We are concerned about the management difficulties and problem of crowd control if the pools are located on the high floor of the complex building.

6. We have reviewed the proposed facilities to be provided in the complex and have reservation about provision of a training pool (350m²), and a leisure pool (300m²) on the fourth and fifth floor of the complex. It is estimated that during peak hours there will be 330 swimmers using these two pools. As parents are likely to accompany their children, the number of people patronising the pool facilities will probably exceed 400 in an hour. We are seriously concerned about problems of accessibility via the lifts and crowd control at the lift lobby. We consider, the pool facilities located on high floors not user-friendly. The anticipated high patronage of the pool facilities will also affect users of other facilities in the complex.

PROPOSED RELOCATION OF POOL FACILITIES

7. In the light of the above, the Administration recommends that the pool facilities be relocated to the adjoining site currently occupied by the temporary market. This site, which is zoned as open space has an area of 3,755m² can accommodate an indoor heated training pool (350m²) and an outdoor leisure pool (300m²), with a larger waiting hall for better circulation.

8. The pool facilities provided on the ground will also provide better accessibility, as well as a larger queuing and circulation area for swimmers. As we have no previous experience of providing public pool on the high floor of a complex building, it is only prudent to consider carefully factors such as accessibility, crowd control, potential demand, management and maintenance problem before making a firm decision.

IMPLICATION ON TIMING OF PROJECT

9. If the pool facilities are to be reprovisioned in the adjoining site, the completion of the complex and the pool facilities is estimated to be delayed by 6 months and 30 months respectively.

FINANCIAL IMPLICATION

10. The estimated project cost for the original proposal is \$620 million at current price level. If the pool facilities are removed from the complex, the cost will be correspondingly reduced by \$120 million. However, as the project cost for a leisure pool and a training pool and with a larger waiting hall at the adjoining site is estimated to be \$120 million, the total project cost for the complex and the future pools will be roughly the same at \$620 million at current price level.

PUBLIC CONSULTATION

11. The Yau Tsim Mong District Board was consulted and supported the previous proposal in August 1996. We have not yet had an opportunity of consulting the Yau Tsim Mong District Council of the latest proposal.

ADVICE SOUGHT

12. We would like to seek the views of Members on the proposed relocation of pool facilities to the adjoining site.

Leisure and Cultural Services Department
28 January 2000