

## **For information**

### **Legislative Council Panel on Home Affairs Redevelopment of Victoria Park Swimming Pool Complex**

#### **Purpose**

This paper seeks Members' support for the proposed Redevelopment of the Victoria Park Swimming Pool Complex (VPSPC).

#### **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 24,000 square metres (m<sup>2</sup>) mainly at the north-eastern corner of the Victoria Park in Causeway Bay. A plan showing the project site is at **Enclosure 1**.

#### **Project Scope**

4. The proposed scope of works includes –

- (a) Construction of a new indoor heated swimming pool complex at the location of the existing nine tennis courts and roller skating rink comprising the following facilities –

- (i) one 50m x 25m main pool with adjustable platform for water depth between 0m to 2m;
  - (ii) one 33m x 25m multipurpose pool with adjustable platform for water depth between 0m to 5m, diving platforms/springboards at different heights and cooling-down Jacuzzi;
  - (iii) spectator stands on both sides with 2 500 seating capacity; and
  - (iv) other ancillary facilities such as crush halls, changing rooms, toilets, filtration plant room, etc. and supporting facilities for holding competition events.
- (b) Reprovisioning of changing room with shower and toilet facilities for park users at the new VPSPC;
  - (c) Incorporation of a new Victoria Park Management Office in the new VPSPC;
  - (d) Reconstruction of underground storm water drain pipe enclosed by the box culvert and demolition of the existing squash court building;
  - (e) Demolition of the existing changing block at the northern side of Victoria Park Tennis Centre (VPTC) and conversion of the vacated areas and adjacent Tai Chi Court into an open space for public use and holding associated fringe activities, functions or events upon completion of changing rooms in the new VPSPC as in (b) above;
  - (f) Reprovisioning of one handball court, two roller skating rinks (one for beginners) and landscaped area at the location of the existing VPSPC upon its demolition;
  - (g) Refurbishment of four tennis practising courts to meet the up-to-date standard; and

- (h) Demolition of the temporary park office after completion of the new Victoria Park Management Office.

An artist's impression of the redeveloped VPSPC is at **Enclosure 2**.

### **Justifications**

5. The Victoria Park Swimming Pool Complex (VPSPC) was built over 50 years ago. Given its prominent location, it is one of the most popular swimming pool complexes in the urban area. In 2008, the total attendance of the VPSPC was around 344, 430. In view of its popularity and heavy use, the standard of the pool facilities should be improved to provide better services to the public.

6. Although the VPSPC is under regular maintenance, its facilities have been worn out and are outdated. There are water leakage problems in the main pool and training pool, inadequate changing facilities and lack of facility for people with disabilities. Moreover, the chlorine sterilization system currently used in the pools has become outdated under current standard. An ozone-based sterilization system will be used in the new VPSPC so as to enhance the hygiene level for the swimming pool users.

7. At present, whilst a leisure pool is provided in the Island East Sports Centre in Sai Wan Ho, there is no standard indoor heated pool in the Eastern District. Another indoor heated pool with training pool facility in Siu Sai Wan is under construction for completion in 2010. In view of the increasing demand for indoor heated pool facility, and that the VPSPC is one of the major swimming pool complexes in Hong Kong,

there is good justification to upgrade it to an indoor heated pool facility. With an up-to-date international standard, the new VPSPC will be well fitted for holding local, regional and international competition events.

8. As the VPSPC is a very popular and highly patronized pool on the Hong Kong Island, we will demolish the existing complex only after the completion of the new VPSPC. Upon the commissioning of the new complex, the old pool site will be used to re-provision other affected park facilities including the existing handball court and roller skating rink. With over several decades of use, such facilities have also been worn out and are outdated. Re-provisioning of these facilities will enable us to provide better and updated standard facilities to the public.

9. Conversion of the existing Tai Chi Court and changing block into an open space will provide an outdoor activity area for the use of the public and for holding various fringe activities and functions. It will also become a specific and better designed area for the public to relax and perform Tai Chi or other exercises.

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

10. The Project is now in Category B. The estimated cost of the Project is \$1 074 million at September 2008 price level. Subject to funding approval from the Finance Committee, construction is expected to commence in August 2009 for completion in December 2014.

### **Public Consultation**

11. We consulted the Eastern District Council on 26 May 2005 and 23 March 2006 on the proposed scope of development, and the outline design on 17 April 2008 and the detailed design on 19 February 2009 respectively. Members expressed strong support for the project and urged for its early implementation. We also consulted the North Point West Area Committee on the Project on 17 March 2009 and members also supported the project.

12. Town Planning Board's approval has been given under the Town Planning Ordinance on 2 January 2009 for the redevelopment proposal. During the process, the design of the VPSPC has been revised with reduced building height and changes in landscape proposal so as to address the concerns over the visual impact and building bulk of the complex.

### **Way Forward**

13. To take the Project forward, we intend to submit the Project to the Public Works Subcommittee for consideration for upgrading it to Category A at its meeting on 20 May 2009.

### **Advice Sought**

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

Home Affairs Bureau  
April 2009



LOCATION PLAN SCALE 1:5000

總體規劃圖  
SITE PLAN

266RS  
維多利亞公園游泳池場館重建  
REDEVELOPMENT OF  
VICTORIA PARK  
SWIMMING POOL COMPLEX

drawn by	HM TONG	date	MAR, 09
approved by	AARON CHAN	date	MAR, 09
office			

drawing no.	SK-1	scale	1:1500
 <b>ARCHITECTURAL SERVICES DEPARTMENT</b>			



AERIAL VIEW OF THE VICTORIA PARK SWIMMING POOL COMPLEX FROM SOUTH-WESTERN DIRECTION  
(ARTIST'S IMPRESSION)

從西南面方向鳥瞰維多利亞公園游泳池的構想圖

266RS  
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drawn by	HM TONG	date	MAR, 09
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drawing no.	scale
SK-2	N.T.S.



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