

For discussion on
9 December 2019

Legislative Council Panel on Home Affairs

Sports and Recreation Facility Improvement Projects

Purpose

This paper seeks Members' support for carrying out the following two capital works projects to improve pedestrian link and sports and recreation facilities in the Southern District –

- (a) Construction of a footbridge with lift tower to connect the Ap Lei Chau Wind Tower Park and the Ap Lei Chau Estate; and
- (b) Provision of heated pool at the Pao Yue Kong Swimming Pool Complex in the Southern District.

The Projects

(a) Construction of a footbridge with lift tower to connect the Ap Lei Chau Wind Tower Park and the Ap Lei Chau Estate

2. The provision of a footbridge with a lift tower to connect the Ap Lei Chau Wind Tower Park near the Ap Lei Chau Waterfront Promenade and Ap Lei Chau Estate on the hilltop aims to enhance the accessibility to the Park and encourage nearby residents to use the Park. The project cost is estimated to be \$112 million in money-of-the-day (MOD) prices. Details are at **Enclosure 1**.

(b) Provision of heated pool at the Pao Yue Kong Swimming Pool Complex in the Southern District

3. The provision of a heated pool at the Pao Yue Kong Swimming Pool aims to meet the demand for year-round swimming facilities. The proposed indoor heated pool will also provide a safe and comfortable venue for swimming during inclement weather in summer. The project cost is estimated to be \$357 million in MOD prices. Details are at **Enclosure 2**.

Advice Sought

4. Members are invited to note the content of this paper and support the submission of the two projects to the Public Works Subcommittee and the Finance Committee for support and funding approval respectively.

Home Affairs Bureau
December 2019

Construction of a Footbridge with Lift Tower to connect the Ap Lei Chau Wind Tower Park and the Ap Lei Chau Estate

Project Site

The project site is located at the northern waterfront of Ap Lei Chau, and partly occupied by the Leisure and Cultural Services Department as a park and partly situated within the housing site of the Ap Lei Chau Estate (the Estate).

Project Scope

2. The project is to construct a footbridge with a lift tower to connect the Ap Lei Chau Wing Tower Park (the Park) and the Estate. The proposed scope includes -

- (a) a footbridge connecting the Park and the Estate;
- (b) a lift tower with two lifts and a staircase;
- (c) associated slope works; and
- (d) demolition and re-provisioning of one of the sitting-out areas at the Estate that is affected by the project.

3. The location and site plan and artist's impression of the proposed project are at **Annexes 1 to 4 to Enclosure 1** respectively.

Justifications

4. As announced in the 2018-19 Budget, the Government will set aside \$8 billion to respond to the proposals of the 18 districts for the construction of district facility that is long-awaited and earnestly desired by

local community for timely implementation. The “Construction of a Footbridge with Lift Tower to Connect the Ap Lei Chau Wind Tower Park and the Ap Lei Chau Estate” is the project identified for the Southern District.

5. The Park is an iconic public open space in Ap Lei Chau. At present, residents of the Estate can access the Park via ramps or staircase beside Lee Man Road. The provision of a footbridge with a lift tower to connect the Park and the Estate on the hilltop would greatly enhance accessibility to the Park and would encourage nearby residents, particularly the elderly, users of trolleys and people with disabilities to use the Park more frequently and more conveniently.

Project Estimate and Timetable















6. The estimated project cost is \$112 million in money-of-the-day prices. Subject to the funding approval by the Finance Committee in this legislative year, we plan to commence construction in the fourth quarter of 2020 for completion in the fourth quarter of 2022.

Public Consultation

7. We consulted the District Facilities Management Committee (DFMC) of the Southern District Council (SDC) on the proposed scope of the project on 25 July 2013. A workshop was conducted on 10 April 2019 to gauge the views of SDC members on the design. At the DFMC meeting held on 15 July 2019, members supported the project and urged for its early implementation.



圖例 LEGEND:

- | | | | | | |
|---|---|---|--|---|--|
|  | 工地界線
SITE BOUNDARY |  | 行人出入口
PEDESTRIAN ENTRANCE/ EXIT |  | 現有車輛出入口
EXISTING VEHICULAR INGRESS/ EGRESS |
|  | 鴨脷洲風之塔公園範圍
AP LEI CHAU WIND TOWER PARK BOUNDARY |  | 無障礙出入口
BARRIER-FREE ENTRANCE/ EXIT |  | 現有行人出入口
EXISTING PEDESTRIAN ENTRANCE/ EXIT |
|  | 海港 / 避風塘
HARBOUR / TYPHOON SHELTER |  | 利東地鐵站出口
LEI TUNG MTR STATION EXIT |  | 現有無障礙出入口
EXISTING BARRIER-FREE ENTRANCE/ EXIT |
|  | 擬建升降機及行人橋
PROPOSED LIFT TOWER AND FOOTBRIDGE |  | 現有行人過路處
EXISTING AT-GRADE PEDESTRIAN CROSSING |  | 小巴士站
MINIBUS STOP |
|  | 現有連接利民道與鴨脷洲邨之樓梯
EXISTING STAIRCASE LINKING LEE MAN ROAD AND AP LEI CHAU ESTATE |  | 巴士站
BUS STOP | | |

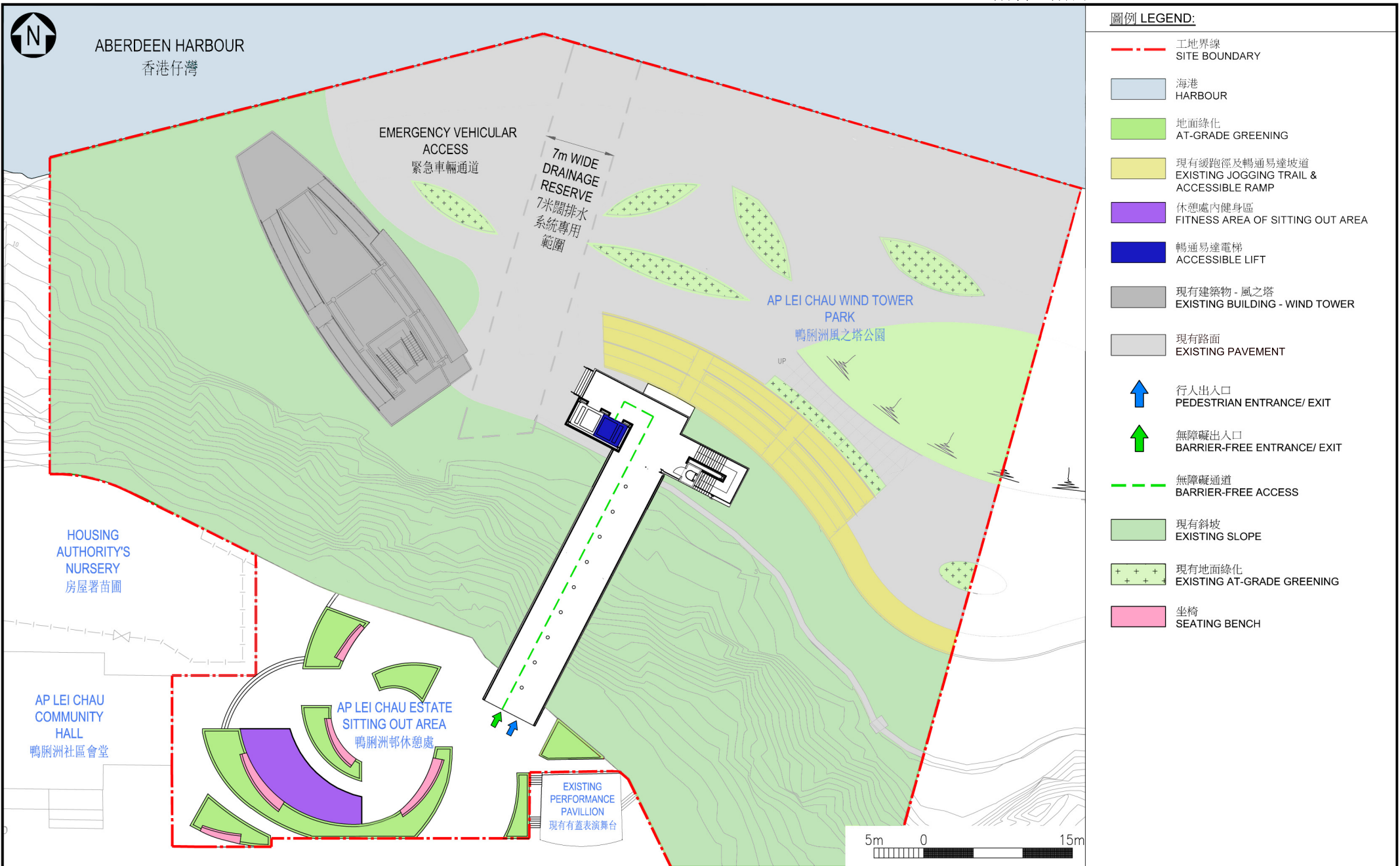
香港仔灣
ABERDEEN HARBOUR

香港仔西避風塘
ABERDEEN WEST TYPHOON SHELTER



位置圖
LOCATION PLAN

184TB
建造行人天橋及升降機塔以連接鴨脷洲風之塔公園及鴨脷洲邨
CONSTRUCTION OF A FOOTBRIDGE WITH LIFT TOWER TO CONNECT THE AP LEI CHAU WIND TOWER PARK AND THE AP LEI CHAU ESTATE



工地平面圖
SITE PLAN

184TB
建造行人天橋及升降機塔以連接鴨脷洲風之塔公園及鴨脷洲邨
CONSTRUCTION OF A FOOTBRIDGE WITH LIFT TOWER TO CONNECT THE AP LEI CHAU WIND TOWER PARK AND THE AP LEI CHAU ESTATE



從跑步徑望向行人天橋及升降機樓的構思透視圖
PERSPECTIVE VIEW FROM JOGGING TRAIL

構思圖
ARTIST'S IMPRESSION

184TB
建造行人天橋及升降機塔以連接鴨脷洲風之塔公園及鴨脷洲邨
CONSTRUCTION OF A FOOTBRIDGE WITH LIFT TOWER TO CONNECT
THE AP LEI CHAU WIND TOWER PARK AND THE AP LEI CHAU ESTATE



從鴨脷洲邨休憩處望向行人天橋的構思透視圖
PERSPECTIVE VIEW FROM AP LEI CHAU ESTATE SITTING OUT AREA

構思圖
ARTIST'S IMPRESSION

184TB
建造行人天橋及升降機塔以連接鴨脷洲風之塔公園及鴨脷洲邨
CONSTRUCTION OF A FOOTBRIDGE WITH LIFT TOWER TO CONNECT
THE AP LEI CHAU WIND TOWER PARK AND THE AP LEI CHAU ESTATE

**Provision of Heated Pool at the Pao Yue Kong Swimming Pool Complex
in the Southern District**

Project Site

The project site covers an area of about 15 900 square metres and is part of the Pao Yue Kong Swimming Pool Complex (PYKSPC) managed by the Leisure and Cultural Services Department (LCSD). The project site is zoned “Government, Institution or Community” on the Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/32.

Project Scope

2. The proposed project scope includes –
 - (a) modification of the existing secondary swimming pool of the PYKSPC into an indoor heated pool;
 - (b) provision of a passageway (with heating facilities) from the existing changing rooms to the new indoor heated pool;
 - (c) provision of heating facilities in the existing changing rooms and toilets; and
 - (d) construction of a new annex building adjacent to the existing diving pool for reprovisioning of part of the existing plant room.
3. A site and location plan, and the artist’s impression of the proposed project are at **Annexes 1 to 2 to Enclosure 2** respectively.

Justifications

4. As announced in the 2017 Policy Address in January 2017, the Government will spend a total of \$20 billion under the Five-Year Plan for

Sports and Recreation Facilities to launch 26 projects to develop new or improve existing sports and recreation facilities. The provision of heated pool at the PYKSPC in the Southern District is one of the above committed projects.

5. Opened in 1977, the PYKSPC is the only public swimming pool serving a population of around 270 000 in 2019 in the Southern District. The PYKSPC comprises only outdoor non-heated pools including a main pool with a spectator stand, a secondary pool, a training pool, two teaching pools, a children's pool, a toddler's pool, a diving pool, changing rooms and toilets. The provision of an indoor heated pool by this project would address the demand for year-round swimming in the district and provide a safe and comfortable environment for swimming during inclement weather in summer months.

6. There are five secondary schools and two primary schools in the vicinity. In addition, the "Comprehensive Development Area" site next to the PYKSPC is intended for development/redevelopment for residential and commercial uses together with a rail depot and station. The development project is expected to be completed by 2027 providing about 4 900 residential units. The proposed indoor heated pool is expected to be well patronised by local residents and students.

Project Estimate and Timetable

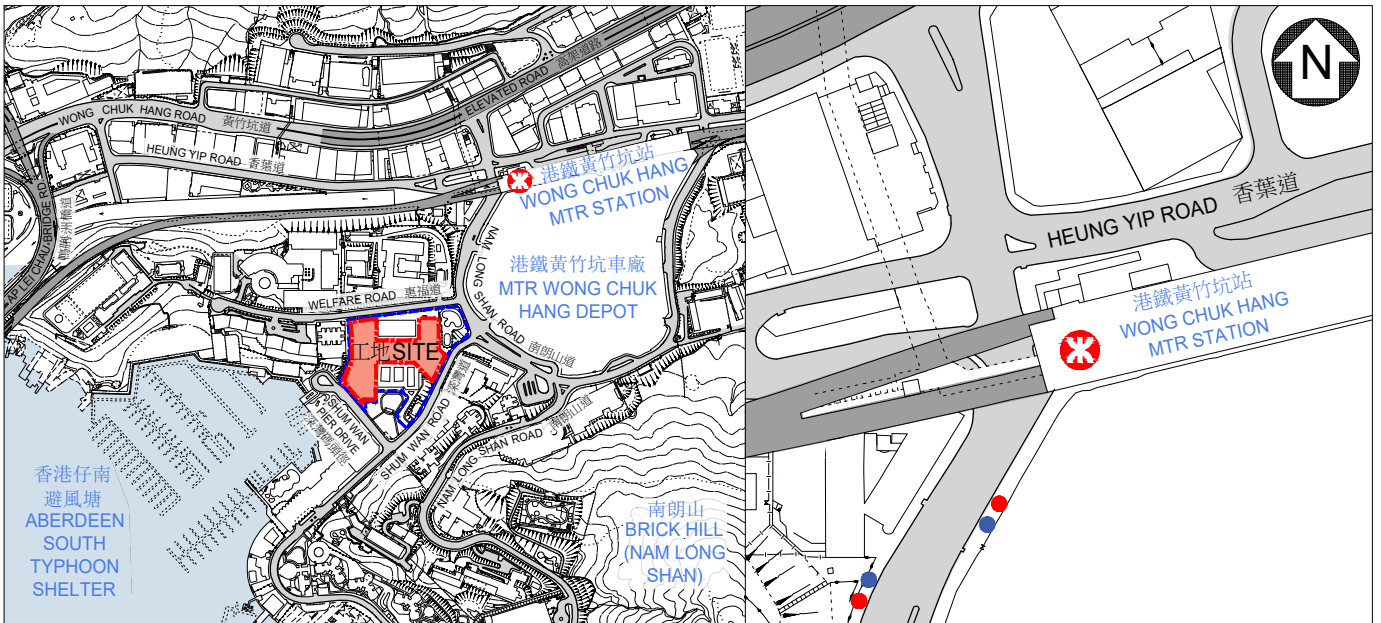
7. This is a design and build project. The estimated project cost is about \$357 million in money-of-the-day prices¹. Subject to the funding approval by the Finance Committee in this legislative year, we plan to commence construction in the third quarter of 2020 for completion in the fourth quarter of 2023.

Public Consultation

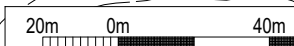
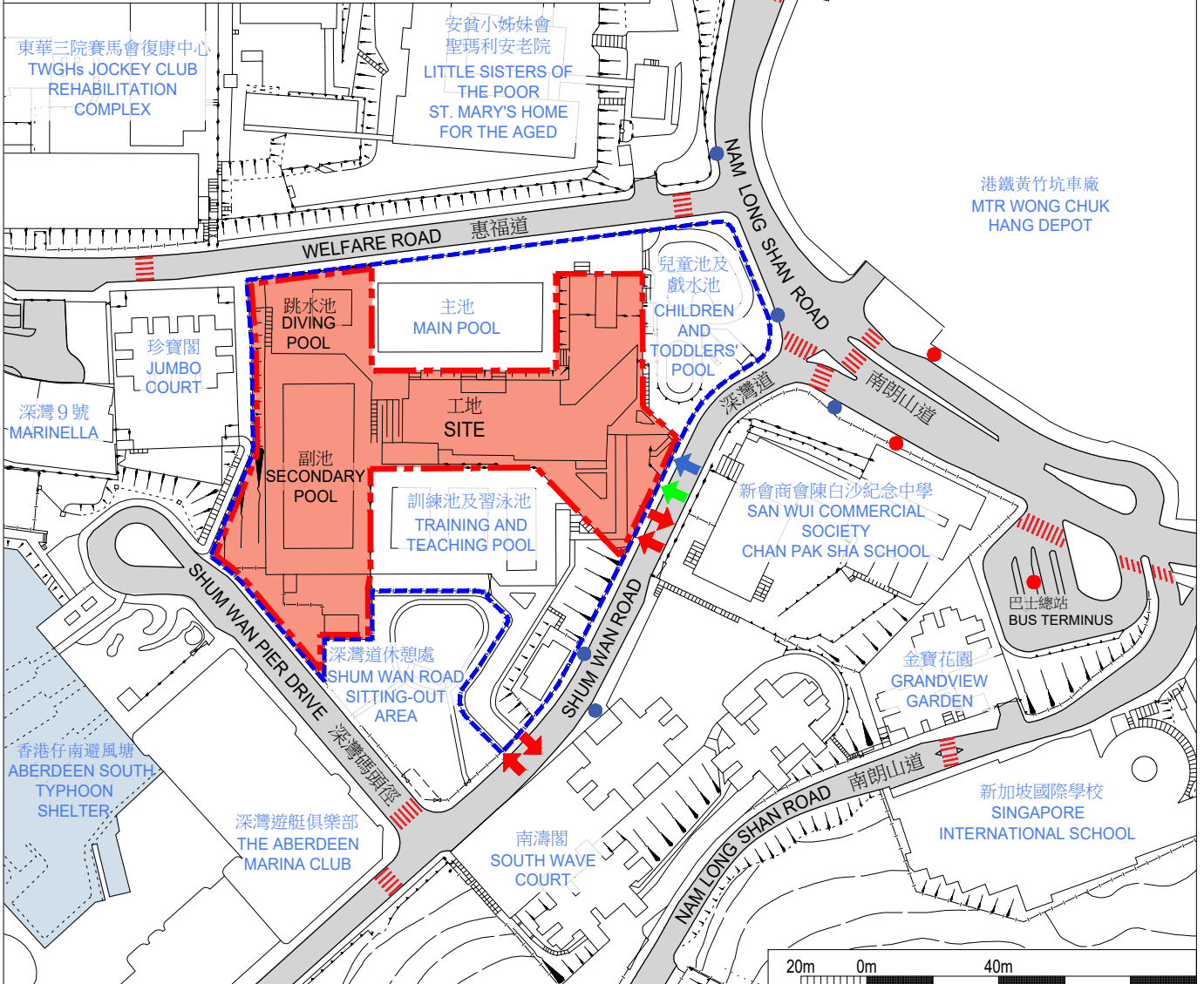
8. We consulted the District Facilities Management Committee of the South District Council on the proposed scope of the project on 23 January

¹ This figure represents the latest estimate of the capital cost pending tender return. We would update the cost estimate before submission to FC.

2014 and 21 July 2016 and the conceptual design on 28 March 2019.
Members supported the project and urged for its early implementation.



位置圖
LOCATION PLAN



LEGEND 圖例	
	工地界線 SITE BOUNDARY
	包玉剛游泳池界線 PAO YUE KONG SWIMMING POOL BOUNDARY
	現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
	巴士站 BUS STOP
	小巴站 MINIBUS STOP
	現有車輛出入口 EXISTING VEHICULAR INGRESS / EGRESS
	現有無障礙出入口 EXISTING BARRIER-FREE ENTRANCE / EXIT
	現有行人出入口 EXISTING PEDESTRIAN ENTRANCE / EXIT

工地平面圖
SITE PLAN

295RS
改建南區包玉剛游泳池，以提供暖水泳池
PROVISION OF HEATED POOL AT THE PAO YUE KONG SWIMMING POOL COMPLEX IN THE SOUTHERN DISTRICT



從東北面望向游泳池的構思透視圖
PERSPECTIVE VIEW FROM
NORTHEAST DIRECTION

構思圖
ARTIST'S IMPRESSION

295RS

改建南區包玉剛游泳池，以提供暖水泳池
PROVISION OF HEATED POOL AT THE PAO YUE KONG SWIMMING POOL
COMPLEX IN THE SOUTHERN DISTRICT

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

注：本圖像只供參考。項目採用「建造及設計」的採購模式，外觀設計將由承建商提供，並將於下階段作微調。

Note: This image is for reference only. The project would be procured under Design & Build arrangement, in which elevation design would be provided by contractor, and subject to minor adjustment in next stage of works.