

Southern District Council
Recreation and District Facilities Committee

Redevelopment and Enhancement of Recreation and Sports Facilities
in Wong Chuk Hang – Proposed Development Scope

Purpose

This paper aims to consult members of the Recreation and District Facilities Committee of the Southern District Council (SDC) on the proposed development scope of the Redevelopment and Enhancement of Recreation and Sports Facilities in Wong Chuk Hang project (“the Project”).

Background

2. As announced in the 2017 Policy Address, the Redevelopment of Aberdeen Sports Ground and the Provision of Heated Pool at the Pao Yue Kong Swimming Pool Complex in the Southern District were two of the committed projects under the Five-Year Plan for Sports and Recreation Facilities.

3. On the Redevelopment of Aberdeen Sports Ground project, in line with the Government’s “single site, multiple use” principle, the Leisure and Cultural Services Department (LCSD) had actively liaised with various government departments on the possible development scope and prepared for consultation with the SDC during the period of 2017 to 2020.

4. As for the Pao Yue Kong Swimming Pool, in view of the increasing local demand for year-round swimming pool facilities, SDC previously suggested the provision of indoor heated pools. LCSD then proposed and gained the support from the District Facilities Management Committee (DFMC) of SDC for the conversion of the existing outdoor auxiliary pools into indoor heated pools on 23 January 2014 and 21 July 2016 respectively. On 28 March 2019 and 9 December 2019, DFMC of SDC and the Legislative Council (Legco) Panel on Home Affairs respectively supported submitting the Pao Yue Kong Swimming Pool project to the LegCo Public Works Subcommittee for funding approval.

5. The Invigorating Island South (IIS) Initiative was announced in the 2020 Policy Address and the IIS Office (IISO) was set up in the Development Bureau in February 2021. One of its key projects was to explore redevelopment and consolidation of existing “Government, Institution or Community” (GIC) sites and open space facilities in the district to promote “single site, multiple use.” IISO and the relevant bureaux and departments reviewed the relevant sites and agreed the direction for taking forward the development. On 11 March 2021 and 21 September 2021, IISO consulted the SDC and the Economic, Development and Planning Committee (EDPC) of SDC (Paper No. 14/2021) on the IIS initiative and the IIS Conceptual Master Plan 1.0 – Wong Chuk Hang, Aberdeen and Ap Lei Chau Areas respectively and on 19 Oct 2021 IISO also consulted the Southern East Area Committee. It was mentioned that “single site, multiple use” projects being explored included the redevelopment and consolidation of the existing recreation ground, sports ground, sports centre and swimming pool facilities in Wong Chuk Hang, and incorporating public car park subject to detailed design. The metered parking spaces and public toilet at Yip Fat Street would be re-provisioned in the Project so as to provide more open space in the Wong Chuk Hang Business Area. EDPC was interested in knowing more about the facilities to be provided in the Project and hoped that it could be implemented as soon as possible.

Project location

6. The Project covers two pieces of land located at the eastern part of Wong Chuk Hang and separated by Ocean Park Road, with a total area of about 7.2 hectares (**Annex 1**). At present, Wong Chuk Hang Sports Centre, Wong Chuk Hang Recreation Ground and Aberdeen Sports Ground within the project sites are managed by LCSD, while part of the sites are being used by the Architectural Services Department (ArchSD) and the Highways Department (HyD) as maintenance depots. The existing recreation and sports facilities within the Project sites include:

(a) Aberdeen Sports Ground

A 6-lane all-weather running track with a length of 400 m, long jump, high jump and throwing event facilities, an 11-a-side natural turf football pitch, an 11-a-side artificial turf football pitch, a covered spectator stand with a capacity of 4 000 seats, an uncovered spectator stand with a capacity of 5 000 seats and related ancillary facilities, etc.

(b) Wong Chuk Hang Sports Centre

A multi-purpose arena which can be converted into 2 basketball courts/2 volleyball courts/2 netball courts or 8 badminton courts, a multi-propose

activity room covering an area of around 50 m², a spectator stand for around 200 persons and related ancillary facilities, etc.

(c) Wong Chuk Hang Recreation Ground

An 11-a-side artificial turf football pitch, four 7-a-side hard surface pitches, on basketball practice court and related ancillary facilities, etc.

7. As regards the Pao Yue Kong Swimming Pool, which was opened in 1977, its existing recreation and sports facilities include:

A main pool with spectator stand, a secondary pool, a training pool, two teaching pools, a children's pool, a toddlers' pool, a diving pool and related ancillary facilities, e.g. changing room and toilet.

Proposed development scope and plan

8. Under the principle of "single site, multiple use", the relevant government bureaux and departments have conducted a preliminary study on the feasibility of redevelopment and consolidation of the existing recreation ground, sports ground, sports centre and swimming pool facilities in Wong Chuk Hang and reviewed the existing GIC provision in the district, with proposal to incorporate new facilities to meet local needs. The Project will be developed in two phases (**Annex II**):

(a) Phase I development involves the site to the west of Ocean Park Road. As the site is adjacent to the Wong Chuk Hang Business Area, it is more suitable from the layout point of view to build a multi-storey integrated complex which can accommodate various kinds of facilities. It is thus recommended to develop a sports centre and re-provision the swimming pool facilities on this site. Having regard to one of the broad strategies under the IIS initiative to improve the urban environment, it is also proposed to re-provision the on-street parking spaces and public toilet facility on Yip Fat Street in Phase I development, so that more open space can be provided in the Wong Chuk Hang Business Area on the vacated Yip Fat Street site. The planned facilities in Phase I include:

(i) LCSD

Sports centre, indoor heated swimming pool (including a secondary pool, a training pool, a teaching pool and a toddlers' pool) and a main pool with spectator seating), an 11-a-side artificial turf football pitch,

a small library (with students' study room), light refreshment restaurant/kiosk, depot for Hong Kong West Tree Team, new sitting-out area in Yip Fat Street, and related ancillary facilities including ancillary carpark, etc.

- (ii) Depot for ArchSD (Property Services Branch)
Reprovision of a depot for the term contract of ArchSD (Property Services Office).
- (iii) Depot for HyD
Reprovision of a depot to provide maintenance support for daily and emergency maintenance works on public roads and carrying out road improvement works.
- (iv) Transport Department (TD)
Public carparks (for private cars only)
- (v) Food and Environmental Hygiene Department (FEHD)
Reprovision of Yip Fat Street Public Toilet

(b) Phase II development involves the site to the east of Ocean Park Road. In addition to the reprovision of the sports ground and other recreation and sports facilities, this site can accommodate a public carpark, health centres, etc. The planned facilities in Phase II include:

- (i) LCSD
A sports ground with around 5 000 individual spectator seats, a 8-lane all-weather running track with a length of 400 m, long jump, high jump and throwing event facilities, an 11-a-side natural turf football pitch, an 11-a-side artificial turf football pitch, two covered 5-a-side hard surface pitches, outdoor fitness equipment, a skatepark for freestyle BMXs, skateboards, stunt inline skates and freestyle scooters, and related ancillary facilities including ancillary carpark, etc.
- (ii) TD
Public carpark (for private cars, goods vehicles and coaches)
- (iii) Food and Health Bureau (FHB)/ Department of Health (DH)
Southern District Health Centre, and reprovision of the existing

Elderly Health Centre in Aberdeen and Visiting Health Team's Office
in Sai Ying Pun.

Advice Sought

9. Members are invited to provide comments on the proposed development scope. Upon confirmation of the development scope, LCSD will entrust ArchSD to carry out technical feasibility studies and planning work and implement the Project in accordance with the established procedures.

Leisure and Cultural Services Department
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