

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Mixed amenity packages

48RG – Tin Shui Wai public library cum indoor recreation centre

Members are invited to recommend to Finance Committee the upgrading of **48RG** to Category A at an estimated cost of \$625.4 million in money-of-the-day prices for the development of Tin Shui Wai public library cum indoor recreation centre in Tin Shui Wai New Town, Yuen Long.

PROBLEM

We need to provide more recreational and cultural facilities in Tin Shui Wai New Town to meet local needs.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **48RG** to Category A at an estimated cost of \$625.4 million in money-of-the-day (MOD) prices for the development of Tin Shui Wai public library cum indoor recreation centre in Tin Shui Wai New Town, Yuen Long.

/PROJECT

PROJECT SCOPE AND NATURE

3. The project site is located at the junction of Tin Fuk Road and Ping Ha Road near the West Rail Tin Shui Wai station. It covers a total area of about 5 450 square metres (m²). The scope of **48RG** includes –

Public Library

- (a) A major library to replace the existing district library, Tin Shui Wai Public Library, with the following major facilities –
 - (i) adult lending library, young adult library, children's library, reference library, newspapers and periodicals section, multimedia library, multimedia corner for children, computer and information centre, user education hall, extension activities room, book drops and students' study room;
 - (ii) ancillary facilities including customer service counter, coffee corner, self-service computer terminals, public toilets, public exhibition area, display area, book sorting room, computer equipment rooms and security control room; and
 - (iii) general accommodation including office, book stacks, work area and store.

Indoor Recreation Centre

- (b) A main games arena with two basketball courts cum two volleyball courts cum eight badminton courts; a children's play room; two multi-purpose activity rooms and a 25 metres x 25 metres indoor heated swimming pool; and
- (c) ancillary facilities including changing and toilet facilities, offices and store room, filtration plant, plant room, refuse room, etc.

4. A site plan is at Enclosure 1. Views of the proposed development (artist's impression) are at Enclosure 2. We plan to start the construction works in November 2007 for completion in May 2011.

JUSTIFICATION

Public Library

5. Yuen Long District is presently served by two district libraries, one small library and nine mobile library stops. The existing Tin Shui Wai Public Library, being an interim district library occupying a floor area of some 1 570 m² on rented premises at Phase 2 of the Kingswood Ginza, is highly patronized with an average daily issue of 4 682 library items. During peak periods, the average hourly visitation to the library is approximately 2 200, and the average daily visitation is about 12 000. As a reference, the Hong Kong Planning Standards and Guidelines (HKPSG) suggests a district library for every 200 000 population and our departmental guidelines suggest a major library for a population of 400 000. According to the Planning Department (Plan D), the population of Yuen Long District will increase from 555 900 in 2007 to 660 800 in 2015. To cope with the increasing requirements for library services in Yuen Long District, we propose that the existing interim district library at Tin Shui Wai be replaced by a major library. The proposed new major library, with an approximate net floor area of some 6 100 m², will provide a full range of library services and facilities to meet the needs of the local residents.

Indoor Recreation Centre

6. Tin Shui Wai New Town has a current population of about 271 000. As a reference, the HKPSG suggests the provision of four indoor sports centres. At present, there is only one sports centre in Tin Shui Wai at Tin Pak Road and a new Tin Shui Sports Centre will be open for public use around June 2007. Another sports centre in Area 101 at Tin Shui Wai north area is under active planning. The proposed project will help alleviate the shortfall of indoor sports centre facilities in Tin Shui Wai.

7. As a reference, the HKPSG suggests the provision of two swimming pool complexes and a leisure pool in Yuen Long District. The existing provision of Yuen Long Swimming Pool (YLSP) and Tin Shui Wai Swimming Pool (TSWSP) is not adequate, in particular that the TSWSP is only a leisure pool together with a teaching pool and a training pool. As evidenced by the high total annual attendance rate of TSWSP of over 210 000 in recent years, there is a very strong demand for swimming facilities in Tin Shui Wai.

8. There is one outdoor heated swimming pool and no indoor heated swimming pool in Yuen Long District. Due to the lack of public indoor heated swimming pools in the district, Yuen Long residents either have to commute to other districts or patronize the outdoor heated pool in YLSP in winter. It is anticipated that the proposed indoor heated swimming pool will be highly patronized by local residents.

9. According to Plan D, the population of Tin Shui Wai will rise from 271 000 in 2007 to 288 800 by 2015. With the anticipated increase in population, the existing interim district library and recreational and sports facilities would be insufficient to cope with the increasing community demand and aspiration of local residents. Tin Shui Wai is characterized by a high proportion of young population, resulting in a keen demand for library, recreational and sports facilities. The new public library and indoor recreation centre are centrally located adjacent to West Rail Tin Shui Wai Station, Light Rail Tin Shui Wai Station, a secondary school and housing developments such as Tin Shing Court, Tin Yiu Estate, Tin Yau Court, Tin Tsz Estate and Tin Lai Court. It is easily accessible to visitors from Yuen Long New Town, Tin Shui Wai New Town and the neighbouring areas.

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the project to be \$625.4 million in MOD prices (see paragraph 11 below), made up as follows –

/(a)

	\$ million	
(a) Site works	5.5	
(b) Piling and basement	122.0	
(c) Building	239.8	
(d) Building services	123.8	
(e) Drainage	7.5	
(f) External works	7.6	
(g) Furniture and equipment ¹	44.2	
(h) Contingencies	50.6	
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Sub-total	601.0	(in September 2006 prices)
(i) Provisions for price adjustment	24.4	
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Total	625.4	(in MOD prices)
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The total construction floor area (CFA) of **48RG** is 21 608 m². The estimated construction unit cost, represented by the building and building services costs, is \$16,827 per m² of CFA in September 2006 prices. We consider the estimated project cost reasonable as compared with that of other government projects.

11. Subject to approval, we will phase the expenditure as follows –

/2007 – 08

¹ Based on an indicative list of furniture and equipment required (e.g. office furniture, book shelves, etc).

Year	\$ million (Sept 2006)	Price adjustment factor	\$ million (MOD)
2007 – 08	8.0	0.99900	8.0
2008 – 09	45.0	1.00649	45.3
2009 – 10	72.0	1.01656	73.2
2010 – 11	163.0	1.02672	167.4
2011 – 12	126.0	1.03699	130.7
2012 – 13	75.0	1.05514	79.1
2013 – 14	60.0	1.07624	64.6
2014 – 15	52.0	1.09777	57.1
	601.0		625.4

12. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2007 to 2015. We will deliver the piling (including basement) and building works through two lump-sum contracts because we can clearly define the scope of works in advance. The piling contract will not provide for price adjustments because the contract period will not exceed 21 months while the building contract will provide for price adjustments as the contract period will exceed 21 months.

13. We estimate the additional annual recurrent expenditure arising from the project to be \$60.9 million.

/PUBLIC

PUBLIC CONSULTATION

14. We consulted the Culture, Recreation and Sports Committee (CR&SC) of Yuen Long District Council on 5 July 2005 on the proposed scope of the development. Members supported the project and urged for its early implementation.

15. On 6 March 2007, we consulted the CR&SC again on the design of the project. Members reiterated their strong support to the project.

16. We consulted the Legislative Council Panel on Home Affairs on 11 May 2007 . Members supported the submission of the funding proposal to the Public Works Subcommittee.

17. We submitted the development proposal for this project to the Town Planning Board (TPB) on 28 August 2006 as required under Section 16 of the Town Planning Ordinance (Cap. 131). The TPB granted approval on 20 October 2006 subject to the conditions that the design of the development should incorporate comments of the TPB, e.g. quality open space, landscaping proposal, etc. We will incorporate the comments in the detailed layout plans.

ENVIRONMENTAL IMPLICATIONS

18. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause any long-term environmental impact.

19. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the relevant contracts. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the sites, and the provision of wheel-washing facilities.

20. We have considered measures in the planning and design stages to reduce the generation of construction and demolition (C&D) materials where possible. These include the use of steel frame construction, demountable partition and external glass wall to reduce temporary formwork and construction waste. In addition, we will require the contractors to reuse inert C&D materials on site or in other suitable construction sites as far as possible (e.g. the use of excavated materials for filling within the site, the use of metal hoardings and signboards so that these materials can be recycled or reused in other sites), in order to minimise the disposal of C&D materials to public fill reception facilities². We will encourage the contractors to maximise the use of recycled or recyclable C&D materials, as well as the use of non-timber formwork to further minimise the generation of construction waste.

21. We will also require the contractors to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of public fill, C&D materials and C&D waste to public fill reception facilities, sorting facilities and landfills respectively through a trip-ticket system. We will require the contractors to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes.

22. We estimate that the project will generate about 48 030 tonnes of C&D materials. Of these, we will reuse about 240 tonnes (0.5%) and deliver 43 590 tonnes (90.8%) to public fill reception facilities for subsequent reuse. In addition, we will dispose of 4 200 tonnes (8.7%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be \$1.7 million for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

/LAND

² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of public fill in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

³ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills, (which is likely to be more expensive) when the existing ones are filled.

LAND ACQUISITION

23. The project does not require any land acquisition.

BACKGROUND INFORMATION

24. The proposed public library cum indoor recreation centre in Tin Shui Wai is an ex-Provisional Regional Council project to meet the demand for library and recreational facilities in the district. It is among the 25 priority projects identified for priority implementation in 2005 Policy Address.

25. We upgraded **48RG** to Category B in January 2006. We engaged a chartered surveyor to carry out topographical site survey, a consultant to carry out comprehensive technical assessment for the purpose of Section 16 submission to the TPB, a term contractor to carry out ground investigation and a geotechnical consultant to carry out geotechnical assessment for the project. All these works have been completed at a total cost of about \$483,000. We have charged this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". We have completed the detailed design of the project and is finalising the tender documents using in-house staff resources.

26. The proposed works will involve the removal of two trees, including one dead tree and one tree to be transplanted. All trees to be removed are not important trees⁴. We will incorporate planting proposals as part of the project, including estimated quantities of 21 trees, 8 700 shrubs and 20 m² of grassed area.

/27.

⁴ Important trees refer to trees in the Register of Old and Valuable Trees, and any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui tree, trees as landmark of monastery or heritage monument, and trees in memory of important persons or events;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking into account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (measured at 1.3 metres above ground level), or with height/canopy spread equal or exceeding 25 metres.

27. We estimate that the proposed works will create about 253 jobs (235 for labourers and another 18 for professional/technical staff), providing a total employment of 8 600 man-months.


Home Affairs Bureau
June 2007



從南面望向建議發展的構思圖
VIEW OF THE PROPOSED DEVELOPMENT FROM SOUTHERN DIRECTION (ARTIST'S IMPRESSION)



從西南面望向建議發展的構思圖
VIEW OF THE PROPOSED DEVELOPMENT FROM SOUTH-WESTERN DIRECTION (ARTIST'S IMPRESSION)

title 3048RG 天水圍公共圖書館兼體育館 TIN SHUI WAI PUBLIC LIBRARY CUM INDOOR RECREATION CENTRE	drawn by W.L. LAU	date 16-4-2007	drawing no. AB/3333/HA/XA102	scale N.T.S.
	approved A. WONG	date 16-4-2007	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			