

**For discussion
on 11 December 2015**

LC Paper No. CB(2)426/15-16(01)

**Legislative Council Panel on Home Affairs
Youth Hostel Scheme –
Pre-construction works by Po Leung Kuk
for the youth hostel project in Ma Tin Pok, Yuen Long**

PURPOSE

This paper seeks Members' views on and support for the proposed pre-construction works for the youth hostel development by Po Leung Kuk (PLK) in Yuen Long under the Government's Youth Hostel Scheme (YHS).

BACKGROUND

2. To unleash the potential of under-utilised sites held by non-governmental organisations (NGOs) and to meet the aspirations of some working youths in having their own living spaces, the Government announced the YHS in the 2011-12 Policy Address. Under the YHS, NGOs will be fully funded by the Government to construct youth hostels on sites that are in their hands. In turn, NGOs should set the rental at a level which does not exceed 60% of the market rent of flats with similar size in the nearby areas.

3. The target tenants of YHS are working youths (including self-employed) who are Hong Kong permanent residents aged 18 to 30. The income level of a one-person household applicant should not exceed the 75th percentile of the monthly earnings of employed persons aged 18 – 30 (\$17,000 in 2014), and the household income level of a two-person household applicant should not exceed twice the level of a one-person household. The total net asset limits of a one-person household and a two-person household should not exceed HK\$300,000 and \$600,000 respectively.

4. Five YHS projects are currently under planning, namely PLK's

project in Yuen Long, the Hong Kong Federation of Youth Groups' project in Tai Po, the Tung Wah Group of Hospitals' project in Sheung Wan, the Hong Kong Association of Youth Development's project in Mong Kok and the Hong Kong Girl Guides Association's project in Jordan. A list of projects is at **Annex A**.

PROJECT SCOPE AND NATURE

5. The site of the PLK's project occupies an area of 6 340 square metres (m²) at Ma Tin Pok, Yuen Long. The part scope of the project that we propose to upgrade to Category (Cat) A includes –

- (a) detailed design for the proposed youth hostel including road widening at the site entrance;
- (b) preparation of tender documents and assessment of tenders for pre-construction works, such as ground investigation, topographical survey, tree survey, underground utility survey, etc.;
- (c) preparation of a geotechnical assessment, traffic impact assessment and a preliminary environmental review; and
- (d) administration and supervision of pre-construction works contract.

6. A site location plan and section plans of the proposed youth hostel are at **Annex B**. An artist's impression of the hostel is at **Annex C**.

7. We will retain the remaining scope of the project, i.e. the construction works of the youth hostel, in Category B. The youth hostel will include a 24-storey resident tower, with a landscaped void podium deck on the first floor to facilitate wind penetration through the site, management and communal facilities (including library, multi-purpose rooms, laundry, communal kitchen and common sitting room) on the ground floor, and car parking and electrical and mechanical (E&M) facilities at the basement level.

8. The total construction floor area (CFA) is about 39 000 m². Subject to the final design, a total of 1 248 hostel units (including 816 single units and 432 double units) will be built.

JUSTIFICATIONS

9. The YHS aims to –

- (a) provide an alternative to meeting the needs of some working youths in having their own living spaces for a period of time;
- (b) enable the young tenants to accumulate savings to pursue their medium term aspirations; and
- (c) unleash the potential of the under-utilised sites held by NGOs.

10. The community at large welcomes the YHS initiative and has been urging the Government to expedite the provision of youth hostels. The Home Affairs Bureau has been working closely with and providing necessary assistance to the interested NGOs to help them take forward their proposed YHS projects. We need to embark on the construction of YHS in a timely manner so as to benefit the young people as early as possible.

11. PLK plans to construct a youth hostel at Ma Tin Pok, Yuen Long. The site was donated to PLK by Dr. Lee Shau-kee, Chairman of Henderson Land Development Company Limited. The proposed hostel will provide about 1 680 hostel places. It is necessary to commission pre-construction works to develop the design of the proposed youth hostel and conduct ground investigations to provide relevant information for the design work. As PLK does not have the in-house staff resources and expertise to undertake such specialist tasks, it needs to engage consultants and contractors to carry out these pre-construction works.

12. To ensure that the youth hostel is developed and operated in accordance with the policy objectives and established procedures, PLK will enter into a grant and operation agreement with the Government at the appropriate juncture. The agreement will set out, among other things, the rights and obligations of both parties such as the parameters under which PLK will manage and maintain the youth hostel.

FINANCIAL IMPLICATIONS

13. We estimate the capital cost of the project to be \$68.1 million in MOD prices, broken down as follows –

	\$ million	
(a) Consultants' fee (for detailed design, administration and supervision of pre-construction works and preparation and assessment of tender exercise)	52.8	
(b) Ground Investigation, geotechnical assessment and works, traffic impact assessment, preliminary environment review, topographical survey, tree survey and underground utility survey	2.6	
(c) Contingencies	5.5	
	Sub-total	60.9 (in September 2015 prices)
(d) Provision for price adjustment	7.2	
	Total	68.1 (in MOD prices)

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

Year	\$ million (in Sep 2015 prices)	Price adjustment factor	\$ million (in MOD prices)
2016 – 2017	19.2	1.05875	20.3
2017 – 2018	26.7	1.12228	30.0
2018 – 2019	15.0	1.18961	17.8
	60.9		68.1

15. We have derived the MOD estimates on the basis of the Government’s latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period from 2016 to 2019.

16. The proposed pre-construction works will not give rise to any recurrent expenditure.

PUBLIC CONSULTATION

17. We consulted the Yuen Long District Council’s Town Planning and Development Committee (YLTPDC) in July 2015. Members indicated strong support for the project and passed a resolution urging all relevant bureaux and departments to cooperate to enable the timely implementation of the project. In September 2015, the Planning Department consulted the YLTPDC on the proposed amendments to the Yuen Long Outline Zoning Plan (OZP), which included the amendments necessary for PLK’s youth hostel project. YLTPDC supported PlanD’s proposal. In November 2015, the Rural and New Town Planning Committee of the Town Planning Board agreed to the proposed amendments to the approved Yuen Long OZP and that the draft OZP and its Notes were suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance.

ADIVCE SOUGHT

18. Members are invited to comment on the above proposal. Subject to Members' support for the proposal, we will submit it to the Public Works Subcommittee for consideration.

Home Affairs Bureau
December 2015

Annex A

Details of YHS Projects Under Planning

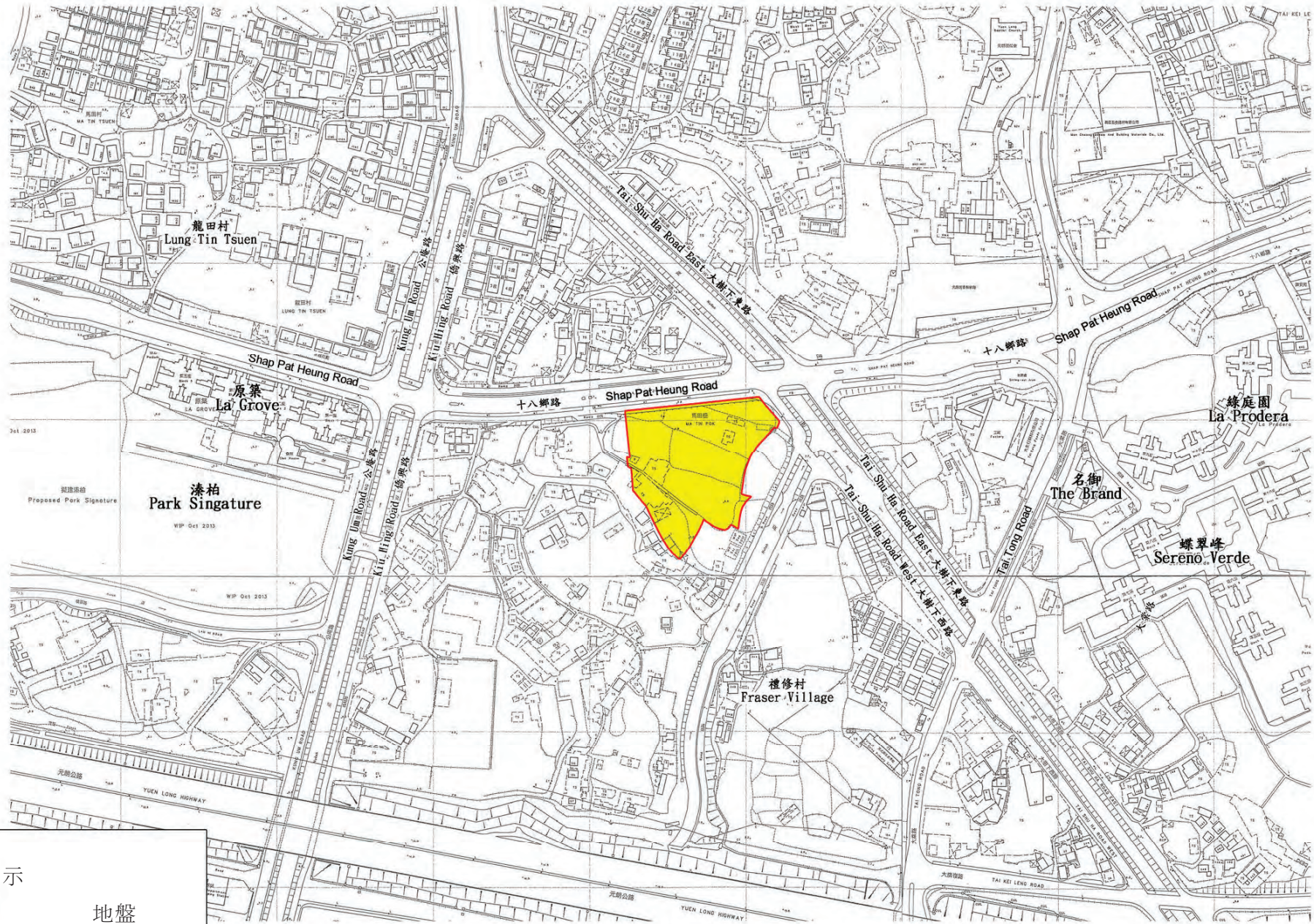
	Name of NGO	Site	Est. no. of units	Est. no. of hostel places
1	Tung Wah Group of Hospitals	No. 122A - 130 Hollywood Road, Sheung Wan / IL 338	210	302
2	The Hong Kong Federation of Youth Groups	2 Po Heung Street, Tai Po Market / Lot 1944 in DD 6	78	80
3	Hong Kong Association of Youth Development	9 Arran Street, Tai Kok Tsui / KIL 6223	72	90
4	The Hong Kong Girl Guides Association	Junction of Ferry Street and Jordan Road, West Kowloon / Proposed KIL 11128	534	534
5	Po Leung Kuk	Junction of Shap Pat Heung Road and Tai Shu Ha Road West in Ma Tin Pok, Yuen Long	1 248	1680
		Total	2 142	2 686

Annex B

Site Location Plan and Sections

附件B

工地位置圖和剖面圖



LEGEND 圖示



地盤

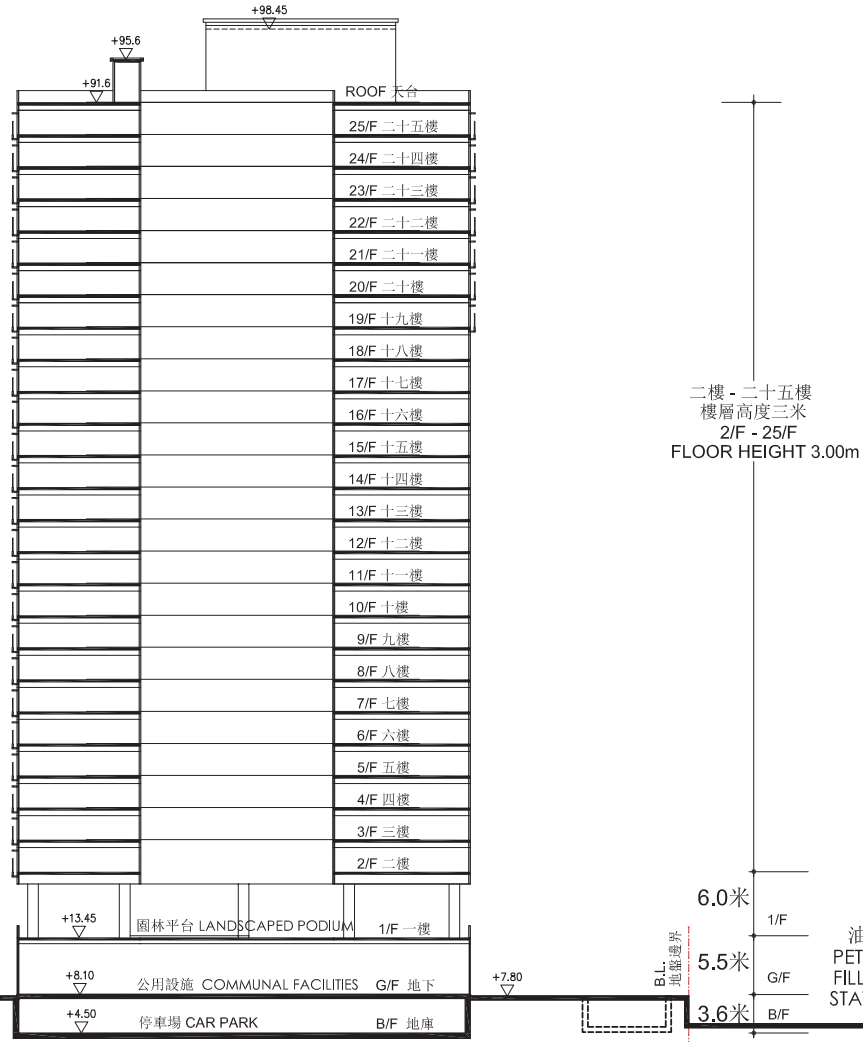
地盤位置圖

Figure 4



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VISION PLANNING CONSULTANTS LTD.
香港北角德輔道 9-23 號奕創中心 20 樓 C 室
Unit C, 20/F., Seabright Plaza, 9-23 Sheil Street, North Point, Hong Kong.
Tel: (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

NOTES :
DO NOT SCALE DRAWINGS.



剖面圖 A-A
SECTION A-A

REVISION		
NO.	DATE	DESCRIPTION

ARCHITECT
STUDIO | RCM
18/F | Xiu Hui Commercial Building
211-213 Jaffe Road | Wan Chai | HK
Tel: 3583-2000 | Fax: 8143-1130
Email: mail@studiorca.com

STUDIO | RAYMOND CHAU |
ARCHITECTURE | LIMITED

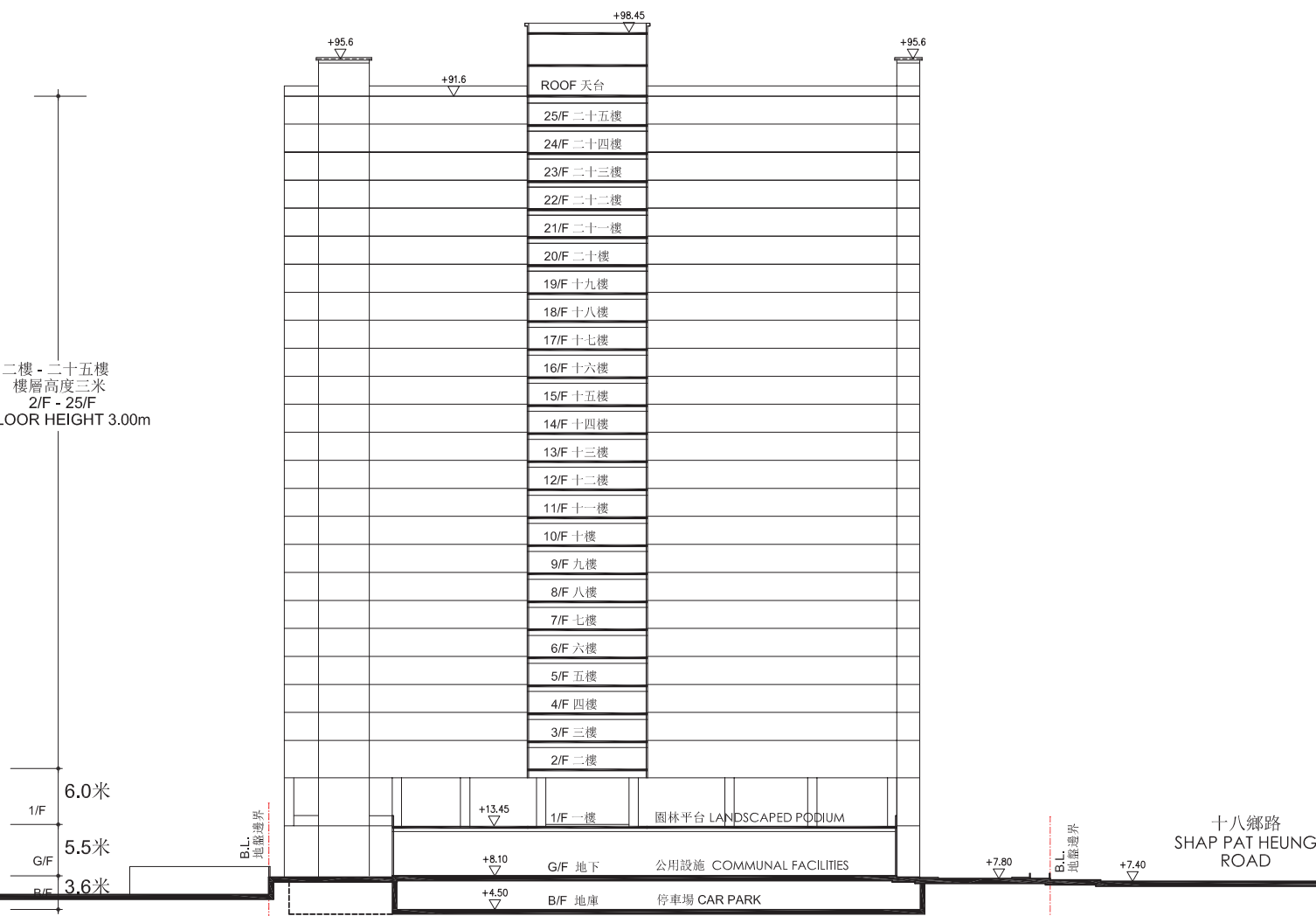
PROJECT NAME

PROPOSED REZONING FROM "G/C(1)" & "V"
ZONES TO "G/C(5)" ZONE AT VARIOUS LOTS
IN D.D. 120 & ADJOINING GOVERNMENT LAND,
MA TIN POK, YUEN LONG, NEW TERRITORIES

DRAWING TITLE
剖面圖 A-A
SECTION A-A'

DRAWN BY FK	CHECKED BY RC
SCALE 1:500	DATE 06.05.2015
JOB NO. 1435	DRAWING NO. A-006

二樓 - 二十五樓
樓層高度三米
2/F - 25/F
FLOOR HEIGHT 3.00m



剖面圖 B-B
SECTION B-B

NOTES :
DO NOT SCALE DRAWINGS.

REVISION		
NO.	DATE	DESCRIPTION

ARCHITECT
STUDIO | REA

18/F | Xiu Hua Commercial Building
211-213 Jaffe Road | Wan Chai | HK
Tel: 3583-2000 | Fax: 8143-1130
Email: mail@studiorca.com

STUDIO | RAYMOND CHAU |
ARCHITECTURE | LIMITED

PROJECT NAME

PROPOSED REZONING FROM "C/C(1)" & "V"
ZONES TO "C/C(S)" ZONE AT VARIOUS LOTS
IN D.D. 120 & ADJOINING GOVERNMENT LAND,
MA TIN POK, YUEN LONG, NEW TERRITORIES

DRAWING TITLE

剖面圖 B-B
SECTION B-B'

DRAWN BY FK	CHECKED BY RC
SCALE 1:500	DATE 06.05.2015
JOB NO. 1435	DRAWING NO. A-007

十八鄉路
SHAP PAT HEUNG
ROAD

B.L.
地盤邊界

B.L.
地盤邊界

6.0米

1/F

5.5米

G/F

3.6米

B/F

+13.45

▽

+8.10

+4.50

▽

+7.80

▽

+7.40

▽

ROOF 天台

25/F 二十五樓

24/F 二十四樓

23/F 二十三樓

22/F 二十二樓

21/F 二十一樓

20/F 二十樓

19/F 十九樓

18/F 十八樓

17/F 十七樓

16/F 十六樓

15/F 十五樓

14/F 十四樓

13/F 十三樓

12/F 十二樓

11/F 十一樓

10/F 十樓

9/F 九樓

8/F 八樓

7/F 七樓

6/F 六樓

5/F 五樓

4/F 四樓

3/F 三樓

2/F 二樓

1/F 一樓

園林平台 LANDSCAPED PODIUM

G/F 地下

公用設施 COMMUNAL FACILITIES

B/F 地庫

停車場 CAR PARK



從東面望向大樓的構思圖

Perspective View from Eastern Direction (Artist's Impression)