

For information

**Legislative Council
Panel on Security
Panel on Home Affairs
Panel on Welfare Services**

Government Complex at Mei Lai Road, Mei Foo, Lai Chi Kok

PURPOSE

This paper sets out our proposal to construct a government complex, comprising an ambulance depot for the Fire Services Department (FSD), a community hall (CH) for the Home Affairs Department and an Integrated Children and Youth Services Centre (ICYSC) for the Social Welfare Department (SWD), at Mei Lai Road, Mei Foo, Lai Chi Kok.

PROPOSAL

2. We plan to construct a six-storey joint-user government complex at Mei Lai Road, Mei Foo, Lai Chi Kok. The construction floor area of the project is about 6 675 m². The project comprises the construction of -

- (a) an ambulance depot comprising three ambulance bays, a watch room and communication equipment room, a station general store and workshop, medical / linen stores, offices, an ambulancemen's barrack, a locker room, a refreshment room / kitchen and store, an officers' dining / recreation room and bedroom, a drying room, dangerous goods stores, an emergency generator room, underground fuel tank and fuel dispenser, an air compressor room, an exercise room, a disinfection / washing room, toilets and ablutions, and a drill yard;
- (b) a CH comprising a multi-purpose hall with a seating capacity for 450 persons, a stage and its ancillary stores, a stage meeting room, dressing rooms, a conference room, a management office, a store room, toilets and other ancillary facilities such as carparking area, loading / unloading area; and

- (c) an ICYSC comprising offices, a reception area, a drop-in corner, a play room for children and parents, nine group activity rooms, two interview rooms, a small group counseling room, an audio-visual room, a conference room, a general store, an equipment store and a domestic science room.

— The site plan is at **Annex A**.

JUSTIFICATION

Ambulance Depot

3. There is no ambulance depot in the Lai Chi Kok area. At present, the area is serviced by ambulances deployed at Cheung Sha Wan Ambulance Depot and Lai Chi Kok Fire Station. In the past three years, FSD received a total of 20 430 emergency ambulance calls from the Lai Chi Kok area, with an average annual growth rate of 8.8%. On average, FSD was able to respond to 91.5% of these calls within the 12-minute target response time, as against its performance pledge of 92.5%. With the population in Sham Shui Po District projected to grow from 381 100 in 2006 to 449 200 in 2015 and the increase of the proportion of old age population (aged 60 or above) from 19.3% to 22.2% during the same period, we expect that the demand for emergency ambulance service in the area will continue to rise. The proposed ambulance depot can improve ambulance coverage and help to ensure adequate provision of emergency ambulance service to cope with the expected increase in demand.

Community Hall

4. At present, there is no community centre / CH in the Mei Foo area. Residents in the area could only use the Lai Chi Kok CH (LCKCH) at Lai Chi Kok Road and it takes about 10 to 20 minutes to travel by public transport from Mei Foo to the CH. Its average usage rate in 2006 reached 78% on weekends. In light of the recent completion of a number of new residential estates in the vicinity (including the Banyan Garden, Liberte, The Pacifica, Aqua Marine and Hoi Lai Estate), the population served by the LCKCH has been increasing rapidly and the proposed CH will help relieve the pressure on the LCKCH. It will provide a venue for conducting community activities to about 50 000 residents living in Mei Foo Sun Chuen, Nob Hill and Ching Lai Court.

5. Activities that can be held in the CH will include meetings held by local community organisations, civic education projects, training courses, celebrations, recreational, sports activities, etc. The CH can also serve as a temporary shelter for people in need during natural disasters, emergencies and severe weather.

Integrated Children and Youth Services Centre (ICYSC)

6. The ICYSC, which integrates children and youth centre services, outreaching social work service and school social work service under one management, aims at addressing the multifarious and changing needs of young people aged six to twenty-four through a holistic approach. With the flexibility in deploying manpower and other resources and through adopting different service approaches, the ICYSC provides four core programmes to young people, i.e. guidance and counselling service, supportive service for young people in disadvantaged circumstances, socialization programmes and development of social responsibility and competence.

7. The Boys' and Girls' Clubs Association of Hong Kong (BGCA) Mei Foo ICYSC is now operating in two bases at two different locations in Mei Foo Sun Chuen shopping arcade. The total area of the two bases is 484 m² in internal floor area, which falls short of the accommodation requirement of 726 m² in internal floor area for a standard ICYSC. Since there is no other premises available in the nearby public housing estates or government buildings for reprovisioning the ICYSC, the BGCA was approved to rent two premises in the aforementioned private shopping arcade. In consideration of the financial burden of renting private premises for the ICYSC in the long run and the need for adequate space to meet service requirement, we propose to secure permanent premises in this government complex for setting up a full-size ICYSC. The plan is to reprovision the current BGCA Mei Foo ICYSC subvented by SWD to the subject premises upon completion of the project.

Public Consultation

8. We consulted SSPDC on the proposed project in March, May and December 2006 respectively. Members of SSPDC supported the proposal, and suggested that the proposed government complex should be connected to a nearby footbridge being developed across Kwai Chung Road Flyover linking the Mei Foo Bus Terminus area. They have also raised some comments on the design of the project.

9. We have conducted a study on the proposal of connecting the proposed government complex to the nearby footbridge, and the study confirms the feasibility of the proposal. We have incorporated the footbridge extension into the project and have informed Members of SSPDC accordingly.

10. Regarding the design of the project, we have provided Members of SSPDC with the detailed layout. We have further discussed the detailed layout and the site utilisation issues with Members at a meeting in January 2007 and they raised no further questions.

Environmental Implications

11. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed a Preliminary Environmental Review (PER) for the project in October 2005. The PER concluded that the project would have no long-term environmental impact. The Director of Environmental Protection vetted the PER and agreed that an Environmental Impact Assessment would not be necessary.

12. 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 site, and the provision of wheel-washing facilities.

Land Acquisition

13. This project does not require any land acquisition.

Financial Implications

14. The estimated capital cost of the project is \$110.5 million in money-of-the-day (MOD) prices. A breakdown is at **Annex B**.

Implementation Plan

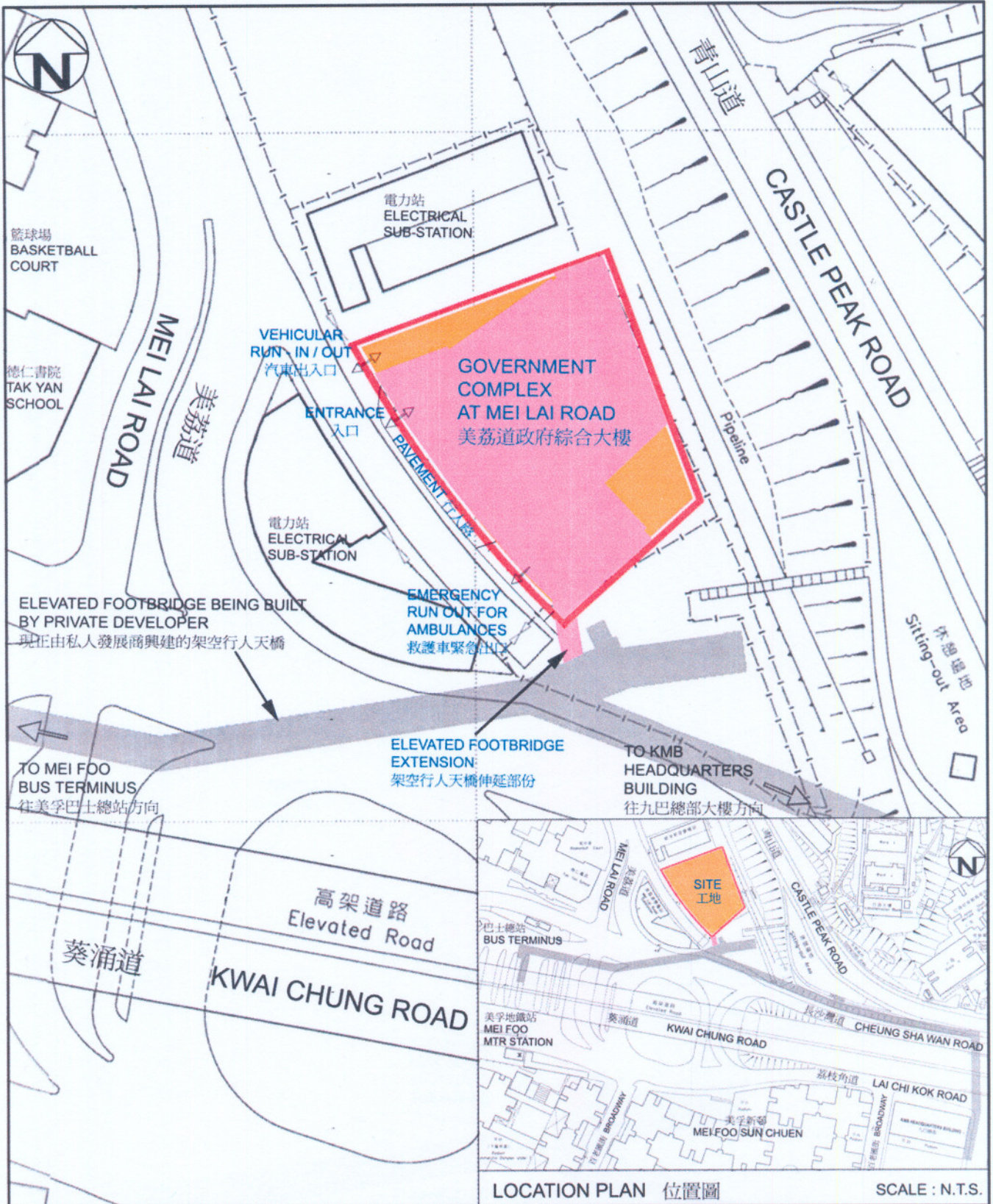
15. We plan to submit the proposed project to the Public Works Subcommittee and the Finance Committee of the Legislative Council in May 2007. Subject to funding approval, we plan to start construction works in October 2007 for completion in November 2009.

Security Bureau

Health, Welfare and Food Bureau


Home Affairs Bureau

March 2007



LOCATION PLAN 位置圖

SCALE : N.T.S.

128BF 荔枝角美孚 美荔道政府綜合大樓 GOVERNMENT COMPLEX AT MEI LAI ROAD, MEI FOO, LAI CHI KOK	Drawn by ESTHER LI	Date 03/07	Drawing no. AB/7029/XA001	Scale 1:800
	Approved K C MAK	Date 03/07	 ARCHITECTURAL SERVICES DEPARTMENT 建築署	
	Office PROJECT MANAGEMENT BRANCH 2			

Breakdown of Capital Cost

	\$ million	
(a) Site works	1.8	
(b) Piling	9.8	
(c) Building	47.8	
(d) Building services	25.0	
(e) Drainage works	1.1	
(f) External works	5.3	
(g) Furniture and equipment	2.4	
(h) Consultants' fees for contract administration and site supervision	6.3	
(i) Contingencies	9.1	
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Sub-total	108.6	(in September 2006 prices)
(j) Provisions for price adjustment	1.9	
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Total	110.5	(in MOD prices)
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