

For Information

**Legislative Council Panel on Home Affairs
Public Library and Indoor Recreation Centre in Area 3, Yuen Long**

Supplementary Information

Purpose

This paper informs Members of the outcome of further public consultation with residents in the vicinity of the proposed public library and indoor recreation centre in Area 3, Yuen Long (“the project”), and the proposed way forward for the project.

Background

2. The proposed construction of a public library and indoor recreation centre in Area 3, Yuen Long is an ex-Municipal Council project as well as one of the 25 priority projects announced in the Policy Address in 2005. The Administration circulated an information paper CB(2)424/08-09(01) (**Enclosure 1**) to the Legislative Council Panel on Home Affairs (HA Panel) on 9 December 2008 setting out the details of the proposed project; and no comment was received from Members. Subsequently, the Administration made a submission to the Public Works Subcommittee (PWSC) (PWSC(2008-09)56 (**Enclosure 2**)) which was endorsed by the PWSC on 7 January 2009.

3. When the funding proposal was discussed at the meeting of the Finance Committee (FC) on 13 February 2009, some Members raised concerns about the impact of the proposed project on residents in the vicinity, and requested the Administration to conduct further consultation with the affected residents. The Administration withdrew the funding proposal and agreed to consult the affected residents further on the proposed project.

Further public consultation

(a) Views received at public consultation sessions (April-May 2009)

4. The Leisure and Cultural Services Department (LCSD), together with the Architectural Services Department (ArchSD) and the project consultant, conducted public consultation sessions on 18 April 2009 and 21 April 2009 with the local community, including representatives of owners corporations, the rural committee, mutual aid committees, villages and residents in the vicinity of the project site, members of the Yuen Long District Council (YLDC) and Yuen Long Town Area Committee on the proposed scope and the conceptual design of the project. The relevant organisations and residents were also requested to forward their comments to LCSD for consideration in case they were not able to attend the two public consultation sessions.

5. Some 150 representatives and local residents attended the public consultation sessions. Most of the attendees were residents of Crystal Park, Yee Hong Building and Ma Tin Tsuen village (MTT), which are close to the project site. At the sessions, Crystal Park residents expressed concern over the impact of the project and requested moving the proposed building that would house the public library and indoor recreation centre to the west, so that it would be located further away from Crystal Park. MTT villagers however raised the concern that if the building were to be moved westwards, it might block their “Pai Lau” and the natural ventilation of the village.

6. Written comments received during the further public consultation are summarised below-

- (a) The Incorporated Owners of Crystal Park (IOCP) requested that the project building be shifted westwards so that it would be no less than 10m from the fence wall of Crystal Park;
- (b) MTT representatives noted that if the project building was shifted westwards by 3m, this could reduce the impact on Crystal Park residents. However, they were concerned that such a change should not affect the village’s “Pai Lau”, “Tsz Tong” and passageway to Yuen Long Town;
- (c) The Incorporated Owners of Yee Hong Building (IOYHB) agreed to the project building being moved westwards by 3m

but disagreed with the IOCP's proposal to shift it further westwards. They were concerned that IOCP's proposal would bring the cooling systems of the Yuen Long Theatre and that of the project building too close to each other, and that the hot air discharged from these systems would seriously affect the health of residents in the Yee Hong Building; and

- (d) some local residents expressed support for the proposed project while others suggested improving the ventilation system, searching for an alternative site for the project or reducing the building height.

(b) Meeting with IOCP (May 2009)

7. IOCP wrote to a Legislative Council Member and the Yuen Long District Office on 17 March 2009 and 2 April 2009 respectively requesting a meeting with LCSD and ArchSD to discuss the location and design of the project. In response, representatives of LCSD, ArchSD and the project consultant attended a meeting with the Member and IOCP representatives on 6 May 2009. At the meeting, IOCP representatives suggested that a distance of no less than 10m between the project building and the fence wall of Crystal Park should be favourably considered. After the meeting, LCSD contacted the representatives of IOYHB and MTT to seek their views on IOCP's suggestion. While representatives of IOYHB and MTT appreciated the concerns raised by the Crystal Park residents, they reiterated that the proposed shifting of the project building to the west should be no more than 3m.

(c) Consultation with YLDC (May - June 2009)

8. At its meeting on 8 May 2009, the YLDC District Facilities Management Committee (DFMC) noted that the Administration had withdrawn the funding proposal at the FC meeting of 13 February 2009 and conducted two public consultation sessions. DFMC considered that LCSD should re-submit the funding proposal to FC as soon as possible according to the original conceptual design, as the Committee had endorsed this on 5 September 2008 after giving careful consideration to the views expressed by different parties in the district. As no consensus could be reached among the various groups of affected residents on the extent of the proposed shifting of the project building, LCSD submitted a paper to DFMC on 5 June 2009 seeking its views on the way forward for implementing the project. While one DFMC

member considered that the Administration should shift the project building to the west by 3m, no further views were received from the remaining 38 DFMC members.

(d) Further consultation with affected residents (June-July 2009)

9. IOCP subsequently indicated in a letter of 15 June 2009 to LCSD their acceptance of shifting the project building to the west by 3m. In view of IOCP's proposal, LCSD further consulted the affected residents on 29 June 2009. In its reply to LCSD dated 10 July 2009, IOCP reiterated its support for the proposed 3m shift of the project building. However, upon further consideration and in its reply to LCSD dated 2 July 2009, IOYHB raised objection to the proposed 3m shift of the project building on the grounds that it would seriously affect air ventilation, block the views of Yee Hong Building residents, and reduce the space for organising public activities in the area. IOYHB further considered that the original site boundary of the project should be maintained to avoid wasting resources on revising the project design and related works. MTT representatives also raised objections to the IOCP's proposal as they were concerned that the proposed shift might delay project implementation and had cost implications. They requested that the project be implemented immediately.

(e) Most recent consultation with YLDC (September 2009)

10. LCSD briefed the YLDC DFMC at its meeting on 4 September 2009 on the further views expressed by the affected residents (paragraphs 8 and 9 above) and invited the Committee to consider the way forward for the project. IOCP presented petition letters to the DFMC Chairman and LCSD respectively before the meeting reiterating their request for a westward shifting of the project building by 3m. At the meeting, some DFMC members expressed the view that the DFMC had considered all relevant factors, including IOCP's concerns, before endorsing the original conceptual design of the project. For the benefits of Yuen Long residents and to meet their demand for better public library and indoor recreation centre facilities, they cautioned against any delay to the project by revising the site boundary of the project. They urged the Government to implement the project as early as possible in accordance with the original scope endorsed by DFMC. On the other hand, some DFMC members expressed their sympathy to the concerns raised by IOCP. They were of the view that harmony in the community was more important than early implementation of the project. They suggested exploring the feasibility

of shifting the project building to the west by a smaller distance of, say, 1.5m and adopting suitable measures to minimise the possible impact on the residents of Crystal Park. After deliberation, DFMC put the matter to the vote and decided by a clear majority that the project should be implemented as early as possible according to the original site boundary and conceptual design^{Note}. IOCP, IOYHB and MTT were informed of DFMC's resolution accordingly and no further comments have since been received from them.

The way forward

11. In view of the concerns raised by FC members at the FC meeting on 13 February 2009, the Administration has conducted thorough public consultation with the residents affected by the proposed project as detailed in paragraphs 4 to 10 above and has conveyed to the YLDC DFMC the views collected in the consultation exercise. Having carefully considered the views collected and taking into account the needs of Yuen Long residents for better public library and indoor recreation centre facilities, the DFMC has resolved to maintain its support for the implementation of the project as early as possible and in accordance with the original site boundary.

12. We appreciate that affected parties have different views and concerns regarding this project, however no consensus could be reached among the affected parties on the proposed shifting of the project site after lengthy consultation and discussion. The YLDC DFMC supports the implementation of the project according to the original site boundary. Having made a concerted effort to seek and take into account the views of the various parties concerned, we now recommend that we take forward the project according to the original site boundary and conceptual design, as endorsed by the YLDC DFMC.

13. Members may wish to note that, based on the original site boundary, although the external walls of the project building and the fence wall of Crystal Park are quite close, the external walls of the project building and the closest residential block of Crystal Park would still be

^{Note} Including minor design changes to turn the pediment design of the vehicular run-in and run-out of the project building into a curved shape and to modify the inclined striped pattern on the external walls of the project building after taking into account the suggestions collected in the consultation exercise.

11m apart. We will take whatever measures we can to address the concerns of IOCP that we should minimise the possible impact of the project on nearby residents. A streamlined design and a low-rise development of five storeys would be adopted to minimise possible screening effects. The podium of the project building would be landscaped to enhance its aesthetic effect; and we will build a fence wall of about 2m high to help protect the privacy of the residents of Crystal Park. At the detailed design stage, we will further consider increasing the height of the fence wall, adopting a more enclosed design for the podium and making further refinements in the design to address the concerns of the residents in the vicinity.

14. The estimated cost of the project is revised from \$791.1 million in September 2008 prices (on PWSC(2008-09)56) to \$663.0 million in September 2009 prices, due to a drop in recent market tender prices for building projects. The cost breakdown of the project is set out at **Enclosure 3**.

15. Subject to Members' views, we plan to submit the above supplementary information to PWSC at its meeting on 16 December 2009, and present the funding proposal for consideration by FC in January 2010. Subject to funding approval by FC, construction is expected to commence in June 2010 for completion in May 2013.

Home Affairs Bureau
November 2009

For Information

**Legislative Council Panel on Home Affairs
Public Library and Indoor Recreation Centre in Area 3, Yuen Long**

Purpose

This paper informs Members of a proposed capital works project (the Project) to construct a library and indoor recreation centre in Area 3, Yuen Long that we plan to submit to the Public Works Subcommittee (PWSC) for consideration at its meeting on 7 January 2009. If Members of the Panel on Home Affairs would like to discuss the Project, we would make arrangement with the Secretariat for it to be discussed at a meeting of the Panel on Home Affairs before it is submitted to PWSC.

Background

2. The Project is an ex-Municipal Council project and is one of the 25 priority projects announced in the Policy Address in 2005.

Location of the Project Site

3. The project site, occupying an area of about 6 800 square metres, is situated at Ma Tin Road. It is currently used as two 5-a-side soccer pitches, a roller-skating rink, a jogging trail and a sitting-out area on a temporary basis, and is available for development. A site plan and the artist's impression of the building are at **Enclosures**.

Scope of the Project

4. The proposed scope of the Project comprises –
- (a) A district library to replace the existing district library (Yuen Long Public Library) on 1/F, Yuen Long Government Offices, Kiu Lok Square, Yuen Long. The facilities in the proposed district library include -

(i) Public facilities

- adult lending library, children's library, quick reference section, newspapers and periodicals section, multimedia library, computer and information centre, extension activities room, coffee corner, exhibition area and students' study room;
- cloakroom, book drop, public area for self-charging terminals, Internet workstations, online access catalogues and photocopying service, babycare room, public toilets; and
- readers' advisory desks, customer service counter, computer equipment rooms, security control room.

(ii) Office accommodation

- general accommodation and ancillary facilities for staff including book processing room, book sorting room, staff changing room and toilet facilities, etc.

(b) A central reserve stack for library materials of the library system to replace the existing temporary rented premises in Yu Chui Shopping Centre, Yu Chui Court, Sha Tin.

(c) An indoor recreation centre with -

- a main games arena with two basketball courts/two volleyball courts/eight badminton courts and spectator stand;
- a children's play room, a table-tennis room, a multi-purpose activity room, a fitness room; and
- ancillary facilities including a babycare room, a first aid room, toilet and changing facilities, a management office, a booking office, a conference/committee room, parking spaces, loading and unloading area, etc.

Justifications

Public library

5. Yuen Long District is presently served by two district libraries (Tin Shui Wai Public Library and Yuen Long Public Library), one small library and ten mobile library stops. Tin Shui Wai Public Library is an interim district library with a floor area of 1 570 square metres at rented premises in Kingswood Ginza, Tin Shui Wai. It will be replaced by a major library with a net operational floor area (NOFA) of about 6 200 square metres under another project near Tin Shui Wai Station of Mass Transit Railway (MTR) by mid 2012 to serve the population of Yuen Long District.

6. Yuen Long Public Library is a district library with a floor area of 1 540 square metres on 1/F, Yuen Long Government Offices. Its floor area is below the latest standard space requirement for a district library of 2 900 square metres. The library was opened in 1984 and its present floor area is unable to meet the heavy demand on public library service from the local community. Constrained by its small area, the existing Yuen Long Public Library can offer only a limited capacity in term of library facilities provided to the public. Considering the increasing demand in library service for more library materials and to cope with the wider use of information technologies to support the infrastructure and operation of the library, there is an increased demand for larger floor area to accommodate the facilities.

7. The Hong Kong Planning Standards and Guidelines (HKPSG) suggests a district library be provided for every 200 000 population and the departmental guidelines suggest a major library for a population of 400 000. According to the Planning Department, the population of Yuen Long District would increase from 554 200 in 2008 to 650 200 in 2016. To meet the high demand of the growing population in Yuen Long District for library services, there is a need to replace the existing Yuen Long Public Library by a standard district library in addition to the provision of a major library in Tin Shui Wai and other library services provided. The proposed new district library, with an NOFA of some 2 900 square metres, would provide a full range of library services and facilities to better meet the needs of the local residents.

Central reserve stack

8. In addition to the standard district library, it is proposed that a central reserve stack, with an NOFA of some 3 100 square metres, be included in the Project with a view to replacing the existing one at the Yu Chui Shopping Centre, Yu Chui Court, Sha Tin which is a rented premises. Currently, some 500 000 library materials of Hong Kong Public Libraries are stored in the central reserve stack there. The stored materials include the collections for the “Libraries@neighbourhood - Community Libraries Partnership Scheme” which provide special block loan service for setting up of community libraries and the block loan services for schools. With the rapid development of library collections and the fast growth of public library service, it is necessary to secure additional storage space for the central reserve stack. The relocation of the central reserve stack from the rented premises at Sha Tin to the project site can accommodate the increasing amount of closed stack library materials and minimise the Government’s rental expenditure.

Indoor recreation centre

9. According to HKPSG, Yuen Long District, with a projected population of 563 800 in 2009, should be provided with some eight sports centres. At present, there are only four in the district. In addition, one sports centre near Tin Shui Wai Station of MTR is under construction and two sports centres in Area 101, Tin Shui Wai and Kam Tin/Pat Heung respectively are under active planning. The proposed project will help alleviate the shortfall of sports centres in the district.

10. The population of Yuen Long District is characterised by a relatively high proportion of working age population, and a relatively high proportion of young age population in Yuen Long New Town area, resulting in a keen demand for recreational and sports facilities. In view of the anticipated increase in population, the provision of a new sports centre in Yuen Long New Town area would be highly welcomed by local residents.

Project Estimate and Implementation Plan

11. The estimated cost of the Project is \$852 million in September 2008 prices.

12. Subject to funding approval by the Finance Committee, construction is expected to commence in late June 2009 for completion in May 2012.

Public Consultation

13. We consulted the Town Planning and Development Committee of the Yuen Long District Council (YLDC) on 18 September 2002 and the Culture, Recreation and Sports Committee of YLDC on 10 January 2006, 5 September 2006 and 8 May 2007 on the scope of the Project. Members supported the Project and urged for its early implementation.

14. We consulted the District Facilities Management Committee of YLDC on the design of the Project on 5 September 2008. Members reiterated their strong support to the Project and urged for its early implementation.

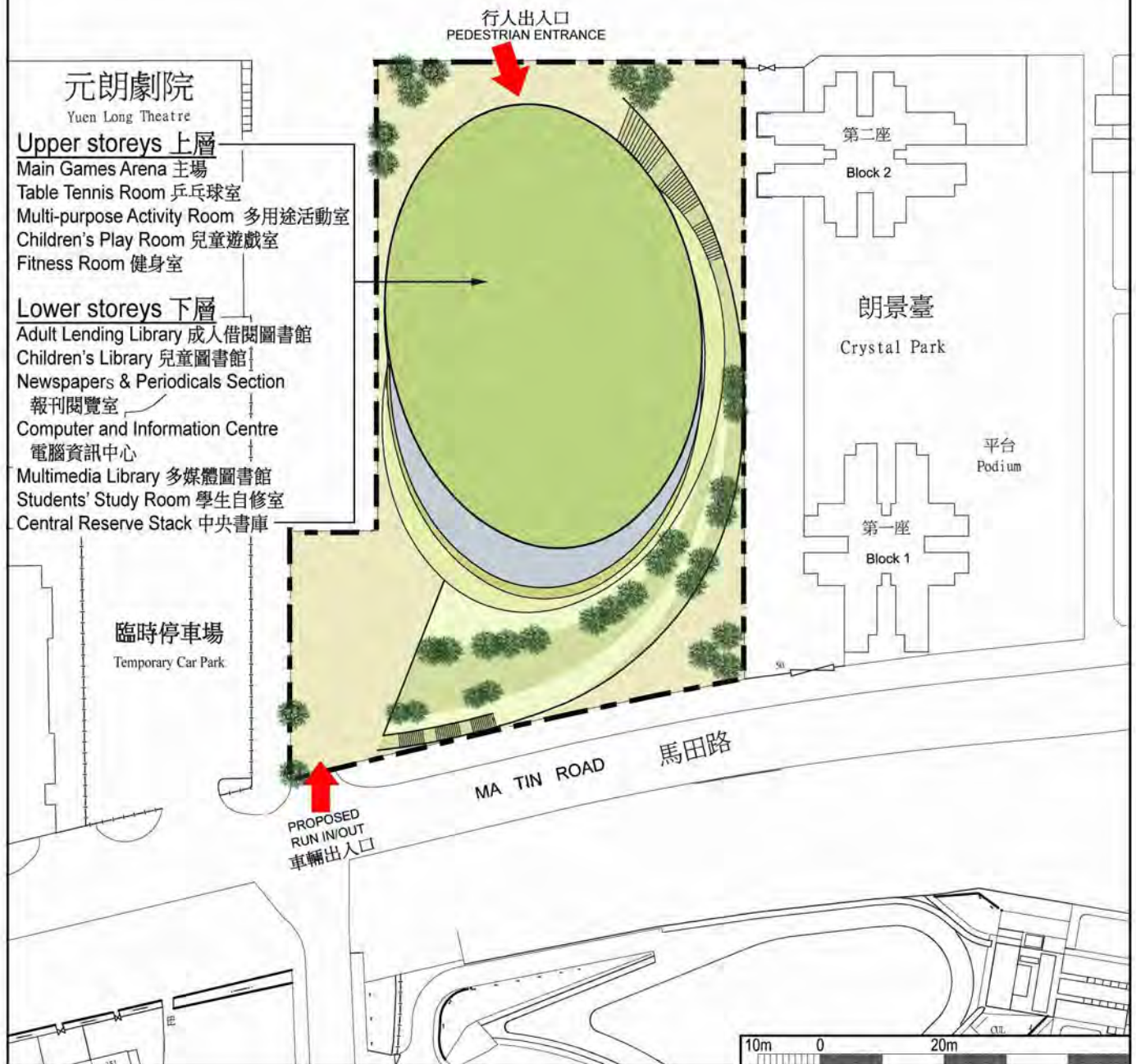
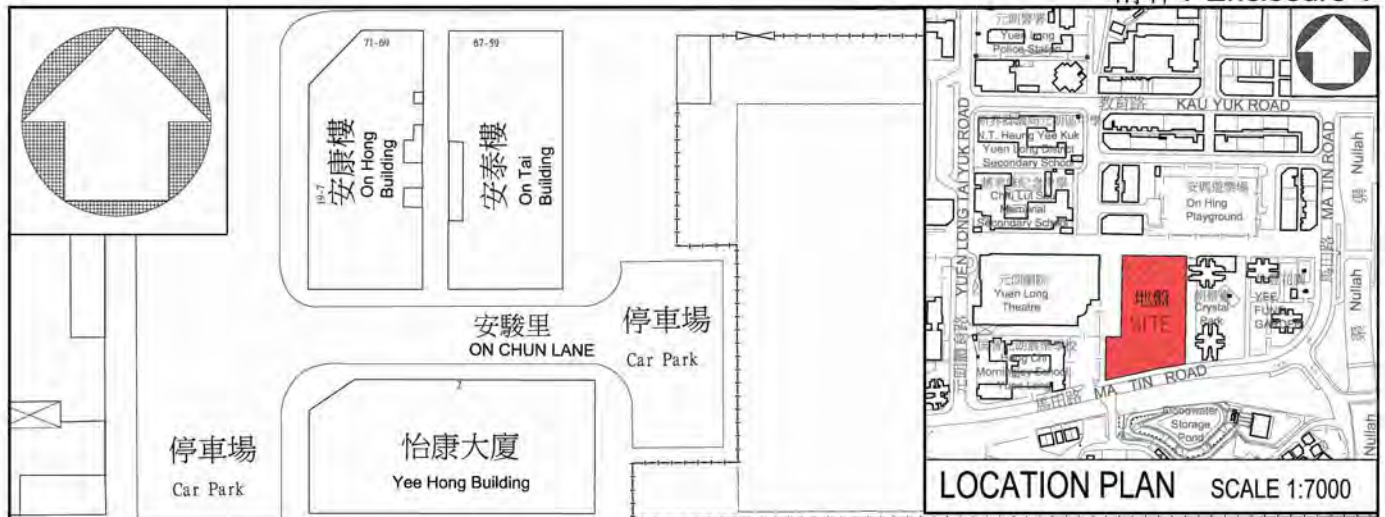
Way Forward

15. We intend to submit the Project to the PWSC of the Finance Committee for consideration at its meeting on 7 January 2009.

Advice Sought

16. Members are invited to support the implementation of the Project.

Home Affairs Bureau
December 2008



title 49 RG

PUBLIC LIBRARY & INDOOR
RECREATION CENTRE IN
AREA 3, YUEN LONG
元朗第三區公共圖書館及
體育館

drawn by

P&T ARCHITECTS AND ENGINEERS LTD.

date

OCT 08

checked by

P&T ARCHITECTS AND ENGINEERS LTD.

date

OCT 08

office

ARCHITECTURAL BRANCH

drawing no.

SK-4-1

scale

1:1000



ARCHITECTURAL
SERVICES
DEPARTMENT



title 49 RG			
PUBLIC LIBRARY & INDOOR RECREATION CENTRE IN AREA 3, YUEN LONG 元朗第三區公共圖書館及體育館			
drawn by	P&T ARCHITECTS AND ENGINEERS LTD.	date	OCT 08
checked by	P&T ARCHITECTS AND ENGINEERS LTD.	date	OCT 08
office	ARCHITECTURAL BRANCH		
drawing no.		SK-4-2	N/A
ARCHITECTURAL SERVICES DEPARTMENT			



For discussion
on 7 January 2009

PWSC(2008-09)56

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Mixed amenity packages

49RG – Public library and indoor recreation centre in Area 3, Yuen Long

Members are invited to recommend to Finance Committee the upgrading of **49RG** to Category A at an estimated cost of \$875.0 million in money-of-the-day prices for the construction of a public library and indoor recreation centre in Area 3, Yuen Long.

PROBLEM

There are insufficient recreational and library facilities in Yuen Long District to meet local needs.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **49RG** to Category A at an estimated cost of \$875.0 million in money-of-the-day (MOD) prices for the construction of a public library and indoor recreation centre in Area 3, Yuen Long.

PROJECT SCOPE AND NATURE

3. The project site occupies an area of about 6 800 square metres (m²) at Ma Tin Road, Yuen Long. The proposed scope of works under **49RG** includes —

/District

District Library

- (a) A district library to replace the existing substandard district library (Yuen Long Public Library) on 1/F, Yuen Long Government Offices, Kiu Lok Square, Yuen Long. The facilities in the proposed district library include –
 - (i) adult lending library, children's library, quick reference section, newspapers and periodicals section, multimedia library, computer and information centre, extension activities room, coffee corner, exhibition area and students' study room;
 - (ii) cloakroom, book drop, public area for self-charging terminals, Internet workstations, online access catalogues and photocopying service, babycare room, public toilets;
 - (iii) readers' advisory desks, customer service counter, computer equipment rooms, security control room; and
 - (iv) general accommodation and ancillary facilities for staff including book processing room, book sorting room, staff changing room, toilet facilities, etc.

Central Reserve Stack

- (b) A central reserve stack for library materials of the library system to replace the existing temporary one at rented premises in Yu Chui Shopping Centre, Yu Chui Court, Sha Tin;

Indoor Recreation Centre

- (c) An indoor recreation centre with –
 - (i) a main games arena with space for up to two basketball courts or two volleyball courts or eight badminton courts, as well as a spectator stand;

/(ii)

- (ii) a children's play room, a table-tennis room, a multi-purpose activity room and a fitness room; and
- (iii) ancillary facilities including a babycare room, a first aid room, toilet and changing facilities, a management office, a booking office, a conference room, parking spaces and a loading and unloading area.

———— A site plan is at Enclosure 1. An artist's impression of the proposed development is
———— at Enclosure 2. We plan to start construction in June 2009 for completion in May 2012.

JUSTIFICATION

Public Library

4. Yuen Long District is presently served by two district libraries (Tin Shui Wai Public Library and Yuen Long Public Library), one small library and ten mobile library stops. Tin Shui Wai Public Library is an interim district library with a floor area of 1 570 m² at rented premises in Kingswood Ginza, Tin Shui Wai. It will be replaced by a major library with a floor area of about 6 200 m² under another project near Tin Shui Wai Station of Mass Transit Railway (MTR) by mid 2012 to serve the population of Yuen Long District.

5. Yuen Long Public Library is a district library with a floor area of 1 540 m² on 1/F, Yuen Long Government Offices. Its floor area is below the latest standard space requirement for a district library of 2 900 m². The library was opened in 1984 and its present floor area is unable to meet the heavy demand for public library service from the local community. Constrained by its small area, the existing Yuen Long Public Library can offer only a limited capacity in terms of library facilities provided to the public. Considering the increasing demand in library service for more library materials and to cope with the wider use of information technologies to support the infrastructure and operation of the library, there is an increased demand for larger floor area to accommodate the facilities.

6. The Hong Kong Planning Standards and Guidelines (HKPSG) suggests a district library be provided for every 200 000 population and the guidelines of the Leisure and Cultural Services Department suggest a major library for a population of 400 000. According to the Planning Department, the population of Yuen Long District would increase from 563 800 in 2009 to 650 200 in 2016. To meet the high demand of the growing population in Yuen Long District for library services, there is a need to replace the existing Yuen Long Public Library by a standard district library in addition to the provision of a major library in Tin Shui Wai and other library services provided. The proposed new district library, with a floor area of some 2 900 m², would provide a full range of library services and facilities to better meet the needs of the local residents.

Central Reserve Stack

7. In addition to the standard district library, it is proposed that a central reserve stack, with a floor area of some 3 100 m², be included in the project with a view to replacing the existing one at Yu Chui Shopping Centre, Yu Chui Court, Sha Tin which is a rented premises of about 3 040 m². Currently, some 500 000 library materials of Hong Kong Public Libraries are stored in the central reserve stack there. The stored materials include the collections for the “Libraries@neighbourhood - Community Libraries Partnership Scheme” which provide special block loan services for community libraries and the block loan services for schools. With the rapid development of library collections and the fast growth of public library service, it is necessary to secure additional storage space for the central reserve stack. The relocation of the central reserve stack from the rented premises at Sha Tin to the project site can accommodate the increasing amount of closed stack library materials and minimise the Government’s rental expenditure.

Indoor Recreation Centre

8. Based on the HKPSG, Yuen Long District, with a projected population of 563 800 in 2009, should have eight sports centres. At present, there are only four in the district with one additional sports centre near Tin Shui Wai Station of MTR under construction and two sports centres in Area 101, Tin Shui Wai and Kam Tin/Pat Heung respectively under planning. The proposed project will help alleviate the shortfall of sports centres in the district.

9. Yuen Long District has a relatively high proportion of people of working age and also a relatively high proportion of young people, especially in the Yuen Long New Town area. This results in a keen demand for recreational and sports facilities. In view of the anticipated increase in population, we anticipate that the provision of a new sports centre in Yuen Long New Town would be welcomed by local residents.

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the project to be \$875.0 million in MOD prices (see paragraph 11 below), made up as follows –

		\$ million
(a)	Piling	101.5
(b)	Building	383.0
(c)	Building services	90.9
(d)	Drainage	7.0
(e)	External works	57.4
(f)	Additional energy conservation measures	23.4
(g)	Consultants' fees for –	21.9
	(i) Contract administration	10.8
	(ii) Site supervision	11.1
(h)	Furniture and Equipment ¹	39.7
(i)	Contingencies	66.3
	Sub-total	791.1 (in September 2008 prices)
(j)	Provision for price adjustment	83.9
		/\$ million.....

¹ The estimated cost of furniture and equipment is based on an indicative list of items required, including recreation and sports equipments, office furniture, first aid equipments, mobile racks, etc.

\$ million

Total 875.0 (in MOD prices)

————— We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants' fees by man-months is at Enclosure 3. The construction floor area (CFA) of **49RG** is about 15 970 m². The estimated construction unit cost, represented by the building and the building services costs, is \$29,674 per m² of CFA in September 2008 prices. We consider this comparable to similar projects built by the Government.

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

Year	\$ million (Sept 2008)	Price adjustment factor	\$ million (MOD)
2009 – 10	70.0	1.04000	72.8
2010 – 11	325.9	1.08160	352.5
2011 – 12	320.6	1.12486	360.6
2012 – 13	48.0	1.16986	56.2
2013 – 14	15.0	1.21665	18.2
2014 – 15	11.6	1.26532	14.7
	<hr style="width: 100%;"/> 791.1 <hr style="width: 100%;"/>		<hr style="width: 100%;"/> 875.0 <hr style="width: 100%;"/>

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 2009 to 2015. We will deliver the piling and building works through two lump-sum contracts because we can clearly define the scope of the works in advance. The contracts will provide for price adjustments.

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13. We estimate the additional annual recurrent expenditure arising from this project to be \$33.650 million.

PUBLIC CONSULTATION

14. We consulted the Town Planning and Development Committee of the Yuen Long District Council (YLDC) on 18 September 2002 and the Culture, Recreation and Sports Committee of YLDC on 10 January 2006, 5 September 2006 and 8 May 2007 on the scope of the project. Members supported the project and urged its early implementation.

15. We consulted the District Facilities Management Committee of YLDC on the design of the project on 5 September 2008. Members reiterated their strong support for the project and urged its early implementation.

16. We circulated an information paper to the Legislative Council Panel on Home Affairs on 9 December 2008. Members did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

17. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project has very little potential of giving rise to adverse environmental impact.

18. 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 and the building of barrier wall for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

19. We have considered measures in the planning and design stages to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste on site (e.g. use of excavated materials for filling within the site) or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste to public fill reception facilities². We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimise the generation of construction waste.

20. We will also require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste to public fill reception facilities and landfills respectively through a trip-ticket system.

21. We estimate that the project will generate in total about 25 906 tonnes of construction waste. Of these, we will reuse about 3 774 tonnes (14.6%) of inert construction waste on site and deliver 19 066 tonnes (73.6%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 3 066 tonnes (11.8%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$898,032 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

/ENERGY

² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste 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.

ENERGY CONSERVATION MEASURES

22. The project has adopted various forms of energy efficient features, including –

- (i) water cooled chiller;
- (ii) automatic demand control of chilled water circulation system;
- (iii) automatic condenser tube cleaning equipment;
- (iv) automatic demand control of supply air;
- (v) demand control of fresh air supply with carbon dioxide sensor;
- (vi) heat wheels for heat energy reclaim of exhaust air;
- (vii) T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy sensor and daylight sensor;
- (viii) light-emitting diode (LED) type exit sign;
- (ix) heat pump for space heating and dehumidification; and
- (x) automatic on/off switching of lighting and ventilation fan inside the lift.

23. For renewable energy technologies, we will install photovoltaic system and solar hot water system for environmental benefits.

24. For greening features, we will provide landscape in the appropriate area on the main roof and terraces for environmental and amenity benefits.

25. For recycled features, we will install rainwater recycling system for landscape irrigation with a view to conserving water.

/26.

26. The total estimated additional cost for adoption of the above features and for achievement of the highest standard of building environmental assessment rating is around \$23.4 million, which has been included in the cost estimate for this project. There will be about 10.4% energy savings in the annual energy consumption.

HERITAGE IMPLICATIONS

27. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

28. The project does not require any land acquisition.

BACKGROUND INFORMATION

29. We upgraded **49RG** to Category B in February 2007. We engaged an architectural consultant in February 2008 to undertake the detailed design and site investigation. We engaged a quantity surveying consultant in December 2007 to prepare the tender documents. The total cost of the above consultancy services and works is about \$8.4 million. 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". The architectural consultant has completed the preliminary design and site investigation. The quantity surveying consultant is preparing the tender documents.

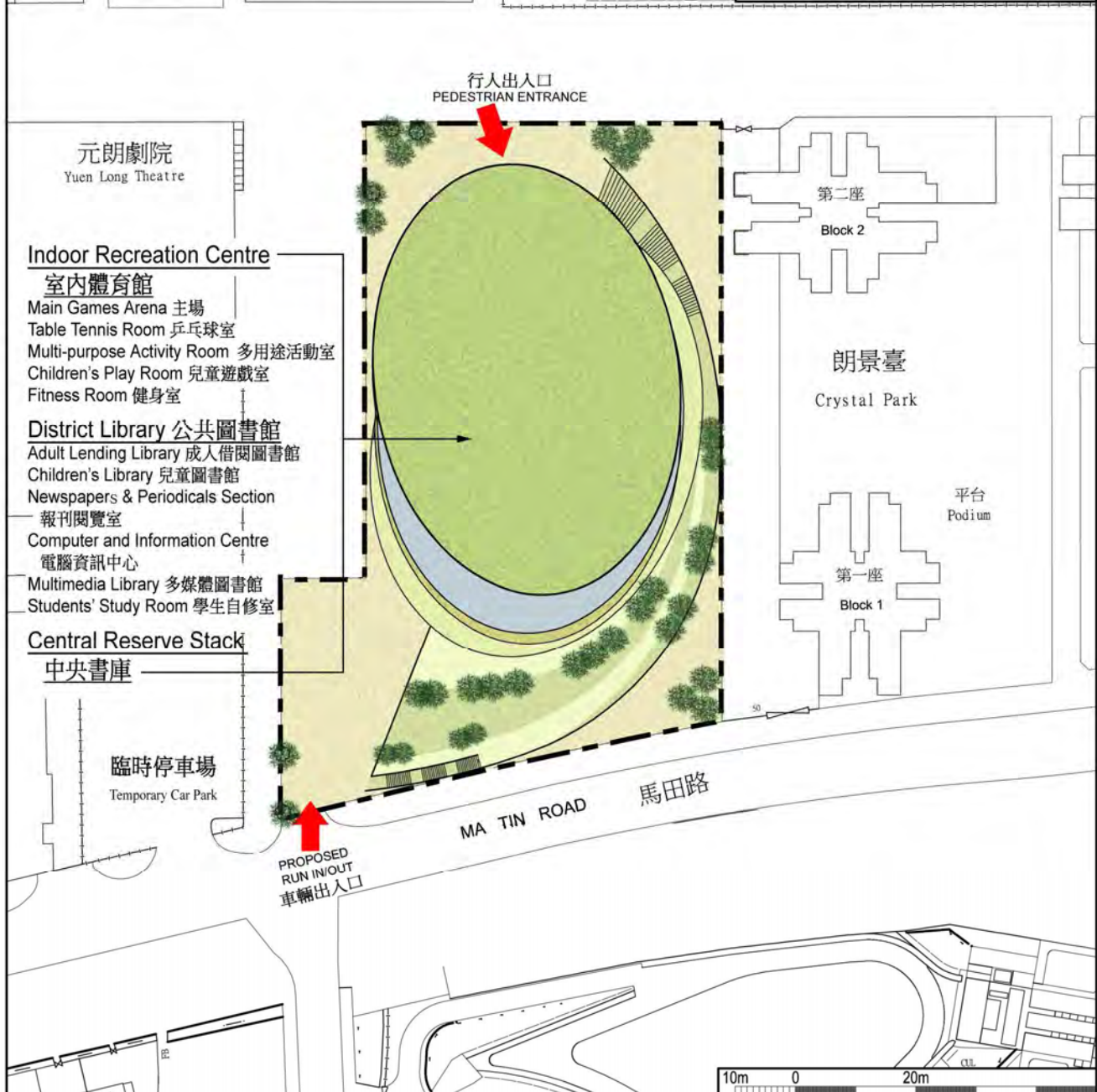
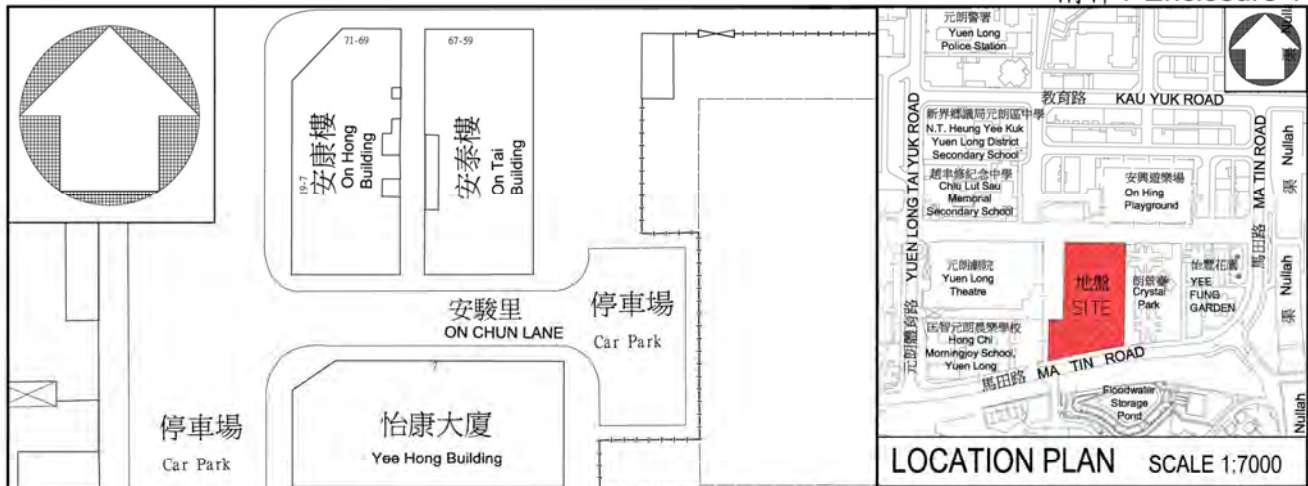
30. The proposed works will affect seven trees growing within the project site. They will be replanted within the site. All trees to be replanted are not important trees⁴. We will incorporate planting proposals as part of the project, including estimated quantities of 330 trees and 7 300 shrubs.

31. We estimate that the proposed works will create about 445 jobs (400 for labourers and another 45 for professional/technical staff) providing a total employment of 11 700 man-months.

Home Affairs Bureau
December 2008

⁴ “Important trees” refer to trees in the Register of Old and Valuable Trees, or 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, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking 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.



<p>title 49 RG</p> <p>PUBLIC LIBRARY & INDOOR RECREATION CENTRE IN AREA 3, YUEN LONG</p> <p>元朗第3區</p> <p>公共圖書館及體育館</p>	<p>drawn by CINDY CHAN</p> <p>checked by DAPHNE LI</p> <p>office ARCHITECTURAL BRANCH</p>	<p>date OCT 08</p> <p>date OCT 08</p>	<p>drawing no. SK-4-1</p> <p>scale 1:1000</p>	<p>ARCHITECTURAL SERVICES DEPARTMENT</p>
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PERSPECTIVE VIEW FROM
NORTH-WESTERN DIRECTION
(ARTIST'S IMPRESSION)

49RG
PUBLIC LIBRARY & INDOOR
RECREATION CENTRE
IN AREA 3, YUEN LONG
元朗第3區
公共圖書館及體育館

drawn by CINDY CHAN
approved by DAPHNE LI
office ARCHITECTURAL BRANCH

date OCT 08
date OCT 08

drawing no. SK-4-2

scale

NTS



ARCHITECTURAL
SERVICES
DEPARTMENT

49RG – Public library and indoor recreation centre in Area 3, Yuen Long**Breakdown of the estimate for consultants' fees**

Consultants' staff costs			Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Contract administration (Note 2)	Professional	—	—	—	10.8
(b)	Site supervision (Note 3)	Professional	30	38	1.6	2.9
		Technical	258	14	1.6	8.2
Total						21.9

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (As at 1 April 2008, MPS point 38 = \$60,535 per month and MPS point 14 = \$19,835 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **49RG**. The assignment will only be executed subject to Finance Committee's approval to upgrade **49RG** to Category A.
3. The consultants' staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.

Public Library and Indoor Recreation Centre in Area 3, Yuen Long

Breakdown of Estimated Project Cost
(September 2009 prices)

		\$ million
(a)	Piling	85.5
(b)	Building	297.8
(c)	Building services	76.8
(d)	Drainage	6.0
(e)	External works	55.4
(f)	Additional energy conservation measures	23.3
(g)	Consultants' fees for –	11.1
	(i) contract administration	10.8
	(ii) management of resident site staff	0.3
(h)	Remuneration of resident site staff	10.8
(i)	Furniture and Equipment ¹	39.7
(j)	Contingencies	56.6
	Total	663.0

¹ The estimated cost of furniture and equipment is based on an indicative list of items required, including recreation and sports equipments, office furniture, first aid equipments, mobile racks, etc.