

For discussion
on 29 April 2019

Legislative Council Panel on Home Affairs

**District Library and Residential Care Home for the Elderly
in the Joint User Complex at Lei King Road**

Purpose

This paper seeks Members' views on and support for the proposal to develop the District Library and Residential Care Home for the Elderly in the Joint User Complex at Lei King Road.

Project site

2. The proposed site is zoned "Government, Institution or Community" on the approved Quarry Bay Outline Zoning Plan No. S/H21/28, subject to a building height restriction of six storeys. The site abuts Lei King Road, Tai On Street and Tai Hong Street adjacent to the Eastern Law Courts Building and Sai Wan Ho Health Centre, within walking distance from Sai Wan Ho MTR Station; and covers an area of about 2 700 square metres (m²).

Project scope

3. The proposed scope of the project comprises –

(a) a District Library with the following major facilities –

(i) an adult library, a children's library, a quick reference section, a newspapers and periodicals section, an extension activities room, a students' study room, a multimedia library, a computer and information centre, an exhibition/display area, a coffee corner;

- (ii) a public area for self-service reservation pick-up lockers/dispensers, multi-functional self-service kiosks, self-charging terminals, library catalogue terminals, internet terminals, self-service electronic lockers and photocopying facilities, and a customer service counter and book drops;
 - (iii) other ancillary facilities including an office, an express check-in area, book processing and sorting rooms, computer equipment rooms, a babycare room and toilets; and
- (b) a Residential Care Home for the Elderly with 200 places.

4. In designing the Joint User Complex, two street-level accesses are provided for the District Library at Tai Hong Street and Lei King Road respectively, with the provision of book drops on the ground floor for the sake of readers' convenience. A separate entrance at Tai On Street is provided for the Residential Care Home for the Elderly. The location plan, site plan, sectional drawing and artist's impression of the project are at Enclosures 1 to 4 respectively.

Justifications

District Library

5. The Hong Kong Planning Standards and Guidelines stipulate that a district library should be provided for every 200 000 population. The population of the Eastern District is estimated at 515 000 in 2026, and is currently served by three district libraries (namely North Point Public Library, Quarry Bay Public Library and Chai Wan Public Library), three small libraries (namely Electric Road Public Library, Yiu Tung Public Library and Siu Sai Wan Public Library) and five mobile library stops.

6. As the existing North Point Public Library occupies a floor area of only 460 m² which falls short of the prevailing standard of a district library of 2 900 m² by 84%, it is proposed to enhance the current provision of library

services in the Eastern District. The proposed new district library (including a students' study room), with an approximate area of 3 000 m², will provide a full range of library services and facilities to meet the needs of local residents.

Residential Care Home for the Elderly

7. In view of the ageing population in Hong Kong, there is a huge demand for subsidised residential care services for the elderly. As at end-February 2019, there were 40 434 applicants being waitlisted for various types of subsidised residential care services for the elderly and the average waiting time in the past three months was 23 months and 25 months for care-and-attention places and nursing home places respectively. Setting up Residential Care Home for the Elderly in the Eastern District will help relieve the pressure on service demand and shorten the waiting time for subsidised residential care places.

Project estimate and timetable

8. The estimated project cost is about \$673.6 million in money-of-the-day prices.

9. Subject to funding approval by the Finance Committee, we plan to commence construction works by end 2019 for completion by end 2022.

Public consultation

10. The Planning, Works and Housing Committee of the Eastern District Council was consulted on the design of the project on 27 August 2015, 16 May, 11 July and 10 October 2017 and its views have been taken into account. Members supported the project as well as the schematic design, and urged for its early implementation.

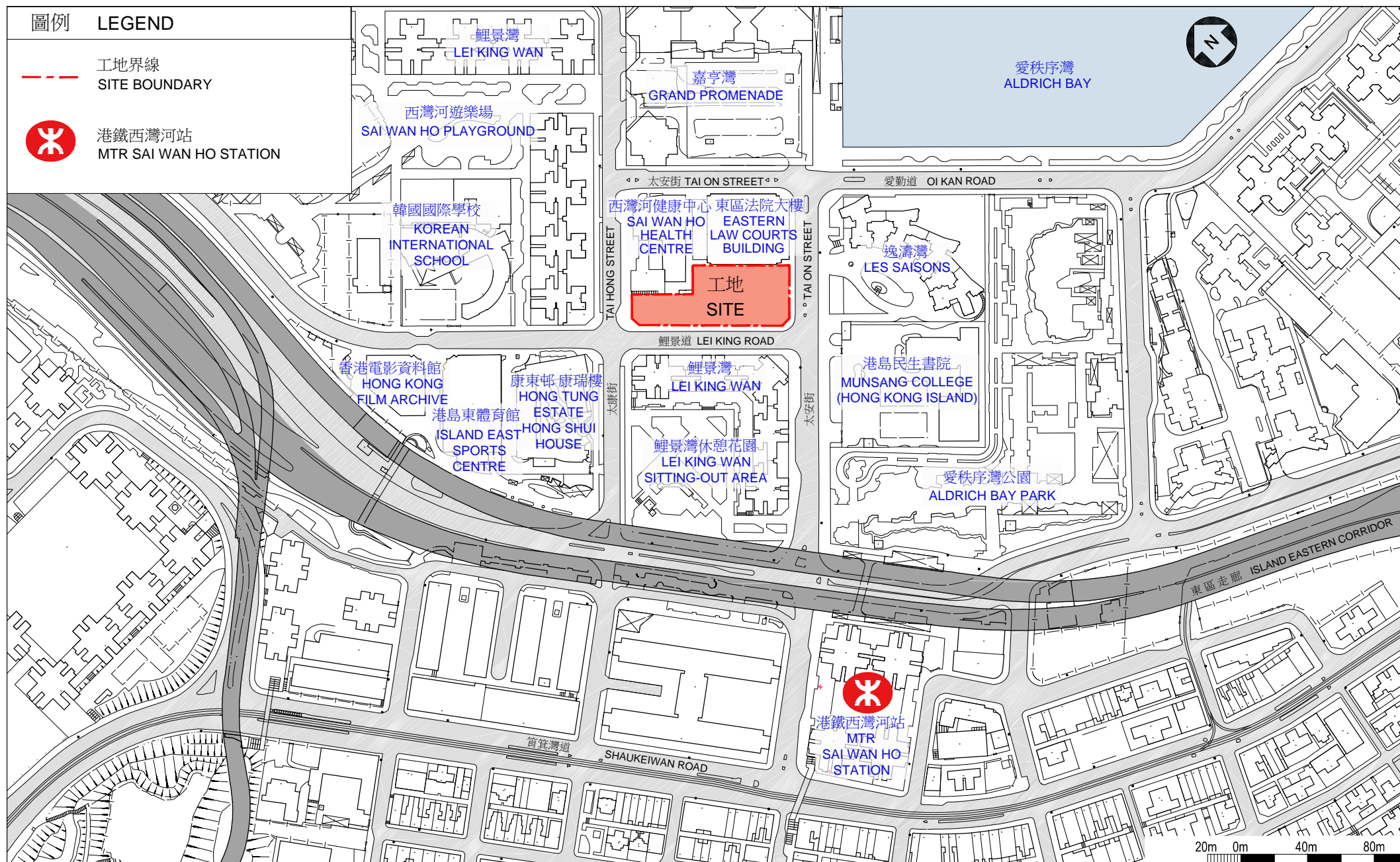
11. The Task Force on Harbourfront Developments on Hong Kong Island was also consulted on the project by circulation on 7 November 2017 and it had no objection to the project from harbourfront enhancement perspective.

12. The proposed Residential Care Home for the Elderly of this project was covered in submission of the annual briefing at the meeting of the Panel on Welfare Services on 9 July 2018.

Advice sought

13. Members are invited to support the submission of the funding proposal to the Public Works Subcommittee and Finance Committee for support and approval.

**Home Affairs Bureau
April 2019**

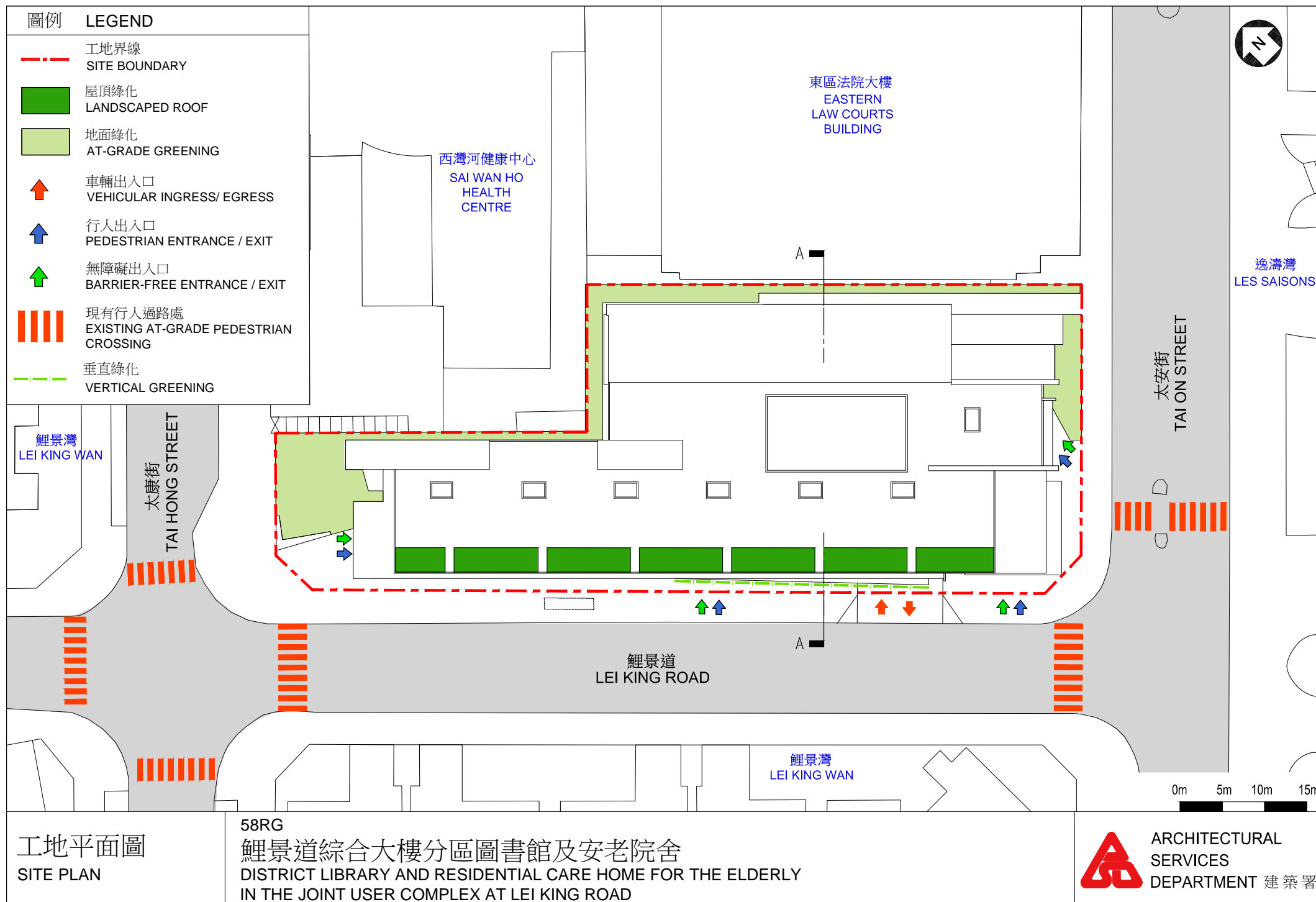


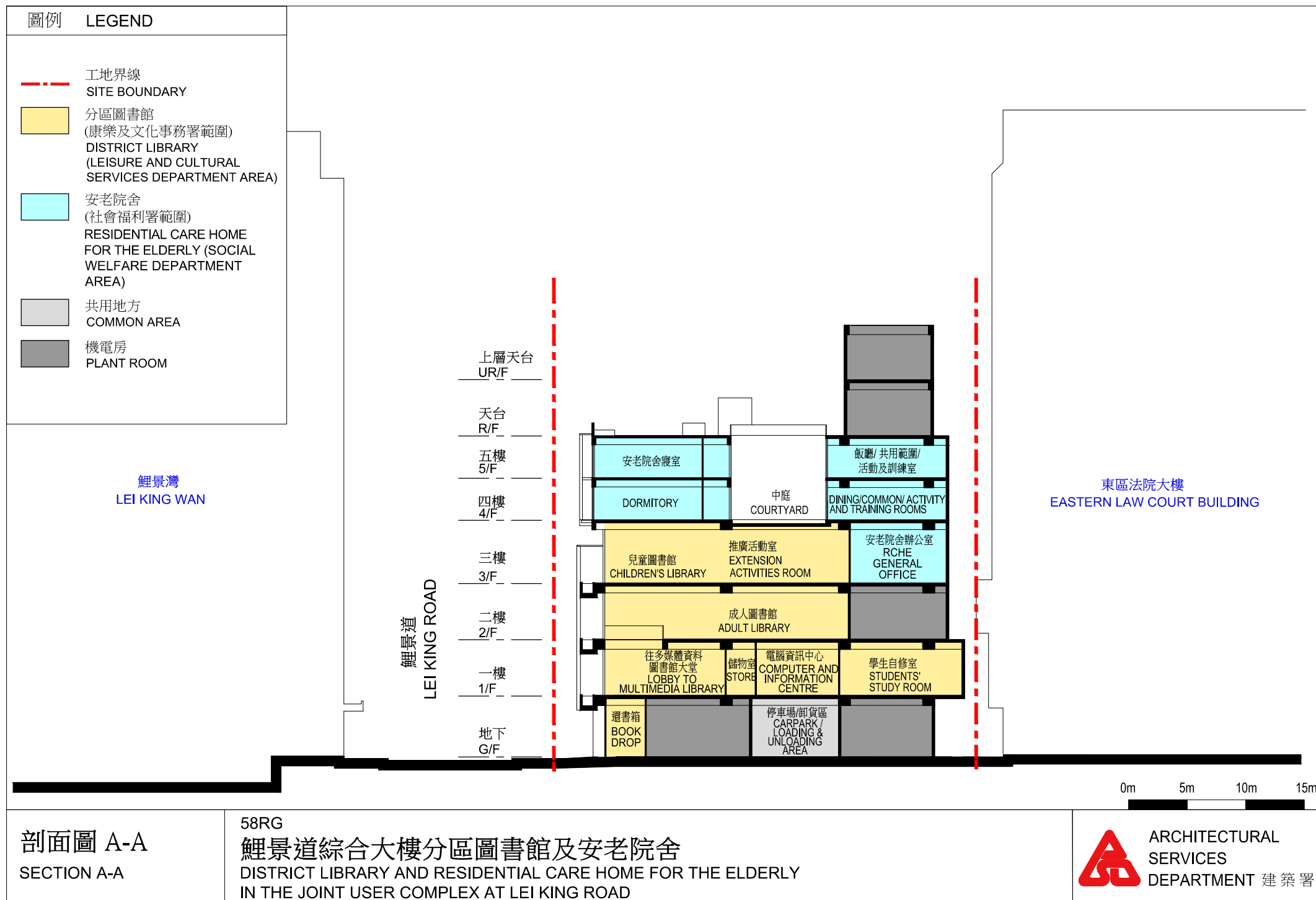
位置圖
LOCATION PLAN

58RG
鯉景道綜合大樓分區圖書館及安老院舍
DISTRICT LIBRARY AND RESIDENTIAL CARE HOME FOR THE ELDERLY
IN THE JOINT USER COMPLEX AT LEI KING ROAD



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從北面望向大樓的構思透視圖

PERSPECTIVE VIEW FROM NORTH DIRECTION

構思圖

ARTIST'S IMPRESSION

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鯉景道綜合大樓分區圖書館及安老院舍

DISTRICT LIBRARY AND RESIDENTIAL CARE HOME FOR THE ELDERLY
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