

Southern District Council
Recreation and District Facilities Committee

Reprovisioning of Pok Fu Lam Public Library
(Supplementary Information)

Purpose

This paper responds to the comments made by members of the Recreation and District Facilities Committee (RDFC) of the Southern District Council (SDC) at the meeting on 18 January 2022 on the proposal of the Leisure and Cultural Services Department (LCSD) on the reprovisioning of Pok Fu Lam Public Library (PFLPL) at the site of Kai Lung Wan North, one of the five sites in Pok Fu Lam South (PFLS) for public housing development by the Housing Department (HD), and provides supplementary information for reference.

Background

2. On 18 January 2022, the LCSD briefed the RDFC on the works project for the “Reprovisioning of Pok Fu Lam Public Library” and listened to members’ views. Members agreed at the meeting that the reprovisioning of the library was necessary to tie in with the redevelopment of Wah Fu Estate (WFE), and enquired about the factors for consideration in proposing the site of Kai Lung Wan North (KLWN) as the permanent site for the reprovisioning of the library and the feasibility of in-situ reprovisioning. Upon listening to members’ views, the LCSD has re-examined and studied the matter in detail with the HD in order to respond to members’ views and provide supplementary information on the proposed site.

Factors for Consideration in the Reprovisioning Options

3. The HD and LCSD have actively discussed and studied the reprovisioning of the PFLPL, in order to ensure seamless reprovisioning of library, without affecting the library services and the proposed public housing developments in PFLS, so as to provide enhanced library environment, facilities and services, and to serve more local residents. After studying the technical feasibility, effective use of resources and cost

effectiveness of different options, the HD and LCSD proposed, before the existing library ceases operation, the HD to provide a suitable premises in the reception estates of the proposed public housing developments in PFLS which can benefit more residents for the LCSD to reprovision PFLPL, with the construction cost borne by the LCSD.

Feasibility of In-situ Reprovisioning and Temporary Reprovisioning

4. In the light of the scope and complexity of the site formation works under the “Proposed Public Housing Developments in PFLS and Proposed Clearance and Rehousing Arrangement for WFE Redevelopment”¹, the construction of the reception estates at the five sites will be completed on different dates. Therefore, the rehousing of tenants in the existing WFE will also be implemented in phases (please refer to **Annex 1**). The PFLPL is currently located in Wah Chun House, which is included in Phase 2 of the Proposed Clearance and Rehousing Arrangement for WFE Redevelopment. The rehousing of residents and demolition of Wah Chun House are scheduled to commence from 2030 to 2031, and the reception estates for Phase 2 are in KLWN and Kai Lung Wan South (KLWS).

5. Since the rehousing, demolition and in-situ redevelopment for the sites included in Phase 2 of the redevelopment can only take place upon completion of the reception estates in KLWN and KLWS, the HD roughly estimated that the process from rehousing to redevelopment would take about 10 years, and the project is expected to be completed between 2040 and 2041. Taking into account the timetable of the proposed public housing developments in PFLS, if in-situ reprovisioning of the PFLPL was adopted, the Government would be required to deploy additional resources to set up a temporary library. Besides, after a detailed study of the ancillary support and planning of the new housing developments, the HD explicitly expressed that no idle spaces could be reserved or made available in the reception estates at the five sites for a temporary library. Having examined the use of resources, in-situ redevelopment was not recommended on the premises that library services should not be affected or interrupted. One-off relocation of the library to a permanent site will enhance the service facilities at an early time to bring greater benefits to residents, which is more cost-effective, thereby ensuring effective use of valuable public resources.

¹ The HD submitted the SDC Paper No. 8/2021 “Proposed Public Housing Developments in Pok Fu Lam South and Proposed Clearance and Rehousing Arrangement for Wah Fu Estate Redevelopment” at the SDC meeting on 6 May 2021 to brief members on the public housing developments in the five Government sites in Pok Fu Lam South and the clearance and rehousing arrangement for Wah Fu Estate Redevelopment.

Proposed Site in KLWN

6. The LCSD liaised closely with relevant departments including the HD in an attempt to identify suitable premises which could meet the requirements for the provision of a new small library for relocation purpose in the vicinity of the PFLPL other than the site of KLWN, but to no avail. Upon conducting a study, the HD and LCSD proposed to reprovision the PFLPL at the site of KLWN, one of the five sites in PFLS for public housing development. Among the two sites of reception estates in Phase 2 (KLWN and KLWS), the site of KLWN, which is nearer to WFE and Pok Fu Lam public transport interchange in future, will be the activity hub in residents' daily life. The net operating floor area of the proposed new library is about 1 200 square metres (m²). The new single-storey library is expected to be located at the podium (with four domestic buildings above) of the public housing in KLWN, adjacent to Shek Pai Wan Road (please refer to **Annex 2**), together with the retail and social welfare facilities required for residents' daily needs. The advantages of choosing the site of KLWN for the permanent reprovisioning of the PFLPL are as follows:

i) Comprehensive Pedestrian Network and Ancillary Transport Facilities

- The future Wah Fu MTR station will serve the residents of Wah Fu and nearby areas, including WFE, the reception estates at the five sites in PFLS, Wah Kwai Estate, Ka Lung Court and Pok Fu Lam Terrace, and nearby schools. As such, the HD conveyed its views to the Railway Development Office of the Highways Department and the MTR Corporation Limited that the Wah Fu MTR station should be set up at the central location of the above-mentioned places, that is, near the existing Wah On House and Wah Lok House. At the site next to Wah On House and Wah Lok House on Wah Lok Path, lifts will be provided for members of the public for direct access to KLWN with the new footbridge spanning across Shek Pai Wan Road. The reprovisioned PFLPL will be conveniently located on the same storey as and beside the KLWN exit of the footbridge. It is roughly estimated that it will only take some ten minutes walking from the central locations such as WFE and PFLS to KLWN;
- In addition to Wah Lok Path, the existing and new pedestrian linkage systems will also connect the remaining three sites of reception estates (KLWS, Wah King Street and Wah Fu North) and Wah Kwai Estate,

facilitating the use of library services by nearby residents. It is roughly estimated that it will only take some ten minutes walking from the above-mentioned reception estates at the three sites and from Wah Kwai Estate to KLWN respectively;

- There will be a public transport interchange in KLWN connecting the surrounding areas, and thus serving as an external transport hub for the residents of nearby estates (such as WFE, Wah Kwai Estate, Ka Lung Court, Pok Fu Lam Terrace and those newly built in KLWS, on Wah King Street and in Wah Fu North). The reprovisioning of the PFLPL in KLWN facilitates the use of library services by local and nearby residents on their way to and from home.

ii) Civic Hub and Cultural and Leisure Focal Point

- The site of KLWN under the planning of the HD is the largest among the reception estates at the five sites in terms of area and scale. Retail, social welfare and community facilities will be provided to meet residents' daily needs and a number of community organisations which have been serving WFE will be reprovisioned in KLWN so that an activity hub of sustainable development with comprehensive facilities will be developed. The preliminary development parameters of the proposed public housing developments at the five sites in PFLS are at **Annex 3**;
- There will be public housing units above the podium where the new library is situated. The new library will be co-located with retail shops and eateries to meet residents' daily needs in the community. Synergy effect will be achieved, allowing local residents to enjoy community, cultural and recreation, leisure, living and consumption facilities in a one-stop manner.

iii) Enhancement of Library Facilities and Services to Support District Development

- At present, the PFLPL and Students' Study Room have a total area of about 600 m². The total net operating floor area of the PFLPL after the proposed reprovisioning will be increased to about 1 200 m². Subject to technical feasibility and availability of space and resources, the LCSD will plan for spatial configuration and facilities of the new library as

appropriate, and actively explore the feasibility of increasing the number of seats for reading/the number of seats in the Students' Study Room to meet the needs of community development.

- Currently, the PFLPL mainly serves Wah Fu, Wah Kwai and their vicinity. Upon completion of the public housing developments in PFLS and the redevelopment project of WFE, a population growth of over 30 000 is expected in the district, with an estimated resident population of about 12 380 in KLWN. The LCSD, therefore, strives for early reprovisioning of the library permanently to larger premises in order to enhance its facilities, services and reading environment.
- The four sites for public housing developments in PFLS other than KLWN cannot provide space for the reprovisioning due to differences in their phases of redevelopment and constraints posed by the area of the construction sites. Besides, areas have to be reserved for pedestrian walkways and openings for the pedestrian linkage system, and thus the site on Wah Lok Path, which is nearer to WFE, will not have the space for the reprovisioning of the library. After striking a balance between the geographical location of the sites and the purpose of enhancing library facilities and services in the long run to meet the needs of district development, we propose to reprovision the library permanently in KLWN adjacent to the site on Wah Lok Path.

7. In addition, the LCSD reported the proposed works project for the "Reprovisioning of Pok Fu Lam Public Library" to members of the Southern District West Area Committee and sought their views on 30 December 2021. Members supported the project at the meeting.

8. Taking into account a variety of factors, the proposed site has been chosen for its close proximity to the public transport interchange, and it will be the centre of daily life for residents of Wah Fu and Pok Fu Lam in future. Meanwhile, the new library, with its location at a walking distance of some ten minutes only from the existing PFLPL, will extend its service to cover more target users through the reprovisioning project so as to achieve cost-effectiveness. Upon reviewing the accessibility of the proposed site, the overall effective use of resources, and the long-term financial commitment, we hope to gain support from the Committee for the use of KLWN as the site for the permanent reprovisioning of the PFLPL. We will then take forward the planning of the project, such as preparing the project definition statement for the approval of the Home Affairs Bureau, and inviting the Architectural Services

Department to conduct a technical feasibility study for further assessing the suitability of the proposed site for the above reprovisioning project. Upon completion of the relevant assessment and formulation of the project design plan, we will brief members in due course.

Leisure and Cultural Services Department

May 2022