

**For discussion  
on 22 November 2011**

**LEGISLATIVE COUNCIL**

**Panel on Development**

**Capital Works Reserve Fund  
Block Allocations for 2012-13**

**Supplementary Note**

**PURPOSE**

The paper “Capital Works Reserve Fund Block Allocations for 2012-13” (LC Paper No. CB(1)106/11-12(01)), which briefs Members on the forthcoming funding submissions to the Public Works Subcommittee / Finance Committee, will be discussed at the Panel meeting on 22 November 2011. To facilitate Members’ consideration of the paper, we have prepared this supplementary note to provide additional information on the following selected projects which Members have indicated interest in.

<b><u>Subhead</u></b>	<b><u>Project</u></b>	<b><u>Enclosure</u></b>
<b>1100CA</b>	(a) Hong Kong–Zhuhai–Macao Bridge Hong Kong Link Road	<b>1</b>
	(b) Hong Kong–Zhuhai–Macao Bridge Hong Kong Boundary Crossing Facilities	
	(c) Tuen Mun–Chek Lap Kok Link	
<b>3100GX</b>	(a) Provision of columbarium and garden of remembrance at Tsang Tsui, Tuen Mun	<b>2</b>
<b>3101GX</b>	(a) Construction of waterfront promenade at Hoi Yu Street, Quarry Bay	<b>3</b>
<b>5101CX</b>	(a) Greening master plans for New Territories South West—consultants’ fees and site investigation	<b>4</b>
	(b) Engineering feasibility study for the potential columbarium development in Tsuen Wan District	
	(c) Engineering feasibility study for the potential columbarium development in Southern District	
	(d) Engineering feasibility study for the potential columbarium development in Central and Western District	
	(e) Engineering feasibility study for the potential columbarium development in Yuen Long District	

<b><u>Subhead</u></b>	<b><u>Project</u></b>	<b><u>Enclosure</u></b>
<b>5101DX</b>	(a) Integrated waste management facilities phase 1—design and construction	<b>5</b>
	(b) West New Territories landfill extension—feasibility study	
	(c) Feasibility study on the provision of compensatory marine park for integrated waste management facilities at an artificial island near Shek Kwu Chau	
	(d) Sewerage provision study for remote villages in Yuen Long District	
<b>7100CX</b>	(a) Planning and engineering study for Tuen Mun Areas 40 and 46	<b>6</b>
	(b) Cycle track in Tuen Mun Area 16	
<b>8001SX</b>	(a) Provisioning of a hostel for severely mentally handicapped persons at Tung Chung Area 56 public housing development	<b>7</b>
	(b) Provisioning of a day activity centre at Tung Chung Area 56 public housing development	
	(c) Provisioning of an integrated service centre sub-base at Tung Chung Area 56 public housing development	
<b>9100WX</b>	(a) Services level agreement for New Territories West and retrofitting plumbing appurtenance with water saving devices in government buildings and schools in Kam Tin, Hung Shui Kiu and Tsuen Wan	<b>8</b>
	(b) Retrofitting plumbing appurtenance with water saving devices in government buildings and schools in Yuen Long	
	(c) Retrofitting plumbing appurtenance with water saving devices in government buildings and schools in Tin Shui Wai North	
	(d) Services level agreement for New Territories East and Hong Kong and retrofitting plumbing appurtenance with water saving devices in government buildings and schools in Islands	
	(e) Retrofitting plumbing appurtenance with water saving devices in government buildings and schools in Sheung Shui	

**Subhead :** 1100CA – Compensation and ex-gratia allowances in respect of projects in the Public Works Programme

**Controlling Officer** Director of Lands

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Hong Kong–Zhuhai–Macao Bridge Hong Kong Link Road <i>(i.e. Item 6 of Part II in Annex 1B of the draft PWSC paper)</i>	57,500 <sup>1</sup>	57,500

**Project details:**

The Plan and Scheme of the project was gazetted on 7 August 2009 under the Roads (Works, Use and Compensation) Ordinance (Cap. 370). The Scheme was authorized on 18 October 2011. We need to resume about 11 707 square metres (m<sup>2</sup>) of private land, and create easements and other permanent rights of about 80 622 m<sup>2</sup> and rights of temporary occupation of about 147 315 m<sup>2</sup> of private land. We will also clear about 47 741 m<sup>2</sup> of Government Land. No structure will be affected due to land resumption and clearance. About 17 hectares of land will be reclaimed and formed. Ex-gratia allowances will also be paid where appropriate.

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<sup>1</sup> As provided in the PWSC paper on “Hong Kong – Zhuhai – Macao Bridge Hong Kong Link Road” [PWSC(2011-12)31], the latest cost estimate of land resumption and clearance for the project is \$99.63 million. The cost estimate was updated in October 2011 upon resolution of the judicial review against decisions of the Director of Environmental Protection as regards the approval for the Environmental Impact Assessment Reports and the granting of Environmental Permits relating to the Hong Kong Boundary Crossing Facilities and Hong Kong Link Road projects. The increase reflects the updated market value assessments of the estimated compensation for the land resumed, creation of easements of private land and rights of temporary occupation of private land. The updated assessment has also taken into account the increase in the rate of ex-gratia allowances.

**Subhead :** 1100CA – Compensation and ex-gratia allowances in respect of projects in the Public Works Programme

**Controlling Officer** Director of Lands

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Hong Kong–Zhuhai–Macao Bridge Hong Kong Boundary Crossing Facilities <i>(i.e. Item 7 of Part II in Annex 1B of the draft PWSC paper)</i>	40,500 <sup>2</sup>	40,500

**Project details:**

The proposed reclamation works was gazetted on 12 June 2009 under the Foreshore and Sea-bed (Reclamations) Ordinance (Cap. 127). The proposed works was authorized on 18 October 2011. About 130 hectares of land will be reclaimed and formed.

The Plan and Scheme of the project was gazetted on 7 August 2009 under the Roads (Works, Use and Compensation) Ordinance (Cap. 370). The Scheme was authorized on 18 October 2011. We will resume about 30 604 m<sup>2</sup> of private land, and create easements and other permanent rights of about 13 690 m<sup>2</sup> and rights of temporary occupation of about 264 689 m<sup>2</sup> of private land. We will also clear about 22 665 m<sup>2</sup> of Government Land. No structure will be affected due to land resumption and clearance. About 6 hectares of land will be reclaimed and formed. Ex-gratia allowances will also be paid where appropriate.

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<sup>2</sup> As provided in the PWSC paper on “Hong Kong – Zhuhai – Macao Bridge Hong Kong Boundary Crossing Facilities – Reclamation and Superstructures” [PWSC(2011-12)30], the latest cost estimate of land resumption and clearance for the project is \$83.22 million. The cost estimate was updated in October 2011 upon resolution of the judicial review against decisions of the Director of Environmental Protection as regards the approval for the Environmental Impact Assessment Reports and the granting of Environmental Permits relating to the Hong Kong Boundary Crossing Facilities and Hong Kong Link Road projects. The increase reflects the updated market value assessments of the estimated compensation for the land resumed, creation of easements of private land and rights of temporary occupation of private land. The updated assessment has also taken into account the increase in the rate of ex-gratia allowances.

**Subhead :** 1100CA – Compensation and ex-gratia allowances in respect of projects in the Public Works Programme

**Controlling Officer** Director of Lands

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Tuen Mun–Chek Lap Kok Link <i>(i.e. Item 10 of Part II in Annex 1B of the draft PWSC paper)</i>	14,500	14,500

**Project details:**

The Plan and Scheme of the project was gazetted on 21 August 2009 under the Roads (Works, Use and Compensation) Ordinance (Cap. 370). The Scheme was authorized on 18 October 2011. We need to resume about 6 228 m<sup>2</sup> of private land, and create easements and other permanent rights of about 6 156 m<sup>2</sup> and rights of temporary occupation of about 3 826 m<sup>2</sup> of private land. Furthermore, seven Short Term Tenancies, one Government Land Licence and four Government Land Allocations will be affected. We will also clear about 512 318 m<sup>2</sup> of Government Land. Two households will be affected due to land resumption and clearance. About 36 hectares of land will be reclaimed and formed. Ex-gratia allowances will also be paid where appropriate.

**Subhead :**                   **3100GX – Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme**

**Controlling Officer**     Director of Architectural Services

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Provision of columbarium and garden of remembrance at Tsang Tsui, Tuen Mun <i>(i.e. Item 1 of Part II in Annex 3B of the draft PWSC paper)</i>	20,400	5,000

**Project details:**

The project aims to carry out pre-construction works for the proposed development of new columbarium blocks and a garden of remembrance at Tsang Tsui, Tuen Mun. The proposed new columbarium project will provide –

- (a) about 110 000 niches;
- (b) a garden of remembrance;
- (c) a public transport interchange within the site;
- (d) a standard two-lane two-way access road with walkway connecting Nim Wan Road;
- (e) other ancillary facilities including office, storerooms, a store for housing the record keeping and searching facilities of the deceased, emergency generator and plant room, public toilets, concrete offering platform and trough-shaped incense holders for niches, incense/joss paper burners with exhaust air treatment facilities, ash collection chambers, provision of refuse collection point, and fixed benches on each floor/open air space;
- (f) connection of fresh water supply, electricity supply, internal sewerage system with sewage pump house, public address and closed circuit television systems, and passenger lifts, etc; and
- (g) landscaping.

The proposed pre-construction works will include –

- (a) minor investigation works (e.g. ground investigation, utilities and topographic surveys, etc.);
- (b) impact assessments on environment and other relevant aspects; and
- (c) consultancy services of architectural, building services, structural engineering, landscape architect and quantity surveying (for project design and preparation of tender documents).

We plan to commence the pre-construction works in 2011-Q4 for completion in 2014-Q1.

**Previous or planned consultation:**

Tuen Mun District Council (TMDC) gave in-principle support for the proposed columbarium development at its Environment, Hygiene and District Development Committee meeting on 16 July 2010. The Government undertook to conduct technical feasibility studies and consult the TMDC again once the suitability of the site is confirmed.

Food and Environmental Hygiene Department plans to consult TMDC in April 2012 to present the conceptual design and seek their support for the project.

**Subhead :** 3101GX – Minor building works for items in Category D of the Public Works Programme

**Controlling Officer** Director of Architectural Services

<b>Project description</b>	<b>Project Estimate</b> \$'000	<b>Estimate 2012-13</b> \$'000
Construction of waterfront promenade at Hoi Yu Street, Quarry Bay <i>(i.e. Item 3 of Part I in Annex 3C of the draft PWSC paper)</i>	19,500	11,500

**Project details:**

The project aims to develop a waterfront site of about 5 800 square metres with a seafront of about 500 metres long along Hoi Yu Street, Quarry Bay into a temporary waterfront promenade. The site will provide an open space with recreational facilities, including –

- (a) boardwalks and decks;
- (b) hard and soft landscaping works; and
- (c) ancillary facilities including temporary toilets, pergolas, seating benches with rain shelters, sun shading devices, signage, pet garden, irrigation points, lighting and fence.

The temporary Quarry Bay Barging Point at the Hoi Yu Street waterfront was relocated in March 2009. The Planning Department is currently carrying out studies to determine the permanent use of the site. In the interim, we have taken on board the suggestion of the Working Group on Waterfront Development in Eastern District (the Working Group) of the Eastern District Council to build a temporary waterfront promenade along the street for early enjoyment of the public. Due to its temporary nature, the provision of the facilities and standard of finishing has been kept to a minimum to ensure cost effectiveness, as reflected in the low unit rate of construction cost. The development approach also allows greater flexibility for upgrading to meet the standard of the permanent development. The project has commenced in 2011-Q3 for completion in 2012-Q4.

**Previous or planned consultation:**

The Working Group was consulted on 2 March 2011 and supported early implementation of the project. Design proposal was also presented to the Taskforce on Harbourfront Developments on Hong Kong Island of the Harbourfront Commission on 25 May 2011 and the Taskforce supported this project.

**Subhead :**                   **5101CX – Civil engineering works, studies and investigations for items in Category D of the Public Works Programme**

**Controlling Officer**     Director of Civil Engineering and Development

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Greening master plans for New Territories South West—consultants' fees and site investigation <i>(i.e. Item 3 of Part I in Annex 5B of the draft PWSC paper)</i>	18,100	6,100

**Project details:**

The project aims to develop Greening Master Plans (GMPs) for Tsuen Wan, Kwai Tsing and Islands Districts. The scope of the project comprises –

- (a) consultancy for the development of GMPs, which includes background study of the characteristics, site conditions and green constraints / opportunities of the relevant districts, establishment of greening themes and identification of suitable planting locations and species, as well as associated public engagement activities;
- (b) detailed design of the associated greening measures; and
- (c) associated site investigation works.

We plan to start the consultancy in end 2011 for completion by mid 2014.

**Previous or planned consultation:**

The following organisations/bodies, which have been consulted on the project, all indicate support –

- (a) Islands District Council (DC) on 19 April 2010;
- (b) Tsuen Wan DC on 25 May 2010;
- (c) District Facilities Management Committee of Kwai Tsing DC on 15 June 2010;
- (d) Legislative Council Panel on Development on 22 February and 24 May 2011; and
- (e) Heung Yee Kuk on 19 April 2011.

To ensure that the GMPs will meet the needs and aspirations of the local community, we will adopt the Enhanced Partnering Approach whereby we will invite the relevant DCs and Heung Yee Kuk to form District Participation Groups

(DPGs) in mid 2012 to partner with Civil Engineering and Development Department (CEDD) for the development of the GMPs. CEDD and DPGs will jointly organize community forums to collect views of local residents and major stakeholders on greening in their districts.

**Subhead :**                   **5101CX – Civil engineering works, studies and investigations for items in Category D of the Public Works Programme**

**Controlling Officer**    Director of Civil Engineering and Development

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Engineering feasibility study for the potential columbarium development in Tsuen Wan District <i>(i.e. Item 2 of Part II in Annex 5B of the draft PWSC paper)</i>	11,000	3,500
Engineering feasibility study for the potential columbarium development in Southern District <i>(i.e. Item 4 of Part II in Annex 5B of the draft PWSC paper)</i>	10,000	3,000
Engineering feasibility study for the potential columbarium development in Central and Western District <i>(i.e. Item 8 of Part II in Annex 5B of the draft PWSC paper)</i>	6,000	1,500
Engineering feasibility study for the potential columbarium development in Yuen Long District <i>(i.e. Item 9 of Part II in Annex 5B of the draft PWSC paper)</i>	5,000	1,500

**Project details:**

We plan to carry out the proposed engineering feasibility studies (including geotechnical appraisal and technical assessments on traffic, drainage, sewerage, landscape and environment etc.) to determine the scale, feasibility and sustainability of the proposed columbarium development at the following sites –

- (a) Tsuen Wan District—two sites at the eastern and western ends of Sham Shui Kok Drive, Siu Ho Wan, North Lantau;
- (b) Southern District—a site adjoining the Chinese Christian Cemetery at Pok Fu Lam;
- (c) Central and Western District—a site at Mount Davis Road, east of Chiu Yuen Cemetery; and

(d) Yuen Long District—a site between San Tam Road and Mai Po Lung Road, San Tin.

The proposed studies aim to address the main concerns of the public, particularly the location, layout and outlook of the columbarium facilities, as well as the traffic implications during the peak seasons. We plan to start the studies in mid 2012 for completion in batches between mid 2013 and mid 2014.

**Previous or planned consultation:**

The results of a public consultation exercise conducted by the Food and Health Bureau show that the public in general agree that different districts should collectively share the responsibility for developing new columbarium facilities to meet the overall public demand. In July 2010, 12 sites in seven districts were shortlisted for technical feasibility studies. In December 2010 and April 2011, 12 additional potential sites in 11 districts were announced.

We will consult the relevant District Councils on the outcome of the feasibility studies before taking forward the development projects further.

**Subhead :**                   **5101DX - Environmental works, studies and investigations for items in Category D of the Public Works Programme**

**Controlling Officer**     Director of Environmental Protection

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Integrated waste management facilities phase 1—design and construction <i>(i.e. Item 1 of Part I in Annex 5C of the draft PWSC paper)</i>	20,200	10,800

**Project details:**

Taking into account the Environmental Impact Assessment (EIA) results and Hong Kong's overall waste management strategy, the artificial island near Shek Kwu Chau has been identified as the preferred site for developing the integrated waste management facilities (IWMF) phase 1. The proposed project aims to hire consultants in 2011-Q4 to design and supervise ground investigation works and assist in procuring the contract for the design and construction of the IWMF Phase 1 development. The pre-qualification of tenderers and tender assessments are expected to be completed by 2012-Q3 and 2013-Q3 respectively.

**Previous or planned consultation:**

On 24 January 2011, we updated the Legislative Council Panel on Environmental Affairs on Government's latest waste management strategy, which includes the development of IWMF. We plan to further consult the Panel on the proposed IWMF phase 1 development works in April 2012.

**Subhead :**                   **5101DX – Environmental works, studies and investigations for items in Category D of the Public Works Programme**

**Controlling Officer**     Director of Environmental Protection

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
West New Territories landfill extension— feasibility study <i>(i.e. Item 2 of Part I in Annex 5C of the draft PWSC paper)</i>	14,900	2,000

#### **Project details:**

In March 2007, Environmental Protection Department (EPD) commenced the subject consultancy study to carry out detailed engineering feasibility and Environmental Impact Assessment (EIA) for the development and management of the West New Territories (WENT) landfill extension at a site to the west of the existing WENT landfill in Nim Wan, Tuen Mun. The study also aims to provide the cost estimates and evaluate the contract arrangements for the WENT landfill extension, and to work out a public communication strategy for the engineering feasibility and EIA study, as well as the implementation of the extension project.

The engineering feasibility and EIA study for the WENT landfill extension was completed in early 2010. It is anticipated that the remaining work of the consultancy will be completed by 2013.

#### **Previous or planned consultation:**

Since March 2009, EPD has been maintaining close liaison with the Tuen Mun District Council (TMDC) through the Tuen Mun Development Liaison Working Group led by Environment Bureau.

EPD consulted TMDC in January and September 2009 for the WENT landfill extension. In addition, the EIA report for WENT landfill extension was made available to the public for inspection from August to September 2009 in accordance with the EIA Ordinance. Upon consideration and agreement by the Advisory Council on the Environment EIA Sub-committee, the EIA report was endorsed by the Director of Environmental Protection in November 2009.

**Subhead :**                   **5101DX – Environmental works, studies and investigations for items in Category D of the Public Works Programme**

**Controlling Officer**     Director of Environmental Protection

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Feasibility study on the provision of compensatory marine park for integrated waste management facilities at an artificial island near Shek Kwu Chau <i>(i.e. Item 2 of Part II in Annex 5C of the draft PWSC paper)</i>	6,000	800

**Project details:**

The Integrated Waste Management Facilities (IWMF) Phase 1 Environmental Impact Assessment (EIA) Report has proposed that a marine park of approximately 700 hectares be designated in a suitable area in the waters between Shek Kwu Chau and the Soko Islands, so as to compensate for the permanent loss of 31 hectares of marine habitat frequently used by Finless Porpoises due to the proposed breakwater and reclamation works for the IWMF Phase 1. The EIA Report has also recommended that a feasibility study be carried out to define this marine park.

The objectives of the proposed feasibility study are to identify the suitable location and area for the proposed marine park, and to recommend marine ecological enhancement measures and management plan for implementation in the marine park (e.g. deployment of artificial reef and release of fish fry). The marine park study would start in 2012-Q3 for completion in 2014-Q3.

**Previous or planned consultation:**

Since February 2011, we have held a total of 27 meetings with over 1 000 members of the public and about 40 organisations to elaborate on the IWMF Phase 1 proposal and respond to their concerns. We have specifically consulted the Island District Council on 21 February, the Cheung Chau Rural Committee on 8 March, the Advisory Council on the Environment (ACE) EIA Sub-committee on 21 March, ACE on 11 April, the South Lantau Rural Committee on 13 May, World Wide Fund Hong Kong (WWF) on 31 May, Mui Wo Rural Committee on 11 August, and Hong Kong Bird Watching Society on 14 September and 26 October 2011. We also attended a Legislative Council Case Conference on 3 August 2011 regarding the proposed marine park. Some of the bodies consulted

(e.g. ACE, LegCo Case Conference, WWF, etc) have requested the Administration to look into the details of the proposed marine park as early as possible.

**Subhead :**                   **5101DX – Environmental works, studies and investigations for items in Category D of the Public Works Programme**

**Controlling Officer**     Director of Environmental Protection

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Sewerage provision study for remote villages in Yuen Long District <i>(i.e. Item 3 of Part II in Annex 5C of the draft PWSC paper)</i>	1,800	400

**Project details:**

With the continuous extension of trunk sewers to serve the unsewered areas in Yuen Long area, some 180 villages in the remote area of Yuen Long are, or will soon be, located within the catchment area of government sewers. As these villages are currently not served with government sewers, we plan to carry out a study to develop a village sewerage programme. The study will collect and compare relevant information (including local aspiration, population, location, development status, opportunities, constraints and financial implications for implementation of village sewerages etc.) in order to recommend the implementation priorities for these villages.

The study will commence in 2012-Q2 for completion in 2013-Q2.

**Previous or planned consultation:**

We have been reporting progress of sewerage implementation works in Yuen Long to the Environment Improvement Committee of Yuen Long District Council. At the meeting on 14 March 2011, some members suggested the Government consider providing sewerage network to villages in the vicinity of the recently completed trunk sewers in the Shap Pat Heung area.

We also consulted the relevant Rural Committees on various occasions to gather their views and solicit their support on the provision of public sewerage system in their area.

We will continue to consult the relevant Rural Committees in Yuen Long in the course of the proposed study.

**Subhead :** 7100CX – New towns and urban area works, studies and investigations for items in Category D of the Public Works Programme

**Controlling Officer** Director of Civil Engineering and Development

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Planning and engineering study for Tuen Mun Areas 40 and 46 <i>(i.e. Item 2 of Part II in Annex 7C of the draft PWSC paper)</i>	17,000	750

**Project details:**

Tuen Mun Area 40 is at the waterfront of Tuen Mun West, which is currently mainly used as sawmills, boat repairing workshops and other temporary uses. Tuen Mun Area 46 is situated at mid hill covering part of the ex-Pillar Point Valley Landfill which is under restoration. After completion of the Tuen Mun-Chek Lap Kok Link and Tuen Mun Western Bypass in 2016 and onwards, the areas will become an important western gateway to Tuen Mun and the northwest New Territories. A comprehensive review of land uses at the areas is necessary to optimise the development potential resulting from enhanced accessibility.

The proposed planning and engineering study aims to review the land uses of the areas (the potential developable area is about 27 hectares) and propose land use options by taking into account the public aspirations and with the support of necessary technical assessments and engineering inputs. We plan to start the study in 2012-Q4 for completion in end 2014.

**Previous or planned consultation:**

We plan to consult the Tuen Mun District Council on the project in early 2012.

**Subhead :**                    **7100CX – New towns and urban area works, studies and investigations for items in Category D of the Public Works Programme**

**Controlling Officer**     Director of Civil Engineering and Development

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Cycle track in Tuen Mun Area 16 <i>(i.e. Item 6 of Part II in Annex 7C of the draft PWSC paper)</i>	8,000	1,000

**Project details:**

The proposed works include construction of a section of cycle track of approximately 700 metres long alongside the verge of the eastern bank of Tuen Mun River and associated facilities to extend the existing cycle track near Tuen Yee Bridge to Yau Oi Estate. We plan to commence construction in 2012-Q4 for completion in 2013-Q4.

**Previous or planned consultation:**

We consulted the Tuen Mun District Council on 2 November 2010 and due to insufficient time, the item was further discussed at the Working Group on Development and Planning of Tuen Mun District held on 29 November 2010. We obtained the support of the Working Group.

**Subhead :** 8001SX – Provisioning of welfare facilities

**Controlling Officer** Director of Social Welfare

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Provisioning of a hostel for severely mentally handicapped persons at Tung Chung Area 56 public housing development <i>(i.e. Item 1 of Part II in Annex 8E of the draft PWSC paper)</i>	20,900	566
Provisioning of a day activity centre at Tung Chung Area 56 public housing development <i>(i.e. Item 5 of Part II in Annex 8E of the draft PWSC paper)</i>	14,663	359
Provisioning of an integrated service centre sub-base at Tung Chung Area 56 public housing development <i>(i.e. Item 6 of Part II in Annex 8E of the draft PWSC paper)</i>	12,532	288

**Project details:**

The Social Welfare Department (SWD) has adopted a multi-pronged approach to identify suitable premises for the provision of welfare facilities. Over the years, SWD has been collaborating with the Housing Department (HD) in the planning of welfare facilities in new public rental housing (PRH) development to meet the welfare needs of the local population and the service demands of the wider community. HD undertakes as the works agent for the construction of the welfare premises as part and parcel of the PRH development. Regarding the PRH development at Tung Chung Area 56, HD has agreed to incorporate a number of welfare facilities in the project, which include a residential care home for the elderly (RCHE), a day activity centre, a hostel for severely mentally handicapped persons and an integrated service centre sub-base.

According to the established funding arrangement for the provision of welfare facilities in PRH development, the construction costs of the RCHE will be borne by the Lotteries Fund, whereas the construction costs of these three remaining welfare facilities are to be funded by Subhead 8001SX. HD aims to proceed with the Tung Chung Area 56 PRH development, including these three welfare facilities, in 2012-13.

**Previous or planned consultation:**

HD has consulted the Islands District Council (IsDC)<sup>3</sup> on the proposed development of PRH (including the incorporation of the proposed welfare facilities in the PRH) at Tung Chung Area 56. While some DC members have expressed reservation about developing PRH at the site, no adverse comment has been received concerning the provision of the welfare facilities so far.

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<sup>3</sup> HD has consulted IsDC as follows –

- (a) On 23 November 2008, HD consulted the Traffic and Transport Committee of IsDC regarding the proposed road and drainage works of the PRH development, and the proposals were generally supported by members.
- (b) HD further consulted IsDC on 16 February 2009 to introduce the concept of public housing in Tung Chung Area 56. Some members objected to allocating the site for public housing. Concerns included proximity of the site to the nearby private residential housing development and high transportation cost to Tung Chung, etc.
- (c) HD submitted the enhanced proposal for the PRH development to IsDC on 20 June 2011. Amongst other refinements, HD indicated that welfare facilities to be incorporated in the development would include a residential care home for the elderly, an integrated service centre sub-base, a day activity centre and a hostel for severely mentally handicapped persons to cater for community needs. While there was no comment on the welfare facilities, some DC members had given views opposing PRH development at the subject site. Some members preferred public housing development at other location. Some members as well as residents of nearby private housing development lodged objections against the PRH development
- (d) At the IsDC meeting of 22 August 2011, some DC members felt strongly that the site was more suitable for private housing development. Concerns similar to those previously raised were also reiterated. HD had explained the need to go ahead with the PRH development, but undertook to consider members' views and suggestions together with other government departments and to convey DC members' suggestion on PRH at Tung Chung West to the Housing Authority for consideration.

**Subhead :** 9100WX – Waterworks, studies and investigations for items in Category D of the Public Works Programme

**Controlling Officer** Director of Water Supplies

<b>Project description</b>	<b>Project Estimate \$'000</b>	<b>Estimate 2012-13 \$'000</b>
Services level agreement for New Territories West and retrofitting plumbing appurtenance with water saving devices in government buildings and schools in Kam Tin, Hung Shui Kiu and Tsuen Wan <i>(i.e. Item 1 of Part II in Annex 9A of the draft PWSC paper)</i>	13,630	4,850
Retrofitting plumbing appurtenance with water saving devices in government buildings and schools in Yuen Long <i>(i.e. Item 2 of Part II in Annex 9A of the draft PWSC paper)</i>	12,800	4,600
Retrofitting plumbing appurtenance with water saving devices in government buildings and schools in Tin Shui Wai North <i>(i.e. Item 3 of Part II in Annex 9A of the draft PWSC paper)</i>	12,700	4,300
Services level agreement for New Territories East and Hong Kong and retrofitting plumbing appurtenance with water saving devices in government buildings and schools in Islands <i>(i.e. Item 7 of Part II in Annex 9A of the draft PWSC paper)</i>	11,440	4,070
Retrofitting plumbing appurtenance with water saving devices in government buildings and schools in Sheung Shui <i>(i.e. Item 8 of Part II in Annex 9A of the draft PWSC paper)</i>	10,380	4,150

**Project details:**

The Government has promulgated the Total Water Management (TWM) Strategy for the sustainable use of water resources. The strategy puts emphasis on containing growth of water demand through conservation. One of the key initiatives of water conservation is promoting the use of water saving devices. In this connection, the Water Supplies Department has undertaken projects to retrofit plumbing appurtenances with water saving devices in existing government buildings and schools. The water saving devices include low flow showers, dual flush cisterns, sensor type urinals and low flow sensor type water taps.

The retrofitting programme is being undertaken in phases. Phase I has already been completed by August 2011 with 31 946 plumbing appurtenances at 460 venues (218 schools and 242 government buildings) retrofitted at a total cost of \$113 million. Preliminary assessment indicates that a saving of fresh water and flushing water totalling around 1.9 million cubic metres can be achieved, resulting in a payback period of about ten years. The proposed five projects will form Phase II of the programme, under which 138 venues (128 schools and ten government buildings) with about 20 600 plumbing appurtenances will be retrofitted. We plan to commence the Phase II projects in 2011-Q4 for completion in 2015-Q1.

**Previous or planned consultation:**

We consider public consultation not necessary as the proposed retrofitting works are minor in nature and are carried out in the existing government buildings and schools.