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**Public Works Subcommittee of the Finance Committee
of the Legislative Council**

**Minutes of the 7th meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 14 January 2015, at 8:30 am**

Members present:

Hon Alan LEONG Kah-kit, SC (Chairman)
Hon WU Chi-wai, MH (Deputy Chairman)
Hon Albert HO Chun-yan
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon LEUNG Yiu-chung
Hon Emily LAU Wai-hing, JP
Hon TAM Yiu-chung, GBS, JP
Hon Abraham SHEK Lai-him, GBS, JP
Hon Frederick FUNG Kin-kee, SBS, JP
Hon WONG Kwok-hing, BBS, MH
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN
Hon Ronny TONG Ka-wah, SC
Hon Cyd HO Sau-lan, JP
Hon CHAN Hak-kan, JP
Hon CHAN Kin-por, BBS, JP
Dr Hon LEUNG Ka-lau
Hon IP Kwok-him, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon Claudia MO
Hon Michael TIEN Puk-sun, BBS, JP

Hon Frankie YICK Chi-ming
Hon Gary FAN Kwok-wai
Hon Charles Peter MOK, JP
Hon CHAN Chi-chuen
Hon CHAN Han-pan, JP
Dr Hon Kenneth CHAN Ka-lok
Hon CHAN Yuen-han, SBS, JP
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Kenneth LEUNG
Hon Alice MAK Mei-kuen, JP
Dr Hon KWOK Ka-ki
Hon Dennis KWOK
Dr Hon Fernando CHEUNG Chiu-hung
Hon SIN Chung-kai, SBS, JP
Hon IP Kin-yuen
Dr Hon Elizabeth QUAT, JP
Dr Hon CHIANG Lai-wan, JP
Ir Dr Hon LO Wai-ki, BBS, MH, JP
Hon Christopher CHUNG Shu-kun, BBS, MH, JP
Hon Tony TSE Wai-chuen, BBS

Members absent:

Hon LEE Cheuk-yan
Hon CHEUNG Kwok-che
Dr Hon Helena WONG Pik-wan

Public officers attending:

Mr YEUNG Tak-keung, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr CHAN Chi-ming, JP	Deputy Secretary for Development (Works) ²
Mr Thomas CHOW Tat-ming, JP	Permanent Secretary for Development (Planning and Lands)
Ms Anissa WONG, JP	Permanent Secretary for the Environment
Ms Jasmine CHOI Suet-yung	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)

Mr LO Kwok-kong	Chief Civil Engineer for Transport and Housing (Public Works Programme)
Mrs Alice YU NG Ka-chun	Project Director (3) Architectural Services Department
Mr Eric HUI Kwok-sun, JP	Assistant Director (2) Home Affairs Department
Mr Benjamin MOK Kwan-yu, JP	District Officer (Sham Shui Po) Home Affairs Department
Mr FONG Kai-leung	Assistant Director (Rehabilitation and Medical Social Services) Social Welfare Department
Ms Sonia YUNG Tak-ling	Chief Architect (4) Housing Department
Ms Linda LAW Lai-tan	Principal Assistant Secretary for Home Affairs (Recreation and Sport)2
Mr LEUNG Koon-kee, JP	Director of Architectural Services
Mr Donald CHOY Chi-mun	Assistant Director (Leisure Services)3 Leisure and Cultural Services Department
Ms Shirley CHUNG Yuk-fong	Chief Executive Officer (Planning)2 Leisure and Cultural Services Department

Clerk in attendance:

Ms Sharon CHUNG	Chief Council Secretary (1)2
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Staff in attendance:

Ms Anita SIT	Assistant Secretary General 1
Mr Fred PANG	Senior Council Secretary (1)2
Mr Hugo CHIU	Senior Council Secretary (1)6
Mr Raymond CHOW	Council Secretary (1)2
Ms Christina SHIU	Legislative Assistant (1)2
Ms Christy YAU	Legislative Assistant (1)7
Ms Haley CHEUNG	Legislative Assistant (4)8

The Chairman advised that there were 5 funding proposals on the agenda for the meeting. They were carried over from the meeting of the Subcommittee on 29 October 2014. He reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council ("LegCo"), they should disclose the nature of any direct or indirect pecuniary interests relating to the funding proposals under discussion at the meeting before they spoke on the items. He also drew members' attention to Rule 84 of RoP on voting in case of direct pecuniary interest.

Head 711 – Housing

PWSC(2014-15)38	197SC	Reprovisioning of Pak Tin Community Hall and special child care centre-cum-early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po
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2. The Chairman said that the proposal, i.e. PWSC(2014-15)38, was to upgrade 197SC to Category A at an estimated cost of \$318.3 million in money-of-the-day prices for the construction of a new complex building for the reprovisioning of Pak Tin Community Hall ("PTCH") and the special child care centre-cum-early education and training centre ("SCCC-cum-EETC") in the Pak Tin Estate redevelopment site, and the construction of a footbridge link at Nam Cheong Street, Sham Shui Po. The Panel on Housing had been consulted on the proposal on 7 April 2014 and Panel members in general supported the submission of the proposal to the Subcommittee for consideration. The gist of the Panel's discussion had been tabled at the meeting.

3. At the invitation of the Chairman, Chief Civil Engineer for Transport and Housing (Public Works Programme) ("CCETH(PWP)") briefed members on the proposal.

4. Mr WONG Kwok-hing said that the Panel on Housing had been consulted on the proposal during the previous legislative session and Panel members in general supported the implementation of the proposed project. He called on members to support the proposal.

Design and utilization of the proposed complex building

Plot ratio of the site and feasibility of building more storeys to accommodate more social service facilities

5. Mr WU Chi-wai enquired whether the permitted development plot ratio ("PR") of the site for the reprovisioning of PTCH and SCCC-cum-EETC had been fully utilized. Mr WU also pointed out that there would be a greater demand for community and social services upon the redevelopment of Pak Tin Estate (of which the population would increase from some 40 000 to over 50 000) and the development project at Lung Ping Road, Shek Kip Mei. There was also a great need for social services in other areas of Hong Kong. Noting that there would only be five storeys in the proposed complex building, Mr WU opined that more storeys should be built to accommodate more social service facilities and to optimize the use of scarce land resources. Dr KWOK Ka-ki, Ms Emily LAU and Dr Fernando CHEUNG echoed Mr WU's view.

6. CCETH(PWP) responded that the proposal for the project represented an optimum use of available land resources taking into account the location, size and environment of the site. Chief Architect (4), Housing Department ("CA/HD") advised that the PR of the project had not reached the permitted PR for the site. CA/HD said that while the permitted PR of an area was set by the Planning Department from a macro land use perspective, the Administration had to take into account the specific site conditions and the surrounding environment of individual sites when planning the developments therein. The subject site was within the area of Pak Tin Estate. It was very small and in close proximity to existing public housing buildings. The site area had been fully utilized and the building bulk was optimum having regard to site conditions and local environment. CA/HD further advised that given the high headroom required for PTCH, the height of the proposed complex building was in fact equivalent to about eight-storey and half of the height of the adjacent public housing buildings. Concerns were expressed about the height of the complex building and its impact on the ventilation and views during District Council and local consultations. District Officer (Sham Shui Po), Home Affairs Department ("DO(SSP)/HAD") said that in consulting the Sham Shui Po District Council on the project, local residents had expressed some concerns about the impact of the proposed complex building on ventilation, the environment and the views from the existing residential units adjacent to the site.

7. Assistant Director (Rehabilitation and Medical Social Services), Social Welfare Department ("AD(RMSS)/SWD") said that in Sham Shui Po, there were some 200 subvented or self-financing social service units

providing various types of services; moreover, the addition of 30 service units were under planning. Relevant new social service facilities would be provided in the future having regard to the community's need.

8. Mr LEUNG Yiu-chung expressed disappointment over the under-utilization of the permitted PR for the site. Referring to the construction of a public housing estate at the site of the ex-Police Quarters in Kwai Fong despite local residents' opposition, Mr LEUNG queried why the Administration and the Housing Authority ("HA") did not take a similar tough stance on the PTCH project, given that there were fewer residents affected by the present proposal than the project in Kwai Fong. He further cited the construction of a community facility in the Sun Yuen Long Centre as an example and said that with sufficient lobbying with the community and some alteration to the design of a project, the Administration might be able to convince local residents to accept a proposal to which they had earlier opposed. He expressed dissatisfaction with the Administration's poor efforts in increasing the capacities of the proposed SCCC-cum-EETC. He called on the Administration and HA to take action, including amending the design and orientation of the proposed complex building and increasing the development intensity of the project, to allow more social service facilities to be accommodated. Miss Emily LAU concurred that in developing a community facility, the Administration should take into consideration various factors and views, not only the opinions of local residents.

9. Dr KWOK Ka-ki expressed regret that the Administration did not make optimum use of the site to increase the service capacity of the SCCC-cum-EETC. He considered that the proposal was a planning fault. Dr Fernando CHEUNG opined that the Administration should provide full justifications with facts to explain why it was not desirable to add more storeys to the proposed complex building.

10. Ms Cyd HO suggested that the Administration should consider elevating the landscaped deck to provide an additional storey in the proposed complex building so as to increase the service capacity of the SCCC-cum-EETC. She considered that both the Administration and the relevant District Council had the responsibility to explain to local residents the need for providing more places for social service for the community in the proposed complex building.

11. Mr WU Chi-wai was not convinced that the Administration should accord higher priority to addressing local residents' concerns about ventilation and blockage of view than meeting the society's huge demand for special child care/early education and training services. Dr KWOK Ka-ki expressed dissatisfaction over the Administration not paying any effort in

addressing the concerns expressed by members of the Panel on Housing at a meeting in April 2014 on the small number of storeys of the proposed complex building. Dr KWOK remarked that he might reject the proposal to give another opportunity for the Administration to increase the floor area of the proposed SCCC-cum-EETC.

12. Mr IP Kwok-him said that in planning a public works project, a balance had to be struck among the interests of various stakeholders. His view was shared by Mr Paul TSE. Mr IP said that the Democratic Alliance for the Betterment and Progress of Hong Kong supported the implementation of the project. He considered that there was no need to add more storeys to the proposed complex building, given the local residents' concerns about ventilation. He enquired about the impact of increasing the number of storeys of the building.

13. Dr CHIANG Lai-wan said that she had talked with the residents of Pak Tin Estate and learnt that they were keen to have a new community hall. While agreeing that the service capacity of the proposed SCCC-cum-EETC should be increased, she held the view that the concerns of the residents should not be ignored. As the proposed complex building would be located in a corner site, an increase in the height of the building would inevitably affect the ventilation of the residential units in the vicinity.

14. CA/HD responded that although it might be technically feasible for constructing additional storeys above the community hall and raising the landscaped deck to upper floors, the Administration would have to examine the impact of such proposal holistically including the impact to the local environment and adjacent public housing buildings. CCETH(PWP) advised that if the number of storeys of the proposed complex building was to be increased, the construction cost and the development programme would inevitably be affected. In addition to the time required for a revision of the design, the Administration would have to start another round of consultation with the local community, the Sham Shui Po District Council and the Panel on Housing. It was envisaged that at least a year of delay would be resulted and the project cost would also increase. There would also be knock-on effects to the redevelopment of the existing PTCH and associated buildings into 700 public housing flats. CCETH(PWP) said that the Administration would take members' views into account in planning projects in future. DO(SSP)/HAD advised that the Sham Shui Po District Council supported the project and hoped that there would be seamless transition between the commissioning of the new PTCH and the demolition of the existing PTCH.

15. Mr WU Chi-wai enquired whether the public housing buildings behind the proposed complex building would be redeveloped. If so, he

considered that local residents' concerns about ventilation and view blockage would not be a valid reason for the Administration to keep the proposed height of the complex building unchanged. CCETH(PWP) clarified that the public housing buildings behind the proposed complex building were not included in the redevelopment of Pak Tin Estate.

16. Mr Frederick FUNG remarked that while most of the residents did not agree to the Administration's "south-north" approach, instead of an "east-west" approach, to redeveloping Pak Tin Estate, they did not have strong views on the reprovisioning of PTCH. While agreeing that the design of the proposed complex building could be fine-tuned, he was concerned that smooth transition of services between the existing and the new SCCC-cum-EETC might be affected if substantial changes were to be made to the building plan. Miss CHAN Yuen-han shared Mr FUNG's concern about the transition of the services provided by the existing SCCC-cum-EETC to the new one and enquired how the Administration would ensure a seamless transition.

17. CCETH(PWP) said that it was the Administration's intention to reprovide the SCCC-cum-EETC and the community hall as soon as possible.

Provision of special child care/early education and training services

Adequacy of the services provided

18. In response to Ms Emily LAU's enquiry, AD(RMSS)/SWD advised that the Hong Kong Planning Standards and Guidelines ("HKPSG") did not cover the provision of special child care/early education and training centres. The Administration provided places for special child care/early education and training services in a community with reference to the number of children waitlisted for such services.

19. Mr IP Kin-yuen enquired about the average waiting time for special child care/early education and training services, whether the provision of such services was adequate to meet public needs; and if not, how the places for such services in Sham Shui Po could be increased if the Administration insisted on keeping the height of the proposed complex building unchanged.

20. AD(RMSS)/SWD responded that there were a total of 6 534 places for pre-school rehabilitation services in Hong Kong. In Sham Shui Po, there were four SCCC-cum-EETC offering 300 places. As at December 2014, the number of applicants on the waiting list for such services was 6 084, while the average waiting time was about 14 to 19 months. The service provider of SCCC-cum-EETC in Pak Tin Estate would increase the number of service

places in the new SCCC-cum-EETC by 18, making up the total capacity as 48 SCCC places and 110 EETC places.

21. Concerned about the lack of a planning standard for the provision of special child care/early education and training facilities, Mr IP Kin-yuen enquired whether the Development Bureau and the Social Welfare Department would consider formulating such a standard under HKPSG.

22. AD(RMSS)/SWD responded that the Administration aimed to reduce the waiting time for all social services. He added that the waiting time for an applicant of special child care/early education and training services was not only determined by the availability of the concerned service/facility, but also by the location preference of the applicants. Permanent Secretary for Development (Planning and Lands) said that the Planning Department compiled HKPSG based on the input of relevant policy bureaux on the standards of provision of facilities under their purview. It would be more appropriate for the relevant policy bureau to address Mr IP's concern.

23. AD(RMSS)/SWD said the Administration agreed that the provision of special child care/early education and training services should be strengthened. He advised that the current-term Government had committed to increasing the number of subsidized places for pre-school rehabilitation services by 1 400. It was envisaged that some 3 800 places could be provided under the Special Scheme on Privately Owned Sites for Welfare Uses. According to the Administration's assessment, there would be sufficient subsidized places to meet the demand for early education and training services in the long run. AD(RMSS)/SWD added that upon the regularization of the Community Care Fund's "Training Subsidy for Children who are on the Waiting List for Subvented Pre-school Rehabilitation Services" in October 2014, about one-fifth to one-quarter of the applicants, from low-income families, could receive subsidies to procure relevant training services. The Administration would also review the service delivery mode.

24. Ms Cyd HO was concerned about the limited coverage of the subsidy programme and the fact that those applicants from the grass-root families could not afford the relevant training services provided by the private sector. Dr Fernando CHEUNG considered that, given the high charges for the training services provided by the private sector, the efficacy of the subsidy programme was in doubt. He pointed out that according to the Administration's information, the average waiting time for special child care/early education and training services in Sham Shui Po was actually 21 months.

Exterior design of the proposed complex building

25. Mr Albert CHAN opined that the proposed complex building should be given a contemporary look and more greening features including vertical greening. Ms Emily LAU also held the view that there was room to improve the exterior design of the building.

Design of community halls

26. Pointing out that there was a great demand from local community organizations for small activity rooms to organize activities, Mr Albert CHAN opined that more activity rooms should be provided in the new PTCH; moreover, the Home Affairs Bureau should review its policy on the provision of activity rooms in community halls.

27. Assistant Director (2), Home Affairs Department ("AD/HAD") responded that in the 2011-2012 legislative session, the LegCo Panel on Home Affairs had been consulted on and agreed to the Administration's proposed new design standard for community halls under planning. The Public Works Subcommittee had also been informed of the new design standard for community halls in early 2012. Under the new design standard, the multi-purpose conference room was enlarged and could be sub-divided by a full-height sliding partition into two activity rooms, and the multi-purpose stage meeting room and the community hall could be let out to two different user groups with separate accesses to the stage meeting room and the hall. Therefore, a total of three activity rooms could be provided concurrently. Moreover, the multi-purpose hall in a new community hall could be converted into two individually accessible smaller venues by a movable, sound-proofing and full-height partition. In this way, a maximum of five end-user groups could use the community hall facilities at the same time.

28. Mr Albert CHAN held the view that, given the keen competition among community organizations for the use of activity rooms, the new design standard for community halls was inadequate to meet the demand. He opined that four to five more activity rooms should be provided in community halls to be built in the future. He said that the Administration should not be deterred from increasing the number of activity rooms in a community hall by the Audit Commission's criticism on the under-utilization of such facilities during non-peak hours.

Role of the Hong Kong Housing Authority in the project

29. The Subcommittee noted that both the Architectural Services Department ("ASD") and HA were involved in the implementation of the

project. Referring to cost item (b) ("building" cost of \$83.2 million) and item (i) ("on-cost payable to HA" at \$26.4 million) under paragraph 11 of the Administration's paper, Ir Dr LO Wai-kwok requested the Administration to clarify the relation between the two cost items. He also sought details of the division of work between ASD and HA over the project. Mr Tony TSE enquired about the reasons for entrusting the design and construction works of the project to HA.

30. CCETH(PWP) advised that as the new PTCH to be accommodated in the proposed complex building would be constructed within the boundary of Pak Tin Estate and the existing PTCH would be demolished for the redevelopment of the Estate after completion of the new PTCH, the Administration had entrusted the design and construction works of the project to HA for satisfactory interface with the redevelopment of the Estate. CA/HD added that a number of works items like drainage works and installation of building services facilities for the new PTCH would be carried out within the boundary of Pak Tin Estate, therefore close co-ordination with HA was required for the smooth delivery of the project. Regarding the relation between cost items (b) and (i), CCETH(PWP) said that item (i), which was to be paid to HA, was not a direct construction cost but the on-cost payable to HA for the design of the project, and supervision of the construction works.

31. Mr Tony TSE asked whether HA would be responsible for the management of the project and whether HA's contracts for the construction works would be different from those used in other capital works projects of the Administration.

32. CA/HD explained that HA would be responsible for a number of tasks including the design of the project, preparation of tender, contract administration and supervision of the construction works. After the completion of the construction works, the premises will be handed over to relevant Government departments for operation. She advised that the standard of HA's works contracts and those of the Government departments' works contracts did not have much difference.

33. The Chairman recapitulated that members requested the Administration to fine-tune the design of the proposed complex building without increasing the project cost and delaying the implementation, to (i) further increase the places to be provided in the building for special child care/early education and training services; and (ii) review the elevation design, including the provision of vertical greening. The Administration was also requested to provide information about the results of the review to the Subcommittee.

34. The Chairman reminded the Administration that it should address members' concerns about the service capacity of the SCCC-cum-EETC before the proposal, if endorsed by the Subcommittee, was submitted to the Finance Committee ("FC") for funding approval.

35. The item was voted on and endorsed.

36. Ms Emily LAU requested that this item, i.e. 197SC, be voted on separately at the relevant FC meeting.

Head 703 – Buildings

PWSC(2014-15)42 273RS Sports centre in Area 24D, Sha Tin

37. The Chairman advised that the proposal, i.e. PWSC(2014-15)42, was to upgrade 273RS to Category A at an estimated cost of \$639.7 million in money-of-the-day prices for the construction of a sports centre in Area 24D, Sha Tin. The Panel on Home Affairs had been consulted on the proposal on 11 April 2014 and Panel members did not object to the Administration's submission of the proposal to the Subcommittee for consideration. A gist of the Panel's discussion had been tabled at the meeting.

38. At the invitation of the Chairman, Assistant Director (Leisure Services)3, Leisure and Cultural Services Department ("AD(LS)3/LCSD"), briefed members on the proposal.

Greening features of the proposed sports centre

39. Mr Albert CHAN expressed appreciation for the innovative design of the proposed sports centre, but considered that the building lacked greenery. He urged the Administration to fine-tune the design of the proposed project to enhance its vertical greening features. Ir Dr LO Wai-kyok opined that whereas the Administration had successfully implemented energy conservation, greening and recycled features in some of its new buildings, it should continue its efforts in promoting greening features in building designs.

40. Director of Architectural Services ("DArchS") replied that the Administration had adopted various greening measures in the design of the proposed sports centre. Among others, the proposed building would have a green roof of about 520 square metres ("m²") and horizontal greening of about 1 700 m². The total greenery area of the proposed building amounted to over 2 200 m², representing 35.8% of the site area. At the request of Mr Albert CHAN, the Administration would provide information on how it would enhance the vertical greening provision of the proposed project.

41. Mr Albert CHAN said he noted that while it had been a common practice a few years before to implement vertical greening at government buildings, such design was less used in recent years. He asked whether there was a change in design concept or the Administration's greening policy.

42. Deputy Secretary for Development (Works)2 advised that the Administration had not changed its greening policy. The Development Bureau had issued a technical circular to request the relevant Government departments to widely adopt greening features in building designs. Meanwhile, in implementing building projects, the Architectural Services Department adopted a high greening ratio wherever possible, taking into account the needs and constraints of individual projects.

Parking spaces for bicycles and motor vehicles

43. While expressing support for the construction of the proposed sports centre, Dr Kenneth CHAN said that at the meeting of the Panel on Home Affairs held in April 2014, Panel members had asked if the Administration would designate spaces within the proposed sports centre for the parking of bicycles. He enquired about the Administration's latest stance on the matter. Noting that the proposed project included a car park with 17 spaces for private cars and two spaces for motorcycles, Dr CHAN enquired about the justifications for the provision of these parking spaces and whether the provision was made at the expense of the space for sports facilities.

44. DArchS replied that as there was no cycling track in the periphery of the proposed sports centre, no parking spaces for bicycles would be provided under the project. However, such spaces could be arranged should the need arise in future. AD(LS)3/LCSD added that as a standard practice, car parking spaces would, where space permitted, be provided in public sports facilities to cater for the needs of persons with disabilities and organizers of major events. Given the constraints of the site, only 17 parking spaces for private cars and two parking spaces for motorcycles would be provided at the proposed sports centre.

45. Dr Kenneth CHAN further enquired why the Administration would not directly manage the car park, with only 19 parking spaces, but would outsource the management service to a contractor. AD(LS)3/LCSD replied that it was an existing policy to outsource the management service of a car park with 15 or more parking spaces.

[At 10:25 am, the Chairman suggested and members agreed that the meeting be extended to 10:45 am to allow sufficient time for discussion on the item.]

Measures to promote the use of sports facilities

46. Given that there were a number of schools in the vicinity of the proposed sports centre, Ms Emily LAU enquired if the Administration would adopt measures to ensure that these schools would have priority in using the sports facilities. She also urged the Administration to promote the use of sports facilities among late night users, such as young night drifters, through co-operation with the relevant organizations and extension of the opening hours.

47. AD(LS)3/LCSD advised that priority booking arrangements were in place to enable schools to hire sports facilities for organizing sports activities. Schools were also allowed to use the available sports facilities free of charge during the non-peak hours. Moreover, LCSD collaborated with the Social Welfare Department to designate some sports centres to facilitate voluntary organizations to hire the facilities thereat for staging activities for the youth both within and outside the opening hours.

Provision of sports centres in Sha Tin

48. Ms Emily LAU noted that the Hong Kong Planning Standards and Guidelines had suggested a provision of 11 sports centres for the Sha Tin District by 2021, but there were only five of them in the district at present. She enquired about the Administration's timetable for developing more sports centres in Sha Tin. Ir Dr LO Wai-kwok expressed concern over the insufficiency of sports facilities in Sha Tin.

49. AD(LS)3/LCSD advised that while there were five sports centres in Sha Tin at present, a new sports centre was under construction in Area 14B of Sha Tin. Therefore, the total number of sports centres in Sha Tin would be increased to seven if the funding for the item under discussion was approved. The Administration had already identified and reserved four sites in Sha Tin, namely, in Ma On Shan, Shui Chuen O, Fo Tan and Lok Wo Sha, for the development of sports centres. The Administration would consult the Sha Tin District Council on the provision of sports centres in these four areas accordingly.

50. Mr WU Chi-wai observed that in recent years, new community facilities, including sports centres, were provided in separate buildings. By contrast, the former Municipal Councils had adopted a different approach by co-locating various facilities like sports centres, libraries and public markets in the same building (e.g. the Fa Yuen Street Municipal Services Building in Mong Kok). He suggested that, to better utilize land resources in the face of

shortage of land and to meet public demands for various types of community facilities, the Administration should consider housing various facilities under one roof when planning the remaining four sports centres in Sha Tin.

51. AD(LS)3/LCSD advised that in deciding the provision of a government facility, the Administration would consider the site environment as well as the needs of the community. Permanent Secretary for Development (Planning and Lands) added that it was Government policy to optimize the use of precious land resources. In planning the use of a Government, Institution and Community site, the Development Bureau would consult the concerned user departments/organizations on their requirements. The feasibility of building a few floors on top of a sports centre might be constrained by its design, which normally featured the sparse use of columns. DArchS said that whereas the plot ratio of the site available for use under the prevailing planning parameters was 2.15, the actual plot ratio of the project would reach 2.149. Also, the building height of the proposed sports centre amounted to 42.8 metres, which had already reached the maximum height permitted.

52. The item was voted on and endorsed. The meeting agreed that the item would require separate discussion and voting at the relevant FC meeting.

Any other business

53. There being no other business, the meeting ended at 10:37 am.