

立法會
Legislative Council

LC Paper No. PWSC148/17-18
(These minutes have been seen
by the Administration)

Ref : CB1/F/2/1(13)B

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

**Minutes of the 12th meeting
held in Conference Room 1 of the Legislative Council Complex
on Tuesday, 6 February 2018, at 8:30 am**

Members present:

Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Chairman)

Hon Charles Peter MOK, JP (Deputy Chairman)

Hon Abraham SHEK Lai-him, GBS, JP

Hon Tommy CHEUNG Yu-yan, GBS, JP

Hon Starry LEE Wai-king, SBS, JP

Hon CHAN Hak-kan, BBS, JP

Hon Paul TSE Wai-chun, JP

Hon Michael TIEN Puk-sun, BBS, JP

Hon Frankie YICK Chi-ming, SBS, JP

Hon WU Chi-wai, MH

Hon YIU Si-wing, BBS

Hon MA Fung-kwok, SBS, JP

Hon CHAN Chi-chuen

Hon CHAN Han-pan, JP

Hon LEUNG Che-cheung, SBS, MH, JP

Dr Hon KWOK Ka-ki

Hon Christopher CHEUNG Wah-fung, SBS, JP

Dr Hon Fernando CHEUNG Chiu-hung

Hon Alvin YEUNG

Hon CHU Hoi-dick
Hon HO Kai-ming
Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH
Hon Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LUK Chung-hung
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon KWONG Chun-yu

Members absent:

Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon Claudia MO
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon Helena WONG Pik-wan
Hon Andrew WAN Siu-kin
Dr Hon Junius HO Kwan-yiu, JP
Hon Jeremy TAM Man-ho

Public officers attending:

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Mr HON Chi-keung, JP	Permanent Secretary for Development (Works)
Ms Doris HO Pui-ling, JP	Deputy Secretary for Development (Planning and Lands) ¹
Mr Elvis AU Wai-kwong, JP	Deputy Director of Environmental Protection (1)

Ms Margaret HSIA Mai-chi	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)
Mrs Betty FUNG CHING Suk-ye, JP	Permanent Secretary for Home Affairs
Mrs Sorais LEE KWAN Siu-kuen, JP	Project Manager (HAB) Home Affairs Bureau
Ms Alice PANG, JP	Project Manager (South) South Development Office Civil Engineering and Development Department
Mr Ringo MOK Wing-cheong	Deputy Project Manager (South) South Development Office Civil Engineering and Development Department
Mr Kenneth LEUNG Tak-yan	Chief Civil Engineer (Public Works Programme) Transport and Housing Bureau
Mr Edward TSE Cheong-wo	Project Director (3) Architectural Services Department
Ms Eugenia CHUNG Nga-chi, JP	Assistant Director of Home Affairs (2)
Mr CHONG Wing-wun, JP	District Officer (North) Home Affairs Department
Ms PANG Kit-ling	Assistant Director of Social Welfare (Elderly)
Mr CHIU Pbut-kay	Chief Architect (4) Housing Department

Attendance by invitation:

Mr NG Ying-chuen	Head (Technical Services) West Kowloon Cultural District Authority
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Clerk in attendance:

Ms Doris LO

Chief Council Secretary (1)2

Staff in attendance:

Miss Rita YUNG

Senior Council Secretary (1)2

Mr Raymond CHOW

Senior Council Secretary (1)6

Ms Christina SHIU

Legislative Assistant (1)2

Ms Christy YAU

Legislative Assistant (1)7

Ms Clara LO

Legislative Assistant (1)8

Action

The Chairman advised that there were six funding proposals on the agenda for the meeting. Four of them were items carried over from the previous meeting of the Subcommittee, while the fifth and sixth items were new items submitted by the Administration. 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 proposals. He also drew members' attention to Rule 84 of RoP on voting in case of direct pecuniary interest.

Head 707 – New Towns and Urban Area Development

PWSC(2017-18)27 754CL Infrastructure Works for West Kowloon Cultural District, phase 1

2. The Chairman advised that the proposal, i.e. PWSC(2017-18)27, sought to upgrade part of 754CL to Category A at an estimated cost of \$192 million in money-of-the-day ("MOD") prices for implementing the second package of construction of the public infrastructure works ("PIWs") in the West Kowloon Cultural District ("WKCD"), which comprised mainly the construction works of the Austin Road Pedestrian Linkage System ("PLS") and the beautification works for the existing pedestrian subway across the junction of Austin Road West and Canton Road ("the existing subway"), and other ancillary works. The Administration had consulted the Joint Subcommittee to Monitor the Implementation of the West Kowloon Cultural District Project ("the Joint Subcommittee") under the Panel on Home Affairs

and the Panel on Development on the proposed works on 21 November 2017. Members of the Joint Subcommittee raised no objection to submitting the funding proposal to the Subcommittee for consideration. A gist of the Joint Subcommittee's discussion on the project was tabled at the meeting.

3. The Chairman declared that he was a non-remunerated Board Member of the West Kowloon Cultural District Authority ("WKCD").

Austin Road Pedestrian Linkage System

Construction works

4. Mr CHAN Chi-chuen enquired why the construction cost of the proposed PLS which linked WKCD with MTR Austin Station was borne by the Government. Mr CHU Hoi-dick considered it reasonable for MTR Corporation Limited ("MTRCL") to pay the relevant construction cost as the proposed PLS would help bring more passengers to MTR Austin Station to take an MTR ride.

5. Permanent Secretary for Home Affairs ("PSHA") replied that the Finance Committee ("FC") approved in 2008 the funding request for a one-off upfront endowment for WKCD development under which the communal and government facilities and ancillary PIWs to support the whole WKCD would be undertaken by the Administration, and the funding approval for such works would be sought separately. The proposed PLS was part of those PIWs.

6. Mr LAU Kwok-fan said that members belonging to the Democratic Alliance for the Betterment and Progress of Hong Kong supported the commencement of the proposed construction works as soon as possible. Both he and Mr CHAN Chi-chuen enquired about the reason for the Administration to entrust the construction works of the proposed PLS to WKCD.

7. PSHA replied that since the proposed PLS would link Xiqu Centre with MTR Austin Station, the construction works required close collaboration with WKCD and MTRCL. As the construction works of Xiqu Centre were underway, the Administration considered it appropriate to entrust the construction works of the proposed PLS and the liaison work with MTRCL to WKCD. If another contractor was appointed to carry out the proposed construction works, not only would the construction time be prolonged substantially, it would also give rise to various interface problems.

8. Mr Holden CHOW supported the construction of the proposed PLS. However, he was concerned that if WKCDA awarded the construction contract of the proposed PLS directly to the same contractor of Xiqu Centre without considering other contractors for the sake of facilitating works implementation, the lack of competition might result in higher-than-usual project cost. Head (Technical Services), West Kowloon Cultural District Authority ("H(TS)/WKCDA"), responded that WKCDA would invite tenders for the construction works of the proposed PLS in accordance with established procedures.

9. Mr MA Fung-kwok declared that he was a Board Member of WKCDA, and expressed his support for the construction of the proposed PLS. He enquired how the Administration would monitor the implementation of the construction works of the proposed PLS after they had been entrusted to WKCDA in order to ensure that the cost control, works progress and quality met the Government's requirement.

10. Project Manager (South), South Development Office, Civil Engineering and Development Department ("PM(S)/CEDD"), replied that the Civil Engineering and Development Department ("CEDD") was responsible for supervising the implementation of the construction works entrusted to WKCDA. The entrustment agreement between the Administration and WKCDA set out the respective rights and responsibilities of both parties in detail. WKCDA was required to report the works progress to CEDD on a regular basis. WKCDA must obtain the prior consent of CEDD in respect of any major revision to the scope of works. Staff of CEDD would also attend works meetings and meet with WKCDA to monitor the works progress.

11. Mr YIU Si-wing supported that the proposed PLS should be built as soon as possible. He and Mr CHAN Chi-chuen sought the respective details, under the cost estimate of the proposed works, of the in-house management cost payable by the Administration to WKCDA for the entrusted construction works of the proposed PLS and the reimbursement to MTRCL for the cost it incurred for the proposed PLS.

12. PSHA and PM(S)/CEDD replied that the actual in-house management cost payable by the Administration to WKCDA for the entrusted works was capped at about \$3 million (in MOD prices). WKCDA was required to provide advice and services on project management, quantity surveying, accounting, human resources, legal and other matters. WKCDA estimated that the internal manpower resources required were equivalent to one full-time professional. The Administration considered the cost reasonable. Moreover, given the need to modify system-wide facilities to accommodate

the proposed PLS, MTRCL would be reimbursed for the costs of construction, contract management and site supervision incurred in the necessary modification works (including modifications to the existing monitoring and controlling systems of MTR Austin Station).

13. Dr Fernando CHEUNG noted that the cost estimate of the proposed works included the fees for consultants engaged by CEDD and the Architectural Services Department ("ArchSD") respectively. He enquired about the reason for setting out the consultant fees of the two departments separately. Mr YIU Si-wing also enquired about the actual use of the fees for consultants engaged by CEDD.

14. PM(S)/CEDD said that since the proposed project involved different works items (including the construction works of the proposed PLS and the beautification works for the existing subway), the Administration set out the respective costs of engaging consultants by the responsible works departments (namely CEDD and ArchSD). As for the fees for consultants engaged by CEDD, PSHA pointed out that the costs were related to CEDD supervising the implementation of construction works of the proposed PLS entrusted to WKCDA.

15. Ms Tanya CHAN was concerned that the expected completion date of the proposed PLS in the third quarter of 2020 could not tie in with the opening of Xiqu Centre in late 2018. In this connection, she urged that adequate signage should be provided at the existing subway and pedestrian passage around Xiqu Centre to show the public clearly the way to Xiqu Centre. The Administration should also implement crowd control measures on the days when performances or activities took place at Xiqu Centre. Furthermore, Ms CHAN reiterated that Members belonging to the Civic Party were opposed to the funding approval in 2008 for WKCD development. Ms CHAN said that while considering that the Government had the responsibility to enhance pedestrian passage facilities, she would not support the funding proposal to implement the proposed PIWs in support of WKCD development.

16. PSHA said that before the expected completion of the construction works of the proposed PLS in the third quarter of 2020, the public might access MTR Austin Station, Xiqu Centre and the developments near the road junction by the pedestrian crossing facilities at grade or the existing subway. The Administration believed that the capacity of the existing subway could accommodate the pedestrian traffic pending the completion of the proposed PLS. Upon its completion, the total capacity of the proposed PLS, together with the existing subway, would be able to cope with the estimated peak two-way pedestrian flow of about 6 900 pedestrians per hour in 2031.

PSHA further said that the Administration would closely monitor the pedestrian traffic after the opening of Xiqu Centre and liaise with WKCD for effective crowd management. H(TS)/WKCD said that WKCD would liaise with relevant government departments to further improve the traffic signage surrounding Xiqu Centre (including the existing subway).

17. Mr CHAN Chi-chuen was concerned whether the construction noise generated from the proposed PLS would have any impact on the operation of Xiqu Centre after its opening in late 2018.

18. H(TS)/WKCD replied that to minimize the impact on the normal operation of Xiqu Centre, it was necessary to commence the construction of the proposed PLS in the first quarter of 2018. Construction activities with potential noise and vibration nuisances were expected to be completed in five to six months in order to cater to the opening of Xiqu Centre in late 2018. PSHA supplemented that the Administration expected to obtain FC's funding approval by the end of March 2018 for early commencement of the construction works. If the funding could not be secured by the end of March 2018, WKCD agreed to finance part of the project cost to facilitate the timely commencement of the part of construction works to link up with Xiqu Centre. The Administration would reimburse WKCD for the relevant cost after obtaining the funding approval.

Responsibilities for management, operation and maintenance

19. Mr CHAN Chi-chuen enquired about the arrangements relating to the management, operation and maintenance ("MOM") of the proposed PLS. PSHA replied that in view of the high degree of integration of the proposed PLS with Xiqu Centre and MTR Austin Station operated by MTRCL, WKCD and MTRCL agreed to share the MOM responsibilities and the associated costs of the proposed PLS. After completion, the annual recurrent expenditure of the proposed PLS would be about \$1.5 million, which would be borne jointly by WKCD and MTRCL under a mutually agreed ratio.

20. Mr CHU Hoi-dick enquired how the Administration would deal with the street performances conducted at the proposed PLS or the existing subway in future. PSHA said that the exits of MTR Austin Station and the proposed pedestrian access were owned by the Kowloon - Canton Railway Corporation, a corporation wholly owned by the Government, while the existing subway was under the management of the Government. Given the space constraint in the subway, street performances conducted there might cause obstruction to pedestrians. On the other hand, she pointed out that WKCD encouraged the conduct of street performances in WKCD, and a

street performance scheme was introduced to receive applications from performers. WKCD would consider, as appropriate, allowing street performances at the proposed PLS or other suitable locations provided that they caused no obstruction to pedestrian flow.

Beautification works for the existing pedestrian subway across the junction of Austin Road West and Canton Road

21. Mr Holden CHOW enquired whether the entrance/exits of the existing subway were provided with barrier-free access facilities (e.g. lifts), and whether improvement would be made to the barrier-free access facilities at the existing subway under the proposed beautification works. PSHA replied that entrance/exits of the existing subway were provided with ramps to facilitate the access of wheelchair users. Given the width of the footpath on Canton Road, it was not feasible to install any lifts at the entrance/exits of the existing subway.

22. The Chairman enquired whether the completion date of the proposed beautification works for the existing subway could tie in with the scheduled opening of Xiqu Centre in late 2018. PSHA replied that the Open Stage Day and Open Days were expected to be held in Xiqu Centre in late 2018, followed by the opening ceremony and opening performances in January 2019. Starting from March or April 2019, Xiqu Centre would be open for programmes arranged by hirers. Subject to FC's funding approval, the proposed beautification works would commence in the first quarter of 2018 for completion in the first quarter of 2019.

23. Mr CHU Hoi-dick requested the Administration to provide supplementary information on the cost breakdown of the proposed beautification works for the existing subway.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC123/17-18\(01\)](#) on 20 February 2018 .)

24. Mr CHU Hoi-dick enquired about the reason for the proposed removal of an existing subway cover. PM(S)/CEDD referred to a photograph on page 5 of Enclosure 2 to [PWSC\(2017-18\)27](#), which showed that the cover of the existing subway at the Xiqu Centre entrance/exit overlapped with the noise barrier covering the footpath of Austin Road West. The Administration therefore proposed to remove the cover at the subway entrance/exit to create a more spacious layout.

25. Dr Fernando CHEUNG enquired about the reason for the proposed beautification works for the existing subway. PSHA replied that the relevant beautification works were carried out in response to the proposal raised by the Joint Subcommittee during the last LegCo term.

Remainder of infrastructure works for West Kowloon Cultural District

26. Ms Tanya CHAN said that the Administration had consulted the Joint Subcommittee on the proposed construction of the Artist Square Bridge ("ASB") linking the Artist Square Development Area and The Elements. Expressing grave concern about the high estimated cost of the proposed ASB, members did not support submitting the funding proposal to the Subcommittee for consideration. Ms CHAN enquired when the Administration would conduct another consultation with the Joint Subcommittee on the building of the proposed ASB. Mr CHU Hoi-dick enquired about the implementation plan of the remaining facilities linking WKCD with its surrounding area.

27. PSHA replied that the Administration intended to consult the Joint Subcommittee on the revised design proposal of ASB in April 2018. For other PIWs linking WKCD with its surrounding area (i.e. the remainder of 754CL) which comprised mainly a flyover across the toll plaza of Western Harbour Crossing, three pedestrian linkage systems linking WKCD with MTR Kowloon Station and Kowloon Park (which included the proposed ASB) and the berthing/landing facilities for vessels, the Administration would seek funding for the relevant works according to the phased implementation programme of WKCD.

Voting on PWSC(2017-18)27

28. There being no further questions on the item from members, the Chairman put PWSC(2017-18)27 to vote. At the request of members, the Chairman ordered a division. Thirteen members voted for and four members voted against the proposal. One member abstained. The votes of individual members were as follows:

For:

Mr Tommy CHEUNG

Mr Frankie YICK

Mr MA Fung-kwok

Mr LEUNG Che-cheung

Mr HO Kai-ming

Mr HUI Chi-fung

Mr LAU Kwok-fan

(13 members)

Mr CHAN Hak-kan

Mr YIU Si-wing

Mr CHAN Han-pan

Mr Christopher CHEUNG

Mr Holden CHOW

Mr LUK Chung-hung

Against:

Mr CHAN Chi-chuen
Mr CHU Hoi-dick
(4 members)

Dr Fernando CHEUNG
Ms Tanya CHAN

Abstain:

Mr Charles Peter MOK (Deputy Chairman)
(1 member)

29. The Chairman declared that the item was endorsed by the Subcommittee. Dr Fernando CHEUNG requested that this item, i.e. PWSC(2017-18)27, be voted on separately at the relevant FC meeting.

Head 711 – Housing

PWSC(2017-18)28 202SC Community hall-cum-social welfare facilities at Queen's Hill, Fanling

30. The Chairman advised that the proposal, i.e. PWSC(2017-18)28, sought to upgrade 202SC to Category A at an estimated cost of \$536.1 million in MOD prices for the construction of a community hall-cum-social welfare facilities ("the proposed CHSWF") at Queen's Hill, Fanling. The Administration had consulted the Panel on Housing on the proposed works on 5 June 2017. Panel members supported the submission of the funding proposal to the Subcommittee for consideration. A gist of the discussion of the Panel on Housing on the proposed works was tabled at the meeting.

Design, construction cost and future management of the proposed facilities

31. Dr Fernando CHEUNG enquired about the respective areas of the community hall and the social welfare facilities to be provided in the proposed CHSWF, and the departments responsible for their management and maintenance in future. Chief Civil Engineer (Public Works Programme), Transport and Housing Bureau ("CCE(PWP)/THB"), replied that the construction floor area of the proposed CHSWF was about 10 000 square metres. The ground floor would accommodate the community hall, which would be managed and maintained by the Home Affairs Department, while social welfare facilities to be located on the first to fifth floors would be managed and maintained by the Social Welfare Department.

32. Mr Holden CHOW noted that the scope of works of the proposed CHSWF would comprise the provision of four premises in the CHSWF for use by a residential care home for the elderly, a neighbourhood elderly centre, a child care centre and an integrated children and youth services centre respectively. He enquired about the apportionment arrangement for the capital cost of the four premises. CCE(PWP)/THB replied that of the total estimated capital cost of \$536.1 million of the proposed project, about \$353.6 million was the construction cost of the premises to accommodate the four social welfare facilities. The construction cost of these social welfare facilities would first be funded by the Capital Works Reserve Fund under the proposed project, and then reimbursed from the Lotteries Fund ("LF") after project completion. Funding approval for LF would be sought separately under the established mechanism.

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33. Mr Holden CHOW further enquired about other social welfare facilities that would be built under the public housing development at Queen's Hill ("QH public housing development") with LF funding. The Administration undertook to provide the information requested by Mr CHOW after the meeting.

34. Mr LEUNG Che-cheung pointed out that the proposed CHSWF was located near estate road and the public transport terminus. He was concerned about the safety threat posed by the traffic on nearby roads to people accessing CHSWF. Chief Architect (4), Housing Department ("CA(4)/HD"), explained that it was the Administration's planning intention to provide such public facilities in the centre of the entire QH public housing development and close to the public transport terminus, so as to facilitate access and use of those facilities. Under the current planning proposal, members of the public could find the proposed CHSWF immediately after getting off at the public transport terminus.

35. Mr LAU Kwok-fan suggested that the Administration should consider raising the plot ratio of the QH public housing development to allow for the provision of additional community facilities in future to meet residents' needs.

36. Mr CHU Hoi-dick disagreed with raising the plot ratio of the proposed site. He enquired about the respective numbers of public rental housing ("PRH") units and subsidized sale flats ("SSFs") to be provided under QH public housing development, and suggested that the Administration might consider reducing the number of public housing units, so as to adjust the plot ratio for more community facilities.

37. CCE(PWP)/THB said that given the capacity constraints of the infrastructural facilities (e.g. transport network, sewage treatment plant) in the district, the permissible domestic and non-domestic plot ratio of the proposed site of QH public housing development was set at 6. The plot ratio of the proposed site had been fully utilized taking into account the some 12 000 residential units comprising 8 800 PRH units and 3 200 SSFs to be provided. An increase in plot ratio would require the relevant government departments to re-initiate the statutory town planning process, which would cause delay to the implementation of the proposed project.

38. Mr LUK Chung-hung enquired whether the Administration would consider providing the proposed CHSWF with higher design load for construction of additional floors in future. CA(4)/HD advised that the Administration had examined this suggestion and found that providing higher design load for the construction of two additional floors in future would lead to an approximate 20% increase in the capital cost for structural and building services works. However, under the current established practice for preparing cost estimates for public works projects, the additional cost involved in reserving extra design load could not be included in the project estimate.

Residential care home for the elderly

39. Dr Fernando CHEUNG enquired about the respective numbers of subsidized and non-subsidized places among the 150 places to be provided at the proposed residential care home for the elderly ("RCHE"). Assistant Director of Social Welfare (Elderly) ("ADSW(E)") replied that under the current planning, the ratio of subsidized to non-subsidized places at the proposed RCHE was set at 6:4. In future, the Administration would review the demand for RCHE places in the district and adjust the ratio of the two types of places if necessary.

40. Dr Fernando CHEUNG and Dr KWOK Ka-ki opined that since Fanling had a relatively large grassroots population, the Administration should provide as many subsidized RCHE places as possible in the publicly-funded proposed CHSWF to meet the needs of local residents. ADSW(E) advised that the Administration planned to provide both subsidized and non-subsidized RCHE places so as to balance the needs of different elderly people. Some elderly people on the Central Waiting List who had applied for subsidized RCHE places would make use of non-subsidized RCHE places at their own expense while awaiting subsidized places. She reiterated that the Administration would review the demand for RCHE places in the district in future, and would adjust the ratio of the two types of places if necessary. Dr Fernando CHEUNG requested the Administration to provide

Admin supplementary information on the criteria adopted by the Administration in setting a ratio of subsidized to non-subsidized places at 6:4 for the proposed RCHE.

41. Mr CHAN Hak-kan supported the proposed project. Mr CHAN, Mr CHU Hoi-dick and Mr Holden CHOW were concerned whether the 150 RCHE places proposed to be provided were sufficient to meet the need of more than 30 000 residents in QH public housing development. Dr KWOK Ka-ki urged the Administration to consider increasing the number of places at the proposed RCHE.

42. In response, ADSW(E) said that a day care centre for the elderly would also be provided in QH public housing development to serve the elderly in the district. The design of the proposed project had already optimized the use of the permissible floor area for the provision of different social welfare services for residents of various age groups. She further advised that instead of focusing on individual districts or development projects, the planning of RCHE places had to take into account the overall demand in Hong Kong on a territory-wide basis. CCE(PWP)/THB said that the Administration would consider the possibility of increasing the number places at the proposed RCHE by reviewing the design of the proposed project. Deputy Secretary for Development (Planning and Lands)1 ("DS(P&L)1/DEVB") supplemented that RCHEs and child care centres were subject to floor height limits. Increasing the plot ratio of the proposed site to accommodate more social welfare facilities might not conform with the relevant height requirements.

43. Mr Abraham SHEK, Mr Alvin YEUNG, Dr Fernando CHEUNG and Dr KWOK Ka-ki criticized that given the acute shortage of subsidized RCHE places at present, many elderly people passed away while awaiting subsidized RCHE places every year. These members opined that the Administration should review and refine the current policy on the provision of RCHE places, so as to provide more subsidized places and shorten the waiting time.

44. ADSW(E) agreed that the current supply of subsidized RCHE places was insufficient to meet territory-wide demand. She advised that the Administration would continue its efforts in identifying new sites in various districts for construction of RCHEs. Meanwhile, she pointed out that the Administration had launched the Pilot Scheme on Residential Care Service Voucher for the Elderly last year to subsidize the elderly for places at privately-operated RCHEs. More than 80% of these elderly people could receive full subsidy from the Government.

45. The Chairman advised that members might raise questions on the

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policy matters relating to the overall supply of RCHE places at Council meetings or relevant Panel(s). In response to members' concern, DS(P&L)1/DEVB undertook to provide supplementary information after the meeting to explain how the Administration could allocate more land for provision of social welfare facilities at the district level, such as utilizing the Government, Institution and Community sites reserved in neighbouring new developments.

Child care centre

46. Mr LEUNG Che-cheung was concerned whether the 100 places proposed to be provided at the child care centre ("CCC") were sufficient to meet the need of more than 30 000 residents in QH public housing development. ADSW(E) advised that kindergartens, which would be provided at QH public housing development, could also provide child care services. In planning the service quota of the proposed CCC, the Administration had taken into account the services to be operated by the kindergartens in QH public housing development.

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47. For members' reference, Mr Holden CHOW requested the Administration to provide supplementary information on the number of places to be provided at the proposed day CCC in the public housing development at Chung Nga Road East, Tai Po, and how it compared with the number of places to be provided at the proposed CCC.

Integrated children and youth services centre

48. Mr CHAN Hak-kan pointed out that some families of ethnic minorities ("EM") might move into the housing units in QH public housing development in future. He enquired whether the proposed integrated children and youth services centre ("ICYSC") would provide specific services targeting EM children and youths. ADSW(E) advised that the Administration would require the service operator of the proposed ICYSC to take care of the needs of different people in the district in service delivery.

Community hall and other recreational facilities

49. Mr YIU Si-wing enquired about the criteria adopted by the Administration in determining the need to build a new community hall. Assistant Director of Home Affairs (2) replied that under the current Hong Kong Planning Standards and Guidelines, the Administration would determine the need for new community halls having considered a host of relevant factors, such as population size, local characteristics, community

aspirations, district locations, availability of similar community facilities in the district, and their usage rates.

50. Mr YIU Si-wing enquired whether public facilities such as libraries, sports grounds and swimming pools were available in the neighbourhood of QH public housing development. He suggested that the Administration should consider providing facilities such as indoor game halls or libraries under the proposed project. Mr Holden CHOW suggested that the Administration should explore the possibility of utilizing the multi-purpose hall in the proposed community hall for various types of indoor sports.

51. District Officer (North), Home Affairs Department, replied that there were a library and outdoor sports grounds at Luen Wo Hui, which was about 20 minutes away from QH public housing development on foot. In addition, there were game halls and swimming pools in both Sheung Shui and Fanling. CCE(PWP)/THB reiterated that the permissible plot ratio of the proposed site of QH public housing development had been fully utilized, and the planning layout had struck a balance between the needs for housing units and community facilities.

52. Mr LUK Chung-hung suggested that the Administration might consider drawing court lines and providing basketball hoops for 3-on-3 basketball games at the three badminton courts on the second floor of the proposed CHSWF, so that the space could be utilized more flexibly. He also enquired about the recreational and community facilities to be made available for use by residents in the entire QH public housing development, excluding the proposed CHSWF.

53. In response, CA(4)/HD said that within the residential area of QH public housing development, there would be four table tennis tables, 3.5 basketball courts, one badminton court, 2 700 square metres of children's play areas, 34 000 square metres of open space, and three kindergartens.

Admin 54. The Chairman requested the Administration to provide supplementary information on the recreational and social welfare facilities to be provided under the entire QH public housing development, excluding the proposed CHSWF.

New Territories North Development

55. Given that the QH public housing development, Fanling was located in New Territories North ("NTN"), Mr CHU Hoi-dick enquired how the development at QH could complement with the NTN Development proposed by the Administration. DS(P&L)1/DEVB advised that the Administration

put forward NTN Development in Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 ("Hong Kong 2030+"), which sought to develop a number of regions in NTN (including Queen's Hill) into a new town. The Administration was analyzing the feedback received during the public engagement exercise on Hong Kong 2030+. A decision on whether and how NTN Development would be implemented was expected to be made between the end of this year and early next year.

[At 10:26 am, the Chairman asked members if they agreed to extend the meeting for 15 minutes. Members present agreed. The Chairman directed that the meeting be extended for 15 minutes to 10:45 am.]

56. The Chairman said that the Subcommittee would continue to discuss this item at the next meeting. The meeting ended at 10:45 am.

Council Business Division 1
Legislative Council Secretariat
23 March 2018