

**Legislative Council Public Works Subcommittee  
meetings on 6 February and 12 February 2018**

**202SC – Community Hall cum Social Welfare Facilities  
at Queen’s Hill, Fanling**

**Supplementary Information**

**PURPOSE**

At the Legislative Council Public Works Subcommittee meetings on 6 February and 12 February 2018 when the captioned project was considered (PWSC(2017-18)28 refers), Members requested the following supplementary information –

- (1) regarding the provision of a 150-place residential care centre for the elderly, please explain the criteria adopted by the Government in setting a ratio of subsidised to non-subsidised residential care places at 6:4;
- (2) the list of recreational facilities and social welfare facilities to be provided under the public housing development at Queen’s Hill, Fanling, excluding the proposed community hall cum social welfare facilities within the project;
- (3) the list of other social welfare facilities funded by Lotteries Fund to be constructed under the public housing development at Queen’s Hill ;
- (4) the number of places to be provided in the proposed child care centre under the public housing development at Chung Nga Road East, Tai Po;
- (5) how the Government can allocate more land for provision of social welfare facilities at district level, such as utilising the

“Government, Institution or Community” sites reserved in the neighboring new developments;

- (6) details of the existing mechanism for planning the provision of community facilities (including welfare, educational and recreational facilities) in public housing developments;
- (7) whether the Government will consider if there is any room for improvement in the existing planning mechanism (including whether there is a need to set up an inter-departmental working group for planning) through reviewing to see whether the relevant government departments might not be fully coordinated in the planning process, such that the social welfare facilities might not fully support the service demand brought about by the housing developments;
- (8) whether the Government will consider relaxing the plot ratio of land for “Government, Institution or Community” sites or exempting relevant restrictions so that expansion of relevant facilities can be carried out later if necessary; and
- (9) another perspective view from another direction to the proposed community hall cum social welfare facilities complex, in addition to that in Annex 10 of PWSC (2017-18) 28 from the north eastern direction to the complex at Queen's Hill, Fanling.

## **GOVERNMENT RESPONSES**

2. The required information is set out below –

- (1) Since 2001, Social Welfare Department (SWD) has awarded contracts through open tenders to non-governmental organisations or private operators in respect of 30 contract RCHEs. Services at these contract RCHEs including both subsidised and non-subsidised portions are governed and

monitored in accordance with the requirements set out in the relevant contracts to ensure quality. It is considered that the non-subsidised residential care services provided in these contract RCHEs will provide frail elderly persons in need of residential care services with suitable choices outside the public arena.

When planning for new contract RCHEs, a 6:4 ratio of subsidised to non-subsidised places is adopted as a general practice. SWD would, where appropriate, take into account the characteristics of the socio-economic condition of the districts where the RCHEs are located and the availability of other non-subsidised residential care places in the vicinity when determining the number of subsidised and non-subsidised places in individual contract RCHEs. As a result, not all contract RCHEs provide the 6:4 ratio of subsidised to non-subsidised places. It is, however, appropriate to continue adopting the 6:4 ratio as a general guideline so as to provide SWD with a basis to consider the provision of subsidised and non-subsidised places for the 150-place RCHE in the proposed development. In addition, SWD had since 2015 added a new provision in all new contracts for contract RCHEs to allow the Government to reserve the right to change the ratio of subsidised and non-subsidised residential care places during the contract period. That would give the Government flexibility to make necessary adjustment to the ratio of subsidised to non-subsidised places upon consideration of various factors, including the occupancy rate of non-subsidised places.

- (2) Apart from the proposed facilities (i.e. a community hall, a residential care home for the elderly, a neighbourhood elderly centre, a child care centre and an integrated children and youth services centre) to be incorporated in the community hall cum social welfare facilities block, the public housing development at Queen's Hill includes the following facilities-

- (a) social welfare facilities, including a 60-place day care

- centre for the elderly and a centre to provide family support services for individuals and families;
- (b) educational facilities, including 3 nos. of kindergartens; and
  - (c) recreational facilities, including 4 nos. of table tennis table, 3.5 nos. of basketball court, 4 nos. of badminton court, and approximately 2 700 m<sup>2</sup> of children's play area.
- (3) The proposed community hall cum social welfare facilities block is a joint-user government building. According to the established funding arrangement of joint-user government buildings, the construction cost of the subject building is to be funded by the Capital Works Reserve Fund whereas the construction costs of the welfare facilities incorporated therein will be reimbursed by Lotteries Fund.
- (4) The proposed child care centre incorporated in the public housing development at Chung Nga Road East will provide 92 service places.
- (5) To meet the service demand from the community and the territory, SWD has all along adopted a multi-pronged approach to increase the provision of welfare facilities. SWD will work with departments concerned to explore the feasibility to incorporate suitable welfare facilities in various public / private housing developments, as well as sites reserved for “Government, Institution or Community” (“G/IC”) uses in order to increase the provision of subvented services and to meet the service demand, taking into account the needs of the local community, the overall demand from the welfare service perspective, the floor area requirements of different welfare facilities, the location and accessibility of the site as well as the advice from the relevant departments on site constraints, development parameters and limitations.

Under the existing mechanism, regarding the land use of New Development Areas, Planning Department (PlanD) will

collaborate with departments concerned (including SWD) and in consultation with District Councils to plan for the provision of community facilities. SWD will explore the feasibility of the provision of welfare facilities in New Development Areas to meet the local and territory-wide service demand.

- (6) When a new development area or site is identified as having potential for public housing development, according to the existing mechanism, PlanD or Housing Department (HD) will discuss with relevant departments (including SWD, Home Affairs Department (HAD) and Education Bureau (EDB), etc.) and consult the District Councils so as to plan for the provision of community facilities (including welfare, educational, recreational facilities, etc.), in addition to residential housing units, in the public housing project concerned.

With regard to welfare facilities, SWD will holistically explore the need for and possibility of providing welfare facilities in the public housing development at an early planning stage. In general, SWD will take into account the needs of the local community, the overall demand for welfare services, the floor area requirements of different welfare facilities, the location and accessibility of the site as well as the advice from the relevant departments on site constraints, development parameters and limitations (including environmental issues such as noise and air quality) in drawing up optimal welfare facilities to meet the service demand arising from such public housing development and also to address the wider community demand.

In respect of community hall, HAD will keep close watch on the development of each district (including new public housing developments), and will consider all relevant factors set out in the “Hong Kong Planning Standards and Guidelines” (HKPSG), including population size, area characteristics, community aspirations, availability of existing/similar community facilities nearby and their usage rates, etc., in

assessing the need for new community hall to provide suitable venues for organising community activities.

Regarding educational facilities, under the established mechanism, PlanD will reserve sites for school development when preparing town plans and planning large-scale residential developments having regard to the planned population of relevant age groups and the standards and guidelines set out in the HKPSG. In the process, EDB will be consulted on whether school sites should be reserved. As far as long-term planning in primary and secondary education is concerned, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of existing students at various levels as well as the latest demographic changes, including the number of newly-arrived children from the Mainland, in estimating the future demand for school places and the need for reserving school sites.

In respect of recreational facilities, in the planning of public housing developments, HD will make reference to the HKPSG, consult concerned departments as well as the District Councils and the local community, with a view to formulating suitable recreational facilities.

- (7) In general, the Government will reserve sites for various “G/IC” facilities during the land use planning process, taking into account the HKPSG, advice of relevant bureaux/departments (B/Ds) and other considerations including land use demands, local conditions, development constraints and resource availability. For “G/IC” facilities suitable to be incorporated into premises, for example elderly facilities, the Government will reserve adequate floor space in housing and other development projects (including private development projects) for provision of these facilities. Relevant B/Ds will be responsible for the implementation of the respective

facilities and services.

On the other hand, as announced in the Policy Agenda in October 2017, relevant B/Ds are considering ways to strengthen the existing mechanism of co-ordinating the planning of multi-purpose “G/IC” projects within the Government, with a view to facilitating the implementation on a fuller scale of a model of “single site, multiple use” multi-storey developments in order to consolidate and provide more “G/IC” facilities. The Government will also explore measures that would encourage private developers to provide various welfare facilities in their development projects.

- (8) “G/IC” zones on outline zoning plans are mainly designated to provide “G/IC” facilities serving the needs of local residents and/or the wider district, region or the territory. Generally speaking, most of the “G/IC” sites with low-to-medium rise developments serve as spatial and visual relief in the densely built-up areas, and many of these sites are located within wind or visual corridors which are essential to maintain good air ventilation and visual permeability to the subject areas. The Government will consider the appropriate development intensity on “G/IC” sites taking into account the relevant planning factors (such as landscape, air ventilation, traffic, environmental and infrastructure, etc.) so as to ensure that their function in helping to maintain a quality built environment would not be seriously compromised.
- (9) A perspective view from north western direction is at Enclosure.

**Social Welfare Department**  
**Home Affairs Department**  
**Education Bureau**  
**Development Bureau**  
**Transport and Housing Bureau**  
**March 2018**





從西北面望向大樓的構思圖  
PERSPECTIVE VIEW FROM NORTH  
WESTERN DIRECTION (ARTIST'S  
IMPRESSION)

202SC  
粉嶺皇后山社區會堂暨社會福利設施  
COMMUNITY HALL CUM SOCIAL WELFARE FACILITIES AT QUEEN'S HILL, FANLING