

**For discussion
on 5 June 2017**

Legislative Council Panel on Housing

**Public Works Programme Item No. B202SC
Community hall cum social welfare facilities
at Queen's Hill, Fanling**

PURPOSE

This paper consults Members about the Government's proposal to upgrade **B202SC** to Category A.

PROJECT PROPOSAL

2. The proposed project site occupies an area of around 2 800m² at Queen's Hill, Fanling. The proposed scope of works includes –
- (a) a community hall providing the following facilities –
 - (i) a multi-purpose hall with a capacity of 450 seats;
 - (ii) a stage with a store room, a stage meeting room, male and female dressing rooms, a conference room, a management office with a store room, a baby care room, and toilets;
 - (b) four bare shell premises for the provision of the following social welfare facilities¹ –
 - (i) a 150-place residential care home for the elderly;
 - (ii) a neighbourhood elderly centre;

¹ In line with the statutory provisions under the Government Lotteries Ordinance (Cap. 334), the Financial Secretary may approve monies from the Lotteries Fund (LF) to finance welfare projects as the Chief Executive, after consultation with the Social Welfare Advisory Committee, may approve. The Director of Social Welfare, as Controlling Officer for LF, will ensure that the applications fall within the approved ambit of LF. Grants can be made to meet non-recurrent commitments for construction, fitting-out and purchase of furniture and equipment etc. for premises occupied by non-government organisations providing welfare services. The construction costs of the four above-mentioned premises will be sought from LF in accordance with the established mechanism.

- (iii) a 100-place child care centre;
 - (iv) an integrated children and youth services centre; and
- (c) ancillary facilities including mechanical and electrical rooms, lifts and lobbies.

3. The location and site plan of the proposed works is at **Annex 1**, while the artist's impression is at **Annex 2**.

4. To tie in with the public housing development programme at Queen's Hill and its population intake, the construction of the proposed works is planned to commence in the second quarter of 2018, for completion in the third quarter of 2021. We plan to start the tendering process for the construction works in the fourth quarter of 2017. However, we will only award the contract upon obtaining funding approval from the Finance Committee of the Legislative Council (FC).

5. The Government plans to entrust the design and construction of the proposed works to the Hong Kong Housing Authority, to facilitate better design coordination and construction interface, and ensure timely commencement and completion of the proposed works. Upon completion of the works, the community hall cum social welfare facilities (CHSWF) will be handed over to relevant government departments for management and maintenance.

JUSTIFICATIONS

6. Under the current plan, the public housing development at Queen's Hill will be completed in phases from 2021, and will provide about 12 000 housing units with a population of about 34 300. The public housing development at Queen's Hill will form a new community in the district. Therefore, we need to provide community and social welfare facilities at Queen's Hill, to address the needs of both the residents of the public housing development and the local residents. Also, it is conducive to community building and the well-being of new residents if the housing development is complemented by community facilities.

7. The proposed community hall will provide a venue for eligible organisations to hold events, seminars and other types of community activities for the new community at Queen's Hill, and residents of village settlements in the vicinity. The four proposed social welfare facilities will also provide support to people in need, such as the elderly, children and youth, and improve their livelihood. The proposed facilities will enable optimal use of the site at Queen's Hill, so as to address the society's demands for public housing, and the growing aspirations for social welfare facilities of the residents in the area.

PROJECT ESTIMATE

8. The capital cost of the proposed works is estimated to be \$574.5 million in MOD prices, of which the construction cost of the social welfare facilities will be reimbursed by the Lotteries Fund after the completion of the works. We will apply for funding under the Lotteries Fund in accordance with the established mechanism.

PUBLIC CONSULTATION

9. We have consulted the views of the North District Council, its District Facilities Management Committee, and its Working Group on Housing and Town Planning of North District, about the proposed development at Queen's Hill, including the proposed CHWSF, on six occasions since June 2014². Members have no objection to the construction of the proposed CHWSF.

WAY FORWARD

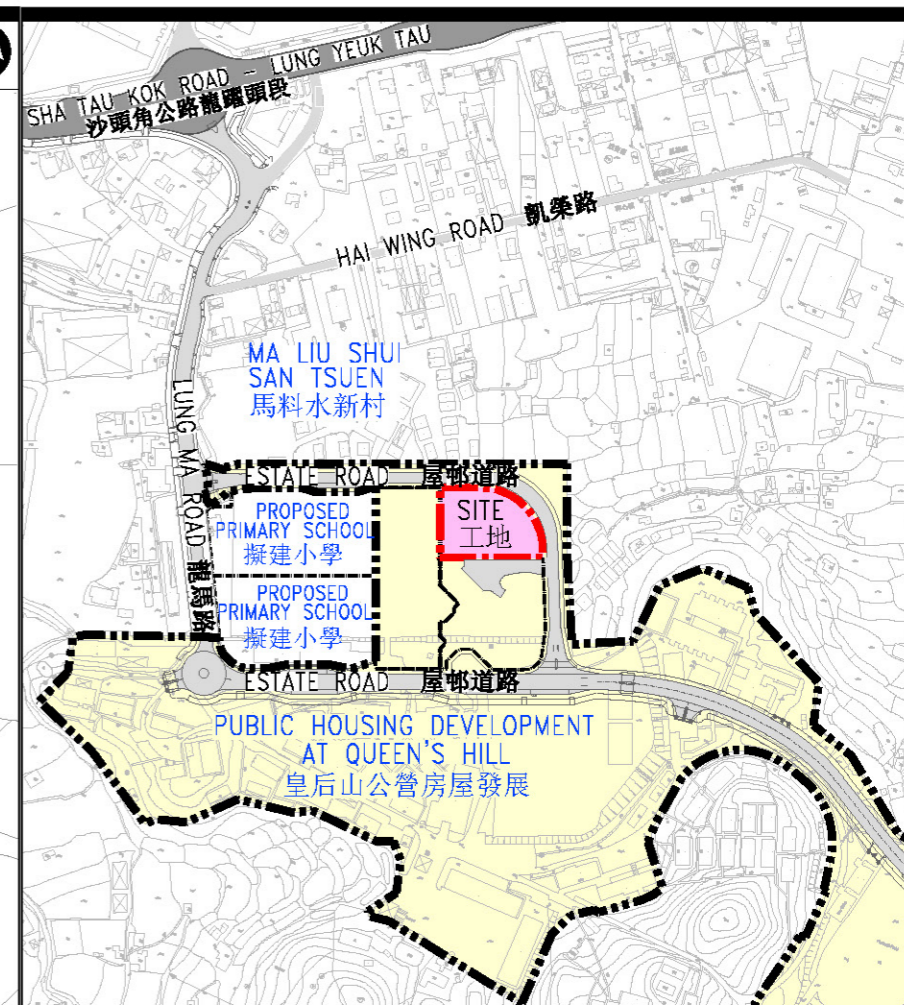
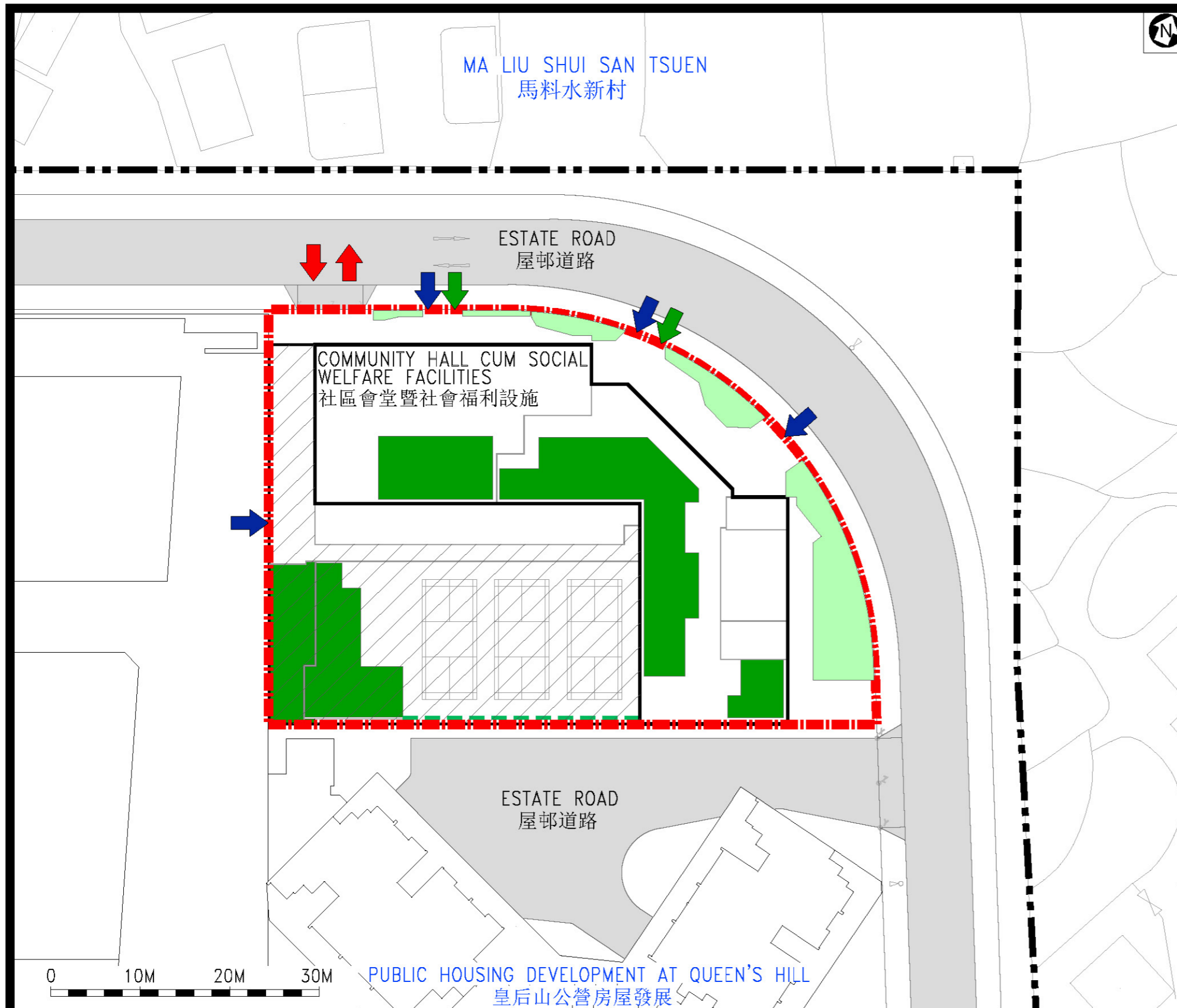
10. We plan to submit the funding proposal of the proposed works to the Public Works Subcommittee for consideration and the FC for approval in the fourth quarter of 2017.

² We consulted the North District Council on 12 June 2014, 9 October 2014 and 17 February 2016; its Working Group on Housing and Town Planning of North District on 2 December 2014 and 30 April 2015; and its District Facilities Management Committee on 19 January 2017.

ADVICE SOUGHT

11. Members are invited to note the paper and provide views.

Transport and Housing Bureau
May 2017



位置圖 LOCATION PLAN 0 50M 100M 200M

圖例	LEGEND
	工地界線 SITE BOUNDARY
	粉嶺皇后山公營房屋發展界線 BOUNDARY OF PUBLIC HOUSING DEVELOPMENT AT QUEEN'S HILL, FANLING
	無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
	行人出入口 PEDESTRIAN ENTRANCE / EXIT
	車輛出入口 VEHICULAR INGRESS / EGRESS
	地面綠化 AT-GRADE GREENING
	屋頂綠化 LANDSCAPED ROOF
	香港房屋委員會設施 HONG KONG HOUSING AUTHORITY'S FACILITIES
	垂直綠化 VERTICAL GREENING

工務計劃項目編號 B202SC
 粉嶺皇后山社區會堂暨社會福利設施
 PWP ITEM NO. B202SC
COMMUNITY HALL CUM SOCIAL WELFARE FACILITIES AT QUEEN'S HILL, FANLING

工地平面圖
SITE PLAN

從東北面望向大樓的構思圖
PERSPECTIVE VIEW FROM NORTH EASTERN DIRECTION



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構思圖
ARTIST'S
IMPRESSION
DRAWING