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

**Minutes of the 10th meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 30 January 2019, 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

Dr Hon Priscilla LEUNG Mei-fun, SBS, JP

Hon Claudia MO

Hon Frankie YICK Chi-ming, SBS, JP

Hon WU Chi-wai, MH

Hon MA Fung-kwok, SBS, JP

Hon CHAN Chi-chuen

Hon CHAN Han-pan, BBS, JP

Hon LEUNG Che-cheung, SBS, MH, JP

Hon Alice MAK Mei-kuen, BBS, JP

Dr Hon KWOK Ka-ki

Dr Hon Fernando CHEUNG Chiu-hung

Dr Hon Helena WONG Pik-wan

Hon Alvin YEUNG

Hon Andrew WAN Siu-kin

Hon CHU Hoi-dick

Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH
Hon Tanya CHAN
Hon HUI Chi-fung
Hon LUK Chung-hung, JP
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon KWONG Chun-yu
Hon Jeremy TAM Man-ho
Hon Gary FAN Kwok-wai
Hon AU Nok-hin
Hon Vincent CHENG Wing-shun, MH
Hon Tony TSE Wai-chuen, BBS
Hon CHAN Hoi-yan

Members absent:

Hon Michael TIEN Puk-sun, BBS, JP
Hon CHEUNG Kwok-kwan, JP

Public officers attending:

Mr Raistlin LAU Chun, JP	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Miss Joey LAM Kam-ping, JP	Deputy Secretary for Development (Works) ¹
Ms Bernadette LINN, JP	Permanent Secretary for Development (Planning and Lands)
Mr Donald TONG Chi-keung, JP	Permanent Secretary for the Environment
Ms Margaret HSIA Mai-chi	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works)

Mr David LAM Chi-man	Principal Assistant Secretary for Development (Planning and Lands)5
Mr Chris FUNG Pan-chung	Principal Assistant Secretary for Food and Health (Health)3
Mr Albert CHEUNG Ka-lok	Assistant Director of Lands (Specialist)3
Mrs Sylvia LAM YU Ka-wai, JP	Director of Architectural Services
Mr LEUNG Kam-pui	Assistant Director of Architectural Services (Property Services)
Dr Kenny HO Chin-ho	Principal Veterinary Officer Agriculture, Fisheries and Conservation Department
Mr Edwin TONG Ka-hung, JP	Director of Drainage Services
Mr Ricky LAU Chun-kit, JP	Director of Civil Engineering and Development
Mr Ken HO Kin-sang, JP	Deputy Head of Geotechnical Engineering Office (Landslip Preventive Measures) Civil Engineering and Development Department
Mr WONG Chuen-fai	Assistant Director of Environmental Protection (Environmental Infrastructure)
Mr Tony CHEUNG Wai-hung	Principal Environmental Protection Officer (Waste Management Policy) Environmental Protection Department
Mr CHUI Wing-wah	Deputy Director of Highways
Mr Tony LOK Kim-wa	Deputy Project Manager (Major Works)1 Highways Department
Ms Eugenia CHUNG Nga-chi, JP	Assistant Director of Home Affairs (2)
Mr Paul AU Ying-kit	Acting Chief Engineer (Works) Home Affairs Department

Mr Kelvin SIU Yun-piu	Assistant Secretary-General (Capital) University Grants Committee Secretariat
Mr LEE Sin-wah	Chief Maintenance Surveyor (School Premises Maintenance) Education Bureau
Ms PING Tak-wai	Senior Maintenance Surveyor (School Premises Maintenance) Education Bureau
Mr Alex WONG Kwok-chun	Assistant Director of Social Welfare (Subventions)
Mr TAN Tick-yee	Assistant Director of Social Welfare (Elderly)
Mr NG Yiu-hing	Acting Chief Executive Officer (Planning)1 Social Welfare Department
Mr WONG Chung-leung, JP	Director of Water Supplies
Mr Gavin WAH Kwok-kee	Chief Systems Manager (Governance and Resources) Office of the Government Chief Information Officer
Mr Michael HONG Wing-kit	Chief Civil Engineer (Public Works Programme) Transport and Housing Bureau
Mr Peter MOK Pang-ching	Deputy Head of Civil Engineering Office (Project and Environmental Management) Civil Engineering and Development Department
Mr TSE Chun-tat	Chief Engineer (Special Duties (Works)) Civil Engineering and Development Department
Mr Stephen YIM Yu-chau	Chief Architect (Development and Standards Section) Housing Department

Mr Rudolf LEE Yun-cheung

Chief Civil Engineer (1)
Housing Department

Clerk in attendance:

Ms Doris LO

Chief Council Secretary (1)2

Staff in attendance:

Mr Keith WONG

Council Secretary (1)2

Ms Christina SHIU

Legislative Assistant (1)2

Ms Christy YAU

Legislative Assistant (1)8

Ms Clara LO

Legislative Assistant (1)9

Action

The Chairman advised that there were five funding proposals on the agenda for the meeting. The first to third proposals were items carried over from the previous meeting, while the fourth and fifth proposals were new submissions from 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.

Capital Works Reserve Fund Block Allocations

PWSC(2018-19)35 — Provision for Capital Works Reserve Fund block allocations in 2019-20

2. The Chairman advised that the proposal, i.e. [PWSC\(2018-19\)35](#), was to seek the approval of an allocation of \$15,094 million for the block allocations subheads under the Capital Works Reserve Fund ("CWRF") Heads of Expenditure for 2018-2019 and 2019-2020. The Subcommittee deliberated on this proposal at the meetings on 16 and 21 January 2019.

Motion to adjourn the discussion on PWSC(2018-19)35

3. Mr CHU Hoi-dick proposed a motion pursuant to paragraph 33 of the Public Works Subcommittee Procedure ("PWSC Procedure") to adjourn the discussion on PWSC(2018-19)35.
4. The Chairman said that the Subcommittee would proceed to deal with Mr CHU Hoi-dick's motion. Each member could speak once on the motion, and the speaking time should not exceed three minutes.
5. Mr CHU Hoi-dick said that currently, the estimates of the CWRP block allocations subheads relating to land resumption compensation (namely, Subhead 1004CA (Compensation for surrenders and resumptions: miscellaneous) and Subhead 1100CA (Compensation and ex-gratia allowances in respect of projects in the Public Works Programme) under Head 701) were not subject to any ceiling, and included the land resumption compensation for the development of North East New Territories which amounted to tens of billions of dollars. He was dissatisfied that by taking a bundling approach to include the estimates of expenditure items involving a considerable amount of land resumption compensation in the block allocations proposal and submitting it to the Finance Committee ("FC") for approval, the Administration had undermined the rights of FC to monitor and examine the public finance expenditures incurred by related large-scale development projects. He pointed out that he had suggested submitting separately any land resumption compensation item with estimated expenditure over \$2 billion to FC for examination, but his suggestion had not been accepted by the Administration. Therefore, he moved the motion to adjourn the discussion on this agenda item to reflect his dissatisfaction with the current block allocations mechanism.
6. Mr CHAN Chi-chuen spoke in support of Mr CHU Hoi-dick's motion.
7. Mr LEUNG Che-cheung, Mr LUK Chung-hung, Mr Holden CHOW, Mr HO Kai-ming, Mr MA Fung-kwok, Ms Alice MAK and Mr LAU Kwok-fan spoke against Mr CHU Hoi-dick's motion. In their view, the block allocations proposal involved a large number of livelihood-related works projects and adjourning the discussion would render the Administration unable to implement these works projects in a timely manner, thus affecting livelihood.
8. Deputy Secretary for Financial Services and the Treasury (Treasury)3 ("DSFST(T)3") responded that FC had held a special meeting in 2017-2018 to discuss the block allocations mechanism, including a member's suggestion

of imposing project estimate ceilings under delegated powers on the subheads relating to land resumption compensation. As explained by the representatives of the Administration at that meeting, land resumption compensation was currently calculated according to a mechanism approved by LegCo and would be subject to the court's decision in case of disputes. Since the progress of land resumption was beyond the Administration's control, it was necessary for it to maintain flexibility so that it could handle land resumption compensation in a timely manner according to the mechanism. Therefore, it was inappropriate to impose any project estimate ceilings.

9. The Chairman put to vote the question that the discussion on PWSC(2018-19)35 be adjourned. At the request of members, the Chairman ordered a division. 12 members voted for, 16 members voted against the motion and no one abstained. The votes of individual members were as follows:

For:

Mr Charles MOK (Deputy Chairman)	Mr WU Chi-wai
Mr CHAN Chi-chuen	Dr Fernando CHEUNG
Mr Alvin YEUNG	Mr CHU Hoi-dick
Ms Tanya CHAN	Mr HUI Chi-fung
Dr CHENG Chung-tai	Mr Jeremy TAM
Mr Gary FAN	Mr AU Nok-hin
(12 members)	

Against:

Mr Abraham SHEK	Mr Tommy CHEUNG
Ms Starry LEE	Dr Priscilla LEUNG
Mr Frankie YICK	Mr MA Fung-kwok
Mr LEUNG Che-cheung	Ms Alice MAK
Dr Junius HO	Mr HO Kai-ming
Mr Holden CHOW	Mr Wilson OR
Mr LUK Chung-hung	Mr LAU Kwok-fan
Mr Tony TSE	Ms CHAN Hoi-yan
(16 members)	

Abstain:

(0 member)

10. The Chairman declared that the motion was negated. The Subcommittee resumed the discussion on PWSC(2018-19)35.

[At 9:07 am, the Chairman said that he would allow each of the members who were waiting for their turn to raise questions to do so once. After that, the "question and answer time" would end.]

[At 9:09 am, the Chairman asked those members who wished to submit motions under paragraph 32A of the PWSC Procedure to do so as soon as possible. He would not accept any more motions on this agenda item from members thereafter.]

Head 701 – Land Acquisition

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

11. Mr LEUNG Che-cheung pointed out that in resuming land for upgrading the San Wai Sewage Treatment Works in Yuen Long, the Administration had offered a compensation package to the affected land owners at the rate of Compensation Zone B but the land owners had not accepted the Administration's land resumption and compensation arrangements. Regarding the Hung Shui Kiu New Development Area project, the relevant land owners had also stated that they would oppose the project if the Administration adopted the existing land resumption and compensation arrangements. In this connection, he enquired whether the Administration had continued to negotiate with the relevant land owners about the land resumption compensation matters.

12. Assistant Director of Lands (Specialist)3 ("AD/L(S)3") advised that in accordance with the zonal compensation system approved by FC, the Administration had adopted the rate of Compensation Zone B to handle the ex-gratia compensation matters involved in the upgrading of the San Wai Sewage Treatment Works. The relevant land owners had negotiated with the Development Bureau through Heung Yee Kuk New Territories, requesting to upgrade the ex-gratia compensation rate to Zone A. However, the Administration was of the view that the practice of determining the ex-gratia compensation zone according to the established system should be maintained. He added that in taking forward the Hung Shui Kiu New Development Area project, the Administration would also adopt the established zonal compensation system to determine the ex-gratia compensation payable for land resumption.

13. Mr WU Chi-wai opined that as the Administration's work to pay compensation for land resumption was in general controversial in nature and a huge sum of money was involved, it was inappropriate for the Administration to seek funding approval under the block allocations

mechanism. Mr WU and Mr LEUNG Che-cheung said that the Administration should consider enhancing the existing mechanism in future so that any land resumption compensation item with an estimate exceeding a specified limit should be submitted separately to FC for examination.

14. Regarding the project of "Road works – site formation and infrastructure works for development at Kam Tin South, Yuen Long – advance works", Mr CHU Hoi-dick requested the Administration to provide supplementary information on any plan to provide permanent toilet facilities at Tai Lam Tunnel Bus-Bus Interchange.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC129/18-19\(01\)](#) on 21 February 2019.)

15. Noting the Administration's provision of a "Tun Fu" ex-gratia allowance for indigenous villages affected by the development of North East New Territories, Mr CHU Hoi-dick enquired whether the Administration had set aside funding for the payment of such a "Tun Fu" ex-gratia allowance in respect of the development project at Wang Chau, Yuen Long. AD/L(S)3 replied that the Administration was still considering the applications for the "Tun Fu" ex-gratia allowance in respect of the development project at Wang Chau, and had yet to make an estimate of the expenditure concerned.

Head 703 – Buildings

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

16. Referring to the Administration's estimate of \$29.5 million for the project of "HKSAR's participation in the 2019 Beijing International Horticultural Exposition – Hong Kong Garden", Mr CHAN Chi-chuen requested the Administration to provide a detailed breakdown of the estimate. He also pointed out that as advised by the Administration, the estimated expenditure of this project had not been stated in the discussion paper submitted to the Subcommittee (i.e. PWSC(2017-18)25) in 2017-2018 because the implementation of the project had not been confirmed back then. Nevertheless, the project was not stated under "proposed new items" in the discussion paper submitted this year and was only set out in a list which was hundreds of pages long. In this way, it was not easy for members to take note of the implementation status and expenditure profile of the project.

(*Post-meeting note:* The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC129/18-19\(01\)](#) on 21 February 2019.)

17. DSFST(T)3 advised that after the completion of each financial year, the Administration provided members with an annual report to account for the difference between the actual programme and the indicative one presented to members for approval. The report covered, among other things, items that had been established but not yet implemented and those that were established and implemented only after LegCo had examined the block allocations. This arrangement could ensure transparency of the Administration's expenditure profile.

Head 709 – Waterworks

Subhead 9100WX – Improvement works to water mains

18. Noting from the Administration's supplementary paper ([LC Paper No. PWSC99/18-19\(09\)](#)) that the Water Supplies Department ("WSD") had plans to carry out improvement works to the fresh water mains on Third Street (near Pokfulam Road) in the Central and Western District, Ms Tanya CHAN requested the Administration to provide supplementary information on when such works would commence. She also enquired whether WSD would consult the respective District Council on the works arrangements when it carried out the water mains improvement works.

(*Post-meeting note:* The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC129/18-19\(01\)](#) on 21 February 2019.)

19. Director of Water Supplies advised that if the water mains improvement works covered a relatively large area, WSD would consult the respective District Council on the works arrangements before commencing the works. As for the works with a smaller coverage area, WSD would normally consult the District Council members and local communities of the districts concerned.

Head 711 – Housing

Subhead B100HX – Minor housing development related works, studies and investigations for items in Category D of the Public Works Programme

20. Mr Gary FAN sought details about the project of "Site formation and infrastructure works for public housing development sites near Po Lam Road

South in Tseung Kwan O – feasibility study and associated site investigation works", including the works progress, and when the Administration would confirm the feasibility of constructing public housing on the sites.

21. Chief Civil Engineer (Public Works Programme), Transport and Housing Bureau ("CCE(PWP)/THB") advised that the feasibility study had commenced in 2018 for completion between 2020 and 2021. Since the study was still in progress, the Administration had yet to confirm the feasibility of constructing public housing on the sites. He added that if the findings of the study confirmed the feasibility of constructing public housing on the sites, the Administration would apply for changing their planned uses according to established procedures.

Other issues

22. Dr CHENG Chung-tai pointed out that since April 2014, the Administration had been providing a one-off grant under CWRP Head 708 Subhead 8083MM to replace the block allocation under Subhead 8100MX – "Hospital Authority – improvement works, feasibility studies, investigations and pre-contract consultancy services for building projects" until the depletion of the one-off grant under Subhead 8083MM. He requested the Administration to provide supplementary information on the current usage of the one-off grant and the minor works projects planned to be funded by the grant in 2019-2020.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC129/18-19\(01\)](#) on 21 February 2019.)

23. Mr AU Nok-hin said that although he wished to make further enquiries with the Administration about various projects, he could not do so as the Chairman only allowed each of the members waiting for their turn to raise questions to do so once. He expressed dissatisfaction over the Chairman's decision. The Chairman said that he had allowed members to raise several rounds of questions on the block allocations items and had "drawn a line" for members' enquiries. Members who wished to make further enquiries with the Administration about the block allocations items might do so in writing.

Proposed motion to be moved under paragraph 32A of the Public Works Subcommittee Procedure

24. Acknowledging receipt of the motion which Mr AU Nok-hin proposed to move under paragraph 32A of the PWSC Procedure,

the Chairman pointed out that after examining Mr AU's motion (which mainly contained enquiries raised with the Administration about three block allocations projects), he considered that Mr AU's motion did not meet the relevant requirements under paragraph 32A of the PWSC Procedure and therefore would not put Mr AU's motion to the Subcommittee for it to decide whether the motion should be proceeded with. As per the established practice of the Subcommittee, members who wished to raise enquiries with the Administration about the details of projects might do so in writing, and the Administration would provide written responses.

Voting on PWSC(2018-19)35

25. The Chairman then put the item PWSC(2018-19)35 to vote. At the request of members, the Chairman ordered a division. 16 members voted for, 10 members voted against the item and four members abstained. The votes of individual members were as follows:

For:

Mr Tommy CHEUNG
Mr CHAN Hak-kan
Mr Frankie YICK
Mr CHAN Han-pan
Ms Alice MAK
Mr HO Kai-ming
Mr Wilson OR
Mr LAU Kwok-fan
(16 members)

Ms Starry LEE
Dr Priscilla LEUNG
Mr MA Fung-kwok
Mr LEUNG Che-cheung
Dr Junius HO
Mr Holden CHOW
Mr LUK Chung-hung
Ms CHAN Hoi-yan

Against:

Ms Claudia MO
Dr Fernando CHEUNG
Mr CHU Hoi-dick
Dr CHENG Chung-tai
Mr Gary FAN
(10 members)

Mr CHAN Chi-chuen
Mr Alvin YEUNG
Ms Tanya CHAN
Mr Jeremy TAM
Mr AU Nok-hin

Abstain:

Mr Charles MOK (Deputy Chairman)
Mr HUI Chi-fung
(4 members)

Mr WU Chi-wai
Mr KWONG Chun-yu

26. The Chairman declared that the item was endorsed by the Subcommittee. Mr CHU Hoi-dick requested that this item, i.e. PWSC(2018-19)35, be voted on separately at the relevant FC meeting.

Head 711 – Housing

PWSC(2018-19)36 821CL Site formation and infrastructure works for public housing development at Yan Wing Street, Yau Tong

27. The Chairman advised that the proposal sought to upgrade 821CL to Category A at an estimated cost of \$111.8 million in money-of-the-day prices for carrying out site formation and infrastructure works for the public housing development project at Yan Wing Street, Yau Tong ("PHDYWS"). The Administration consulted the Panel on Housing ("HG Panel") on the proposed works on 3 December 2018, and members of the HG Panel expressed support for the proposal.

Cost of the proposed works and construction arrangements

28. Mr CHU Hoi-dick pointed out that as the site of PHDYWS was sloping, it was necessary to carry out site formation works, resulting in a higher project cost. He questioned whether the Administration had sold quite a number of flat sites for private development in recent years and considered the practice of often constructing public housing on sloping sites unsatisfactory. He was also concerned that constructing public housing on sloping sites would drive up the construction cost of public housing.

29. CCE(PWP)/THB advised that the site formation works for PHDYWS were relatively simple and the cost concerned was at a low level. As regards identifying land for housing construction, the Administration would conduct overall planning in formulating the territory-wide development strategy with a view to identifying suitable land in all districts for public or private housing development and would not be inclined to construct public housing on sloping sites. Citing the Kai Tak Development Area as an example, he pointed out that the Administration also reserved flat sites for public housing development.

30. Mr WU Chi-wai expressed support for the proposed works. Given the sloping terrain of the site, he enquired how the Administration would carry out the site formation works. He also asked about the measures to be taken by the Hong Kong Housing Authority ("HKHA") to mitigate noise nuisance when it carried out piling works.

31. Chief Architect (Development and Standards Section), Housing Department ("CA(DSS)/HD") replied that with reference to the Hong Kong Principal Datum, there was a difference of around 20 metres in height across the site and in the light of the shallow or exposed rock head in some parts of the site, HKHA would design two public housing blocks with regard to the

terrain, avoid using deep piles and minimize rock excavation works. Chief Civil Engineer (1), Housing Department ("CCE(1)/HD") added that the foundation works and the site formation and infrastructure works for PHDYWS would be carried out under the same contract. It was HKHA's initial plan to use the bored piling method for the foundation works. When the works were in progress, HKHA would control the noise levels according to the statutory requirements, and maintain contact with nearby residents with a view to understanding the situation around the site.

32. Noting from the Administration's paper that it planned to entrust the design and construction of the proposed works to HKHA, Ms Claudia MO asked for the justifications for such an arrangement and a breakdown of the on-cost of \$11.3 million payable by the Administration to HKHA.

33. CCE(PWP)/THB advised that for larger-scale public housing development projects planned by the Administration, the Civil Engineering and Development Department would normally be responsible for the land formation works. Given the relatively small scale of PHDYWS, and having holistically considered various factors, the Administration was of the view that entrusting the proposed works to HKHA would facilitate the implementation of PHDYWS. He explained that the on-cost concerned was payable to HKHA for the design, administration and supervision of the works.

34. Mr AU Nok-hin pointed out that the proposed works included the sewerage improvement works in Shung Shun Street to be carried out outside the site boundary. Since quite a number of learner drivers practised driving there, he asked whether special traffic arrangements would be put in place when the works were under way so as to avoid affecting those learner drivers.

35. CCE(1)/HD advised that the sewerage improvement works involved the laying of sewers in Shung Shun Street. It was envisaged that the works would occupy a portion of the road surface of about 3 metres wide for about 18 months and would not have any adverse impact on the local traffic. He added that while the works were under way in Shung Shun Street, temporary traffic arrangements would be implemented there and liaison would be maintained with the Transport Department ("TD") and the Police to ensure that the learner drivers there would not be affected.

Type of units to be provided under the public housing development project at Yan Wing Street, Yau Tong

36. Dr KWOK Ka-ki asked whether the public housing units to be provided under PHDYWS were public rental housing ("PRH") units or

subsidized sale units. He also enquired about the difference between the two in terms of planning.

37. CA(DSS)/HD advised that HKHA planned to provide PRH units under PHDYWS. He added that HKHA would retain flexibility over the housing types in order to meet the changing demands for PRH units and subsidized sale units.

Ancillary facilities to be provided under the public housing development project at Yan Wing Street, Yau Tong, connections with surrounding areas and green features

38. Mr WU Chi-wai pointed out that a site on Pik Wan Road, Lam Tin had been reserved for the provision of a community clinic, but was subsequently rezoned for housing development. He enquired whether a community clinic would be provided under PHDYWS as a compensation.

39. CA(DSS)/HD advised that the inclusion of a community clinic facility in the public housing development project on Pik Wan Road had been confirmed. As for PHDYWS, the Housing Department had discussed the arrangements for welfare facilities with the relevant bureaux and departments. Coordination had been made to provide under this project a residential care home for the elderly, a neighbourhood elderly centre, a day care centre for the elderly, office bases for on-site pre-school rehabilitation services, a social and recreational centre for the disabled, a support centre for persons with autism, a kindergarten and a child care centre.

40. Referring to the Administration's undertaking to consider providing community clinics and mental health centres under new public housing development projects during their planning stage, Dr KWOK Ka-ki asked whether a mental health centre should be provided under PHDYWS or in Yau Tong and Lam Tin districts. The Chairman advised that the arrangement and mechanism for the provision of mental health centres in individual districts were broader health and welfare policy issues and were not directly related to the site formation and infrastructure works under consideration. He suggested that members should follow up such policy issues in the relevant Panels separately.

41. Mr Wilson OR welcomed the inclusion of welfare facilities such as a residential care home for the elderly in PHDYWS to meet the demands of local residents for such facilities. Mr WU Chi-wai requested the Administration to provide supplementary information on the details of the ancillary welfare facilities to be provided under PHDYWS, including the area, number of users and scope of services of each facility.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC125/18-19\(01\)](#) on 20 February 2019.)

42. Considering that whole-day places should be offered in the proposed kindergarten and child care centre in order to encourage women residing in the new housing estate to work, Dr Helena WONG requested the Administration to provide supplementary information on the number of whole-day places to be offered in the kindergarten and the child care centre. She pointed out that the Democratic Party would oppose this public works project if only half-day places were to be offered in the kindergarten and the child care centre.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC125/18-19\(01\)](#) on 20 February 2019.)

43. Pointing out that a number of public housing estates in Yau Tong district, including the one to be built under PHDYWS, were or would be located on sloping or hilly land, Mr AU Nok-hin, Mr Wilson OR and Mr WU Chi-wai were concerned whether the Administration would develop a pedestrian walkway network for PHDYWS so as to connect the new housing estate with other housing estates, Yau Tong MTR Station and public facilities such as bus terminus. Mr OR and Mr WU requested the Administration to provide supplementary information on the layout of PHDYWS as well as any barrier-free access and lifts for connecting with nearby public transport stops, shopping centres and housing estates.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC125/18-19\(01\)](#) on 20 February 2019.)

44. CA(DSS)/HD advised that barrier-free access and lifts would be provided under PHDYWS for connecting with the nearby Lei Yue Mun Estate, Yau Tong MTR Station and bus terminus.

45. Mr Wilson OR enquired about the greenery coverage for PHDYWS and the ways to beautify the nullah in the housing estate. CA(DSS)/HD advised that with the area of the site not exceeding 2 hectares, the greenery coverage should be 20% according to the existing standard. HKHA planned to cover the nullah in the housing estate with greenery to provide a leisure space for residents.

Provision of parking spaces under the public housing development project at Yan Wing Street, Yau Tong

46. Referring to the current acute shortage of parking spaces for private cars and goods vehicles in Yau Tong district, and the Administration's plan to take back a number of vacant temporary car park sites in the district for other development purposes, Mr WU Chi-wai enquired whether sufficient parking spaces would be provided under PHDYWS to meet the local parking demand. Mr Wilson OR also enquired whether parking spaces for nanny vans would be provided under PHDYWS.

47. CA(DSS)/HD advised that 70 private car parking spaces, representing an increase of 27 parking spaces as compared with the number required by the Hong Kong Planning Standards and Guidelines, would be provided under PHDYWS for use by its residents. Moreover, seven parking spaces for light goods vehicles and 13 parking spaces for motorcycles would be provided in the housing estate. Regarding the parking arrangements for goods vehicles and nanny vans, he said that due to the size and topographical constraints of the site, if parking spaces for goods vehicles or nanny vans were to be provided in the housing estate, it would be necessary to widen the carriageways in the housing estate so as to allow access by such vehicles, resulting in a reduction in the area of land for housing construction and the number of flats that could be built on the site. HKHA would convey to TD the concerns of members about the insufficient parking spaces for goods vehicles and nanny vans in the district. At the request of Mr WU Chi-wai, the Administration would provide supplementary information on any plans to provide additional parking spaces for goods vehicles in Yau Tong and Lei Yue Mun.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC125/18-19\(01\)](#) on 20 February 2019.)

48. Mr WU Chi-wai and Dr KWOK Ka-ki opined that the Administration should consider providing mechanized double-deck car stackers or other smart parking devices under PHDYWS to increase the number of parking spaces.

49. CA(DSS)/HD advised that HKHA had considered the feasibility of providing mechanized double-deck car stackers, but due to the building height limit, increasing the height of parking spaces for accommodating double-deck car stackers would lead to a reduction in the housing yield, which was inconsistent with the principle of optimizing the use of land for provision of residential units. CCE(PWP)/THB added that to his

understanding, TD was studying the feasibility of the application of automated parking systems in Hong Kong, and it would consider conducting trials in the light of the study findings.

Overall housing development in Yau Tong district

50. Mr CHU Hoi-dick said that besides PHDYWS, various public and private housing development projects would be implemented in Yau Tong district. It was expected that a substantial number of residential units would be provided, and the new population intake might impose a burden on the local traffic. He requested the Administration to provide supplementary information on the details of the public and private housing development projects to be taken forward in the district in the coming years, including the location plans, number of flats to be built, expected time of population intake, and assessment of the impact on the local traffic. Moreover, he requested the Administration to provide the relevant traffic impact assessment report.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC125/18-19\(01\)](#) on 20 February 2019.)

51. CCE(PWP)/THB advised that the Administration had conducted a traffic impact assessment ("TIA") for the proposed public housing development in Yau Tong, and the findings showed that no adverse impact would be caused to the local traffic. The TIA report had taken into account the public and private housing development projects under planning in Yau Tong and Lei Yue Mun.

52. There being no further questions from members on the item, the Chairman put the item to vote.

53. The item was put to vote and endorsed. The Chairman consulted members on whether the item would require separate voting at the relevant FC meeting. Dr KWOK Ka-ki said that he would further consider whether the item would not require separate voting at the FC meeting after receiving the supplementary information from the Administration.

54. The meeting ended at 10:26 am.