

Legislative Council Panel on Development

**Kwu Tung North and Fanling North New Development Area –
Funding Applications for Main Works, Detailed Design and
Special Ex-gratia Cash Allowance**

Follow-up Actions arising from Meeting on 22 January 2019

In response to the requests raised at the meeting of the Panel on Development on 22 January 2019 as summarised as Item (10) in the List of Follow-up Actions issued by the Legislative Council (LegCo) Secretariat on 23 January 2019, the consolidated supplementary information is provided below.

Northern Link (Kwu Tung Station)

(a) The Administration is requested to provide the specific timetable and progress of implementing the Northern Link (and Kwu Tung Station) to meet the growing transport demand arising from the committed developments in North East New Territories including in particular Kwu Tung North (“KTN”) and Fanling North (“FLN”) New Development Area (“NDA”) and to include such information in the submission to the Public Works Subcommittee (“PWSC”).

2. Having regard to the indicative implementation window recommended in the Railway Development Strategy 2014 (“RDS-2014”), the Transport and Housing Bureau (“THB”) had invited the MTR Corporation Limited (“MTRCL”) to submit a proposal for the implementation of the Northern Link (and Kwu Tung Station). MTRCL submitted a proposal for the railway project to the Government in end-March 2017. THB, the Highways Department and relevant bureaux/departments have been evaluating the proposals and have requested MTRCL to provide additional information and to supplement details, with a view to ensuring that the proposals are practically feasible and can bring maximum benefits to the community.
3. Railway projects involve huge capital investment, and the Government has to plan in a prudent manner. The new railway projects proposed in the RDS-2014 have different degrees of complexities. In planning the Northern Link (and Kwu Tung Station), we need to assess in detail and mitigate the impact on ecologically-sensitive areas (such as the Mai Po

Nature Reserve, fishponds, wetlands, egrettries and farmlands) along the railway alignment. Meanwhile, in light of the tight housing supply, the Government is reviewing the potential housing supply that may be brought about by the proposal for the Northern Link (and Kwu Tung Station), and will strive to undertake public consultation on the proposal as soon as possible.

4. As clearly stated in the RDS-2014, the taking forward of individual proposed railway projects set out in the Strategy will be subject to the outcome of detailed engineering, environmental and financial studies relating to each project, as well as updated demand assessment and availability of resources. Moreover, for railway projects which are mainly intended to complement new development areas and new housing developments, the implementation timetable for the development areas and new housing developments in question will be an important planning parameter for the railway projects.
5. In planning the Northern Link (and Kwu Tung Station), we will continue to monitor the development of the new development areas (such as KTN NDA), to ensure that the implementation of the Northern Link (and Kwu Tung Station) will match the timetable for the development of the new development areas. According to the latest programme of the Development Bureau, the first population intake of the public housing development in KTN NDA is anticipated at 2027. We will target the commissioning of Kwu Tung Station to tie in with the said programme.

Population Intake in KTN and FLN NDA

(b) The Administration is requested to confirm if the population intake in KTN and FLN NDA could start in 2023 as the Administration had expected.

6. The first population intake is attributable to a private residential development by way of in-situ land exchange at FLN. It is expected that the residents could move into the residential flats in 2023. We will press ahead with the infrastructure works for the First Phase development in order to support the overall housing developments and population intake schedule.

Cost of the Proposed Works for Shek Wu Hui Effluent Polishing Plant

(c) The Administration is requested to provide the reasons for the high total capital cost (\$11,972.8 million in money-of-the-day prices) of the proposed works for the Shek Wu Hui Effluent Polishing Plant (“SWHEPP”) (and include more detailed information on the cost breakdown and the scope of works in the submission to PWSC).

7. The works nature and procedure of the SWHEPP project are highly complicated and involve higher construction cost due to the following factors:
 - (i) The works will involve the demolition of all the outdated and aged facilities and structures, and the reprovisioning of an effluent polishing plant with a doubled sewage treatment capacity of 190 000 m³ per day within the confined areas of most of the existing site, and with the existing secondary sewage treatment standard upgraded to tertiary standard, as well as the construction of new sludge treatment facilities in an adjacent site.
 - (ii) Throughout the course of the proposed reconstruction works, there is a need to maintain the complete sewage treatment service for both the existing population of around 300 000 and the additional population of the North District in the coming years. Hence, it is necessary to execute the works in closely successive phases, and implement appropriate measures to maintain the operating facilities during the construction period. In comparison with carrying the works in an unobstructed site, there will be more design constraints, more complicated construction procedure, longer construction time and more works resources demanded, resulting in higher overall construction cost.
 - (iii) The reprovision of the effluent polishing plant with increased capacity within the limited area of the existing site has necessitated the adoption of compact yet more costly design and equipment for meeting the relevant capacity and treatment requirement.

- (iv) It is necessary for the new effluent polishing plant to adopt a more costly partially-sunken and fully-enclosed design and be equipped with air cleaning facilities of the highest standard to avoid causing nuisance to the nearby residents. The effluent polishing plant will incorporate extensive greening features and provide public co-use facilities for the benefit of the local community.

Relocation Arrangements for the Elderly Residents living in the existing Residential Care Homes for the Elderly in the Dills Corner Garden

(d) The Administration is requested to provide the detailed rehousing arrangements for the elderly residents living in the existing Residential Care Homes for the Elderly (“RCHEs”) in the Dills Corner Garden (“DCG”), including whether these elderly residents were given and notified of the options of other suitable RCHEs based on their health conditions and personal wishes, etc., the respective numbers of those who had family to take care of their transferral to other RCHEs and those not, as well as the detailed design and layout plans of the new Multi-welfare Services Complex for accommodating the eligible residents.

8. As at end December 2018, there were about 900 elderly residents in the 15 private RCHEs at DCG. As reported to the LegCo Panel on Welfare Services by the Administration several years ago, the RCHEs will be cleared in two phases. The Administration is considering suitable transitional arrangement for the about 160 elderlies to be affected by the first-phase clearance in the first half of 2020, including the arrangement of moving the elderlies to the vacant places in RCHEs at DCG not affected by the first-phase clearance. The second-phase clearance will only take place after all the eligible elderlies have been moved to the new contract RCHEs, which are targeted to commission in 2023. In other words, majority of the elderlies will only be required to move for once only.
9. The new contract RCHEs are located within the proposed purpose-built Multi-welfare Services Complex (“the Complex”) to be constructed in Area 29 of KTN NDA near the RCHEs at DCG. The eight-storey Complex will accommodate seven contract RCHEs, each of them with a capacity of 250 residential care places including both subsidised and non-subsidised places, providing a total of 1 750 residential care places for

the elderly, which will be sufficient for the about 900 affected elderly residents in the existing DCG RCHEs to move in¹. Among them, about 410 residents, who were occupying residential care places under the Enhanced Bought Place Scheme in DCG or having passed the Standardised Care Need Assessment Mechanism for Elderly Services and were waitlisting for subsidised residential care places on the Central Waiting List, would be eligible for admission to the subsidised places of the new contract RCHEs. The remaining 500 residents would be arranged for admission to the non-subsidised places of the new contract RCHEs. The administration is inviting tender for the design and construction of the Complex. The detailed design of the Complex will commence upon commissioning of the works contract. The contract RCHEs will be planned according to the prevailing design standard to meet the care needs of the elderlies.

10. The Government will brief the elderlies of the RCHEs at DCG and their family members or carers on the above arrangements at an appropriate juncture, and understand the health and family conditions of the elderlies so as to render appropriate support and assistance according to their individual needs. The Administration will later conduct a survey to register the eligibility of elderlies to be affected by the first-phase and second-phase clearance for placements at the Complex, so as to facilitate the arrangement for moving the elderlies to the new contract RCHEs.
11. The Administration will adopt open bidding for the selection of the most suitable operators for the new contract RCHEs. All eligible non-government organisations and private organisations, including the existing operators of DCG RCHEs, could participate in the open bidding by submitting tenders. The Administration is also considering the possibility of incorporating in the marking scheme for tender assessment of the future contract RCHEs the consideration of bidders' resettlement plans for the staff and elderlies of the existing DCG RCHEs.
12. The inter-departmental working group led by the Director of Social Welfares has been maintaining close liaison with all the operators of the DCG RCHEs. The working group has held a number of meetings,

¹ The Complex will also provide a 40-place Care and Attention Home for Severely Disabled Persons and a 50-place Day Activity Centre cum Hostel for Severely Mentally Handicapped Persons.

including the latest one on 21 September 2018. The Administration will continue the communication with the operators of the DCG RCHEs through the working group with a view to ensuring the smooth transition of the eligible elderlies from the existing RCHEs in DCG to the Complex.

Development Bureau

Labour and Welfare Bureau

Transport and Housing Bureau

Civil Engineering and Development Department

Drainage Services Department

Environmental Protection Department

Lands Department

Social Welfare Department

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