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

**Minutes of the 13th meeting
held in Conference Room 1 of the Legislative Council Complex
on Wednesday, 7 April 2021, at 8:30 am**

Members present:

Hon Tony TSE Wai-chuen, BBS, JP (Chairman)
Ir Dr Hon LO Wai-kwok, SBS, MH, JP (Deputy Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon Tommy CHEUNG Yu-yan, GBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon Frankie YICK Chi-ming, SBS, JP
Hon MA Fung-kwok, GBS, JP
Hon CHAN Han-pan, BBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH
Hon LUK Chung-hung, JP
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon Vincent CHENG Wing-shun, MH, JP

Members absent:

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

Public officers attending:

Mr Howard LEE Man-sing	Deputy Secretary for Financial Services and the Treasury (Treasury) ³
Ms Angela LEE Chung-yan, JP	Deputy Secretary for Development (Works) ¹
Mr Vic YAU Cheuk-hang, JP	Deputy Secretary for Development (Planning and Lands) ¹
Dr Samuel CHUI Ho-kwong, JP	Deputy Director of Environmental Protection (1)
Mr CHIU Kwong-kin	Principal Assistant Secretary for Financial Services and the Treasury (Treasury) (Works) (Acting)
Dr Christine CHOI Yuk-lin, JP	Under Secretary for Education
Mr Philip HAR Mung-fei	Principal Assistant Secretary for Education (Infrastructure and Research Support)
Mr Frank WONG Tak-choi, JP	Project Director (1) Architectural Services Department
Ms Maria TSANG Pui-shan	Chief Project Manager 102 Architectural Services Department
Mr Jack CHAN Jick-chi, JP	Under Secretary for Home Affairs
Mr Sammy LEUNG Ka-lok	Deputy Secretary for Home Affairs (1) (Acting)

Mr Stephen IP Shing-tak
Chief Technical Adviser (Subvented
Projects)
Architectural Services Department

Attendance by invitation:

Mr Albert SU Yau-on
Chief Executive
Tung Wah Group of Hospitals

Mr Bernard FUNG Tak-kei
Head of Property Division
Tung Wah Group of Hospitals

Ms Alice LEUNG Bick-king
Head of Community Services Division
Tung Wah Group of Hospitals

Mr Bruce LAW Tan-sing
Director
DLN Architects Limited

Mr George YEUNG Fuk-ming
Operations Director
Turner & Townsend Limited

Ms Selina SO Yu-man
Chief Executive
Hong Kong Girl Guides Association

Mr Matthew WONG Wai-man
Project Consultant
Hong Kong Girl Guides Association

Mr Gareth LAM Kwong-chiu
Project Director
WSP (Asia) Limited

Ms Shirley CHEUNG Sze-lai
Associate Director
Andrew Lee King Fun & Associates
Architects Ltd

Clerk in attendance:

Mr Derek LO
Chief Council Secretary (1)5

Staff in attendance:

Mr Keith WONG
Ms Christina SHIU
Senior Council Secretary (1)2
Legislative Assistant (1)2

Ms Christy YAU
Ms Clara LO

Legislative Assistant (1)8
Legislative Assistant (1)9

Action

The Chairman advised that there were five papers for discussion on the agenda for the meeting. The first and second items were funding proposals carried over from the last meeting held on 24 March 2021, while the third to the fifth proposals were new submissions from the Administration. The five funding proposals involved a total funding allocation of \$8,049.7 million. He reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of the Legislative Council, 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 703 — Buildings

PWSC(2020-21)38 365EP A 36-classroom primary school at Area 9, Tai Po

2. The Chairman advised that the proposal (i.e. [PWSC\(2020-21\)38](#)) sought to upgrade 365EP to Category A at an estimated cost of \$427.3 million in money-of-the-day ("MOD") prices. The Administration had consulted the Panel on Education on the proposed works on 8 January 2021. A majority of members supported the submission of the funding proposal to the Subcommittee for consideration. A report on the gist of the Panel's discussion was tabled at the meeting.

Construction schedule and construction cost of the proposed primary school

3. Dr CHENG Chung-tai pointed out that in recent years, the development of public-sector schools often lagged behind the population intake schedule of public housing developments in the same district, thereby failing to meet in a timely manner the demand for school places of school-aged children moving into those housing developments. He noted that while the new primary school to be constructed at Area 9, Tai Po ("the proposed primary school"), was expected to be completed in 2023, the two new public housing developments in its proximity were scheduled for completion in 2021 and 2023 respectively. In view of the tight construction schedule of the proposed primary school, Dr CHENG and Mr Holden CHOW enquired about the Administration's corresponding measures in the event of delay in the construction works.

Mr CHOW enquired whether an enrolment plan of primary one students would be drawn up for the proposed primary school as early as possible or the 11 vacant school premises ("VSPs") in Tai Po District would be used as temporary school premises where students would have classes.

4. Ir Dr LO Wai-kwok expressed support for the project to address the additional demand for primary school places arising from the two nearby public housing developments due for completion shortly. Ir Dr LO considered that the construction schedule was tight. He enquired why the Administration had not consulted the Subcommittee on the funding proposal for the project earlier, so that it could be deliberated by the Finance Committee ("FC") as early as possible.

5. Mr MA Fung-kwok expressed support for the project. He was concerned whether the proposed primary school could be completed in 2023 as scheduled and suggested that the Education Bureau ("EDB") should identify temporary school premises (e.g. the VSP of Tai Po Government Primary School that were located in the same district of the proposed primary school) for use in the event of delay in the school construction works.

6. Mr Wilson OR expressed support for the project to address the demand for primary school places of new residents having school-aged children in Tai Po District. He was concerned if the construction schedule of the proposed primary school was excessively tight and enquired about the measures that would be taken by the Administration to provide school places for the students concerned in the event that the construction works could not be completed as scheduled in 2023.

7. Mr LEUNG Che-cheung considered that primary school-aged children in a public housing development would only receive a limited period of schooling. Moreover, there were already 19 primary schools in Tai Po District. He doubted the necessity of building a new primary school.

8. Regarding the construction schedule of the proposed primary school, Under Secretary for Education ("USED") responded that the Administration set its school development target with regard to the demand for school places in the school nets in the district concerned. It was expected that with FC's approval of funding for the construction project in the second quarter of 2021, the target date of completing the construction works in 2023 could be met for the primary school to commence operation. The Administration estimated that the proposed primary school could be completed substantially in June to July of 2023 for the school sponsoring body ("SSB") to carry out its preparation work. She added that the development progress of the proposed primary school should tie in with that of the public housing developments and

associated facilities nearby and the construction works could not be carried out before completion of the site formation works of the housing projects and the associated roads. As a usual practice, parents were provided with the School Profiles before the beginning of a new school year to facilitate their selection of school for enrolling their children in primary one in the next year. If the construction works of the proposed primary school progressed according to schedule, EDB would include it in the School Profiles for 2023 to provide parents with its information.

9. Project Director (1), Architectural Services Department ("PD(1)/ArchSD"), supplemented that the Administration had a thorough understanding of the requirements and specifics put forward by the SSB about the design of the school premises through holding a number of meetings and workshops. It also had a firm grasp of site information through conducting two detailed geological surveys. In addition, parallel tendering had been conducted to ascertain the construction cost of the proposed primary school as early as possible. He said that the Administration was confident that the construction of the school premises could be completed in 2023.

10. Regarding the necessity of the proposed primary school, USED responded that there were currently 36 Primary One Admission school nets in Hong Kong. In the Tai Po District school net in which the proposed primary school was located, there were 19 public sector primary schools, as well as private schools, for school-aged children to attend. She stressed that the Administration had considered thoroughly the future demand for primary school places in the district before putting forward the proposal for building the primary school. The proposed primary school could provide about 100 primary one places a year and a total of about 900 school places if it operated the highest possible number of classes (i.e. 36 classes). The Administration estimated that the population of primary school-aged children would increase after 2023 upon the population intake of the public housing developments, which would give rise to the cumulative need of about 900 primary school places in the ensuing six years. In the event of delay in the school construction works, EDB would work out the transitional arrangement with the management of the proposed primary school, such as arranging for students to attend classes at temporary school premises. If necessary, EDB would consider using the VSP of Tai Po Government Primary School, which were about two kilometres away from the proposed primary school, as temporary school premises.

11. Dr Priscilla LEUNG enquired about the Administration's plan of monitoring the construction progress of the proposed primary school to prevent cost overrun. USED replied that as a standard 36-classroom primary school, the proposed primary school was estimated to cost about \$427.3 million to

build. The Architectural Services Department ("ArchSD") would be responsible for the construction works and overseeing the works progress. Parallel tendering for the project had commenced and cost overrun was not expected.

12. Mr LUK Chung-hung expressed support for the project and sought details of the design cost of the proposed primary school. PD(1)/ArchSD responded that in designing new school premises, the Administration would hold meetings and workshops with SSBs beforehand to gauge their design requirements. The design of the proposed primary school, such as the provision of the rainbow staircase at the centre, was compatible with the philosophy of the SSB and aimed at strengthening the sense of belonging of students to the school. It did not involve the use of any expensive materials as corresponding adjustments were required only in the choice of colour and greening. Moreover, about \$12.6 million of the construction cost had been earmarked for ground investigation and engaging consultants to undertake the school design.

Transport support for the proposed primary school and noise mitigation measures

13. As the proposed primary school was close to public housing developments and Tai Po Hospital, Dr CHENG Chung-tai enquired about the Administration's plan on facilitating the flow of traffic in the area in the hours before and after school and ensuring that there would not be any obstruction to the movement of emergency vehicles, and about the ways to reduce the noise generated during construction of the school and after it commenced operation.

14. Dr Priscilla LEUNG sought details of the transport facilities provided within the school premises of the proposed primary school and its connecting transport with the surrounding areas, and enquired about their development progress.

15. Regarding the transport support facilities, USED and Principal Assistant Secretary for Education (Infrastructure and Research Support) responded that a parking area for school buses and parking spaces would be provided in the proposed primary school. Those accessing the school by school bus or other non-public transport vehicles had to get on and off transport within the school precinct, so they would not block the traffic outside the school. A public transport terminus ("PTT") was planned to be provided in the public housing development close to the school, so students going to school by public transport were expected to access the school from the PTT on foot. When consulted on the potential traffic impact by the Administration, the Transport Department gave the view that the proposed primary school would

not cause any implications on the traffic in the area. PD(1)/ArchSD supplemented that the traffic impact assessment conducted earlier by both the Civil Engineering and Development Department ("CEDD") and the proposed primary school revealed that the road system in the area had spare capacity to accommodate further increase in traffic volume. CEDD would also provide an additional traffic lane while carrying out the works at three road junctions in the vicinity, which would help facilitate the traffic and prevent traffic congestion at the location due to the population increase associated with the proposed primary school and public housing developments.

16. Regarding the potential noise impact, USED and PD(1)/ArchSD responded that the noise that might be generated from the proposed primary school had been taken into account in designing the orientation of the school premises. As a result, most of the windows of the school were designed to face the direction of the green belt nearby. During construction, the non-percussive piling method would be used to reduce the construction noise.

Facilities of the proposed primary school

17. Mr LUK Chung-hung enquired about the criteria adopted by the Administration in determining the facilities to be provided at standard school premises and the activity space to be provided for each student. Regarding the facilities provided at the proposed primary school, Mr LUK enquired whether consideration would be given to providing more facilities for activities (e.g. five-a-side soccer pitch) or introducing more diversified education programmes to put the facilities to good use. He also enquired about the benefits of using photovoltaic panels. Ir Dr LO Wai-kwok asked the Administration to give a brief account of the energy efficient features to be adopted in the proposed primary school, including the light tubes. Expressing concern about the repair and maintenance cost of energy efficient features and ball court equipment at schools, which was often on the high side, Mr Wilson OR suggested that the Administration step up communication with SSBs in this regard when providing schools with such facilities.

18. USED responded that the proposed primary school was a standard 36-classroom primary school. While the design of each and every new school might have slight variation due to the geographical setting and the philosophy of its SSB, its facilities were provided largely based on the Schedule of Accommodation. The SSB was required to bear the additional cost of any special request for school facilities above the planning standards. The proposed primary school complied with the prevailing standards for a standard school in providing about two square metres ("sqm") of open space per student and was equipped with facilities expected of standard school premises (e.g.

multi-purpose rooms). Provision of additional facilities (e.g. five-a-side soccer pitch) would be subject to the conditions of individual sites.

19. Regarding the specific facilities at the proposed primary school, PD(1)/ArchSD responded that the school premises would provide about 2.8 sq m of outdoor activity space for each student. In addition, a student activity centre would also be provided on the rooftop pursuant to the philosophy of the SSB, which would complement the gardening area on the rooftop of the school for the provision of a herb garden and fun farm, etc. As for the energy efficient features, he said that about 60 photovoltaic panels would be installed at the proposed primary school, which would take up about 22% of the total rooftop area of the school premises and generate power to support 2.7% of the annual power consumption of the primary school. The proposed primary school would be equipped with 20 light tubes which would help reduce the need of artificial illumination by introducing light into the lower floors of the building through reflection of sunlight. He said that the repair and maintenance cost of ball courts at new standard school premises had been reduced with the use of floor paint under the improved design.

20. Mr Holden CHOW enquired whether other barrier-free entrances would be provided at the proposed primary school in addition to the one provided under the current design. PD(1)/ArchSD advised that the barrier-free entrance of the proposed primary school was located near the PTT in the public housing development nearby. It would only take a short walk for students living in the vicinity or going to school by public transport to access the school. There were other entrances at the proposed primary school for use by people accessing the school by other means of transport.

Utilization of vacant school premises

21. Mr Holden CHOW enquired about the Administration's plan to make good use of the 11 VSPs currently available in Tai Po District, such as using them for the development of social welfare facilities or transitional housing.

[From 9:31 am onwards, the Deputy Chairman took the chair.]

22. Dr Junius HO suggested that the Administration should consider refurbishing the 11 VSPs in Tai Po District for operation of new schools, so as to optimize the use of land resources and save costs. He enquired whether EDB would consider allowing SSBs to operate schools at VSPs if they were subsidized to do so.

23. USED responded that the 11 VSPs in Tai Po District had been surrendered by EDB to the Planning Department earlier according to the

mechanism for them to be planned for short- and mid-term uses. The public could apply for arranging temporary uses for VSPs that were not under any short- and mid-term plans of development by the Administration. She said that EDB had to keep some VSPs at its disposal on Hong Kong Island, in Kowloon and in the New Territories to meet the ad hoc needs of schools in the respective regions.

24. Regarding the refurbishment of VSPs, USED said that EDB always sought to put land resources and public money to proper use and planned the development of schools in view of the actual demand for school places. The Administration had refurbished school premises built according to past standards and found that the cost involved (including the repair and maintenance cost) was often on the high side. To illustrate her point with an example, she said that EDB had assisted in demolishing and rebuilding an assembly hall for a school built according to past standards at an estimated cost of around \$280 million, while the estimated cost of building a new school was around \$400 million. In view of the social developments, the Administration considered that the design of school premises should take into account users' safety and have better ventilation system, fire safety equipment and environmentally friendly facilities. Refurbishment of school premises built according to past standards for the sake of meeting the above requirements might cost even more than building new school premises. Furthermore, the location of some VSPs might not be compatible with the development of the community or major housing developments. As for the applications for operating schools at VSPs by SSBs, the Administration had to consider factors such as whether the VSPs were located on private land, the land uses prescribed in the land lease and the demand for school places in the district.

Voting on PWSC(2020-21)38

25. There being no further questions from members on the item, the Deputy Chairman put [PWSC\(2020-21\)38](#) to vote.

26. The item was voted on and endorsed. The Deputy Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. Dr Junius HO requested that the item (i.e. [PWSC\(2020-21\)38](#)) be voted on separately at the relevant meeting of FC.

Head 708 — Capital Subventions

PWSC(2020-21)39	42QJ	Youth Hostel Scheme — construction works of the youth hostel project by Tung Wah Group of Hospitals
	48QJ	Youth Hostel Scheme — construction works by the Hong Kong Girl Guides Association for the youth hostel project in Jordan

27. The Deputy Chairman advised that the proposal (i.e. [PWSC\(2020-21\)39](#)) sought to upgrade 42QJ and 48QJ to Category A at the respective estimated costs of \$435.4 million and \$766.4 million in MOD prices. The Government had consulted the Panel on Home Affairs on the two projects on 11 January 2021. Members supported the submission of the two funding proposals to the Subcommittee for consideration. A report on the gist of the Panel's discussion was tabled at the meeting.

Implementation details of the youth hostel projects

28. Mr LAU Kwok-fan expressed support for the item and urged the Administration to do its best to compress the development schedule of the two youth hostels, so that tenants could move in as soon as possible. He enquired why the youth hostel of Tung Wah Group of Hospitals ("TWGHs"), although having a smaller total construction floor area than the youth hostel of the Hong Kong Girl Guides Association ("HKGGA"), incurred higher estimated costs for some of its works (e.g. foundation works, the energy conservation, green and recycled features, and remuneration of resident site staff). Noting that the youth hostel of HKGGA provided a lower proportion of double rooms than the youth hostel of TWGHs, Mr LAU enquired whether HKGGA would consider adjusting the ratio between single rooms and double rooms in its hostel and bear the cost of its own relocation to the new headquarters.

29. Mr Holden CHOW expressed support for the item. Noting that the youth hostel of TWGHs would provide fewer units (210 units) than the youth hostel of HKGGA (565 units), he enquired whether the Administration would consider adjusting the total number of units in the youth hostel of TWGHs. Mr CHOW also enquired whether the cost of relocating HKGGA's headquarters to the site of the youth hostel was included in the cost of \$766.4 million required for developing the youth hostel.

30. Mr Vincent CHENG expressed support for the item and urged the Administration to compress the development schedule of the two youth hostel projects as far as possible. As the youth hostel of HKGGA was located close to the terminus of the Express Rail Link ("XRL") and the West Kowloon

Cultural District ("WKCD"), he enquired if the operator of the hostel would consider reserving some units for priority allocation to young people working in the Guangdong-Hong Kong-Macao Greater Bay Area or WKCD.

31. Mr Wilson OR expressed support for the item and urged the Administration to step up communication with the operators of the projects to explore the possibility of shortening the construction period and thereby providing a timely solution to the housing problem of young people.

32. Under Secretary for Home Affairs ("USHA") responded that despite the smaller size of its project site, the youth hostel of TWGHs was built on an inclined terrain which was narrow in shape and located adjacent to Man Mo Temple, a declared monument. Given the above, the operator was required to employ a special method that was compatible with the actual setting of the site to carry out the foundation works, hence the higher cost. The youth hostel of HKGGA was located close to the residential area with busy traffic and dense population. The operator had to minimize the construction noise during construction and adopt special sound-proofing measures in the design of the building in order not to affect the residents nearby. Despite the respective challenges posed by the construction sites of the two youth hostel projects, the Administration would maintain close liaison with HKGGA and TWGHs with a view to shortening the construction period of the hostels as far as possible. The Administration expected, that with FC's endorsement of the funding proposals, the operators could commence works in 2020 to 2021. The two youth hostel projects were expected to be completed in the second half of 2024 the earliest. He took note of members' comments about the admission criteria to the youth hostels and said that the Youth Hostel Scheme ("YHS") currently did not require that the applicants work in Hong Kong.

33. Regarding the size of the single rooms/double rooms under youth hostel projects and the ratio between different types of units, USHA said that the Administration had clear requirements on the net operational floor area of hostel units, under which a single room should be 10 to 15 sq m and a double room should be 15 to 20 sq m in size. The supply ratio between the two types of units was to be determined by the operators and the Administration would respect their decision. Regarding the cost incurred for the headquarters of HKGGA, USHA said that the construction cost was raised by HKGGA itself through various channels and was not included in the cost of \$766.4 million for constructing the youth hostel.

34. Dr CHENG Chung-tai said that as 10 years or so had passed after YHS was announced (i.e. in the 2011-2012 Policy Address), the rental of the youth hostels set at a level not exceeding 60% of the market rent of flats of similar

size in nearby areas might be obsolete. He suggested that the Administration should review YHS, especially its rental level.

35. USHA responded that the Administration was currently implementing seven youth hostel projects. Take the example of the youth hostel at Po Heung Street in Tai Po; the monthly rent of a single room there was around \$4,200, which did not exceed 60% of the monthly rent of flats of similar size in the same district. The conditions prescribed under YHS would remain in force in determining the rental level of the youth hostels of TWGHs and HKGGA.

36. Mr LEUNG Che-cheung enquired about the construction method to be employed in developing the youth hostel of HKGGA, such as whether the Modular Integrated Construction ("MiC") method would be used, and asked why the hostel tower was located close to the project site boundary.

37. USHA replied that as the youth hostel of HKGGA was located close to the residential area, the operator intended to provide the hostel tower close to one side of the project site with a view to minimizing the impact on the view of nearby residents and the effects of noise on them caused by the construction and operation of the hostel. In view of the latest promulgated policy on employing the MiC method, the operators would take a proactive stance to explore adjustment to the construction methods employed and adopt the MiC method for developing their youth hostels where possible.

Supply of parking spaces in the vicinity of the youth hostel projects

38. Mr Frankie YICK remarked that the parking spaces currently planned at the headquarters of HKGGA could not meet the public's need for parking. The other parking spaces provided in the vicinity were also scattered and inconvenient for those who needed to park. He enquired whether HKGGA would consider increasing the provision of parking spaces in its youth hostel.

39. Mr LEUNG Che-cheung expressed support for the item. Noting that the headquarters of HKGGA would be relocated from the association's old headquarters building to the site in Jordan, which currently provided some parking spaces, he asked whether the Administration had plans to re-provision those parking spaces.

40. Mr Vincent CHENG expressed concern about the relocation of the headquarters of HKGGA from its old headquarters building on Wylie Road. He enquired whether the Administration had plans to re-provision in

Yau Tsim Mong district the temporary parking spaces that were cancelled for the sake of developing the new headquarters of HKGGA.

41. The Deputy Chairman also considered that parking spaces were in severe shortage in the Jordan area in which the youth hostel of HKGGA was located. He enquired about the number of parking spaces planned to be provided in the youth hostel of HKGGA and whether consideration would be given to increasing the provision of parking spaces in the district.

42. Mr Abraham SHEK expressed support for the item. Considering that the shortage of parking spaces in Hong Kong had been highlighted in Report No. 72 of the Director of Audit and the Administration had also agreed to the comments and recommendations in the report, he urged the Administration to increase the provision of parking spaces under the youth hostel project of HKGGA, so as to meet the public's need. Mr SHEK suggested that the Administration might submit funding proposals to FC for increasing the provision of parking spaces if it was necessary.

43. USHA replied that the parking spaces provided in HKGGA's new headquarters-cum-youth hostel in Jordan were mainly for use by staff working in the building and guests. Moreover, a large number of public parking spaces were provided for public use by various facilities in the vicinity of the youth hostel of HKGGA, such as shopping malls, the XRL terminus and WKCD. Furthermore, the Administration planned to provide about 150 temporary parking spaces at a vacant site at To Wah Road near the youth hostel of HKGGA to compensate for the reduction in parking spaces due to the closure of the temporary car park at Man Wui Street for the development of the new headquarters of HKGGA. The vacant site at To Wah Road would be developed into open space in the future and an underground car park would be provided there.

44. Project Consultant, Hong Kong Girl Guides Association added that HKGGA had conducted traffic assessment at the early stage of planning the new headquarters-cum-youth hostel and had consulted the government departments concerned on the potential traffic impact of the project. A total of 16 parking spaces for private cars and 2 parking spaces for coaches would be provided at the new headquarters of HKGGA to meet its day-to-day operational needs. In addition, a loading/unloading area would be provided under the project for use by tenants of the youth hostel when needed. He said that an attempt to increase the number of parking spaces at this stage would make re-planning necessary and incur additional cost.

45. Dr Junius HO expressed support for the item. He suggested that as many parking spaces as possible be provided in the youth hostels of TWGHs

and HKGGA in order to put land resources to good use. For instance, consideration could be given to constructing underground car parks.

46. USHA responded that the project sites of the two youth hostels were both subject to technical constraints that made the development of underground car parks impossible. For the youth hostel of TWGHs, the youth hostel portion occupied only about 507 sq m of the entire land lot. Abutting on Man Mo Temple, the project site was narrow and inclined. Coupled with the heavy presence of underground public utilities, the construction of foundation of the youth hostel was already highly challenging in its own right. Furthermore, the youth hostel was located near Hollywood Road, which was busy with traffic and unable to handle the additional traffic volume arising from the car park. For the youth hostel of HKGGA, car parks of different varieties were available for public use in the vicinity of the project. Moreover, it would be technically very difficult to build an underground car park given the close proximity of the project site to a railway line and the many public utilities underground. Furthermore, HKGGA had conducted a traffic assessment for the project before deciding on the current proposal on parking space provision. He said that the number of hostel units provided under the two youth hostel projects might have to be reduced and the projects might benefit fewer young people after their completion should an attempt be made at this stage to increase the number of parking spaces.

47. At the request of members, USHA undertook that the Administration would provide a written reply on the provision of parking spaces under the youth hostel project by HKGGA before the relevant meeting of FC.

(Post-meeting note: The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC108/20-21\(01\)](#) on 27 April 2021.)

Development plan for the site of the Hong Kong Girl Guide Association headquarters building

48. Mr Wilson OR and Mr Frankie YICK enquired about the planning and development of the site of the old headquarters building of HKGGA when the association's headquarters were relocated to the site of the youth hostel in Jordan.

49. USHA replied that for the purpose of accommodating the expansion of services and future development needs of HKGGA, the Government had approved earlier the allocation of the subject site in Jordan to HKGGA for developing its new headquarters by way of a non-in-situ land exchange. To

make optimal use of the new site for composite development, HKGGA would build a youth hostel atop the new headquarters facilities. Upon completion of the youth hostel and the new headquarters, HKGGA would surrender the site of its headquarters building on Wylie Road to the Government. Under the Outline Zoning Plan, the Wylie Road site was zoned for "Government, Institution and Community" uses. The Administration would conduct studies on the specific future use of the site.

Conservation work related to the development of the youth hostel of Tung Wah Group of Hospitals

50. Dr CHENG Chung-tai expressed concern about the measures to be taken by the Administration to achieve balance between developing the youth hostel of TWGHs and conserving Man Mo Temple, a declared monument adjacent to it. He asked, for instance, whether a maintenance or compensation plan had been drawn up to deal with any potential damage to the declared monument and whether the height of the youth hostel complied with the building height limit applicable to the district.

51. Mr LEUNG Che-cheung urged the Administration to pay attention to the conservation of Man Mo Temple when developing the youth hostel of TWGHs.

52. USHA responded that the Administration always paid due attention to the conservation of declared monuments and strived to strike a balance between development and conservation. In preparing for the development of the youth hostel of TWGHs, the Administration had met with the Antiquities and Monuments Office to discuss issues related to the conservation of Man Mo Temple and consulted the Antiquities Advisory Board ("AAB") in March and June 2015, including seeking AAB's view on whether the building height of the youth hostel was appropriate. The rezoning application for developing the youth hostel of TWGHs was submitted to the Town Planning Board ("TPB") only after the support of AAB had been secured. To minimize the impact on Man Mo Temple during the construction of the youth hostel and after commencement of its operation, the design of the youth hostel of TWGHs had been refined in the light of the comments given by AAB and TPB, such as setting the hostel building back from the site boundary by approximately three metres, setting the ground-floor columns and staircase back by approximately six metres, and providing a distance of some two metres between the hostel building and Man Mo Temple.

53. At the request of members, USHA undertook to provide the report of the Administration's consultation with AAB in March and June 2015 on the heritage impact assessment for the youth hostel project by TWGHs.

(*Post-meeting note:* The supplementary information provided by the Administration was circulated to members vide [LC Paper No. PWSC108/20-21\(01\)](#) on 27 April 2021.)

Voting on PWSC(2020-21)39

54. There being no further questions from members on the item, the Deputy Chairman put [PWSC\(2020-21\)39](#) to vote.

55. The item was voted on and endorsed. The Deputy Chairman consulted members on whether the item would require separate voting at the relevant meeting of FC. Mr Abraham SHEK and Dr CHENG Chung-tai requested that the item (i.e. [PWSC\(2020-21\)39](#)) be voted on separately at the relevant meeting of FC.

56. The meeting ended at 10:38 am.

Council Business Division 1
Legislative Council Secretariat
4 May 2021