

LCQ17: Planning standards for car parking spaces, markets and social welfare facilities

Following is a question by the Hon Andrew Wan and a written reply by the Secretary for Development, Mr Michael Wong, in the Legislative Council today (June 5):

Question:

Regarding the planning standards for car parking spaces, public markets and social welfare facilities in the Hong Kong Planning Standards and Guidelines (HKPSG), will the Government inform this Council:

(1) as it is learnt that there is a shortage of car parking spaces in some newly completed public housing estates (e.g. On Tai Estate and Hung Fuk Estate) immediately after the intake of residents, whether the Government will amend HKPSG to raise the planning standard for the provision of car parking spaces (especially those parking spaces for commercial vehicles in public housing developments);

(2) as it has been reported that due to a shortage of public markets in new towns such as Tin Shui Wai and Tung Chung, the residents in such districts have to travel to other districts in order to buy food at more affordable prices, whether the Government will amend HKPSG to reinstate a population-based quantitative planning standard for public markets; and

(3) as one of the causes for the current shortage of social welfare facilities in quite a number of districts is that social welfare organisations cannot identify suitable premises for providing such facilities, whether the Government will consider adding to HKPSG the following planning standard: a floor area of not smaller than 0.5 time of the site area of a new development area or a new residential development must be set aside for social welfare facilities?

Reply:

President,

Relevant policy bureaux would stipulate general planning standards for determining the scale, location and site requirements of various community facilities and infrastructures under their respective purview according to population and other factors. Whilst some facilities adopt quantitative planning standard based on population, some involve a host of consideration factors. The Planning Department (PlanD) would incorporate into the Hong Kong Planning Standards and Guidelines (HKPSG) the various planning standards covering policy areas led by different policy bureaux. The HKPSG aims to

serve as a general reference for the PlanD to reserve land for providing relevant facilities during the planning process. Relevant policy bureaux will formulate, review and amend the respective standards in the HKPSG as appropriate, taking into account society's development needs and policy consideration.

In consultation with relevant bureaux including the Transport and Housing Bureau (THB) and the Food and Health Bureau (FHB), my reply to various parts of the question is as follows:

(1) According to the THB, in respect of the planning standard for parking spaces, the Transport Department (TD) is conducting a consultancy study on parking for commercial vehicles and will review the respective standards on parking spaces and loading/unloading bays for commercial vehicles in HKPSG. The TD will also review as part of the consultancy study the existing guidelines on parking of private cars, with a view to updating the respective requirements in HKPSG for the provision of private car parking spaces in housing developments (including public housing developments). In the process, the TD will take into consideration the latest parking policy, utilisation of parking spaces, social and economic factors affecting the growth of private cars, etc., so as to increase the number of private car parking spaces in future housing developments. The aforementioned review is expected to complete in 2019. The TD targets to promulgate the revised guidelines in 2020 after consulting relevant stakeholders.

(2) According to the FHB, the Government will consider development of new public markets on a case-by-case basis, taking into account relevant factors including the demographic mix, community needs, provision of public and private market facilities nearby, and number of fresh provision retail outlets in the vicinity. In the process, the actual situation of individual districts and the views of stakeholders would also be taken into account. The basket of factors, which includes but not limited to population, could allow the Government to assess the local circumstances and the need to improve public market facilities more flexibly. Based on the above considerations, the Government has decided to develop new public markets in areas including Tin Shui Wai and Tung Chung Town Centre. The FHB will assess the need to review the planning guidelines for public markets as and when appropriate in the light of social development and actual situation in the districts.

(3) The proposal to reserve exclusive and uniform floor area for the provision of social welfare facilities in development lots at new development areas and new residential developments is not practicable, as whether individual development could accommodate social welfare facilities and, if so, the types and scale of facilities to be provided cannot be generalised; it would depend on, for example, the planned use, site size, geographical location, development intensity of the site for development.

For the planned sites for private development, we will identify suitable sites and require developers to provide Government, Institution or Community (GIC) facilities within the private development through land sale conditions. As for the planned sites for public housing, taking into account the requests by various government departments including Social Welfare Department for

reserving land for different GIC facilities, the Housing Department will coordinate with the PlanD and relevant departments during the formulation of planning brief of the public housing development and designate the plot ratio (PR) for the provision of relevant facilities where feasible from the planning and technical perspective.

Besides, when planning new residential development in the past, the maximum permissible PR or gross floor area (GFA) are usually stipulated on statutory town plans, which also specify the maximum permissible PR or GFA for both domestic and non-domestic uses (the latter include social welfare and other GIC facilities or commercial and retail uses). Upon review, the Government decided in August 2018 to adopt a new arrangement, whereby for sites to be rezoned for housing purpose (both public and private), the floor space for GIC facilities known at the plan-making stage will be exempted from GFA calculation for the sites concerned on statutory town plans, subject to positive technical feasibility assessment. This arrangement can provide the required social welfare facilities to meet local demand for community facilities without compromising the housing production. We believe these measures will help increase the floor space for the provision of social welfare facilities.

CHP investigates hand, foot and mouth disease outbreak in kindergarten-cum-child care centre in Kwai Chung

The Centre for Health Protection (CHP) of the Department of Health is today (June 5) investigating an outbreak of hand, foot and mouth disease (HFMD) in a kindergarten-cum-child care centre (KG/CCC) in Kwai Chung, and again urged the public, schools and institutions to maintain strict hand, personal and environmental hygiene.

The 20 affected children, 14 boys and six girls aged 3 to 5, as well as one staff member, have developed oral ulcers, rash over hands or feet and fever since May 9. All of them sought medical attention but none required hospitalisation. All patients are in a stable condition.

Officers of the CHP have conducted a site visit to the school and advised the management on necessary infection control and preventive measures. The school has been put under medical surveillance. Investigations are ongoing.

"HFMD is common in children while adult cases may also appear. It is usually caused by enteroviruses (EVs) such as Coxsackie virus and EV71. It is clinically characterised by maculopapular rashes or vesicular lesions

occurring on the palms, soles and other parts of the body such as the buttocks and thighs. Vesicular lesions and ulcers may also be found in the oral cavity. Sometimes patients present mainly with painful ulcers at the back of the mouth, namely herpangina, without rash on the hands or feet," a spokesman for the CHP said.

"HFMD occurs throughout the year with the usual peak occurring from May to July. A smaller peak may also occur from October to December. According to the CHP's latest surveillance data, the local activity of hand, foot and mouth disease (HFMD) is at high level. As young children are more susceptible, parents should stay alert to their health. Institutional outbreaks may occur where HFMD can easily spread among young children with close contact," the spokesman added.

To prevent HFMD, members of the public, and especially the management of institutions, should take heed of the following preventive measures:

- Maintain good air circulation;
- Wash hands before meals and after going to the toilet or handling diapers or other stool-soiled materials;
- Keep hands clean and wash hands properly, especially when they are dirtied by respiratory secretions, such as after sneezing;
- Cover the nose and mouth while sneezing or coughing and dispose of nasal and oral discharges properly;
- Regularly clean and disinfect frequently touched surfaces such as furniture, toys and commonly shared items with 1:99 diluted household bleach (mixing one part of bleach containing 5.25 per cent sodium hypochlorite with 99 parts of water), leave for 15 to 30 minutes, and then rinse with water and keep dry. For metallic surfaces, disinfect with 70 per cent alcohol;
- Use absorbent disposable towels to wipe away obvious contaminants such as respiratory secretions, vomitus or excreta, and then disinfect the surface and neighbouring areas with 1:49 diluted household bleach (mixing one part of bleach containing 5.25 per cent sodium hypochlorite with 49 parts of water), leave for 15 to 30 minutes and then rinse with water and keep dry. For metallic surfaces, disinfect with 70 per cent alcohol;
- Children who are ill should be kept out of school until their fever and rash have subsided and all the vesicles have dried and crusted;
- Avoid going to overcrowded places; and
- Parents should maintain close communication with schools to let them know the latest situation of the sick children.

The public may visit the CHP's page on [HFMD and EV71 infection](#) and [Public Health Advice for Play Facilities](#) for more information.

DH urges public not to buy or use topical product with undeclared controlled ingredient (with photo)

The Department of Health (DH) today (June 5) appealed to the public not to buy or use a topical product (no English name on the package, see photo) as it was found to contain an undeclared controlled drug ingredient.

Acting upon intelligence, the DH purchased a sample of the above product via a social media platform for analysis. The product consisted of a day cream and a night cream in separate containers. Test results from the Government Laboratory revealed that both cream products contained clobetasol propionate, which is a Part 1 poison controlled under the Pharmacy and Poisons Ordinance (Cap 138) (PPO).

The DH's investigation is continuing.

Clobetasol propionate is a steroid substance for treating inflammatory skin disorders. Inappropriate or excessive application of steroids could cause skin problems and body-wide side effects like moon face, high blood pressure, high blood sugar, skin atrophy, adrenal insufficiency and osteoporosis. Products containing clobetasol propionate should only be used under a doctor's directions and supplied in a pharmacy under the supervision of a registered pharmacist upon a doctor's prescription.

According to the PPO, all pharmaceutical products must be registered with the Pharmacy and Poisons Board of Hong Kong before they can be legally sold in the market. Illegal sale or possession of unregistered pharmaceutical products and Part 1 poisons are criminal offences. The maximum penalty for each offence is a fine of \$100,000 and two years' imprisonment.

The public should not buy or use products of doubtful composition or from unknown sources. All registered pharmaceutical products should carry a Hong Kong registration number on the package in the format of "HK-XXXXX". The safety, quality and efficacy of unregistered pharmaceutical products are not guaranteed.

People who have purchased the product should stop using it and consult healthcare professionals if in doubt or feeling unwell after use. They can submit the product to the DH's Drug Office at Room 1856, Wu Chung House, 213 Queen's Road East, Wan Chai, during office hours for disposal.



[Skin care product supplier convicted of engaging in bait advertising](#)

A skin care product supplier was fined \$40,000 today (June 5) at Kowloon City Magistrates' Courts after being convicted of bait advertising, in contravention of the Trade Descriptions Ordinance (TDO).

Customs earlier received information alleging that a skin care product supplier launched an advertisement via the Internet and leaflet distribution that a skin care product will be offered at a discounted price on a designated date. However, a customer was told the product had already been sold out when she visited the supplier on that day.

After investigation, it was revealed that the supplier had offered only one set of the skin care product for sale on that day.

Customs reminds traders to comply with the requirements of the TDO and consumers to procure products at reputable shops.

Under the TDO, any trader who engages in bait advertising by claiming to supply products at a specified price but failing to offer those products for supply at that price for a reasonable period and in reasonable quantities, commits an offence. The maximum penalty upon conviction is a fine of \$500,000 and imprisonment for five years.

Members of the public may report any suspected violations of the TDO to Customs' 24-hour hotline 2545 6182 or its dedicated crime-reporting email account (crimereport@customs.gov.hk).

SCMA to visit Macao and Zhuhai

The Secretary for Constitutional and Mainland Affairs, Mr Patrick Nip, will visit Macao and Zhuhai tomorrow (June 6).

Mr Nip will depart for Macao in the morning to meet government officials of the Macao Special Administrative Region to exchange views on the development of the Guangdong-Hong Kong-Macao Greater Bay Area and co-operation work of the two sides.

Mr Nip will visit the Commemorative Gallery of the Macao Basic Law and inspect the Hong Kong-Zhuhai-Macao Bridge on the artificial island. He will also visit Zhuhai to learn about the latest developments and return to Hong Kong in the evening on the same day.