

**Legislative Council Finance Committee  
meeting on 1 March 2019**

**821CL –Site formation and infrastructure works for public housing  
development at Yan Wing Street, Yau Tong**

**Supplementary Information**

**PURPOSE**

When the captioned project was considered at the Legislative Council Finance Committee meeting on 1 March 2019 (FCR(2018-19)85 refers), Members requested the following supplementary information -

- (a) the cumulative traffic impact assessment due to implementation of the public housing development at Yan Wing Street, Yau Tong (PHDYT), the Vocational Training Council (VTC) campus at the harbourfront site of Cha Kwo Ling Road and other development projects in Yau Tong district (including road improvement measures) to allow Members to understand the future traffic conditions in Yau Tong district;
- (b) the supply and demand of parking spaces in Yau Tong district, and how the government plans to meet the parking spaces demand in the district;
- (c) the construction cost of ancillary facilities at the PHDYT (including welfare/education facilities and other facilities) as listed at Enclosure 2 of the paper PWSC(2018-2019)36, ;
- (d) the handling and recycling of felled and removed trees, and other yard wastes in previous public works projects (especially the recycling to construction materials for the use of other public works projects); and
- (e) whether Education Bureau has offered advices for the PHDYT (If yes, please briefly describe the advices), especially how to deal with the extra demand of public sector school places due to change in the population of school-age children in the district after completion of the residential units of the development.

## GOVERNMENT RESPONSES

2. After consolidating the information provided by relevant departments, we provide a reply to the related issues point to point as follows:

- (a) Apart from the PHDYT and the VTC campus at the harbourfront site of Cha Kwo Ling Road, major development projects in Yau Tong district include (1) Yau Tong Bay Comprehensive Development Area (2) Tung Yuen Street/Yan Yue Wai Comprehensive Development Area (3) Development at Lei Yue Mun Path, and (4) Residential Development at Ko Chiu Road.

Having considered the traffic impacts due to the above development projects, the major traffic improvement measures to be implemented in Yau Tong district are listed below –

- (i) addition of two footbridges connecting Yau Tong MTR station and Yau Tong Bay Comprehensive Development Area;
  - (ii) junction improvement works at Cha Kwo Ling Road/Ko Fai Road and Cha Kwo Ling Road/Ko Chiu Road; and
  - (iii) widening part of carriageway in the vicinity of Tung Yuen Street/Yan Yue Wai, addition or improvement of loading/unloading bays, existing bus and mini-bus stations, widening of pavement in the vicinity, and provision of pedestrian crossings.
- (b) During the planning process of development projects, relevant departments or organisations should refer to the guidelines as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) and consider the traffic conditions in the vicinity of the relevant development projects, including the shortfall of parking spaces in the district, the impacts to the development projects and the traffic impacts to the road network in the district, in order to formulate appropriate parking spaces requirements and stipulate in the planning briefs or lease conditions.

In order to increase the supply of parking spaces in the district, Transport Department will require each development project to adopt the high-end vehicle parking standards under the HKPSG as the planning target.

Furthermore, in response to the demand of parking in the vicinity of each development project, the requirement of providing additional public vehicle parking spaces will be stipulated in the lease conditions.

- (c) The construction cost of ancillary facilities at the PHDYT (including welfare/education facilities and other facilities such as shops) as listed at Enclosure 2 of the paper PWSC(2018-2019)36 is about HK\$548 million.
- (d) We have tried to turn felled trees into compost at Hung Fuk Estate to promote sustainable gardening. The feasibility of recycling trees as mulch for landscaping work in other appropriate projects will be reviewed in the future.
- (e) In the planning of PHDYT, we assessed the provision of community facilities in accordance with the guidelines of the HKPSG by taking into account the planned population and service demand of the community, and we also consulted relevant departments including the Educational Bureau (EDB), District Council and members of the local community under the prevailing mechanism for provision of appropriate community facilities. According to the current development plan, PHDYT will provide education-related facilities including kindergarten and study room. As for primary and secondary education, EDB envisages that, having taken into account information including the planned development projects in the district, available school-age population distribution projections, and the supply and demand of public sector school places in the district etc., the supply of public sector school places in the district should be able to meet the demand of school-age children after completion of the relevant housing development. EDB will continue to closely monitor the future developments and the changes in the supply and demand of

public sector school places in the district, and will make appropriate arrangements to ensure provision of sufficient public sector school places for school-age children.

**Transport and Housing Bureau  
Education Bureau  
Housing Department  
Transport Department**

**March 2019**