

Legislative Council Panel on Housing

B812CL – Site Formation and Infrastructure Works for Public Housing Developments at Pik Wan Road, Yau Tong

Supplementary Information

Purpose

This paper provides relevant supplementary information requested by Members at the meeting of the Legislative Council Panel on Housing on 3 June 2019 and the Government's response to the letter¹ jointly issued by the members and community officers of the Kwun Tong District Council (KTDC).

Response to Letter Dated 31 May 2019 from Members and Community Officers of KTDC

Public Transport Planning and Supporting Facilities

2. The Civil Engineering and Development Department (CEDD) has completed an assessment of the impact of additional traffic and pedestrian flows arising from the proposed public housing developments on the traffic and demand for public transport services in the vicinity. According to the study, it is proposed that some parts of the existing carriageways and footpath should be widened to increase the capacity of the road section to cope with the estimated traffic flow in future. Upon implementation of the enhancement measures, it is estimated that the public housing developments will not have significant impact on nearby road traffic.

3. At present, there are public bus services serving the proposed developments and nearby areas, such as public bus routes to Yau Tsim Mong, Hong Kong Island and the Airport. Besides, a number of public light bus routes nearby take passengers to different places, including Yau Tong MTR Station. In the light of the additional demand for public transport services brought about by the proposed developments, the CEDD has also suggested that the Transport Department (TD) should designate additional green minibus pick up/drop-off points along Ko Chiu Road and Pik Wan Road, as well as timely review and enhance the level of public transport services along the roads, so as to cope with the demand of the new population.

¹ LC Paper No. CB(1)1141/18-19(01)

Pedestrian Links under the Development Plan

4. Under the site formation project, the CEDD plans to construct two pedestrian walkway systems connecting Lei Yue Mun Road and Ko Chiu Road. One of them will also connect to the north of Pik Wan Road to enhance the walkability at the proposed development site. Under the current proposal, the CEDD will provide a signal-controlled at-grade crossing near the lift and lift tower on Lei Yue Mun Road for the public to cross the road. Also, the proposed signal-controlled at-grade crossing facility will be synchronised with the adjacent traffic lights to allow vehicles to pass through traffic light junctions without interruption. According to the traffic impact assessment report of the project, such design will not cause any traffic congestion on Lei Yue Mun Road. The proposed pedestrian walkway system leading to the north of Pik Wan Road will be linked with the existing footpath of Pik Wan Road and open to the public 24 hours a day. Residents may walk to the bus terminus at Kwong Tin Estate via the proposed pedestrian crossing. They may also get to the bus stop outside Hong Pak Court via the existing footpath.

5. The proposed project has in place effective measures to ensure walkability. Also, according to the study of the CEDD, the option to extend the footbridge system to the west of Lei Yue Mun Road (i.e. to construct a lift tower on the footpath outside Chak Mei House, Yau Mei Court) will require the eastward shift of the adjoining Lei Yue Mun Road and cutting of the roadside slope for widening the footpath on the western side of Lei Yue Mun Road to accommodate the lift tower and the pedestrian flow. In view of the complexity of the works and the significant impact on road traffic in the district during construction, widening the footpath on the western side of Lei Yue Mun Road for extending the footbridge across the road is not recommended.

6. The Hong Kong Housing Authority (HKHA) has also carefully examined Members' suggestion of providing additional walkways to connect the two sites. In view of the presence of Yau Tong Service Reservoir of the Water Supplies Department and the major facilities of the power company between the two sites, and considering the steep terrain, land titles, technical restrictions as well as the impact on the operation of the facilities there, the HKHA does not recommend connecting the two sites at ground level or overhead. Besides, both sites have direct access to the footpath of Ko Chiu Road and are, therefore, interconnected. Residents and members of the public in the vicinity can also go to different places in Yau Tong via the pedestrian walkway system to be constructed under the project.

7. The proposed vehicular access at Ko Chiu Path will not serve as a residential vehicular access in the housing developments. It will only be used for the entry and exit of emergency service vehicles and vehicles carrying medical products which are of low traffic volume. Locations of such vehicular access are shown in the conceptual layout plan at the Annex. Moreover, the CEDD will carry out road widening works at Ko Chiu Path to widen the road from the existing width of 7.3 metres to 10 metres. It will also build a footpath near Site A to the south of Ko Chiu Path.

Concern over Insufficient Parking Spaces

8. In planning and designing the public housing developments at Pik Wan Road, the HKHA will make reference to the guidelines in the Hong Kong Planning Standards and Guidelines (HKPSG) and consult the TD and the District Council to determine the suitable parking facilities. To support the Government's policy of providing more parking spaces and respond to the demand of the local community for increasing the number of parking spaces, the HKHA will adopt the upper limit of parking space for private cars suggested in the HKPSG for the two public housing projects at Pik Wan Road and provide extra visitor parking spaces to cater for the needs of the housing estates.

Planning for General Out-patient Clinic and Other Facilities in Yau Tong

9. The Hospital Authority (HA) has always expressed concern about the demand of Yau Tong residents for public primary care services and agrees to set up a public clinic at Site A of the proposed housing developments at Pik Wan Road.

10. The HA points out that its general out-patient clinic service is mainly used by the elderly, low-income earners and people with chronic illnesses. Realising the keen demand for the service, the HA will work out the scale and scope of service of the proposed clinic based on local demand. On the premise of strengthening and integrating primary care for the local community, the HA plans to provide such services as medical consultation, multi-disciplinary healthcare as well as education and support for patients at the general out-patient clinic to be set up in Yau Tong. Upon completion of works and proper acceptance tests, the HA will implement, with regard to the works progress, relevant arrangements as planned during the preparatory stage, with a view to commencing the clinic service as early as possible. The service capacity will be increased gradually with reference to the service demand. The HA will arrange manpower and resources under the established mechanism to provide appropriate public primary care services for the primary users in the district. The above general out-patient clinic is still in the preliminary planning stage and the opening hours are expected to be more or less the same as those of other

clinics. The HA will give detailed consideration to various factors at a later stage to work out the service details.

11. Relevant government departments have been closely monitoring the development and service demand in various districts and timely providing relevant community and public facilities there. Currently, various types of welfare facilities are available in Yau Tong, which include an Integrated Family Service Centre, an Integrated Children and Youth Services Centre, a Kindergarten-cum-Child Care Centre, an Early Education and Training Centre and a Neighbourhood Elderly Centre, providing suitable services for different age groups and residents with different needs. In view of the demand for welfare services in Yau Tong, the Social Welfare Department (SWD) has planned to provide a number of welfare facilities in the proposed public housing developments at Pik Wan Road, Yau Tong, which include a Child Care Centre (100 places), an Integrated Home Care Services Team, a Neighbourhood Elderly Centre Sub-Base, and a Residential Care Home for the Elderly (250 places) with a Day Care Unit for the Elderly (20 places). The SWD has also planned to provide a number of welfare facilities in the public housing development at Yan Wing Street in the same district, which include a Neighbourhood Elderly Centre, a Residential Care Home for the Elderly (250 places), a Child Care Centre (100 places), a Support Centre for Persons with Autism, two office bases of On-site Pre-school Rehabilitation Services, a Social and Recreational Centre for the Disabled, a Day Care Centre for the Elderly (60 places) and a Kindergarten-cum-Child Care Centre (140 places). In addition, the Government has reprovisioned an Integrated Family Service Centre in the public housing development at Yau Lai Estate Phase 7, which commenced services in September 2019. The SWD will continue to closely monitor the change in local population and service demand and do service planning as appropriate.

Planning Details of Proposed Public Housing Developments

12. The proposed public housing developments are still in the design stage. For the conceptual design of the proposed developments, please refer to the conceptual layout plan attached to the discussion paper No. 6/2019 of the Housing Committee of the KTDC (see [Annex](#)).

Breakdown of Proposed Project Costs

13. The design of the proposed project is still in the consolidation stage. When the Government submits the discussion paper for the proposed project to the Public Works Subcommittee, a breakdown of the construction costs for the public works project will be provided.

Estimate of Maintenance and Repair Costs for Retaining Structures and Slopes

14. The design of the proposed project is still in the consolidation stage. When the Government submits the discussion paper for the proposed project to the Public Works Subcommittee, an estimate of the maintenance and repair costs will be provided.

Healthcare Manpower and Service Arrangements for General Out-patient Clinic and Child Assessment Centre

General Out-patient Clinic

15. For the healthcare manpower and service arrangements for the general out-patient clinic, please refer to paragraphs 9 and 10 above.

Child Assessment Centre

16. The Department of Health (DH) plans to set up a Child Assessment Centre at the site for the reprovisioning and expansion of the existing Pamela Youde Child Assessment Centre (Kwun Tong), with a view to strengthening the manpower support and enhancing service capacity to cope with the increasing number of cases referred to the existing centre. The centre's multi-disciplinary team, comprising a number of healthcare and professional staff members such as pediatricians, nurses, audiologists, clinical psychologists, occupational therapists, optometrists, physiotherapists, speech therapists and medical social workers, will provide comprehensive assessment service for children who are under 12 years of age and suspected to have developmental problems.

17. The DH will arrange manpower and resources under the established mechanism to tie in with the progress of works. Upon completion of works and proper acceptance tests, the Pamela Youde Child Assessment Centre (Kwun Tong) will be relocated at the soonest possible time as scheduled in order to enhance service capacity to meet the demand.

**Transport and Housing Bureau
Civil Engineering and Development Department
Social Welfare Department
Department of Health
November 2019**



備註 Remarks:
 1. 地盤界線或須在詳細設計階段有所調整。
 Site boundary may be subject to adjustment at detailed design stage.

- 圖例 LEGEND :**
- 擬建公營房屋
PROPOSED PUBLIC HOUSING
 - 擬建診所 (包括普通科門診診所及兒童體能智力測驗中心)
PROPOSED CLINIC (INCLUDING GENERAL OUT-PATIENT CLINIC & CHILD ASSESSMENT CENTRE)
 - 擬建安老院舍
PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE)
 - 水務保留地
WATERWORKS RESERVE
 - 擬建幼稚園位置
PROPOSED KINDERGARTEN

METERS 20 10 0 10 20 30 40 METERS
 米 SCALE 1:2500 (A4) 米

擬建公營房地盤界線
 PROPOSED PUBLIC HOUSING SITE BOUNDARY

油塘碧雲道地盤甲及地盤乙公營房屋發展項目 - 概念平面圖
 PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT PIK WAN ROAD SITE A AND SITE B, YAU TONG
 -- CONCEPTUAL PLAN

房屋署
 HOUSING DEPARTMENT
 日期 DATE
 05 / 2019