

Minutes of the 6th Meeting of the
7th Term of Wong Tai Sin District Council of the
Hong Kong Special Administrative Region

Date: 5 November 2024 (Tuesday)
Time: 2:30 p.m.
Venue: Conference Room, Wong Tai Sin District Council,
6/F, Lung Cheung Office Block,
138 Lung Cheung Road,
Wong Tai Sin, Kowloon

Chairman:

Mr. WU Kui-wah, Thomas, JP District Officer (Wong Tai Sin)

Present:

Mr. CHAN Wai-kwan, Andie, MH	WTSDC Member
Mr. CHAN Ying, Leonard, MH	WTSDC Member
Mr. FUNG Kin-lok	WTSDC Member
Mr. HUNG Chor-ying, Edmond	WTSDC Member
Mr. LAI Wing-ho, Joe, MH	WTSDC Member
Ms. LAU Yuen-ye, Janus	WTSDC Member
Mr. LEE Tung-kong	WTSDC Member
Mr. LEUNG Tang-fung	WTSDC Member
Mr. LI Dennis	WTSDC Member
Ms. LUI Kai-lin, Wendy, MH	WTSDC Member
Mr. MOK Kin-wing, MH	WTSDC Member
Mr. NGAI Shi-shing, Godfrey	WTSDC Member
Mr. POON Cheuk-bun	WTSDC Member
Ms. TAM Mei-po	WTSDC Member
Ms. TANG Man-wai	WTSDC Member
Mr. YAU Yiu-shing, MH	WTSDC Member
Mr. YEUNG Nok-hin	WTSDC Member
Ms. YEW Yat-wa, Deannie	WTSDC Member
Mr. YUEN Kwok-keung, MH	WTSDC Member
Mr. YUET Ngai-keung	WTSDC Member

In Attendance:

Mr. YEUNG Chun-po, Carmelo	District Commander (Wong Tai Sin)	HKPF	
Ms. TSO Wing-in, Corey	Police Community Relations Officer (Wong Tai Sin)	HKPF	
Mr. NG Wai-lung, David	District Social Welfare Officer (Wong Tai Sin/Sai Kung)	SWD	
Mrs. LAI CHAN Wai-fan, Clara	Chief Manager/Management (WTT)	HD	
Mr. CHAN Wing-yin, Albert	Chief Engineer/ East 3	CEDD	
Ms. CHEUNG Yee-mei, May	Chief Leisure Manager (Kowloon)	LCSD	
Ms. LAM Yee-mei, Evelyn	District Leisure Manager (Wong Tai Sin)	LCSD	
Ms. TONG Shuk-ting	District Environmental Hygiene Superintendent (Wong Tai Sin)	FEHD	
Mr. CHAN Chi-man, Chapman	Chief Transport Officer/Kowloon 1	TD	
Mr. LI Man-wai, Tim	Chief Architect 3	HD	}
Ms. FUNG Yi, Evelyne	Chief Estate Surveyor/ Commercial Properties	HD	
Mr. CHEUNG Chun-hoo, Anson	Senior Civil Engineer 5	HD	
Mr. TANG Kin-hung	Senior Housing Manager (Redevelopment)	HD	Re: Item IV
Mr. SO Wai-man, Ivan	Senior Education Officer (School Building)	EDB	
Dr. POON Wai-lun (Transliteration)	Queen Elizabeth Hospital Deputy Hospital Chief Executive (Operations)	HA	}
Dr. CHOW Po-ling, Paulina	Kowloon Central Cluster Chief Manager (Planning & Commissioning)	HA	
Miss HO Wing-tung, Bonnie	Assistant District Officer (Wong Tai Sin)	WTSDO	
Ms. WONG Man-sau, Susana	Senior Liaison Officer (1)	WTSDO	
Miss WONG Wai-fong, Bonnie	Senior Liaison Officer (2)	WTSDO	
Ms. CHENG Sze-long, Alice	Senior Executive Officer (District Management)	WTSDO	

Miss LO Tsz-yan, Fion

Executive Officer I
(District Council)

WTSDO

Secretary:

Ms. CHAN Wai-chi, Ida

Senior Executive Officer
(District Council)

WTSDO

Opening Remarks

The Chairman welcomed all Members and representatives of government departments to the 6th meeting of the 7th term of Wong Tai Sin District Council (“WTSDC”).

- I. Confirmation of the Minutes of the 5th Meeting of Wong Tai Sin District Council held on 3 September 2024
2. Members noted that the Secretariat had not received any amendment suggestions on the minutes of the last meeting prior to the meeting, and thus confirmed the minutes of the last meeting.
- II. Progress Report of the 5th Meeting of Wong Tai Sin District Council held on 3 September 2024
(WTSDC Paper No. 49/2024)
3. Members noted the Progress Report.
- III. Schedule of Meetings of Wong Tai Sin District Council and Its Committees in 2025
(WTSDC Paper No. 50/2024)
4. The Secretary presented the Paper and briefly introduced the proposed

schedule of meetings and the requirements regarding the attendance of DC Members at DC meetings stipulated in the “Performance Monitoring Guidelines for Members of the District Councils”. The schedule of meetings for 2025 of the current WTSDC was set out in the Annex to the Paper.

5. Members noted the Paper.

Items for discussion

IV. Choi Hung Estate Redevelopment Study - Proposed Clearance and Rehousing Arrangement
(WTSDC Paper No. 51/2024)

6. The Chairman welcomed the representatives of the Housing Department (“HD”), namely Mr. LI Man-wai, Tim, Chief Architect 3, Ms. FUNG Yi, Evelyne, Chief Estate Surveyor/Commercial Properties, Mr. CHEUNG Chun-hoo, Anson, Senior Civil Engineer 5 and Mr. TANG Kin-hung, Senior Housing Manager/Redevelopment, and the representative of the Education Bureau (“EDB”) Mr. SO Wai-man, Ivan, Senior Education Officer (School Building) to the meeting.

7. The Chairman briefly introduced the background of the Choi Hung Estate redevelopment study. He pointed out that Choi Hung Estate was an important public housing estate in the district completed in phases in the early 1960s. The Strategic Planning Committee of the Hong Kong Housing Authority (“HKHA”) approved the proposal to commence the redevelopment study on Choi Hung Estate of Wong Tai Sin on 21 December 2023. HD subsequently commenced a series of local consultations to gather views from various parties in the first quarter of 2024, which included communicating with local WTSDC Members, residents and business owners of the Estate, schools and welfare organisations affected by the redevelopment project and the relevant stakeholders.

8. Mr. LI Man-wai, Tim of HD presented the phased clearance and rehousing plan proposed in the Choi Hung Estate redevelopment study with the aid of PowerPoint (Annex I). His presentation is summarised as follows:

Purpose and Background of Choi Hung Estate Redevelopment

- (i) The main purpose of HD’s consultation with WTSDC was to introduce the clearance and rehousing proposal for Phase 1 of the redevelopment. The proposed Phases 2 and 3 of the redevelopment were still a preliminary idea and would be adjusted according to changes in the planning for the surrounding environment and facilities. It was expected that the final redevelopment plan and rehousing arrangements would be announced in late 2024 upon HKHA’s formal approval; and
- (ii) The major reasons for choosing Choi Hung Estate for the redevelopment study were its age, availability of suitable first-phase rehousing resources in the district, i.e. the nearby new Mei Tung Estate, the number of additional flats provided by the redevelopment, the opportunity to improve the traffic conditions of the interchange of Choi Hung Estate and the adjacent areas, etc. The redevelopment plan would be formulated using a “people oriented” approach.

Work Done Regarding Choi Hung Estate Redevelopment

- (i) January to May 2024—Relationship Building: HD had held the first community involvement workshop in Choi Hung Estate before Lunar New Year. Participants included the Secretary for Housing, Legislative Council Members and WTSDC Members. The department subsequently distributed questionnaires to over seven thousand households from February to March to consult their views on the redevelopment and phased rehousing of Choi Hung Estate. The department held the “Rainbow Life Exhibition” in March to introduce the entire redevelopment process as well as the environment and facilities of the new Mei Tung Estate. From March to May, the department had communicated with all non-governmental organisations and different stakeholders in Choi Hung Estate. In May, the department also issued the first “Rebuilding

the Rainbow Newsletter”, which briefly described the findings of the questionnaire survey and the main issues that concerned stakeholders regarding the redevelopment plan;

- (ii) June to July 2024—Resident Collaboration: The department organised a second workshop in June, which gathered over 100 stakeholders to discuss topics related to the redevelopment plan. The department also organised a carnival in Choi Hung Estate in the same month to connect households, non-governmental organisations and stakeholders;
- (iii) August to November 2024—Consolidation: The department organised a third workshop in August to present the gist of the mainstream redevelopment plan to more than ten WTSDC Members. The redevelopment plan was published in the second issue of “Rebuilding the Rainbow Newsletter” in August for the reference of households and shop tenants. The department said that all stakeholders had been adequately engaged in the consultation process; and
- (iv) The department estimated that households affected by Phase 1 clearance could be rehoused to the new Mei Tung Estate in 2028. A community service team would be set up to assist in handling the rehousing and other relevant matters.

Basic Principles of Redevelopment

- (i) Traffic improvement: There was often traffic congestion at Choi Hung Interchange and Lung Cheung Road near Choi Hung Estate. The department hoped that the redevelopment plan could provide an opportunity to release part of the current site of Choi Hung Estate, so that the Government could effectively improve the traffic condition there and allow for smoother traffic on the roads nearby;
- (ii) Arrangements for schools: Currently there were five schools in Choi Hung Estate. Two of them were vacant and had been surrendered

to the Government for redevelopment. The other three schools were on private land, and HD had planned to reserve a site for reprovisioning one of them, i.e. the Church of Christ in China Kei Wa Primary School (“KWPS”). The remaining two schools were public secondary schools, and HD would maintain communication with EDB and the two secondary schools to explore how they would be operated in the future;

- (iii) Maintaining the existing livelihood facilities in the estate unaffected by the redevelopment: The redevelopment would be implemented in three phases. The department would ensure that the livelihood facilities in the estate, especially organisations providing social welfare services like meal delivery service for elderly people, would remain unaffected; and
- (iv) Ensuring sufficient construction site space: When considering different plans, the department would ensure that there were sufficient intact sites for each phase to make the redevelopment project more efficient.

Proposed Three-phased Clearance and Relhousing

- (i) Phase 1 clearance: Phase 1 clearance would cover an area adjacent to Choi Hung Road, and the department planned to demolish the vacant school premises and the nearby buildings to release land for the redevelopment works. This arrangement would impose relatively little impact on nearby residents. Also, the Government planned to carry out bus stop expansion works at Choi Hung Road to improve the nearby transport infrastructures and facilitate residents’ travels. In addition, as Tan Fung House of Choi Hung Estate was adjacent to Choi Hung Interchange, the department planned to include Tan Fung House in Phase 1 clearance, so that the Government could improve the traffic at Choi Hung Interchange and its adjacent areas. The department had preliminarily communicated with the Transport Department (“TD”) and would further discuss the details of the relevant works;

- (ii) Phase 2 clearance: Considering that there were currently multiple social welfare service providers in the estate, the department proposed putting Kam Hon House, which housed various social welfare facilities, in Phase 2 clearance, so that the social welfare services in the estate could remain in operation after the social welfare facilities were demolished in Phase 1 clearance. The department also intended to free up part of the current site of Choi Hung Estate, so that the Government could move the bus stop at Lung Cheung Road to the existing kerbs to allow for smoother traffic. In addition, the current Choi Hung Estate Carpark provided hundreds of parking spaces for both residents and commercial vehicles. The department would plan for the clearance of the carpark in a way that could avoid causing inconvenience to motorists;
- (iii) Phase 3 clearance: Regarding the clearance boundary and the proposed traffic improvement works, the department planned to free up part of the current site of Choi Hung Estate, so that the Government could build a road connecting Prince Edward Road East and Lung Cheung Road;
- (iv) The redevelopment of Choi Hung Estate was expected to commence in 2028. After the new Mei Tung Estate was completed, the department would first rehouse the households affected by Phase 1 clearance there. Then, buildings within the boundary of Phase 1 clearance would be demolished and the construction of Phase 1 of the new Choi Hung Estate would commence in 2029. After that, households that lived within the boundary of Phase 2 clearance could move into Phase 1 of the new Choi Hung Estate. The clearance arrangements for the Phase 3 would be similar to that for Phase 2, and it was estimated that it would take 15 years to rehouse all Choi Hung Estate residents; and
- (v) During each rehousing cycle, HD would provide three rehousing options to households affected by the clearance, namely moving into

the new Mei Tung Estate, getting priority status for selecting and purchasing units under the Home Ownership Scheme (“HOS”) or the Green Form Subsidised Home Ownership Scheme, or, where resources permitted, moving into refurbished units of other housing estates in any district.

9. The Chairman thanked Mr. LI Man-wai, Tim for his detailed introduction of the Choi Hung Estate redevelopment plan. He then invited Mr. YUET Ngai-keung to introduce the submission tabled at the meeting by the Wong Tai Sin Branch of the Democratic Alliance for the Betterment and Progress of Hong Kong (“DAB”) in response to the Choi Hung Estate redevelopment consultation (**Annex II**).

10. Mr. YUET Ngai-keung introduced the submission. He supported and welcomed the Choi Hung Estate redevelopment plan, and hoped that the Government could properly rehouse residents affected by the redevelopment and provide comprehensive community facilities. Mr. YUET proposed that the redevelopment works should also improve the traffic to solve the traffic congestion at Choi Hung Interchange, and that HD and TD should devise an effective traffic improvement plan through inter-departmental collaboration and study. The redevelopment process should also be shortened as much as possible in order to reduce its impact on residents, while the Government should continue to monitor the structural safety of buildings and the living environment of residents. Also, he hoped that HD would announce the rehousing plan as soon as possible, properly arrange for residents to move into the new Mei Tung Estate and organise early “inspection tours” so that residents could learn about the new environment. Apart from that, he hoped that the Government could engage district organisations and non-profit organisations to provide aid for residents with financial difficulties and suggested that the Government should establish a stakeholder liaison mechanism to gather more views. He also hoped that the on-site Community Service Team could strengthen its communication with residents to continuously provide support to residents affected by the clearance and rehousing. He opined that following the imminent redevelopment works of the nearby Ngau Chi Wan squatter area, Choi Hung would undergo successive development projects. The Government should ensure that the planning and development of Choi Hung could be conducted in an orderly manner through inter-departmental collaborations. He also opined that the new Choi Hung Estate should retain the characteristics and elements of the original Choi

Hung Estate as much as possible and some of the shop premises should be leased to the original shop tenants.

11. The Chairman then invited Mr. MOK Kin-wing to introduce the submission tabled at the meeting by the Wong Tai Sin District Council Members' Office of the Hong Kong Federation of Trade Unions regarding the proposed clearance and rehousing plan of Choi Hung Estate (Annex III).

12. Mr. MOK Kin-wing pointed out that the redevelopment of Choi Hung Estate could help improve the living environment and quality of life of its residents. He agreed with HD's plan to provide three rehousing options by allowing residents who needed to move in Phase 1 to choose between moving into the new Mei Tung Estate, purchasing GSH units or enjoying priority in choosing refurbished units in the district. He hoped that the department could provide different types of flats for residents to choose from, and allot vacant units in Phase 2 and Phase 3 to residents of Phase 1 first. Also, he hoped that the department would formulate a concrete rehousing compensation scheme and collaborate with community service groups in the district to provide appropriate assistance to residents. In addition, he also hoped that HD could apply the "Trial Scheme on Full Rent Exemption for Elderly Under-occupation Households" to the Choi Hung Estate redevelopment plan, adopt new technologies in the construction process to shorten the time required for demolition and construction, and strengthen environmental management during construction to reduce the impact of dust and noise on residents. Regarding traffic improvement, he hoped that the department would re-plan the transport facilities by rearranging bus stop facilities and road widening works in the redevelopment process.

13. The Chairman invited Members to share their views on the Choi Hung Estate redevelopment study.

14. Mr. YEUNG Nok-hin hoped that the Choi Hung Estate redevelopment project could take into account the overall needs of residents of Wong Tai Sin District. As the third phase of rehousing involved more vacant spaces and roads, he enquired when the department would release those vacant spaces. He suggested seizing the opportunity of redevelopment to implement traffic improvement measures during the rehousing process. He also suggested that diversified development, such as building

HOS flats, should be considered for Phase 2 and Phase 3 redevelopment. He said many residents reflected that the lack of private housing or HOS flats near Choi Hung Estate had made it difficult for people to take care of their elderly family members living in Choi Hung Estate. Therefore, increasing the supply of private housing estates and HOS flats could provide more housing options for people with different needs. Also, he suggested fully utilising the underground space during the redevelopment process. For example, the connection facilities could be improved to connect Choi Hung Station with other public transport systems. Pointing out that there were insufficient ancillary transport facilities at the new Mei Tung Estate, he also hoped that HD would provide relevant ancillary transport facilities to facilitate residents' travels.

15. Mr. NGAI Shi-shing, Godfrey raised the following eight suggestions on the Choi Hung Estate redevelopment plan on behalf of the East Kowloon District Residents' Committee: (i) Phase 1 clearance and rehousing was estimated to commence between 2028 and 2029, and the whole redevelopment process would take as long as 15 years. Therefore, the department should shorten the redevelopment period to complete local rehousing as early as possible; (ii) the Government could regularly release the latest information to residents affected by Phase 1 clearance, introduce them to the rehousing arrangements in a timely manner, and provide psychological counselling and appropriate rehousing support to residents such as elderly singletons; (iii) the Government could organise inspection tours expeditiously after the new Mei Tung Estate was completed to help residents familiarise themselves with the new environment in advance and raise improvement suggestions; (iv) the Government could consider allowing residents who preferred in-situ rehousing to move into the redeveloped new vacant units in Phase 2 and Phase 3; (v) the Government should consider retaining the social welfare organisations and livelihood facilities in the estate so that they could continue to serve the community; (vi) as the external walls and basketball court of Choi Hung Estate were very popular among the public and tourists, these features and elements could also be incorporated in the building design of the new Choi Hung Estate, and a "Rainbow Museum" could also be built in the Estate to preserve the features and collective memories of Choi Hung Estate; (vii) apart from compensating the affected shop tenants, the Government could also provide them with relocation supports so that they could continue their businesses; and (viii) the Choi Hung Estate redevelopment project and the Ngau Chi Wan squatter area redevelopment project should be planned together to effectively utilise the land and solve the traffic issues of Clear Water Bay

Road and Lung Cheung Road.

16. Ms. TAM Mei-po opined that apart from improving the living environment for residents of the estate, the redevelopment could also help solve the traffic issues in the district. She hoped that all government departments could strengthen their coordination and formulate comprehensive plans, improve the traffic congestion at Choi Hung Interchange and Lung Cheung Road, and consider proposing a flyover connecting Prince Edward Road East. In addition, she hoped that the Government could properly relocate the two secondary schools in Choi Hung Estate and complete the relocation plans for the schools in the district in advance.

17. Mr. LEE Tung-kong said that the community involvement workshops held by HD had helped different stakeholders fully understand the Choi Hung Estate redevelopment plan. He also pointed out that the redevelopment plan was welcomed by many residents of Choi Hung Estate. However, residents were generally worried about the Government's rehousing arrangements. The first batch of residents who were about to move into the new Mei Tung Estate might find it difficult to adapt to the new environment. Therefore, he suggested that the Government should set up a team to provide transitional services, or continuously provide necessary support and assistance through the existing service organisations or care teams, so that the rehoused residents could smoothly adapt to the new environment.

18. Ms. LAU Yuen-yee, Janus pointed out that 35% of the residents of Choi Hung Estate were elderly people who could feel anxious during the rehousing and redevelopment process. Therefore, it would be necessary to take care of their mental health. She enquired when the Social Service Team of the Estate would start providing services and how they would assist residents in handling practical issues when moving out and maintain support services such as meal delivery, escorting services for medical consultations and physiotherapy for elderly people. She also enquired whether the Domestic Removal Allowance could sufficiently cover the expenses on furniture and moving for elderly people, and whether the Government would set up a fund to help elderly people solve issues related to moving. Also, as the new Mei Tung Estate would provide 1 800 public rental housing units, she was concerned about the social welfare service planning for the estate and enquired whether there would be special services to help residents adapt to the new environment. She also hoped that the Government

would utilise technology to expedite the redevelopment and reduce its impact on residents.

19. Mr. LI Man-wai, Tim thanked Members for their support for the proposed Choi Hung Estate redevelopment plan and responded to the enquires and views of Members as follows:

- (i) On the traffic improvement arrangements: HD would continue to maintain close liaison with TD and explore comprehensive traffic improvement plans, so that the redevelopment project could not only benefit residents of the estate, but also improve the surrounding areas;
- (ii) On the time required for the redevelopment: HD planned to rehouse all residents of Choi Hung Estate within 15 years, and assistance with transition and moving would be provided to elderly people to ensure an orderly rehousing process and ease the minds of residents. The said 15 years included two redevelopment cycles, each lasting about seven years. The department would rehouse residents who moved out in Phase 3 in the final year of the 15-year period;
- (iii) On the demolition: HD would adopt a cautious approach in demolishing old buildings in the estate. To avoid affecting the surrounding environment, HD would demolish the buildings bit by bit to ensure that vibration and pollution could be minimised during demolition in accordance with relevant regulations. The demolition works would take about a year and a half. The department opined that small machinery would be more suitable for the conditions of Choi Hung Estate. Moreover, the foundation and building works that followed the demolition would adopt a modular integrated construction design as far as practicable to streamline work procedures and reduce the time required for redevelopment;
- (iv) On the rehousing of residents: Upon obtaining HKHA's approval, HD would announce a series of rehousing arrangements, including allowance for residents and shop tenants. The department would

also consider retaining specialty shops by allowing them to continue their business in the new Mei Tung Estate or the redeveloped Choi Hung Estate;

- (v) On the Social Service Team: HD would invite public tenders in four to six months after announcing the rehousing arrangements to identify suitable non-governmental organisations to provide services for residents. The department hoped that the Social Service Team could collaborate with different stakeholders to create a synergistic effect and allow residents to smoothly complete their rehousing; and
- (vi) On liaison: HD would work closely with various departments and discuss different plans, including the arrangements during the construction period.

20. The Chairman invited Members to continue to raise their enquiries on the agenda item.

21. Mr. LAI Wing-ho, Joe expressed his concern about the traffic improvement arrangements. He hoped that the department would improve the traffic for vehicles entering Prince Edward Road from Choi Hung Bus Terminus. He pointed out that converting the existing two-lane carriageways at the down-ramp of Lung Cheung Road and the Clear Water Bay Road Roundabout into three-lane carriageways and relocating the bus stop to other suitable locations would significantly improve the traffic conditions. He then said that Kam Hon House, Kam Pik House and Kam Wah House of Choi Hung Estate were structurally interconnected. Therefore, he enquired whether HD could ensure that Phase 1 redevelopment would not affect residents of the other two buildings if the three buildings were to be demolished and rebuilt in three separate phases.

22. Mr. YUEN Kwok-keung raised suggestions on three areas regarding the Choi Hung Estate redevelopment, namely alleviating the noise problem, balancing the demand for schools and assisting the elderly to move. Regarding the noise problem, Choi Hung Estate was adjacent to three major roads, namely Lung Cheung Road, Prince Edward Road and Choi Hung Road, and the noise problem was therefore quite serious.

He hoped that after the redevelopment, the improved traffic designs could reduce noise from nearby roads. Regarding the demand for schools, he opined that many families would move into the redeveloped Choi Hung Estate, leading to an increase in education needs, so the Government might consider setting up primary and secondary schools in the estate. As for assisting elderly residents in moving, he hoped that the department could provide more appropriate assistance to help elderly people move smoothly and reduce their psychological and physical burden.

23. Mr. HUNG Chor-ying, Edmond pointed out that the works might lead to noise nuisance and safety issues to schools in the estate. He enquired whether HD had made any special arrangements for the primary schools in the estate regarding the redevelopment to ensure that students' learning environment would not be affected. Regarding the arrangements for secondary schools, he hoped that the department would provide more specific information in future reports.

24. Mr. YAU Yiu-shing opined that residents were still worried about the rehousing and moving arrangements. He hoped that HD would continue to maintain good and close communication with residents.

25. Ms. TANG Man-wai pointed out that residents living within the boundary of the Phase 3 redevelopment would have to wait and live next to the works sites for about ten years before moving, which could affect their mental health. Therefore, she hoped that when planning for the redevelopment arrangements, the department would adequately consider the needs of residents under Phase 3 rehousing and make corresponding adjustments. Also, the new Mei Tung Estate was located on a hill, making it quite inaccessible for elderly people, and the few shops in the estate might not be able to meet the needs of residents. Therefore, she hoped that government departments could strengthen communication and collaboration in various aspects to optimise the planning.

26. Ms. YEW Yat-wa, Deannie noticed that the buildings of the new Choi Hung Estate would be tall while the nearby buildings were generally shorter. Therefore, she enquired whether the design of the new Choi Hung Estate would create a wall effect and whether environmental factors would be taken into consideration in the design.

27. Mr. POON Cheuk-bun suggested that HD should expedite the construction of the new Mei Tung Estate, as the living environment of residents would be significantly enhanced if the move-in date could be advanced by three months. Also, as most residents moving from Choi Hung Estate to the new Mei Tung Estate would be elderly people, he suggested that HD could incorporate gerontechnology into the design of the new Mei Tung Estate. HD could also encourage households of Choi Hung Estate with financial means to consider purchasing HOS flats in order to release more public rental housing units.

28. Mr. CHAN Ying, Leonard said that currently the traffic congestion at Lung Cheung Road (Kowloon Bay-bound) and New Clear Water Bay Road (Price Edward Road-bound) was serious. He enquired whether HD had started coordinating the details of the redevelopment project with TD, so that TD could finalise the plan for the road improvement works before the commencement of Phase 3 clearance. He also enquired whether TD had commenced the tendering exercise and appointed consultants for making preliminary designs in order to alleviate the traffic pressure near Choi Hung Estate as early as possible.

29. Mr. LI Man-wai, Tim gave a consolidated reply as follows:

- (i) On age-friendly design: As one-third of the residents of Choi Hung Estate were elderly people aged over 60, HD would incorporate age-friendly elements into the public spaces of the housing estate in accordance with the Well-being Design Guide issued in September and provide corresponding facilities, thereby improving the quality of life of elderly residents;
- (ii) On intergenerational and inclusive living design: Considering that many new families would move in in the future, HD intended to integrate the concept of intergenerational and inclusive living and elements of healthy and green living into the housing estate to provide residents with a diversified community life and enhance their sense of well-being;
- (iii) On the demolition process: As Kam Hon House, Kam Pik House

and Kam Wah House were all seven-storey buildings, demolition would be relatively easy and the post-demolition works area would be limited, which would have less impact on residents. Therefore, the department suggested demolishing the buildings separately;

- (iv) On traffic improvement: HD would hand over works sites to TD in three phases to ensure that traffic improvement works could be carried out throughout different redevelopment phases; and
- (v) On building height and design: Regarding the height of the buildings, HD would carry out micro-climate studies and consider the impact of wall effect. The buildings in the current proposal would be 50-storey tall, and HD would choose appropriate colours and materials during the design stage to make the buildings less oppressing.

30. Mr. SO Wai-man, Ivan of EDB gave a consolidated response to Members' suggestions:

- (i) Since the beginning of 2024, EDB had had multiple meetings with the three schools in Choi Hung Estate and their school sponsoring bodies to learn about their views on the Choi Hung Estate redevelopment project. It was noted that they all wished to continue to serve the students in the estate;
- (ii) Considering the education needs of the primary school students in the estate, EDB planned to reserve a site in the new Choi Hung Estate for re-provisioning Kei Wa Primary School, so that eligible school-age children could go to school near their homes;
- (iii) In view of the decline in the overall school-age population in Hong Kong, EDB opined that there would be a smaller demand for new secondary schools in Choi Hung Estate in the future, so no sites were reserved for building secondary school premises. The two existing secondary schools in the estate were on private land. According to the prevailing mechanism, the Government would not directly

allocate new school premises to schools affected by the estate's redevelopment; and

- (iv) EDB said that if suitable sites for school premises were available in the estate for allocation in the future, EDB would invite qualified school sponsoring bodies to apply via an open and competitive bidding mechanism. Factors such as operation plans and the environment of their existing school premises would also be considered, with the primary consideration being the schools' education quality in order to protect the interests of students.

31. The Chairman invited Mr. CHAN Chi-man, Chapman of TD to respond to Members' enquiries on transportation.

32. Mr. CHAN Chi-man, Chapman said that TD would maintain close liaison and collaboration with HD for the benefit of residents of the community.

33. The Chairman then invited Mr. NG Wai-lung, David, the representative of the Social Welfare Department ("SWD"), to respond to Members' views on the welfare needs of the residents of Choi Hung Estate.

34. Mr. NG Wai-lung, David responded that SWD had always maintained communication with HD and social welfare organisations in the district to ensure that some key social welfare services would not be affected during the redevelopment. Some families might face psychological pressure due to rehousing, so SWD would provide comprehensive assistance and information to help residents adapt to the new environment. Also, SWD was considering collaborating with HD to provide assistance for elderly people in the moving process such as arranging volunteers to help them move and so on.

35. The Chairman once again thanked the government departments involved in the Choi Hung Estate redevelopment project and said that WTSDC would continue to follow up on the latest progress of the redevelopment project.

V. Proposal on Finding a Site for Building an Acute General Hospital in Wong Tai Sin District
(WTSDC Paper No. 52/2024)

36. The Chairman welcomed Dr. POON Wai-lun, Deputy Hospital Chief Executive (Operations) of Queen Elizabeth Hospital (“QEH”) and Dr. CHOW Po-ling, Paulina, Kowloon Central Cluster Chief Manager (Planning & Commissioning) of the Hospital Authority (“HA”), who had attended the meeting for this discussion item. The Chairman also said given that the three hospitals in Wong Tai Sin District, namely Our Lady of Maryknoll Hospital (“OLMH”), Hong Kong Buddhist Hospital (“HKBH”) and Tung Wah Group of Hospitals Wong Tai Sin Hospital had to serve about 400 000 residents in the district, there had always been a pressing need for an acute general hospital among local residents.

37. Mr. LAI Wing-ho, Joe presented with the aid of PowerPoint (**Annex IV**) DAB Wong Tai Sin Branch’s analysis of the population and existing healthcare services in Wong Tai Sin District as well as the problems involved, and at the same time discussed the challenges and opportunities faced by the district’s healthcare services. He suggested identifying a site for building an acute general hospital in Wong Tai Sin District, retaining the healthcare functions of QEH, and looking into the redevelopment of Kowloon Hospital to cope with the healthcare needs in the district.

38. Members’ views are set out as follows:

Identifying a Site for Building an Acute General Hospital in Wong Tai Sin District

- (i) Mr. LI Dennis was glad that the Government was building a new acute hospital (“NAH”) in Kai Tak Development Area. He believed that NAH could ease the pressure on the existing healthcare services. He opined that the larger elderly and grassroots population in Wong Tai Sin District meant a greater demand for public healthcare services, and since many residents in the district lived in uphill areas, they might need to travel to other districts for medical treatment in the event of an emergency, which was not

ideal;

- (ii) Mr. YEUNG Nok-hin agreed that when redeveloping hospitals in Wong Tai Sin District, nearby sites should also be included so as to provide accident and emergency (“A&E”) services. He said that in addition to the A&E services in Kowloon Central Cluster, residents of Wong Tai Sin District hoped that there would also be A&E services in the district, so that they, especially those living in uphill areas such as Chuk Yuen and Tsz Wan Shan, could have easier access to medical care;
- (iii) Mr. YAU Yiu-shing, Mr. LEUNG Tang-fung and Mr. LEE Tung-kong agreed that a site should be identified in Wong Tai Sin District for building an acute general hospital. They stressed that there was a pressing demand for an acute general hospital and 24-hour outpatient services in the district. Mr. YAU Yiu-shing suggested that OLMH should provide 24-hour outpatient services to meet the demand for healthcare services in Wong Tai Sin District in the short run. Mr. LEUNG Tang-fung suggested that 24-hour outpatient services could be provided at the football pitch outside HKBH, as HKBH was already well equipped with facilities and ancillary services and its location would make it easier for nearby residents to access medical care;
- (iv) Mr. Yuen Kwok-keung said that many residents of Wong Tai Sin District were grassroots. Although there were many private clinics in Tsz Wan Shan, Chuk Yuen and Choi Wan, the healthcare services still could not meet the demand and there were often long queues outside clinics. Furthermore, elderly residents who could not pay consultation fees with health care vouchers would have to bear the steep charges of private clinics. Therefore, he believed that building an acute general hospital would be very helpful to meeting the demand for healthcare services in the district;
- (v) Mr. POON Cheuk-bun supported the proposal to identify a site for an acute general hospital. He also pointed out that QEH was

crucial to meeting the healthcare demand in Kowloon and training medical personnel. Therefore, he proposed retaining the existing services of QEH;

- (vi) Mr. YUET Ngai-keung hoped that the Government and HA could prepare for the future, closely monitor the healthcare services provided and actively seek improvements, take the challenges and needs involved seriously, think out of the box and devote its efforts to providing public healthcare services for the grassroots;
- (vii) Mr. Mok Kin-wing said that the redevelopment projects for Choi Hung Estate, Ngau Chi Wan Village, Chuk Yuen United Village and the former St. Joseph's Home for the Aged in Ngau Chi Wan would bring a surge in the population of Wong Tai Sin District. Moreover, in addition to residents in the district, residents of other nearby areas such as Kai Tak and Kwun Tong would also use the services of NEH. Therefore, he agreed that a site should be identified for building a new community hospital to meet the healthcare needs in Wong Tai Sin District; and
- (viii) Mr. FUNG Kin-lok and Ms. TAM Mei-po said that the elderly and the grassroots took up a large proportion of the population of Wong Tai Sin District and the grassroots had great demand for public healthcare services. They opined that the existing healthcare services, especially emergency care services, could not meet the needs of residents of Wong Tai Sin District, and the Government should make long term planning for the healthcare services in the district.

Traffic Arrangements for NEH

- (ix) Mr. FUNG Kin-lok said that when residents of the district had to be sent to the hospital immediately in emergency situations, it would be faster to go to a hospital in the district than to Kwong Wah Hospital ("KWH") or NEH, and a longer journey might mean greater risks to the injured person or patient. While building an

acute general hospital might involve difficulties in design and technical challenges, he hoped that government departments could prepare for these challenges in advance and overcome them in order to provide healthcare services that met the expectations of the public;

- (x) Mr. MOK Kin-wing hoped that the Government could expeditiously provide more transport services from different parts of Wong Tai Sin District to NEH;
- (xi) Ms. TAM Mei-po said that the transport services between Wong Tai Sin District and NEH was inadequate. She pointed out that with half of the district's population living in uphill areas, the departments involved should expeditiously improve the transport services connecting NEH. She also agreed that building an acute general hospital in the district would be the best solution in the long run; and
- (xii) Ms. LAU Yuen-ye, Janus agreed that the hospital must be located at an accessible site. Furthermore, on the population expansion brought about by future redevelopment projects in the district, she was concerned that NEH might not be able to cope with the huge demand. She also hoped that the Government could propose a better plan to improve the transport services from Wong Tai Sin District to NEH.

Other Proposals on Healthcare Facilities in Wong Tai Sin District

- (xiii) Mr. NGAI Shi-shing, Godfrey said that all acute hospitals were located at the heart of their respective threshold areas. However, there was no acute hospital at the centre of Wong Tai Sin District. He suggested converting old hospitals in uphill areas in the district into general acute hospitals to meet the need for acute hospitals among residents of Wong Tai Sin District; and
- (xiv) Ms. LUI Kai-lin, Wendy said that there had always been a shortage

of dental services in the district. She suggested that the Government could utilise vacant sites to set up dental clinics in order to improve the healthcare services in Wong Tai Sin District.

39. The Chairman summarised the suggestions raised by Members as follows:

- (i) With the commencement of various redevelopment projects in the district, the population of Wong Tai Sin District would increase. Therefore, Members were concerned about whether NAH, which was to be completed in 2026, would have sufficient capacity to accommodate service users in the district;
- (ii) Members were concerned about the functions of QEH after NAH was completed;
- (iii) Members suggested that the existing healthcare facilities in the district should provide 24-hour outpatient and A&E services; and
- (iv) Members were concerned about the transport services for residents in Wong Tai Sin District to travel between Wong Tai Sin and NAH.

40. Dr. CHOW Po-ling, Paulina of the Kowloon Central Cluster gave a consolidated reply as follows:

- (i) Regarding the suggestion on redeveloping Kowloon Hospital mentioned in paragraph three of the Paper, apart from implementing the first hospital development plan, HA was also actively preparing and reviewing the second hospital development plan in support of the Government's development strategy. Once the projects and schedule of the second hospital development plan were finalised, the Government would announce the details of various relevant projects, including the hospital development in Kowloon, in a timely manner;
- (ii) Once the clinical services of QEH were moved to NAH, HA would be able to consider using the King's Park site for other healthcare

purposes such as ambulatory services based on the population needs and the overall healthcare service distribution of Kowloon;

- (iii) Upon the completion of the redevelopment of KWH near QEH, there would be 520 more beds and 10 more operating theatres. In particular, KWH's A&E department (including the emergency medicine ward) would boast a gross floor area of about 6 500 square metres, i.e. about thrice the size of the old A&E department, and provide comprehensive A&E and inpatient services. Therefore, reprovisioning A&E services at the King's Park site would not be a high priority comparing with other districts in Kowloon such as Wong Tai Sin District which was suffering from a lack of A&E services nearby;
- (iv) When planning A&E services, HA would ensure that the A&E department was located within a reasonable distance from its service area. It would also consider the Government's latest population statistics, estimated service demands, as well as the service usage status and demand in the Kowloon Central Cluster (including NAH and KWH). The Kowloon Central Cluster would continue to monitor the situation and strive to provide appropriate and long-term healthcare services to the public and meet the needs of residents in the district; and
- (v) The department noted Members' views and the Paper, and would convey them to the relevant departments of HA for study.

41. The Chairman invited the representative of TD to respond regarding the ancillary transport facilities of NAH.

42. Mr. CHAN Chi-man, Chapman of TD said that regarding the transport arrangements between Wong Tai Sin and NAH, the department would from time to time review the overall transport network of NAH, which was within Kowloon City District, in the hope of improving the transport arrangements. After the meeting, the department would process and review Members' views such as increasing service frequency or adding new stops to further improve the transport arrangements for NAH.

43. The Chairman invited other Members to share their views.

44. Mr. CHAN Wai-kwan, Andie said that Choi Hung Estate was the only place in Wong Tai Sin District with public transportation services to NAH. He suggested that the relevant departments could introduce minibuss routes for NAH along the MTR stations in the district to divert passenger flow and give members of the public in the district easier access to NAH.

45. The Chairman thanked Members for sharing their views on the healthcare facilities and transport planning of the district. He also thanked the representatives of HA and TD for noting Members' suggestions on identifying a site to build an acute general hospital and for presenting the latest development of NAH. The Chairman hoped that the ancillary transport facilities from Wong Tai Sin District to NAH would be further improved.

VI. Progress Reports

46. Members noted the following Papers:

- (i) Progress Report of the 5th Meeting of the Housing Committee held on 10 September 2024
(WTSDC Paper No. 53/2024)
- (ii) Progress Report of the 5th Meeting of the District Facilities and Works Committee held on 24 September 2024
(WTSDC Paper No. 54/2024)
- (iii) Progress Report of the 5th Meeting of the Food, Environment and Hygiene Committee held on 8 October 2024
(WTSDC Paper No. 55/2024)
- (iv) Progress Report of the 5th Meeting of the Traffic and Transport Committee held on 15 October 2024

(WTSDC Paper No. 56/2024)

- (v) Progress Report of the 5th Meeting of the Community Involvement, Culture and Recreation Committee held on 22 October 2024
(WTSDC Paper No. 57/2024)

VII. Date of the Next Meeting

47. The 7th Meeting of the 7th Term of WTSDC would be held at 2:30 p.m. on 7 January 2025 (Tuesday).

48. The meeting was adjourned at 4:45 p.m.

Wong Tai Sin District Council Secretariat
December 2024