

Appendix II - G

Kowloon City District
Summaries of Written/Oral Representations

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
1	All DCCAs	1	-	(a) Supports the provisional recommendations on G06 (Sheung Lok), G08 (Kadoorie), G09 (Prince), G10 (Kowloon Tong), G24 (Oi Man) and G25 (Oi Chun).	<u>Item (a)</u> The supporting view is noted.
				(b) Objects to the provisional recommendations on G01 (Ma Tau Wai), G02 (Sung Wong Toi), G03 (Ma Hang Chung) and G15 (Hoi Sham), and considers that the construction works affecting the area in the east of To Kwa Wan Road and other community problems remain unresolved. Having considered that To Kwa Wan Road is the main road accommodating the traffic needs of Grand Waterfront and G15 (Hoi Sham) and the latter has sufficient room to absorb the populations from other DCCAs, proposes to transfer the area in the east of To Kwa Wan Road from G02 (Sung Wong Toi) and G03 (Ma Hang Chung) to G15 (Hoi Sham).	<u>Item (b)</u> This proposal is not accepted because according to the proposal made in the representation, the population of G15 (Hoi Sham) (21 998) will exceed the statutory permissible upper limit (+32.53%).

* W: Number of written representations.

O: Number of oral representations.

Item No.	DCCAs	No.*		Representations	EAC's Views
		W	O		
				(c) Transfers The Astrid from G01 (Ma Tau Wai) to G07 (Ho Man Tin) for the purposes of evening out the populations of G01 (Ma Tau Wai) and G07 (Ho Man Tin) and rectifying the shape of the DCCAs.	<u>Item (c)</u> This proposal is not accepted because the population of G07 (Ho Man Tin) will fall within the statutory permissible range. According to the established working principles, adjustment to its existing boundary is not required.
				(d) Holds reservation on the provisional recommendations on G12 (Kai Tak North), G13 (Kai Tak East) and G14 (Kai Tak Central & South), and proposes to delineate Kai Ching Estate and Tak Long Estate on the basis of "one estate, one DCCA" in order to preserve the integrity of the estates concerned. As for the other buildings, proposes to transfer them to G14 (Kai Tak Central & South).	<u>Item (d)</u> This proposal is not accepted because according to the proposal made in the representation, the populations of G12 (Kai Tak North) and G14 (Kai Tak Central & South) will be below the statutory permissible lower limit: G12: 12 331, -25.71% G14: 7 811, -52.94%
				(e) Objects to the provisional recommendations on G19 (Whampoa East), G20 (Whampoa West) and G21 (Hung Hom Bay) as the provisional recommendations will break the integrity of Harbour Place. Proposes to transfer Bauhinia Mansions to G19 (Whampoa East) and Palm Mansions to G20 (Whampoa West), as well as to keep the boundary of G21 (Hung Hom Bay) unchanged so as to even out	<u>Item (e)</u> This proposal is not accepted because the affected population under the proposal made in the representation (6 114) will be larger than that in the provisional recommendations (2 096) by 4 018. Please also see item 9.

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
				the populations of the three DCCAs.	
2	G01 – Ma Tau Wai G02 – Sung Wong Toi G03 – Ma Hang Chung G04 – Ma Tau Kok G09 – Prince G11 – Lung Shing	1	-	<p>Objects to the transfer of certain buildings from G02 (Sung Wong Toi) to G03 (Ma Hang Chung) because the provisional recommendations are unreasonable and the shapes of the DCCAs have become odd. To enhance the integrity of various communities, proposes to:</p> <ul style="list-style-type: none"> • use Stirling Road as the boundary, transfer the area in the north of Argyle Street from G01 (Ma Tau Wai) to G09 (Prince) and G11 (Lung Shing) respectively, where the populations are smaller; • transfer Horae Place and the buildings in the vicinity from G03 (Ma Hang Chung) to G01 (Ma Tau Wai), and transfer the buildings on both sides of Hung Kwong Street from G03 (Ma Hang Chung) to G04 (Ma Tau Kok); and • transfer the buildings stretching from the north of Grand Waterfront to Ma Tau Kok Road from G02 (Sung Wong Toi) to G03 (Ma Hang Chung). 	This proposal is not accepted because the populations of G04 (Ma Tau Kok), G09 (Prince) and G11 (Lung Shing) will fall within the statutory permissible range. According to the established working principles, adjustments to their existing boundaries are not required.
3	G01 – Ma Tau Wai	1	-	Objects to the provisional recommendations on G01 (Ma Tau Wai), G02 (Sung Wong Toi), G03 (Ma Hang Chung),	This proposal is not accepted because: (i) according to the proposal

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
	G02 – Sung Wong Toi G03 – Ma Hang Chung G12 – Kai Tak North G13 – Kai Tak East G14 – Kai Tak Central & South			<p>G12 (Kai Tak North) and G13 (Kai Tak East), and the area of the new DCCA G14 (Kai Tak Central & South) because of the undesirable results. Reasons are as follows:</p> <ul style="list-style-type: none"> although the populations of G01 (Ma Tau Wai), G02 (Sung Wong Toi), G03 (Ma Hang Chung), G12 (Kai Tak North), G13 (Kai Tak East) and G14 (Kai Tak Central & South) do fall within the statutory permissible range, re-delineation of G02 (Sung Wong Toi) has given rise to greater populations in G01 (Ma Tau Wai), G02 (Sung Wong Toi) and G03 (Ma Hang Chung) as opposed to lower populations in the three DCCAs in the Kai Tak area; and the shapes of G01 (Ma Tau Wai), G02 (Sung Wong Toi) and G03 (Ma Hang Chung) are undesirable. <p>The representation proposes to:</p> <ul style="list-style-type: none"> maintain the original boundary of G12 (Kai Tak North), and rename it as “Kai Ching” or “Ching Long”; retain the public housing estate in the original boundaries of G13 (Kai Tak East) i.e. the area of Tak Long Estate, and rename it 	<p>made in the representation, the population of G02 (Sung Wong Toi) (20 987) will exceed the statutory permissible upper limit (+26.44%);</p> <p>(ii) the area of the new DCCA in the representation covers the buildings in G02 (Sung Wong Toi) and those in the Kai Tak Development Area in G13 (Kai Tak East). Even though there is a new road (Shing Kai Road) connecting the two places, they are very far away from each other; and</p> <p>(iii) the delineation recommendations must be based on the population distribution and relevant local factors. It is inevitable that a DCCA is composed of more than one community.</p>

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
				<p>as "Tak Long";</p> <ul style="list-style-type: none"> change the area of the new DCCA to cover the remaining buildings of the Kai Tak Development Area in G13 (Kai Tak East) and the buildings on both sides of Sky Tower in G02 (Sung Wong Toi) and rename it as "Kai Tak". The representation considers that the buildings in the two places are both private buildings and subsidised owner-occupied buildings which are similar in nature. They are connected by Shing Kai Road and so there are certain ties between them; and transfer the buildings next to Jubilant Place, stretching from the east of Pau Chung Street to Grand Waterfront in G03 (Ma Hang Chung) to G02 (Sung Wong Toi). These buildings have all along been part of G03 (Ma Hang Chung), but in fact, are separated from other parts of G03 (Ma Hang Chung) by the gas production plant and the former Animal Quarantine Depot and slaughterhouse (currently known as the Cattle Depot Artist Village). Proposes to rename G02 (Sung Wong Toi) as "Cattle Depot". <p>The representation considers</p>	

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
				that the above adjustments to G12 (Kai Tak North) and G13 (Kai Tak East) are technical in nature which do not involve population adjustments. Besides, as compared with the provisional recommendations, the number of DCCAs to be re-delineated is smaller and the adjustments will bring the populations of all DCCAs concerned closer to the population quota.	
4	G09 – Prince G10 – Kowloon Tong G11 – Lung Shing	1	-	<p>The populations of the DCCAs concerned will exceed the statutory permissible upper limit or fall short of the lower limit. However, the EAC's provisional recommendations are unable to preserve community integrity. In order to avoid causing difficulties to the work of the DC members concerned and being unfair to the residents of the DCCAs, proposes to:</p> <ul style="list-style-type: none"> • transfer the areas in the south of Rutland Quadrant, and Durham Road, and in the west of Lancashire Road from G10 (Kowloon Tong) to G09 (Prince). As these areas are closer to G09 (Prince), re-delineating these areas will help strengthen and foster community integrity; and • transfer the areas in the east of Inverness Road, in the west of Junction Road and in 	<p>This proposal is not accepted because:</p> <p>(i) the populations of G09 (Prince), G10 (Kowloon Tong) and G11 (Lung Shing) will fall within the statutory permissible range. According to the established working principles, adjustments to their existing boundaries are not required; and</p> <p>(ii) the delineation recommendations must be based on objective data of population distribution. Arrangements on district administration matters or community services provided by DC members are not the relevant factors of consideration.</p>

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
				<p>the north of Dumbarton Road from G10 (Kowloon Tong) to G11 (Lung Shing) because of the fact that residents in the above areas mainly go to Kowloon City for daily activities and leisure. The representation considers that the transfer of the above areas to G11 (Lung Shing) can help reduce the pressure of DC members in performing their duties at the local level and strengthen community integrity in the areas around Inverness Road.</p> <p>Overall, the representation opines that the above proposals not only can reduce the pressure of the DC members in performing their duties at the local level and preserve community integrity, but also improve the respective population figures of the three DCCAs.</p>	
5	G12 – Kai Tak North G13 – Kai Tak East	1	-	Supports the creation of a new DCCA in the areas of Kai Ching Estate and Tak Long Estate where new buildings are constantly being developed.	The supporting view is noted.
6	G12 – Kai Tak North	1	1	(a) Object to the transfer of De Novo to G12 (Kai Tak North) and the transfer of three blocks of Tak Long Estate and other private housing estates to G14 (Kai	<p><u>Items (a) and (b)</u> These proposal are not accepted because:</p> <p>(i) according to the proposal made in the representations,</p>

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
	G13 – Kai Tak East G14 – Kai Tak Central & South			<p>Tak Central & South). Reasons are summarised as follows:</p> <ul style="list-style-type: none"> • as for community identity, De Novo is an owner-occupied housing. Its residents have different livelihood issues and needs of resources and ancillary support from those living at Kai Ching Estate. Similarly, transferring three blocks of Tak Long Estate and other private housing estates to G14 (Kai Tak Central & South) will affect the identity and homogeneity of the community; • as for geographical situations, De Novo is closer to the neighbouring private housing estate. While the distance between the two is about 75 metres, the distance between De Novo and most of the buildings of Kai Ching Estate is 150 metres; and • as for population, the projected population of G12 (Kai Tak North) is about 14 000 but De Novo has about 1 000 people only, 	<p>the population of G12 (Kai Tak North) (12 331) will be below the statutory permissible lower limit (-25.71%);</p> <p>(ii) the delineation recommendations must be based on objective data of population distribution. Arrangements on district administration matters or community services provided by DC members are not the relevant factors of consideration; and</p> <p>(iii) the delineation recommendations must be based on the population distribution and relevant local factors. It is inevitable that a DCCA is composed of more than one community.</p>

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
				<p>accounting for about 5% of the overall population of G12 (Kai Tak North). The representations worry that the elected DC member for the DCCA may only spare very little resources and time to serve the residents of De Novo. In addition, when conflicts arouse between the residents of De Novo and Kai Ching Estate on issues of ancillary support and daily activities, it will be hard for the DC member to remain impartial when dealing with the conflicts and heeding the needs of De Novo.</p> <p>(b) Propose to transfer De Novo to G14 (Kai Tak Central & South) so that the DC member can heed the residents' voices of all private housing estates. The proposal can give rise to synergy and keep the population deviation within the permissible range.</p>	
7	G15 – Hoi Sham	1	-	Supports the provisional recommendation.	The supporting view is noted.

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
8	G20 – Whampoa West G21 – Hung Hom Bay	3	-	Support the provisional recommendations.	The supporting view is noted.
9	G19 – Whampoa East G20 – Whampoa West G21 – Hung Hom Bay G22 – Hung Hom	17	2	<p>Object to the provisional recommendations on G19 (Whampoa East), G20 (Whampoa West) and G21 (Hung Hom Bay). Propose to retain the entire Harbour Place in G20 (Whampoa West). Reasons are summarised as follows:</p> <ul style="list-style-type: none"> • there are only seven blocks in Harbour Place but they are split into two DCCAs, namely G20 (Whampoa West) and G21 (Hung Hom Bay). This reveals that preservation of community identity and local ties are not taken into account in the provisional recommendations; • since the DC member of G21 (Hung Hom Bay) was elected in 2007, the area covered by the DCCA and the target clients have been more or less the same. Over the years, the residents have become accustomed to the mode of services provided by the incumbent DC member. Changes as proposed in the provisional recommendations will affect 	<p><u>Items (a) to (d)</u> The proposal under item (a) is accepted. It is the statutory requirement that the EAC has to appropriately adjust the boundaries of those DCCAs with projected populations exceeding the permissible upper limits. Currently, some DCCAs are composed of more than one public or private housing estate. Once the populations of these DCCAs exceed the statutory permissible upper limit, it is inevitable that the public or private housing estates therein will need to be split. In spite of this, when considering the relevant proposal, the EAC would also take into account the size of the DCCA and the scale of the housing estates so as to make its best endeavors to avoid splitting a public or private housing estate as practicable as possible.</p> <p>Upon receipt of the representations, the EAC conducted site visit and noted that it is geographically feasible to transfer the entire Stars by the Harbour in G20 (Whampoa West) to G19 (Whampoa East) as proposed under item (a).</p>

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
				<p>the efficiency of service provision;</p> <ul style="list-style-type: none"> • splitting Harbour Place into two DCCAs will give rise to management problems. It would be required to invite two DC members for meetings and check their diaries; • in the future, the community problems of Harbour Place will be handled by the DC members of G20 (Whampoa West) and G21 (Hung Hom Bay). This will complicate the situation; • the provisional recommendations will break the ties among the residents who belong to the same housing estate. They are required to pass their views on the same community issue to two DC members; • the provisional recommendations divide Harbour Place into separate DCCAs. This generates conflicts and causes confusion among the residents because it will be hard for them to tell which block belongs to which DCCA. As a result, they will have problems when seeking help from DC 	<p>In addition, both Stars by the Harbour and Harbour Place are small and medium-sized housing estates. Although the population of G20 (Whampoa West) will slightly exceed the statutory permissible upper limit under the proposal made in the representations, after careful consideration of the fact that the affected population under the proposal made in the representations (953) will be less than that in the provisional recommendations (2 096) by 1 143 and the proposal can avoid splitting the small medium-sized housing estate, in the absence of other feasible alternatives, the EAC agrees to accept the proposal under item (a) and revises the boundaries of G19 (Whampoa East), G20 (Whampoa West) and G21 (Hung Hom Wan). The adjustments are as follows:</p> <ul style="list-style-type: none"> (i) to retain the fifth and sixth blocks of the Harbour Place in G20 (Whampoa West); (ii) to transfer the entire Stars by the Harbour to G19 (Whampoa East); and (iii) to allow the population of G20 (Whampoa West) (20 898) to slightly exceed the statutory permissible upper limit (+25.90%).

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
				<p>members. The provisional recommendations are not good for both the residents and DC members to exchange views on overall community affairs and development of the housing estate;</p> <ul style="list-style-type: none"> the provisional recommendations will bring the population of G21 (Hung Hom Bay) very close to the upper limit of the permissible range (+23.56%). It is very likely that re-delineation of boundary will be needed in 2023, which would cause confusion to the residents of the DCCA; in terms of the population figures, G19 (Whampoa East) has more room than G21 (Hung Hom Bay) to absorb the population of G20 (Whampoa West); and the shape of G20 (Whampoa West) becomes odd under the provisional recommendations. 	<p>According to the proposal made in the representations, the respective populations of G19 (Whampoa East), G20 (Whampoa West) and G21 (Hung Hom Bay) are as follows:</p> <p>G19: 17 582, +5.92% G20: 20 898, +25.90% G21: 18 414, +10.93%</p> <p>Since more DCCAs or areas under the alternative proposals in items (b) to (d) will be affected, the affected population under items (b) to (d) will be larger than that in item (a) and they are not accepted.</p> <p>Regarding the other issues as mentioned in the representations, the delineation recommendations must be based on objective data of population distribution. Arrangements on district administration matters or community services provided by DC members or political factors are not the relevant factors of consideration.</p>
				(a) 10 representations propose to transfer Stars by the Harbour from G20 (Whampoa West) to G19 (Whampoa East).	

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
				<p>(b) Three representations propose to retain the original boundary of G21 (Hung Hom Bay) and then transfer Bauhinia Mansions to G19 (Whampoa East), and Palm Mansions to G20 (Whampoa West) so that the shapes of the two DCCAs will be more alike and the community integrity and geographical linkage will be better and more reasonable.</p>	
				<p>(c) One representation proposes to implement items 9(a) and (b) concurrently.</p>	
				<p>(d) One representation further points out that in order to comply with the established statutory criteria of “being near to the population quota” and “having regard to community identity and local ties” to a larger extent, more substantial adjustments should be made to the boundaries of G19 (Whampoa East), G20 (Whampoa West), G21 (Hung Hom Bay) and G22 (Hung Hom) so that the problems of G22 (Hung Hom) for having low population while G20 (Whampoa West) and G21 (Hung Hom Bay) having high population could be rectified. The adjustments will also help improve the shape of the DCCAs. To</p>	

<i>Item No.</i>	<i>DCCAs</i>	<i>No.*</i>		<i>Representations</i>	<i>EAC's Views</i>
		<i>W</i>	<i>O</i>		
				<p>narrow down the differences among different types of housing estates in the DCCAs, the representation makes the following proposals:</p> <p><u>G19 (Whampoa East)</u> includes the original area and take in Bauhinia Mansions. Besides, transfers Palm Mansions to G20 (Whampoa West); and</p> <p><u>G20 (Whampoa West)</u> includes Phases 1 to 4 of Whampoa Garden (Juniper Mansions, Cherry Mansions, Palm Mansions, Willow Mansions) and Whampoa Estate.</p> <p><u>G21 (Hung Hom Bay)</u> includes the south of Hung Hom South Road, Hung Hom Bay Reclamation Area and Hung Hom Bay Centre.</p> <p><u>G22 (Hung Hom)</u> includes the original area and transfers the remaining parts of G21 (Hung Hom Bay) to G22 (Hung Hom).</p>	