

**Wong Tai Sin District  
Summaries of Written Representations**

| <i>Item no.</i> | <i>DCCAs concerned</i>  | <i>No. of representations</i> | <i>Representations</i>   | <i>EAC's views</i>   |
|-----------------|---|-------------------------------|--|--|
| 1               | H01 – Lung Tsui<br><br>H04 – Fung Wong<br><br>H13 – Tsui Chuk & Pang Ching<br><br>H15 – Chuk Yuen North | 19                            | (a) All representations object to including Mui Yuen House and Tao Yuen House of Chuk Yuen North Estate and Ying Fuk Court in H04 because:<br>(i) their community concerns are different from the other private residential developments in H04 and the community integrity of H04 would be hampered;<br>(ii) they share common facilities with other blocks of Chuk Yuen North Estate;<br>(iii) there is no direct access between H04 and H15;<br>(iv) H04 and H15 belong to different Area Committees;<br>(v) the population of the existing H16 (ie Chuk Yuen North) is within the permissible limits and change is not necessary; and<br>(vi) the office of H04's DC member would likely be set up at Chuk Yuen North Estate and | The representations are <b>accepted</b> , subject to our proposed modification to proposal (c) below, because:<br>(i) the community integrity of H04 can be preserved;<br>(ii) H04 and H15 consist of different types of housing and they belong to different Area Committees, and they are physically separated; and<br>(iii) moving Hsin Kuang Centre and Tropicana Gardens to H04 instead of H01 would leave H01 unaltered.<br><br>For proposal (c), we recommend moving an additional block, ie Pak Yuen House, to H13 which would bring the population of both H13 and H15 within the permissible limits, otherwise the population of H15 would be 22,860 (+32.95%).<br><br>The resultant population distribution will be:<br><br>H01: 15,391 (-10.49%)<br>H04: 15,768 (-8.29%)<br>H13: 21,135 (+22.92%)<br>H15: 19,856 (+15.48%) |

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|                 |                        |                               | <p>residents of Fung Wong San Tsuen in H04 would feel isolated.</p> <p>(b) Ten representations further suggest transferring Hsin Kuang Centre and Tropicana Gardens from H01 to H04 because:</p> <p>(i) they have similar community concerns ; and</p> <p>(ii) it can also bring the population of H04 within the permissible limits.</p> <p>(c) One representation further proposes to put Ying Fuk Court, Tao Yuen House, Mui Yuen House, Cheung Yuen House, Tung Yuen House, Yung Yuen House, Wai Yuen House and Pak Yuen House in H15, Chung Yuen House in H13 and Chui Yuen House in H14 because:</p> <p>(i) the population of the existing H15 is below the lower permissible limit; and</p> <p>(ii) Chung Yuen House shares common facilities with Pang Ching Court in H13.</p> |   |
| 2               | H06 – Lung Sing        | 3                             | (a) These representations propose to re-group Chi Mei, Kam Wah, Luk Ching, Tan Fung  | The representations are <b>accepted</b> , except the delineation part under proposal (c) because: |
|                 |                        |                               |  | (i) the established community ties  |

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|                 | H20 – King Fu<br>H24 – Ngau Tsuen<br>H25 – Choi Hung  |                               | <p>Houses of Choi Hung Estate back to H24;</p> <p>(b) one representation further suggests moving Grand View Garden from H24 to H20;</p> <p>(c) one representation further suggests moving Grand View Garden and Regent on the Hill from H24 to H20 and retaining the name of H24 (ie Chi Choi 池彩); and</p> <p>(d) one representation further proposes to transfer Chi Lin Care and Attention Home and Regent on the Hill from H24 to H06.</p> <p>The reasons given are:</p> <p>(i) the four blocks of Choi Hung Estate have all along been in H24; and</p> <p>(ii) Grand View Garden shares common transport facilities with other housing estates in H20.</p> | <p>in H24 will be maintained by retaining Chi Mei, Kam Wah, Luk Ching, Tan Fung Houses of Choi Hung Estate in H24;</p> <p>(ii) Grand View Garden shares common transport facilities with other housing estates in H20;</p> <p>(iii) it can leave H24 and H25 basically unaltered except for minor rectifications of boundary between H24 and H25 to put the whole Kam Pik House in H25; and</p> <p>(iv) the name of H24 would remain as “Chi Choi 池彩” as recommended in (c).</p> <p>The delineation part under proposal (c) is <b>not accepted</b> because the resultant population of H20 would become 21,886 (+27.29%).</p> <p>The resultant population distribution will be:</p> <p>H06: 20,429 (+18.81%)<br/>H20: 21,393 (+24.42%)<br/>H24: 14,596 (-15.11%)<br/>H25: 14,096 (-18.02%)</p> |
| 3               | H07 – San Po Kong<br>H08 – Tung Tau<br>H09 – Tung Mei | 9                             | <p>All nine representations object to moving a few blocks of private residential buildings from H07 to H08 because:</p> <p>(a) H07 and H08 belong to two different Area Committees;</p> <p>(b) H08 consists of public housing estates, the residents of which have different community concerns and use different facilities;</p>  | <p>The representations are in principle <b>accepted</b> because:</p> <p>(i) the community integrity of San Po Kong can be maintained;</p> <p>(ii) H07 and H08 consist of different types of housing with different community concerns;</p> <p>(iii) the interests of the isolated private building in H08 may be neglected; and</p> <p>(iv) the overall population of the district has increased by 22,825 when compared with that in 1999, with an average population per DCCA of</p>   |

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|                 |   |                               | <p>(c) the community integrity, residents' sense of belonging and participation in community activities would be hampered by the separation;</p> <p>(d) residents of these buildings would become minority in H08 and their interests may be neglected; and</p> <p>(e) the population of San Po Kong is decreasing as many people have been moving out.</p> | <p>18,036, which is higher than the population quota, and so deviation from the population quota by more than 25% for certain DCCAs is justifiable.</p> <p>But there needs to be modifications as the private residential buildings concerned are retained in H07, consequential changes have to be made to H08 and the unaltered H09 in order to bring the population of H08 within the permissible limits. Pak Tung House of Tung Tau Estate would then have to be transferred from H09 to H08. The resultant population distribution will be:</p> <p>H07: 22,099 (+28.53%)<br/> H08: 13,113 (-23.74%)<br/> H09: 13,333 (-22.46%)</p> <p>In considering the acceptability of the representation, the EAC has also taken the following into consideration:</p> <p>(i) the resultant population of H07 would exceed the upper permissible limit (+28.53%); and</p> <p>(ii) the resultant population of H08 would fall below the lower permissible limit (-27.36%). Transferring Pak Tung House of Tung Tau Estate from H09 to H08 would then be required.</p> |
| 4               | H07 – San Po Kong<br><br>H08 – Tung Tau | 1                             | <p>The representation suggests to move the whole San Po Kong (including New Lai King Building) from H07 to H08 because:</p> <p>(a) the population of the latter is relatively low; and</p> <p>confusion to residents of San Po Kong can be avoided.</p>   | <p>The representation is <b>not accepted</b> because the resultant population of H08 would be 34,589, which would far exceed the upper permissible limit (+101.17%).</p>  |

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| 5               | H10 – Lok Fu<br><br>H11 – Wang Tau Hom   | 2                             | The representations suggest to move Wang Tak House, Wang Kei House and Wang Yip House of Wang Tau Hom Estate from H10 to H11 because:<br>(a) the community integrity of Wang Tau Hom Estate can be enhanced by putting the whole estate in one DCCA (H11); and<br>(b) the confusion to residents and electors of Wang Tau Hom Estate in seeking help from the relevant DC member or casting votes for the appropriate constituency could be avoided. | The representation is <b>accepted</b> because:<br>(i) the community integrity of Wang Tau Hom Estate can be enhanced; and<br>(ii) the resultant population would still be within the permissible limits:<br><br>H10: 16,659 (-3.11%)<br>H11: 21,130 (+22.89%)   |
| 6               | H17 – Ching Oi<br><br>H18 – Ching On     | 1                             | The representation suggests to retain the existing H19 (ie Tsz Wan North) unchanged as far as possible.  | The representation is <b>not accepted</b> because by maintaining the status quo for H19, the resultant population would far exceed the upper permissible limit (+126.40%).  |
| 7               | H18 – Ching On<br><br>H19 – Tsz Wan East | 1                             | (a) The representation objects to moving On Hong House of Tsz On Court from H19 to H18; and<br>(b) proposes to group Hong Kin House of Tsz Hong Estate from H19 to H18 instead because:<br>(i) On Hong House and On Yan House, both belonging to Tsz On Court, share common facilities and have strong community ties with Tsz Wan   | The representation is <b>not accepted</b> , although the community integrity of Tsz On Court, which comprises two blocks, would be maintained, because:<br>(i) if only proposal (a) were accepted, the resultant population of H19 would be 22,588, which exceeds the upper permissible limit (+31.37%); and<br>(ii) the population deviation for the two DCCAs could be contained within the permissible limits if both proposals (a) and (b) were accepted; however it would be unfair to preserve the community integrity of Tsz On Court by sacrificing that of Tsz |

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|                 |                         |                               | <p>East; and</p> <p>(ii) residents of Hong Kin House have just moved to H19 for a few months and have not yet established strong community ties with the constituency of Tsz Wan East and there will not be any difficulties for them to adapt themselves to another DCCA.</p> | Hong Estate, which comprises five blocks.  |
| 8               | Number of elected seats | 1                             | The number of Wong Tai Sin DC members should be increased so as to provide proper service.   | The subject is outside EAC's jurisdiction. |

**Wong Tai Sin District**  
**Oral Representations Received at the Public Forum on 23 January 2003**

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| 9               | H04 – Fung Wong<br><br>H15 – Chuk Yuen North                 | 1                             | Same as item 1(a).   | See items 1(i) and (ii).   |
| 10              | H07 – San Po Kong<br><br>H08 – Tung Tau                      | 3                             | Same as item 3.  | See item 3.  |
| 11              | H07 – San Po Kong  | 1                             | This representation proposes that a new DCCA should be delineated for Rhythm Garden. | The representation is <b>not accepted</b> because the population of Rhythm Garden is only 9,679 (-43.71%), which is below the lower permissible limit. |
| 12              | H18 – Ching On<br><br>H19 – Tsz Wan East                     | 2                             | Same as item 7.  | See item 7.  |
| 13              | H20 – King Fu<br><br>H24 – Ngau Tsuen<br><br>H25 – Choi Hung | 1                             | Same as items 2(a) and (c).  | See item 2.  |