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F A C S I M I L E

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COMPANY: Westwood Hong & Associated FAX NO.: 2591 6189
公司: 傳真號碼:
TO: Dr Westwood Hong FROM: Felix Mak
收件人: 發件人:
SUBJECT: Yau Tong Bay Development PROJECT NO.:
項目: Public Housing Completion Programme 項目編號: 42913

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We forward herewith the updated completion schedule for all the housing estates around Yau Tong Bay area for your reference. You may assume the construction period of 3 years for typical housing block.

By copy of this information, would MVA and MCA also review their calculation in this respect.

Best regards

Felix Mak

Encl

- cc MVA - Mr Kelvin Leung (w/e)
- Maunsell Consultants Asia Ltd - Mr Kelvin Cheng/ Mr Alex Kwan (w/e)
- Henderson - Ms Ophelia Fung (w/e)
- DLN - Mr K M Fu (w/e)

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 香港房屋委員會
Hong Kong Housing Authority

Our Ref.: HD(PM2)T & T
Tel. No.: 2761 5312
Fax. No.: 2715 4557

Your Ref.: 42913
Your Fax No.: 2802 8862
Date: 20 September 2000

David C Lee Surveyors Ltd.,
14/F CRC Protective Tower,
38 Gloucester Road, Wanchai, HK.
(Attn.: Mr. Felix Mak)

Dear Mr. Mak,


**Information on Public Housing Projects
in Ko Chiu Road/Yau Tong Area**

I refer to your request on 19.9.00. Following are the updated information based on 3/00 PHDP on the completion date and population intake of the public housing projects in Ko Chiu/Yau Tong Area for your reference and study:

<u>Project</u>	<u>Phase</u>	<u>Completion Year</u>	<u>Estimated Population Intake</u>	<u>Overall Population In Housing Sites</u>
Ko Chiu	1	01/1994	3,000	3,000
Ko Chiu	2	10/1994	5,500	8,500
Ko Chiu	3	08/2001	1,600	10,100
Ko Chiu	3	10/2002	1,600	11,700
Ko Chiu	4	11/1999	720	12,420
Ko Chiu	5	03/2002	5,760	18,180
Lei Yue Mun	1	09/2002	7,720	25,900
Lei Yue Mun	2	06/2006	2,020	27,920
Yau Tong	1	08/2000	4,800	32,720
Yau Tong	2	04/2002	5,210	37,930
Yau Tong	3	05/2002	6,020	43,950
Yau Tong	4	07/2004	0	43,950
Yau Tong	5	02/2002	6,400	50,350
EHC	1 & 2	03/2004	15,840	66,190
EHC	3	03/2006	8,960	75,150

I would be grateful if you would let me have the information on your planned development at Yau Tong Bay (layout plan, no. of flats, facilities and completion etc.) as it may be useful for our future planning.

Yours faithfully,


(Andrew W.B. Cheng)
Assistant Project Manager/P16
for Project Manager/2, HD

File copy via PM/2 & DPM/P2

Package 1 - Reclamation

COPY 4

The project proponent may wish to note that if there is no change to the boundary of the "CDA" as shown on the extant Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP, the application of the PHO would not be relevant as far as the provision under the Ordinance is concerned. However, if there is any amendments to the boundary of the "CDA" which requires an adjustment to the reclamation limit currently shown on the draft OZP, the proposed reclamation of the entire Yau Tong Bay should comply with the presumption against reclamation principle in the PHO.

(e) Appendix 2C to Chapter 2

The boundary of the Yau Tong Bay shown on Fig.2.1 of Chapter 2 reflects the latest proposal agreed in principle by the MPC on 22.12.2000. However, it is in disagreement with that shown on Figure 1 of the EIA Study Brief.

(f) Chapter 3: Noise

The project proponent should take into account adverse noise impacts of WCR under Coastal Option on the subject development, particularly on those residential towers along the western reclamation limit. Should the Coastal Option be implemented, it is not desirable to locate any residential towers and schools to the immediate east of WCR without the provision of noise mitigation measures. Ways for noise mitigation to minimise potential traffic noise from Coastal Option should be explored and details of mitigation measures should be included in this chapter.

(g) Para. 3.2

The alignment of the WCR has not been finalised; particularly the link connecting Ko Fai Road has recently been changed. The overall area for the Yau Tong Bay Reclamation Area would be affected by the exact location of the alignment, and width of the WCR. Should the coastal alignment of the WCR eventually be revised, the EIA reports need to be revised.

(h) Para. 3.5.5 and Para. 8.7.12

The tentative completion year for Phases 1 and 2 of the development at EHC site should be 2004 and 2005 respectively.

(i) Table 3.5

The tentative completion year for the following NSRs should be amended:

NSR	Completion Year
Yau Tong Estate (Phase 2)	10/2001
Eastern Harbour Crossing Housing Estates (Phase 1)	09/2004
(Phase 2)	02/2005

(j) Para. 8.1 - Introduction

Please also specify that EIA for the CDA development will be covered in a separate EIA submission.

(k) Para. 8.3.2 (a) - Sensitivity

(i) Other relevant factors affecting the rating of the sensitivity of landscape resource or character should be included e.g. maturity, quality, association with sensitive landscape designations, cultural and heritage significance.