

APPENDIX 1

Opinion Survey on the Development of Yau Tong Community: Summary Report

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The Chinese University of Hong Kong

OPINION SURVEY ON THE DEVELOPMENT OF YAU TONG COMMUNITY

I Introduction

The Centre for Environmental Policy and Resource Management (CEPRM) of the Department of Geography and Resource Management of the Chinese University of Hong Kong has undertaken an opinion survey of the local people on the development of Yau Tong area. The purpose of this survey is to solicit their views in respect of:

- the existing social and environmental conditions of Yau Tong district;
- their perceptions of the existing Yau Tong Bay; and
- their visions about the future development of Yau Tong Bay.

This report is intended to summarize the major findings of the survey with a view to providing a reference for the forthcoming multi-stakeholders workshop on the sustainable development of Yau Tong Bay.

II Methodology of the Survey

Survey Period

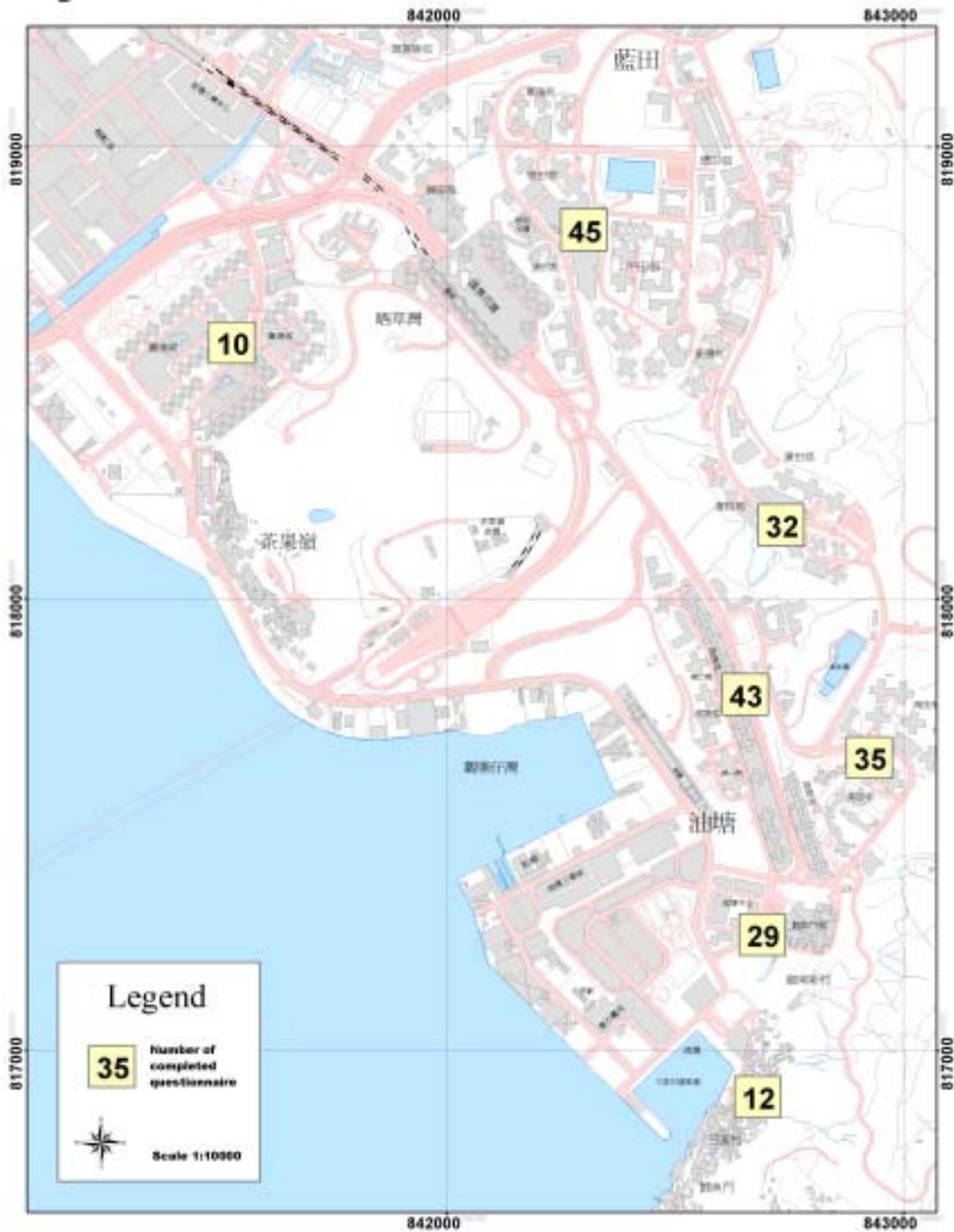
The survey was carried out on 6.3.2005 from 9:30am to 5:30pm. A total of 206 questionnaires were completed through face-to-face interviews.

Coverage

The survey covered both the core and periphery areas of Yau Tong. For the purpose of this survey, the immediate vicinity of Yau Tong MTR station is regarded as the core area whereas Lam Tin and Lei Yue Mun are the periphery areas. A total of 139 and 67 questionnaires were completed in the core and periphery areas, respectively (Figure 1).

In order to ensure the comprehensiveness of the survey, face-to-face interviews were conducted at different locations including, Yau Tong MTR station, Lam Tin MTR station, Kwong Tin Estate, Laguna City, Lei Yue Mun village and Sam Ka Tsuen.

Figure 1. Distribution of the Sites



III Characteristics of the Respondents

The majority of the respondents (68%) were aged between 21 and 60 (Figure 2). About 40% of them had a monthly personal income of \$19,999 or below; while 53% of them had no income (Figure 3). Nearly 80% of them had attained secondary education level or above (Figure 4).

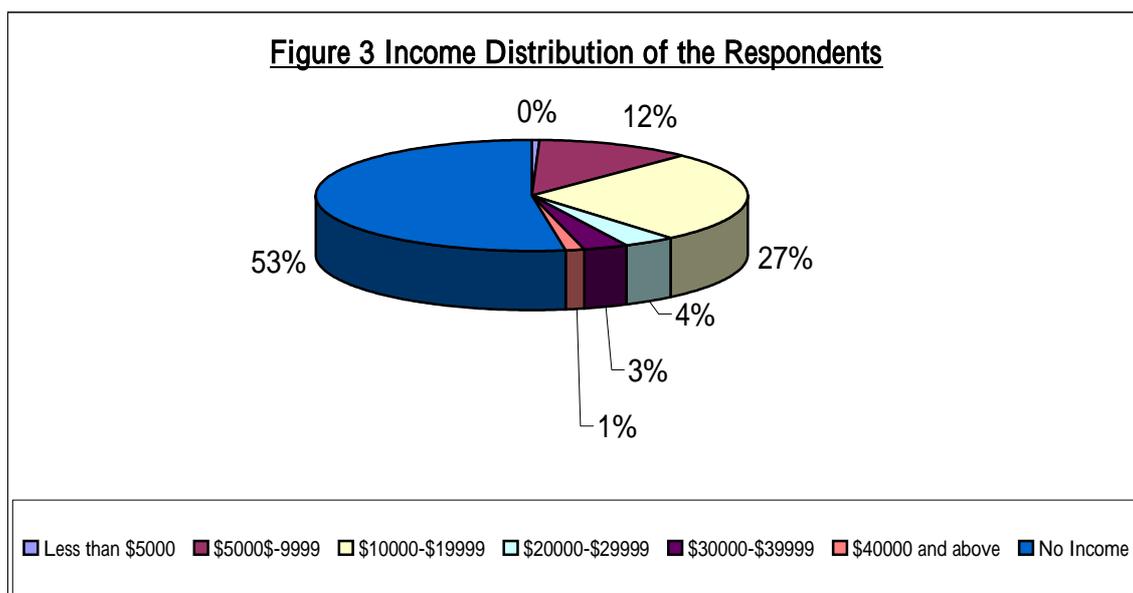
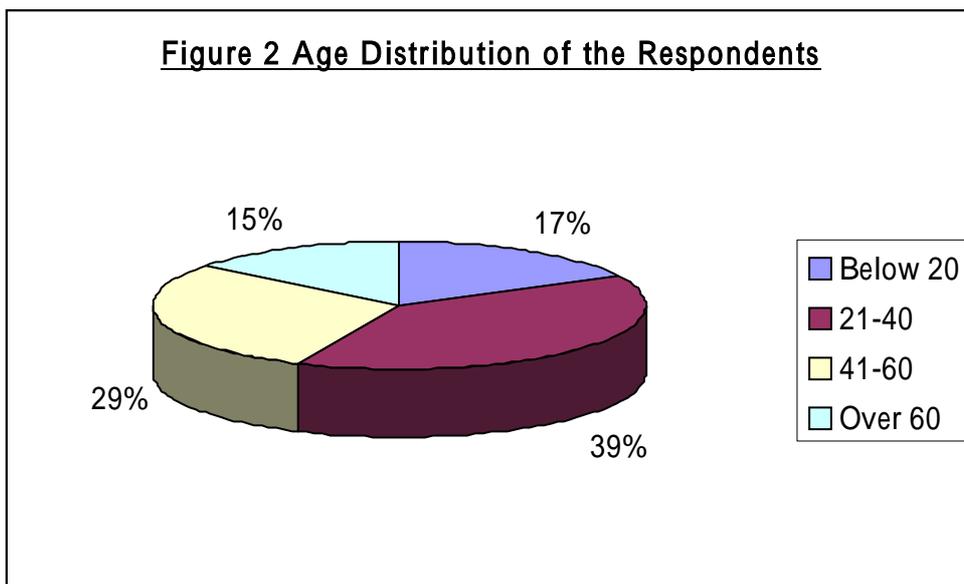
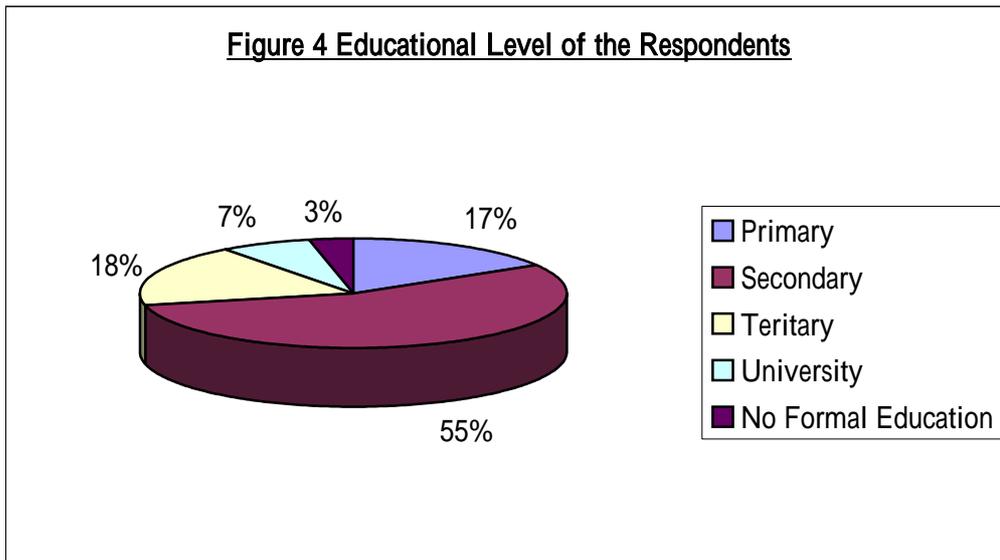


Figure 4 Educational Level of the Respondents

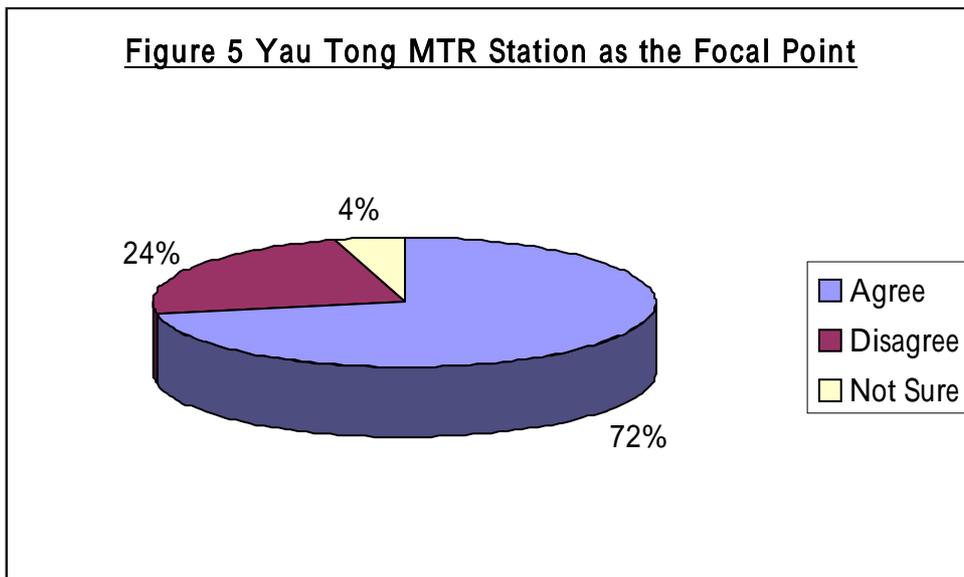


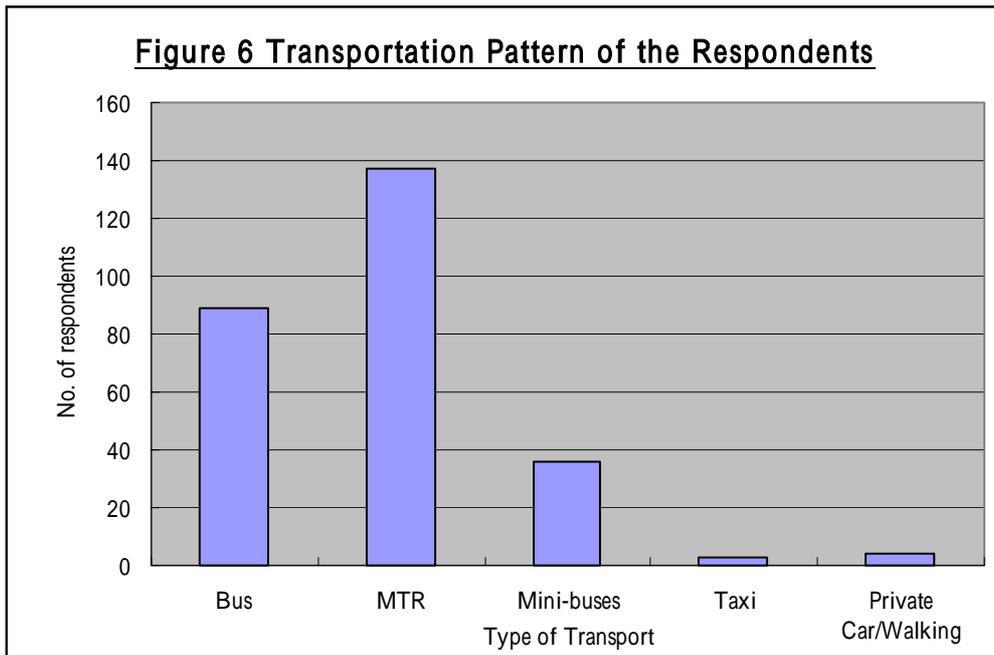
IV Existing Social and Environmental Conditions of Yau Tong District

Focal Point of Yau Tong District

As shown in Figure 5, about 72% of the respondents regarded Yau Tong MTR station as the focal point of Yau Tong district. Local residents were mostly commuted to other places by MTR and buses (Figure 6).

Figure 5 Yau Tong MTR Station as the Focal Point

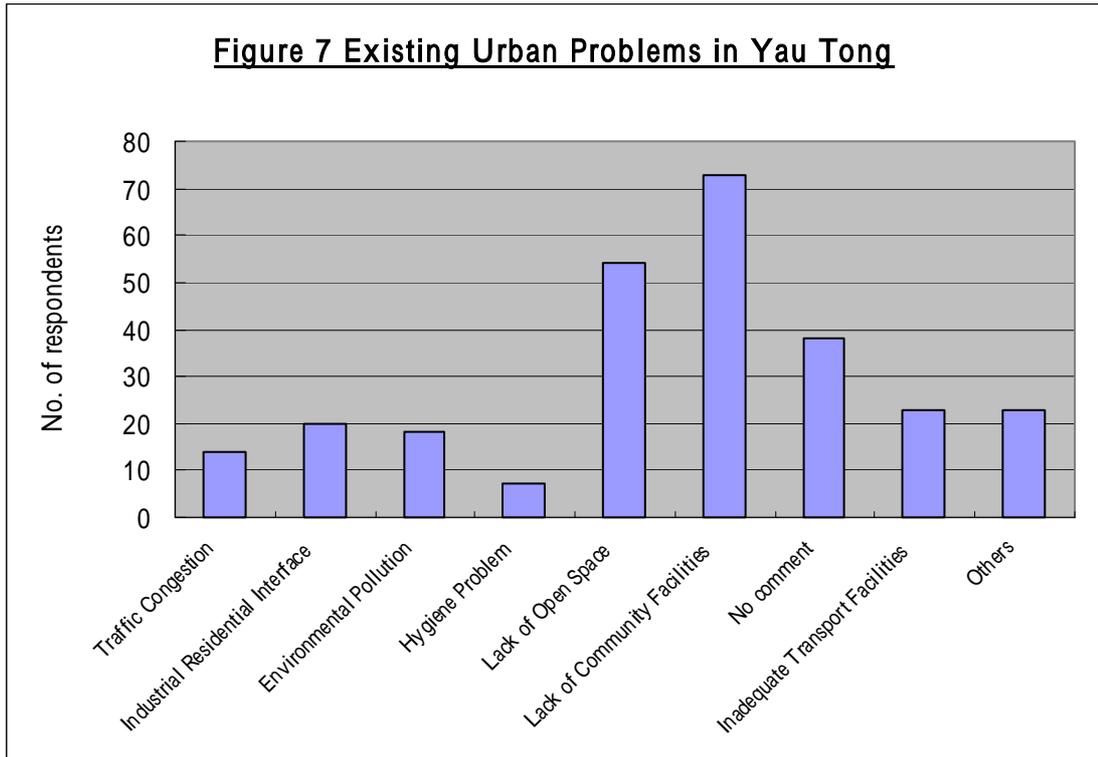




(Multiple answers allowed)

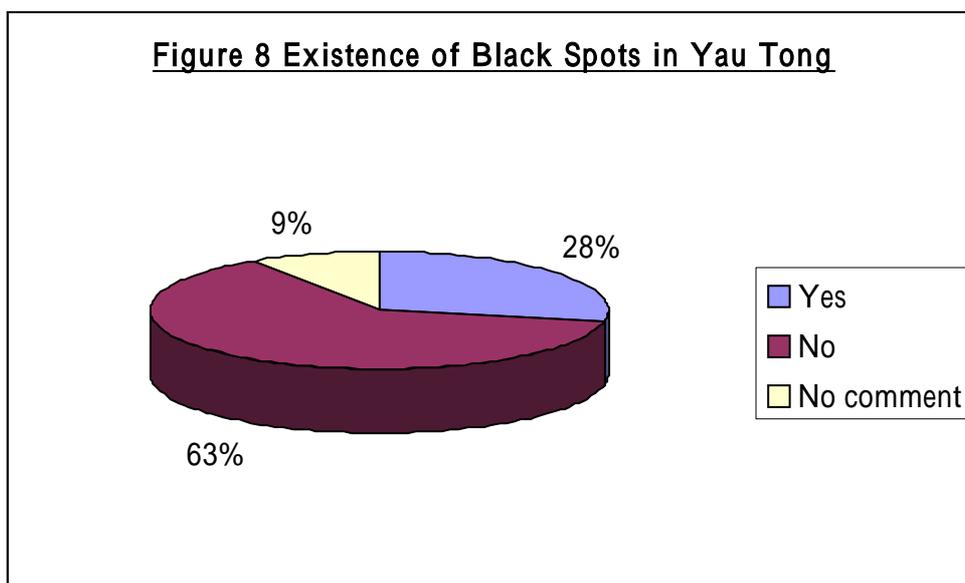
Environmental Conditions

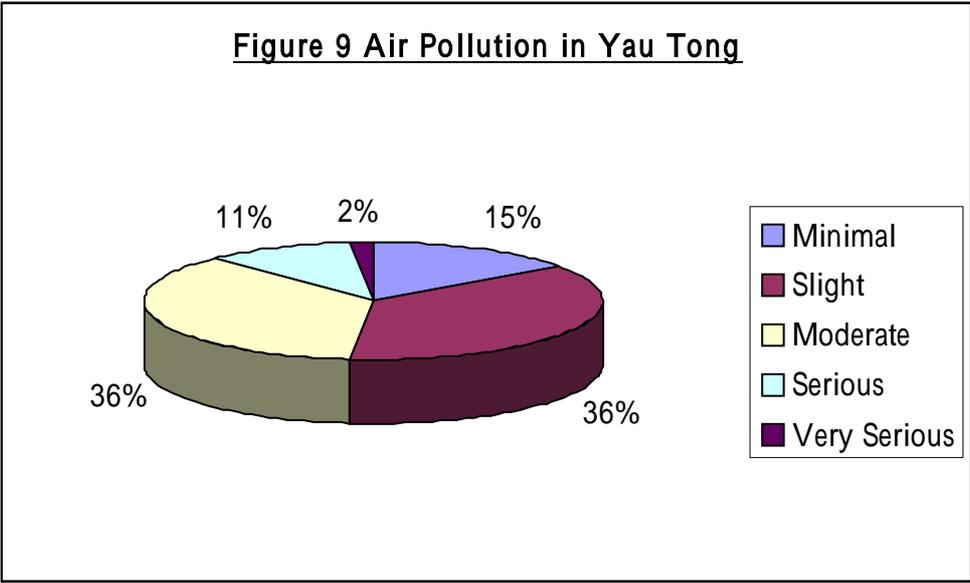
Most of the respondents perceived that inadequate open spaces and community facilities were the major urban problems in Yau Tong (Figure 7).



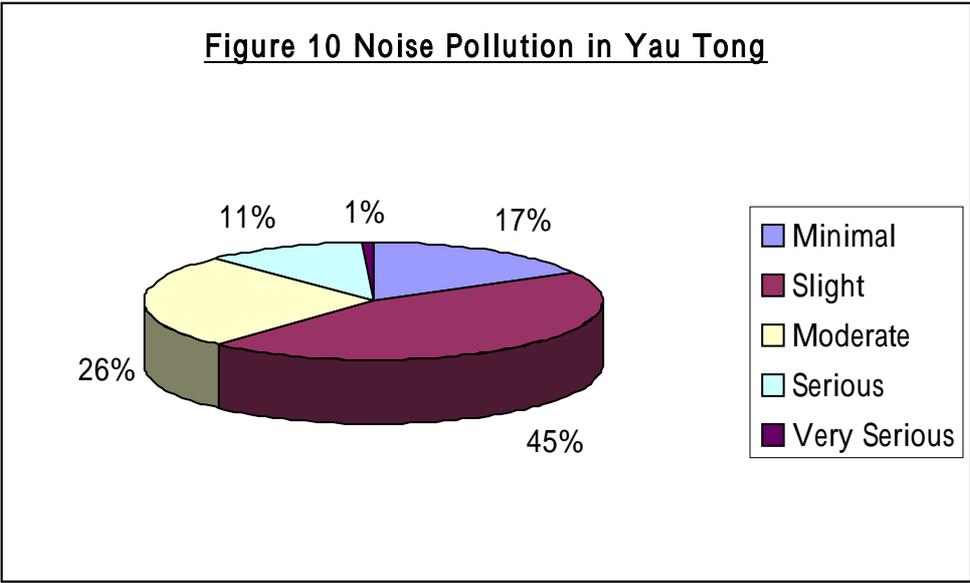
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About 28% of the respondents considered that there were “black spots” in Yau Tong district (Figure 8). Regarding the pollution problem, some 49% of the respondents perceived that air pollution was “moderate to very serious” (Figure 9). Similar patterns were found in noise, water and waste pollution. The percentage of respondents perceived the pollution problems as “moderate to very serious” were 38%, 38% and 35%, respectively (Figures 10, 11 and 12).

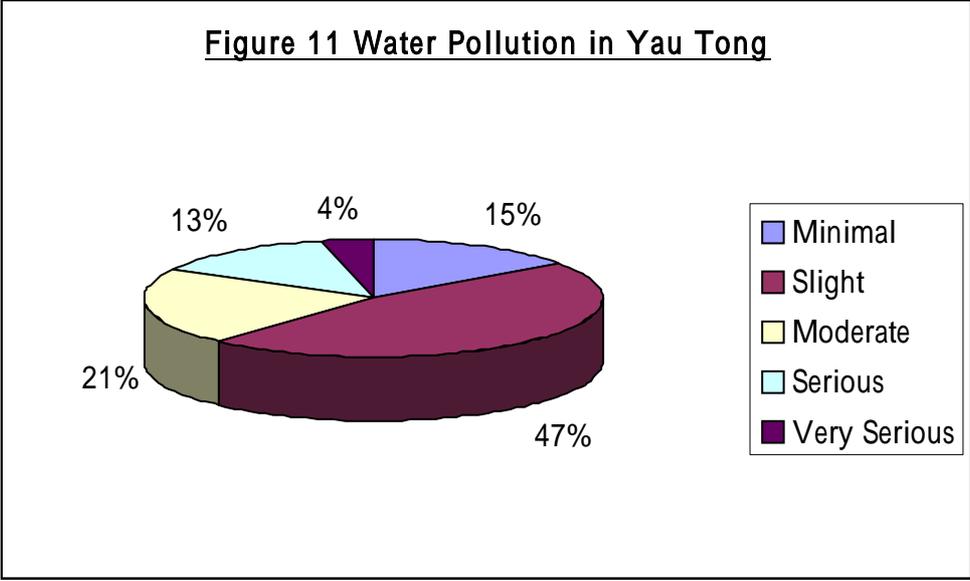




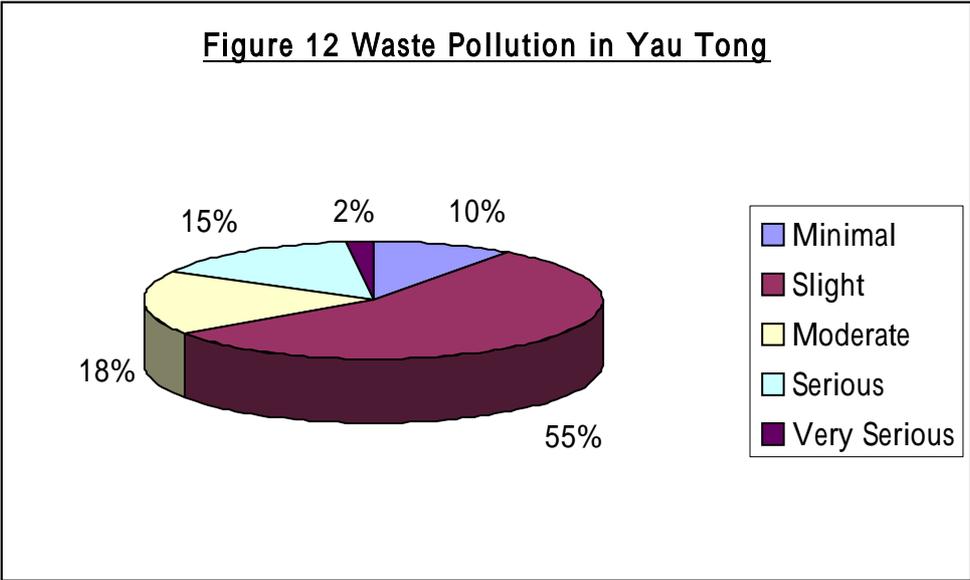
(The total number of respondents for this question is 114. Some respondents did not answer this question)



(The total number of respondents for this question is 107. Some respondents did not answer this question)



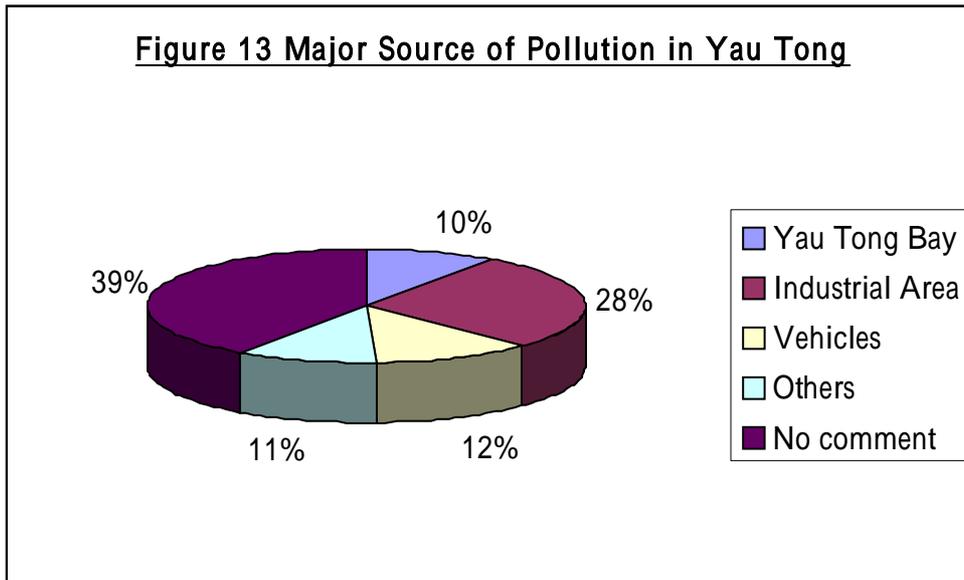
(The total number of respondents for this question is 107. Some respondents did not answer this question)



(The total number of respondents for this question is 101. Some respondents did not answer this question)

Yau Tong Bay, vehicles and the existing industrial area were considered by the respondents as major sources of pollution in the Yau Tong district (Figure 13).

Figure 13 Major Source of Pollution in Yau Tong



Provision of Community Facilities

In the survey, all the respondents were asked to assess the adequacy of the economic, transport, educational, community facilities and social services in Yau Tong. Some 58% of the respondents reported that there was inadequate provision of economic facilities in the area such as, restaurants, entertainment/shopping centres, retail shops, fast food shops and supermarkets (Figure 14). Regarding the provision of community facilities such as, swimming pool, gymnasium, libraries, parks and community halls, about 57% of the respondents considered as inadequate (Figure 15). Similarly, some 51% of them considered that there was a lack of social services in Yau Tong (e.g. hospital, postal services, police and fire services etc.) (Figure 16).

Figure 14 Provision of Economic Facilities in Yau Tong

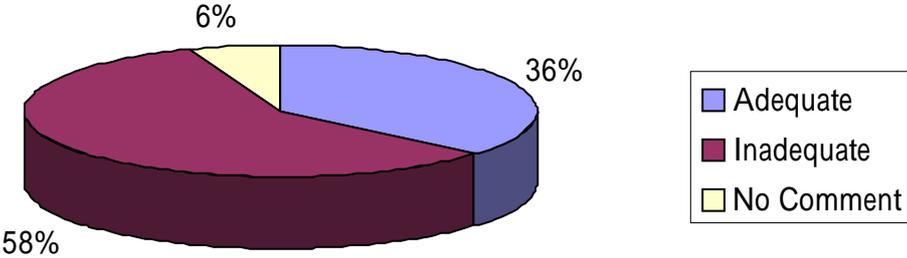
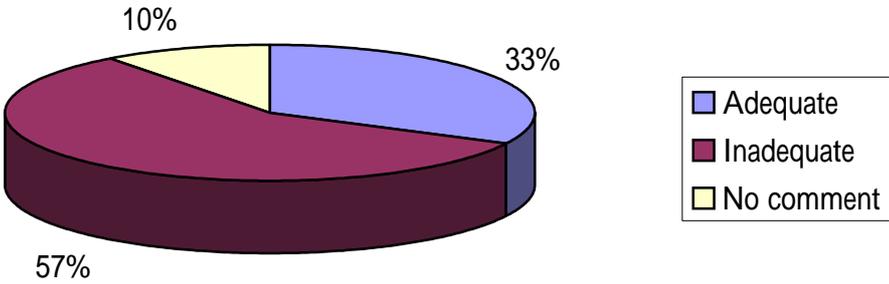
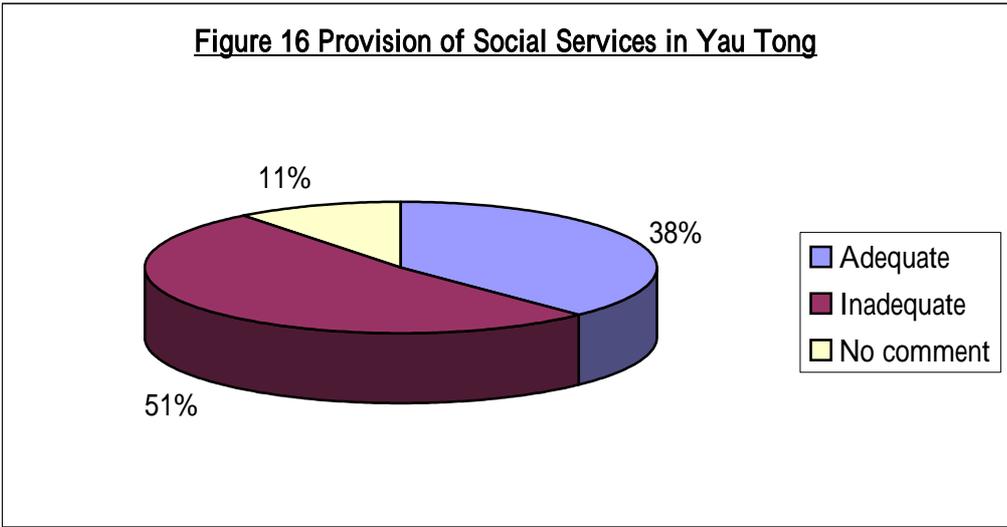


Figure 15 Provision of Community Facilities in Yau Tong





On the contrary, over half of the respondents (62%) considered the provision of educational services was adequate in Yau Tong (Figure 17). Nearly half of them (47%) were of the view that the transport services were adequate in the district (Figure 18).

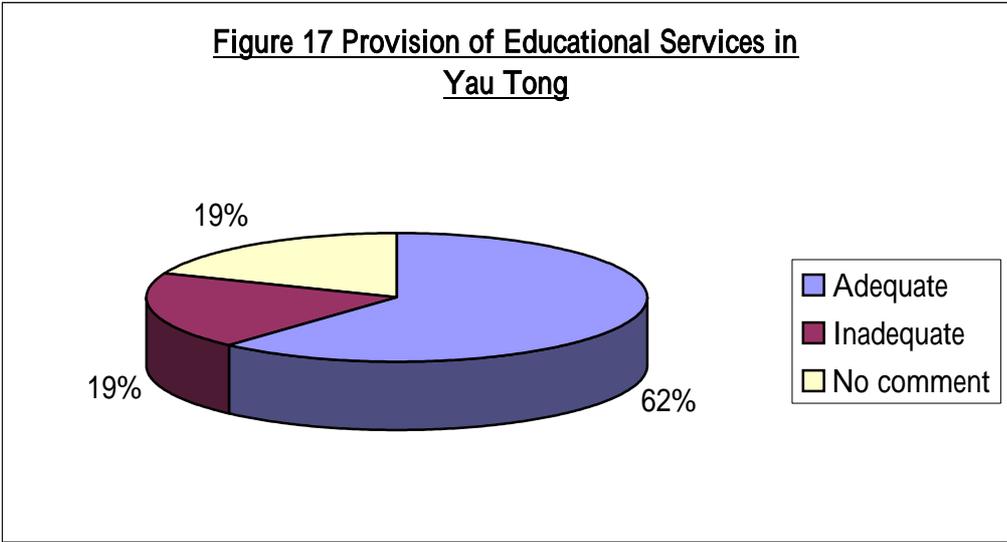
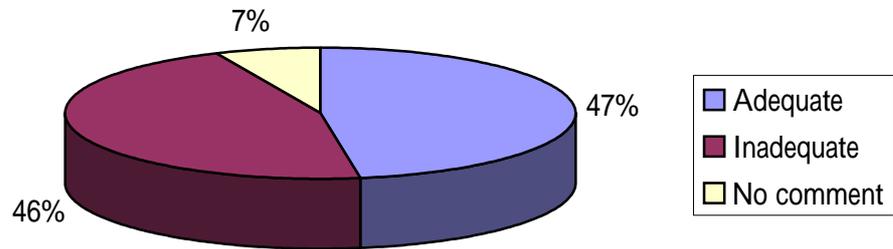


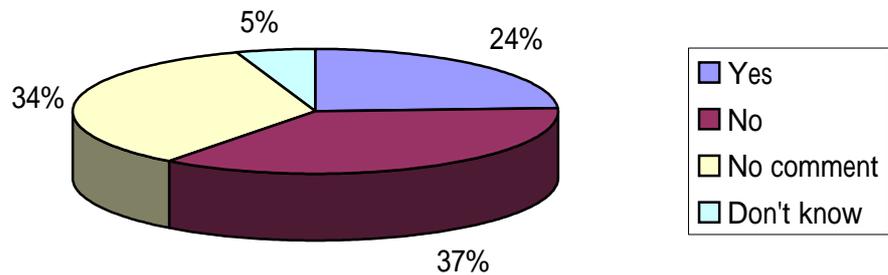
Figure 18 Provision of Transport Services in Yau Tong

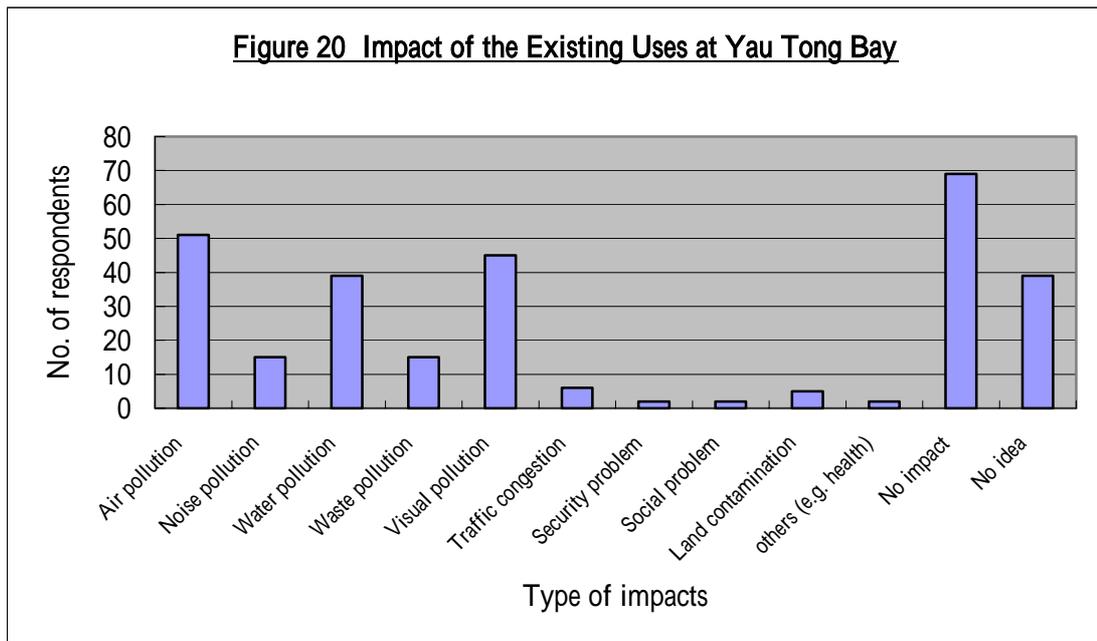


V Perception of the Existing Yau Tong Bay

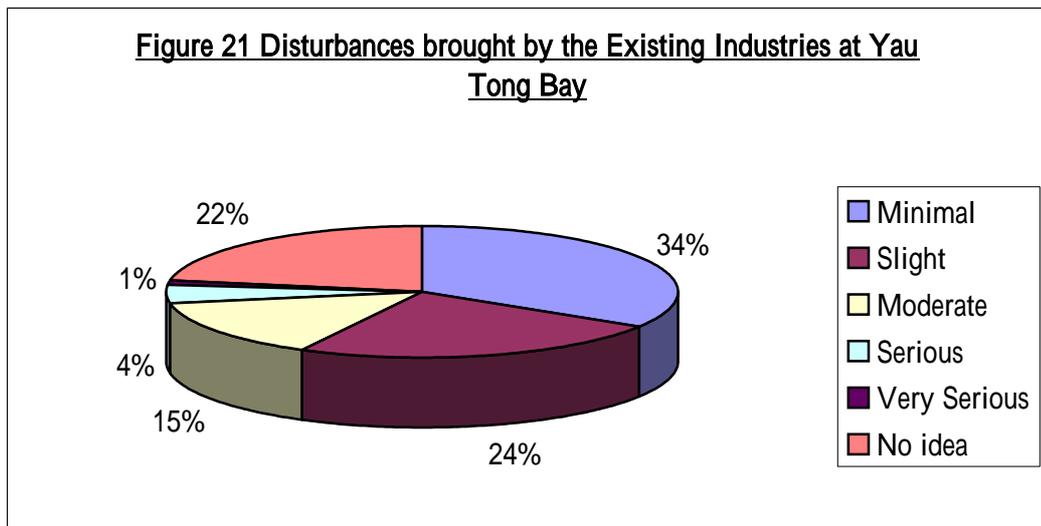
Among the respondents, about 43% of them had been to Yau Tong Bay before. Regarding the existing conditions of Yau Tong Bay, 37% of the respondents found the pollution problem unacceptable mainly because of the nuisances arising from the pollution (Figure 19). Specifically, air pollution, water pollution and visual pollution were mostly perceived by the respondents as major impacts on them (Figure 20).

Figure 19 Level of Acceptance of the Pollution Problem at Yau Tong Bay





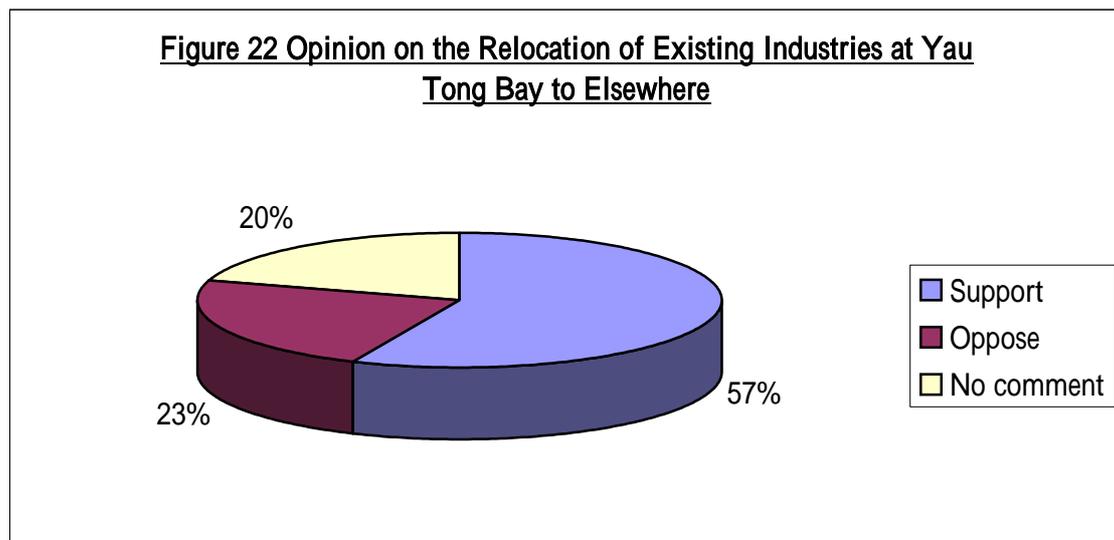
In general, 58% of the respondents perceived the disturbances brought by the existing industries at Yau Tong Bay as “minimal and little” (Figure 21). The low level of interaction of the local people with Yau Tong Bay was noted and this could explain why relatively few people were aware of the pollution conditions at Yau Tong Bay.



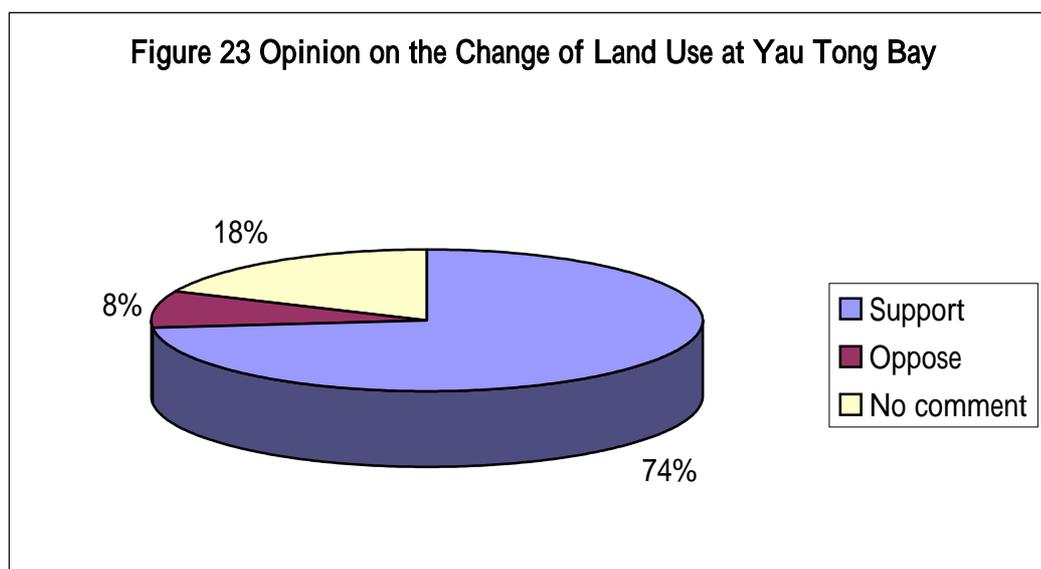
VI Future Development of Yau Tong Bay

Redevelopment of Yau Tong Bay

In the survey, all the respondents were asked about their views on the future development of Yau Tong Bay. About 57% of the respondents supported the relocation of existing industries at Yau Tong Bay to elsewhere (Figure 22). They considered that such a relocation could improve the overall environment of the area.

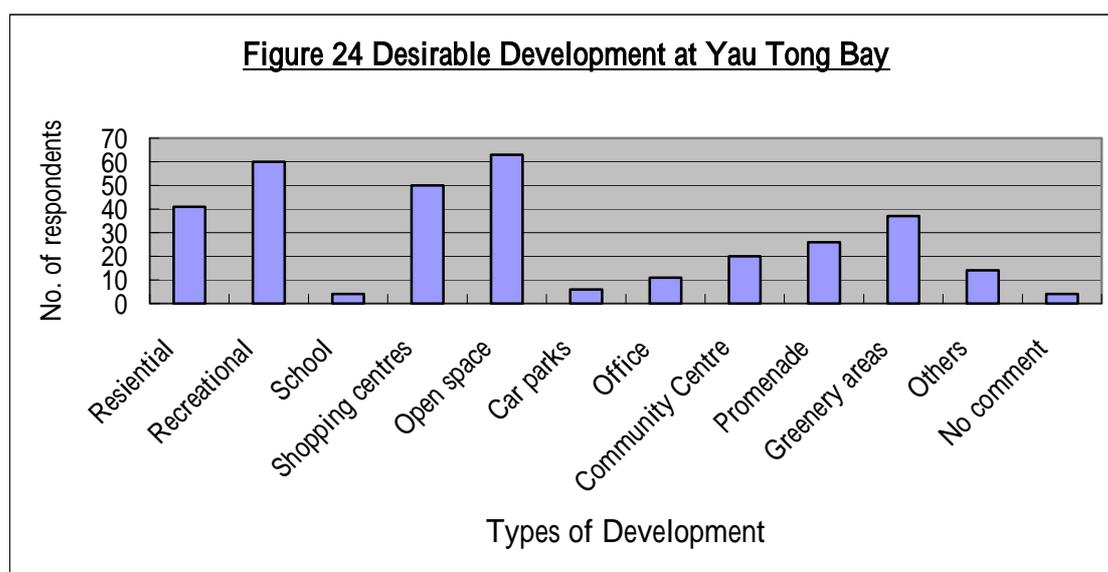


Similarly, the majority of them (74%) supported the change of land use at Yau Tong Bay since it could result in better environment and other socio-economic development (Figure 23).



Desirable Development at Yau Tong Bay

The respondents suggested a wide range of uses for the redevelopment of Yau Tong Bay. Among them, recreational uses, shopping centres, open spaces, residential development and greenery areas were mostly welcomed by the respondents (Figure 24).



To the residents, the ideal Yau Tong community was a quiet and comfortable environment with adequate community facilities.

VII Implications of the Survey

The survey reveals the following concerns of the local residents which need to be considered in the future redevelopment of Yau Tong Bay:

- Most of the respondents supported the change of land use at Yau Tong Bay. However, any redevelopment should not affect the job opportunities of the residents/workers. Among those respondents who opposed to the relocation of industries from Yau Tong Bay to elsewhere, about 19% of them feared that such a relocation would affect their job opportunities.
- It was generally perceived that there was a lack of community facilities and open spaces in Yau Tong.
- Yau Tong MTR station was perceived by most of the respondents as the focal

point of the entire Yau Tong area.

- Most of the respondents were concerned about the air, visual and water pollution arising from the operation of the existing activities at Yau Tong Bay.

Regarding the future development of Yau Tong Bay, recreational uses, shopping centres, open spaces, residential development and greenery areas were mostly welcomed by the respondents.