

1. The meeting was resumed at 12:40 p.m. on 22.9.2017.
2. The following Members and the Secretary were present at the resumed meeting :

Permanent Secretary for Development
(Planning and Lands)

Ms Bernadette H.H. Linn

Chairperson

Mr Lincoln L.H. Huang

Mr Dominic K.K. Lam

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr Wilson Y.W. Fung

Professor T.S. Liu

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Agenda Item 5 (Continued)

[Closed Meeting]

Consideration of Representations and Comments in respect of Draft Sha Tin Outline Zoning
Plan No. S/ST/33
(TPB Paper No. 10335)

[The meeting was conducted in Cantonese.]

3. The Chairperson said that the meeting was a continuation of the deliberation session in respect of the Draft Sha Tin Outline Zoning Plan No. S/ST/33 (the draft OZP).

4. The Secretary said that Members' declaration of interests were made in the meeting on 15.9.2017 (paragraphs 33 to 39 and 72 of the minutes of 15.9.2017). No further declaration of interests had been received from Members since then. Members noted that Messrs Raymond K.W. Lee, Martin W.C. Kwan, H.F. Leung, Thomas O.S. Ho, Patrick H.T. Lau, Ivan C.S. Fu, Stephen L.H. Liu, Franklin Yu, H.W. Cheung, Andy S.H. Lam, Alex T.H. Lai, K.K. Cheung and Stephen H.B. Yau, Professor S.C. Wong, Ms Janice W.M. Lai, Dr Lawrence K.C. Li, Dr Frankie W.C. Yeung, Dr C.H. Hau, Dr Lawrence W.C. Poon, Professor K.C. Chau and Ms Christina M. Lee were not present at the meeting. As Professor T.S. Liu, Miss Winnie W.M. Ng and Messrs Peter K.T. Yuen, David Y.T. Lui, Dominic K.K. Lam, Wilson Y.W. Fung and Philip S.L. Kan had no direct involvement in the representations, the meeting agreed that they could stay in the meeting. The meeting also noted that Mr Wilson Y.W. Fung preferred to refrain from discussion and deliberation of the representations on the ground that he had not sat through certain parts of the adjourned meeting on 15.9.2017.

Deliberation Session (Continued)

5. The Chairperson said that as decisions on Amendment Items A to C had already been made on 15.9.2017, this session would only deliberate on Amendment Item D.

Amendment Item D

6. The Chairperson recapitulated Members' major views raised on Amendment Item D in the previous deliberation session. She then invited Members to express their further views.

7. A Member asked whether the public was aware of the Government's previous intention for a comprehensive public housing development at the subject site and the adjoining site currently occupied by the Jockey Club Kitchee Centre (KC). In response, the Secretary said that the background of the proposed public housing development could be found in the paper on the Proposed Amendments to the Approved Sha Tin OZP

(RNTPC paper No. 3/16) and the TPB Paper No. 10335 for the current consideration of representations. It was noted in the papers that the subject site and the KC site, along the Shing Mun River Channel in proximity to the Shek Mun Business Area (SMBA), had been identified as a potential site for public housing development to meet the housing needs in the short-to-medium term. However, the rezoning of the land occupied by KC was postponed until the relocation arrangement for KC was settled. The air ventilation assessment attached to RNTPC Paper No. 3/16 also included a scenario and a layout plan with the proposed public housing development at both the subject site and the KC site.

8. The meeting noted that the land of KC was currently held under a short-term tenancy (STT) for a term of four years up to 9.9.2017 and thereafter renewed yearly until termination by the Government by giving a reasonable notice. The Government was currently identifying a suitable site for the long-term reprovisioning of KC. Members noted that while it was the Government's original intention to have public housing development at both the subject site and the KC site, no firm decision had yet been made. As such, the Board's consideration of the current zoning amendment of the site should not be based on the assumption that public housing development would be implemented on the KC site.

9. Regarding the provision of open space and major government, institution or community (GIC) facilities in Sha Tin, Members noted that there was a surplus of 17.96 ha of district open space and 58.78 ha of local open space. While there was a shortfall of a sports ground in Sha Tin according to the Hong Kong Planning Standards and Guidelines (HKPSG), there were seven indoor sports centres (including four existing, one under construction and two under planning) and five existing open-air 11-a-side soccer pitches in Sha Tin. The subject site, with an area of 0.43 ha, could not meet the requirements of a standard sports ground, which would require a minimum site area of 3 ha, generally north-south oriented and containing facilities for all athletic track and field events with a 400m long running track. Members also noted that zoning amendments for single-block public housing development in other districts had previously been approved by the Board.

10. While noting the facts in paragraphs 7 to 9 above, some Members considered that the site should be reverted back to the original "O" zone and made the following main points:

- (a) while the strip of “O” along the river channel, including the subject site and the adjoining KC site, might be suitable for a comprehensive public housing development, it was uncertain at this juncture on whether the relocation arrangement for KC could be settled. Should the rezoning of the site to “R(A)6” be upheld and the public housing development be in place, but KC still remained in its current location, it would result in an isolated development amid a continuous open space which would not be desirable from land use planning point of view. The long-term use of the subject site should only be considered after the relocation issue of KC was settled;
- (b) although zoning amendments for single-block public housing development had previously been approved by the Board, each site should be considered based on its site context and circumstances. Given the unique location of the site along the river channel and surrounded by an “O” zone, single-block development in this locality was not cost-effective and not in keeping with the surrounding areas;
- (c) although public housing development was important to meet the housing need of the society, it should not be taken as an overriding consideration irrespective of site-specific circumstances for individual site;
- (d) the planning for this particular site should be considered in a wider context taking into account the needs and aspirations of the community. As KC had fostered a valuable social coherence in the local community, retaining KC at the current location could not only help enhance social harmony, but also address to a certain extent the shortfall of a sports ground in Sha Tin;
- (e) as the provision of open space along Shing Mun River was a major design characteristic of Sha Tin, any proposal that would reduce the waterfront open space should only be considered with strong justifications and on a comprehensive basis. Noting that there was

surplus in open space provision in Sha Tin, opportunity could be explored to swap the subject site with other less favourable open space sites for public housing development; and

- (f) the proposed single-block public housing development located right next to KC site would be subject to glare and noise nuisance. It was doubtful whether the nuisance could be mitigated through building design. On the other hand, the current design with a 20m setback distance from KC aiming to allow a buffer distance would not be conducive to creating an integrated development with the future residential development at the KC site after KC's relocation.

11. The Chairperson and some other Members, however, supported the "Residential (Group A) 6" ("R(A)6") zoning of the site for public housing development and made the following main points:

- (a) while it was preferable to have more open spaces along Shing Mun River, there was a need to strike a balance between public housing development and open space provision taking into account the acute housing land shortage and the surplus in open space provision in Sha Tin. The site was considered suitable for public housing development in view of the site availability without insurmountable technical problems, good accessibility and the provision of supporting facilities in the surrounding area;
- (b) while the Government had not identified a suitable site for the relocation of KC at the moment, it did not mean that a suitable site could not be identified in future;
- (c) HD should be able to mitigate the noise and glare impacts from KC given the experiences in the proposed public housing development at Tsing Hung Road in Tsing Yi, which was located near container terminals. It was also noted that there were a number of private residential developments located in close proximity to Mong Kok Stadium. Environmental Protection Department had not raised objections to the proposed public

housing development at the subject site; and

- (d) although making a decision on the zoning amendment to facilitate public housing development at the subject site was controversial, it could demonstrate the Board's determination to reserve more land for public housing development to meet the imminent need of the society.

12. Although Members had diverse views on this item, a majority of the Members considered it premature to rezone the site from "O" to "R(A)6" in isolation, when the longer term land use planning for the adjoining "O" site currently occupied by the KC was uncertain. They were of the view that the long-term use of the site should be considered in the context of the use of the wider area and should be reviewed comprehensively with the entire strip of "O" zone along the river channel when the way forward regarding relocation of KC became clearer. After deliberation, Members agreed to propose amendment to the OZP by reverting the zoning of the site under Amendment Item D from "R(A)6" to "O". The Notes and the Explanatory Statement would be revised as appropriate to reflect the proposed amendment.

13. The Board then summarised its deliberations on the representations received. The Board noted the supportive views of Representations No. R1 (part) and R16 to R200. The Board also decided to uphold/partially uphold Representations No. R1 (part), R2, R4, R5, R204, R207, R216, R359, R403, R438, R566, R588, R748 to R1667 and considered that the draft OZP should be amended to meet/partially meet the representations as stated in paragraph 12 above. The amended OZP would be published for further representation under section 6C(2) of the Town Planning Ordinance (the Ordinance) for three weeks and the Board would consider the further representations, if any, in accordance with the provisions of the Ordinance.

14. The Board decided not to uphold Representations No. R3, R6 to R15, R201 to R203, R205, R206, R208 to R215, R217 to R358, R360 to R402, R404 to R437, R439 to R525, R527 to R565, R567 to R587 and R589 to R747, and the remaining part of R1(part), R2, R4, R5, R204, R207, R216, R359, R403, R438, R566, R588 and R748 for the following reasons:

"Amendment Item A

- (a) the 2011-12 Policy Address announced that the Government would explore the use of rock cavern development as an innovative method to expand Hong Kong's land resources. The feasibility study conducted by Drainage Services Department (DSD) in May 2012 confirmed that relocating the Sha Tin Sewage Treatment Works (STSTW) to cavern at A Kung Kok is technically feasible and financially viable. The relocation would release a sizeable area of land for meeting different socio-economic needs (R1 (part), R2 (part) and R3);

- (b) the findings of the technical assessments conducted by DSD revealed that the proposed development will not have significant impact on ecological, environmental, landscape and visual, traffic, infrastructural and geotechnical aspects to the surrounding areas. The Environmental Impact Assessment has been approved by the Director of Environmental Protection on 28.11.2016 (R1 (part), R2 (part) and R3);

Amendment Item B

- (c) the site at On Hing Lane, Shek Mun is considered suitable for columbarium development in Sha Tin to meet the demand for public niches. The visual appraisal conducted by Food and Health Bureau/ Food and Environmental Hygiene Department indicates that the proposed columbarium is not visually incompatible with the surrounding areas. In addition, the traffic impact assessment concluded that the proposed development will not have significant impacts on traffic aspects to the surrounding areas. Appropriate traffic mitigation measures have been proposed to mitigate the identified traffic and transport impacts arising from the proposed columbarium (R4 (part), R5 (part) and R6 to R15);

- (d) adverse impacts generated by air pollution are not anticipated as the proposed columbarium is intended to be a pilot project to test the public acceptance of a completely smoke-free public columbarium (R4 (part), R5 (part) and R6 to R15);

- (e) an engineering feasibility study will be carried out for the proposed pedestrian subway to assess the technical aspects and draw up the finalised scheme to tie in with operation of the columbarium. Sha Tin District Council and relevant stakeholders will be consulted on the project (R4 (part), R5 (part) and R6 to R15);

Amendment Item C

- (f) the proposed amendment of the Olympic Stables site is to reflect the current use of the site and will not involve new development proposals. The Olympic Stables is compatible with the surrounding land uses and would not create adverse impact on the traffic, environmental and visual aspects (R1 (part), R2 (part), R201 to R203, R204 (part), R205 to R206, R207 (part), R208 to R215, R216 (part), R217 to R358, R359 (part), R360 to R402, R403 (part), R404 to R437, R438 (part), R439 to R525, R527 to R565, R566 (part), R567 to R587, R588 (part), R589 to R747 and R748 (part));
- (g) the Hong Kong Sports Institute has confirmed that the site is no longer required for its future development. In view that the site is accessible only via roads within the racecourse, and has been operated and managed by the Hong Kong Jockey Club (HKJC) since the end of the 2008 Olympic Equestrian Events to support horse racing activities, rezoning of the Olympic Stables site to “Other Specified Uses” annotated “Race Course” (“OU(Race Course)”) would better reflect the current use and function of the site (R1 (part), R2 (part), R201 to R203, R204 (part), R205 to R206, R207 (part), R208 to R215, R216 (part), R217 to R358, R359 (part), R360 to R402, R403 (part), R404 to R437, R438 (part), R439 to R525, R527 to R565, R566 (part), R567 to R587, R588 (part), R589 to R747 and R748 (part)); and
- (h) since the beginning of the operation of Sha Tin Race Course (STRC), including its clubhouse and other ancillary facilities, the STRC has been zoned “OU(Race Course)” zone. The update to the Notes of the Outline Zoning Plan is simply to provide a clear planning intention for the land

and a set of uses which are permitted as of right or may be permitted on application to the Town Planning Board. In particular, 'Place of Recreation, Sports or Culture' has been included as a Column 2 use to allow flexibility for HKJC to provide communal sports and recreational facilities within STRC to better serve the local community through the planning application system (R1 (part), R2 (part), R201 to R203, R204 (part), R205 to R206, R207 (part), R208 to R215, R216 (part), R217 to R358, R359 (part), R360 to R402, R403 (part), R404 to R437, R438 (part), R439 to R525, R527 to R565, R566 (part), R567 to R587, R588 (part), R589 to R747 and R748 (part))."

15. There being no other business, the meeting was closed at 1:55 p.m.