



Sha Tin District Council

Report on the enlarged meeting of the Development and Housing Committee  
held on 1 March 2012

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- (1) During the enlarged meeting, the Committee discussed:
- (i) the consultation paper on amendment to *Draft Ma On Shan Outline Zoning Plan No. S/MOS/17* submitted by the Planning Department, and passed the following two provisional motions:
    - (a) “The Development and Housing Committee of the STDC strongly requests the government to make public the overall planning of housing construction in Sha Tin District, and the location of each piece of land available for development in Sha Tin District, including commercial land, residential land, industrial land, open space and green area. Moreover, in order to improve the overall planning and housing development in Sha Tin District, the Committee requests the inclusion of housing development programmes into the scope of work of the Working Group on Major Land Development Projects in Sha Tin District, so as to facilitate discussion and thorough study by the STDC and the general public. The Committee also requests that the government, during the planning stage of residential development projects, should devise a comprehensive scheme for the provision of cultural and recreational facilities, transport network, social services and other ancillary facilities in light of the demographic development and community needs of the district.” (Unanimously passed by a vote of 32); and
    - (b) “The Development and Housing Committee of the STDC strongly opposes the Planning Department’s plan to change the B1 area (the On Chun Street site) in Ma On Shan Outline Zoning Plan No. S/MOS/17 into a residential site, and requests the provision of cultural and recreational facilities at the On Chun Street site to meet the needs of residents.” (Unanimously passed by a vote of 34);

- (ii) the consultation paper on *Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development – Stage 1 Public Engagement* submitted by the Civil Engineering and Development Department, and passed the following provisional motion:

“The Development and Housing Committee of the STDC does not repel the government’s plan to secure long term land supply by searching for reclamation sites outside Victoria Harbour, but expresses strong dissatisfaction and opposition regarding the selection of Wu Kai Sha as the site of reclamation. Moreover, the Committee requests the government to expeditiously develop cultural and recreational facilities as well as conservation measures for the Whitehead headland, ensuring that the development of this site meets the expectation and needs of the general public.” (Unanimously passed by a vote of 26).

(2) The Committee discussed:

- (i) the wordings of the Committee’s terms of reference, and endorsed the recommendation of the following amended terms of reference to the Sha Tin District Council (STDC):
1. advise government departments and relevant organisations on the following district issues:
    - (a) land planning;
    - (b) private and public housing development;
    - (c) housing management and building control;
    - (d) rural improvement and community building;
    - (e) industrial and commercial development and labour affairs;
  2. consider and endorse district minor works projects under the item of “Capital Works Block Vote for District Facilities” and set priority for these projects;
  3. promote the development of industrial and commercial activities in the district; and

4. screen funding applications submitted for activities related to development, housing, industry and commerce in accordance with the funding rules of the Home Affairs Department and the District Council;
- (ii) replies from the Sha Tin Lands Office, the Planning Department, and the Leisure and Cultural Services Department (LCSD) to the question on the “Vacant Land next to Man Lai Court in Tai Wai”;
  - (iii) replies from the Planning Department and the LCSD to the question on the “Planning of Sha Tin District and the Proposed Reclamation”;
  - (iv) reply of the Housing Department to the question on the “Discount Period of Tenants Purchase Scheme” and the “Supply of Public Housing”;
  - (v) replies of the Sha Tin District Office, the Sha Tin Lands Office, and the Civil Engineering and Development Department to the question on the “Maintenance of a Hillside Path near Tai Shui Hang Village”, and passed the following provisional motion:

“The Development and Housing Committee of the STDC strongly requests the relevant government department to conduct a comprehensive inspection of all hiking trails in Sha Tin District, and to secure proper maintenance and management for the sake of hikers’ safety.”  
(Unanimously passed by a vote of 18).

(3) The Committee endorsed the following:

- (i) formation of four standing working groups under the Committee, adoption of the terms of reference for these working groups, and election of the following persons as convenors::

<u>Working Group</u>	<u>Convenor</u>
(a) Working Group on District Improvement Works	Mr LAW Kwong-keung
(b) Working Group on Housing Affairs	Mr LEE Chi-wing, Alvin

(c) Working Group on Major Land Development Projects in Sha Tin District Mr LI Sai-wing

(d) Working Group on Economic Development and Labour Affairs Mr HO Kwok-wah, George

(ii) the term of the four standing working groups would be from 1 March 2012 to 31 December 2015;

(iii) recommendation of the following seven persons to the Council to serve as the Committee's co-opted members:

Mr CHEUNG Ching-to

Mr PUN Kwok-shan

Mr MAK Lam-wing, Goethe

Mr SIU Kai-chung

Ms LAM Yuk-wa

Ms WONG Ping-fan

Mr LO Yuet-chau

(iv) reservation of \$86,000, \$300,000 and \$150,000 under Expenditure Head 2 (Development, Housing, Industry and Commerce) for the Committee's Working Group on Housing Affairs, Working Group on Major Land Development Projects in Sha Tin District, and Working Group on Economic Development and Labour Affairs for the purpose of organising activities.

(4) The Committee noted the following:

(i) population of public housing estates and Private Sector Participation Scheme courts in Sha Tin District;

(ii) financial position of Expenditure Head 2 (District Improvement Works) and progress report on the proposed works.; and

(iii) naming of the blocks in Mei Tin Estate Phase IV and Fung Wo Estate in Sha Tin District.

Sha Tin District Council Secretariat

STDC 13/55/30

March 2012