

## **Summary of Minutes of Special Meeting of Sha Tin District Council**

The Sha Tin District Council (STDC) held a special meeting on 14 March 2013. The major issues discussed are summarised below:

### **Signature Projects Scheme**

1. Members' response to the two projects proposed, viz. "Revitalisation of Shing Mun River – Sha Tin Town Centre Section" and "Decking of Tai Wai Nullah and Reprovision of Tai Wai Playground", was generally positive, although some preferred the former and some the latter.
2. Members' concerns regarding the above two projects included:
  - (a) estimated costs;
  - (b) feasibility;
  - (c) consultation period;
  - (d) adequacy of resources;
  - (e) possible decrease of utility rate of Tai Wai Playground after reprovision owing to an ageing population ; and
  - (f) whether the land released after reprovision of Tai Wai Playground would be used for construction of community facilities.
3. The Chairman said that the purpose of this meeting was to set a clearer direction for the Signature Projects Scheme, not to make decision, and that the use of the land released in Tai Wai was out of context at this stage.
4. Comments of DO (Sha Tin) in response to members' views and proposals:
  - (a) The provision of \$100M would be considered as additional resources for the STDC to launch additional projects.
  - (b) The STDC could seek the views of professionals whenever possible.
  - (c) The land of Tai Wai Playground was currently zoned "Residential (Group A)", and change of land use after reprovision was subject to the established procedures and consultation.
  - (d) Regarding the proposal of using the \$100M to resolve livelihood issues, she considered that the numerous livelihood issues in the district could not be resolved by one single project.

- (e) After the direction of the Signature Projects Scheme was set, the Sha Tin District Office would exchange views with the departments concerned and then submit a specific plan to the STDC for consideration.
- (f) By visual assessment, the rough estimate of decking Tai Wai Nullah might be around \$50M to \$60M, whereas the cost of optimising the banks of Shing Mun River was tens of millions of dollars.
- (g) She suggested putting the focus on the release of space when discussing the decking of Tai Wai Nullah, and treating the usage of the land released as a separate issue.

5. Representative of the Civil Engineering and Development Department (CEDD) said that the CEDD supported the proposed projects in principle. They would exchange views with the STDC on the implementation of the projects and conduct preliminary feasibility studies.

6. Representative of the Drainage Services Department said that the decking of Tai Wai Nullah was feasible at this stage. Representative of the CEDD also said that according to preliminary assessment, this project was feasible. DO (Sha Tin) added that during the brainstorming session, the Drainage Services Department indicated that they would be willing to take responsibility for facilities underneath the Nullah, whereas the Leisure and Cultural Services Department (LCSD) held a positive attitude towards taking charge of recreation and cultural facilities above the Nullah. She said that the costs of maintenance and repair of those facilities would not be deducted from the provision of \$100M.

7. Representative of the LCSD said that if sufficient resources were provided, the LCSD would be willing to take responsibility for management of the facilities provided under the Signature Projects Scheme.

8. Representative of the Sha Tin Lands Office said that if government land allocation and short-term tenancy were involved, they would try their best to facilitate the implementation of the projects.

9. Representative of the Planning Department said that usage of the two pieces of land fell into the “always permitted” category, and therefore permission by the Planning Department would not be necessary. Change of usage of the land released after the decking of Tai Wai Nullah would have to go through established procedures.

10. Representative of the Transport Department said that the Transport Department would render necessary assistance in the revitalisation of Shing Mun River, and give advice on

traffic impact assessment for the decking of Tai Wai Nullah.

11. Representative of the Highways Department said that the Highways Department would facilitate the revitalisation of Shing Mun River by adjusting the schedules of maintenance and improvement works for the cycle track.

12. The Chairman expected a more thorough discussion of the two projects in the coming meeting on 21 March 2013.

### **Any Other Business**

13. A member expressed discontent with the arrangements of this special meeting and suspected that the secretariat did not follow the STDC Standing Orders in the distribution of documents to members. He was also discontent that the meeting notice was not found in STDC bulletin boards before the meeting.

14. In response, SEO(DC) reiterated that the delivery of documents to members was in compliance with the STDC Standing Orders. Regarding the display of notice on the STDC bulletin boards, the secretariat would monitor the contractor more closely in the future.

### **Next Meeting**

15. The next meeting would be held at 2:30 p.m. on 21 March 2013.