

Sha Tin District Council
Minutes of the 2nd Meeting of
the Development and Housing Committee in 2017

Date : 2 March 2017 (Thursday)
Time : 2:30 pm
Venue : Sha Tin District Council Conference Room
 4/F, Sha Tin Government Offices

<u>Present</u>	<u>Title</u>	<u>Time of joining the meeting</u>	<u>Time of leaving the meeting</u>
Ms PONG Scarlett Oi-lan, BBS, JP (Chairman)	DC Member	2:30 pm	6:07 pm
Mr SIU Hin-hong (Vice-Chairman)	”	2:30 pm	6:07 pm
Mr HO Hau-cheung, BBS, MH	DC Chairman	2:30 pm	5:24 pm
Mr CHAN Billy Shiu-yeung	DC Member	2:30 pm	4:08 pm
Mr CHAN Kwok-keung, James	”	2:43 pm	4:43 pm
Ms CHAN Man-kuen	”	2:38 pm	5:14 pm
Mr CHAN Nok-hang	”	2:54 pm	4:09 pm
Mr CHENG Tsuk-man	”	2:30 pm	5:44 pm
Mr CHIU Chu-pong, Sunny	”	2:30 pm	4:08 pm
Mr CHIU Man-leong	”	2:30 pm	6:07 pm
Mr LAI Tsz-yan	”	2:51 pm	6:07 pm
Mr LEUNG Ka-fai, Victor	”	2:30 pm	3:30 pm
Mr LI Sai-hung	”	2:30 pm	4:58 pm
Mr LI Sai-wing	”	2:45 pm	6:07 pm
Mr LI Wing-shing, Wilson	”	2:30 pm	5:27 pm
Mr MOK Kam-kwai, BBS	”	2:30 pm	3:10 pm
Mr NG Kam-hung	”	2:38 pm	4:09 pm
Mr PUN Kwok-shan, MH	”	2:30 pm	5:25 pm
Mr TONG Hok-leung	”	2:30 pm	6:07 pm
Ms TUNG Kin-lei	”	2:30 pm	5:59 pm
Mr WAI Hing-cheung	”	2:30 pm	6:07 pm
Mr WONG Fu-sang, Tiger	”	2:38 pm	6:07 pm
Mr WONG Hok-lai	”	2:51 pm	6:07 pm
Mr WONG Ka-wing, MH	”	2:30 pm	5:59 pm
Ms WONG Ping-fan, Iris	”	2:30 pm	6:07 pm
Mr WONG Yue-hon	”	2:30 pm	6:07 pm
Mr YAU Man-chun	”	2:30 pm	4:09 pm
Mr YIP Wing	”	2:30 pm	6:07 pm
Mr YIU Ka-chun	”	2:30 pm	6:07 pm
Ms YUE Shin-man	”	2:30 pm	6:07 pm
Mr YUNG Ming-chau, Michael	”	2:30 pm	6:07 pm
Ms LUI Wui-sze, Olivia (Secretary)	Executive Officer (District Council) 3 / Sha Tin District Office		

<u>In Attendance</u>	<u>Title</u>
Mr WONG Tin-pui, Simon	Assistant District Officer (Sha Tin)
Mr YUEN Chun-kit, Derek	Senior Executive Officer (District Council) / Sha Tin District Office

In Attendance

Mr TSAI Yu-sing, Eric

Ms TANG FUNG Shuk-yin

Mr LAU Chun-him, Kenny

Ms POON Yuk-ting, Karen

TitleDistrict Environmental Hygiene Superintendent (Sha Tin) /
Food and Environmental Hygiene DepartmentSenior Housing Manager (Tai Po, North and Sha Tin) 1 /
Housing Department

Senior Town Planner / Sha Tin / Planning Department

Senior Estate Surveyor / North West (District Lands Office, Sha Tin) /
Lands Department**In Attendance by Invitation**

Ms CHU Ha-fan, Jessica

Ms YANG Ching, Channy

Ms HO Man-ying, Phoebe

Ms CHIM Sau-yi

Mr CHAN Yiu-lun, Tony

Ms TAM Kit-I, Idee

Mr YUEN Kin-yip, Alan

Title

District Planning Officer / Sha Tin, Tai Po and North / Planning Department

Senior Town Planner / Country Park Enclaves / Planning Department

Town Planner / Country Park Enclaves / Planning Department

Senior Architect (2) / Housing Department

Architect (8) / Housing Department

Planning Officer (8) / Housing Department

Civil Engineer (7) / Housing Department

AbsentMr PANG Cheung-wai, Thomas,
SBS, JP

Mr CHING Cheung-ying, MH

Ms LAM Chung-yan

Mr MAK Yun-pui

Mr TING Tsz-yuen

Mr HUI Yui-yu, Rick

Mr LEE Chi-wing, Alvin

Ms TSANG So-lai

Title

DC Vice-Chairman (Application for leave of absence received)

DC Member

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" (")

" (")

" (")

" (No application for leave of absence received)

" (")

" (")

Action

The Chairman welcomed members and representatives of government departments to the second meeting of the Development and Housing Committee (DHC) this year.

2. The Chairman informed all attendees that some members of the public, being present as observers, were taking photographs and making video and audio recordings.

Application for Leave of Absence

3. The Chairman said that the Secretariat had received the applications for leave of absence in writing from the following members:

Mr Thomas PANG

Attendance at meetings / activities of
organisations under the Chinese government

Mr CHING Cheung-ying

Official commitment

Mr MAK Yun-pui

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Ms LAM Chung-yan

Sickness

Mr TING Tsz-yuen

Out of town

4. Members unanimously endorsed the applications for leave of absence submitted by the members above.

Confirmation of the Minutes of the Meeting held on 5 January 2017

5. Members confirmed the above minutes unanimously.

Matters Arising

Response of Government Departments and the Relevant Organisations to Matters Arising from the Previous Meeting
(Paper No. DH 7/2017)

6. The Chairman said regarding the reply to the town planning of Sha Tin in Point 3 of Paper No. DH 7/2017, the Planning Department (PlanD) would like to report supplementary information to members, and welcomed Ms Jessica CHU, District Planning Officer / Sha Tin, Tai Po and North and Mr Kenny LAU, Senior Town Planner / Sha Tin of the PlanD to the meeting.

7. Ms Jessica CHU gave a brief introduction of the contents of the paper.

8. The views of Mr WONG Yue-hon were summarised below:

- (a) he believed the paper was quite detailed but ignored transportation facilities. He said the clinic at Man Lai Road was currently inaccessible by public transportation, and asked how the problem of lack of transportation facilities could be solved if an additional clinic was built in the vicinity of Sha Tin (Tai Wai) Clinic. In addition, given the traffic chaos and serious illegal parking around Fo Tan Station, he believed if a primary school was built near Fo Tan Station, parents would drive their children to and from the school in the future, which would trigger worse traffic problem there;
- (b) Public Rental Housing (PRH) and Home Ownership Scheme (HOS) estates in Fo Tan Industrial Area would be erected and the population would gradually increase. He opined it was insufficient to only plan building of a sports centre, and additional facilities, such as markets and parking spaces, should be built to solve the serious illegal parking problem in the area. He was also concerned about the low accessibility of the sports centre which was located on a mountain. He hoped that the PlanD could consider whether the sites reserved for different uses were easily accessible and whether new planned facilities would give rise to new traffic problem;
- (c) the PlanD should communicate with other government departments, such as Transport Department (TD), Leisure and Cultural Services Department (LCSD) and Food and Environmental Hygiene Department (FEHD). He also opined the department could consider building a complex to provide other types of facilities in the area, such as markets, parking lots and libraries, in addition to sports facilities, so as to make up the shortage of community facilities; and

- (d) he hoped that the usage of land currently marked as open space in Shek Mun would not be changed.

9. The views of Mr CHIU Man-leong were summarised below:

- (a) residents in the district were opposed to Ma Liu Shui reclamation and the past questionnaire showed 95% of the residents held objections; besides, more than 10,000 residents had signed against the reclamation plan during the consultation period in 2013. He said the briefing mentioned the concept of air circulation and ventilation corridor but Ma Liu Shui was at the fresh air inlet of Sha Tin which was surrounded by mountains on three sides. If the said site was reclaimed for building houses, the ventilation corridor would be blocked. On the other hand, as Tolo Harbour was bag-shaped, pollutants easily accumulated there, and moreover, it took 20 to 30 years to improve the water quality of Shing Mun River in the past. Therefore, he would not like to see the water quality of Shing Mun River deteriorate again due to reclamation and was worried that mud and sand brought by the reclamation works would block the estuary and result in serious consequence such as river flooding;
- (b) he said he noticed although planning for quite a number of plots of land had been completed, the completion date of the relevant works was unforeseeable. He was concerned about the 28-hectare land released after relocation of Sha Tin Sewage Treatment Works (Sha Tin STW) and opined that the department should first make a proper plan for the land parcel, rather than finding land by reclamation. Residents' opposition to reclamation was well-founded and reasonable, and he hoped that the PlanD could report residents' concerns to the Government;
- (c) HOS projects at Hang Ming Street occupied a site for open space in the district, and thus, he asked how the PlanD would compensate losses of the residents in the district; and
- (d) currently, many vehicles were parked at open spaces at Po Tai Street and Pak Shek, and he asked how the Government would solve the chronic problem of serious shortage of parking spaces in Ma On Shan in developing these plots of land in the future.

10. Mr WONG Ka-wing said the planning and greening work of Sha Tin, as a satellite city, was better than that of some old districts. At a recent meeting, he, DC Members and the police were all very concerned about the illegal parking problem. They said the longstanding illegal parking blackspots in Sha Tin affected pedestrian safety. The police said that the increase in the number of parking spaces grew much slower than that of vehicles, which was a structural problem, and the measure to solve the problem by issuing penalty tickets just scratched the surface of the problem. As residential buildings would be erected in Sha Tin District one after another, he asked the PlanD to carefully consider the suggestion made by Mr WONG Yue-hon just now regarding building of a complex which could accommodate a parking lot, which would not only provide convenience to citizens using facilities in the complex but also supplement some parking spaces. He also advised the PlanD to increase the plot ratio to house more parking spaces in the buildings, e.g. more parking spaces could be provided for the subsidised housing project built adjacent to Jockey Club Kitchee Centre in Shek Mun to relieve the serious traffic congestion around Shek Mun.

11. The views of Mr YIU Ka-chun were summarised below:

- (a) he applauded that the PlanD provided supplementary information about the previous meeting to members deliberately in the form of briefing and had the District Planning Officer make a report personally;
- (b) the population mounted up in Sha Tin District, especially Ma On Shan where there were more sites for potential housing development. He believed that the Government seemingly cared less about and conducted insufficient reviews on some developed areas, for example, it seemed that the Government had no detailed plan for the types of facilities in the sports centre in Fo Tan Industrial Area, and departments were required to coordinate with each other. He hoped that the department could earnestly think about the facilities in short supply in the district at present, e.g. parking spaces for large vehicles and private cars, sports facilities and market complexes, etc.;
- (c) he was surprised at the plan of building an additional sports centre in To Shek, partly because Yuen Chau Kok Complex nearby, which had been planned for more than a decade, was erected recently and partly because this project in To Shek had never been discussed at meetings of Sha Tin District Council (STDC). The site was remote and not easily accessible and also adjacent to Yuen Chau Kok, and he did not understand the Government's purpose of planning this project;
- (d) he worried that the open spaces would be rezoned as housing sites in the future and hoped that the PlanD could clarify whether these plots of land would be rezoned at any time; and
- (e) the paper did not enumerate opinions of the STDC over the past years, including the chronic lack of facilities such as library, market and complex with parking lot in Tai Wai, as well as the lack of a heated swimming pool in Ma On Shan.

12. The views of Mr PUN Kwok-shan were summarised below:

- (a) he was in favor of the planning concept of a self-sufficient community;
- (b) he was concerned about how to revitalise Tai Wai and Fo Tan Industrial Areas and develop them into a resemblance to Shek Mun and Siu Lek Yuen;
- (c) the current area of Sha Tin was more than 9 000 hectares, of which 2 090 hectares (about 22%) were developed. He asked whether the two Sha Tin Outline Zoning Plans and the aforesaid development percentage were stable and whether there would be no more "infill buildings" in the future;
- (d) the paper only mentioned the development of new towns and did not discuss the planning and development of 48 villages in Sha Tin, and he hoped relevant information could be provided;

- (e) many metropolises developed underground spaces, and he said the paper made no mention of whether underground spaces in Sha Tin would be developed at all;
- (f) the population of Tai Wai was on the rise and there was a lack of complexes in the community, which, however, was not mentioned in the paper;
- (g) he said the STDC had repeatedly discussed and supported relocation of Sha Tin STW. He disagreed with the Government's saying that the site of Sha Tin STW, when mentioned every time, was inevitably related to Ma Liu Shui reclamation. He believed the Government should first make clear how to plan and develop the land vacated after relocation of Sha Tin STW;
- (h) he asked the PlanD to clarify whether the reserved open space at Lung Hang Estate and King Tin Court was the site between Chung Pak Road and Lung Hang Estate or part of the former Tin Sum Valley Lung Hang Estate Primary School; and
- (i) regarding medical and community facilities, if the small plot of land adjacent to Hin Yiu Estate and beside China Light and Power Substation at Tin Sum Street was reserved for open space, he hoped the land would not be rezoned.

13. The views of Mr Michael YUNG were summarised below:

- (a) there were two outline zoning plans for Sha Tin, which were Sha Tin Outline Zoning Plan and Ma On Shan Outline Zoning Plan, respectively. He opined that the list of reserved facilities should be deemed as the facilities the Government owed the community and said that the working attitude of the department was that the responsibility was considered to be fulfilled when land had been reserved according to the *Hong Kong Planning Standards and Guidelines* (HKPSG), without caring about which department would be responsible for the concerned constructions. He asked the PlanD to clarify in matters arising at next meeting the usage of various land parcels reserved for building community facilities in the briefing and the outline zoning plan in which these plots of land were rezoned and the date on which these plots of land were reserved;
- (b) based on the information on potential sites for housing development in Sha Tin, he said the picture could not clearly indicate the exact site marked. He pointed out Point 16 in the left picture was sites 3, 4 and 5 among the eight land parcels available for housing development in Ma On Shan, and Point 17 was sites A, B and C, which would be used for developing private housing units; while the right picture showed sites 1 and 2 among the eight land parcels, which were located at Cheung Muk Tau. The department neither marked the site nor clearly indicated the plot ratio, and he asked whether there was any concealment; and
- (c) he believed that the scheme proposed by the department was actually not a plan at all. He said as the incumbent Government wanted to develop houses, the department successively rezoned plots of land for "Government, Institution

PlanD

or Community” (GIC) and “Green Belt” for building houses; only when most of the houses were erected did the department find GIC facilities inadequate, so the department would plan to reserve part of the land for housing projects for community facilities. He took Shui Chuen O Estate as an example that 18 buildings in the estate had been occupied, but unexpectedly, the lift tower works remained uncompleted. The original capacity of the HOS project along Shui Chuen Au Street was only 10 000 residents, which was later developed into a project accommodating 30 000 residents, but auxiliary facilities were far from adequate. If the Government followed this planning mode in future, he believed what the Government planned was not to address the public housing needs but to trigger the problem of inadequate community facilities, making all residents in Sha Tin suffer.

14. The views of Mr LI Sai-wing were summarised below:

- (a) the STDC had been committed to rectifying the mistakes that the Government made in the planning for Sha Tin District. In respect to the plots of land reserved for open space, he was concerned about whether the responsible departments (e.g. the LCSD) had resources for building facilities;
- (b) he asked whether the PlanD had considered and accepted opinions from the DC Members in the plan-making process. He quoted the example of Ma On Shan. At the STDC meetings, especially at the meetings he presided over as the Chairman of the Traffic and Transport Committee (TTC), he heard time and again problems regarding the chronic lack of parking spaces in Ma On Shan, especially parking spaces for commercial vehicles such as trucks and nanny vans, and asked the department to keep closer tabs on public sentiments in the plan-making process. Therefore, he was quite disappointed with this paper, for this paper showed that the department had long turned a deaf ear to members’ opinions;
- (c) apart from the persistent request of incorporating market into municipal services building, he also requested the Government to set up bazaars in Ma On Shan. In addition, he said members were willing to convene meetings with the department to discuss planning matters of Sha Tin and provide comments for concerted work; and
- (d) he asked the expected population size in Sha Tin District that would make the Government stop housing development in the district. He also pointed out the high severity of traffic congestion problems facing all areas in Sha Tin.

15. The views of Ms TUNG Kin-lei were summarised below:

- (a) the overall planning of a city was vital to people’s livelihood development. As many members mentioned just now, the planning of Sha Tin had been disrupted. She did not mean to completely dismiss the efforts of department colleagues but thought that the Government could not make up the facilities owed to citizens even with 20 or 30 years’ efforts;

- (b) regarding the site reserved for community use in Sha Tin District, she noticed that many sites were reserved for leisure and cultural services and open space, but there was no similar site in her constituency Tai Wai, and only a site at Man Lam Road was reserved for building a clinic. She said she had repeatedly reported that the Tai Wai Clinic adjacent to Man Lam Road was inaccessible by public transportation, so she wondered why the Government still decided to build an additional clinic in that place. Markets in Tai Wai District were both dilapidated and crowded, and the district had no library and suffered from a chronic shortage of parking spaces. If the clinic was planned to be built in a location without transport support, the plan would only disappoint residents in the district;
- (c) she asked the Government to build a complex in Tai Wai to provide facilities the district had been lacking; in that way, residents there did not need to rely on Sha Tin Town Centre and the goal of self-sufficiency as referred to in the briefing could be achieved;
- (d) the population in Sha Tin District was expected to rise to 720 000 in 2024 and the population in New Territories East would also keep increasing; by that time, Sha Tin would continue to suffer from traffic pressure from New Territories East. She was concerned about what measures the Government had to alleviate the traffic problem facing the district as residential buildings would be erected in Sha Tin one after the other; and
- (e) she asked about how to use the site vacated after relocation of Sha Tin STW in future.

16. The views of Mr TONG Hok-leung were summarised below:

- (a) as stated by members, if the Government only focused on building houses but ignored building of auxiliary community facilities, the planning would be doomed to fail. For example, Mei Tin Estate, which accommodated 20 000 residents, had no market and the small bus terminal there could only accommodate a few buses. Although carpark was built therein later, parking spaces were still insufficient, especially parking spaces for commercial vehicles. Heung Fan Liu Street was very narrow and thus often crowded. The examples above reflected that the planning could not meet the residents' needs; and
- (b) the paper made no mention of the persistent request of the DHC to build a municipal services building in Tai Wai. He said Tai Wai had long been lacking a library and vehicles were parked indiscriminately there. He said despite the land shortage in Tai Wai, he believed the land space could be released for building a complex by changing the land usage.

17. The views of Mr HO Hau-cheung were summarised below:

- (a) nearly half of the members vied for expressing their opinions on the matters arising, which showed members laid great emphasis on the planning for this district and also held different views on the work of the department;

- (b) according to his views expressed for the Government's consultation for *Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030* (Hong Kong 2030+) at the previous meeting, he opined that both the Bureau and the PlanD should take a hard look at the planning work made over the past decades. He said the briefing made today could provide a better picture of the planning history of Sha Tin over the past 50 years as well as the development of Ma On Shan in the last 30 years. He hoped that the incumbent District Planning Officer could carefully review the past planning work;
- (c) he said the amount of land was limited and reclaiming land from sea, levelling mountains or moving facilities into caverns could only provide limited amount of land. Another important planning element was population. The current population in Sha Tin was 660 000, and as mentioned by other members, he wondered whether there was any upper limit on the population in Sha Tin. Accommodating unlimited population with limited land resources would surely give rise to great conflicts. The third planning element was government policy, such as Hong Kong 2030+ and the HKPSG. The aforesaid elements were interlocked. Meanwhile, he opined that the Government's allowance of the increase in plot ratio from 5 to 6 and building of "infill buildings" in recent years reflected that the Government did not face up to the problems of population surge and sluggish development of people's livelihood facilities at all. He also believed that the District Planning Officer kept silent about the aforesaid problems; and
- (d) regarding the mistakes and imbalances of the past planning for Sha Tin District, e.g. auxiliary facilities could not cope with the rising population in Tai Wai District, he hoped that the PlanD could learn from history and conduct more reviews and propose new direction.

18. The views of Mr WONG Hok-lai were summarised below:

- (a) after taking a careful look at the picture of sites for community facilities in Sha Tin District as set out in Annex I, he felt deeply disappointed, for there had been no plan for years for building a library in Tai Wai, a community with 200 000 residents. The department had refused to build any library on the ground of no land resources, but the Government constantly erected "infill buildings" at the same time, e.g. Mei Pak Court and Mei Tin Court. Community facilities in Tai Wai were far less than those in other areas of Sha Tin, but the population of Tai Wai kept rising;
- (b) he asked what the open space highlighted in green implied, e.g. some plots of land along Shing Mun River around Che Kung Temple Station had been cycle tracks and open spaces, he wondered why the Government made another reservation therefor; and
- (c) a sports centre would be built in To Shek, but recently a complex was erected in Yuen Chau Kok nearby. He asked what the reasons for building the centre were as the site of the project at To Shek was not easily accessible. He questioned whether the Government just casually looked for some sites to build these facilities owed to Sha Tin, which as a whole lacked many of such facilities.

19. The views of Ms Iris WONG were summarised below:

- (a) taking Shek Mun as an example, planning must involve traffic. Therefore, the past discussions on rezoning of Shek Mun had aroused strong opposition;
- (b) apart from members' concern about people's livelihood, she reminded that attention should also be paid to refuse disposal and problems relating to life, ageing, sickness and death. A refuse transfer station and a columbarium would be set up at Shek Mun. She said the paper did not mention any plan concerning the refuse and burial areas - two obnoxious facilities. She would not like to see the planned sites of other districts would be rezoned by the Government at will for building facilities in immediate need in future and also did not want to see that the Government would expand the original facilities in future in response to the greater demand for refuse disposal and burial service, as Shek Mun could no longer withstand more pressure in this respect;
- (c) the early development plan of Sha Tin focused on developing Tai Wai, Siu Lek Yuen and Fo Tan into industrial areas and now all districts had begun to undergo transformation. For example, Tai Wai had been changed into a mixed district consisting of residential and industrial areas, which were separated by a river channel. However, as Tai Wai had been completely developed, it was hard to find plots of land for building facilities to fulfill the goal of the so-called self-sufficiency in line with the planning concept; districts including Shek Mun and Siu Lek Yuen had now developed into industrial and commercial areas. She asked what concept and plan the PlanD had to transform communities and at the same time add facilities to serve the demand of the whole Sha Tin District as additional buildings were continuously erected in the district; and
- (d) she was concerned that the department sized up the overall demand of Sha Tin District only by the total area of open spaces. Each open space was also very important to the district. She hoped the Government would not resume the sites at will.

20. The views of Mr Billy CHAN were summarised below:

- (a) although the department said the existing cycle tracks in Sha Tin were well-constructed, in fact, there were at least eight to nine break points along cycle tracks from Tai Wai to Ma On Shan and even to Tai Po. Cyclists often had to cross the road or proceeded on foot. He asked whether the PlanD had any plan to improve cycle tracks. A working group under the STDC had proposed funding application to improve the existing cycle tracks, and even extending the cycle tracks to New Territories West;
- (b) given the low accessibility of To Shek, and Yuen Chau Kok Complex had been erected in its vicinity, he asked why a sports centre was intended to be built in To Shek. He also wanted to know the differences between a sports centre and a complex in terms of supporting facilities;

- (c) he learned from the Policy Address that a feasibility study on Pak Shek Sports Park was now underway, but given the efficiency of the Government, he believed it would take quite a long time. Currently, there was a golf driving range at the site. He asked how the Government could persuade the relevant stakeholders to vacate the site for building facilities; and
- (d) Kai Tak Sports Park was now under construction and was expected to be completed in 2022, but the Government wanted to simultaneously rebuild the Hong Kong Stadium. He asked whether the Pak Shek Sports Park was regarded as a large-scale planning project and whether the Government would take back or dismantle other sports facilities in the district after its completion.

21. The views of Mr Wilson LI were summarised below:

- (a) he and residents had clearly conveyed their opposition to Ma Liu Shui reclamation earlier. He had also expressed his objection to Ms Carrie LAM Cheng Yuet-ngor on a certain occasion;
- (b) he hoped that there would be no more “infill buildings” and “wall-effect buildings”. He knew that currently, some buildings in Wu Kai Sha were constructed in ladder style, which were better than the “wall-effect buildings” in Tai Wai;
- (c) as cycle tracks in Sha Tin were disconnected, he hoped the cycle tracks were not only connected to Sha Tin District but also to Tai Po and even to North District so as to achieve three benefits of cycling: offering convenience to citizens, encouraging doing more exercises and saving money;
- (d) the traffic problem facing Ma On Shan was very severe, with inadequate parking spaces. Area 103 was originally a vacant land for building carpark. He asked whether two to three floors could be reserved for building carpark in planning the building of the complex so as to alleviate the shortage of parking spaces. He said the number of vehicles must be controlled, but the shortage of parking spaces was also an indisputable fact. He required reexamining the planning standards of parking spaces;
- (e) he required building heated swimming pools in Ma On Shan;
- (f) given that over 200 000 residents in Ma On Shan had a huge demand for medical services, he requested the Government to work out a long-term medical service plan, including clinics and accident and emergency departments, for the district;
- (g) three or four land parcels in the vast Wu Kai Sha had been sold, but they were not marked in the picture of potential sites for housing development in Sha Tin District in the briefing. He hoped the Government would not overdevelop Wu Kai Sha; and
- (h) the Pak Shek Sports Park would be equipped with cycling and golf equipment. He requested the Government to conduct consultations regarding the project to make good use of the site.

22. The views of Mr James CHAN were summarised below:

- (a) he strongly opposed to the reclamation at Ma Liu Shui and any other site in Hong Kong and development projects in country parks. He said the total area of brownfields in Hong Kong exceeded 1 200 hectares, which was almost equivalent to the total area of over 60 Victoria Parks. He held that the Government should not commence the projects related to reclamation or use of the land in country parks before considering the use of brownfields. They would endeavour to protect country parks and coastlines in Hong Kong;
- (b) he said the paper did not provide the planning information of the FEHD markets, bazaars and heated swimming pools in the district. He said given the rising population in Ma On Shan, citizens there, especially elders, had nowhere to swim in cold days;
- (c) there were no commercial buildings in Ma On Shan. He suggested that vacant land be allocated to build commercial buildings;
- (d) quite a few primary and secondary schools in Hong Kong were under-enrolled. He said as some schools in Ma On Shan District had to recruit students from Shenzhen, he could not understand why the Government proposed to build a primary school at On Chun Street; and
- (e) more than 900 000 mainland people with One-way Permit had settled down in Hong Kong since 1997, but they did not report such information as age, sex, education background and even health status upon their entry. Therefore, he held that the planning work of the PlanD was full of difficulties. He hoped the next-term government could reclaim the authority of vetting One-way Permits; in that way, the planning work of Hong Kong could smoothly proceed.

23. The views of Mr YIP Wing were summarised below:

- (a) he strongly opposed to Ma Liu Shui reclamation. He said over 10 000 residents had lodged objections earlier and asked whether the Government had considered shelving the plan and listening to the opinions of residents;
- (b) the site enclosed by wire fences outside Vista Paradiso had been zoned as open space many years ago, but no one followed up. In addition, there had been no heated swimming pools in Ma On Shan over the years. It was constantly heard that the relevant facilities would be built in Area 103; and
- (c) commodity prices and price of parking spaces in Ma On Shan District rose fast, but the paper did not mention any information of FEHD markets. He said many markets of housing estates outside the district were owned by Link Asset Management Limited (Link). Therefore, he requested the department to reflect that public markets were needed in Ma On Shan and the community needed long-term planning.

24. Mr Tiger WONG said the paper did not mention how to plan to make good use of the spaces under 144 flyovers in Sha Tin District. As various members just now required building of various community facilities, he hoped the PlanD would study whether it was suitable to set up community facilities under flyovers.

25. The views of Mr YAU Man-chun were summarised below:

- (a) the available 2.72-hectare land at the bank of Shing Mun River around Che Kung Temple Station was zoned as open space, and he worried that the Government would rezone the land to build “infill buildings” in future. Meanwhile, he asked how to use this land parcel in future. As the land parcel was close to Jat Min Chuen and Chun Shek Estate, if the Government really used the land as an open space, citizens would benefit therefrom;
- (b) regarding the sports centre and secondary school in To Shek, he said he felt the same as the member who expressed his surprise just now. He said the site was inconveniently located but was close to To Shek Street of Shui Chuen O Estate. Residents could get benefits if the construction of facilities could be completed as soon as possible;
- (c) there were a total of 18 buildings in Shui Chuen O Estate, accommodating 30 000 people. He said the past planning was improper; as a result, the external traffic of the housing estate remained inconvenient up to now and the parking spaces at carparks were extremely inadequate. The PlanD passed the buck to the Housing Department (HD), which, however, said the number of parking spaces built was decided according to the standard ratio. He said the police on one hand often issued penalty tickets against vehicles illegally parked in the estate and on the other hand failed to step up inspection against traffic blackspots. Another planning blunder was a primary school to be built at a hillside site of Shui Chuen O Estate. As the primary school places in the district were in tight supply, he was dissatisfied that the consultation for building a primary school was not conducted until recently and the primary school would not be completed until 2018. In fact, the Education Bureau (EDB) was also concerned about whether three school nets in the district were adequate to meet the needs of school children in Shui Chuen O Estate; and
- (d) he hoped the 1.35-hectare site on the mountain of Shui Chuen O Estate would really be used as an open space to serve the residents therein. He worried that the land would be used for building houses as it was heard that Shui Chuen O Estate Phase 5 would be developed. He strongly opposed to subsequent housing projects in Shui Chuen O Estate, which lacked a variety of auxiliary community facilities, including youth centre, community hall and so on, in addition to transportation facilities.

26. The views of Ms CHAN Man-kuen were summarised below:

- (a) the inadequate transportation facilities in the district seriously affected the life of citizens. Especially, insufficient parking spaces caused the problem of illegal parking, endangering the safety of roads and pedestrians. The department must conduct more studies on the relevant planning. She wondered whether the Government’s approach of discouraging driving by

limiting the number of carparks to control the number of vehicles could actually solve problems. She requested the PlanD to ensure that auxiliary community facilities were sufficient to meet public needs in planning housing development;

- (b) although there would be five plans in regard to medical and social welfare facilities, the two projects therein including the Union Hospital's extension block and the CUHK Medical Centre were all private medical services and seemingly targeted at middle-class citizens, and grass-roots citizens might not be able to afford the fees. Therefore, she asked to which extent local residents could substantially benefit from the above planning; and
- (c) she asked about the scale of the clinics near Man Lam Road and Hin Yiu Estate.

27. Mr NG Kam-hung held that this paper had one thing in common with the Hong Kong 2030+ discussed at the previous meeting as they both described such aspects as young people and traffic but made no mention of planning of burial service. Although the Government now promoted green burials, it was still not widely received by the public.

28. The views of Mr CHAN Nok-hang were summarised below:

- (a) Sha Tin District faced a great challenge in parking. For example, quite a few carparks under the management of Link could not accommodate large seven-seat vehicles due to its height restriction in the old-fashioned architectural design. Private housing estates either had no parking spaces or charged exorbitant rents, generally HK\$5,000 to HK\$6,000 a month, for parking spaces. Given inadequate parking spaces, there was often nowhere to park vehicles. Large vehicles like coaches or container trucks could be parked in temporary open carparks in earlier days, but as the plots of land of these temporary carparks were successively resumed, owners could only park their vehicles at the roadside, which was not only illegal but also endangered road safety. He said the paper did not refer to the above problems at all; and
- (b) the Government kept looking for land to build houses, but many completed private buildings were sold at prices many Hong Kong people could not afford, so that quite a few units were left vacant.

29. Mr WAI Hing-cheung said quite a few members were absent from the meeting today, but they didn't know in advance that they could report their opinions on planning to the District Planning Officer by this meeting paper. He hoped the District Planning Officer would not consider the discussion today as a collection of opinions. If the PlanD hoped to listen to the opinions of the STDC regarding land reservation or planning in Sha Tin, he deemed that the District Planning Officer could put forward opinions by way of an independent agenda at the DC meeting in a short time so that absentees today would be able to discuss with them.

30. The views of the Chairman were summarised below:

- (a) she agreed that the District Planning Officer was sincere to discuss with members and listen to the opinions of members regarding the development of

Sha Tin. She said she had suggested to the District Planning Officer before the meeting that more time should be granted to DC Members to express their opinions on planning issues of Sha Tin. Therefore, she sincerely invited officers to hold another meeting to have DC Members focused on discussing the future planning and development of Sha Tin. She wanted the Secretariat to assist the PlanD in arranging occasions to enable all DC Members to fully discuss problems of various areas and planning for Sha Tin;

PlanD

- (b) regarding the meeting held on 5 January this year and opinions expressed by members just now, she hoped the PlanD would give an account of such issues as the use of 28-hectare plot of land vacated after relocation of Sha Tin STW, the way the North-South Transport Corridor would divert the traffic of Sha Tin in future, the projected population in Sha Tin and the relevant standards, the water quality problem of Shing Mun River and the way to develop water sports on Shing Mun River, development direction of caverns, development of underground spaces and selection of Housing for Senior Citizens; and
- (c) she required changing the plan of building a sports centre in Fo Tan Industrial Area into building a complex accommodating a carpark. In addition, she said MTR Fo Tan Station should be extended as soon as possible and be equipped with more entrances and exits, including those entering and exiting Ficus Garden and Royal Ascot, to divert the passenger flow. Fo Tan Industrial Area would see five PRH buildings, two HOS buildings and at least eight private buildings erected successively around 2020. As it took time to extend the station, it was very important to make proper planning as soon as possible.

31. Ms Jessica CHU gave a consolidated response as follows:

- (a) she listened to the opinions of various members at this meeting so that the department could better understand the thoughts of various members, which could facilitate the department to prepare for related discussions in future and provide reference therefor. She welcomed DC Members to exchange their opinions with the PlanD at any time regarding planning issues of various areas, such as land use and reservation of land for auxiliary facilities;
- (b) regarding the overall planning of Sha Tin District, she agreed to the suggestion of members concerning making the best use of land. For example, the land reserved for building a sports centre could also be used for building other facilities like carpark so as to make good use of land resources;
- (c) the Government attached great importance to the traffic problems in Sha Tin District and said the relevant departments were now actively studying the solutions to the problems of parking and illegal parking;
- (d) Sha Tin District took the lead in relocating the Sha Tin STW to the cavern. She said the relevant departments were now studying how to use underground spaces in other areas;
- (e) there were quite a few villages in Sha Tin District and she said the Government had reserved plots of land for Village Type Development;

- (f) she had noted the opinions just put forward by members on Ma Liu Shui reclamation and said the relevant departments were conducting a technical feasibility study on the project of Ma Liu Shui reclamation. The 2017 Policy Address also stated that the planning and engineering study on Ma Liu Shui would be conducted as soon as possible and public opinions would be collected in a timely manner;
- (g) as to the problem of cycle tracks, such as circuitous and discontinuous routes, she agreed there was room for improvement and said the relocation of Sha Tin STW would provide an opportunity to further optimise cycling facilities including cycle tracks;
- (h) regarding the proposal to build a library in Tai Wai, the PlanD had identified some sites for consideration by the LCSD and would continue to discuss with the LCSD;
- (i) she clarified that the department did not withhold information on eight potential sites for housing development in Ma On Shan, and the Civil Engineering and Development Department (CEDD) was also conducting relevant feasibility studies and would report to members in due time and conduct consultations provided that the information was adequate;
- (j) she held that the idea of revitalising spaces under flyovers to accommodate facilities was worth considering, for which the “Fly the Flyover Operation” of Kowloon East was of reference value; and
- (k) to satisfy the strong demand of citizens for niches, the Government endeavoured to increase the supply of public niches and required the various districts in Hong Kong to share the responsibility for developing columbarium facilities. Regarding the Sha Tin District, the Food and Health Bureau (FHB) had planned to build a public columbarium at On Hing Lane of Shek Mun in Sha Tin.

32. The views of Ms Iris WONG were summarised below:

- (a) the population of Sha Tin was now 660 000 and kept rising, and the columbarium at Shek Mun would provide 40 000 niches. She doubted whether the number of niches would be adequate to cope with the demand of Sha Tin in the next 10 to 20 years and whether the department could ensure that the demand for niches would not increase in the next 10 to 20 years. She requested the Government to make early planning; and
- (b) the refuse transfer station at Shek Mun received refuse transported by up to 300 vehicles every day. Apart from dealing with refuse in Sha Tin, the transfer station also handled refuse from Tseung Kwan O. As the community of Shek Mun was under transformation, she asked whether the Government would consider relocating the above obnoxious facilities to some newly developed sites.

33. The views of Mr Michael YUNG were summarised below:

PlanD

- (a) he reiterated that the Government owed Sha Tin residents a lot of community facilities. He said the PlanD only pointed out which plots of land had been reserved for planning, but did not specify the start date of reservation. He again requested the department to provide supplementary information at the next meeting;
- (b) as the Policy Address mentioned potential sites for housing development, he asked why the department did not specify the locations, areas and area ratios of these sites. He said the tender document CE 80/2014 of the CEDD contained the information on eight potential sites for housing development in Ma On Shan; and
- (c) he reiterated that Sha Tin had undertaken excessive public and private housing developments. Meanwhile, the plots of land originally used as temporary car parks were resumed one by one to build houses, causing the shortage of parking spaces in Sha Tin, with illegally parked vehicles everywhere. He criticised that the HKPSG failed to keep pace with the times and said it was hard to imagine that even a parking space for a medium-sized vehicle was unavailable in a housing estate; as a result, owners making a living on driving commercial vehicles had nowhere to park.

34. The views of Mr Wilson LI were summarised below:

- (a) residents in Tai Wai could only use library services in Sha Tin over the years. He was disappointed that no library had been built in Tai Wai up to now;
- (b) given the rapid development, Wu Kai Sha now had Lee On Estate, Monte Vista, Lake Silver and Double Cove, etc. Four housing estates would also be successively erected in future and there would be four or five potential sites for housing development available. Therefore, he requested the PlanD to plan as soon as possible the plots of land around Wu Kai Sha in Ma On Shan for medical and social welfare facilities; and
- (c) regarding the frequent enquiries of residents about building Pak Shek Sports Park, he requested the department to conduct a comprehensive consultation on the project, so that the facilities to be provided by the project in future could better cater to public needs.

35. Mr Tiger WONG requested the department not to work behind closed doors but to cooperate more with the TD in planning. Especially, the PlanD should fully communicate with the TD about parking facilities in the district to avoid focusing again on traffic problem during discussion with DC Members in the future.

36. Mr YIP Wing said he was disappointed that no FEHD markets would be built due to lack of land and said no more houses should be built in Sha Tin since there was a land shortage. He said the land shortage should not be the excuse for planning and citizens in the district indeed faced high commodity prices. In addition, he held that the Government should resume the land for Fanling Golf Course and said due to policies of the incumbent government, many housing projects had been completed in Sha Tin.

37. Ms TUNG Kin-lei requested the government departments to emphasise communication with communities and reiterated that it was necessary to build an integrated services complex in Tai Wai. She hoped the department would no longer keep residents waiting.

38. The views of Mr CHIU Man-leong were summarised below:

- (a) regarding the plots of land zoned as open spaces but currently used as temporary carparks, he requested the department to give an account of how those vehicles would be handled after the land resumption in future, and
- (b) leisure and cultural services and recreation and sports facilities were in serious shortage in On Tai Constituency and local residents often had to go to Ma On Shan Town Centre or Sha Tin Town Centre to enjoy facilities. The population of On Tai Constituency and Chevalier Garden came to 40 000 to 50 000, and the subsequent Yan On Estate Phase II and Subsidised Sale Flats Development at Ma On Shan Road in the vicinity would further push up the population. Therefore, he requested good utilisation of the land in Area 73 near Kam Tai Court, i.e. the Vehicle Detention Centre of the Customs and Excise Department. To his knowledge, the centre would be relocated within one or two years. He hoped the land released could be properly used to develop a large-scale leisure and cultural services centre. Regarding making good use of the land for leisure and cultural projects, he said two provisional motions had been put forth and won the support from other members. On the other hand, residents in the district were actually affected due to the relocation of Sha Tin STW. He opined that the construction of leisure and cultural facilities was also a compensation to residents in the district.

39. Mr LI Sai-wing reiterated his hope that the District Planning Officer would consider the feelings of 660 000 people in Sha Tin and required discussing with the District Planning Officer on other occasions. The STDC had received quite a few bottom-up requests from the public. He hoped the department would adopt their opinions in planning.

40. Ms Jessica CHU gave a consolidated response as follows:

- (a) at the current stage, the FHB was promoting the district-oriented columbarium development plan and launching publicity and promotional activities for encouraging green burials or sea burials. Apart from the project of columbarium at Shek Mun, she was willing to further discuss the relevant issues with Ms Iris WONG and report members' opinions on the relevant issues to the FHB;
- (b) she reiterated that the CEDD was studying the eight potential sites for housing development in Ma On Shan and the department would conduct consultation after everything was ready;
- (c) regarding the opinions on the FEHD markets, she said the current development trend was mainly mixed-use development. If the project could be designed to accommodate other community facilities, cooperation would be provided to the greatest extent according to the requirements of the relevant departments;

- (d) the TD would consider how to deal with vehicles in the temporary carparks when the plot of land currently used as temporary carparks were required to be resumed for open space development in future; and
- (e) she reiterated that regarding the opinions members put forward on the needs of various communities, the department would report to and discuss with the relevant departments including the FHB, the EDB, the TD, the FEHD and the LCSD.

41. The Chairman said all members were very familiar with the development of their constituencies and even the whole Sha Tin District and hoped there would be an opportunity for members to focus on discussing the issues and exchange opinions in the near future.

42. Members noted the above paper.

Discussion Items

Proposed Estimates under Expenditure Head 2 of 2017/2018 (Paper No. DH 8/2017)

43. Members endorsed the above paper unanimously.

Draft Tai Po Kau Outline Zoning Plan No. S/NE-TPK/1 (Paper No. DH 9/2017)

44. The Chairman welcomed Ms Channy YANG, Senior Town Planner / Country Park Enclaves and Ms Phoebe HO, Town Planner / Country Park Enclaves of the PlanD to the meeting.

45. Ms Channy YANG gave a brief introduction to the contents of the paper.

46. The views of Mr Michael YUNG were summarised below:

- (a) it was learned from the report made just now that the PlanD had received no objection and currently the draft was presented as per the *Town Planning Ordinance* (Ordinance) and then opinions would be collected. He asked when the draft was expected to formally take effect if no objection was received;
- (b) he asked whether it was true that nobody lived in the “Conservation Area” shown in the draft; and
- (c) he asked which departments the PlanD would cooperate with to keep a close eye on the scope of “Conservation Area” shown in the draft to protect the area from man-made sabotage and which ordinances it would base on to prosecute the offenders and pursue responsibilities.

47. Ms Channy YANG gave a consolidated response as follows:

- (a) she clarified that *Draft Tai Po Kau Outline Zoning Plan No. S/NE-TPK/B*

covered both the land near Ngau Wu Tok and the land near Tai Po Mei, of which the latter fell within the scope of Tai Po District Council. Regarding the draft plan, the PlanD had not only received opinions from STDC, environmental / concern organisations and individuals, but also had received objections when consulting Tai Po District Council and Tai Po Rural Committee earlier. After seeking professional advice from the relevant departments, the PlanD submitted the opinions and advice to the Town Planning Board (TPB) for further consideration. On 20 January 2017, the TPB decided not to revise the land use zoning in the draft plan and endorsed to gazette the draft plan (recoded as *Draft Tai Po Kau Outline Zoning Plan No. S/NE-TPK/I*) pursuant to the Ordinance. *Draft Tai Po Kau Outline Zoning Plan No. S/NE-TPK/I* took effect as a statutory plan on 10 February 2017 and was available for public inspection for two months starting from that day. Any person who had opinions on the draft plan might directly make a written statement to the TPB during the period when the draft plan was displayed. The TPB would hold a hearing to consider the statements and opinions received regarding the draft plan. Those who had made statements and proposed opinions could all attend the hearing; after the hearing, the TPB would decide whether to propose to revise the draft plan according to the relevant statements;

- (b) no “Village Type Development” zone was designated in the area covered by the draft plan. Upon verification by the Lands Department, the PlanD confirmed that the area covered by the draft plan did not cover any recognised village and did not fall within any “village environs”; and
- (c) as that area was of high conservation value and landscape value, the department prepared a statutory plan pursuant to the Ordinance three years ago, with a view to regulating the area. In case of any unauthorised development in the area, the department could take regulatory action according to the Ordinance. She added that for other conservation measures, regulatory action could also be taken according to the relevant legislations such as the *Forests and Countryside Ordinance* of Agriculture, Fisheries and Conservation Department.

48. The Chairman declared discussions on this issue closed and reminded the persons who intended to make statements that the draft plan would be displayed until 10 April this year.

Information Papers

Subsidised Sale Flats Development at Ma On Shan Road and Public Rental Housing Development at Hang Tai Road (Yan On Estate Extension)
(Paper No. DH 10/2017)

49. Ms CHIM Sau-yi, Senior Architect (2) of HD, gave a brief introduction of the contents of the paper.

50. The views of Mr Michael YUNG were summarised below:

- (a) he held that the paper mentioned should be discussion paper and asked why

it was regarded as information paper. As far as he knew, regarding allocation of new land, the department should first seek the approval of the STDC before filing an application to the TPB. In this regard, he asked the Secretariat to give an explanation;

- (b) he said the chief architect originally responsible for the plan and its team had been replaced. At the workshop held at Heng On Estate on 23 November 2013, the public made inquiries in four groups and expressed their appeals regarding Yan On Estate Phase II Extension and new HOS estate projects, but the department turned a blind eye to that;
- (c) he showed the paper No. 9/2015 of the TTC of Kwun Tong District Council and said the district had recorded the department's responses to the public opinions on the projects when the district sought advice on land development. He asked why there were no such responses in this paper;
- (d) he cited the requests made at the meeting of the DHC in March 2016 that the footbridge be connected to the two bus stations planned to be built, so as to facilitate the residents on the two sides. Moreover, he opined that the road should be designed to facilitate the disabled. He displayed the plan of the barrier-free access obtained from the department, and said if the access was designed as per the plan, passengers needed to pass three crossings after getting off buses and then get on the footbridge to return to their residences. Residents of Yan On Estate needed to pass the shopping centre, the footbridge and two crossings to get to the bus station;
- (e) he displayed the paper to show that when the CEDD carried out site formation works for building Choi Ying Estate and Choi Tak Estate back then, it had reserved land for connection to MTR Kowloon Bay Station and no delay occurred in construction of its footbridge, and nothing like the case of Shui Chuen O Estate had happened, namely, the keys of all buildings had been distributed, but the lift towers had not been completed till now; and
- (f) he displayed the pedestrian route map of Anderson Road Quarry Site and said the paper had clearly set out each pedestrian route from On Tat Estate to the facilities nearby. But this paper did not provide similar information. Besides, he questioned the department why it had not yet provided the relevant traffic impact assessment report. He was disappointed that all kinds of information were missing in the paper and no solution was provided for the problems, which made it difficult for the council to have a discussion.

51. The views of Mr CHENG Tsuk-man were summarised below:

- (a) he said the aforesaid housing development plans would lead to a population increase of nearly 10 000 in the future, but neither of the two plans covered markets. He worried that the residents would swarm to Heng On Estate Market nearby in the future. He said Heng On Estate Market was very crowded and had reached its maximum capacity at present and it was impossible to accommodate the new comers in the future. He hoped the department could solve the problem and said the department had not provided any relevant

information in this paper;

- (b) although the adjacent Kam On Court and Heng On Estate had parking lots and there were many parking spaces, vehicles were parked everywhere on the vehicular accesses in and outside Heng On Estate, which was dangerous for buses to make a turn. He said the new HOS estates could accommodate more than 1 000 people, but the paper showed that the number of parking spaces remained unchanged. Therefore, he worried that illegal parking might appear in the future;
- (c) he asked why the new HOS estates could house an additional some 1 000 people after the number of buildings therein was reduced from six to five; and
- (d) he asked what types of commercial facilities were included.

52. The views of Mr CHIU Man-leong were summarised below:

- (a) the project had no similar commercial facilities in its vicinity and was inconveniently located. He asked about the reasons for building additional commercial facilities and the actual height of commercial facilities occupying an area of about 2 200 m² as mentioned in the paper;
- (b) the number of buildings of the new HOS estates was reduced from six to five, but about 400 additional flats would be provided. He asked whether the per capita area of the flats decreased as compared with the plan in the paper submitted before. He was concerned about the life quality of Hong Kong people and said it was an act of putting the cart before the horse if the area of the flats was reduced and the department only aimed to pursue quantity;
- (c) Yan On Estate and On Tai Constituency had always been in need of a market and many residents there needed to walk to Heng On Estate for shopping. The distance was as long as that between two MTR stations. He asked whether a market would be set up in the increased area of 850 m² resulting from Yan On Estate Extension to benefit the over 10 000 residents in Yan On Estate, Yan On Estate Phase II and new HOS project on Ma On Shan Road; and
- (d) he noted that the location of the footbridge had been changed. As mentioned by a member just now, it was once requested in the past that the footbridge be connected to the bus stations on both sides of Ma On Shan Road, so that passengers boarding and alighting the buses did not need to cross many roads before returning to their estates. Meanwhile, after change of the location of the footbridge, the two buildings of the new HOS estates on Ma On Shan Road near Tai Shui Hang Station became inconvenient as if they were isolated. It was inconvenient for access to Yan On Estate or Chevalier Garden. Moreover, although the two buildings were very close to Tai Shui Hang Station geographically, there was no subway or footbridge connecting to the northern end of Tai Shui Hang Station. Therefore, he asked the department to reserve an area for building an additional northern exit of Tai Shui Hang Station once the authority confirmed to do so in the future. He also asked the department to discuss with the authority on building a subway or footbridge connecting to

Tai Shui Hang Station so as to make up for traffic inconvenience.

53. Mr Tiger WONG was concerned that the number of buildings of the new HOS estates was reduced from six to five and the building height was slightly reduced, but the number of flats was increased by 400 and the population by about 1 250. He asked how much space each resident would occupy and did not accept that the residents' living space would become smaller and smaller.

54. The views of Mr YIU Ka-chun were summarised below:

- (a) he asked the department how it implemented the planning standards of buildings and held that the paper had just reflected the planning problem the members were always concerned about;
- (b) his concern was that additional commercial facilities would be provided for the new HOS estates, but the paper did not set out the area increased, height, and commercial purposes including retail, office or market;
- (c) his concern was that even the population increased, the number of recreation facilities remained unchanged. Moreover, the concerned site was relatively remote. He worried that insufficient parking spaces would affect drivers living in the area. He suggested building a two or three-storey underground carpark so as to solve the problem of long-term deficiency of parking spaces for commercial vehicles and serious illegal parking; and
- (d) by leaning from the experience of Shui Chuen O Estate, he said the department would install the deficient social welfare facilities in the newly built estates, but ignored the facilities needed by the estates, for example, there was no family service centre and youth centre in Shui Chuen O Estate as a whole. Similarly, residential care homes for the elderly would be built under the extension project of Yan On Estate, but there was no family service centre and youth centre, which were urgently needed by the area, under such project. He said it showed that the HD had not communicated with any department or drawn a lesson from Mei Tin Estate, Shui Chuen O Estate and Shek Mun Estate in the past. He said the HD had not carried out sufficient planning.

55. The Chairman concurred with the opinions of the aforesaid members and recalled the site inspection made together with Mr Michael YUNG and Mr CHIU Man-leong in the past to discuss in detail how to build the bus stations and their supporting facilities. However, given the information in the current paper, it seemed that the department did not consider the residents' needs in the future. Therefore, she held that the HD should seriously listen to and respond to the members' opinions.

56. Ms CHIM Sau-yi gave a consolidated response as follows:

- (a) the department had studied one by one the opinions collected at the workshop in 2013 and explored whether they were practicable and adoptable, for example:
 - (i) some resident once proposed that the number of buildings or the number

of floors of Yan On Estate Extension be reduced and the distance between buildings be expanded to let the residents have an open view and enjoy a comfortable orientation. She said the building height had been reduced and the view and orientation had been optimised to the extent possible;

- (ii) besides, the public had different opinions on the type of stores. For example, it was proposed that a wet market be built, but there were also worries that the market would lead to hygiene problem; and someone proposed to build a Chinese restaurant, but it was worried that large-sized stores would lead to monopolisation. As the newly built retail and social welfare building was not large enough to house all types of stores, the department, after considering all the opinions, would provide a combination of different stores in the newly built retail and social welfare building, including restaurants, retail stores, clinics, and stores and supermarkets selling fresh food, grains and oil. The opening hours of such stores would be longer than those of traditional markets, so as to facilitate the residents who bought groceries after work;
- (iii) regarding social welfare facilities, the department had kept discussing and contacting with the Social Welfare Department (SWD) in the past and providing additional residential care homes for the elderly was a response to the district and social demands. As there were two youth centres in Heng On Estate within a range of 500 metres and there was also one youth centre in Kam Tai Court within the range, the SWD was now reviewing the needs for youth services in the area and the department would try to provide cooperation and keep close communication with the SWD;
- (iv) regarding the residents' request for building a nursery, it was expected that a special child care centre and kindergarten would be built under the project;
- (v) as for recreation facilities, some residents worried about the noise from the basketball court. After studies, the department had relocated the court to the open space in the east in the hope of reducing the impact of the court's noise on the residents. Some residents proposed that an indoor stadium be built. Due to limited land, it was infeasible, but the residents could still use Heng On Sports Centre nearby. Besides, apart from the existing five-a-side football pitch and the relocated basketball court, the newly designed project also covered badminton court, half-sized basketball court, table tennis table, children's playground and elderly fitness equipment;
- (vi) regarding the residents' request for increasing green area, in the construction of buildings, the department would try its best to increase the green area. Apart from roof greening, vertical greening and ground greening were also considered. Moreover, open space would be provided;

- (vii) regarding the request for building additional public toilets, accessible toilets and nursery rooms were provided in the retail and social welfare building;
 - (viii) as for the residents' proposal for building a new government clinic, she said it was infeasible due to the limited space. The nearest government clinic was near MTR Ma On Shan Station;
 - (ix) regarding the residents' concern for use of the open space beside the Liquefied Petroleum Gas (LPG) filling station, she said the government land would be landscaped under the road improvement works; and
 - (x) regarding the residents' request for providing a cycle track connecting to Yan On Estate, the department would retain the existing cycle track and cycle parking area at the entrance of Yan On Estate. As for the Subsidised Sale Flats Development at Ma On Shan Road, the project had covered the entrance connecting to the cycle track beside the housing estate;
- (b) in response to Mr CHIU's and Mr CHENG's views on setup of a wet market, she said large space was needed and hygiene problem needed to be dealt with if a wet market was set up. Therefore, the department would take flexible measures to provide fresh food stores, grains and oil stores, chilled food stores and supermarkets to meet the residents' needs. The opening hours of such stores would be longer than those of traditional markets, so as to facilitate the residents who bought groceries after work;
- (c) in respect of pedestrian flow, the bus stations planned to be built on Ma On Shan Road would be located between the existing footbridge and the proposed footbridge. In response to the member who mentioned just now that passengers alighting buses needed to pass two entrances, she said those entrances were just vehicle entrances of the housing estates rather than crossings and the traffic flow was not high. Moreover, there were turnstiles for vehicles. As for the route to another bus station from Yan On Estate, the residents could go there through Hang Chi Street;
- (d) in response to Mr Michael YUNG who mentioned the development of projects at Choi Wan Road and Anderson Road just now, she said as far as she knew, the two projects were both located on mountains and footbridges and lift towers were needed for access to the facilities downhill. The project of the Subsidised Sale Flats Development at Ma On Shan Road discussed this time was located at a relatively flat site. So, there were differences between the two projects;
- (e) in response to the member who mentioned that the population increased but the facilities remained unchanged, she clarified that it was types of facility that remained unchanged, and in fact, the department would adjust the number of facilities to be supplied in proportion to the population. For example, the number of parking spaces in parking lots was determined according to the HKPSG and upon discussion with the TD. She said as the site of the

Subsidised Sale Flats Development at Ma On Shan Road was narrow and long and there were quite a few drainage pipelines underground which could not be moved, there might be technical difficulties if an underground parking lot was to be built;

- (f) in response to the member who asked why the number of buildings was reduced to five, but the number of flats increased, she replied the site area was enlarged, so the area of each building was increased and each floor could provide more flats. In response to the member's question, she said over half of the flats offered by the Subsidised Sale Flats Development at Ma On Shan Road were one-bedroom flats;
- (g) the plot ratio of 0.3 for the Subsidised Sale Flats Development at Ma On Shan Road was for commercial use and the purpose of building additional commercial facilities was to make the best use of the land. But, the facilities were not used for retail purpose, but were intended to be used as offices of government departments or organisations. The retail and social welfare building of Yan On Estate Extension was expected to be three-storeyed;
- (h) she added that the span of the footbridge was shortened in compliance with the detailed design of the road, so as to make it convenient for the residents to go to the bus station. In response to the proposal that a subway be built to connect Tai Shui Hang Station, she replied there was already one pedestrian subway connecting the station in the south of the project of the Subsidised Sale Flats Development at Ma On Shan Road; and
- (i) regarding family service centre and youth centre, the SWD was now reviewing the needs of Yan On Estate for youth centre and the HD would provide cooperation and keep close communication with the SWD.

57. Mr Alan YUEN, Civil Engineer (7) of HD, gave a consolidated response as follows:

- (a) regarding traffic and transportation, at the workshop in 2013, some residents said there were insufficient signages in the pedestrian subway connecting Sai Sha Road and Hang Fai Street. The department was informed by the TD that new pedestrian signages had been installed in this subway to show the directions toward Yan On Estate or MTR Heng On Station;
- (b) regarding increase of bus frequency, he learned from the TD that since the residents moved in Yan On Estate in 2011, the TD, together with The Kowloon Motor Bus Company (1933) Limited (KMB), New World First Bus Services Limited, Citybus Limited and Long Win Bus Company Limited, had gradually arranged 10 bus routes detouring via Hang Fai Street, namely, the bus station opposite Yan On Estate. The bus routes included KMB routes 43X (Yiu On - Tsuen Wan West), 81C (Yiu On - Tsim Sha Tsui East (Mody Road)), 85S (Yiu On - Hung Hom Ferry Pier), 89C (Heng On - Kwun Tong) and 281X (Yiu On - Tsim Sha Tsui East (Mody Road)), and jointly operated cross harbour routes 680B (Chevalier Garden - Admiralty) and 681P (Yiu On - Sheung Wan). The TD also undertook to continue cooperation with KMB to arrange the overnight

bus route N287 (Tsim Sha Tsui East (Mody Road) - Wu Kai Sha) to make a detour via Yan On Estate in the future. The frequencies of the aforesaid routes would be adjusted appropriately according to changes in customers' demands. Moreover, the TD mentioned that in considering the proposal for increasing bus routes, the department had to take into account the supply of the current public transport services, passengers' demands, passenger volume of the new routes, possible traffic burden and resource utilisation. Due to limited road and transportation resources, the TD encouraged the public to choose the existing public transport services and make full use of the bus interchange arrangements and bus-MTR interchange arrangements, so as to improve the operation efficiency of public transport services;

- (c) regarding the residents' request for increasing exits at MTR stations, the department had once communicated with the Highways Department and learned that when designing Ma On Shan Line previously, MTR had considered the need of 8-car train operation for Shatin to Central Link (SCL) in the future. Therefore, platform spaces of the stations along the line had been earmarked to support the 8-car train operation for the "East West Corridor" of SCL. MTR had made improvements for the platforms along Ma On Shan Line, covering platforms, station roofs, emergency fire exits, emergency escape staircases and electrical and mechanical facilities. MTR had planned and built SCL based on the current and future overall planning (including the number of people who needed such services in the areas along Ma On Shan Line) of the districts along the line, and would review whether the design could cater for future needs. After studies, MTR believed that the designs of Tai Shui Hang Station and Heng On Station could cope with the increased population resulting from the aforesaid two housing schemes. Therefore, MTR held for the moment that it was unnecessary to create any new exits. But, MTR would continue to keep a close eye on the traffic conditions in Ma On Shan and review the traffic arrangements in the district where appropriate, so as to take proper measures if necessary;
- (d) as for the request for creating new bus stations, he said apart from the aforesaid two public housing projects, there was another public works project nearby, namely, Road Improvement Works at Ma On Shan, for which advice had been sought from DHC last March. The project included building two new bus stations located at the southbound line and northbound line of Ma On Shan Road respectively, and increasing relevant pedestrian crossing facilities;
- (e) in response to the member who had provided opinions on the footbridge, he said the department had made a study and held a discussion based on the opinions collected at the aforesaid meeting of the DHC held last March, and held that sufficient and appropriate barrier-free accesses had been designed for the residents at present;
- (f) some residents were concerned about the problem of LPG filling station nearby and requested relocating it. The department had communicated with the Environmental Protection Department (EPD) and got a response that the filling station at Hang Yiu Street was an integral part of the LPG filling network of Hong Kong and was designed for LPG taxis and minibuses in support of less emission of waste gas. Therefore, it was indispensable for improving the air

quality. The LPG filling station at Hang Yiu Street was the sole and dedicated LPG filling station in Sha Tin and Ma On Shan Districts and provided LPG filling services for taxis and minibuses in the two districts. The Government had always encouraged industry players to go for LPG refilling in different time periods, so as to shorten the waiting time and reduce the impact on the nearby traffic and residents. The EPD said some taxi and minibus operators went for LPG refilling during off-peak hours. The EPD also responded that there was no relocation plan for the LPG filling station. Moreover, Hong Kong Housing Authority had completed quantitative risk assessment. After analysis and compilation by the professional engineering consultants and examination and approval by the Electrical and Mechanical Services Department, it was determined that the risk level was acceptable and complied with the provisions of the HKPSG on risk guidance;

- (g) in response to residents who requested increasing the number of large vehicle parking spaces at the workshop in 2013, he said according to the information from the TD, a new parking lot operated by means of short-term tenancy had been built in Area 73, Sha Tin near Kam Tai Court and there were parking spaces for large vehicles (such as heavy trucks and coaches). Currently, there was also a parking lot operated by means of short-term tenancy at Lok Wo Sha Lane, Ma On Shan, and heavy vehicles could be parked there; and
- (h) in response to Mr Michael YUNG's views on barrier-free access, he said the speed limit on a road section outside the Subsidised Sale Flats Development at Ma On Shan Road was 80 km/h at present, and there was no junction connecting the site for the moment. The road improvement works proposed at present included widening road surface, creating two new traffic lanes and building bus stations in some locations. The speed limit for the new traffic lanes was 50 km/h, which was the same as that for the traffic lane leading to the entrance of the estate. The speed limit at the exit of the estate was also 50 km/h, which was increased to 80 km/h on Ma On Sha Road or Sai Sha Road.

58. The views of Mr WONG Yue-hon were summarised below:

- (a) he opined that the HKPSG could not catch up with community needs in fact, but the department repeatedly emphasised that it had worked in accordance with the HKPSG. He asked why the department still had to discuss with the members at the STDC meetings since it had emphasised so; and
- (b) even if the department had planned the facilities as per the number required by the HKPSG, he did not think the locations of the facilities were appropriate. By giving an example, he said it was expected that there would be more youngsters than elders in the estate. Therefore, a youth centre should be built in Yan On Estate Phase II. He also asked whether it meant that the elders needed to go to Yan On Estate Phase II to use the facilities in the future if so many elderly facilities were set up there.

59. The views of Mr Michael YUNG were summarised below:

- (a) he expressed deep regret at the development of public housing projects by the HD because the team of the HD responsible for the projects failed to follow up and give an explanation regarding the previous discussions after personnel change. He said he had a meeting with the staff of the HD a few days before this meeting. It seemed that the staff of the HD had forgotten having collected residents' opinions at the workshop in 2013 until those opinions were provided at the meeting;
- (b) he emphasised that the aforesaid information had been submitted to the TPB earlier on, but they turned a blind eye to that;
- (c) the results of discussion on providing 10 additional bus routes with the TD were disappointing. He said only one bus route (NA40) had been opened since the workshop was held in December 2013;
- (d) for the purpose of carrying out housing projects by the HD, the concerned under secretary and political assistant had once made a visit to the district. He held that the department should learn about the appeals of the residents in the district. However, he held that the department completely failed to follow up and take action. He also said the staff of the HD did not visit the district until the Legislative Council (LegCo) planned to discuss the paper "B868TH - Road Improvement Works at Ma On Shan, Sha Tin". He held that with so many problems unsolved, it was improper for the department to seek funding from the LegCo; and
- (e) if the HD hoped to seek the consent of the members via this meeting and then apply to the TPB for rezoning, he did not believe the members would agree. Moreover, the HD was also required to make responses to all the opinions given by the members at the meeting and explain the solutions before submitting an application to the TPB. Otherwise, the residents would certainly hold that the STDC failed to fulfil its gatekeeper's role in the future, turning Yan On Estate Phase II into an isolated island.

60. The views of Mr CHENG Tsuk-man were summarised below:

- (a) the department had just mentioned that some residents reflected and worried that wet market might lead to hygiene problem. In this regard, he hoped to learn from the HD about the number of interviewees then and the number of persons who had such an opinion. He said he had lived in Heng On Estate for many years and found that even there were both wet market and supermarket in the estate, more people preferred to shop at the wet market. Therefore, he did not understand why the survey findings showed that the wet market would lead to hygiene problem. He also mentioned that the commodity prices in markets were generally lower than in supermarkets; and
- (b) if the residents moved in after completion of the housing projects in the future, there would be a significant increase in population and an increasing demand for bus services. However, the road of A Kung Kok Street was quite crowded during busy hours. Therefore, he asked whether there were any solutions to the road problem in the future, for example, how to ensure the emergency

vehicles would not be obstructed on the crowded road.

61. The views of Mr CHIU Man-leong were summarised below:

- (a) he was disappointed at the HD's response and said the department had concealed something and the information provided was incomplete. Moreover, he said that more presentation slides were displayed at the meeting as compared with the version held by the members;
- (b) regarding the department's response that over half of the flats offered by the Subsidised Sale Flats Development at Ma On Shan Road were one-bedroom flats. He asked about the saleable area of these flats and the number of people they could house;
- (c) he did not understand why the department decided to build three-storey commercial facilities. He advised the HD to consider rebuilding the existing parking lot in Yan On Estate into retail facilities and vacate some space in the newly built commercial building for building a market; and
- (d) in response to the HD which mentioned just now that there was an exit for traffic interchange at Tai Shui Hang Station at present, he said the residents needed to walk 15 minutes to get to the exit. He also said although the Subsidised Sale Flats Development at Ma On Shan Road was adjacent to Tai Shui Hang Station, it was separated by a road. Therefore, he asked the authority and MTR to build a footbridge or subway to facilitate the residents.

62. The Chairman asked whether it was necessary to submit this paper to the TPB and what the next procedure was. She held that the HD failed to provide sufficient information and its planning was unsatisfactory. Moreover, she asked the HD to give a response and an explanation on how to follow up the members' concerns, requests, questions and opinions on the works projects.

63. Ms CHIM Sau-yi gave a consolidated response as follows:

- (a) as for insufficient information, she said the information provided at this meeting was based on the development parameters within the project scope. As barrier-free access was related to the road design and bus station, the information about barrier-free access was supplementary information and was not included in the paper. If necessary, the information could be provided to the members after the meeting;
- (b) after reporting, the HD would apply to the TPB for planning permission pursuant to Section 16 of the Ordinance regarding the proposal for expansion of site area for Ma On Shan Road project;
- (c) she said the department had kept in contact with the DC Members for years and would try its best to respond to the members' opinions one by one;
- (d) the department had always followed the HKPSG in planning;

- (e) there had always been huge local and social demands for residential care homes for the elderly and the residents could benefit if residential care homes for the elderly were built in the estate. Regarding youth services, the SWD was now reviewing the needs for youth services in the area and the department would try to provide cooperation and keep close communication with the SWD;
- (f) in respect of personnel change, she clarified that only she had assumed office recently in her team and the team had endeavoured to follow up the matters discussed in the past;
- (g) as for bus routes, she believed the problem would be discussed in detail by another committee; and
- (h) regarding opinions on whether to set up a market, the department had made a study on retail facilities, concluding that there was not a strong demand as similar facilities were available nearby.

64. Ms Idee TAM, Planning Officer (8) of HD, gave a consolidated response as follows:

- (a) she said this information paper was intended to seek advice from the members and would not be used for application to the TPB. The HD would prepare another paper for its formal application to the TPB; and
- (b) regarding change of the development parameters and site area, the HD would apply for planning permission according to Section 16 of the Ordinance.

65. The Chairman said it was mentioned just now that an application would be submitted to the TPB. In this regard, she asked how the department would respond to the members' questions and requests before an application was submitted to the TPB. Moreover, the members did not know about the contents of the paper to be submitted by the department to the TPB. She asked whether the contents of that paper were identical to those of this paper.

66. Ms Idee TAM said an application would be submitted to the TPB based on the development parameters and scope proposed in this information paper. According to the TPB's procedures, public consultation would be arranged for the paper after the department submitted an application.

67. The Chairman asked the department how it would deal with the STDC's opinions and asked the PlanD to supplement how the TPB would deal with the planning application.

68. Mr Kenny LAU added that pursuant to Section 16 of the Ordinance, any person could submit to the TPB a planning permission application which included the application form and supporting documents that the applicant considered useful. The TPB would publish the relevant documents for public inspection and inform the councils of the relevant districts. Within the first three weeks after the application was published, DC Members and the public could submit opinions to the TPB regarding the application. The TPB would consider the relevant applications within two months.

69. The Chairman asked whether it was unnecessary for the department to seek approval of the STDC before submitting an application to the TPB and making it available for public inspection for three weeks. Mr Kenny LAU confirmed that the Chairman's understanding was correct.

70. Ms CHIM Sau-yi gave a consolidated response as follows:

- (a) regarding the members' concerns for the traffic arrangements of Tai Shui Hang Station, she said the relevant questions had to be dealt with by the TD and MTR. As for flat area, she responded that the units of the Subsidised Sale Flats could house 3.08 persons on average and it was expected that a one-bedroom flat could house three to four persons; and
- (b) she clarified that the commercial facilities would mainly be used as offices and were not intended to be used for retail purpose.

71. The Chairman understood that the department would also submit an application to TPB even if it failed to obtain the consent of STDC according to the procedure. However, she held that the department and STDC should interact with each other in carrying out their duties and the department should value members' opinions. Given that the department was expected to collect opinions when conducting public consultation for the planning application, she asked why the department did not collect opinions from STDC in advance. She held that the department should maintain close communication with other relevant departments or even invite them to tackle problems together. Therefore, she hoped the department to actively respond to this.

72. Ms CHIM Sau-yi said that if necessary, the department could give a written reply or arrange a meeting with the members for further discussion at any time. As for the issues that did not fall in its scope of responsibility, such as those related to traffic, station, etc., the HD could not reply unilaterally as other departments were involved.

73. The Chairman expressed her understanding, but hoped that the department could do well in coordination, conveying members' opinions, and promoting mutual communication and interaction so as to satisfy public needs. She believed that the department's representatives had already learnt from previous discussions that there were quite a few opinions solely at the meeting of the DHC.

74. The views of Mr Michael YUNG were summarised below:

- (a) he said he had met with the department's representatives before the meeting and provided quite a lot of information, but the department's performance at this meeting was barely satisfactory; and
- (b) Shui Chuen O Estate was already a painful experience and lesson. Given that quite a few housing projects would be carried out in Sha Tin District (e.g. expansion of Yan On Estate and Shek Mun Estate), the department must be well prepared and give thorough consideration. As such, he suggested that the Chairman should send letters to the Secretary for Transport and Housing and the Secretary for Development to report the problems in the district, including insufficient supporting facilities and the fact that members' opinions proposed at different occasions were not addressed. Meanwhile, it seemed that

the HD planned to rezone land in this way for building more houses. He reiterated that DHC did not intend to obstruct the Government from building more houses, but the fact that many problems were found before commencement of housing projects could not be neglected. Besides, he held that the department's submission of application in the form of information paper reflected its disrespect for DHC and the HD's reply that they were willing to convene a meeting to discuss the relevant issue was hardly meaningful. Therefore, he held that a letter should be sent to the concerned secretary to point out the improper handling method of the department; in his view, if the situation persisted, the Government should not build public housing estates in Sha Tin before the problems in the district were solved. He did not agree to submit rezoning application to TPB.

75. Mr WONG Yue-hon said the department's attitude showed that they thought they had answered the members' questions and were not willing to change the plan. If the HD was willing to change the plan in response to the abovementioned requests, he hoped the department to submit the revised details to STDC and make further explanation. If the department steadfastly refused to change the plan, he held that DHC should send a letter to the PlanD to express its objection to the rezoning application.

76. The Chairman said she was willing to send a letter in the Chairman's name to inform the bureau of members' requests and allowed Mr Michael YUNG to read his suggestions.

77. The views of Mr Michael YUNG were summarised below:

- (a) though this issue might only related to a community, it might still affect the public housing developments in Sha Tin District as a whole; and
- (b) he strongly requested that the HD, before applying to the Finance Committee of the LegCo for funding B868TH - Road Improvement Works at Ma On Shan, Sha Tin to release sites for Yan On Estate Phase II – Public Housing Development and Subsidised Sale Flats Development at Ma On Shan Road (northern and southern sections), was required to conduct in-depth studies about the opinions proposed at the two residents' meetings held in 2013, the two STDC meetings held in 2013 and the two STDC meetings held in 2016 and propose relevant solutions. The main points were:
 - (i) the footbridge connecting the two housing estates should properly lead to the bus stations on both sides of Ma On Shan Road for the convenience of residents in Yan On Estate and new HOS estates. As a result, the residents would no longer need to go up and down the footbridge and cross multiple carriageways, so as to avoid any danger;
 - (ii) to re-examine the social welfare facilities in Yan On Estate and build another youth integrated services centre in response to the residents' needs;
 - (iii) to build various types of parking spaces according to the current situation to solve the problem of illegal parking in the area;

- (iv) to examine the retail facilities in Yan On Estate and new HOS estates and reconsider the need of building a wet market;
- (v) to increase the number of entrances and exits for MTR Tai Shui Hang Station and Heng On Station for the convenience of residents in the two areas;
- (vi) to arrange bus routes running along Sai Sha Road without stopping at Yan On Estate (including Routes No. 85K, 286M, 289K, A41P and N42) to make a detour via Hang Fai Street in response to the demand of residents in Yan On Estate for external transport services.”

With the above suggestions and members’ discussions just now, he hoped that the Chairman would have enough to say in her letter to the secretary concerned; he also thanked the Chairman for writing letters to the relevant departments in her name.

78. Members noted the above paper.

79. The Chairman thanked the representatives of the HD for attending the meeting and hoped the department to actively follow up members’ opinions.

Population of Public Housing Estates and Private Sector Participation Scheme Courts in Sha Tin
(Paper No. DH 11/2017)

80. Members noted the above paper.

Date of Next Meeting

81. The next meeting was scheduled to be held at 2:30 pm on 4 May 2017 (Thursday).

82. The meeting was adjourned at 6:07 pm.

Sha Tin District Council Secretariat
STDC 13/15/30 Pt X

April 2017