



Sha Tin District Council

Report on the meeting of the  
Development and Housing Committee held on 3 November 2016

(1) The Committee discussed the following:

(i) *Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/32* submitted by the Planning Department, and passed the three provisional motions below:

(a) “The Planning Department plans to convert the 4.7-hectare site occupied by Olympic stables to ‘other uses’ annotated ‘racecourse’ zone. As the above site is originally a ‘recreational and sports site’, the Development and Housing Committee of the Sha Tin District Council requests the Government to identify an appropriate site of the same size in Sha Tin District for construction of a comprehensive range of amenities, such as leisure grounds, recreational and sports venues and municipal facilities, as compensation to Sha Tin residents.” (Unanimously passed);

(b) “With continuous growth of population, public demand for community, recreational and sports facilities is acute in Sha Tin District, but infrastructure development is unable to catch up and there is a lack of a forward-thinking plan. Therefore, the Development and Housing Committee of the Sha Tin District Council urges the Government to:

1. conduct a comprehensive review of the overall planning of Sha Tin District with a view to preserving the leisure sites and the good feature of low development density along the banks of Shing Mun River;
2. avoid allocating small sites for housing developments, such as the single-block housing development project on On Muk Street, and should holistically examine the overall planning of transformation of the Shek Mun business area, as well as expeditiously tackle the problem of associated traffic and community facilities in the area.” (Unanimously passed);

(c) “Background:

Sha Tin is the most populous district in Hong Kong. In recent years, the Government has constructed plenty of public housing units in Sha Tin to cope with the growth of population in Hong Kong. Nevertheless, while carrying out land development, the Government does not have optimal community planning, such as providing associated traffic and recreational facilities. The Government turns a blind eye and a deaf ear and ignores public opinions.

Motion:

The Development and Housing Committee of the Sha Tin District Council considers that the Government should first strengthen the public transport services and provide more community, recreational and sports facilities in response to the demand of Sha Tin residents, including expeditiously confirming the construction of facilities currently planned, such as building more road networks, sports centres, libraries, schools, clinics, etc.

Therefore, the Development and Housing Committee of the Sha Tin District Council requests the Government to avoid constructing additional buildings before there is optimal community planning, for fear of overloading the community facilities and affecting the residents’ quality of life!”  
(Unanimously passed);

(ii) *Subsidised Sale Flats Development at On Muk Street* submitted by the Housing Department; and

(iii) *Draft Tai Po Kau Outline Zoning Plan No. S/NE-TPK/B* submitted by the Planning Department.

(2) The Committee noted the response of the relevant government department to matters arising from the previous meeting.

(3) Owing to the absence of a quorum, the Chairman decided that the questions on “Drainage Problem at the Steps Leading from Sui Wo Court to MTR Fo Tan Station”, “Renewal of the Lease for the Sha Tin Racecourse”, “Town Planning of Sha Tin”, “Management of Public Facilities in Public Housing Estates” and “Fresh and Salt Water Mains” respectively would be dealt with at the next meeting, and that *Updated Member Lists of Working Groups under the Committee, Reports of Working Groups, Financial Position and Activity*

*Progress of Expenditure Head 2 (Development and Housing) and Population of Public Housing Estates and Private Sector Participation Scheme Courts in Sha Tin* would be dealt with through circulation of papers.

Sha Tin District Council Secretariat

STDC 13/55/50

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