



Sha Tin District Council

Report on the meeting of the  
Development and Housing Committee held on 6 September 2018

- (1) The Committee discussed the following:
- (i) the replies of the Housing Department (HD) and the Link Asset Management Limited (the Link) to the question on “Dividing the Management and Maintenance Fees for Public Spaces between the Link REIT and the Owners”;
  - (ii) the reply of the HD to the question on “Reviewing the Rent for Public Housing Estates”;
  - (iii) the reply of the Rating and Valuation Department to the question on “Collecting Rates for the Home Ownership Scheme Housing Estates”; and
  - (iv) the replies of the Food and Health Bureau, the Food and Environmental Hygiene Department, the Department of Health, the Architectural Services Department, the District Lands Office (Sha Tin) and the Planning Department to the question on “the Impact on the Community and the Related Mitigation Measures Concerning the Land Planning of a Number of Public and Private Projects on Burial Services in Sha Tin”.
- (2) The Committee endorsed the following:
- (i) Meeting Schedule of the Committee for 2019; and
  - (ii) Motion on “Objection against Reclamation at Ma Liu Shui”:

“Background

The Task Force on Land Supply submitted the ‘Near-shore Reclamation Outside Victoria Harbour’ proposal last year. We hereby move a motion with respect to the option of Ma Liu Shui in Sha Tin as a potential reclamation location.

First of all, the population of the Sha Tin District in 2017 was 677 600 (9.3% of the Hong Kong population), making it the most populated administrative district. Even without further increases in the population, facilities in the Sha Tin District still fail to fulfil the demand of its existing population. Also, traffic congestion is severe in the district. For instance, the Sha Tin Section of Tai Po Road sees an ever-increasing traffic flow and even long queues during peak hours. Long queues at various tunnels during peak hours seriously distress residents of Sha Tin, Tai Po and the North District. The traffic demand

at Lion Rock Tunnel and Tate's Cairn Tunnel during the morning peak hours on the weekdays has already exceeded the respective traffic capacities, resulting in long snaking queues.

Besides, the severe shortage of livelihood facilities and transport ancillary facilities has surfaced after the completion of many housing estates in recent years. The problems remain unsolved. As both small and large housing estates will be completed in the Sha Tin District in the coming few years, the district population will continue to rise. However, the Government has ignored the fact that community facilities cannot catch up with the population growth and has not carried out any measure, arousing public discontent.

Finally, the proposed reclamation at Ma Lui Shui in Sha Tin will cover as much as 60 hectares. Together with the 28 hectares released from the relocation of the Sha Tin Sewage Treatment Works, the sites are planned to accommodate over 30 000 people. Many residents are worried that the drastic increase in the district population will further strain community facilities and the increase in traffic flow will exacerbate traffic congestion in the district.

#### Motion

As the Government has failed to improve the transport ancillary facilities and livelihood facilities and to provide a detailed plan for solving the current and future issues for good, the Development and Housing Committee of the Sha Tin District Council objects to the reclamation work at Ma Liu Shui and requests that the Government submit comprehensive transport and environment impact assessments based on the plan to avoid the worsening of livelihood issues in the district.

The Committee also urges the Government to re-evaluate the utilisation of land resources in Hong Kong.” (Unanimously passed)

- (3) The Committee noted the following:
- (i) the responses of government departments and relevant organisations to matters arising from the previous meeting;
  - (ii) the report of working group;
  - (iii) the Population of Public Housing Estates and Private Sector Participation Scheme Courts in Sha Tin; and
  - (iv) the Naming of Public and Subsidised Housing Estates in Sha Tin.

Sha Tin District Council Secretariat  
STDC 13/55/50

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