

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary Information on 177CL - Sha Tin New Town - Remaining Engineering Works

INTRODUCTION

In considering item **177CL** in PWSC(1999-2000)73 on 15 December 1999, Members enquired whether the Town Planning Board (the Board) and the Executive Council had taken into account the comments of Sha Tin Provisional District Board in approving the amendments to the draft Sha Tin Outline Zoning Plan (OZP) in May 1999.

THE ADMINISTRATION'S RESPONSE

2. The Development and Housing Committee (DHC) of the then Sha Tin District Board (STDB) had been consulted three times from 1996 to 1997 on the layout plan for the housing development at Mui Lee area. During the first two consultation meetings in April 1996 and December 1996, the DHC objected to the proposal on the grounds that the area was not suitable for moderate or high population density development because of the possible adverse traffic impact. However, the views of the DHC Members were equally divided when the proposal was put to a vote at a third consultation meeting held in April 1997. Seven members voted for and seven against the proposed public housing development as set out in the plan. In the event, the DHC passed a motion requesting the Government to reduce the development intensity of the proposed public housing development.

3. When considering the proposed amendments to Sha Tin OZP at its meeting on 5 June 1998, the Rural and New Town Planning Committee (RNTPC) of the Board has been informed of the views of the DHC. Having taken into consideration the conclusion of the traffic impact assessment that the site would be suitable for the proposed housing development, the proposed improvements to infrastructure facilities and the views of the DHC, the RNTPC agreed to the proposed zoning amendment.

4. When the draft Sha Tin OZP was gazetted on 14 August 1998 under section 5 of the Town Planning Ordinance (the Ordinance), the Sha Tin Provisional District Board raised no objection. Only two objections were received but one was subsequently withdrawn. The unwithdrawn objection was lodged by the Tai Wai Village Rural Committee (TWVRC) which was against the "R(A)" zoning of the subject site and requested the subject site be reserved for small house development. After conducting a hearing on the objection raised by the TWVRC, the Town Planning Board decided not to uphold the objection. The TWVRC was not convinced and did not withdraw its objection.

5. In accordance with Section 8 of the Ordinance, the draft Sha Tin OZP together with the unwithdrawn objection was submitted to the Chief Executive in Council (CE in C) for consideration. Concerns of the STDB were also reported to CE in C. Taking into account the views of the Board and the outcome of the public consultation exercise, CE in C overruled the unwithdrawn objection and approved the amendments to the draft Sha Tin OZP in May 1999.

Planning and Lands Bureau
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