

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary Information on 177CL- Sha Tin New Town – remaining engineering works

INTRODUCTION

In considering PWSC(1999-2000)83 on 5 January 2000 on the proposed housing developments in Areas 34/52 (Shui Chuen O) and Area 56A (Kau To) in Sha Tin, Members sought supplementary information on the plot ratio of the housing development in Yuen Chau Kok, as well as information on other planned housing development in Sha Tin.

THE ADMINISTRATION'S RESPONSE

2. Other than the proposed developments in Areas 34/52 and Area 56A, there are five other housing projects in Sha Tin, including two at Yuen Chau Kok, which are either under construction or for which construction works would commence shortly. Information on these projects is summarised as follows:-

Site	Planning Area	Size of the site (ha)	Plot Ratio/ Development Ratio(DR) ¹	Estimated Population	First Population Intake
(a) Yuen Chau Kok public housing (under construction)	14B	5.98	6.96 (DR)	16,000	3/2001
(b) Yuen Chau Kok private housing (under construction)	14B	0.95	5	3,160	6/2003
(c) Shek Mun South	11	4.11	6.32	13,700	7/2003

Site	Planning Area	Size of the site (ha)	Plot Ratio/ Development Ratio(DR) ¹	Estimated Population	First Population Intake
(d) Hin Wo Lane	2B	0.78	7 (DR)	2,560	12/2003
(e) Siu Lek Yuen	36C	2.55	6.96 (DR)	6,250	8/2004

3. In addition to the above, the following seven housing projects are under planning:-

Site	Planning Area	Remarks
(a) Mui Lee	4C/38A	The site will house 19,500 people and be completed in stages in 2004-2006.
(b) Tai Wai Station	1	Planning details are being worked out. Re-zoning is required.
(c) Tai Wai Depot	2	Planning details are being worked out.
(d) Heung Fan Liu	4	Planning details are being worked out.
(e) Ho Tung Lau	15	Planning details are being worked out. Re-zoning is required.
(f) Fo Tan Station	16	Planning details are being worked out. Re-zoning is required.
(g) Sha Tin Tau Station	27	Planning details are being worked out. Re-zoning is required.

Note: 1. According to Hong Kong Planning Standards and Guidelines, both plot ratio and development ratio are calculated as the ratio of the gross floor area to the site area. However, plot ratio is applied to the net site area (i.e. excluding roads and zoned open space). Whereas development ratio is applied to the whole site including those parts to be devoted to roads and open space, but excluding slopes. In practice, plot ratio is applicable to private developments (including Private Sector Participation Schemes) and development ratio is applicable to public housing developments (public rental and Home Ownership Schemes).

4. Traffic Impact Assessments (TIAs) have been carried out for the housing development sites at Areas 34/52, Area 56A and those set out in paragraph 2(a) to 2(e) and paragraph 3(a) above. The TIAs conclude that, with suitable mitigation measures, the additional traffic generated by these housing developments would not cause any unacceptably adverse impact on the existing road networks in Sha Tin.

5. For the remaining planned housing developments (i.e. projects set out in paragraph 3(b) to 3(g) above), the project proponents will be required to conduct the necessary TIA to satisfy both the Government and the Town Planning Board that the infrastructure concerned could cope with their projects before they would be allowed to proceed. Before any of these sites could be re-zoned for housing development purpose, both the Government and the Town Planning Board would ensure that their cumulative impact will be properly assessed.

6. A site plan showing the locations of the above housing sites is at Enclosure 1.

Planning and Lands Bureau
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