

**Minutes of 1151<sup>st</sup> Meeting of the  
Town Planning Board held on 15.9.2017**

**Present**

Permanent Secretary for Development  
(Planning and Lands)  
Ms Bernadette H.H. Linn

Chairperson

Professor S.C. Wong

Vice-Chairperson

Mr Lincoln L.H. Huang

Mr H.W. Cheung

Dr Wilton W.T. Fok

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Ms Janice W.M. Lai

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Ms Christina M. Lee

Mr Stephen H.B. Yau

Dr F.C. Chan

Mr David Y.T. Lui

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Dr C.H. Hau

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Mr Stephen L.H. Liu

Professor T.S. Liu

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Mr Franklin Yu

Chief Engineer (Works)  
Home Affairs Department  
Mr Martin W.C. Kwan

Deputy Director of Environmental Protection (1)  
Environmental Protection Department  
Mr Elvis W.K. Au

Assistant Director (Regional 2)  
Lands Department  
Ms Anita K.F. Lam

Principal Assistant Secretary (Transport) 3  
Transport and Housing Bureau  
Mr Andy S.H. Lam

Director of Planning  
Mr Raymond K.W. Lee

Deputy Director of Planning/District  
Miss Fiona S.Y. Lung

Secretary

**Absent with Apologies**

Professor K.C. Chau

Mr H.F. Leung

Dr Lawrence K.C. Li

**In Attendance**

Assistant Director of Planning/Board

Ms Sally S.Y. Fong

Chief Town Planner/Town Planning Board

Mr Kepler S.Y. Yuen (p.m.)

Senior Town Planners/Town Planning Board

Ms Christine C.M. Cheung (a.m.)

Ms W.H. Ho (p.m.)

**Agenda Item 1**

[Open Meeting]

**Confirmation of Minutes of the 1150<sup>th</sup> Meeting held on 1.9.2017**

[The item was conducted in Cantonese.]

1. The minutes of the 1150<sup>th</sup> meeting held on 1.9.2017 were confirmed without amendments.

**Agenda Item 2**

[Open Meeting]

**Matters Arising**

**Approval of Draft Plan**

[The item was conducted in Cantonese.]

2. The Secretary reported that on 5.9.2017, the Chief Executive in Council approved the Chai Wan Outline Zoning Plan (renumbered as S/H20/23) under section 9(1)(a) of the Town Planning Ordinance. The approval of the draft plan was notified in the Gazette on 15.9.2017.

**Tsuen Wan & West Kowloon District**

**Agenda Item 3**

[Open Meeting]

Request for Deferment of Review of Application No. A/DPA/TW-CLHFS/3

Proposed Residential Development (Houses) and Excavation of Land in "Unspecified Use" Area, Tsuen Wan Town Lot 389 (Part) and Adjoining Government Land, Chuen Lung, Tsuen Wan

(TPB Paper No. 10332)

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[The item was conducted in Cantonese.]

3. The Secretary reported that the following Members had declared interests on the item for having business dealings with the applicants' consultants Albert So Surveyors Limited (ASL), Urbis Limited (Urbis), Ho & Partners Architects Engineers & Development Consultants Limited (HPA) and WSP Parsons Brinckerhoff (Asia) Limited (WSP):

Mr Ivan C.S. Fu ] having current business dealings with Urbis;

Ms Janice W.M. Lai ]

Mr K. K. Cheung ] their firms having current business dealings with

Mr Alex T.H. Lai ] Urbis and HPA;

Mr Thomas O.S. Ho - having past business dealings with ASL and his firm  
having current business dealings with Urbis; and

Mr Franklin Yu - having past business dealings with Urbis and WSP.

4. Members noted that Mr Franklin Yu had not yet arrived to join the meeting. The meeting also agreed that as Ms Janice W.M. Lai and Messrs Ivan C.S. Fu, K.K. Cheung, Alex T.H. Lai and Thomas O.S. Ho had no direct involvement in the application, they could stay in the meeting.

5. The Secretary said that on 1.9.2017, the applicants' representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the review application for two months to allow sufficient time for the government departments and the public to review the latest further information submitted by the applicants. It was the first time that the applicants requested deferment of the review hearing.

6. Members noted that the justifications for deferment met the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that more time was required to consult the relevant government departments, the deferment period was not indefinite and the deferment would not affect the interests of other relevant parties.

7. After deliberation, the Board agreed to defer a decision on the review application as requested by the applicants, and that the review application should be submitted to the Board for consideration within two months from the date of the meeting. If the departmental comments were not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Board's consideration. The Board also agreed to advise the applicant that the Board had allowed two months for consultation with the government departments on the latest further information submitted by the applicants and no further deferment would be granted unless under very special circumstances.

**Kowloon District**

**Agenda Item 4**

[Open Meeting (Presentation and Question Sessions only)]

Review of Application No. A/K9/268

Proposed Private Club in "Other Specified Uses" annotated "Business" Zone, Units A & B,  
1/F, Eldex Industrial Building, 21 Ma Tau Wai Road, Hung Hom, Kowloon  
(TPB Paper No. 10333)

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[The item was conducted in Cantonese.]

8. The Secretary reported that the following Members had declared interests on the item for having business dealings with the applicant's consultants Kenneth To & Associates Limited (KTA) and Associated Architects Limited (AAL):

Mr Patrick H.T. Lau	-	having current business dealings with KTA; and
Mr K. K. Cheung	]	their firm having current business dealings with
Mr Alex T.H. Lai	]	AAL.

9. The meeting agreed that as Messrs Patrick H.T. Lau, K. K. Cheung and Alex T.H. Lai had no direct involvement in the application, they could stay in the meeting.

10. The following representatives of the Planning Department (PlanD) and Fire Services Department (FSD), the applicant's representatives were invited to the meeting at this point:

Mr Tom C.K. Yip	-	District Planning Officer/Kowloon (DPO/K), PlanD
Mr W.K. Tang	-	Assistant Divisional Officer/New Projects (ADO/NP), FSD

Mr K.C. Lui - Station Officer/New Projects, FSD

<u>Polyhope International Limited</u>	]	
Mr Lamiy Wong	]	
<u>KTA</u>	]	
Mr Kenneth To	]	
Ms Camille Lam	]	
<u>AAL</u>	]	Applicant's representatives
Ms Doris Lee	]	
<u>Fire Safety Consultants Limited</u>	]	
Mr Albert Yau	]	

11. The Chairperson extended a welcome and explained the procedures of the review hearing. She then invited DPO/K to brief Members on the review application.

12. With the aid of a PowerPoint presentation, Mr Tom C.K. Yip, DPO/K, briefed Members on the background of the review application including the consideration of the application by the Metro Planning Committee (MPC) of the Town Planning Board (the Board), public comments and planning considerations and assessments as detailed in TPB Paper No. 10333 (the Paper).

[Messrs Dominic K.K. Lam and Philip S.L. Kan arrived to join the meeting during DPO/K's presentation.]

13. The Chairperson then invited the applicant's representatives to elaborate on the review application.

14. With the aid of a PowerPoint presentation, Mr Kenneth To made the following main points:

- (a) it was noted in a recent press release that the Chief Executive had requested the Development Bureau (DEVB) to review the feasibility of allowing the lower floors of industrial buildings for other uses while

meeting fire safety requirements;

- (b) the key concerns raised by FSD included the potential risk inside the industrial building, the proposed use attracting people who might not be aware of the risks or know how to evacuate from the building, and users sharing common areas with other industrial activities. It seemed that FSD had applied a blanket rejection to all similar applications due to those concerns. There were in fact measures that could address those fire safety issues and each application should be considered based on the actual circumstances of each case;
- (c) the subject industrial building was surrounded by a mix of residential and commercial developments with areas zoned “Other Specified Uses” annotated “Business” (“OU(B)”) to its east. According to the *Report on 2014 Area Assessment of Industrial Land in the Territory* conducted by PlanD, among the industrial buildings in the “OU(B) ” zone, more than 50% of the GFA was for office use and only 25% and 4.1% of the GFA were for the uses of warehouse/storage and manufacturing/workshop respectively;
- (d) Units A and B of the subject premises had separate access for escape. Apart from the staircases directly connected to the G/F entrance fronting Ma Tau Wai Road, Unit A had access to the staircase linking to G/F near Tai Wan Road and Unit B had access to the staircase leading to Man Yue Street. The existing loading/unloading bays on G/F with cargo lift and the vehicular access for goods vehicles could be accessed via Tai Wan Road and Man Yue Street and would not be in conflict with the building entrance from Ma Tau Wai Road;
- (e) the applicant sought planning permission for the proposed ‘Private Club’ in the subject premises, which would provide gymnastic services, yoga class and fitness training to registered members at a target age group of 15 or above;

- (f) the potential risk within the subject premises would be reduced as the internal layout and partition would be in full compliance with the Buildings Ordinance and the proposed change of use would reduce fire hazard level. There would be enhancement on fire safety provisions including direct telecom line to the Fire Services Community Centre, visual fire alarm system, audio and visual advisory system, additional sprinkler system, fire detection system, CCTV system, smoke extraction system at the premises as well as four Temporary Refuge Spaces (TRSs) near the protected exit stairs on 1/F;
- (g) stair pressurisation systems (SPS) and additional sprinkler system would be installed at the four common staircases of all floors. The applicant had also sought agreement from the Incorporated Owners (IO) of the building on the use of the common area for providing an additional and independent fire exit stair from 1/F to G/F;
- (h) a Fire Action Plan was proposed which would require all staff to be familiar with the evacuation procedures and all registered members to be briefed with the escape means when registering for membership so as to ensure that the patrons of the subject premises would know how to evacuate in case of emergency. A staff fire safety team would also be set up;
- (i) fire safety of the proposed use would not be a concern under different scenarios. In case of fire on the upper floors, smoke would unlikely affect the subject premises as smoke rose upwards. In case of fire on G/F, smoke dispersion would be controlled by the sprinkler system and occupants at the subject premises could reach street level directly through the exit stairs; and
- (j) given the predominant non-industrial uses in the existing building and the enhanced fire services installations (FSI), the potential risk would be substantially reduced. With the proposed membership system, the

knowledge of the patrons on evacuation would be enhanced as fire safety briefing would be provided to all new members. Also, the daily operation of the proposed use would be segregated from other industrial-related uses in the existing building.

[Dr Wilton W.T. Fok, Dr C.H. Hau, Miss Winnie W.M. Ng and Mr Franklin Yu arrived to join the meeting during presentation of the applicant's representative.]

15. As the presentation from DPO/K and applicant's representatives had been completed, the Chairperson invited questions from Members.

*Applicant's proposed FSI and management measures*

16. Some Members had the following questions:

- (a) the function of the proposed TRSs and whether the design was acceptable to the Buildings Department (BD);
- (b) whether the proposed management measures in the submitted Fire Safety Management Plan (FSMP) could be enforced in the long term; and
- (c) whether the additional independent fire exit stair was separated from other common area of the industrial building.

17. Mr Kenneth To, Ms Doris Lee and Mr Albert Yau, the applicant's representatives, made the following responses:

- (a) the four TRSs, each with an area of not less than 1.5m x 1.5m, would provide shelter for wheelchair users or the disabled in case of fire. The design of the TRSs complied with the requirement of refuge area in accordance with BD's Code of Practice for Fire Safety in Buildings 2011. The compartment walls and doors of these TRSs would be 1-hour fire-resistant;

- (b) clear directional signs and exit signs would be installed. Induction sessions would be conducted to new members so that they could be familiar with the means of escape (MoE) in the subject premises. All patrons would be required to sign an acknowledgement to ensure that they were fully aware of the fire safety measures adopted in the subject premises; and
  
- (c) the applicant had sought agreement from the IO of the building on the use of the common area for providing an additional and independent fire exit stair from 1/F to G/F which linked directly to the street level. Units A and B would be connected and the additional stair could serve both Units. The independent stair would only link up 1/F to G/F, but not the upper floors of the industrial building. In terms of discharge value, the independent stair would allow the discharge of 600 people in case of fire and emergency, which was well above the estimated patrons of 350 people for the proposed private club. Nevertheless, the four existing common stairs in the subject premises would still be needed in addition to the independent stair so as to meet the current MoE requirement in terms of travel distance of MoE.

*Other uses in the industrial building*

18. Some Members had the following questions:

- (a) whether there was any information on the current uses of 2/F and 3/F, and the number of mini-storages in the existing building; and
  
- (b) noting that the existing musical instrument showroom and sportswear outlet at the premises had not obtained prior planning permission, whether there would be enforcement action for such non-conforming uses.

19. Mr Tom C.K. Yip, DPO/K, responded that the existing industrial building was completed in 1972. According to the approved building plans, the uses of floors above

G/F were for workshop use. PlanD had also conducted a survey on the current uses of the industrial building which revealed that the building was mainly used as offices, warehouses and workshops. The 2/F and 3/F of the building were also occupied by those uses. There were two existing mini-storages in the building as shown on the building directory. Regarding the non-conforming uses in the industrial building, PlanD would refer the matter to relevant departments for enforcement, where appropriate.

*FSD's fire safety concerns*

20. The Chairperson and some Members raised the following main points/questions:

- (a) FSD's concerns regarding co-existence of industrial and non-industrial uses and patrons not knowing how to evacuate might apply to all similar applications in industrial buildings. Given that FSD would accept commercial uses on G/F of an industrial building, even without any buffer floor above, FSD should elaborate on why the current application with the various proposed fire safety measures including separate direct access to street level was considered not acceptable;
- (b) compared with the proposed private club, whether the existing non-conforming uses or industrial use in the subject premises would be more dangerous in terms of fire hazard;
- (c) whether FSD would consider the proposed change of use and the proposed enhancement of FSI be an improvement to the fire safety of the existing industrial building;
- (d) what uses would be accepted by FSD to serve 'buffer floors' function;
- (e) whether FSD had any record of Dangerous Goods stores in the subject industrial building; and
- (f) whether the proposed SPS was feasible.

21. In response, Mr W.K. Tang, ADO/NP, FSD, made the following points:
- (a) the fire risk caused by industrial activities was much higher than other commercial activities. FSD's concern was on the potential risk posed due to the co-existence of industrial and non-industrial activities if such non-industrial activities would attract members of the public who might not be fully aware of the industrial activities inside the industrial buildings and the potential risks involved, or might not know how to evacuate from the industrial buildings in case of fire and emergency;
  - (b) under the current policy, commercial uses would be allowed on the G/F of an industrial building subject to conditions, such as limited floor areas and separated MoE. In general, the aggregate commercial floor area on the G/F of an existing industrial/industrial-office (I-O) building with and without sprinkler systems should not exceed 460m<sup>2</sup> and 230m<sup>2</sup> respectively. Commercial uses would also be allowed in the lower floors of an existing industrial building provided that such uses would be separated from the industrial uses in the upper floors by a buffer floor of non-hazardous occupancy such as car-parking floor or plant rooms;
  - (c) regarding licensed Dangerous Goods stores in the subject industrial building, while FSD had no information in hand, some premises might have certain exempted quantity of Dangerous Goods. Incidents like leakage of unknown chemicals or gases could also pose high risk in industrial buildings;
  - (d) as for the existing non-conforming uses in the subject premises, FSD had not received any prior application and the existence of such was considered not desirable; and
  - (e) although the proposed SPS would help enhance fire safety in case of fire, the applied use as private club on 1/F in an industrial building without the provision of a buffer floor was considered unacceptable from fire safety point of view.

*Further approvals required from other departments*

22. Some Members had the following questions:

- (a) whether the provision of MoE was acceptable given that BD had no objection to the application; and
- (b) whether the proposed use required any license issued by the Home Affairs Department and approvals from other government departments.

23. Mr Tom C.K. Yip, responded that while BD had no in-principle objection to the application, BD would provide detailed comments during the submission of general building plan and FSD would be consulted on the building plan on fire safety aspect. As mentioned in paragraph 4.3.3 of the Paper, a Certificate of Compliance (CoC) for clubhouses would have to be obtained from the Office of the Licensing Authority before operation of the proposed private club. The Building Authority's prior approval of the proposed change of use would be required for the issuance of the CoC.

24. In response to a Member's enquiry on similar approved applications, Mr Tom C.K. Yip indicated that there was only one similar application within "OU(B)" zone in Hung Hom which was rejected in 2013. Since 2011, there were five applications for such use in "OU(B)" zone in the territory, including the said similar application in Hung Hom and some applications in Kwun Tong and Tsuen Wan, and all were rejected by the Metro Planning Committee (MPC)/the Board on the ground of fire safety concerns. Among them, application No. A/K14/742 was also on 1/F of an industrial building and was rejected by the MPC in March 2017. He supplemented that the Board had previously agreed to incorporate 'Art Studio (excluding those involving direct provision of services or goods)' as an always permitted use in existing industrial buildings in "OU(B)", "Industrial" ("I") and "Residential (Group E)" ("R(E)") zones. Such initiative showed that FSD would adopt a flexible approach for uses not attracting frequent visits by the general public.

25. In response to a Member's enquiry on the Government's initiative of relaxing the use of lower floors of industrial buildings, the Chairperson said that applications

involving non-industrial uses in existing industrial buildings should be considered on a case-by-case basis before completion of the review.

26. As Members had no further questions to raise, the Chairperson said that the hearing procedure for the review application had been completed. The Board would further deliberate on the review application and inform the applicant of the Board's decision in due course. The Chairperson thanked the representatives of PlanD and FSD and the applicant's representatives for attending the meeting. They all left the meeting at this point.

[Mr Ivan C.S. Fu left the meeting at this point.]

#### Deliberation Session

27. Some Members were of the view that, according to the Town Planning Board Guidelines for Development within "OU(B)" Zone (TPB PG-No. 22D), one of the assessment criteria was that, FSD should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. As there was still objection from FSD despite the proposed fire safety provisions by the applicant, there was no strong justification to deviate from the decision of MPC.

28. Some Members appreciated the effort of the applicant in proposing various fire safety provisions which could also improve the fire safety of the whole building, while a few Members considered that, as commercial uses would be allowed on the G/F of an industrial building without a buffer floor, similar consideration might be applied to the subject premises with direct access to street level.

29. A Member remarked that, from building safety point of view, the basic principle was that uses of high fire risk were not compatible with those of low fire risk and they should not co-exist in the same building. Though the applicant had proposed a number of mitigation measures to improve the fire safety, there was a need to consider whether these measures could alleviate or reduce the risk to an acceptable level. Allowing commercial uses on the G/F of an industrial building was mainly based on the consideration that patrons could evacuate to street level immediately in case of fire.

Based on the information provided by the applicant, the evacuation means of the subject premises mainly depended on the common staircases. Although an additional independent stair would be provided and there were other FSIs, they might not be able to alleviate the fire risks to a level acceptable to FSD. The focus should be on how to ensure the fire safety of the patrons of low fire risk uses, i.e. the patrons of the subject premises. Besides, although the current uses of some premises in the upper floors of the subject building were no longer industrial uses, those premises could at any time revert to industrial uses as permitted on the approved building plans.

30. The Vice-chairperson and some Members made the following points:

- (a) noting that the proposed private club might accommodate 350 patrons at any one time, the fire safety of the patrons should be a matter of concern;
- (b) while respecting FSD's view on the application, it might be appropriate for FSD to review and provide guidelines or measures for evacuation of people in case of fire or emergency which would be acceptable to FSD. The provision of such measures might form the basis to allow other uses in industrial buildings;
- (c) FSD might also consider if there were other uses, in addition to car park and plant room, which could be acceptable as serving the buffer floor function;
- (d) the Government should promote wholesale conversion or redevelopment of industrial buildings, instead of piecemeal conversion of lower floors for non-industrial uses, which often encountered technical difficulties; and
- (e) noting that FSD's requirements had been relaxed in the past, e.g. allowing commercial development in lower floors of industrial buildings with the provision of buffer floors, it would be appropriate for FSD to further review their requirements based on the latest circumstances.

[Mr Sunny L.K. Ho and Dr. Frankie W.C. Yeung left the meeting at this point.]

31. The Chairperson concluded that Members in general did not support the application but considered that FSD should review and provide guidelines on further possible fire safety measures which could be accepted so as to facilitate non-industrial uses in industrial buildings. As DEVB was tasked to review the feasibility of allowing lower floors of industrial buildings for other uses, Members' views expressed above could be conveyed to DEVB and FSD for consideration. Members agreed.

32. After deliberation, the Board decided to reject the application on review for the following reason:

“the proposed private club is considered not acceptable in an industrial building from fire safety point of view.”

### **Sha Tin, Tai Po & North District**

#### **Agenda Item 5**

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments in respect of Draft Sha Tin Outline Zoning Plan No. S/ ST/33

(TPB Paper No. 10335)

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[The item was conducted in Cantonese and English.]

33. The Secretary reported that the amendments to the draft Sha Tin Outline Zoning Plan No. S/ST/33 (the draft OZP) included the rezoning of sites for the proposed Sha Tin Cavern Sewage Treatment Works (STCSTW) and its supporting facilities to be operated by the Drainage Services Department (DSD), a site to facilitate a public housing development by the Housing Department (HD) which was the executive arm of the Hong Kong Housing Authority (HKHA), the Olympic Stables (OS) currently managed and operated by the Hong Kong Jockey Club (HKJC), and a site for a proposed Columbarium and Garden of Remembrance, which was partly occupied by the Construction Industry Council (CIC) Training Academy Shatin Training Ground. The following Members had

declared interests on the item, for being associated/having business dealings with HKHA, DSD, CIC, AECOM Asia Company Limited (AECOM) (the consultant for the investigation, design and construction of STCSTW commissioned by DSD), and Ove Arup & Partners Hong Kong Limited (Arup) (the consultant for the proposed public housing development commissioned by HKHA), being members of HKJC (C1) and the Hong Kong Racehorse Owners Association Limited (C6), or affiliated with Mr Paul Zimmerman, the co-founder and Chief Executive Officer of Designing Hong Kong Limited (R205) and Ms Mary Mulvihill (R207/C541), as well as owning property or family member owning property in Sha Tin:

- Mr Raymond K.W. Lee - being a member of the Strategic Planning  
(*as Director of Planning*) Committee (SPC) and Building Committee of HKHA;
- Mr Martin W.C. Kwan - being an alternate member for the Director of  
(*as Chief Engineer*  
(*Works*), *Home Affairs*  
*Department*) Home Affairs who was a member of SPC and Subsidized Housing Committee of HKHA;
- Mr H.F. Leung - being a member of the Tender Committee of HKHA, an ordinary member of HKJC and member of a committee of CIC;
- Mr Thomas O.S. Ho - having current business dealings with HKHA and past business dealings with AECOM, his firm having past business dealings with DSD, being an ordinary member of HKJC, and personally knowing Mr Paul Zimmerman;
- Mr Patrick H.T. Lau - having current business dealings with HKHA, AECOM and Arup;
- Ms Janice W.M. Lai - having current business dealings with HKHA, DSD, AECOM and Arup;

- Dr C.H. Hau - having current business dealings with HKHA, DSD and AECOM, and applying for funding from HKJC Charities Trust for his project;
- Dr Lawrence W.C. Poon - family member living in Sha Tin and his spouse being a civil servant of HD but not involved in planning work;
- Mr Ivan C.S. Fu - having current business dealings with AECOM and Arup, past business dealings with HKHA, being an ordinary member of HKJC and member of the Construction Workers Registration Board of CIC;
- Mr Stephen L.H. Liu - having past business dealings with HKHA and being an ordinary member of HKJC;
- Mr Franklin Yu - having past business dealings with HKHA, AECOM and Arup;
- Professor S.C. Wong (Vice-chairperson) - having current business dealings with AECOM and Arup;
- Mr H.W. Cheung - being the past executive director of CIC and the Chairman of Zero Carbon Building of CIC;
- Professor T.S. Liu - being Principal Investigator (PI) of a book project funded by DSD, which was completed in 2015 and PI of a community project funded by HKJC Charities Trust;
- Dr Lawrence K.C. Li - being a voting member of HKJC;

- Dr Frankie W.C. Yeung - being a horse owner and an ordinary member of HKJC and the Hong Kong Racehorse Owners Association Limited, and owning property in Sha Tin;
- Mr Peter K.T. Yuen - being an ordinary member of HKJC and a member of the Board of Governors of the Hong Kong Arts Centre which had received a donation from HKJC;
- Mr Alex T.H. Lai - his firm having current business dealings with HKHA, AECOM and Arup, and hiring Ms Mary Mulvihill on a contract basis from time to time, as well as being an ordinary member of HKJC and the Hong Kong Racehorse Owners Association Limited and a former horse owner;
- Mr K.K. Cheung - his firm having current business dealings with HKHA, AECOM and Arup, and hiring Ms Mary Mulvihill on a contract basis from time to time, as well as being an ordinary member of HKJC;
- Mr David Y.T. Lui ]  
Miss Winnie W.M. Ng ]  
Mr Dominic K.K. Lam ] being an ordinary member of HKJC;  
Mr Wilson Y.W. Fung ]  
Mr Philip S.L. Kan ]  
Mr Andy S.H. Lam ]
- Mr Stephen H.B. Yau - his organization having obtained sponsorship from HKJC on some projects before;
- Professor K.C. Chau - owning property in Sha Tin; and

Ms Christina M. Lee - being an ordinary member of HKJC, and her spouse owning property in Tai Wai, Sha Tin.

34. The Secretary continued to say that according to the Procedure and Practice of the Town Planning Board (the Board), Member or his/her spouse who was an ordinary/corporate member of a club, association, union or other bodies would not constitute direct interest if the Member or his/her spouse was not directly involved in the matter under consideration. Following this Procedure and Practice, Members who were just ordinary members of HKJC or the Hong Kong Racehorse Owners Association Limited having no control over HKJC's planning of the OS and other uses covered by the areas zoned "Other Specified Uses" annotated "Race Course" ("OU(Race Course)") should be allowed to stay in the meeting. This was also consistent with arrangements applied on previous occasions when the Board considered planning applications/representation submitted by HKJC in respect of the Wong Nai Chung OZP. Members who were then ordinary members of HKJC were allowed to stay in the meeting. Only those Members who were voting members of HKJC abstained. The same also applied to Members who were ordinary members of the Hong Kong Racehorse Owners Association Limited.

35. The meeting agreed that, following the same principle, on this occasion Dr Lawrence K.C. Li as a voting member of HKJC was considered to have direct interest. Members noted that Dr Lawrence K.C. Li had tendered apology for being unable to attend the meeting.

36. The meeting also agreed that, as the interests of Messrs Raymond K.W. Lee, Martin W.C. Kwan, H.F. Leung, Thomas O.S. Ho and Patrick H.T. Lau, Ms Janice W.M. Lai and Dr C.H. Hau with HKHA were considered direct, they should be invited to leave the meeting temporarily for this item. Members noted that Mr H.F. Leung had tendered apology for being unable to attend the meeting. Besides, as Professor S.C. Wong and Messrs Ivan C.S. Fu, Alex T.H. Lai and K.K. Cheung had no direct involvement in the projects on the representation sites, they could stay in the meeting. Members noted that Mr Ivan C.S. Fu had left the meeting before the item.

37. The meeting also agreed that, as the property of Professor K.C. Chau and Dr

Frankie W.C. Yeung did not have direct view of STRC and if the property of the spouse of Ms Christina M. Lee did not have a direct view of the representation sites, they could stay in the meeting. Members noted that Professor K.C. Chau had tendered apologies for being unable to attend the meeting and Ms Christina M. Lee had not yet arrived to join the meeting. The meeting also agreed that Messrs Stephen L.H. Liu, Franklin Yu, H.W. Cheung and Stephen H.B. Yau and Professor T.S. Liu could stay in the meeting as their interest were indirect.

38. Professor S.C. Wong and Mr Ivan C.S. Fu declared interests on the item as they were the Council Members of the CIC. Noting that the item involved a site which was occupied by CIC, the meeting agreed that their interests were considered direct and they should be invited to leave the meeting temporarily for this item. Members noted that Mr Ivan C.S. Fu had already left the meeting.

[Messrs Raymond K.W. Lee, Martin W.C. Kwan, Thomas O.S. Ho, Patrick H.T. Lau and Lawrence W.C. Poon, Ms Janice W.M. Lai, Dr C.H. Hau and Professor S.C. Wong left the meeting at this point.]

39. Mr H.W. Cheung declared an interest on the item as he was a Member of the Private Columbaria Licensing Board. The meeting agreed that as the Licensing Board was not involved in the land use and planning of the representation site, his interest was considered remote and he could stay in the meeting.

40. The Chairperson said that reasonable notice had been given to the representers and commenters inviting them to attend the hearing, but other than those who were present or had indicated that they would attend the hearing, the rest had either indicated not to attend or made no reply. As reasonable notice had been given to the representers and commenters, the Board should proceed with the hearing of the representations in their absence.

#### Presentation and Question Sessions

41. The following representatives of the Planning Department (PlanD), representers, commenters and their representatives were invited to the meeting at this

point:

### **Government Representatives**

#### *Planning Department (PlanD)*

- Ms Jessica H.F. Chu - District Planning Officer/Shu Tin, Tai Po & North (DPO/STN), PlanD
- Mr Kenny C.H. Lau - Senior Town Planner/Shu Tin (STP/ST), PlanD
- Mr Clement Miu - Town Planner/Shu Tin 3 (TP/ST3), PlanD

#### *Home Affairs Bureau (HAB)*

- Miss Grace W.T. Li - Assistant Secretary(3)1 (AS(3)1), HAB

#### *Drainage Services Department (DSD)*

- Mr Walter W. Y. Leung - Senior Engineer/Sewerage Projects 5 (SE/SP5), DSD
- Mr William H.M. Wong - Engineer/Sewerage Projects 26 (E/S26), DSD

### **Representers, Commenters and their Representatives**

#### R1 – Yung Ming Chau, Michael (Sha Tin District Council Member)

- Mr Yung Ming Chau, Michael - Representer

#### R2 – Green Sense

#### C542 – Hong Kong Rugby Union

- Mr Chiu Kwok Kwong ] Representer's and Commenter's  
Mr Ian Brownlee ] representatives

#### R4/C368 – Wong Ping Fan, Iris (Sha Tin District Council Member)

- Ms Wong Ping Fan - Representer and Commenter

R16 – Sha Tin Sports Association Limited

Mr Michael Lee To Ming - Representer's representative

R186 – Jong Koon Sang

Mr Jong Koon Sang - Representer

R207/C541 – Mary Mulvihill

Ms Mary Mulvihill - Representer and Commenter

R440 – Chan Ching Long

Mr Chiu Pit Tat, Marco - Representer's representative

R588 – 伍善恆

Mr Chung Lai Him - Representer's representative

R736 – Benny Yip

Mr Benny Yip - Representer

R751 – Lo Tak Ming

R854 – 文振邦

R1095 – 黎梓恩

Mr Chiu Chu Pong - Representers' representative

R755 – 石威廉

Mr Willian Shek - Representer

R759 – Chan Shiu Yeung

Mr Chan Shiu Yeung, Billy - Representer

R760 – Szeto Tze Long

Mr Szeto Tze Long, Jason - Representer

R765 – 陳嘯行

R852 – 撐場大聯盟

R859 – 張寶珠

R1090 – Iris Lee

R 1653 – 盧日高

R1667 – Lam Tsz Kwan

Mr Chan Chi Chung ] Representers' representatives

Mr Chu Hoi Dick ]

R853 – 劉健成

R860 – 姚啟光

Mr Chow Pok Yin - Representers' representative

R1381 – Chao Suet Ying

Mr Yung Ming Chau Michael - Representer's representative

R1410 – In Hyung

Ms In Hyung - Representer

R1599 – Mr Justin Chin

Mr Justin Chin - Representer

R1657 – Ms Livia Tang

Ms Livia Tang - Representer

C1 – The Hong Kong Jockey Club

Mr Anthony Kelly ]

Mr Philip Chen ]

Mr Eddie Poon ]

Ms Nicole Tang ] Commenter's representatives

Ms Audrey ]

Mr K.L. Cheng ]

Ms Nicole Fan ]

Mr C.F. Tang ]

C3 – Hong Kong Tenpin Bowling Congress Ltd

Ms Leung Wun Man, Emba - Commenters' representative

C6 – The Hong Kong Racehorse Owners Association Ltd

C385 – Mr Tony Lau Yiu Tong

C387 – Mr Sidney Leung Kwun Wa

Mr Lo Tak Wing Benson - Commenter's representative

C22 – Environmental Association

Mr Henry Yau - Commenter's representative

C376 – Hong Kong Sports Institute Ltd

Mr Fung Chi Sum, Godwin ] Commenter's representatives

Ms Doris Kwok ]

C378 – AFS Intercultural Exchanges Ltd

Mr Thomas Wong - Commenter's representative

C379 – 中華基督教會香港區會小學校長會

Mr Choy Sai Hung - Commenter's representative

C392 – So Tik Hing

Mr So Tik Hing - Commenter

C393 – Leung Ka Chun

Mr Leung Ka Chun, Derek - Commenter

C399 – Chow Chun Lok

Mr Chow Chun Lok - Commenter

C406 – Joao Moreira

Mr Joao Moreira - Commenter

C416 – So Wai Yin

C417 – Derek Cruz

C418 – David Hall

C424 – David Ferraris

C425 – Michael Chang

C429 – Richard Gibson

Mr Chris So Wai Yin ] Commenters and Commenters'  
Mr Michael Chang Chun Wai ] representatives

C447 – Dave Garcia

Mr Dave Garcia - Commenter

C452 – Lo King Yeung

Lo King Yeung - Commenter

C454 – Lau Wang

Mr Lau Wang - Commenter

C480 – Wong Wing Kit

Mr Wong Chun Yun - Commenter's representative

C481 – Law Tak Kuen

Mr Law Tak Kuen - Commenter

C496 – Samson Lau

Mr Samson Lau - Commenter

C499 – 蕭顯航(沙田區議會發展及房屋委員會副主席)

Ms Lam Sau Lai - Commenter's representative

C501 – The Cycling Association of Hong Kong, China Limited

Mr Li Chik Yuen, Alfred - Commenter's representative

C503 – Riding for the Disabled Association Limited

Mr Thomas Yeung - Commenter's representative

C505 – John Moore

Mr John Moore - Commenter

C506 – Yung Tin Pang

Mr Yung Tin Pang - Commenter

42. The Chairperson extended a welcome and briefly explained the procedures of the hearing. She said that PlanD's representative would be invited to brief Members on the representations and comments. The representers, commenters or their representatives would then be invited to make oral submissions in turn. To ensure the efficient operation of the meeting, each representer, commenter or his representative would be allotted 10 minutes for making oral submission. There was a timer device to alert the representers, commenters or their representatives two minutes before the allotted time was to expire, and when the allotted time limit was up. A question and answer (Q&A) session would be held after all attending representers, commenters or their representatives had completed their oral submissions. Members could direct their questions to PlanD's representatives, representers, commenters and their representatives. After the Q&A session, PlanD's representatives, the representers, commenters or their representatives would be invited to leave the meeting; and the Board would deliberate on the representations and comments in their absence and inform the representers and commenters of the Board's decision in due course.

43. The Chairperson then invited PlanD's representatives to brief Members on the representations and comments.

44. With the aid of a PowerPoint presentation, Mr Kenny C.H. Lau, STP/ST, briefed Members on the representations and comments, including the background of the amendments, the grounds/views/proposals of the representers and commenters, planning

assessments and PlanD's views on the representations and comments as detailed in TPB Paper No. 10335 (the Paper).

45. The Chairperson then invited the representers, commenters and their representatives to elaborate on their representations and comments.

R1 – Yung Ming Chau, Michael (Sha Tin District Council Member)

R1381 – Chao Suet Ying

46. Mr Yung Ming Chau, Michael expressed his resentment on why he was only allocated 10 minutes for making presentation though he had submitted representations on all four Amendment Items. The arrangement was different from that of the hearing in respect of the draft Ma On Shan OZP. The Chairperson said that, to ensure efficient operation of the meeting, a 10-minute presentation time would be allocated to each representer, regardless of the number of amendment items covered in the representation. The Board would take a flexible approach if more time was required by representers/commenters or their representatives.

47. Mr Yung Ming Chau, Michael then made the following main points regarding his representations:

***Amendment Item A***

- (a) according to DSD's cost estimation, the cost required for STCSTW would be HK\$ 25 billion. He doubted whether the estimated cost would be sufficient as the cost overrun of infrastructure projects was not uncommon in recent years;
- (b) he also doubted whether the value of the 28 ha of land released as a result of the relocation of STSTW would be able to cover the estimated cost of the proposed STCSTW;
- (c) explosions might be required for the proposed STCSTW, which might have adverse impact on the structural safety of the nearby residential developments. However, DSD was unable to address the public

concerns on potential risks and compensation claims. Such explosion works might also affect a Grade 3 historic building in Tai Shu Hang Village;

- (d) according to the Environmental Impact Assessment report conducted by DSD for the proposed STCSTW, the tree survey revealed that about 638 trees would be felled, 140 trees would be replanted and about 10,000 seedlings would be planted. He had concerns on whether the planting sites would be suitable for the growing of trees;
- (e) opportunities should be taken to addressing the shortage of community facilities (e.g. elderly centre and community hall) in the Ma On Shan area;
- (f) the traffic impacts induced by various new developments, including the proposed Ma Liu Shui reclamation, the future use of the existing STSTW site, the development of Liantang/Heung Yuen Wai and the Northeast New Territories New Development Area, would be substantial;

***Amendment Item B***

- (g) back in 2010, the Sha Tin District Council (STDC) was briefed on the proposal of constructing new columbarium in each district without providing such details as traffic arrangement. Not until May 2016, Food and Health Bureau (FHB) consulted the Health and Environment Committee of the STDC on the detailed proposal of the new columbarium at Shek Mun;
- (h) according to the Traffic Impact Assessment (TIA) provided by FHB, the proposed columbarium was feasible in terms of both vehicular traffic and pedestrian flows. However, details such as whether the reserved capacity at the critical junctions was sufficient for the increased vehicular traffic and whether the width of the existing footpath could accommodate the increased pedestrian flows were not given by FHB. The traffic mitigation measures including partial closure of carriageway of On Hing Lane were considered not acceptable in view of the heavy traffic flow.

FHB should ensure that the traffic mitigation measures such as a new pedestrian underpass should be implemented prior to the operation of the proposed columbarium;

- (i) the Government should explore the feasibility of relocating the refuse transfer station (RTS) to cavern in order to allow better land utilisation;

***Amendment Item D***

- (j) the future residents of the proposed housing development would suffer from glare, which was estimated to be over 1000 lumens, and the noise nuisance generated by the Jockey Club Kitchee Centre (KC);
- (k) there was a shortfall of Primary One (P1) school places in the Primary One Allocation (POA) School Net 91, in which Shek Mun area was situated. The original proposal of the Government was to provide two Home Ownership Scheme (HOS) housing blocks and one primary school on the KC site. For better and more flexible use of land resources, the subject site should be used for a primary school to address the shortfall of P1 school places pending a decision on the future use of the KC site;

***Amendment Item C***

- (l) HKJC had not mentioned the progress of redevelopment of the main stables at Sha Tin Race Course (STRC). Also, there were only limited events related to equestrian sports. It was uncertain whether there was a need for the OS site for equestrian sports development; and
- (m) it was noted that a 50-year land tenure was granted to STRC with a requirement of providing a cycle track along the riverside of Shing Mun River stipulated in the land grant. The Board should impose a setback requirement on the site in order to allow a provision of pavement and cycle track with sufficient width along Shing Mun River.

R4/C368 – Wong Ping Fan, Iris (Sha Tin District Council Member)

48. Ms Wong Ping Fan made the following main points:

- (a) there were insufficient recreational and community facilities in Sha Tin district. The 10 projects inherited from the ex-Municipal Council had yet to be taken forward. Each government department only assessed the impacts of their own individual project without a holistic consideration of their compatibility with the surrounding developments and the overall impacts to the community. The Government should critically review the planning of the area prior to any zoning amendments;

***Amendment Item B***

- (b) with the construction of the Ma On Shan Rail, Shek Mun area had been transformed into a community with mixed commercial and residential uses. Different commercial activities were attracted to the area. However, the proposed columbarium was considered incompatible with the development of Shek Mun area and would not create any synergy effect. It would also have adverse psychological impact on the residents;
- (c) the proposed columbarium would generate adverse traffic impact in Shek Mun area which had not been adequately reflected in the TIA. The illegal parking problem to be generated during festive seasons could hardly be effectively controlled by police patrol;
- (d) the technical feasibility of the proposed pedestrian underpass, including the impacts of constructing the underpass on the geotechnical safety of Tate's Cairn Highway and the access arrangement of the underpass should be considered;
- (e) consideration should be given to relocate the RTS to cavern and release the site, together with the site of Amendment Item B, for public housing development which would be more compatible with the surrounding developments;

- (f) in case the proposed columbarium proceeded, the Government should actively promote green funeral and ensure a smoke-free environment by prohibiting any burning of offerings and joss sticks;

***Amendment Item D***

- (g) single-block development was considered not favourable to the future residents because of the high management and maintenance costs;
- (h) the proposed public housing development was not compatible with the surrounding developments, which were mainly logistics centres and warehouses with congested heavy goods vehicles traffic and illegal parking;
- (i) the future residents of the proposed public housing development would be adversely affected by glare and noise nuisance generated by the adjacent football training centre (i.e. KC);
- (j) the site of the District Open Space (DOS) in Area 11, being one of the outstanding projects inherited from the ex-Municipal Council, had been used for the development of Shek Mun Estate Phase 2 and KC. The subject site was the remaining portion of the DOS in Area 11. As such, the subject site should be retained for open space use and could be for sports and recreational facilities;
- (k) the proposed development would worsen the traffic conditions in Shek Mun area as no traffic improvement measures were proposed;

***Amendment Items A and C***

- (l) Amendment Item A was supported. It was also proposed to relocate the RTS to cavern and that DSD should set up a community liaison group in order to better inform the local residents on the relocation project. The Government should also consult the local residents on the future use and development of the released site; and

- (m) HKJC should ensure the implementation of their proposed community initiatives in close consultation with the local residents.

R16 – Sha Tin Sports Association Limited

49. Mr Michael Lee To Ming made the following main points:
- (a) Sha Tin Sports Association Limited (the Association) was founded by a number of sports enthusiasts in 1982 and had become a well-received community organisation in Sha Tin district, with indispensable support from the Sha Tin District Office, Leisure and Cultural Services Department and the HKJC;
  - (b) The Association had been organising various sports events in Sha Tin including New Year Marathon and Dragon Boat Races with a large number of participants and spectators. The HKJC was one of the sponsors of those sports events;
  - (c) The HKJC Charities Trust had been donating to various sports events/facilities, such as the construction of Hong Kong Sports Institute, the professional development of athletes and sports promotion among students; and
  - (d) Amendment Item C was supported. If the HKJC would be allowed to continue to use the OS, the HKJC could have more income and could invest more resources on sports events and athlete sports development.

[Messrs H.W. Cheung, Franklin Yu, Stephen H.B. Yau, Stephen L.H. Liu and Andy S.H. Lam and Dr Wilton W.T. Fok left the meeting at this point.]

[The meeting was adjourned for lunch break at 1:45 p.m.]

50. The meeting was resumed at 2:45 p.m. on 15.9.2017.

51. The following Members and the Secretary were present at the resumed meeting :

Permanent Secretary for Development Chairperson  
(Planning and Lands)  
Ms Bernadette H.H. Linn

Mr Lincoln L.H. Huang

Mr Dominic K.K. Lam

Ms Christina M. Lee

Dr F.C. Chan

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Mr Alex T.H. Lai

Professor T.S. Liu

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Deputy Director (1)  
Environmental Protection Department  
Mr Elvis W.K. Au

Assistant Director (Regional 2)  
Lands Department  
Ms Anita K.F. Lam

[Ms Christina M. Lee arrived to join the meeting at this point.]

**Agenda Item 5**

Presentation and Question Sessions (Continued)

[Open Meeting]

52. The following government representatives, representers, commenters and their representatives were invited to the meeting at this point:

**Government representatives**

*Planning Department (PlanD)*

Ms Jessica H.F. Chu - District Planning Officer/Shu Tin, Tai Po & North (DPO/STN), PlanD

Mr Kenny C.H. Lau - Senior Town Planner/Shu Tin (STP/ST), PlanD

Mr Clement Miu - Town Planner/Shu Tin 3 (TP/ST3), PlanD

*Home Affairs Bureau (HAB)*

Miss Grace W.T. Li - Assistant Secretary (3)1 (AS(3)1), HAB

*Drainage Services Department (DSD)*

Mr Walter W.Y. Leung - Senior Engineer/Sewerage Projects 5 (SE/SP), DSD

Mr William H.M. Wong - Engineer/Sewerage Projects 26 (E/S26), DSD

**Representers, Commenters and their representatives**

R2 – Green Sense

C542 – Hong Kong Rugby Union

Mr Chiu Kwok Kwong ] Representer's and Commenter's  
Mr Ian Brownlee ] representatives

R186 – Jong Koon Sang

Mr Jong Koon Sang - Representer

R207/C541 – Mary Mulvihill

Ms Mary Mulvihill - Representer and Commenter

R440 – Chan Ching Long

Mr Chiu Pit Tat, Marco - Representer's representative

R751 – Lo Tak Ming

R854 – 文振邦

R1095 – 黎梓恩

Mr Chiu Chu Pong - Representers' representative

R755 – 石威廉

Mr William Shek - Representer

R759 – Chan Shiu Yeung

Mr Chan Shiu Yeung, Billy - Representer

R760 – Szeto Tze Long

Mr Szeto Tze Long, Jason - Representer

R765 – 陳嘯行

R852 – 撐場大聯盟

R859 – 張寶珠

R1090 – Iris Lee

R1653 – 盧日高

R1667 – Lam Tsz Kwan

Mr Chan Chi Chung - Representers' representative

R853 – 劉健成

R860 – 姚啟光

Mr Chow Pok Yin - Representers' representative

R1410 – In Hyung

Ms In Hyung - Representer

C1 – The Hong Kong Jockey Club

Mr Anthony Kelly ]

Mr Philip Chen ] Commenter's representatives

Mr Eddie Poon ]

Ms Nicole Tang ]

C3 – Hong Kong Tenpin Bowling Congress Limited

Ms Leung Wun Man, Emba - Commenter's representative

C6 – The Hong Kong Racehorse Owners Association Limited

C385 – Tony Lau Yiu Tong

C387 – Sidney Leung Kwun Wa

Mr Lo Tak Wing, Benson ] Commenters' representative

C22 – Environmental Association

Mr Henry Yau - Commenter's representative

C376 – Hong Kong Sports Institute Limited

Mr Fung Chi Sum, Godwin - Commenter's representative

C378 – AFS Intercultural Exchanges Limited

Mr Thomas Wong - Commenter's representative

C379 – 中華基督教會香港區會小學校長會

Mr Choy Sai Hung - Commenter's representative

C392 – So Tik Hung

Mr So Tik Hung - Commenter

C393 – Leung Ka Chun

Mr Leung Ka Chun, Derek - Commenter

C399 – Chow Chun Lok

Mr Chow Chun Lok - Commenter

C416 – So Wai Yin

C417 – Derek Cruz

C418 – David Hall

C424 – David Ferraris

C425 – Michael Chang

C429 – Richard Gibson

Mr Chris So Wai Yin ] Commenters and Commenters'  
Mr Michael Chang Chun Wai ] representatives

C447 – Dave Garcia

Mr Dave Garcia - Commenter

C452 – Lo King Yeung

Mr Lo King Yeung - Commenter

C454 – Lau Wang

Mr Lau Wang - Commenter

C480 – Wong Wing Kit

Mr Wong Chun Yun - Commenter's representative

C481 – Law Tak Kuen

Mr Law Tak Kuen - Commenter

C496 – Samson Lau

Mr Samson Lau - Commenter

C499 – 蕭顯航(沙田區議會發展及房屋委員會副主席)

Ms Lam Sau Lai - Commenter's representative

C500 – Lee Chi Wing (Sha Tin District Council member)

Mr Lee Chi Wing - Commenter

C501 – The Cycling Association of Hong Kong, China Limited

Mr Li Chik Yuen, Alfred - Commenter's representative

C503 – Riding for the Disabled Association

Mr Thomas Yeung - Commenter's representative

C506 – Yung Tin Pang

Mr Yung Tin Pang - Commenter

53. The Chairperson extended a welcome to the government representatives, representers, commenters and their representatives. She then invited the representers, commenters and their representatives to give their oral submissions.

R440 – Chan Ching Long

54. With the aid of a PowerPoint presentation, Mr Chiu Pit Tat, Marco (沙田新幹線) made the following main points :

- (a) there was objection to the rezoning for the proposed in-fill residential development at On Muk Street (i.e. Amendment Item D). According to the 2016 By-census, Shatin had the highest population (about 660,000) amongst the 18 administrative districts in the territory and a higher than average population density (at about 9,600/km<sup>2</sup>);
- (b) there would be an additional of about 50,000 population in the Shui Chuen O Estate, Shek Mun Estate Phase 2 and residential development above Tai Wai MTR Station. According to the Hong Kong Planning Standards and Guidelines (HKPSG), about 300 hospital beds (an equivalent of 24,000m<sup>2</sup> GFA) and other Government, institution or community (GIC) facilities were required. The proposed residential developments at On Muk Street and the site occupied by the Hong Kong Bible Research and Education Centre would aggravate the demand for GIC facilities. The site should be used for GIC development instead;

[Miss Winnie W.M. Ng returned to join the meeting at this point.]

- (c) complaints regarding glare and noise pollution were received from residents of City One Shatin during football matches held at night at the Jockey Club Kitchee Centre (KC) on the opposite side of the river channel. The On Muk Street site was much closer to KC and the future residents would suffer from the same problem despite the provision of a 20m wide buffer. There were newspaper reports in 2006/2007 on complaints from residents of Island Resort about the glare and noise nuisances from Siu Sai Wan Sports Ground. The On Muk Street site, in similar situation, was not suitable for residential development; and

- (d) the hearing arrangement by the Town Planning Board (the Board) was not satisfactory as representers and commenters had to wait long hours for their turn to make oral submission.

R751 – Lo Tak Ming

R854 – 文振邦

R1095 – 黎梓恩

55. Mr Chiu Chu Pong made the following main points :

- (a) the hearing arrangement was unsatisfactory. The Board should consider inviting the representers/commenters to the respective session allocated so that it would not be necessary for them to wait for a long time for their turn to make oral submissions;
- (b) the Sha Tin District Council (STDC) had discussed the proposed residential development at On Muk Street site (i.e. Amendment Item D) in the STDC meeting and had passed a motion to request the Government to improve the transportation services and to increase/implement the community and leisure facilities to meet the need of the residents. Learning from the experience of Shui Chuen O Estate, further residential development should be provided in tandem with the relevant services and facilities in order not to adversely affect the living quality of the residents;
- (c) the Board should take a people-oriented approach in planning for the community and give priority to meeting residents' need by providing GIC facilities and improving the living quality, instead of meeting the flat production target;
- (d) it appeared that the current proposal was to pave the way for redeveloping the KC site, which was built a few years ago at a cost of HK\$80 million and was heavily used. The Government should support

sports and football development in Hong Kong instead of using the existing football field for residential development;

- (e) the non-profit making KC which was the only football training facility in Hong Kong should be retained;
- (f) there would be an additional 15,000 population in Shek Mun and the provision of GIC facilities could not catch up with the increase in population. Further residential development would aggravate the demand for such facilities;
- (g) the proposed residential development would have adverse impact on traffic in Shek Mun industrial area where the traffic was heavy with illegal parking. It was also doubtful if the MTR Ma On Shan (MOS) line would be able to meet the transportation demand of the growing population; and
- (h) the proposed in-fill residential development would adversely affect the visual openness of Shing Mun River and the comprehensive planning of the Sha Tin New Town. The number of flats to be provided would not help solve the housing shortage problem. Instead, the future residents would be subject to glare and noise nuisances from KC. The site was not suitable for residential development and the Fanling Golf Course and/or other brownfield sites should be considered for residential development.

[Mr Elvis W.K. Au returned and Mr Wilson Y.W. Fung arrived to join the meeting at this point.]

56. Regarding the representers' comments on the hearing arrangement, the Chairperson said that while there was room for improvement to the hearing arrangement, the Board was taking the views of the representers and commenters seriously. She encouraged representers/commenters to listen to the views expressed by other representers/commenters throughout the meeting for a more interactive question and answer session.

R755 – 石威廉

57. With the aid of a PowerPoint presentation, Mr William Shek made the following main points :

- (a) the On Muk Street site was surrounded by open space to the east, south and west, and the Shek Mun industrial area to the north. The future residents living in the proposed residential development would be isolated and subject to potential traffic safety hazard as their sightline would be blocked by illegally parked goods vehicles when crossing the street;
- (b) while PlanD said that there would be adequate parking spaces in the proposed development and the parking survey carried out by the Housing Department (HD) revealed that there were sufficient parking spaces for goods vehicles in the Shek Mun area, two sites previously used as open-air carparks had been developed as On Muk Street Garden and a hotel (Courtyard by Marriott Hong Kong Sha Tin). There was an actual reduction in the number of parking spaces in Shek Mun. The number of fixed penalty tickets issued in Shek Mun was on the rise during the period from 2013 to 2015. Enforcement action on illegal parking by the Police was not an effective way to deal with the problem as the actual issue was inadequate parking in the area, which should be resolved through comprehensive planning and provision of supporting facilities;
- (c) the proposed residential development should be withheld pending the findings of the Study on Existing Profile and Operations of Brownfield Sites in the New Territories to be completed in 2018. A decision could then be made on whether to redevelop the subject site and the KC site together and local residents would not have to suffer from noise and environmental nuisances generated by construction works twice, should the KC site also be redeveloped in future;

- (d) the 20m and 12m setback from KC and On Muk Street respectively were inadequate in providing a buffer, but would in effect reduce the developable site area. The proposed residential development would have adverse visual and ventilation impacts on the adjoining Ever Gain Centre and KC; and
- (e) it would be a shame to take away an open space for in-fill residential development, which was not in line with the 2017 Policy Address for the promotion of sports in the community, supporting elite sports and maintaining Hong Kong as a centre for major international sports events. There was a deficit of one sports ground in Sha Tin and KC could make up for the provision. KC should be retained and expanded to include the On Muk Street site.

R759 – Chan Shiu Yeung

58. Mr Chan Shiu Yeung, Billy made the following main points :

- (a) he reiterated the representers' dissatisfaction on the hearing arrangement and on the suggestion of dividing the hearing into sessions for representers/commenters to arrive at a specific time according to different groupings;
- (b) he doubted the effectiveness of the 560 flats in the proposed residential development in relieving the housing shortage problem and its impact on the long waiting list for public housing. There was no supporting representation on this amendment item;
- (c) Shek Mun Estate Phase 2 was about to be completed and there would be an addition of about 3,000 flats in Shek Mun. The additional 560 flats would generate additional population and increase the demand for transport services. The main roads were heavily congested and local residents in Shek Mun would have to rely on the MTR MOS line;
- (d) as illustrated by Shui Chuen O Estate development, only one

kindergarten was provided and currently there was no other community facilities such as youth centre nor day care centre for the elderly/mentally handicapped. Those planned community facilities in Shek Mun might only be available years after the population intake, thus giving rise to similar social problems in Shui Chuen O;

- (e) the 20m setback from KC was inadequate to mitigate noise and glare impacts during football matches at night. It would result in complaints from future residents in the proposed residential development against KC;
- (f) in-fill residential development in a densely developed area was not good planning, which would defeat the planning vision of the Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (HK2030+);
- (g) although there would be a surplus of open space provision taking into account the planned local open space, there was no implementation programme and the planned open space provision might be converted for residential development in future. Instead of developing the On Muk Street site, Fanling Golf Course and the brownfield sites in the New Territories should be used for residential development for the benefit of the general public; and
- (h) while the KC site was not proposed for residential development under the amendment item, every effort should be made to retain the site as “Open Space” (“O”) for use by KC as it had made contributions to football training in Hong Kong.

R760 – Szeto Tze Long

59. Mr Szeto Tze Long, Jason made the following main points :

- (a) he expressed his dissatisfaction with the hearing arrangement and said that while the meeting had its own schedule, representers and commenters should not be made to wait such a long time for their turn to make oral submissions;
- (b) he was a member of the 撐場大聯盟 and supported the retention of KC at its current location as it had made contributions to the football development in Hong Kong. The KC site was leased under a Short Term Tenancy (STT) with policy support from the relevant bureau. Instead of proposing residential development at the adjacent site, opportunity should be taken to expand KC to include that site to promote football;
- (c) while the KC site was not included in the site for the proposed residential development, the Government had not made any promise that the KC site would not be used for residential development in future. Residential development adjacent to KC would certainly attract complaints from future residents due to noise and glare from football matches at night. The interface problem, as seen in the Hong Kong Stadium, was unresolvable and would lead to conflict between residents and users of KC;
- (d) PlanD's response that there would be adequate open space in Sha Tin was misleading as there was a deficit of football fields and sports grounds/complex. According to HKPSG, a total of 73 football fields were required for a population of 7.3 million in Hong Kong. However, there were only about 60 football fields in the territory, most of which had a high utilization rate of 80%. KC helped make up for the shortfall as some of the football fields were available for public use;
- (e) the On Muk Street site was one of those sites originally reserved for open

space development by the ex-Municipal Council over 20 years ago. There was no development programme for many of these sites so reserved. These sites should be developed for sports and leisure use; and

- (f) the rezoning of the Olympic Stables (OS) under Amendment Item C was also objected to as the site was originally used by the Hong Kong Sports Institute (HKSI). The site should be returned to HKSI as the Hong Kong Jockey Club (HKJC) had acquired land in Conghua of Guangdong for horse training centre. Although HKSI had been redeveloped with a substantial increase in total gross floor area, returning the site to HKSI would further enhance HKSI's development. As other club facilities might be developed at the rezoned site, the intention of developing stables at the site was doubtful.

R765 – 陳嘯行

R852 – 撐場大聯盟

R859 – 張寶珠

R1090 – Iris Lee

R1653 – 盧日高

R1667 – Lam Tsz Kwan

60. With the aid of a PowerPoint presentation, Mr Chan Chi Chung made the following main points :

- (a) the hearing arrangement was not satisfactory as representers/commenters had to wait for a long time for their turn to make oral submission. Legislative Council member Hon Chu Hoi-dick had left but requested him to express his objection to Amendment Item C as follows :
- (i) the media had reported that HKJC had acquired a piece of land of about 150 ha in Guangdong for the development of horse training facilities and the stables in Sha Tin Race Course (STRC) would

gradually be relocated there after its completion in 2018. There was no justification why this 4.76 ha site was still required for stable use;

- (ii) the site, which was a piece of government land zoned “Government, Institution or Community” (“G/IC”), could be used for GIC development with greater social benefit than for the exclusive use by HKJC. The “G/IC” site was for the general public and there was no reason not to retain the site for the public, even though it was no longer required by HKSI. Although the rezoning was to reflect the existing use, it would legitimize HKJC’s use of the site permanently. By not agreeing to the rezoning, the Board could retain the site for development that would benefit the public; and
  - (iii) as ‘private club’ was always permitted under the “Other Specified Uses” annotated “Race Course” (“OU (Race Course)”) zone, the public would be deprived of the opportunity to comment on any future club facilities development by HKJC as planning permission would not be required;
- (b) 撐場大聯盟 (the Group) was made up of people from all walks of life who had a passion on football. The Group cared about the continuous operation of KC as much as the general situation of the lack of football fields in Hong Kong. The policy in promoting sports in Hong Kong should be enhanced and land should be reserved for development of facilities for different sports in all districts;

[Mr Alex T.H. Lai left the meeting at this point.]

- (c) while the Government was trying to unite Hong Kong through education and sports promotion, it should not propose an in-fill residential development next to KC, which would create conflict between residents and the football fans;

- (d) KC was successful in promoting the sports and building up social connections amongst its users. KC shared the football fields with Yan Chai Hospital Tung Chi Ying Memorial Secondary School and the Chinese University of Hong Kong, as well as offering coaching to primary school children free of charge. It had fostered a bonding in the local community and its contribution in promoting football and the community should be replicated by providing land in other districts in Hong Kong for other sports activities;
  
- (e) Sha Tin was a well-planned new town. Although there was a pressing need for housing in Hong Kong, the On Muk Street site was not suitable for the proposed in-fill residential development due to its small size. The site was more suitable for sports and recreation development. The well-being of the next generation and that of the elderly should not be sacrificed for housing development. The quality of living of Hong Kong citizens should be safeguarded by providing adequate space for sports activities to ensure reasonable physical and mental health;
  
- (f) more than 2,200 signatures were collected by the Group, raising objection to the proposed residential development. The Board should put themselves in the local residents' place and consider their opposing views to the proposed residential development favourably;
  
- (g) the Government had not carried out any study on the provision of sports ground, particularly on football fields. The study under the Project Phoenix after the East Asian Games 2009 was of a small scale and the findings were outdated. Different stakeholders involving in promoting football considered that the standard of the football fields, their management and the associated facilities were poor in Hong Kong as compared with neighbouring cities as the Government had not provided the necessary infrastructure and financial resources in football;
  
- (h) football teams in Hong Kong did not have their home ground and had to rely on football fields managed by the Leisure and Cultural Services Department (LCSD) for practicing. The Government should promote

football and provide football fields of similar size as the MacPherson Stadium in every district for their use;

[Ms Christina M. Lee left the meeting at this point.]

- (i) photographs of KC taken at night showed that the centre was brightly lit, as compared with the dark ambient environment in the surrounding area. The level of brightness was as high as 1,553 LUX along On Muk Street, which would affect the quality of life of the future residents there. Shek Mun Estate and City One Shatin were located further away from KC and the glare nuisance could be tolerated. However, the proposed residential development adjacent to KC would attract complaints from the future residents and would eventually affect the operation of KC. There were also illegal parking at On Muk Street and the problem could not be resolved as there was inadequate parking space in the area; and
- (j) the Group would not object to the proposed residential development at the On Muk Street site if the Government could guarantee that KC would not be relocated to another site. KC was irreplaceable in view of its contribution to football development and the community.

R853 – 劉健成

R860 – 姚啟光

61. Mr Chow Pok Yin made the following main points :

- (a) despite PlanD's argument that the proposed residential development at On Muk Street would not have any adverse impact on KC, there would be dust problem during the construction period. The students practicing football at KC would be affected;
- (b) there would be an increase of more than 2,000 population from the proposed residential development, resulting in an increase in traffic in the area, hence exhaust from vehicles. Given that KC was heavily used

during weekdays by students, the exhaust would adversely affect the students' health during their practice session;

- (c) as KC was leased under STT, local residents were worried that after the completion of the proposed residential development at the adjacent site, the KC site would be taken back for redevelopment at the next stage since a total of 3 blocks of subsidized housing were proposed at the On Muk Street site and the KC site previously. It was worried that after population in-take, complaints arising from the noise and glare nuisance generated from KC, and the inadequate supporting facilities would be used as an excuse to relocate KC for further residential development. The above worries could not be relieved unless the Government would commit not to further propose residential development in the area and to extend the lease of KC;
- (d) relocating the recently completed football training centre was a waste of resources and not environmentally friendly. Kitchee had no financial resources for relocating the centre. Besides, KC was valuable for local residents, the general public and football teams in providing training for both students and professional football teams;
- (e) the On Muk Street site was originally zoned "O". Although there would be a surplus of open space in Sha Tin, the site should be developed as open space, considering the distribution of open space in the district as well as for better utilization in conjunction with KC; and
- (f) while acknowledging the pressing housing need in Hong Kong, Sha Tin had a population of about 660,000 which was the highest amongst the 18 administrative districts and the population density was higher than the overall figure for the territory. There should not be any further increase in population in Sha Tin. Members were urged not to approve Amendment Item D.

[Professor T.S. Liu returned to join the meeting at this point.]

[Dr F.C. Chan left the meeting at this point.]

62. As the representers or their representatives had finished their oral submissions, the Chairperson invited the commenters or their representatives to make their oral submission.

C1 – The Hong Kong Jockey Club (HKJC)

63. Mr Anthony Kelly made the following main points:

- (a) the OS was an inseparable part of the STRC. The OS site was handed over to HKJC after the 2008 Olympic and Paralympic Equestrian Events (the 2008 Olympics) in order to cope with the increasing number of horse races and the demand for ancillary facilities. Currently, the OS were accommodating about 160 racehorses, employing nearly 140 staff, and providing alternative accommodation, training and supporting facilities for the racehorses. The Racing Development Board, which supported the apprentice jockeys training programme of the HKJC, was occupying one of the four stable blocks within the OS complex;
- (b) Hong Kong had been developed into one of the global leaders in horse racing, with 26 of the world's top ranked racehorses currently based in Hong Kong. It was important to maintain the high quality of racehorses and horse races in order to preserve the position of Hong Kong as a world class racing jurisdiction;
- (c) the original stable complex at STRC was built in the 1970s and was designed to accommodate only 780 horses. As the total number of racehorses in all stables in STRC including the OS had reached about 1,400, the original stable complex was grossly overcrowded;
- (d) HKJC was dedicated to the betterment of the Hong Kong community. Although racehorses were only owned by a minority of the population, the contribution of horse racing to the local economy was significant. In 2016/17, HKJC had contributed some \$13 billion to the community through horse race betting duty;

- (e) in 2016/17, HKJC also contributed some \$34 million to the three public riding schools in Hong Kong, including riding facilities for the equestrian team and people with disabilities; and
- (f) upon completion of the Conghua Training Centre (CTC), STRC would remain as the core venue for HKJC's racing operations and majority of the active racehorse population would still be kept at Sha Tin. As CTC was located 250 km from Hong Kong and about 5 hours travelling time by horse floats, it would only perform a complementary role in providing pre-training, rehabilitation and extended spelling facilities for some racehorses.

[Mr Philip S.L. Kan returned to join the meeting at this point.]

64. Mr Philip Chen made the following main points:

- (a) Amendment Item C was supported as it reflected the existing use and function of the OS for horse training and stabling as well as training of local young jockeys. HKJC had no plan to build additional club house facilities at the OS site. The land uses of STRC were governed by a Master Layout Plan (MLP) under the land lease and could not be changed freely without the consent of the Director of Lands;
- (b) the STRC was built on reclaimed land and had been suffering from substantial levels of subsidence. Due to the scale of subsidence and the need to maintain uninterrupted racing operation, only piecemeal rectification works had been carried out over the years. During the future comprehensive refurbishment of the original stable complex, the OS would play a vital role in providing alternative accommodation for the racehorses, while some horses would also be transferred to CTC as a temporary arrangement;
- (c) HKJC was committed to making use of the STRC facilities to benefit the local community. As reported to the STDC in July 2017, HKJC

proposed to introduce major improvements to the recreational facilities in Penfold Park including the provision of new indoor sports facilities and some showcase stables of ponies for the enjoyment of youngsters and families. It was also proposed to widen the cycle track adjoining STRC to enhance safety for cyclists and pedestrians. The proposed improvement measures were well received by members of the STDC; and

- (d) community building programmes had been contemplated by HKJC with the advice and guidance of the Sha Tin District Office. Community initiatives proposed by HKJC would be taken forward in close consultation with the stakeholders, in particular STDC, in order to bring maximum benefits to the local community.

C3 – Hong Kong Tenpin Bowling Congress Limited (HKTBCCL)

65. Ms Leung Wun Man, Emba made the following main points:

- (a) HKTBCCL was an international sports association governing the tenpin bowling sport in Hong Kong. Its key mission was to develop and promote tenpin bowling in Hong Kong;
- (b) tenpin bowling was one of elite sports in Hong Kong using HKSI as the elite training base. With the completion of HKSI redevelopment, the new HKSI complex had provided a conducive environment and state-of-the-art facilities to meet the training needs of elite athletes. The provision of a twelve-lane bowling centre and training facilities in HKSI had brought about significant benefits to the tenpin bowling athletes; and
- (c) HKTBCCL and the tenpin bowling athletes had not experienced any nuisance or disturbance from the operation of the adjoining OS. HKSI and the OS could co-exist in harmony. There was no incompatibility between the two uses.

C6 – The Hong Kong Racehorse Owners Association Limited (HKROAL)

C385 – Tony Lau Yiu Tong

C387 – Sidney Leung Kwun Wa

66. Mr Lo Tak Wing, Benson, made the following main points:
- (a) HKJC as a non-profit organisation was the role model in promoting horse racing. It was widely recognised and commented by its official counterparts both locally and internationally;
  - (b) HKROAL was established in 1978 with an aim to enhancing the interests of horse owners in terms of horse ownership. There were at present over 800 members in the association, representing over 60% of the total number of horse owners in Hong Kong;
  - (c) while horse owners had a strong desire to own more quality racehorses, the waiting list for owning new racehorses in Hong Kong was very long as compared to other racing jurisdictions;
  - (d) adequate horse stables and training facilities were imperative for attracting reputable horse trainers to work in Hong Kong. However, all the stables in STRC including the OS were already at their maximum capacity. Any reduction in stable capacity would have immediate impacts on the operation of HKJC;
  - (e) the original stable complex in STRC could not cope with the training needs of the current racehorse population. The OS had played an important part in providing first class training facilities to support the development of STRC as a world class racing venue;
  - (f) after the opening of CTC, Sha Tin would still remain as the main base for majority of the racehorses so as to minimise the travelling of horses;
  - (g) HKJC was a major financial contributor to charitable organisations and non-governmental organisations (NGOs) benefiting a wide spectrum of

the community. The works of HKJC should be supported; and

- (h) the retention of the OS could help preserve the legacy of the 2008 Olympics and further enhance the position of Hong Kong as an equine capital.

C447 - Dave Garcia

67. Mr Dave Garcia made the following main points:

- (a) Hong Kong had been developed into one of the internationally renowned racing jurisdictions with top class races and racehorses. The difficulties in expanding the racehorse population in Sha Tin would hinder the development of horse racing in Hong Kong in the long run;
- (b) while the CTC would accommodate the new horse population especially the colts, STRC should remain as the main base for majority of the racehorses in light of the tight racing schedule with two racing days per week;
- (c) the stables in STRC including the OS were currently at their maximum capacity. The OS should be retained to relieve the strained stable capacity in Sha Tin; and
- (d) the stabling and training facilities in the OS were of first class standard. They had provided the essential infrastructure for the training and development of racehorses and for sustaining the position of Hong Kong as a famous racing city in the world.

C503 – Riding for the Disabled Association (RDA)

68. Mr Thomas Yeung made the following main points:

- (a) RDA was a charitable organisation providing riding facilities for people with disabilities;

- (b) HKJC had assisted RDA in setting up purpose-built facilities for disabled riders in the Pokfulam and Tuen Mun Riding Schools which served as the operational bases for provision of free para-equestrian riding services. HKJC had also provided support to RDA by offering veterinary and clinical services for horses and by organising a biennial para-equestrian conference; and
- (c) the support from HKJC would not be possible without stable revenues generated from HKJC's horse racing. The continual use of the OS site by HKJC was supported as that would help sustain horse racing in Hong Kong which in turn contributed to the para-equestrian sport.

C22 – Environmental Association (EA)

69. Mr Henry Yau made the following main points:

- (a) EA had been involved in several environmental projects in Fung Yuen, the Geological Park and the recycling field; and
- (b) Amendment Item C was supported for the following reasons:
  - (i) the OS site had been used and occupied by HKJC since the 2008 Olympics and was no longer required by HKSI;
  - (ii) the existing structures and facilities on the site were in good condition. If they were to be demolished, substantial construction waste would be generated unnecessarily;
  - (iii) if the site was considered for other uses, a long time might be required for local consultation. Thus, the site might be left vacant for a long time which would become a waste of the scarce land resources; and
  - (iv) the OS should be retained in order to preserve the legacy of the

2008 Olympics and to enable the younger generations to acquire knowledge of horses.

C499 - 蕭顯航(沙田區議會發展及房屋委員會副主席)

70. Ms Lam Sau Lai made the following main points:

- (a) the OS site was not suitable for high-rise housing developments as adverse traffic, visual and environmental impacts on the surrounding area including Royal Ascot might be resulted. Moreover, since there was no existing public road serving the site, it might not be suitable for rezoning to other land uses except the current stabling and horse training facilities;
- (b) the Development and Housing Committee (DHC) of STDC was consulted on the proposed rezoning of the OS site amongst other proposed amendments to the Sha Tin OZP on 3.11.2016. While members of DHC generally supported the rezoning, there were suggestions that HKJC should provide more sports and community facilities to the local community and that the Government should compensate for the loss of the “G/IC” site due to the rezoning. The decision of DHC was made after thorough consideration under proper procedures; and
- (c) upon completion of the plan-making procedure, the implementation of the proposed sports and community facilities by HKJC, including the provision of indoor sports facilities, the improvement works of Penfold Park and the widening of cycle track, should be expedited to meet the needs of the local community.

C376 - Hong Kong Sports Institute Limited (HKSIL)

71. Mr Fung Chi Sum, Godwin made the following main points:

- (a) Amendment Item C was supported as the usable floorspace in HKSIL

had increased by 200% upon completion of redevelopment works. The OS site was no longer required by HKSI; and

- (b) the OS would not impede or detract from the elite training facilities at HKSI.

72. Mr K.K. Cheung declared an interest in the item at this point as his company was having current business dealing with HKSIL. Members agreed that as Mr Cheung had no involvement in the comments made by HKSIL, he could stay in the meeting.

C379 - 中華基督教會香港區會小學校長會

73. Mr Choy Sai Hung made the following main points:

- (a) he was the principal of a primary school and chairman of a primary school principals association having no affiliation with HKJC;
- (b) after he visited the stables, veterinary and horse training facilities at the OS and met some of the staff and young jockeys, his perceptions on HKJC had changed; and
- (c) Amendment Item C was supported and the OS should be retained for the following reasons:
  - (i) the OS was providing essential supporting facilities for the operation of STRC;
  - (ii) the OS was well managed and had not generated any nuisance to the surroundings and had also offered employment opportunities for the community; and
  - (iii) the OS was an important training ground for local young jockeys. It was a showcase to other young people as the apprentice jockeys and racing trainees were subject to tough training and hard living conditions there.

C378 - AFS Intercultural Exchanges Limited (AFS)

74. Mr Thomas Wong made the following main points:

- (a) AFS was a NGO providing local youth with international cultural exchange opportunities. The major targets for AFS overseas exchange programmes were local secondary school students aged 15 to 18. Some of the students were from the disadvantaged groups and their exchange programmes were fully subsidised by HKJC;
- (b) through tax revenues from horse racing operation, HKJC had contributed substantial amount of funding to charitable and community works. In 2016/17, HKJC contributed some \$4.1 billion to subsidise charitable organisations and NGOs including AFS, which in turn played an important part in providing social and welfare services to the community; and
- (c) in view of the above, Amendment Item C was supported.

C392 - So Tik Hung

75. Mr So Tik Hung made the following main points:

- (a) HKJC had devoted great effort to nurturing local young talents. As an apprentice jockey, he himself was a good example and had his dream come true by being trained up to compete with top jockeys in horse races;
- (b) while the public acceptance of horse racing had been growing, more works had to be done to solicit further support from the community;
- (c) the stabling facilities at the original stable complex of STRC were outdated and over-crowded and could not cope with the growth and development of modern horse racing operation;
- (d) the OS had provided alternative accommodation and better training and supporting facilities for racehorses. In particular, the recent provision of a new horse swimming pool at the OS had brought about significant improvement to some of the racehorses. The use of the OS site had been optimised for the benefits of equestrian and horse racing; and
- (e) without adequate supporting facilities, the position of Hong Kong as a horse racing capital could not be sustained. The prospect and income of local jockeys would also be adversely affected.

C393 – Leung Ka Chun

76. Mr Leung Ka Chun, Derek made the following main points:

- (a) he was a local jockey;
- (b) racehorses were essential for maintaining high standard of races. At present, there were a total of over 1,300 racehorses in Hong Kong but the original stable complex at STRC was already very congested as it

was designed to accommodate only 780 horses. The OS with some 200 stable compartments thus played an important part in providing accommodation for the racehorses; and

- (c) the OS was also imperative to the training and development of racehorses and local jockeys. In view of the above, the retention of the OS was supported.

C399 – 周俊樂

77. Mr Chow Chun Lok made the following main points:

- (a) he had been a racing trainee since 2015;
- (b) the OS had played an essential role in the training and development of young people. It was the main training base for racing trainees where a wide diversity of training facilities and programmes was provided;
- (c) the OS, which comprised stables, training facilities for jockeys and horses, horse swimming pool and ancillary facilities, was an inseparable part of the STRC. It was essential for supporting the development of horse racing and enhancing the competitiveness of Hong Kong as an equine capital. If HKJC could not continue to use the OS site, there would be significant adverse impacts on the operation and development of horse racing in Hong Kong; and
- (d) the OS should be retained given its social and economic benefits to the society.

C416 - So Wai Yin

C417 - Derek Cruz

C418 - David Hall

C424 - David Ferraris

C425 - Michael Chang

C429 - Richard Gibson

78. Mr Michael Chang Chun Wai made the following main points:

- (a) he had been a horse trainer since 2005 and was one of the current users of the OS;
- (b) the stables and facilities in the original stable complex in STRC were congested and outdated. The OS had helped accommodate the increased number of racehorses and provided first class training facilities for the horses. Since he moved into the OS in 2008 for work, the performance of those racehorses trained by him had improved vastly and some of them had participated in races abroad;
- (c) HKJC had recently devoted substantial resources to improve the facilities in the OS including the provision of a new horse swimming pool. The rumour that the OS site would be converted to a private club facilities of HKJC appeared not true; and
- (d) on behalf of Chris So Wai Yin (C416) and John Moore (C505), he said that the standard of horse racing in Hong Kong had improved significantly over the past decades. At present, some 26 racehorses in Hong Kong had been conferred with world ranking. Without the support of stabling and training facilities in the OS, the high standard of horse racing in Hong Kong would not be sustained.

C452 – Lo King Yeung

79. Mr Lo King Yeung made the following main points:

- (a) he had been recruited as a racing trainee since 2014;
- (b) HKJC had lent tremendous support to the future development of young people. The OS had played a crucial role in nurturing local jockeys and stable assistants as it provided a diversity of training facilities and a suitable learning environment for racing trainees where they went through tough physical and riding training, and received various tuition courses including horse care, stable management and languages every day; and
- (c) the OS was therefore vital to the career development and future prospect of young people. It would also affect the competitiveness of horse racing operation in Hong Kong. The rezoning of the OS site was supported.

C454 – Lau Wang

80. Mr Lau Wang made the following main points:

- (a) he was a racing trainee at HKJC;
- (b) the OS was important to the training and career development of local young people. Apart from horse riding, racing trainees were developed in the fields of horse care, stable management and veterinary at the OS. The OS had provided a real environment for young people to learn and practice; and
- (c) due to aging and injury problems, there had been a considerable number of staff leaving the horse racing field in recent years. The OS could enable HKJC to provide continuous training of new staff to sustain the horse racing operation. In view of the above, the rezoning of the OS site was supported.

C480 – Wong Wing Kit

81. Mr Wong Chun Yun made the following main points:

- (a) he was a member of a local racing staff association; and
- (b) the staff association supported the rezoning of the OS site which would safeguard the job and income of the staff. If HKJC could not continue to use the OS site, the racehorse population would decrease and hence the staff employed. As the skills of the staff were limited to horse care, the unemployed staff would have difficulties in finding new jobs.

C481 – Law Tak Kuen

82. Mr Law Tak Kuen made the following main points:

- (a) he was the chairman of the Hong Kong Horse Racing Local Association and its members included assistant trainers, horse stable staff and work riders. The association had endeavored to ensure a safe environment and stable income for its members; and
- (b) he had witnessed the growth of Hong Kong into one of the world class horse racing venues. The OS, equipped with modern and high standard facilities, played a vital role in supporting the operation and development of horse racing in Hong Kong and hence should be retained. Otherwise, the current horse population could not be sustained which would have knock-on impacts on the horse racing operation and the income of the staff.

C496 – Samson Lau

83. Mr Samson Lau made the following main points:

- (a) he was working as a training and safety manager at HKJC; and
- (b) the facilities in the OS, in particular the paddocks, were essential for the training of apprentice jockeys and improving their riding skills. The

OS should therefore be retained by HKJC so as to sustain the development of local jockeys and the position of Hong Kong as a world class horse racing venue.

C500 – Lee Chi Wing

84. Mr Lee Chi Wing made the following main points:

- (a) he was a member of the STDC and its DHC;
- (b) the proposed amendments to the Sha Tin OZP, including Amendment Item C, had been subject to thorough local consultation. Before the publication of the OZP, PlanD and HKJC had arranged several briefing sessions to explain the objectives and rationale of the proposed amendments relating to the OS site. The DHC of STDC was consulted on the proposed amendments on 3.11.2016 and majority of the members had indicated support or no objection to the amendment for the OS site; and
- (c) should the amendment be approved, HKJC as a charitable organisation and a major stakeholder in Sha Tin District should strive to bring more benefits to the society and the local community.

C506 – Yung Tin Pang

85. Mr Yung Tin Pang made the following main points:

- (a) he had been working in HKJC for 40 years and was currently a horse trainer;
- (b) he had witnessed the growth of horse racing operation in Hong Kong to world class standard. STRC and the OS were crucial to the successful operation;
- (c) from the perspective of horse training, the role of STRC and OS could

not be replaced by the CTC. The former would remain as the main base for horse racing operation while the latter would only provide support for some of the horses in view of the shortage of space and facilities in Sha Tin. The main purpose of CTC included developing colts into racehorses, offering rehabilitation service to injured horses and providing special training facilities;

- (d) the CTC was located at about 5 hours' travelling time from Hong Kong by horse floats. As horses were prone to be affected by the change in environment and required sufficient rest and preparation for the races, most of the racehorses had to be remained at Sha Tin and it would not be feasible to relocate the daily operation of STRC to Conghua;
- (e) the facilities in the original stable complex were outdated and the stables were congested, and comprehensive redevelopment of STRC was imminent. The OS had performed an important role in providing alternative accommodation and training facilities for the horses. It was an indispensable part of the STRC; and
- (f) Hong Kong was one of the few places where profits were generated from horse racing. The competitiveness of Hong Kong as a racing venue and the success of HKJC could only be sustained with endowment of good management and adequate facilities.

R207/C541 – Mary Mulvihill

86. Ms Mary Mulvihill made the following main points:

- (a) Amendment Items C and D were symbolic of the manner in which the Government's vested interests had undermined the interests of the community in recent years and contributing to the growing discontent of the society;
- (b) in spite of the growing population and hence the need for community and recreational facilities, space allocated to those facilities had been

significantly reduced and often on inadequate grounds. While the increase in elderly had created an urgent need for such facilities, the lack of funding and the irresponsibility of government departments to address the issue would lead to a serious societal issue in the future;

- (c) the Government had failed to adapt to the changes in aspirations of the society. While there had been a significant increase in participation of outdoor sports facilities by women, most of the existing outdoor sports facilities were geared towards the male population. Additional sports facilities should be planned for female;

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- (d) the amendment was supported by many representers and commenters as HKJC had contributed a significant portion of its revenue to a number of sports and recreation organisations and had strong influence on them. The substantial financial contribution of HKJC to the Government through tax revenues had also led to accusation that HKJC was receiving preferential treatments in terms of policy and public scrutiny. To solve the acute housing problem, HJKC should surrender one of the two racecourses for housing developments;
- (e) to retain the OS for preserving the legacy of co-hosting the 2008 Olympics was a weak excuse of HKJC for continuing the use of the site;
- (f) in terms of employment opportunities, HKJC did not create many jobs with good income or good career prospect in the horse racing operation. Alternative community facilities on the same site would probably create the same job opportunities and similar level of pay or better prospect;
- (g) though HKJC agreed to provide additional sports and recreational facilities in the Sha Tin district, the claimed benefits were misleading as those facilities were mainly related to HKJC and equestrian which would not be enjoyed by the general public;

- (h) GIC facilities by nature were low rise buildings and the provision of GIC facilities on the OS site would not bring about insurmountable impacts. Alternative access to the site could be provided via the HKSI;
- (i) once the HKJC got hold of the OS site, it could be turned into other uses such as private clubhouse facilities;
- (j) the “G/IC” site and the community facilities thereon were intended to serve the needs of the general public and should not be used for generation of revenues;
- (k) the main business of HKJC was gambling which had created many community issues. The further increase in number of racehorses and racing days might further aggravate the problem;
- (l) there had been a change of perception in the society against cruelty on animals. Racehorses could be regarded as victims of cruelty as they had to race even under extremely hot weather;
- (m) in view of the lack of interest of the younger generations in horse racing, long-term use of the OS site by HKJC was not justified. If the site was retained as “G/IC” zone, HKJC could still use it on a short-term basis while the long-term use of the site could be subject to further discussion among the community;
- (n) HKJC should provide information on the additional funding that would be generated by the OS site and available to charitable organisations;

*Amendment Item D*

- (o) the government policy to rezone public open space and recreational uses for housing developments was unpopular amongst the community.

The discontent was demonstrated by the significantly large number of objections lodged against such proposals by a growing number of the public. Further rezoning of open space and “G/IC” sites should not be allowed until a comprehensive assessment of supply and demand for such facilities was carried out. In particular, there was an urgent need for additional GIC facilities to meet the demand from the increasing number of elderly, and the relevant standards and guidelines should be adjusted accordingly; and

- (p) the On Muk Street site should be reserved for future GIC facilities to meet unforeseen demand. Opportunity should be also taken to examine the use of the site for active recreational facilities such as lawn bowling for the elderly.

R2 – Green Sense

C542 – Hong Kong Rugby Union (HKRU)

87. With the aid of a Powerpoint presentation, Mr Ian Brownlee made the following main points:

- (a) on behalf of Green Sense (R2), he said that the site under Amendment Item D was unsuitable for public housing development as it intruded onto a well-planned “O” zone and was incompatible with the surrounding area. The site should be reverted to “O” and planned with the adjoining open space uses in a comprehensive manner;
- (b) one of the missions of HKRU was to encourage greater participation in rugby with an emphasis on engaging the wider community by offering competitive and social rugby to all levels of school players in Hong Kong. However, there was an acute shortage of active recreational facilities in Hong Kong. More sites for public sports and recreation were required in view of their community benefits in youth health and personal development;

- (c) there was a lack of suitable sites for sports pitches in Sha Tin and HKRU had to share with Kitchee for the use of the KC site. However, as the allocation of the KC site was temporary in nature and governed by STT, it was prone to be rezoned for other uses. The same situation also applied to other rugby pitches at King's Park and Tin Shui Wai;
- (d) no factual justification had been provided for the rezoning of the On Muk Street site in both the RNTPC Paper and the subject TPB Paper in respect of the proposed amendments. The provision standards of sports facilities in the HKPSG were outdated and being reviewed by the Home Affairs Bureau (HAB) and thus should not be used as a basis for decision-making. The need for sports facilities should be assessed on factual basis;
- (e) HKRU had engaged consultants in carrying out a detailed assessment of the future requirements for sports pitches which revealed that based on the current demand of 11,220 rugby playing sessions from club and school teams, there was a shortfall in supply of 4,527 sessions. It was predicted that the demand for community games would grow by 53% by 2025, with the greatest increases in the North, Tai Po, and Sai Kung districts. To accommodate such increase in demand, nine additional full-time rugby pitches would be required;
- (f) there were existing limitations relating to the supply of rugby-friendly facilities in view of the temporary nature of land allocation and the growing demand from other sports for the use of those facilities. HKRU could fulfill a portion of the additional demand through self-directed/self-funded initiatives as reflected in the experience of the Tin Shui Wai Rugby Pitch;
- (g) while the Government was promoting sports development for the community, the rezoning of open space and recreational sites for other uses had removed the opportunity to meet the growing community expectations. Facilities such as those provided by HKRU and KC could meet the needs of the community in proximity to where the

people lived;

- (h) there was a serious lack of rugby pitches which hindered the expansion of the sport to colts and youth rugby players. Amendment Item D could only produce 560 flats which was not a significant number when considering the potential negative impact that would have on youth development; and
- (i) the site should be rezoned to “O” for sports and recreational development. If the site under Amendment Item D was offered to HKRU, it would be developed for use by rugby and other sports. While LCSD did not have the financial resources to develop, manage and maintain the sports pitches, organisations such as Kitchee and HKRU could contribute to meeting the community needs for those facilities. The plan to rezone the On Muk Street site for housing development should be abandoned and the site should be retained as a permanent open space.

C501 – The Cycling Association of Hong Kong, China Limited

88. Mr Li Chik Yuen, Alfred made the following main points:

- (a) cycling was amongst one of the elite sports in Hong Kong and most of the elite athletes had been training in HKSI. With the completion of the HKSI redevelopment in 2013, the new complex had provided additional space to meet the training needs of cycling elite athletes;
- (b) the Hong Kong Velodrome in Tseung Kwan O completed in 2013 also provided an all-weather cycling venue of international standard for training of cycling athletes and holding competitive races;
- (c) in view of the above and as the cycling training ground at HKSI had already been relocated to Whitehead, there was no plan to build a new cycling training venue at the OS site; and

- (d) the OS site was considered not suitable for high-rise developments and was not accessible by public road. As the site was no longer required by HKSI, the continual use of the site by HKJC for OS was supported.

89. As the presentation from government representative, the representers/commenters and their representatives had been completed, the meeting proceeded to the Q&A session. The Chairperson explained that Members would raise questions and the Chairperson would invite the representers/commenters, their representatives and/or the government representatives to answer. The Q&A session should not be taken as an occasion for the attendees to direct questions to the Board or for cross-examination between parties. The Chairperson then invited questions from Members.

***Amendment Item A***

90. Some Members raised the following questions to the government representative:

- (a) the estimated expenditure for the relocation of Sha Tin Sewage Treatment Works (STSTW) into cavern and whether the project was cost-effective; and
- (b) the timing on when the site of the existing STSTW could be vacated.

91. In response, Mr William H.M. Wong, E/S26, DSD made the following main points:

- (a) according to a feasibility study completed in 2014, relocating STSTW into cavern was cost-effective taking into account the construction, operation and maintenance costs for the new facility, the refurbishment cost for the existing STSTW, and the release of land for other future uses for the benefit of the whole society. While the project expenditure was previously indicated to be about HK\$25 billion during the feasibility study, DSD was currently undertaking detailed design with a view to optimizing the design. The estimated project cost

would only be available upon the completion of the detailed design;  
and

- (b) the relocation works were targeted to commence within the next two to three years for completion in about 10 years. Given that the site of the existing STSTW could be vacated within two to three years after the new cavern facility was completed, it was expected that the site could be available in about 12 years' time after commencement of the works.

***Amendment Item B***

92. Some Members raised the following questions to the government representative:

- (a) how many niches would be provided in the proposed columbarium development and whether traffic impact assessment (TIA) had been conducted for the proposed development; and
- (b) whether there was any plan to relocate the refuse transfer station (RTS) into cavern.

93. In response, Ms Jessica H.F. Chu, DPO/STN, made the following main points:

- (a) about 40,000 niches would be provided in the proposed columbarium and garden of remembrance and a TIA had been conducted for the proposed development. The TIA concluded that the proposed development was acceptable from traffic grounds with suitable traffic mitigation measures including the provision of a new pedestrian underpass for access from On Muk Street to the site; and
- (b) the Environmental Protection Department (EPD) had no plan to relocate the existing RTS into cavern at the moment. According to EPD, with the upgrading works completed last year, the operation efficiency of the RTS had been improved.

*Amendment Item C*

94. The Chairperson and some Members raised the following questions to the government representatives:

- (a) whether there was any restriction on the use and development at STRC under the lease;
- (b) what the Government's expectation was in supporting OS to be included in STRC; and
- (c) whether the Government had any policy to support the development of equestrian sport.

95. In response, Ms Jessica H.F. Chu, DPO/STN, and Miss Grace W.T. Li, AS(3)1, HAB, made the following main points:

- (a) the use and development at the STRC were subject to the MLPs stipulated under the lease. The MLPs set out the distribution and details of land uses within the STRC including the location, use, area and height of the buildings. HKJC could not alter the uses of land or buildings as set out in the MLPs without the consent of the Director of Lands;
- (b) as STRC had been in operation for nearly 40 years since its opening in 1978 and the horse population had increased from about 700 to 1,400, additional land was required to cope with its operation needs. As the stabling and horse training facilities were readily available at OS, policy support was given by HAB to incorporate the OS site into STRC to reflect the current use of the site, preserve the legacy of co-hosting the Olympic event and support the need of horse racing operation; and
- (c) there were three public riding schools in Pok Fu Lam, Chai Wan and Tuen Mun managed by HKJC, which could help promote equestrian sport in Hong Kong.

96. Some Members raised the following questions to the representatives of HKJC (C1):

- (a) the location of the cycle track proposed to be constructed by HKJC;
- (b) whether HKJC would propose any new development, modification or minor works to the existing development at the OS site;
- (c) whether the OS site would be opened to the public;
- (d) how many horses accommodating in the OS were for equestrian sport and for horse racing;
- (e) HKJC's plan and funding in promoting equestrian sport in Hong Kong;
- (f) why the horse population had substantially increased over the years; and
- (g) whether all of the horses were accommodated in Sha Tin and whether HKJC could find another replacement site in the New Territories if the OS site was not allocated to HKJC.

97. In response, Mr Eddie Poon and Mr Anthony Kelly (representatives of C1) made the following main points with the aid of some PowerPoint slides:

- (a) according to the 50-year special purpose lease granted to HKJC, HKJC was required to set back its site boundary and widen the existing footpath and cycle track (1.2km) to the southwest of STRC along Shing Mun River. As advised by PlanD and the Transport Department, the footpath and cycle track would need to be widened from 4.1m to 5.8m. The proposal had been submitted to STDC for consideration and was generally supported by STDC Members. The proposal raised by the STDC Member Mr Yung Ming Chau, Michael (R1) was to widen the existing cycle track between STRC and STSTW to the northeast of STRC. As the widening proposal was already at a detailed design stage

and it was very difficult to include any new works at the moment, HKJC would aim at completing the 1.2km footpath and cycle track by 2019;

- (b) the OS site was fully occupied by stables, training arenas and facilities for jockeys and horses. HKJC had no plan to add new development at the site;
- (c) given the OS site was land-locked between STRC and HKSI and required access control for security considerations, it was not intended to be opened to the public;
- (d) given the overcrowded stabling facilities at STRC, the OS had been used to support the operation of STRC. The horses accommodated at the site were mainly for horse racing, while one of the four stables in OS site had been set aside to support the apprentice jockeys training programme. It would be difficult to clearly distinguish horses participating in equestrian from those participating in racing, as racing horses might participate in equestrian sport and the retired racing horses would be decanted to the public riding school for public riding;
- (e) HKJC had all along supported equestrian sport in addition to horse racing such as participating in the paralympic equestrian events and managing the three public riding schools. HKJC would continue to put in more resources in promoting the equestrian sport such as bringing in horses which had better performance in equestrian sport and co-operating with the Government to find more sites for the development of public riding school to provide a large variety of equestrian activities. While the figure on the funding for equestrian sport was not available at hand, HKJC had contribute HK\$34 million for the operation of the public riding schools in the last financial year;
- (f) there were horse racing at both Sha Tin and Happy Valley race courses. There was a record of 88 race meetings with a total of 806 races in the 2016-17 racing season. On average, 12-14 horses would run on each race and each horse would run for 6-7 times a year. The turnover from

horse racing was contributed back to the community through tax, betting duty and charitable donation. With the increase in the number of races over the years, there was a need to increase the horse population not only for meeting the demand, but also for the long-term benefit of the horses and HKJC; and

- (g) all of the horses were currently accommodated in Sha Tin. Currently, the stabling facilities in STRC were overcrowded after 40 years' operation with the increase in horse population. HKJC had been looking for additional land for new facilities in the surrounding area but no suitable site could be identified. Recently, a site in Conghua of Guangdong had been acquired to provide additional facilities such as uphill gallop that could not be accommodated in STRC to complement the training facilities in STRC. If the OS site was not allocated to HKJC, the number of races to be organized and hence HKJC's financial contribution back to the community would be reduced.

***Amendment Item D***

*Planning for Public Housing Development*

98. The Chairperson and some Members raised the following questions to the government representatives:

- (a) whether the site was suitable for public housing development given its location next to an industrial area, and whether there was storage of dangerous goods in the adjacent industrial buildings;
- (b) how to strike a balance between public housing development and the provision of open spaces and sports facilities;
- (c) whether the proposed public housing at the existing KC site would only be developed after a re-provisioning site was identified for KC and whether the site search had commenced;
- (d) whether the proposed public housing development was planned and designed on the assumption that KC was located in the adjacent area;
- (e) whether the proposed public housing development should be comprehensively developed at a larger site such as the existing STSTW site to be vacated after relocation to cavern;
- (f) noting that a Task Force on Land Supply (the Task Force) had been formed, whether the planning for the proposed public housing development should be postponed until a clear direction was formulated by the Task Force;
- (g) should the rezoning proposal be approved, when the public housing development would be completed; and
- (h) whether single-block public housing development had been constructed

by HD previously.

99. In response, Ms Jessica H.F. Chu, DPO/STN, made the following main points with the aid of some PowerPoint slides:

- (a) the site was suitable for public housing development given its proximity to Shek Mun MTR Station. Although it was located adjacent to industrial buildings in Shek Mun Business Area (SMBA), the industrial buildings were mainly used for godown and storage uses without dangerous goods nor chimney. The proposed public housing development was not located in isolation as alleged by some representers since the surrounding area was under transformation into a mixed-use precinct including shopping arcades, hotel, office, retail, eating places and other commercial uses. There were residential developments (including City One Shatin and Shek Mun Estate), schools, parks, cycle track, bowling greens and waterfront promenade located in the surrounding area. Besides, new retail and social welfare facilities including wet market, residential care home for the elderly and child care centre would be provided in Shek Mun Estate Phase 2 in the vicinity which was under construction;
- (b) Sha Tin had all along been considered as a well-planned district with lots of open spaces on both sides of Shing Mun River. In order to maintain a continuous waterfront promenade along river channel, a 20m-wide open space to the southwest of the site had been retained as waterfront promenade for public enjoyment;
- (c) a site including the subject site and the KC site, which was identified as one of the 150 potential housing sites according to the 2013 Policy Address, was reserved for public housing development. On the other hand, at the request of Kitchee, HAB gave policy support for temporary use at part of the "O" site for soccer pitch in 2012 and the site was let to Kitchee under a 4-year STT in 2013. As it was very popular in the soccer community, there were strong requests for retaining KC at the current location. In response, the Government revised the

implementation proposal and the land currently occupied by KC had not been included in the current rezoning proposal. The KC site would only be rezoned for public housing development after KC's relocation arrangement was settled. PlanD was undertaking a site search exercise to identify a suitable site for the long-term re-provisioning of KC;

- (d) the current scheme was planned based on the assumption that KC was located in the adjacent area until its relocation arrangement was settled. All relevant government departments including EPD had no adverse comment on the proposed development and HD would adopt a sensitive design to minimize the noise and glare nuisances from KC;
- (e) although about 28 ha of land would be vacated after the relocation of STSTW, the land would only be available for development in the long run. Given the subject site was readily available for development with good accessibility and supporting facilities in the vicinity, it should be used for public housing development as soon as possible to meet the imminent public housing need;
- (f) the shortage of housing land supply was a pressing problem. While the Task Force would review the Government's land supply strategy and study other land supply options, as the subject site was readily available for public housing development to meet the short-term needs, there was no need to postpone the proposed development;
- (g) should the rezoning proposal be approved, the proposed public housing development was target for completion in 2021/22 and would provide a total of about 560 units, which would account for about 10% of the projected subsidized sales flats (SSF) supply in that year; and
- (h) HD had previously constructed single-block public housing development in other areas such as Hin Yiu Estate in Tai Wai.

100. Some Members raised the following questions to the representers/commenters:

- (a) what the walking distance was between the subject site and Shek Mun MTR Station and whether there was any retail facilities such as shopping arcade near Shek Mun MTR Station. Why it was considered that the proposed public housing development was located in isolation; and
- (b) given there was shortage of land for both sports ground and housing development, how to strike a balance between the provision of sports facilities and housing units.

101. In response, Mr Chow Pok Yin (representative of R853 and R860) and Mr Szeto Tze Long, Jason (R760) said that the walking distance between the subject site and Shek Mun MTR Station was about 5 minutes. As the proposed public housing development was a single-block building located adjacent to the SMBA without supporting facilities, the future residents would need to rely on the supporting facilities in City One Shatin and Shek Mun Estate Phase 2. Although there was a shopping arcade near Shek Mun MTR Station, it was not sufficient to support the population growth in the area. Besides, given that there was illegal parking problem in the adjacent streets, the traffic induced by the proposed development would further aggravate the traffic problem in the area.

102. In response, Mr Ian Brownlee (representative of R2 and C542) said that most of the land currently used by sports organizations were zoned "O" under STT and the facilities thereat were mostly developed by funding from HKJC. The sudden taking back of the land by the Government for housing development with no regard to the newly completion of KC with HK\$80 million donation from HKJC had set a very bad precedent, and HKJC might have reservation on providing funding for the development of sports facilities under STT in future. The proposed public housing development was located in a wrong place and would become a residential island next to an industrial area and protruding into a continuous strip of open space and waterfront promenade. New residential development should be planned in brownfield sites or new development areas such as Hung Shui Kiu and Fanling North. As the KC site was suitable for sports facilities in terms of land use planning and accessibility, it should be retained for the long-term use of KC.

*Interface problem with KC*

103. Some Members raised the following questions to the government representatives:

- (a) whether the flood lights at KC would be switched off at 11 p.m.;
- (b) how to address the adverse noise and glare impacts from KC and whether HD would provide noise mitigation measures such as acoustic windows for the proposed public housing development; and
- (c) how to mitigate the impact of air and noise pollutions on the users of KC during the construction stage of the proposed public housing development.

104. In response, Ms Jessica H.F. Chu, DPO/STN, made the following main points with the aid of some PowerPoint slides:

- (a) the opening hours of KC was from 8:30 a.m. to 11 p.m. and the flood lights would be switched off after 11 p.m.;
- (b) to address the potential noise and glare impacts, the proposed public housing development would be set back by about 20m from KC. As the site was elongated facing river channel, most of the flats would be oriented towards the river channel or On Muk Street Garden to the northwest. An Environmental Assessment Study (EAS) would be conducted by HD at the detailed design stage for the approval of EPD. The mitigation measures to be provided should meet the requirements of relevant legislation; and
- (c) there were legislation and guidelines to control noise emission and air pollution of construction works. Besides, good practices such as improving the communication with the adjacent sensitive users could be adopted to minimize environmental impacts during the construction stage.

105. In response, Mr Elvis W.K. Au, Deputy Director (1) of Environmental Protection, made the following main points:

- (a) the site for public housing development was elongated facing the river channel, there was scope for HD to address the noise and glare impacts from KC by adopting a proper building design; and
- (b) HD had extensive experiences in controlling adverse impacts during construction stage and good practices had been adopted to ensure that the mitigation measures were effective. An environmental assessment, which would include detailed environmental mitigation measures, would be conducted by HD at the detailed design stage.

106. A Member asked whether complaints on noise and glare nuisances from Mong Kok Stadium at Flower Market Road had been received. In response, Mr Szeto Tze Long, Jason (R760) said that while complaints on the noise and glare nuisances from Mong Kok Stadium were reported in the media, it should be noted that the situation in Mong Kok was quite unique. Mr Ian Brownlee supplemented that there were technical ways to minimize the overspill of light from the sports ground in the design of the lighting system such as changing the type and orientation of the lights.

*Provision of Open Space and GIC Facilities*

107. The Chairperson and some Members raised the following questions to the government representatives:

- (a) whether there was any deficit in the provision of schools in Sha Tin according to HKPSG;
- (b) the provision of sports facilities in Sha Tin and whether they were open-air facilities;
- (c) whether PlanD had identified any site to meet the shortfall of a sports ground in Sha Tin;

- (d) whether the subject site was considered suitable for the provision of sports ground; and
- (e) whether the standards for sports facilities under HKPSG could cater for the needs of particular sports which had become more popular in recent years such as rugby and baseball. Since the HAB was reviewing the standards and guidelines for provision of sports facilities, whether the current standards in HKPSG were still applicable in the current planning exercise.

108. In response, Ms Jessica H.F. Chu, DPO/STN, made the following main points with the aid of some PowerPoint slides:

- (a) while there was a deficit of 7 classrooms for primary school in Sha Tin, the provision of secondary school exceeded the requirement of HKPSG. The Education Bureau would monitor the demand for primary school places taking into account the birth rate, and the deficit could be addressed by different means including temporary use of the vacant school sites;
- (b) seven sports centres had been planned in Sha Tin to provide a range of core activities including badminton, basketball, table tennis and gymnastics for the local residents. Among them, four were completed, one was under construction and two were under planning. While the above-mentioned facilities were mainly indoor, there were five existing open-air 11-a-side soccer pitches under the management of LCSD in Sha Tin, namely, Sha Tin Sports Ground, Ma On Shan Sports Ground, Hin Tin Playground, Tsang Tai Uk Recreation Ground and Ma On Shan Recreation Ground. KC had provided additional soccer pitch to meet the demand of the community;
- (c) there was a deficit of one sports ground in Sha Tin. As there were specific requirements for the provision of sports ground under HKPSG, including a minimum site area requirement of 3 ha, generally north-south

oriented, conveniently served by public transport and containing facilities for all athletic track and field events, no suitable site could be identified at the moment. Opportunity would be taken to providing a sports ground at the land to be released from the relocation of the STSTW into cavern;

- (d) in order to optimize the use of land resources, it was considered more appropriate to provide sports and recreation facilities in sites with constraints for housing development, such as covered service reservoirs and landfill area. As the subject site was suitable for housing development without insurmountable problems, it should be rezoned for public housing development to meet the imminent need; and
- (e) HAB was reviewing the standards and guidelines for provision of sports facilities. Should HAB propose any new standards in the provision of sports facilities, PlanD would reserve suitable sites for such facilities in accordance with the new standards and guidelines. Pending the outcome of the review, the current standards in HKPSG were still applicable and had been adopted in the zoning amendments.

#### *Others*

109. A Member asked why it was mentioned in the Paper that there were sufficient car parking spaces in Shek Mun area but some representers pointed out that illegal parking was common in the area. In response, Ms Jessica H.F. Chu, DPO/STN, said that HD had carried out a parking survey for goods vehicles in the Shek Mun area and the result revealed that there were sufficient parking capacities in the area. The illegal parking problem was mainly due to the choice of the drivers for not parking their vehicles in the car park. The Hong Kong Police Force would step up enforcement actions to combat the illegal parking problem in Shek Mun, if necessary.

110. In response to a Member's question on whether Sha Tin was the most densely populated district in Hong Kong as claimed by some representers, Ms Jessica H.F. Chu said that Sha Tin was not the most densely populated district in Hong Kong. The population density in Wong Tai Sin, Kwun Tong and Wan Chai was higher than that in

Sha Tin.

[Mr Elvis W.K. Au, Mr K.K. Cheung, Mr Wilson Y.W. Fung, Ms Anita K.F. Lam and Mr David Y.T. Lui left the meeting during the latter part of the Q&A session.]

111. As Members did not have any further questions, the Chairperson said that the Q&A session was completed. She thanked the government representatives as well as the representers/commenters and their representatives for attending the meeting. The Board would deliberate the representations/comments in closed meeting and would inform the representers/commenters of the Board's decision in due course. The government representatives as well as the representers/commenters and their representatives left the meeting at this point.

#### Deliberation Session

##### *Amendment Item A*

112. Members generally supported the amendment item to facilitate the relocation of the existing STSTW to cavern at A Kung Kok which would help release about 28 ha of land at the STSTW site for other future uses to meet different socio-economic needs.

113. Members generally considered that the major grounds of the representations and comments had been addressed by the departmental responses as detailed in the Paper and the presentations made by the government representatives at the meeting. After deliberation, Members agreed that no amendment to the OZP in respect of Item A was required.

##### *Amendment Item B*

114. Members in general supported the amendment item to facilitate the provision of a columbarium and garden of remembrance at On Hing Lane. Noting the juxtaposition of the proposed columbarium and the existing RTS which might give an impression of disrespect to the ancestors, some Members suggested that a sensitive design with landscape enhancement should be adopted for the proposed columbarium. Besides, concerned bureaux and departments should explore the feasibility of relocating the RTS

in the long run.

115. Members generally considered that the major grounds of the representations and comments had been addressed by the departmental responses as detailed in the Paper and the presentations made by the government representatives at the meeting. After deliberation, Members agreed that no amendment to the OZP was required regarding Item B, and that Members' view on exploring the feasibility of relocating the RTS to cavern in the long run should be conveyed to the concerned bureau and department for consideration.

#### *Amendment Item C*

116. Regarding the amendment of the OS site from "G/IC" to "OU(Race Course)", a Member said that while the site was originally used by HKSI, it was currently used as stables and training facilities for jockeys and horses to support the operation of STRC after the 2008 Olympic Events. HKSI had no in-principle objection to the continued use of the site by HKJC. Given that the site was sandwiched between HKSI and STRC with no separate access from public road, STRC required additional land to cope with its operation needs and there was no request from government departments for other GIC use, it was considered suitable to retain the OS use. Two Members concurred with the view and considered that the site should be used to support the operation of STRC.

117. A Member said that given that the site was originally zoned "G/IC" and had been used as the venue for the 2008 Olympic and Paralympic Equestrian Events, rezoning the site solely to support horse racing at STRC might not be satisfactory. Given the unique history of the OS site, HKJC should consider setting aside an area within the site for displaying related information on the history of the site with a view to preserving the legacy of co-hosting the Olympic events, and providing the general public with access to the said area displaying the information.

118. In response to a Member's enquiry on why the STRC was not zoned "G/IC", the Secretary said that given the specific nature of race course, STRC was zoned "OU(Race Course)" on the Sha Tin OZP, which followed the zoning of Happy Valley Race Course on the Wong Nai Chung OZP. According to the Master Schedule of Notes, race course was neither a Column 1 nor Column 2 use in the "G/IC" zone.

119. With respect to some representers' concern that the public would not be able to provide comments on HKJC's future expansion proposal with the incorporation of 'Private Club' use under Column 1 of the "OU(Race Course)" zone, Members noted that the Notes of the "OU(Race Course)" zone was updated to provide a clear planning intention for the zoned use and 'Race Course' and 'Private Club' uses were included under Column 1 to reflect the existing race course and the ancillary facilities including clubhouse at the STRC, and the amendment was considered technical in nature. As the use and development of the STRC was subject to the control of MLPs stipulated under the lease, HKJC could not alter the uses of land or buildings as set out in the MLPs without the consent of the Director of Lands. Besides, HKJC had also pledged to conduct local consultation on major developments concerning the STRC.

120. In response to a Member's question, the Chairperson said that should HKJC propose addition or alteration works to the existing buildings in the OS site, relevant regulations under the Buildings Ordinance must be complied with.

121. Two Members opined that it was very unlikely for HKJC to add a clubhouse in the OS site as the site was not easily accessible and there were sufficient clubhouse facilities in the two race courses.

122. Members generally considered that the major grounds of the representations and comments had been addressed by the departmental responses as detailed in the Paper and the presentations made by the government representatives at the meeting. After deliberation, Members agreed that no amendment to the OZP was required regarding Item C, and Members' view regarding setting aside an area within the OS site for displaying related information on the history of the site with a view to preserving the legacy of co-hosting the Olympic events should be conveyed to HKJC for consideration.

#### *Amendment Item D*

123. Some Members considered that the site should be reverted back to the original "O" zone and made the following main points:

- (a) it was premature to decide the rezoning of this particular site from "O" to

“Residential (Group A) 6” (“R(A)6”) without knowing the overall plan for the entire strip of “O” in this location. Specifically, the proposed single-block development amid a stretch of open space along a river channel turning into Shing Mun River was undesirable from land use planning and urban design points of view and would frustrate the original planning intention for a continuous open space and waterfront promenade in this particular location;

- (b) single-block development at this location was not cost-effective. Public housing should be comprehensively planned at a more suitable location;
- (c) given that the surrounding area had been highly developed, the site should be retained as “O” to act as a breathing space; and
- (d) low-rise development should only be considered at the site to create a stepped building height profile.

124. The Chairperson and some Members, on the contrary, supported the rezoning of the site to “R(A)6” for public housing development and made the following main points:

- (a) the site was suitable for public housing development given its good accessibility, site availability and provision of supporting facilities in the surrounding area;
- (b) it was noted that a more comprehensive public housing development was originally proposed at the subject site and the KC site. Subject to the identification of a relocation site for KC, this strip of “O” zone was considered suitable for public housing development and could be considered as an extension of Shek Mun Estate Phase 2. Meanwhile, the subject site could be developed as an early phase to meet the imminent public housing need;
- (c) withholding the proposed development now and insisting on a more comprehensive development plan for the entire strip of “O” zone would

go against the pragmatic approach of phased development to meet the imminent public housing need. It was worth noting that the proposed 560 units accounted for about 10% of the total SSF supply (which still had a shortfall of some 2,000 units compared to the annual target) in 2021/22. The contribution of the site in the SSF supply was crucial;

- (d) residential use should be accorded with high priority given the acute shortfall of housing supply. As the subject site was readily available and suitable for housing without insurmountable technical problems, it should be used for such to optimize the use of land resources. Sports facilities, if needed, could be provided at other sites with constraints for housing development;
- (e) some “O” and “Green Belt” (“GB”) sites with more development constraints had been rezoned for residential development. Any decision made against rezoning for this particular site should be consistent with the Board’s previous decisions on comparable cases;
- (f) there was no strong justification to retain the site for open space use as there was surplus in the provision of open spaces in Sha Tin, including 17.96 ha of district open space and 58.78 ha of local open space; and
- (g) while Sha Tin was short of a sports ground, it was not short of other sports facilities. In any case, the site did not seem to meet the standards for a sports ground under HKPSG.

125. Those Members supported reverting to “O” zone made the following further points:

- (a) the zoning amendment should be considered in a comprehensive manner including also the KC site after KC’s relocation, if any. Should KC be retained at the current location in the long run, the Board might be criticized for allowing a piecemeal development amid the waterfront open space;

- (b) the readiness of the Board to recommend rezoning of individual “GB” sites for residential development would not mean that the Board should be equally ready to rezone the subject site to make way for housing. Each site must be considered on its own merits. The recommendation to retain the “O” zone should take into account the unique characteristics of the site in question; and
  
- (c) the site, together with the adjoining sites, could provide some kinds of sports facilities to partially serve the function of a sports ground which was currently in shortfall in Sha Tin.

126. Noting that more time would be required for discussion while it was already 10:30 p.m. at this juncture, the Chairperson suggested and Members agreed that the deliberation on Amendment Item D should be adjourned to another day to facilitate a more thorough discussion.

**Procedural Matters**

**Agenda Item 6**

[Open Meeting]

Information Note and Hearing Arrangement for Consideration of Representations and Comments on the Draft Tai Ho Outline Zoning Plan No. S/I-TH/1

(TPB Paper No. 10328)

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[The item was conducted in Cantonese.]

127. The Secretary reported that the following Members had declared interests on the item, for having affiliation/business dealings with World Wide Fund For Nature Hong Kong (WWFHK) (R2), Hong Kong Bird Watching Society (HKBWS) (R3), Sun Hung Kai Properties Limited (SHK), Swire Properties (Swire), Hongkong Land (HKL) (R1063/C2) and their representative (i.e. Masterplan Limited (Masterplan)); or being acquainted with Mr Paul Zimmerman, the co-founder and Chief Executive Officer of Designing Hong Kong Limited (R4):

- |                     |   |   |
|---------------------|---|---|
| Professor S.C. Wong | - | being the Chair Professor of Department of Civil Engineering of the University of Hong Kong (HKU) where SHK had sponsored some activities of the Department before; |
| Mr Ivan C.S. Fu     | - | having current business dealings with SHK, Swire, HKL and Masterplan;   |
| Ms Janice W.M. Lai  | - | having current business dealings with SHK and her firm being a tenant of the properties of Swire;   |
| Mr Patrick H.T. Lau | - | having current business dealings with SHK and past business dealings with Swire;  |
| Ms Christina M. Lee | - | being the Secretary-General of the Hong   |

Kong Metropolitan Sports Events Association which had obtained sponsorship from SHK before;

- Mr K.K. Cheung ] their firm having current business dealings  
Mr Alex T.H. Lai ] with SHK, Swire and HKL;
- Mr Wilson Y. W. Fung - being a Director of the Hong Kong Business Accountants Association which had obtained sponsorship from SHK before;
- Dr C.H. Hau - being a member of HKBWS and a past member of the Conservation Advisory Committee of WWF-HK, and being an Honorary Associate Professor and Principal Lecturer of the School of Biological Sciences of HKU and his department had received donations from Swire Trust before;
- Mr Thomas O.S. Ho - having current business dealings with SHK, Swire and HKL and personally knowing Mr Paul Zimmerman;
- Mr Stephen L.H. Liu - having past business dealings with SHK, Swire and HKL;
- Mr Franklin Yu - having past business dealings with SHK and his spouse was an employee of SHK;
- Miss Winnie W.M. Ng - being a Director of the Kowloon Motor Bus Co. (1933) Ltd. (KMB) and SHK was one of the shareholders of KMB;
- Mr H.F. Leung - being an employee of HKU and HKU had

business dealings with Swire on training matters; and

Dr Lawrence K.C. Li - being the Treasurer of the Hong Kong Polytechnic University (PolyU) and PolyU had received donation from Swire before.

128. Members noted that Mr H.F. Leung and Dr Lawrence K.C. Li had tendered apologies for being not able to attend the meeting and Professor S.C. Wong, Ms Janice W.M. Lai, Ms Christina M. Lee, Messrs Ivan C.S. Fu, Patrick H.T. Lau, K.K. Cheung, Alex T.H. Lai, Wilson Y. W. Fung, Thomas O.S. Ho, Stephen L.H. Liu and Franklin Yu and Dr C.H. Hau had already left the meeting. As the item was procedural in nature, Members agreed that Miss Winnie W.M. Ng could stay in the meeting.

129. The Secretary briefly introduced the Paper. On 24.3.2017, the draft Tai Ho Outline Zoning Plan No. S/I-TH/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance and a total of 1,063 representations and two comments were received. As the representations and comments were of similar nature, they could be considered collectively in one group by the full Board. The hearing could be accommodated in the Board's regular meeting and a separate hearing session would not be necessary.

130. To ensure efficiency of the hearing, it was recommended that each representer/commenter be allotted a maximum 10 minutes for presentation in the hearing session. Consideration of the representations/comments by the full Board was tentatively scheduled for November 2017.

131. After deliberation, the Board agreed that :

- (a) the representations and comments should be considered collectively in one group by the Board itself; and
- (b) a 10-minute presentation time would be allotted to each representer/commenter.

**Agenda Item 7**

[Open Meeting]

Submission of the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/30A under Section 8 of the Town Planning Ordinance to the Chief Executive in Council for Approval

(TPB Paper No. 10334)

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[The item was conducted in Cantonese.]

132. The Secretary reported that the following Members had declared interests on the item for having affiliation/business dealings with Tung Wah Group of Hospitals (TWGHs) (R1) and its representative (i.e. Mr Yiu Tze Leung) and consultants (i.e. Kenneth To & Associates Limited (KTA) and CYS Associates (Hong Kong) Limited (CYS)); for having business dealings/being acquainted with representers (i.e. Ms Mary Mulvihill) (R4) and Designing Hong Kong Limited (R2)); and for owning a property in the Sheung Wan area:

- |                     |   |   |
|---------------------|---|---|
| Ms Christina M. Lee | - | having current business dealings with TWGHs and being the Secretary-General of the Hong Kong Metropolitan Sports Events Association which had obtained sponsorship from TWGHs before; |
| Mr K.K. Cheung      | ] | their firm having current business dealings with TWGHs and hiring Mary Mulvihill on a contract basis from time to time;   |
| Mr Alex T.H. Lai    | ] |   |
| Mr Franklin Yu      | - | having past business dealings with TWGHs and personally knowing some further representers/representers attending the hearing;   |
| Mr Ivan C.S. Fu     | - | having past business dealings with TWGHs;   |
| Mr Patrick H.T. Lau | - | having current business dealings with KTA and   |

past business dealings with CYS;

- Ms Sandy H.Y. Wong - having served as a Member at the Action Committee Against Narcotics of the Security Bureau in the past for which Mr Yiu Tze Leung was also a Member;
- Mr Stephen L.H. Liu - having past business dealings with TWGHs and CYS; and his company owning an office unit in Unionway Commercial Centre, 283 Queen's Road Central;
- Mr Thomas O.S. Ho - personally knowing the co-founder and Chief Executive Officer of Designing Hong Kong Limited;
- Dr Frankie W.C. Yeung - personally knowing some further representers/representers attending the hearing; and
- Professor T.S. Liu - being a member of Chinese Temple Committee which might have relation with the Man Mo Temple Complex.

133. Members noted that Ms Christina M. Lee and Messrs K.K. Cheung, Alex T.H. Lai, Franklin Yu, Ivan C.S. Fu, Patrick H.T. Lau, Stephen L.H. Liu and Thomas O.S. Ho and Dr Frankie W.C. Yeung had already left the meeting. As the item was procedural in nature, Members agreed that the rest of the Members who had declared interests in the item could stay in the meeting.

134. The Secretary briefly introduced the Paper. After giving consideration to the 635 representations on 21.4.2017, the Town Planning Board (the Board) decided to amend the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/30 (the draft OZP) to partially meet representations R2 to R635 by rezoning a site at 122A to 130 Hollywood Road from "Government, Institution or Community (2)" ("G/IC(2)") to

“G/IC” with corresponding amendments to the Notes for the “G/IC” zone. On 12.5.2017, the proposed amendments to the draft OZP were exhibited for public inspection under section 6C(2) of the Town Planning Ordinance (the Ordinance) and a total of 41 valid further representations were received. The Board considered the further representations on 18.8.2017 and decided that the draft OZP should be amended by the proposed amendments.

135. On 18.7.2017, the Chief Executive, under section 8(2) of the Ordinance, agreed to extend the statutory time limit for the Board to submit the draft OZP to the Chief Executive in Council (CE in C) for approval for a period of six months from 21.9.2017 to 21.3.2018.

136. Since the representation consideration process had been completed, the draft OZP was now ready for submission to the CE in C for approval.

137. After deliberation, the Board:

- (a) agreed that the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/30A and its Notes at Annexes I and II of the Paper respectively were suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorsed the updated Explanatory Statement (ES) for the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/30A at Annex III of the Paper as an expression of the planning intention and objectives of the Board for the various land use zonings on the draft OZP and to be issued under the name of the Board; and
- (c) agreed that the updated ES was suitable for submission to the CE in C together with the draft OZP.

**Agenda Item 8**

[Open Meeting]

Any Other Business

[The item was conducted in Cantonese.]

138. Noting that a fire had recently broken out at a site for open storage of recycling materials in Shan Ha Tsuen, Yuen Long, a Member asked whether the concerned site was the subject of any planning application and whether any permission had been granted by the Board. The Chairperson asked the Secretariat to check the details and revert to the Board as appropriate.

[Post-meeting note: Based on available information, the concerned open storage yard was the subject of a planning application (No. A/YL-TYST/731) previously approved by the Rural and New Town Planning Committee with conditions on 22.5.2015 for a temporary period of three years, mainly on the consideration that the application was generally in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E) and the development was not incompatible with the surrounding uses. Upon obtaining the planning approval, the applicant had complied with all the approval conditions including the provision of fire extinguishers and the submission and implementation of fire service installations.]

[The meeting was adjourned at 10:35 p.m.]