



**SCHEDULE OF AMENDMENTS TO**  
**THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/34**  
**MADE BY THE TOWN PLANNING BOARD**  
**UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Rezoning of Sui Fai Factory Estate, Fo Tan from “Industrial” (“I”) to “Residential (Group A)8” (“R(A)8”) with stipulation of building height restriction.
- Item B – Rezoning of a site to the south of Fo Tan Village from “Village Type Development” (“V”) and “Green Belt” (“GB”) to “Other Specified Uses” annotated “Columbarium (1)” (“OU(Columbarium)1”).
- Item C – Rezoning of a site to the south of Che Kung Miu Road and to the west of Lee Uk Village from “V” to “Government, Institution or Community” (“G/IC”).
- Item D – Rezoning of a site at the junction of Che Kung Miu Road and Lion Rock Tunnel Road from “Comprehensive Development Area (1)” (“CDA(1)”) to “R(A)7” with stipulation of building height restriction.

**II. Amendments to the Notes of the Plan**

- (a) Revision to the “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)8” only)’ under Column 1, and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (b) Revision to the Remarks for “R(A)” zone to incorporate new development restrictions for “R(A)7” and “R(A)8” sub-areas.
- (c) Revision to the Remark (c) for “CDA(1)” zone to delete the development restriction for the site at Ma On Shan Rail Che Kung Temple Station.
- (d) Revision to the Remarks for “OU(Columbarium)” zone to incorporate development restrictions for “OU(Columbarium)1” sub-area.
- (e) Deletion of ‘Market’ or ‘Market (not elsewhere specified)’ from Column 1 in “Commercial/Residential”, “Commercial” and “Other Specified Uses” annotated “Railway Depot Comprehensive Development Area” (“OU(RDCDA)”) zones.
- (f) Deletion of ‘Market’ or ‘Market (Hawker Centre only)’ from Column 2 in “CDA(1)”, “Residential (Group B)”, “V”, and “OU(RDCDA)” zones.

- (g) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' or 'Shop and Services (Motor-vehicle Showroom and Hawker Centre only)' under Column 2 of the "R(A)", "G/IC", and "OU(RDCDA)" zones.

Town Planning Board

3 December 2021

**List of Representatives in respect of the  
Draft Sha Tin Outline Zoning Plan No. S/ST/35**

Rep. No. TPB/R/S/ST/35	Name of Representers	Rep. No. TPB/R/S/ST/35	Name of Representers	Rep. No. TPB/R/S/ST/35	Name of Representers
R1	Fung Ka Wai	R44	梁美宋	R87	葉煥金
R2	Lam Kam Fai	R45	林素麗	R88	劉鳳
R3	雷威勤	R46	梁超磷	R89	梁美蓮
R4	李浩	R47	何谷華	R90	袁鬆容
R5	Ng Wai Lun	R48	劉桂英	R91	楊順歡
R6	Lam Man Hung	R49	馬惠卿	R92	楊國通
R7	Lam Kai Tak	R50	麥四妹	R93	黃珍
R8	Lo Siu Pong	R51	勞秀浩	R94	何牒瑞
R9	黎芷穎	R52	梁桂愛	R95	陳玲愛
R10	林啟勝	R53	梁翠蓮	R96	吳銀好
R11	Lam Kam Kei	R54	吳玉蘭	R97	郭秀卿
R12	鄧耀安	R55	蔣寶玉	R98	夏林媛
R13	吳民	R56	劉桂梅	R99	陸埠東
R14	何根	R57	勞綺琮	R100	林建萍
R15	羅雪芬	R58	王慧玲	R101	梁秀攜
R16	劉桂蓮	R59	陳昆倫	R102	Ho Tsz Hin
R17	李笑	R60	倫日	R103	梅雪霞
R18	吳根娣	R61	譚玉嬋	R104	林財妹
R19	陳仕銓	R62	簡惠珍	R105	陳琰治
R20	周麗英	R63	涂玉玲	R106	麥美金
R21	何靜雲	R64	楊美春	R107	黃丁連
R22	梁九妹	R65	謝茹貴	R108	梁應瑞
R23	鄭國英	R66	蘇如英	R109	黃生順
R24	陳財順	R67	陳翠鳳	R110	鄧群娣
R25	梁顏仙	R68	鍾銀妹	R111	郭慧卿
R26	楊亞妹	R69	陳卿	R112	杜日明
R27	涂帶有	R70	Lam Kam Wai	R113	楊家傳
R28	王桂新	R71	香妹	R114	何淑英
R29	楊潤	R72	霍玉玲	R115	黃木嬌
R30	謝達三	R73	韓汝英	R116	曾松代
R31	胡潤媚	R74	陳惠芳	R117	何秋群
R32	梁亞娣	R75	馮素貞	R118	楊清
R33	古云嬌	R76	陳達仁	R119	曾飄零
R34	張秀琮	R77	麥笑知	R120	甘志榮
R35	莊梨花	R78	陳井連	R121	楊婉微
R36	謝寶娟	R79	張月嬋	R122	張月娥
R37	涂添蘭	R80	何燕冰	R123	譚小玲
R38	陳細英	R81	曾玉葵	R124	Fu Kin Man
R39	方金燕	R82	廖秀珠	R125	吳瑞珍
R40	李玩娣	R83	Lam Cho Wan	R126	廖永泰
R41	溫惜	R84	何連好	R127	林明
R42	楊玉環	R85	譚眉優	R128	黎惠卿
R43	方倩蓮	R86	梁惠珍	R129	Li Yan Dun

Rep. No. TPB/R/S/ST/35	Name of Representers
R130	潘永求
R131	張念慈
R132	Tang Siu Chung
R133	于富坤
R134	陳少雄
R135	李尚廉
R136	鄺艷玲
R137	鄺艷媚
R138	高栢年
R139	陳華燦
R140	黃國榮
R141	周樹平
R142	劉雄
R143	張錦潤
R144	張暖
R145	江春梅
R146	吳佩麒
R147	區兆德
R148	程曦
R149	潘沛强
R150	阮少顏
R151	潘淑儀
R152	鄺恒生
R153	許宝珍
R154	鍾桂蓮
R155	羅金城
R156	梁盈保
R157	Lui Wai Shan
R158	卓官騰
R159	呂雪美
R160	梁桂珍
R161	馮寶琪
R162	陳計和
R163	陳錦璋
R164	陳潔貞
R165	朱紹杰
R166	Wong Ka Yee Stephanie
R167	Yuen Pak Yin Curtis
R168	Law Mei Po
R169	Chung Wai Man
R170	Chung Wai Kei
R171	Law Chi Keung

Rep. No. TPB/R/S/ST/35	Name of Representers
R172	Leung Kit Ching
R173	Law Mei Lin
R174	Pak Wai Kit
R175	Siu Siu Mui
R176	Liu Kin Ching
R177	Cheung Chi Fai
R178	Green Sense (環保觸覺)
R179	周曉嵐(with 56 signatures 連同 56 個簽名)
R180	陳珮明
R181	容溟舟
R182	Wong Siu Yee
R183	Chan Chi Hung
R184	劉寶怡
R185	陳靄星
R186	陳宇鳴
R187	劉維高
R188	劉秀珍
R189	Tam Shuk Chong
R190	Sung Wai Hang
R191	林日欣
R192	嚴芝楓
R193	Chau Tak Yu
R194	張學天
R195	Shing Hok Him
R196	Chan Tsz Hei
R197	Yuen Hoi Yan
R198	Chan Wai Ki
R199	陳少鑽
R200	Chung Yui Wai
R201	Kwan Wing Yan
R202	Lau Wing Shing
R203	Chung Long Yin
R204	Ng Yeuk Nam
R205	Leung Hoi Tung
R206	鄭鈞
R207	Li Mei Ling
R208	蔡宛霖

Rep. No. TPB/R/S/ST/35	Name of Representers
R209	Ho Hon Kiu
R210	Au Yuen Wing Debbie
R211	Yuen Lok Yi
R212	馬昕忻
R213	張凱欣
R214	顧巧然
R215	黃守仁
R216	Ng Cheuk Lam
R217	Chiu Yi Tung
R218	Tse Wing Sze
R219	Ching Tsz Ho
R220	黃慧瑩
R221	吳子豪
R222	Wong Kin Kong
R223	Wu Tsz Ki
R224	余建東
R225	Liu Hei Wan
R226	Lam Kit Yee
R227	Lau Wai Pui Alex
R228	Lam Tsoi Yi
R229	符裁術
R230	陳靜遠
R231	Li Minghua
R232	Shiu Chung Yan
R233	連紫瑜
R234	Wong Sai Wan
R235	陳達明
R236	毛鳳嫻
R237	Lau Sau Kuen
R238	Lau Mei Yuk
R239	Wong Si Man
R240	陳偉成
R241	Lee Chun Fai Ricky
R242	Ng Suk Ngar Joe
R243	劉寶君
R244	何樹榮
R245	張梅桂
R246	Lai Yui Kwong
R247	易子國
R248	李彬全

Rep. No. TPB/R/S/ST/35	Name of Representers
R249	廖志強
R250	陳貴星
R251	朱彬彬
R252	葉佳樂
R253	甘家寧
R254	甘煥來
R255	Chu Mei Chun Irene
R256	Yik Siu Kuen
R257	Ng Chak Hong
R258	吳衍樺
R259	譚新鳳
R260	Hui Yau Yeung
R261	許振榮
R262	羅翰霖
R263	Lee Pak Tat
R264	Tsang Yung Ching
R265	Li Cheuk Ming
R266	Yiu Sze Wing
R267	Chan Kwok Kei
R268	Chan Pak Wing
R269	Tam Chung
R270	Lam Wing Chun Nelson
R271	Chan Tai Chuen
R272	環宇貨運(香 港)有限公司
R273	Tsung Shuk Chuen
R274	李凡創
R275	崔勇榮
R276	Lee King Yan

Rep. No. TPB/R/S/ST/35	Name of Representers
R277	鍾永安
R278	黃木泉
R279	黃來發
R280	吳娜
R281	林木威
R282	曾達昌 / 偉鴻 膠片廣告公司
R283	陳寶平
R284	袁龍穩
R285	丁錦標
R286	王啟健
R287	王達行
R288	陳小霞
R289	Wong Man Lai
R290	Chan Tak Ki
R291	Tam Kai Cheong Eddy
R292	胡小萍
R293	Fu Si Shun
R294	羅慧敏
R295	Wong Ming
R296	Ho Chi Ming
R297	陳百恒
R298	黎水根
R299	Tang Chuen Kwong
R300	Chan Chi Wang
R301	Ho Tin Chun
R302	Lam Pui Yung
R303	關朗希
R304	Wright Fu
R305	孝東雄
R306	林瑞南

Rep. No. TPB/R/S/ST/35	Name of Representers
R307	Chan Tai Shing
R308	Kui Ling Lung
R309	Au King Ming
R310	Dai Ming Fung
R311	Fan Siu Hung
R312	陳秉強
R313	Chan Siu Loon
R314	Chan Kit Kwan
R315	Kan Oi Fun
R316	藍宏基
R317	Chow Kit Kwong
R318	Chan Yuk Tong
R319	Wong Cheuk Lui
R320	Tong Ngo Yeung
R321	Tong Wai Pang
R322	Wong Cheuk Ying
R323	Law Wing Lap
R324	存明光
R325	區家聯
R326	邱美玲
R327	陳基明
R328	馮長坤
R329	黃銘基
R330	黃浩鈿
R331	Yau Wai Hang
R332	Winner Graphic Arts Co.
R333	陳子立
R334	Lo Ka Leung
R335	Mary Mulvihill

**List of Commenter in respect of the  
Draft Sha Tin Outline Zoning Plan No. S/ST/35**

<b>Comment No.</b>	<b>Name of ‘Commenter’</b>
TPB/R/S/ST/35-C1	Mary Mulvihill

**Summary of Representations and Comment and Government's Responses  
in respect of the Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35**

(1) The grounds and proposals of the representers (TPB/R/S/ST/35-R1 to R335) as well as responses are summarized below:

Representation No. TPB/R/S/ST/35-	Subject of Representation	Responses to Representation
<b>Supports Amendment Item B</b>		
<b>R1 to R165</b> (Individuals in the form of a standard letter)	<u>Ground of Representation</u> The representers' ancestors have already been interred at the niches of the subject columbarium; and Item B is the subject of a s.12A rezoning application (No. Y/ST/47) previously agreed by the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board (the Board) to regularize the existing columbarium use.	The supportive views are noted.
<b>Supports Amendment Item C</b>		
<b>R166 to R167</b> (Individuals)	<u>Ground of Representation</u> The subject columbarium has been contributing to the niches supply for the local community.	The supportive views are noted.



<b>R168 to R174</b> (Individual)	<u>Ground of Representation</u> Ku Ngam Ching Yuen (KNCY) is close to Che Kung Mui Station and public transport. There will not be adverse traffic impact to the local area.	The supportive views are noted.
<b>R175</b> (Individual)	<u>Ground of Representation</u> KNCY has already submitted a set of application (licence, exemption, and temporary suspension of liability (TSOL)) to the Private Columbaria Licensing Board and obtained in-principle offer in TSOL. It will be subject to restrictions and will cause limited impact on the area while meeting the niches demand of the community.	The supportive views are noted.
<b>R176</b> (Individual)	<u>Ground of Representation</u> KNCY is compatible with the surrounding Government, Institution and Community (GIC) facilities and religious institutions.	The supportive views are noted.
<b>R177</b> (Individual)	<u>Ground of Representation</u> KNCY has a long history and is different from the uses in the “Village Type Development” zone.	The supportive views are noted.

	Rezoning the site to “Government, Institution or Community” could distinguish the actual use of the site.	
<b>Opposes Amendment Item A</b>		
<b>R178</b> (Green Sense)	<u>Grounds of Representation</u> (a) With a building height (BH) restriction of 140mPD at Item A site, 160mPD at Chun Yeung Estate and the proposed rezoning in the east of Fo Tan, the industrial and commercial building in Fo Tan with BH of 80-120mPD will be surrounded by buildings more than 140mPD. According to the Computational Fluid Dynamics model of the Air Ventilation Assessment for the proposed public rental housing development at Fo Tan Area 16 and 58D (currently known as Chun Yeung Estate and Choi Wo Court) (Report No. AVR/G/115), the wind velocity at Item A site is extremely weak. The proposed BH of 140mPD upon the redevelopment of SFFE will affect dissipation of pollutants creating the “wall	(a) A qualitative air ventilation assessment in the form of expert evaluation (AVA-EE) taking into account of the BH profile of the existing and planned developments, has been conducted by Hong Kong Housing Authority (HKHA) to assess the wind performance of the proposed public housing development. The AVA-EE concludes that the proposed development would not have significant adverse air ventilation impact on the surrounding environment with the incorporation of the following good design features:  (i) around 15m NE-SW aligned building separation between the two proposed residential blocks; and  (ii) around 10m building separation between Residential Block 1 and the adjacent Supreme Industrial Building.  These measures are provided to minimize the adverse

	<p>effect” and “stack effect”.</p>	<p>air ventilation impact on the downwind regions. The wind performance at downwind regions i.e. San Mei Street Basketball Court, San Mei Street Children’s Playground and Bus Terminus will be slightly better than the current factory estate under the summer condition.</p> <p>The proposed public housing development will be guided by a planning brief to be prepared by Housing Department (HD) which will set out the planning parameters, and the design requirements as well as the improvement measures if required.</p>
	<p>(b) The proposed public housing development will be subject to adverse air quality impact with the accumulation of pollutants and not suitable for future residents.</p>	<p>(b) HKHA has conducted an Environmental Assessment Study (EAS) to assess quantitatively the environmental impacts from air quality and noise aspects, as well as the associated I/R interface problems arising from the proposed development given its close proximity to the surrounding industrial buildings. It is concluded that there is no insurmountable environmental impact on the future residents in Item A Site, and Environmental Protection Department (EPD) has no objection to/adverse comment on Item A.</p>

	<p>(c) Item A site is not in line with Para. 7.8.2 of the Explanatory Statement of the Sha Tin Outline Zoning Plan regarding the “Industrial” land in Tai Wai, Siu Lek Yuen, and Fo Tan, which is separated as far as possible from the residential areas by open spaces and other physical features.</p>	<p>In terms of air quality, it is concluded that the cumulative impact of Nitrogen Dioxide, Respirable Suspended Particulates, and Fine Suspended Particulates from open roads, public transport interchanges and industrial chimneys as well as the background concentrations at all floor levels of the proposed development would comply with the corresponding Air Quality Objectives.</p> <p>(c) Item A site is located at the southern fringe of Fo Tan Industrial Area (FTIA) and in close proximity to the residential and commercial cluster near Fo Tan Station which includes the Au Pui Wan Street CDA site, Yuk Wo Court, Sha Tin Galleria, as well as the planned Fo Tan Joint-user Complex providing a variety of GIC facilities (<b>Plans H-1a, H-2a, H-3a, H-4a and H-5</b>). The proposed development is not incompatible with the surrounding areas.</p> <p>While there are existing industrial buildings located in the vicinity, significant I/R interface arising from the proposed development is not anticipated with the</p>
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		implementation of suitable mitigation/improvement measures including adjustment of the layout to minimize the line of sight onto the fixed noise sources and the incorporation of building separations according to the EAS and Air Ventilation Assessment conducted by HKHA.
<b>R179</b> (周曉嵐 – Current Sha Tin District Council Member)	<u>Grounds of Representation</u> (a) The proposed development would result in adverse traffic impact to the surroundings. With the population intake from Chun Yeung Estate, Yuk Wo Court, Choi Wo Court and The Arles in Fo Tan, the existing traffic and transportation system has already been operating close to its maximum capacity. Traffic congestions have been frequently observed within Fo Tan during peak hours. There is no mitigation measure proposed to improve the traffic condition in Fo Tan and to address the issue of over-reliance on Fo Tan Road.	(a) A Traffic Impact Assessment (TIA) has been conducted by HKHA to critically assess the potential traffic impact arising from the proposed development taking into account the newly completed/planned private and public developments in Fo Tan including Chun Yeung Estate, Yuk Wo Court and Choi Wo Court recently completed in 2020, as well as “The Arles” (the proposed private housing development located at Fo Tan “CDA(1)” site) to be completed in 2023.  Key road junctions/links assessment has indicated that some of the assessed junctions will be operating beyond their capacities during the design year. According to the TIA, the proposed housing

		<p>development will only account for a minor proportion of traffic to the mentioned junctions as compared to the projected reference flow without the proposed development. Junction improvement proposal is recommended at the junction of Fo Tan Road/Min Fong Street/Shan Mei Street to improve the anticipated traffic condition as a result of the proposed development (<b>Plan H-3</b>). With the implementation of the above proposed improvement works by the Government, the concerned junction could perform within its capacity after occupation of the proposed development.</p> <p>Regarding the future public transport services, it would be able to cope with the additional trips demand generated from the proposed development, except the GMB service 481 commuting between Fo Tan and Tsuen Wan. As the existing bus route 48P can also serve passengers of GMB 481 with similar destinations, the servicing frequency of 48P is proposed to be extended to provide a more flexible boarding time to divert the passenger demands from GMB 481.</p>
--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>(b) There is insufficient space at Fo Tan Station without any room for further extension to accommodate the additional population in Fo Tan.</p>	<p>(b) According to the TIA report, about 608 and 640 railway passengers will be generated from the proposed development respectively during AM and PM peak per hour. The East Rail Line (ERL) services would be enhanced to a frequency of 27 9-car trains per hour during the peak hours after the implementation of the new signalling system. Taking account of the above, the resultant increase of around 23-24 passengers per train to the ERL services arising from the proposed development is anticipated. The impact of the proposed development on railway services is considered negligible. In this regard, TD has no in-principle objection to the above from transport operation point of view.</p>
	<p>(c) There is insufficient carparking space in Fo Tan, which result in illegal parking at major roads including Shan Mei Street, Au Pui Wan Street, and Kwei Tei Street.</p>	<p>(c) HKHA advised that the proposed public housing development will adopt the high-end parking standard in compliance with the Hong Kong Planning Standards and Guidelines (HKPSG) to provide ancillary parking facilities for future residents. In addition, as advised by GPA, a public vehicle park will be provided in the proposed Fo Tan Joint User Complex located to the</p>

		<p>northeast of Site A on the opposite side of Shan Mei Street under the “Single Site, Multiple Uses” policy initiative.</p> <p>Regarding the illegal parking at major roads in Fo Tan, the Commissioner of Police advised that Hong Kong Police Force (HKPF) has revised the guidelines on issuing fixed penalty notices (FPNs) against illegal parking and launched a pilot scheme on electronic FPNs to combat illegal parking and enhance enforcement effectiveness. HKPF will continue to enhance publicity and education through various channels, to remind the public to observe traffic regulations, enhance road safety and improve the illegal parking situation.</p>
	<p>(d) There are various Small and Medium Enterprises (SMEs) involving in the industries providing components, maintenance and value-adding services to large scale enterprises, government departments and other public enterprises. Redevelopment of SFFE would adversely affect the business of these SMEs</p>	<p>(d) As advised by HKHA, the IFA of SFFE is 39,700m<sup>2</sup> (equivalent to a GFA of about 53,000m<sup>2</sup>). The displaced industrial floor spaces in SFFE can be addressed by the supply in FTIA located in close proximity to SFFE. According to 2020 Area Assessment of Industrial Land in the Territory (2020 AA), FTIA is the second largest “I” area in the territory</p>



	<p>and smother the industrial development including the research and development of products, and the local supply chain.</p>	<p>in terms of land area (about 30.51ha) with 45 private industrial buildings providing about 1.5 million m<sup>2</sup> industrial GFA and is recommended for retention, to help meeting the demand for industrial floor spaces. The displaced floor space in SFFE is only about 3 to 4% when compared with the total industrial floor area in FTIA in the private sector.</p> <p>According to the statistics of the Rating and Valuation Department, there was about 920,000m<sup>2</sup> vacant flatted factory IFA (equivalent to a GFA of about 1.23 million m<sup>2</sup>) in the private sector as of December 2021, indicating an abundant supply in major industrial areas including Fo Tan. As advised by HKHA, amongst these vacant flatted factory spaces, there are units generally comparable to SFFE in terms of building age, floor space, rent, location, etc. These industrial units in the private sector could serve as alternatives for the affected SMEs.</p> <p>In view of the above, the Trade and Industry Department (TID) has no objection to/adverse comment on Item A from industrial land perspective.</p>
--	-------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>(e) The Government has failed to provide reasonable decanting arrangements to existing tenants of SFFE and has not listened to the tenants' views. Redevelopment of SFFE would result in close-down of businesses and unemployment.</p>	<p>Affected local SMEs could also apply for the SME Export Marketing Fund and Dedicated Fund on Branding, Upgrading and Domestic Sales by TID for financial assistance in expanding their markets and upgrading their operations.</p> <p>(e) Clearance and decanting arrangements are outside the scope of the statutory plan-making procedures and the ambit of the Board. The concerns of the affected stakeholders on the above should be dealt with separately by the Government in firming up the implementation arrangements.</p> <p>On 24.5.2021, HKHA announced the feasibility study results of the redevelopment of HKHA's factory estates that SFFE together three other factory estates could provide about 4,800 public housing units in 2031 and beyond; and the clearance arrangements for these affected tenants. As advised by HKHA, tenants of SFFE have been informed in writing of the clearance package and related arrangements twice on 25.5.2021 and 11.6.2021 respectively. HKHA has also met with the tenants' representatives on various occasions to</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>explain the details of the relevant arrangements.</p> <p>HKHA further advised that HKHA's factory estates are operated on commercial principles, and are let to tenants on three-year fixed term tenancies. Pursuant to the tenancy agreement, the HKHA has the right to terminate the tenancies by giving three months' notice. Tenants are not legally or contractually entitled to relocation or any form of compensation. To assist tenants' removal, HKHA has provided advance notice to tenants affected by redevelopment/clearance programme, an ex-gratia allowance (EGA), restricted tender opportunities to bid for vacant factory units in Chun Shing and Hoi Tai Factory Estates, and cash <del>compensation</del> <i>sums</i> to eligible tenants.</p> <p>The various allowances and cash sums provided by HKHA should be able to provide some assistance to the affected tenants. HKHA has also met with the tenants' representatives on various occasions to explain the details of the relevant arrangements. HKHA will continue to maintain close liaison with affected tenants and provide timely response to their enquiries and</p>
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>(f) The overall structure of SFFE is intact and the sewerage and fire services installations are properly maintained. SFFE with an occupancy rate of more than 90% is well-operated with a high efficiency and decent economic production. Demolition of SFFE would generate substantial construction waste. In addition, redevelopment of SFFE for public housing also involves substantial decontamination work. The proposed development with only 1,300 flats is not proportionally in term of time and cost and not in line with the concept of “Carbon Neutrality”.</p>	<p>concerns.</p> <p>(f) To meet the acute housing demand, HKHA has completed the feasibility study of redeveloping its factory estates including SFFE for public housing. The study has demonstrated that the proposed public housing at the site of SFFE is technically feasible with no insurmountable impact.</p> <p>According to the latest Long Term Housing Strategy Annual Progress Report (LTHS) 2021, redevelopment of SFFE, together with other HA’s factory estates could contribute about 4,800 public housing units in 2031 and beyond.</p> <p>As advised by EPD, the construction phase environmental impacts of the proposed public housing development including the demolition of SFFE is subject to regulatory controls under relevant ordinances including Air Pollution Control (Construction Dust) Regulation, Waste Disposal Ordinance &amp; its subsidiary regulations, etc.</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>The demolition contractor will be required to sort all construction and demolition (C&amp;D) materials for re-use or for disposal at designated location, and segregate inert C&amp;D materials that is suitable for recycling. Suitable mitigation measures including temporary traffic arrangement and provision of temporary/movable noise barriers would also be adopted during the construction phase to minimize the potential disturbance to the existing residents nearby.</p> <p>A preliminary Land Contamination Assessment (LCA) is underway by HKHA to identify the extent of contamination, and carry out site investigations to locate the contaminated areas, and decontamination works according to prevailing guidelines if contamination is found. EPD has no objection to the arrangement.</p> <p>As advised by EPD, "Carbon Neutrality" is not an environmental planning issue that needs to be addressed in the EAS for the redevelopment of SFFE.</p>
	(g) Item A is not in line with the planning vision of	(g) HK2030+ has recommended a multi-pronged land

	<p>ensuring the continuous land supply for office, commercial, industrial, and special industries as set out under “Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030” and the government policy of “Re-industrialization”. As industrial buildings in tradition industrial areas including Kwun Tong and Tsuen Wan are gradually redeveloped for other uses, the overall provision of industrial units in Hong Kong is declining. Redevelopment of SFFE would encourage redevelopment of industrial buildings in Fo Tan for residential use. While the Northern Metropolis for industrial development is still at the planning stage, it is unable to provide the much-need industrial floor space in the short run.</p>	<p>supply strategy to make available land to meet various demands and needs including the industrial floor space and/or industrial land.</p> <p>As far as the future supply of industrial solution space in Hong Kong is concerned, the Government has introduced two rounds of incentive measures to facilitate wholesale conversion and redevelopment of industrial buildings with higher intensity under the “Revitalization Scheme 1.0” from 2010 to 2013 and the “Revitalization Scheme 2.0” from 2018 to 2021. Based on the approved planning applications submitted under the “Revitalization Scheme 2.0”, there will be additional 0.24 million m<sup>2</sup> industrial floor spaces generated from the redevelopment proposals in the short-to-medium term.</p> <p>In the medium-to-long term, new industrial lands are earmarked in other parts of the territory mainly in Hung Shui Kiu/Ha Tsuen New Development Area and Yuen Long South Development Area as possible solution space; as well as the new land supply for industrial and related uses from the Northern</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>Metropolis as envisioned under the NMDS.</p> <p>As advised by HKHA, around 80% of the tenancies of SFPE involves traditional industries including manufacturing and repairing of equipment, machinery, electrical appliances, lamps/lights, upholstered furniture, fabricated metal products and casting of metals, products of wood, rattan bamboo, paper, cork, straw, lacquer-wares and plaiting materials.</p> <p>Information and Technology Bureau (ITB) advised that the Government has been actively promoting re-industrialization and developing advanced manufacturing, which is less land or labour-intensive, based on new technologies and smart production. With Hong Kong's strong capabilities in research and development (R&amp;D) and advantages of internationalization and marketization, the promotion of re-industrialization is conducive to further stimulating the demand for R&amp;D, providing new impetus for economic growth and creating quality employment opportunities. The focus of promoting re-industrialization is not to revitalize traditional</p>
--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		industries, but to enhance the competitiveness of the manufacturing industry in Hong Kong through innovative technologies.
<b>R180</b> (Individual)	<u>Grounds of Representation</u> (a) According to LTHS 2021, the newly identified land under the Northern Metropolis could provide 165,000 to 186,000 housing units in the years beyond 2031-2032. The addition housing units of 1,360 from Item A site is relatively insignificant. Sporadic public housing development would lead to a mismatch of GIC facilities. In view of the development of Northern Metropolis, the Government should minimize rezoning GIC, industrial and commercial sites for resident developments.	(a) The 2021 Policy Address has reaffirmed the importance to meet Hong Kong people's housing needs, and pointed out that the core of the housing problem in Hong Kong lies in the shortage of land for housing development. The Government will continue to adopt a multi-pronged land supply strategy as recommended by the Task Force on Land Supply (TFLS) following an extensive public engagement. Whilst the Government will press ahead with the eight land supply options including the development of brownfield sites, worthy of priority study and implementation as recommended by the TFLS, it will continue with the various on-going land supply initiatives with a view to narrowing the gap between land supply and demand.  HKHA has completed the feasibility study of



		<p>redeveloping its factory estates including SFFE for public housing in 2021. The study has demonstrated that the proposed public housing at the site of SFFE is technically feasible with no insurmountable impact. According to the latest LTHS 2021, redevelopment of SFFE, together with other HA's factory estates could contribute about 4,800 public housing units in 2031 and beyond.</p> <p>Based on the requirements of the HKPSG, the existing and planned provision of GIC facilities and open space are generally adequate to meet the demand of the overall planned population of about 518,800 in Sha Tin (including the proposed population in Site A), except for residential care homes for the elderly, community care services facilities and child care centres. Moreover, there is a shortfall of one sports ground/sports complex.</p> <p>The Government will continue to adopt a multi-pronged approach with long, medium and short-term strategies to identify suitable sites or premises for the provision of more welfare services, so</p>
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>as to meet the ongoing welfare service needs of the direct. In this regard, various social welfare facilities (SWFs) including elderly, child care and rehabilitation facilities (about 5% of the total attainable domestic GFA) as requested by SWD have been incorporated in the proposed housing development at Item A site. These SWFs will be exempted from PR calculation.</p> <p>A Joint-user Complex (JUC) under the “Single Site, Multiple Uses” imitative across Shan Mei Street immediate to the northeast of SFPE is under planning. The proposed GIC uses in the JUC includes recreational, cultural, medical, social welfare and educational facilities, government offices, and public car park. Government Property Agency has consulted the Cultural, Sports &amp; Community Development Committee of the Sha Tin District Council (STDC) of the project on 28.10.2021 and STDC members generally welcomed the proposal.</p> <p>Regarding the shortfall in sports ground/sports complex, one site at To Shek has been reserved for provision of sports center, and the original planned</p>
--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>sports center in Fo Tan will be incorporated into the above-mentioned JUC along Shan Mei Street. PlanD will continue to search for suitable site for the required sports ground/sports complex.</p>
	<p>(b) The traffic flows of the residential, industrial and commercial developments in Fo Tan are extremely high. With the significant increase of traffic flow in Fo Tan Road, the traffic in Fo Tan Road has reached its maximum capacity, worsening the traffic congestion at the major road junctions between Fo Tan Road and Fo Tan Road/Tai Po Road (Sha Tin), Lok King Street, Yuen Wo Road, and Tai Chung Kiu Road.</p>	<p>(b) Response (a) to <b>R179</b> above is relevant.</p>
	<p>(c) With the reduction from 12-car and 9-car trains, the carrying capacity of the East Rail Line is reduced. While the traffic problem in Fo Tan has not been resolved, it is not known why there are more developments proposed in Fo Tan.</p>	<p>(c) Response (b) to <b>R179</b> above is relevant.</p>
	<p>(d) The proposed public housing development</p>	<p>(d) Response (b) to <b>R178</b> regarding the EAS from air</p>

	<p>locating at the center of Fo Tan Industrial Area will be subject to adverse air quality and noise impacts and affect the health of future residents. HKHA has failed to provide relevant technical assessment reports of the redevelopment proposal for a holistic view of environmental and traffic impacts.</p>	<p>quality aspect above is relevant. Regarding the noise impacts from road traffic, fixed sources and the public transport interchange, the EAS concludes that the predicted noise levels at the proposed development would comply with noise criteria as set out in the HKPSG with the implementation of suitable mitigation measures including adjustment of the layout with a view to minimizing the line of sight onto the fixed noise sources.</p> <p>The summary of the technical assessment reports of the proposed redevelopment in support of rezoning proposal was submitted to RNTPC for consideration on 12.11.2021. The information is available at the Board's website for public access. On 12.11.2021, HD also issued the summary to STDC Secretariat for dissemination to Development and Housing Committee (DHC) members.</p>
	<p>(e) There is an increase in demand for industrial floor space in Hong Kong. There are various small scale and irreplaceable factories accommodated in HKHA's factory estates</p>	<p>(e) Response (d) to <b>R179</b> above is relevant</p>

	<p>including SFFE such as factories specialized in the production of Styrofoam packaging, taximeters, steamers, and hardware accessories for large enterprises, government departments and other local factories. Redevelopment of these factory estates together would irreversibly affect the local supply chain.</p> <p>(f) Redevelopment of HKHA's factory estates have led to a rise in rental of industrial units. There is limited alternative affordable industrial floor space which can fit the operational requirements of the affected tenants, in particular those involving large scale machinery. HKHA should take into account the impacts of the redevelopment of HKHA's factory estates to the industrial market prior to their demolitions.</p>	<p>(f) According to the statistics of the Rating and Valuation Department, there is an abundant supply of about 920,000m<sup>2</sup> vacant flatted factory IFA in the private sector in major industrial areas including Fo Tan as at December 2021. As advised by HKHA, amongst these vacant flatted factory spaces, there are units generally comparable to SFFE in terms of building age, floor space, rent, location, etc. These industrial units in the private sector could serve as alternatives for the affected tenants who wish to continue their businesses.</p> <p>Moreover, affected tenants/ licensees of SFFE who wish to continue their businesses may choose to participate in restricted tenders for priority bidding of</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>vacant factory units in HKHA's two remaining factory estates (i.e. Chun Shing and Hoi Tai Factory Estates in Kwai Chung and Tuen Mun respectively) and will be offered a three-month rent free period. Such restricted tender arranged by HKHA is intended to offer a choice for the affected tenants/licensees.</p> <p>HKHA has arranged and completed the restricted tender exercise in September 2021. A total of 40 sets of units with IFAs ranging from 25m<sup>2</sup> to 150m<sup>2</sup> in Chun Shing and Hoi Tai Factory Estates were let to affected tenants of HKHA's factory estates, with 9 tenants were from SFFE.</p>
	<p>(g) The four HKHA's factory estates including SFFE should be retained. The Government should review industrial land and unit supply to synergize with the government policy of "Re-industrialization".</p>	<p>(g) Response (g) to <b>R179</b> above is relevant.</p>
<p><b>R181</b> (Individual)</p>	<p><u>Grounds of Representation</u> (a) The proposed BH of 140mPD (higher than the</p>	<p>(a) The site is located at the southern fringe of FTIA,</p>

	<p>existing 92mPD of SFFE by 48m) is not compatible with the surrounding industrial development and residential development along Sui Wo Road.</p>	<p>where the BHs of the existing industrial and commercial buildings range from 55mPD to 125mPD. It is in close proximity to the high-rise residential cluster near Fo Tan Station including Yuk Wo Court, Au Pui Wan Street CDA site and The Palazzo with BHs ranging from 140mPD to 165mPD. The BHs of other residential developments in the surrounding area on higher topographical levels including those along Sui Wo Road are ranging from 151mPD to 242mPD. The proposed residential development with a BH of 140mPD is considered not incompatible with the surrounding high-rise public and private housing developments.</p> <p>According to the Visual Appraisal (VA) conducted by HKHA, the residential towers are considered not visually incompatible with the surrounding developments (<b>Drawings H-4a to H-4e</b>). The proposed public housing development with two residential tower blocks are strategically oriented to provide around 15m-wide building gap between the towers to alleviate the visual impact as far as possible. A building setback of about 10m from the site</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>boundary adjoining Supreme Industrial Building will also introduce another building gap to break the existing building mass and enhance the visual permeability. Other mitigation measures including sensitive architectural treatment of building facades with harmonious colour scheme or pattern to create an attractive building environment and visually blend in with the surrounding background, will be explored at later detailed design stage.</p>
	<p>(b) The proposed public housing development with building separation of 9.8m between the adjacent Supreme Industrial Centre will impose health risk to nearby workers in particular when there is sewerage malfunction/spillage.</p>	<p>(b) Response (d) to R180 above is relevant. Building design with improvement measures in accordance with Practice Notes for Authorized Persons (PNAP) APP-152 Sustainable Building Design Guidelines are proposed, with building separation of around 10m between Residential Block and the adjacent Supreme Industrial Building allowed subject to detailed design.</p>
	<p>(c) The EAS has also not taken into account the potential environmental impact from the demolition of SFFE and subsequent decontamination work. There is a concern on the EAS carried by HKHA on whether soil</p>	<p>(c) Response (d) to R180 regarding the EAS above is relevant. Preliminary Land Contamination Assessment is underway by HKHA to identify the extent of contamination, and carry out site investigations to locate the contaminated areas, and</p>



	<p>analysis within the subject site has been conducted.</p> <p>(d) There are concerns on the methodology of the TIA carried by HKHA, which include (1) whether the TIA only covering junctions in the vicinity of the subject site, is sufficient to assess the overall traffic impact of the proposed development to Fo Tan area; (2) whether the TIA has made reference to the findings of the Studies under “Traffic Review on Major Roads in Sha Tin – Feasibility Study” and “Revised Trunk Road T4 in Sha Tin” in particular whether there is any comparison with the anticipated traffic flow in 2021; and (3) whether the implication of developing the Amendment A site as subsidized sale flats or public rental housing has been taken into account.</p>	<p>decontamination works according to prevailing guidelines if contamination is found. Final report will be submitted to EPD for approval after the site investigation and soil testing are completed. HKHA will carry out the land contamination works if contamination is confirmed.</p> <p>(d) The TIA conducted by HKHA has included major junctions in the vicinity of Site A and within Fo Tan, as well as the major junctions commuting to/from Fo Tan, for example Fo Tan Road/Yuen Wo Road, and Fo Tan Road/Tai Chung Kiu Road, in accordance with the guidelines on Transport Planning and Design Manual (TPDM). With the junction improvement at Fo Tan Road/Min Fong Street/Shan Mei Street, the concerned junction should perform within its capacity after occupation of the proposed development. TD considers the TIA acceptable from traffic engineering and transport operation perspectives.</p> <p>Reference has been made towards the findings of the two studies mentioned by the representer. With the commissioning of Trunk Road T4 which is currently</p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>under investigation stage, the performances of the following major junctions are anticipated to be improved:</p> <ul style="list-style-type: none"> <li>- Fo Tan Road/Yuen Wo Road</li> <li>- Fo Tan Road/Tai Po Road</li> <li>- Fo Tan Road/Tai Chung Kiu Road</li> </ul> <p>As the traffic generation from Subsidized Sale Flats is worse than Public Rental Housing, the former has been assumed/adopted in the TIA as a conservative approach to assess the traffic impact arising from the proposed public housing development under the worst case scenario.</p>
	<p>(e) The original intention of SFFE was to relocate family-style industries in Sha Tin New Town in order to provide employment and living quarters for the grass-roots. However, HKHA decided to demolish SFFE based on the reason that it does not meet the latest fire safety regulations. Despite the represneter's request in previous DC meeting, HKHA has failed to</p>	<p>(e) Response (d) to R179 above is relevant. SFFE is under Phase 2 implementation of the Fire Safety (Industrial Buildings) Ordinance, no immediate improvement works are required at this stage. SFFE is equipped with fire sprinkler system and with routine maintenance, the existing fire safety conditions are satisfactory. In the meantime, routine maintenance work will be continued to carry out.</p>

	provide relevant fire safety studies of SFFE.	
<b>R182</b> (Individual)	<p>Object to the increase of BH from 92mPD to 140mPD (50% increase) based on the following grounds:</p> <p>(a) The BH of SFFE built in 1982 is comparable to FTIA (industrial buildings below 100m). Residents of Scenery Garden, which was built in 1984, was clear about the visual quality from Scenery Garden. The increase of BH of SFFE site to 140mPD will change the original planning of Fo Tan. Whether there is any breach of building height restriction and ridgeline should be clarified.</p> <p>(b) The proposed development with a BH of 140mPD will substantially affect the visual permeability of the residents of along Sui Wo Road including Sui Wo Court, Sha Tin 33 Rhine Heights, Scenery Garden, and cause wall effect. The ‘Slight’ to ‘Negligible’ impacts</p>	<p>(a) Response (a) to <b>R181</b> above is relevant.</p> <p>(b) According to paragraph 4.5 of Town Planning Board Planning Guideline (TPB PG) No. 41, in the highly developed context of Hong Kong, it is not practical to protect private views without stifling development opportunity and balancing other relevant considerations. In the interest of the public, it is far</p>

	<p>concluded in the VA has not taken into account the visual impact to these residents.</p> <p>(c) The proposed development with 1,300 flats (a population of 3,700) and five SWFs would result in adverse traffic impact to the surroundings. The report of the feasibility study has disregarded that the existing traffic and transportation system which has already been operating close to its maximum capacity.</p> <p>(d) The proposed high-density residential development within the densely developed FTIA with heavy vehicles would substantially increase the usual and transient population. Whether it is in line with the “Strategic Environmental Assessments” (SEA) and the concept of “Carbon Neutrality” is doubted.</p>	<p>more important to protect public views, particularly those easily accessible and popular to the public or tourists. Visual impact assessment should primarily assess the impact on sensitive public viewers from the most affected viewing points.</p> <p>(c) Response (a) to <b>R179</b> above is relevant. The traffic generated from the SWFs have also been considered in the TIA. Further to the TIA results, the proposed development would only induce insignificant impact to the junctions as the proposed development would only contribute a minor proportion of traffic to the mentioned junctions as compared to the projected reference flow without the proposed development.</p> <p>(d) As advised by EPD, SEA is conducted on a territorial scale and does not cover site-specific projects; and “Carbon Neutrality” is not an environmental planning issue that needs to be addressed in the EAS for the redevelopment of SFPE.</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	(e) The Government should revert or amendment Item A.	(e) Response (a) to <b>R180</b> above is relevant.
<b>R183</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE will smother the development of local factories.	Response (d) to <b>R179</b> above is relevant.
<b>R184</b> (Individual)	<u>Grounds of Representation</u> There is a high occupancy rate of SFPE at 97%. It is difficult for tenants to maintain their businesses given the expensive rental in the market	Response (d) to <b>R179</b> above is relevant.
<b>R185</b> (Individual)	<u>Grounds of Representation</u> (a) SFPE is one of the few industrial hubs in Hong Kong. The redevelopment of SFPE for housing development would result in unemployment.	(a) Responses (d) to <b>R179</b> above regarding industrial development in Hong Kong is relevant. To assist tenants' removal, HKHA has provided advance notice to tenants affected by redevelopment/clearance programme, an ex-gratia allowance (EGA), restricted tender opportunities to bid for vacant factory units in Chun Shing and Hoi Tai Factory Estates, and cash <del>compensation</del> <i>sums</i> to eligible tenants. The various allowances and cash sums provided by HKHA should

	<p>(b) Item A site would require time to be decontaminated and the site area of Item A is limited. Development of the countryside areas should be explored instead.</p>	<p>be able to provide some assistance to the affected tenants. HKHA has also met with the tenants' representatives on various occasions to explain the details of the relevant arrangements. HKHA will continue to maintain close liaison with affected tenants and provide timely response to their enquiries and concerns.</p> <p>(b) The 2021 Policy Address has reaffirmed the importance to meet Hong Kong people's housing needs, and pointed out that the core of the housing problem in Hong Kong lies in the shortage of land for housing development. The Government will continue to adopt a multi-pronged land supply strategy as recommended by the Task Force on Land Supply (TFLS) following an extensive public engagement. Whilst the Government will press ahead with the eight land supply options including the development of brownfield sites, worthy of priority study and implementation as recommended by the TFLS, it will continue with the various on-going land supply initiatives with a view to narrowing the gap between land supply and demand.</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>HKHA has completed the feasibility study of redeveloping its factory estates including SFFE for public housing in 2021. The study has demonstrated that the proposed public housing at the site of SFFE is technically feasible with no insurmountable impact. According to the latest LTHS 2021, redevelopment of SFFE, together with other HA's factory estates could contribute about 4,800 public housing units in 2031 and beyond.</p>
<p><b>R186</b> (Individual)</p>	<p><u>Grounds of Representation</u></p> <p>(a) SFFE is at close proximity with the Chinese University of Hong Kong (CUHK). Students of CUHK could collaborate with companies of SFFE for production of their designs.</p> <p>(b) Redevelopment of SFFE would smother the industrial development and result in unemployment.</p>	<p>(a) Response (d) to <b>R179</b> above is relevant.</p> <p>(b) Response (a) to <b>R185</b> above is relevant.</p>
<p><b>R187</b></p>	<p><u>Grounds of Representation</u></p>	

(Individual)	(a) Redevelopment of SFPE would result in unemployment.	(a) To assist tenants' removal, HKHA has provided advance notice to tenants affected by redevelopment/clearance programme, an ex-gratia allowance (EGA), restricted tender opportunities to bid for vacant factory units in Chun Shing and Hoi Tai Factory Estates, and cash <del>compensation</del> sums to eligible tenants. The various allowances and cash sums provided by HKHA should be able to provide some assistance to the affected tenants. HKHA has also met with the tenants' representatives on various occasions to explain the details of the relevant arrangements. HKHA will continue to maintain close liaison with affected tenants and provide timely response to their enquiries and concerns.
<b>R188</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE would result in unemployment.	Response (a) to <b>R187</b> above is relevant.
<b>R189</b> (Individual)	<u>Grounds of Representation</u> (a) There is no consultation on the redevelopment of SFPE. Redevelopment of SFPE would	(a) On 24.5.2021, HKHA announced the feasibility study results of the redevelopment of HKHA's factory



	result in unemployment.	<p>estates that SF FE together three other factory estates could provide about 4,800 public housing units in 2031 and beyond; and the clearance arrangements for these affected tenants. As advised by HKHA, tenants of SF FE have been informed in writing of the clearance package and related arrangements twice on 25.5.2021 and 11.6.2021 respectively. HKHA has also met with the tenants' representatives on various occasions to explain the details of the relevant arrangements.</p> <p>To assist tenants' removal, HKHA has provided advance notice to tenants affected by redevelopment/clearance programme, an ex-gratia allowance (EGA), restricted tender opportunities to bid for vacant factory units in Chun Shing and Hoi Tai Factory Estates, and cash <del>compensation</del> <i>sums</i> to eligible tenants. The various allowances and cash sums provided by HKHA should be able to provide some assistance to the affected tenants. HKHA has also met with the tenants' representatives on various occasions to explain the details of the relevant arrangements. HKHA will continue to maintain close liaison with affected tenants and provide timely</p>
--	-------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>(b) Item A is not in line with the government policy on the “Revitalization of Industrial Buildings”.</p>	<p>response to their enquiries and concerns.</p> <p>(b) Response (d) to <b>R179</b> above are relevant.</p>
<p><b>R190</b> (Individual)</p>	<p><u>Grounds of Representation</u></p> <p>(a) There are active economic activities at SFFE. These businesses cannot be operated elsewhere given their operation modes. Redevelopment of SFFE would smother their development and result in unemployment.</p> <p>(b) With the small site area of Item A, only two residential blocks could be built which is not cost-effective.</p>	<p>(a) Response (a) to <b>R185</b> above is relevant.</p> <p>(b) To meet the acute housing demand, HKHA has completed the feasibility study of redeveloping its factory estates including SFFE for public housing. The study has demonstrated that the proposed public housing at the site of SFFE is technically feasible with no insurmountable impact.</p> <p>According to the latest LTHS 2021, redevelopment of SFFE, together with other HA’s factory estates could</p>

	(c) The Government should revert the proposed amendment and retain SFFE.	contribute about 4,800 public housing units in 2031 and beyond.  (c) Response (b) to <b>R185</b> above is relevant.
<b>R191</b> (Individual)	<u>Grounds of Representation</u> (a) The shortage in land supply cannot be solved by the demolition of industrial buildings but through the control of the housing market. SFFE should be retained to encourage diversified development.	(a) Response (b) of <b>R185</b> regarding housing supply and response (d) to <b>R179</b> regarding diversified development above are relevant.
<b>R192</b> (Individual)	<u>Grounds of Representation</u> There is a limited supply of industrial buildings in Hong Kong. SFFE is currently providing economical rental to SMEs.	Response (d) to <b>R179</b> above is relevant.
<b>R193</b> (Individual)	<u>Grounds of Representation</u> Majority of the tenants would prefer to stay in SFFE. Redevelopment of SFFE would adversely affect their businesses. There are many rare	Response (d) to <b>R179</b> above is relevant.

	industrial operations including traditional woodworks, furniture repairing, and local glasses production located in SFFE. Relevant government departments should take into account different aspects of the proposal.	
<b>R194</b> (Individual)	<u>Grounds of Representation</u> Industrial development is important to Hong Kong	Response (a) to <b>R191</b> above is relevant.
<b>R195</b> (Individual)	<u>Grounds of Representation</u> SFFE currently offering economic rental to SMEs, plays a vital role in the industry. Redevelopment of SFFE would smother the development of SMEs and result in unemployment.	Response (a) to <b>R185</b> above is relevant.
<b>R196</b> (Individual)	<u>Grounds of Representation</u> There is a genuine demand for industrial buildings given the high rental price in Hong Kong.	Response (d) to <b>R179</b> above is relevant.
<b>R197</b> (Individual)	<u>Grounds of Representation</u> SFFE is only affordable option for SMEs. Redevelopment of SFFE would smother their	Response (d) to <b>R179</b> above is relevant.

	development.	
<b>R198</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would smother the development of SMEs.	Response (d) to <b>R179</b> above is relevant.
<b>R199</b> (Individual)	<u>Grounds of Representation</u> (a) SFFE is one of the few industrial hubs in Hong Kong. Redevelopment of SFFE is not the long term solution for housing shortage.  (b) Redevelopment of SFFE would smother the development of SMEs and result in unemployment.	(a) Response (a) to <b>R191</b> above is relevant.  (b) Response (a) to <b>R185</b> above is relevant.
<b>R200</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would result in unemployment.	Response (a) to <b>R187</b> above is relevant.
<b>R201</b> (Individual)	<u>Grounds of Representation</u> (a) Industrial development in Hong Kong is already declining. Redevelopment of SFFE would smother the industrial development as	(a) Response (d) to <b>R179</b> above is relevant.

	<p>there is no affordable floor space for the operators.</p> <p>(b) Other housing supply option including the Fanling Golf Course should be explored.</p>	(b) Response (b) to <b>R185</b> above is relevant.
<b>R202</b> (Individual)	<p><u>Grounds of Representation</u></p> <p>Redevelopment of SFFE would smother the development of SMEs.</p>	Response (d) to <b>R179</b> above is relevant.
<b>R203</b> (Individual)	<p><u>Grounds of Representation</u></p> <p>SFFE is currently providing floor spaces for the creative and arts industry.</p>	Response (d) to <b>R179</b> above is relevant.
<b>R204</b> (Individual)	<p><u>Grounds of Representation</u></p> <p>Shops with local characters and diversified development should be encouraged.</p>	Response (d) to <b>R179</b> above is relevant.
<b>R205</b> (Individual)	<p><u>Grounds of Representation</u></p> <p>(a) There are different SMEs involving in local industries in SFFE. SFFE should be retained to encourage industrial development.</p>	(a) Response (d) to <b>R179</b> above is relevant.

	(b) Taking into account the structure of SFFE and the provision of GIC facilities in Fo Tan, Item A is not suitable for residential use. Other housing supply options should be explored.	(b) Response (a) to <b>R180</b> above is relevant.
<b>R206</b> (Individual)	<u>Grounds of Representation</u> (a) Redevelopment of SFFE would smother the development of SMEs, and result in unemployment.  (b) Other housing supply options including the development of brownfield, golf course and Country Park should be explored.	(a) Response (a) to <b>R185</b> above is relevant.  (b) Response (b) to <b>R185</b> above is relevant.
<b>R207</b> (Individual)	<u>Grounds of Representation</u> SFFE is one of the few industrial hubs in Hong Kong. Redevelopment of SFFE would result in unemployment.	Response (a) to <b>R185</b> above is relevant.
<b>R208</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would smother the	Response (a) to <b>R185</b> above is relevant.

	development of SMEs, and result in unemployment.	
<b>R209</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would smother the development of the creative and arts industry.	Response (d) to <b>R179</b> above is relevant.
<b>R210</b> (Individual)	<u>Grounds of Representation</u> There are different industries in SFFE which is irreplaceable. SFFE should be retained to encourage diversified development and cultural preservation.	Response (d) to <b>R179</b> above is relevant.
<b>R211</b> (Individual)	<u>Grounds of Representation</u> There is a limited affordable industrial floor space in Hong Kong.	Response (d) to <b>R179</b> above is relevant.
<b>R212</b> (Individual)	<u>Grounds of Representation</u> (a) Redevelopment of SFFE would smother the development of many small-scale special local industries.  (b) Other housing supply options should be explored.	(a) Response (d) to <b>R179</b> above is relevant.  (b) Response (b) to <b>R185</b> above is relevant.



<b>R213</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE would smother the development of the industrial, and creative and arts industries.	Response (d) to <b>R179</b> above is relevant.
<b>R214</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE would smother the development of Hong Kong industry and SMEs.	Response (d) to <b>R179</b> above is relevant.
<b>R215</b> (Individual)	<u>Grounds of Representation</u> Consultation on the redevelopment of SFPE is insufficient. Item A has disregarded the livelihood of the affected tenants.	Response (a) to <b>R189</b> above is relevant.
<b>R216</b> (Individual)	<u>Grounds of Representation</u> Industrial development should not be smothered.	Response (d) to <b>R179</b> above is relevant.
<b>R217</b> (Individual)	<u>Grounds of Representation</u> (a) The livelihood of tenants should be safeguarded as it is difficult for them to find alternative operation space given the limited	Response (f) to <b>R180</b> above is relevant.

	supply of industrial buildings.	
<b>R218</b> (Individual)	<u>Grounds of Representation</u> There are many SMEs and startups located in SFFE.	Response (d) to <b>R179</b> above is relevant.
<b>R219</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would smother the development of many local cultural industries, and result in unemployment.	Response (a) to <b>R185</b> above is relevant.
<b>R220</b> (Individual)	<u>Grounds of Representation</u> SFFE should be retained to encourage the development of SMEs.	Response (d) to <b>R179</b> above is relevant.
<b>R221</b> (Individual)	<u>Grounds of Representation</u> There is no need for a change in Fo Tan.	Response (b) to <b>R185</b> above is relevant.
<b>R222</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would smother the industrial development, and result in unemployment.	Response (a) to <b>R185</b> above is relevant.

<p><b>R223</b> (Individual)</p>	<p><u>Grounds of Representation</u> The occupancy rate at SFFE is at 97%. Redevelopment of SFFE would affect the business of the tenants amidst the current economic situation during the pandemic.</p>	<p>Response (d) of <b>R179</b> above is relevant.</p>
<p><b>R224</b> (Individual)</p>	<p><u>Grounds of Representation</u> (a) As SFFE is currently providing economical rental to the artists engaged in the creative industry, redevelopment of SFFE would smother the development of the creative and arts industry.  (b) The Government should balance the consideration between residential development and development of the creative and arts industry. Alternative site for housing supply should be explored.</p>	<p>(a) Response (d) to <b>R179</b> above is relevant.  (b) Response (a) to <b>R191</b> above is relevant.</p>
<p><b>R225</b> (Individual)</p>	<p><u>Grounds of Representation</u> (a) There is a genuine demand for industrial floor space from SMEs and workers.</p>	<p>(a) Response (d) to <b>R179</b> above is relevant.</p>

	(b) The development of brownfield for housing should be explored.	(b) Response (b) to <b>R185</b> above is relevant.
<b>R226</b> (Individual)	<u>Grounds of Representation</u> There are many different SMEs located in SFPE which should be encouraged for a diversified community.	Response (d) to <b>R179</b> above is relevant.
<b>R227</b> (Individual)	<u>Grounds of Representation</u> The culture of the business within SFPE should be preserved until there is a better solution.	Response (a) to <b>R191</b> above is relevant.
<b>R228</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE would smother the development of SMEs and result in unemployment.	Response (a) to <b>R185</b> above are relevant.
<b>R229</b> (Individual)	<u>Grounds of Representation</u> (a) With the increase in operation cost, redevelopment of SFPE would smother the development of many remaining or handicraft industries, and adversely affect the	(a) Response (d) to <b>R179</b> above is relevant.

	<p>diversification of industries.</p> <p>(b) There should be alternative site for public housing to accommodate a population of about 3,000.</p>	<p>(b) Response (b) to <b>R185</b> above is relevant.</p>
<p><b>R230</b> (Individual)</p>	<p><u>Grounds of Representation</u></p> <p>(a) Different types of industries should be allowed to survive in Hong Kong. Fo Tan with a historic background, should be preserved.</p>	<p>(a) As confirmed by technical feasibility, SFFE is suitable to be redeveloped into public housing to meet the acute public housing need of the society. There are vacant industrial floor space in Fo Tan and other areas of Hong Kong that can accommodate the displaced industrial floor space in SFFE. Fo Tan as the second largest industrial area in Hon Kong is recommended to be retained according 2020 AA.</p>
<p><b>R231</b> (Individual)</p>	<p><u>Grounds of Representation</u></p> <p>SFFE is a traditional industrial building with affordable rent which is important to the creative and arts industry.</p>	<p>Response (d) to <b>R179</b> above is relevant.</p>
<p><b>R232</b></p>	<p><u>Grounds of Representation</u></p>	

(Individual)	<p>(a) There are different SMEs involving traditional craftsmanship located in SFFE. Redevelopment of SFFE would smother their businesses on the one hand and adversely affect the preservation of traditional culture and craftsmanship.</p> <p>(b) SFFE should be retained and alternative site for public housing should be explored.</p>	<p>(a) Response (d) to <b>R179</b> above is relevant.</p> <p>(b) Response (b) to <b>R185</b> above is relevant.</p>
<b>R233</b> (Individual)	<p><u>Grounds of Representation</u></p> <p>Redevelopment of SFFE would cause an irreversible impact on traditional culture and craftsmanship. SFFE should be retained.</p>	<p>Response (d) to <b>R179</b> above is relevant.</p>
<b>R234</b> (Individual)	<p><u>Grounds of Representation</u></p> <p>(a) As SFFE is currently providing economical rental to the tenants, it not only provides a source of livelihood for those working in dwindling or traditional industries but also for startups.</p>	<p>(a) Response (d) to <b>R179</b> above is relevant.</p>

	<p>(b) The size and rectangular nature of the site is unsuitable for residential development. Redevelopment of SFFE is undesirable and would result in poor economic yield.</p> <p>(c) SFFE should be retained for industrial purposes.</p>	<p>(b) Response (b) to <b>R190</b> above is relevant.</p> <p>(c) Response (d) to <b>R179</b> above is relevant.</p>
<p><b>R235</b> (Individual)</p>	<p><u>Grounds of Representation</u> Redevelopment of SFFE would result in unemployment.</p>	<p>Response (a) to <b>R187</b> above is relevant.</p>
<p><b>R236</b> (Individual)</p>	<p><u>Grounds of Representation</u> (a) Balance should be struck between increasing housing supply and the development of local small industries including the traditional industries or those with slight nuisance. The Government should provide sites for startups and traditional industries to support local development needs.</p> <p>(b) The Government needs to provide more aid to</p>	<p>(a) Response (a) to <b>R191</b> above is relevant.</p> <p>(b) Response (a) to <b>R187</b> above is relevant.</p>

	tenants amidst the current financial uncertainty.	
<b>R237</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would smother the development of SMEs.	Response (d) to <b>R179</b> above is relevant.
<b>R238</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would smother the development of SMEs.	Response (d) to <b>R179</b> above is relevant.
<b>R239</b> (Individual)	<u>Grounds of Representation</u> Local industrial development should be supported.	Response (d) to <b>R179</b> above is relevant.
<b>R240</b> (Individual)	<u>Grounds of Representation</u> (a) Redevelopment of SFFE would smother the development of handcraft industry, and result in unemployment.  (b) Redevelopment of SFFE is a waste of resources.	(a) Response (a) of <b>R185</b> above is relevant.  (b) Response (b) to <b>R190</b> above is relevant.
<b>R241</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would smother the	Response (d) to <b>R179</b> above is relevant.



	development of SMEs.	
<b>R242</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would lead to closure of tenants' businesses.	Response (d) to <b>R179</b> above is relevant.
<b>R243</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would affect the tenants' businesses. It is difficult for them to maintain their businesses given the expensive rental in the market. The Government should provide similar factory estates for startups.	Response (d) to <b>R179</b> above is relevant.
<b>R244</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would impose difficulties for industrial operation of the grassroots and cause an unable operational environment for the startups in the handicraft industry.	Response (d) to <b>R179</b> above is relevant.
<b>R245</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would result in unemployment amidst the pandemic.	Response (a) to <b>R187</b> above is relevant.

<b>R246</b> (Individual)	<u>Grounds of Representation</u> SF FE is currently offering economical rental which supports the development of the creative art industry.	Response (d) to <b>R179</b> above is relevant.
<b>R247</b> (Individual)	<u>Grounds of Representation</u> A reasonable balance should be struck between housing need and industrial development, both of which are of importance to the society.	Response (a) of <b>R191</b> above is relevant.
<b>R248</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SF FE would result in unemployment.	Response (a) to <b>R187</b> above is relevant.
<b>R249</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SF FE would affect the livelihood of tenants.	Response (a) to <b>R187</b> above is relevant.
<b>R250</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SF FE would result in unemployment.	Response (a) to <b>R187</b> above is relevant.
<b>R251</b>	<u>Grounds of Representation</u>	

(Individual)	Redevelopment of SFPE would result in unemployment.	Response (a) to <b>R187</b> above is relevant.
<b>R252</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE would result in unemployment.	Response (a) to <b>R187</b> above is relevant.
<b>R253</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE would result in unemployment.	Response (a) to <b>R187</b> above is relevant.
<b>R254</b> (Individual)	<u>Grounds of Representation</u> (a) There is a limited supply of industrial buildings in Hong Kong which fit the operational requirement of the affected companies involving large area and storage of flammable substances.  (b) Redevelopment of SFPE would result in unemployment.	(a) Response (f) to <b>R180</b> above is relevant.  (b) Response (a) to <b>R187</b> above is relevant.

<b>R255</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would result in closure of businesses and unemployment.	Response (a) to <b>R185</b> above is relevant.
<b>R256</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would smother the development of SMEs.	Response (d) of <b>R179</b> above is relevant.
<b>R257</b> (Individual)	<u>Grounds of Representation</u> As many industrial buildings in Hong Kong have been converted to storage or office use, it is difficult to have suitable premises for large machinery.	Response (f) to <b>R180</b> above is relevant.
<b>R258</b> (Individual)	<u>Grounds of Representation</u> (a) It is difficult for the tenants to find alternative industrial units suitable for their businesses.  (b) The Government has failed to provide reasonable decanting arrangements to existing tenants of SFFE.	(a) Response (f) to <b>R180</b> above is relevant.  (b) Clearance, decanting and related land matters are outside the scope of the statutory plan-making procedures and hence the ambit of the Board. The concerns of the affected stakeholders on the above

		<p>should be dealt with separately by the Government in firming up the implementation arrangements.</p> <p>As advised by HKHA, it is noted that HKHA's factory estates are operated on commercial principles, and are let to tenants on three-year fixed term tenancies. Pursuant to the tenancy agreement, the HKHA has the right to terminate the tenancies by giving three months' notice. Tenants are not legally or contractually entitled to relocation or any form of compensation. To assist tenants' removal, HKHA has provided advance notice to tenants affected by redevelopment/clearance programme, an ex-gratia allowance (EGA), restricted tender opportunities to bid for vacant factory units in Chun Shing and Hoi Tai Factory Estates, and cash <del>compensation</del> <i>sums</i> to eligible tenants.</p> <p>The various allowances and cash sums provided by HKHA should be able to provide some assistance to the affected tenants. HKHA has also met with the tenants' representatives on various occasions to explain the details of the relevant arrangements. HKHA will</p>
--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		continue to maintain close liaison with affected tenants and provide timely response to their enquiries and concerns.
<b>R259</b> (Individual)	<u>Grounds of Representation</u> (a) SFFE is currently providing economical rental to the tenants.  (b) There is no consultation on the redevelopment of SFFE.	(a) Response (d) to <b>R179</b> above is relevant.  (b) On 24.5.2021, HKHA announced the feasibility study results of the redevelopment of HKHA's factory estates that SFFE together three other factory estates could provide about 4,800 public housing units in 2031 and beyond; and the clearance arrangements for these affected tenants. As advised by HKHA, tenants of SFFE have been informed in writing of the clearance package and related arrangements twice on 25.5.2021 and 11.6.2021 respectively. HKHA has also met with the tenants' representatives on various occasions to explain the details of the relevant arrangements.  The proposed amendments to Sha Tin OZP to incorporate the redevelopment of SFFE for public

		<p>housing have followed the established administrative and statutory public consultation procedures for plan amendments. Prior to the submission of the proposed amendments to the OZP to the RNTPC, Planning Department (PlanD) and Housing Department (HD) have jointly consulted DHC of STDC on the redevelopment of SFFE on 31.8.2021. The views and comments of DHC of STDC were duly relayed to the RNTPC together with the proposed amendments to the OZP for the consideration at the meeting on 12.11.2021.</p> <p>The proposed amendments to the approved OZP were incorporated into the draft OZP and published for two months for representations and the representations were published for three weeks for comments according to the provisions of the Ordinance. The draft plan was exhibited at the Secretariat of the Board, the Planning Enquiry Counters, the Sha Tin, Tai Po and North District Planning Office, the Sha Tin District Office, and the Sha Tin Rural Committee. Newspaper and online notices had been published to notify the public of the above places and hours at</p>
--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		which the draft plan may be inspected. In this regard, members of the public have been informed and given an opportunity to provide views on the amendments. All valid representers and commenter have been invited to the Board to present their views.
<b>R260</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would result in unemployment.	Response (a) to <b>R187</b> above is relevant.
<b>R261</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would lead to closure of SMEs and result in unemployment.	Response (a) to <b>R185</b> above is relevant.
<b>R262</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would result in unemployment.	Response (a) to <b>R187</b> above is relevant.
<b>R263</b> (Individual)	<u>Grounds of Representation</u> (a) The occupancy rate at SFFE is high. The Government is responsible to maintain the supply of industrial buildings.	(a) Response (d) to <b>R179</b> above is relevant.



	<p>(b) SFPE can be used to rehouse affected SMEs arising from the North West New Territories development.</p> <p>(c) Redevelopment of SFPE for residential development is unjustified given the trend of ageing and dwindling population.</p>	<p>(b) Response (d) to <b>R179</b> above is relevant.</p> <p>(c) Response (b) to <b>R185</b> above is relevant.</p>
<b>R264</b> (Individual)	<p><u>Grounds of Representation</u></p> <p>Redevelopment of SFPE would smother the development of the affected companies.</p>	Response (d) to <b>R179</b> above is relevant.
<b>R265</b> (Individual)	<p><u>Grounds of Representation</u></p> <p>Redevelopment of SFPE would affect the livelihood of tenants.</p>	Response (a) to <b>R187</b> above is relevant.
<b>R266</b> (Individual)	<p><u>Grounds of Representation</u></p> <p>Redevelopment of SFPE would affect the livelihood of tenants.</p>	Response (a) to <b>R187</b> above is relevant.
<b>R267</b>	<u>Grounds of Representation</u>	

(Individual)	Redevelopment of SFPE would affect the livelihood of tenants.	Response (a) to <b>R187</b> above is relevant.
<b>R268</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE would affect the livelihood of tenants.	Response (a) to <b>R187</b> above is relevant.
<b>R269</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE would affect the livelihood of tenants.	Response (a) to <b>R187</b> above is relevant.
<b>R270</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE would affect the livelihood of tenants.	Response (a) to <b>R187</b> above is relevant.
<b>R271</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE would affect the livelihood of tenants.	Response (a) to <b>R187</b> above is relevant.
<b>R272</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE would affect the livelihood of tenants.	Response (a) to <b>R187</b> above is relevant.
<b>R273</b>	<u>Grounds of Representation</u>	

(Individual)	Local industrial development should be supported.	Response (d) to <b>R179</b> above is relevant.
<b>R274</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would lead to closure of the tenants' companies, and result in unemployment.	Response (a) to <b>R185</b> above are relevant.
<b>R275</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would result in unemployment.	Response (a) to <b>R187</b> above is relevant.
<b>R276</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would result in unemployment of more than 10,000 people.	Response (a) to <b>R187</b> above are relevant.
<b>R277</b> (Individual)	<u>Grounds of Representation</u> (a) Redevelopment of SFFE would lead to closure of the tenants' companies and affect their livelihoods.  (b) Item A located next to existing slopes, has a history of landslide in recent years. Future residents at the site will be subject to	(a) Response (a) to <b>R185</b> above are relevant.  (b) The Geotechnical Engineering Office of Civil Engineering and Development Department (GEO of CEDD) has no adverse comment on Item A from

	geotechnical risk.	<p>geotechnical perspective.</p> <p>According to the prevailing practice, HKHA will conduct a detailed Natural Terrain Hazards Study (NTHS) to assess the nature and scale of hazards and provide appropriate mitigation measures. Subject to the findings of the NTHS, natural terrain hazard mitigation measures such as rigid barrier wall and check dam would be proposed along the southwestern boundary of the site and at the respective discharging points of the natural drainage lines or topographic depressions to minimize the risk of natural terrain hazard imposing on the site.</p> <p>Geotechnical features affecting or to be affected by the redevelopment of SFFE would also be identified and studied, and slope upgrading works would be carried out when found necessary.</p>
<b>R278</b> (Individual)	<u>Grounds of Representation</u> Industrial development in Hong Kong is declining. The Government should preserve Fo Tan Industrial	Response (a) to <b>R230</b> above is relevant.

	Area to retain the employment opportunities.	
<b>R279</b> (Individual)	<u>Grounds of Representation</u> Item A would adversely affect the established commercial and light industrial developments in Fo Tan over the past three decades.	Response (d) to <b>R179</b> and response (a) to <b>R230</b> above are relevant.
<b>R280</b> (Individual)	<u>Grounds of Representation</u> The Government has not consulted the affected tenants and has forced the tenants to move out.	Response (e) to <b>R179</b> above is relevant.
<b>R281</b> (Individual)	<u>Grounds of Representation</u> (a) The Government has failed to provide reasonable decanting arrangements to existing tenants of SFFE.  (b) Redevelopment of SFFE would smother the development of SMEs and traditional industries.	(a) Response (b) to <b>R258</b> above is relevant.  (b) Response (d) to <b>R179</b> above is relevant.
<b>R282</b> (Individual)	<u>Grounds of Representation</u> SFFE is currently providing economical rental.	Response (d) to <b>R179</b> above is relevant.

	Redevelopment of SFFE would lead to closure of the tenants' companies in view of the expensive rental in other areas.	
<b>R283</b> (Individual)	<u>Grounds of Representation</u> In view of the expensive rental in other areas, redevelopment of SFFE would lead to closure of the tenants' companies and result in unemployment.	Response (a) to <b>R185</b> above is relevant.
<b>R284</b> (Individual)	<u>Grounds of Representation</u> (a) Redevelopment of SFFE would affect the livelihood of the tenants.  (b) SFFE located in a convenient location has provided economical rental. It has a high occupancy rate and is very suitable for the development of SMEs.  (c) It is difficult to find suitable industrial units in Hong Kong which fit the operational requirements of the affected factories involving large machinery. Short tenancy, high rental	(a) Response (a) to <b>R187</b> above is relevant.  (b) Response (d) to <b>R179</b> above is relevant.  (c) Response (f) to <b>R180</b> above is relevant.

	and high removal cost might lead to closure of their businesses.	
<b>R285</b> (Individual)	<u>Grounds of Representation</u> (a) Redevelopment of SFFE would smother the development of SMEs.  (b) SFFE should be retained.	(a) Response (d) to <b>R179</b> above is relevant.  (b) Response (b) to <b>R185</b> above is relevant.
<b>R286</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would smother the development of the tenants' companies.	Response (d) of <b>R179</b> above is relevant.
<b>R287</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would smother the development of the tenants' companies, and result in unemployment.	Response (a) to <b>R185</b> above is relevant.
<b>R288</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFFE would lead to closure of the tenants' companies, and result in unemployment.	Response (a) to <b>R185</b> above is relevant.

<b>R289</b> (Individual)	<u>Grounds of Representation</u> (a) Consultation on the redevelopment of SFPE is insufficient. The Government has failed to provide reasonable decanting and compensation arrangements to existing tenants of SFPE. Redevelopment of SFPE would result in unemployment.  (b) Factories in SFPE involve in the production of different machines, parts, metal and electric products to support the operation of the city. Redevelopment of SFPE would smother the development of these factories and many SMEs.  (c) While the Government is encouraging “Re-industrialization”, the four HKHA’s factory estates are proposed to be redeveloped.  (d) SFPE should be retained and it can serve as relocation premises for the other three HKHA’s	(a) Response (e) to <b>R179</b> above is relevant.  (b) Response (d) to <b>R179</b> above is relevant.  (c) Response (g) of <b>R179</b> above is relevant.  (d) Response (b) of <b>R185</b> above is relevant.



	<p>factory estates.</p> <p>(e) The existing Shan Mei Street Public Transport Interchange and the adjacent cooked food market should be redeveloped instead of SFFE for the provision of public housing units.</p>	<p>(e) Response (b) of <b>R185</b> regarding housing supply above is relevant. Regarding the existing Shan Mei Street Public Transport Interchange and the adjacent cooked food market, a Joint-user Complex (JUC) under the “Single Site, Multiple Uses” initiative is proposed (<b>Plan H-2a</b>) at the subject site. The proposed GIC uses in the JUC includes recreational, cultural, medical, social welfare and educational facilities, government offices, and public car park. Government Property Agency has consulted the Cultural, Sports &amp; Community Development Committee of the STDC of the project on 28.10.2021 and DC members generally welcomed the proposal.</p>
<p><b>R290</b> (Individual)</p>	<p><u>Grounds of Representation</u></p> <p>(a) The occupancy rate at SFFE is over 90%. Redevelopment of SFFE would smother the development of SMEs. SFFE should be retained to encourage diversified development.</p>	<p>(a) Response (d) to <b>R179</b> above is relevant.</p>

	<p>(b) HKHA has not provided alternative sites to the affected tenants to facilitate their decanting.</p> <p>(c) Item A is not in line with the government policy of “Re-industrialization”.</p> <p>(d) Item A has not taken into account the traffic situation at Shan Mei Street. The proposed residential development would worsen the traffic congestion.</p>	<p>(b) Response (f) of <b>R180</b> above is relevant.</p> <p>(c) Response (g) of <b>R179</b> above is relevant.</p> <p>(d) Response (a) of <b>R179</b> above is relevant.</p>
<p><b>R291</b> (Individual)</p>	<p><u>Grounds of Representation</u></p> <p>(a) Redevelopment of SFFE would smother the industrial development given the expensive rental in the market.</p> <p>(b) The Government has failed to provide reasonable decanting and compensation arrangements to existing tenants of SFFE. Redevelopment of SFFE would result in unemployment.</p>	<p>(a) Response (d) to <b>R179</b> above is relevant.</p> <p>(b) Response (b) of <b>R258</b> above is relevant.</p>

<b>R292</b> (Individual)	<u>Grounds of Representation</u> (a) Redevelopment of SFFE would smother the development of SMEs.  (b) The Government has failed to provide reasonable decanting and compensation arrangements to existing tenants of SFFE.	(a) Response (d) to <b>R179</b> above is relevant.  (b) Response (b) of <b>R258</b> above is relevant.
<b>R293</b> (Individual)	<u>Grounds of Representation</u> (a) Redevelopment of SFFE would smother the development of the tenant's business given the expensive rental in the market.  (b) There is no consultation on the redevelopment of SFFE. The Government has failed to provide reasonable decanting and compensation arrangements to existing tenants of SFFE. Redevelopment of SFFE would result in unemployment.	(a) Response (d) to <b>R179</b> above is relevant.  (b) Response (e) of <b>R179</b> above is relevant.
<b>R294</b> (Individual)	<u>Grounds of Representation</u> (a) I&T development requires the support from the	(a) Responses (d) and (f) to <b>R179</b> regarding industrial

	<p>traditional industries. Redevelopment of the four HKHA's factory estates should be carried out only if</p> <ul style="list-style-type: none"> <li>(i) there is a need for important infrastructure;</li> <li>(ii) there is structure problem to the buildings;</li> <li>(iii) the buildings are of low development intensity which is not cost-effective;</li> <li>(iv) there is sufficient consultation and decanting arrangement; and</li> <li>(v) it is environmentally friendly.</li> </ul> <p>(b) While the Government is advocating to assist SMEs, safeguard employment and encourage startups, its plan to demolish four HKHA's factory estates in one go would smother the industrial development, and the development of the tenant's company, SMEs and startups; and would result in unemployment.</p>	<p>development and cost-effectiveness &amp; demolition of SFPE, response (b) to <b>R185</b> regarding housing supply and response (b) to <b>R259</b> regarding consultation and decanting arrangement above are relevant.</p> <p>(b) Response (a) of <b>R185</b> above is relevant.</p>
<b>R295</b>	<u>Grounds of Representation</u>	

(Individual)	<p>(a) Redevelopment of SFPE would smother the development of the tenants' companies.</p> <p>(b) There is limited affordable alternative industrial floor space which can fit the operational requirements of the affected tenants.</p>	<p>(a) Response (d) to <b>R179</b> above is relevant.</p> <p>(b) Response (f) to <b>R180</b> above is relevant.</p>
<b>R296</b> (Individual)	<u>Grounds of Representation</u> <p>(a) Redevelopment of SFPE would smother the development of the tenants' and other SMEs.</p> <p>(b) There is limited affordable alternative industrial floor space which can fit the operational requirements of the affected tenants.</p> <p>(c) Redevelopment of SFPE would result in unemployment.</p> <p>(d) Request to defer the demolition of SFPE to allow more time for relocation.</p>	<p>(a) Response (d) to <b>R179</b> above is relevant.</p> <p>(b) Response (f) to <b>R180</b> above is relevant.</p> <p>(c) Response (a) of <b>R187</b> above is relevant.</p> <p>(d) Response (b) of <b>R258</b> above is relevant.</p>
<b>R297</b>	<u>Grounds of Representation</u>	

(Individual)	<p>(a) Innovation and Technology (I&amp;T) development is a national policy and development trend of Hong Kong involves industrial production and other surrounding industries. Redevelopment of SFPE would smother industrial development, and thus I&amp;T development.</p> <p>(b) Redevelopment of SFPE would result in closure of businesses and unemployment, which will affect the economic development of Hong Kong.</p> <p>(c) HKHA's factory estates with their low rental are suitable for industrial production. There is limited alternative affordable industrial floor space which can fit the operational requirements of the affected tenants, in particular those involving large scale machinery.</p> <p>(d) While housing may not be in dire need given the modest increase of the population in Hong Kong, redevelopment of SFPE will cause</p>	<p>(a) Response (d) to <b>R179</b> above is relevant.</p> <p>(b) Response (a) to <b>R187</b> above is relevant.</p> <p>(c) Response (f) to <b>R180</b> above is relevant.</p> <p>(d) Responses (a) and (b) to <b>R185</b> above are relevant.</p>
--------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	serious unemployment.	
<b>R298</b> (Individual)	<u>Grounds of Representation</u> (a) With a high occupancy rate of 90% at SFFE and sound structures and facilities, it is not known why SFFE should be redeveloped into public housing.  (b) Redevelopment of SFFE would adversely affect traditional industries and result in unemployment.	(a) Response (b) to <b>R190</b> above is relevant.  (b) Response (a) of <b>R185</b> above is relevant.
<b>R299</b> (Individual)	<u>Grounds of Representation</u> (a) SFFE is currently providing economical rental to the tenants, redevelopment of SFFE would smother the industrial development given the expensive rental in the market.  (b) Redeveloping SFFE into a semi residential and industrial building should be considered. There are alternative sites in Sha Tin for public housing.	(a) Response (d) to <b>R179</b> above is relevant.  (b) Response (b) to <b>R185</b> above is relevant.

<b>R300</b> (Individual)	<u>Grounds of Representation</u> (a) Redevelopment of SFFE would smother the development of SMEs given the expensive rental in the market.  (b) Local factory estates with a historical background and in good conditions, has high preservation value and potential for development.	(a) Response (d) to <b>R179</b> above is relevant.  (b) Response (a) to <b>R230</b> regarding FTIA above is relevant. As confirmed by technical feasibility, SFFE constructed in 1982, is suitable to be redeveloped into public housing to meet the acute public housing need of the society. As confirmed by AMO, SFFE is not a monument/graded historic buildings required to be preserved. In this regard, preservation of SFFE is not recommended in order to better utilize valuable scarce land resources.
<b>R301</b> (Individual)	<u>Grounds of Representation</u> (a) There are various companies involving in the cultural and creative and arts industries in SFFE. Preservation of SFFE comprising history, culture and art elements would contribute positively to the tourism of Hong	(a) To meet the acute housing demand, HKHA has completed the feasibility study of redeveloping its factory estates including SFFE for public housing. The study has demonstrated that the proposed public housing at the site of SFFE is technically feasible with



	<p>Kong.</p>	<p>no insurmountable impact.</p> <p>According to 2020 Area Assessment of Industrial Land in the Territory (2020 AA), FTIA is the second largest “I” area in the territory in terms of land area (about 30.51ha) with 45 private industrial buildings providing about 1.5 million industrial GFA. To help meeting the demand for industrial floor space, FTIA is recommended for retention.</p> <p>As confirmed by AMO, SFFE is not a monument/graded historic buildings required to be preserved. In this regard, preservation of SFFE is not recommended in order to better utilize valuable scarce land resources.</p>
	<p>(b) With the transformation of Fo Tan for residential developments, SFFE comprising industrial and art elements could serve as a local landmark attracting consumers with consuming power into the district. Redevelopment of SFFE would affect the future land value of the residential</p>	<p>(b) The proposed amendment is to facilitate a public housing development with about 1,360 flats to help relieving the acute shortage of public housing. As confirmed by HKHA’s feasibility study, the proposed public housing at the site of SFFE is technically feasible with no insurmountable impact. While the Board plays a role in ensuring appropriate land for</p>

	<p>developments in Fo Tan.</p> <p>(c) SFFE should be retained to demonstrate the Government's stress on local industrial and arts development, and to set up an example of conservation for redevelopment of factory estates for Asian and nearby area. Redevelopment of SFFE for public housing would affect the image of Hong Kong in the Greater Bay Area and internationally.</p> <p>(d) The public inspection process is not in compliance with the Ordinance in that there is no notice posted at a prominent location on or near Item A site. The stakeholders have insufficient time to raise their comments towards the proposed amendment.</p>	<p>housing and other development needs, property prices are subject to market forces and not a material consideration of the Board.</p> <p>(c) Response (a) to <b>R191</b> above is relevant.</p> <p>(d) The proposed amendments to Sha Tin OZP to incorporate the redevelopment of SFFE for public housing have followed the established public consultation procedures for plan amendments. Prior to the submission of the proposed amendments to the OZP to the RNTPC, PlanD and HD have jointly consulted DHC of STDC on the redevelopment of SFFE on 31.8.2021. The views and comments of DHC of STDC were duly relayed to the RNTPC together with the proposed amendments to the OZP for</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>the consideration of RNTPC on 12.11.2021.</p> <p>The proposed amendments to the approved OZP were incorporated into the draft OZP and published for two months for representations and the representations were published for three weeks for comments according to the provisions of the Ordinance. The draft plan was exhibited at the Secretariat of the Board, the Planning Enquiry Counters, the Sha Tin, Tai Po and North District Planning Office, the Sha Tin District Office, and the Sha Tin Rural Committee. Newspaper and online notices had been published to notify the public of the above places and hours at which the draft plan may be inspected. In this regard, members of the public have been given the opportunity to provide views on the amendments. All valid representers and commenter have been invited to the Board to present their views.</p>
	(e) To develop To Tan with focus on residential and arts.	(e) There are a number of nearby completed/planned residential developments in Fo Tan. Although most area in Fo Tan is zoned "I", 'Art Studio', 'Office related to Audio-visual Recording Studio, and Design and

		Media Production’ and ‘Research, Design and Development Center’ are always permitted in “I” zone. There are provision under the “I”, “Commercial” and other zonings of the Sha Tin OZP for various uses.
<b>R302</b> (Individual)	<u>Grounds of Representation</u> (a) Factory estates symbolize the industrial development and local culture in Hong Kong over the past decades. Retaining of SFPE could encourage industrial development and provide commercial floor spaces with economical rental to the younger generations.  (b) The housing supply issue could be solved by other means.	(a) Response (d) to <b>R179</b> regarding diversified development and response (b) to <b>R300</b> regarding FTIA and preservation of SFPE above are relevant.  (b) Response (b) to <b>R185</b> above is relevant.
<b>R303</b> (Individual)	<u>Grounds of Representation</u> (a) SFPE is a rare residential factory estate for light industry with economical value. It could bring job opportunities to the community.  (b) SFPE is located in the vicinity of FTIA.	(a) Response (d) to <b>R179</b> above is relevant.  (b) Response (d) to <b>R179</b> above is relevant.

	Redevelopment of SFFE for housing would bring nuisance and inconvenience to the residents.	
<b>R304</b> (Individual)	<u>Grounds of Representation</u> (a) Redevelopment of SFFE would smother the industrial development including the light industry and the supply chain.  (b) The Government has failed to provide reasonable decanting and compensation arrangements to existing tenants of SFFE.  (c) Item A is subject to adverse traffic impact on the surroundings with the increase in pedestrian and vehicle flows. The current assessment is not comprehensive.	(a) Response (d) to <b>R179</b> above is relevant.  (b) Response (b) to <b>R258</b> above is relevant.  (c) Response (a) to <b>R179</b> above is relevant.
<b>R305</b> (Individual)	<u>Grounds of Representation</u> There is no information on the redevelopment of SFFE.	Response (b) to <b>R259</b> above is relevant.

<b>R306</b> (Individual)	<u>Grounds of Representation</u> The Government has failed to provide reasonable decanting arrangements to existing tenants of SFFE. A longer decanting period should be allowed. Consultation on the redevelopment of SFFE is insufficient.	Response (e) to <b>R179</b> above is relevant.
<b>R307</b> (Individual)	<u>Grounds of Representation</u> The compensation arrangement is not reasonable.	Response (b) to <b>R258</b> above is relevant.
<b>R308</b> (Individual)	<u>Grounds of Representation</u> The compensation arrangement is not reasonable.	Response (b) to <b>R258</b> above is relevant.
<b>R309</b> (Individual)	<u>Grounds of Representation</u> The compensation arrangement is not reasonable.	Response (b) to <b>R258</b> above is relevant.
<b>R310</b> (Individual)	<u>Grounds of Representation</u> There is no proper decanting arrangement.	Response (b) to <b>R258</b> above is relevant.
<b>R311</b> (Individual)	<u>Grounds of Representation</u> The compensation arrangement is not reasonable.	Response (b) to <b>R258</b> above is relevant.

<b>R312</b> (Individual)	<u>Grounds of Representation</u> There is no consultation.	Response (b) to <b>R259</b> above is relevant.
<b>R313</b> (Individual)	<u>Grounds of Representation</u> There is no consultation with the affected tenants and residents in Fo Tan regarding the redevelopment of SFPE.	Response (b) to <b>R259</b> above is relevant.
<b>R314</b> (Individual)	<u>Grounds of Representation</u> There is no consultation with the affected tenants. A longer decanting period should be allowed and subsidiaries should be provided. There should be regulations on the rental price of the factories.	Responses (d) and (e) to <b>R179</b> regarding industrial development and consultation arrangement above are relevant.
<b>R315</b> (Individual)	<u>Grounds of Representation</u> (a) There is no consultation.  (b) Item A is not environmentally friendly.	(a) Response (b) to <b>R259</b> above is relevant.  (b) As advised by EPD, the construction phase environmental impacts of the proposed public housing development including the demolition of SFPE is subject to regulatory controls under relevant ordinances including Air Pollution Control

		<p>(Construction Dust) Regulation, Waste Disposal Ordinance &amp; its subsidiary regulations, etc.</p> <p>The demolition contractor will be required to sort all construction and demolition (C&amp;D) materials for re-use or for disposal at designated location, and segregate inert C&amp;D materials that is suitable for recycling. Suitable mitigation measures including temporary traffic arrangement and provision of temporary/movable noise barriers would also be adopted during the construction phase to minimize the potential disturbance to the existing residents nearby.</p>
<p><b>R316</b> (Individual)</p>	<p><u>Grounds of Representation</u></p> <p>(a) There is no consultation from HKHA on the redevelopment of SFPE before the issuance of the decanting notice.</p> <p>(b) The Government has failed to provide reasonable decanting and compensation arrangements to existing tenants of SFPE. Redevelopment of SFPE would result in</p>	<p>(a) Response (b) to <b>R259</b> above is relevant. <del><i>As advised by HKHA...</i></del></p> <p>(b) Response (b) to <b>R258</b> above is relevant.</p>



	<p>unemployment.</p> <p>(c) Redevelopment of SFPE would lead to closure of businesses.</p> <p>(d) The overall structure of SFPE is intact and properly maintained. The demolition of SFPE would generate substantial construction waste, and is not environmentally friendly.</p>	<p>(c) Response (d) to <b>R179</b> above is relevant.</p> <p>(d) Response (b) to <b>R315</b> above is relevant.</p>
<p><b>R317</b> (Individual)</p>	<p><u>Grounds of Representation</u></p> <p>(a) There is no consultation.</p> <p>(b) Demolition of SFPE is a waste of resources.</p>	<p>(a) Response (b) to <b>R259</b> above is relevant.</p> <p>(b) Response (b) to <b>R190</b> above is relevant.</p>
<p><b>R318</b> (Individual)</p>	<p><u>Grounds of Representation</u></p> <p>(a) The traffic and transportation network in Fo Tan has already reached its capacity. Additional residential development will bring along significant impact.</p> <p>(b) Item A would result in a decline in property</p>	<p>(a) Response (a) to <b>R179</b> above is relevant.</p> <p>(b) The proposed amendment is to facilitate a public</p>

	value of the nearby residential developments.	housing development with about 1,360 flats to help relieving the acute shortage of public housing. While the Board plays a role in ensuring appropriate land for housing and other development needs, property prices are subject to market forces and not a material consideration of the Board.
<b>R319</b> (Individual)	<u>Grounds of Representation</u> Item A will bring adverse traffic impact on the surroundings. The capacity of the East Rail Line is unable to accommodate the additional population. Fo Tan Road is the only road available to commute into and out of Fo Tan. Traffic congestion is observed along Fo Tan Road. The proposed public housing development would worsen the situation.	Responses (a) and (b) to <b>R179</b> above are relevant.
<b>R320</b> (Individual)	<u>Grounds of Representation</u> The proposed development will block the view of the residents of Scenery Garden.	Response (b) to <b>R182</b> above is relevant.
<b>R321</b> (Individual)	<u>Grounds of Representation</u> (a) The proposed development will block the view	(a) Response (b) to <b>R182</b> and response (b) to <b>R318</b> above

	<p>of the residents of Scenery Garden, and result in a decline in the property value.</p> <p>(b) Traffic congestion along Sui Wo Road is already very serious. The additional traffic will increase time spent on commuting.</p>	<p>are relevant.</p> <p>(b) Response (a) to <b>R179</b> above is relevant.</p>
<p><b>R322</b> (Individual)</p>	<p><u>Grounds of Representation</u></p> <p>(a) The proposed development located around 60m from Scenery Garden will block the views of the residents, and result in a decline in property value.</p> <p>(b) The traffic and transportation system in Fo Tan is unable to accommodate the additional population.</p>	<p>(a) Response (b) to <b>R182</b> and response (b) to <b>R318</b> above are relevant.</p> <p>(b) Response (a) to <b>R179</b> above is relevant.</p>
<p><b>R323</b> (Individual)</p>	<p><u>Grounds of Representation</u></p> <p>The number of old factory estates is declining in Hong Kong. Demolition of SFPE is unnecessary as there is no collapsing risk.</p>	<p>Response (b) to <b>R185</b> above is relevant.</p>

<b>R324</b> (Individual)	<u>Grounds of Representation</u> Demolition of SFPE is not environmentally friendly.	Response (b) to <b>R315</b> above is relevant.
<b>R325</b> (Individual)	<u>Grounds of Representation</u> Existing neighbors in SFPE are friendly. SFPE has good sanitary facilities.	Response (b) to <b>R185</b> above is relevant.
<b>R326</b> (Individual)	<u>Grounds of Representation</u> SFPE could provide sufficient space for the operation of large factories. It would be hard for these companies to find alternative premises. SFPE should be retained.	Response (f) to <b>R180</b> above is relevant.
<b>R327</b> (Individual)	<u>Grounds of Representation</u> Lots of industrial buildings have been converted to commercial buildings. There is no industrial building anymore.	Response (d) to <b>R179</b> above is relevant.
<b>R328</b> (Individual)	<u>Grounds of Representation</u> Alternative sites are inconvenient in traffic.	Response (f) to <b>R180</b> above is relevant.

<b>R329</b> (Individual)	<u>Grounds of Representation</u> Alternative sites are inconvenient in traffic.	Response (f) to <b>R180</b> above is relevant.
<b>R330</b> (Individual)	<u>Grounds of Representation</u> Fo Tan is planned for industrial development not for residential purpose.	Response (a) to <b>R230</b> above is relevant.
<b>R331</b> (Individual)	<u>Grounds of Representation</u> Redevelopment of SFPE will cause adverse traffic impact.	Response (a) to <b>R179</b> above is relevant.
<b>R332</b> (Individual)	There is no grounds provided by the representer.	Nil.
<b>R333</b> (Individual)	<u>Grounds of Representation on Item A</u> (a) SFPE is structurally sounded with cheap rent and help diversify industrial development. The proposed redevelopment of SFPE will affect the character of Fo Tan and bring along adverse traffic impact.  <u>Grounds of Representation on Item B</u> (b) The existing good environment should be	(a) Responses (a) and (d) to <b>R179</b> above are relevant.          (b) Item B is to take forward Application No. Y/ST/47

	retained.	<p>agreed by the RNTPC on 10.9.2021.</p> <p>The subject columbarium is situated in area of rural landscape comprising village settlements, natural slopes, clusters of trees and vegetated land, and is segregated from high-rise developments by Fo Tan Road to its north-east. It is located at the southern fringe of the “V” zone and ‘VE’ boundary of Fo Tan Village and accessible by an independent pedestrian access with limited nuisance to the nearby village houses in terms of potential intermixing of grave-sweepers and villagers (<b>Plans H-1a, H-2a, H-3a and H-4b</b>).</p> <p>Technical assessments submitted by the applicant during the s.12A application including TIA (together with a management plan) and Environmental Assessment (EA), have demonstrated that no significant adverse traffic and environmental impacts were envisaged arising from the subject columbarium. Relevant departments including TD and EPD have no objection to the application.</p>
--	-----------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>As advised by Food and Environmental Hygiene Department (FEHD), the proposed “visit-by-appointment” arrangement should be incorporated into the Management Plan for consideration. If such Management Plan and the associated licence application are approved by the Licensing Board, the Private Columbaria Affairs Office will undertake the monitoring of implementation of the Management Plan covered by the licence.</p>
<p><b>R334</b> (Individual)</p>	<p><u>Grounds of Representation on Item A</u> (a) There is insufficient GIC facilities.</p>	<p>(a) Based on the requirements of the HKPSG, the existing and planned provision of GIC facilities and open space are generally adequate to meet the demand of the overall planned population of about 518,800 in Sha Tin (including the proposed population in Site A), except for residential care homes for the elderly, community care services facilities and child care centres. Moreover, there is a shortfall of one sports ground/sports complex.</p>

		<p>The Government will continue to adopt a multi-pronged approach with long, medium and short-term strategies to identify suitable sites or premises for the provision of more welfare services, so as to meet the ongoing welfare service needs of the direct. In this regard, various SWFs including elderly, child care and rehabilitation facilities (about 5% of the total attainable domestic GFA) as requested by SWD have been incorporated in the proposed housing development at Item A site. These SWFs will be exempted from PR calculation.</p> <p>A Joint-user Complex (JUC) under the “Single Site, Multiple Uses” imitative across Shan Mei Street immediate to the northeast of SFPE is under planning. The proposed GIC uses in the JUC includes recreational, cultural, medical, social welfare and educational facilities, government offices, and public car park. Government Property Agency has consulted the Cultural, Sports &amp; Community Development Committee of the STDC of the project on 28.10.2021 and DC members generally welcomed the proposal.</p>
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



		<p>Regarding the shortfall in sports ground/sports complex, one site at To Shek has been reserved for provision of sports center, and the original planned sports center in Fo Tan will be incorporated into the above-mentioned JUC along Shan Mei Street. PlanD will continue to search for suitable site for the required sports ground/sports complex.</p>
	<p>(b) Together with the bus terminus and cooked food stalls nearby, the subject site should be developed into a joint-user GIC building to provide more community facilities.</p> <p><u>Grounds of Representation on Item B</u></p> <p>(c) With a changing character of Fo Tan from industrial to residential, it is not understood why the site is rezoned from “Village Type Development” and “Green Belt” into “Other Specified Uses” annotated “Columbarium(1))”.</p> <p>(d) Item B Site should be developed into open space and recreational facilities.</p>	<p>(b) Response (a) to <b>R180</b> above is relevant.</p> <p>(c) Response (b) to <b>R333</b> above is relevant.</p> <p>(d) Response (b) to <b>R333</b> above is relevant.</p>

<p><b>R335</b> (Individual)</p>	<p><u>Grounds of Representation on Item A</u></p> <p>(a) The proposed BH of the development will breach the ridgeline, and affect the public view along the Shing Mun River which is for public enjoyment. Ridgeline in the New Territories should be given the same status as those of Hong Kong Island and Kowloon.</p>	<p>(a) The VA concludes that the visual impacts of all selected viewpoints range from ‘negligible’ to ‘not visually incompatible’ with the surrounding area. For the viewpoint at Shing Mun River Promenade (VP4 of <b>Drawing H-4d</b>), the visual impact of the proposed development is considered ‘not incompatible’ with the surrounding high-rise residential developments notwithstanding that the proposed development will breach part of the ridgeline.</p> <p>With the incorporation of buildings gaps and setback from the site boundary, and other mitigation measures including façade treatment with harmonious colour scheme or pattern and greening to be explored at later detailed design stage, Chief Town Planner/Urban Design and Landscape (CTP/UD&amp;L) of PlanD has no adverse comment on the VA.</p> <p>According to the Urban Design Guidelines of the HKPSG, Hong Kong comprises very mountainous terrain, many coastlines and a good natural harbour which has given rise to the elevation of Hong Kong</p>
-------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>around both sides of Victoria Harbour against a dramatic mountain backdrop. Eight strategic vantage points have been identified with the aim of preserving views to ridgelines/ peaks and mountain backdrop with recognized importance around Victoria Harbour. Areas covered by the Sha Tin OZP do not fall within the “view fan” under the eight strategic vantage points.</p>
<p>(b) There are no details given regarding the community facilities to be provided at the site.</p>	<p>(b) Various SWFs including elderly, child care and rehabilitation facilities (about 5% of the total attainable domestic GFA) as requested by SWD have been incorporated in the proposed housing development at Item A site. These SWFs will be exempted from PR calculation.</p>
<p>(c) Small businesses will be kicked out of the affordable premises which are impossible elsewhere. Redevelopment of SFPE would affect employment opportunities and smother the development of alternative industries.</p>	<p>(c) Response (d) to <b>R179</b> above is relevant.</p>
<p><u>Grounds of Representation on Item B</u></p>	
<p>(d) The columbarium at Item B site was not used</p>	<p>(d) Response (b) to <b>R333</b> above is relevant.</p>

	<p>as columbarium historically but was set up in 2008 as a commercial enterprise. Local villagers objected to the rezoning application and they will be affected by illegal parking and overflow of visitors. The “Visit-by-appointment” arrangement is doubted.</p> <p><u>Grounds of Representation on Item C</u></p> <p>(e) The subject columbarium at Item C site is a commercial enterprise not compatible with a village environment, and there are strong local objections from local residents.</p>	<p>(e) Item C is to take forward Application No. Y/ST/42 agreed by the RNTPC on 4.12.2020.</p> <p>The subject columbarium is situated in an area surrounded by a green hill knoll and rural neighborhood comprising village settlements, tree groups and religious institutions which have been in existence and operation for a long time. It is located at the southern side of Che Kung Miu Road and accessible via an independent pedestrian access. The applicant has also proposed to provide planters and metal fences at the boundaries of the site to avoid unnecessary disturbance to its neighboring developments (<b>Plans H-1b, H-2b, H-3b and H-4c</b>).</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>Subsequent s.16 planning permission from the Board is required for the subject columbarium use which serves as a control mechanism to ensure the delivery of the above proposals.</p> <p>The applicant has submitted relevant technical assessments during the s.12A application including TIA and EA to demonstrate the technical feasibility of the rezoning proposal. It is concluded that the proposed rezoning will not cause adverse impact on the area. Relevant departments including EPD, TD have no adverse comment on the rezoning application.</p>
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(2) One valid comment (**TPB/R/S/ST/35-C1**) on representations was submitted by the representer (**R335**):

<b>Comment No. TPB/R/S/ST/35-</b>	<b>Related Representation</b>	<b>Gist of Comments</b>	<b>Responses to Comment</b>
<b>C1</b> (also <b>R335</b> ) (Individual)	Nil.	The Government failed to support SMEs at SFPE at the time of economic recession. Members of the Board should take into account all aspects of	Response (d) of <b>R179</b> above is relevant.

		the proposal in addition to the acute housing demand.	
--	--	-------------------------------------------------------	--

~~deferment of consideration of the application for two months so as to allow more time to~~  
prepare further information to address departmental comments. It was the second time that  
the applicant requested deferment of the application.

17. After deliberation, the Committee decided to defer a decision on the application  
as requested by the applicant pending the submission of further information from the  
applicant. The Committee agreed that the application should be submitted for its  
consideration within two months from the date of receipt of further information from the  
applicant. If the further information submitted by the applicant was not substantial and  
could be processed within a shorter time, the application could be submitted to an earlier  
meeting for the Committee's consideration. The Committee also agreed to advise the  
applicant that two months were allowed for preparation of the submission of further  
information. Since it was the second deferment and a total of four months had been allowed  
for preparation of the submission of further information, no further deferment would be  
granted unless under very special circumstances.

[The Chairman thanked Mr Raymond H.F. Au and Ms Jane W.L. Kwan, STPs/SKIs, for their  
~~attendance to answer Members' enquiries. They left the meeting at this point.]~~

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

#### **Agenda Item 7**

[Open Meeting]

Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/34  
(RNTPC Paper No. 8/21)

---

18. The Secretary reported that the proposed amendments mainly involved a  
proposed public housing site to be developed by the Hong Kong Housing Authority (HKHA)  
with WSP (Asia) Limited (WSP) as one of the consultants for conducting technical  
assessments in support of the development proposal and two sites for columbarium  
developments under two agreed s.12A applications No. Y/ST/42 and Y/ST/47. The  
following Members had declared interests on the item:

- |                                                                                                     |   |                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr Paul K.T. Au<br>(as <i>Chief Engineer</i><br>(Works), <i>Home Affairs</i><br><i>Department</i> ) | - | being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; |
| Ms Carrie K.Y. Leung                                                                                | - | owning a flat in Tai Wai;                                                                                                                                 |
| Mr Y.S. Wong                                                                                        | - | being a member of the Funds Management Sub-committee of HKHA;                                                                                             |
| Dr Conrad T.C. Wong                                                                                 | - | having current business dealings with HKHA;                                                                                                               |
| Mr K.K. Cheung                                                                                      | - | his firm being the legal advisor of the Private Columbaria Licensing Board and having current business dealings with HKHA and WSP; and                    |
| Mr L.T. Kwok                                                                                        | - | his serving organisation operating a social service team which was supported by HKHA and had openly bid funding from HKHA.                                |

19. The Committee noted that Mr L.T. Kwok had tendered apology for being unable to attend the meeting. According to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendment relating to public housing development was the subject of amendments to the Outline Zoning Plan (OZP) proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA on the item only needed to be recorded and they could stay in the meeting. As Mr K.K. Cheung's interest in relation to the amendment items concerning the two s.12A applications was indirect and the property owned by Ms Carrie K.Y. Leung had no direct view of the amendment items, the Committee agreed that they could stay in the meeting.

#### Presentation and Question Sessions

20. The following government representatives were invited to the meeting at this



point:

PlanD

- Ms Jessica H.F. Chu - District Planning Officer/Shan Tin, Tai Po and North (DPO/STN)
- Ms Hannah H.N. Yick - Senior Town Planner/Shan Tin, Tai Po and North (STP/STN)

Housing Department (HD)

- Ms Canetti P.S. Yu - Senior Planning Officer/6, HD (SPO/6, HD)
- Ms Floria S.K. Fung - Senior Architect/38, HD (SA/38, HD)
- Mr Frankie H.K. Leung - Senior Civil Engineer/2, HD (SCE/2, HD)

Transport Department (TD)

- Mr Stephen S.K. Chiu - Senior Engineer/ Shan Tin 1, TD (SE/ST1, TD)

21. The Chairperson invited PlanD's representatives to brief Members on the proposed amendments.

22. With the aid of a Powerpoint presentation, Ms Jessica H.F. Chu, DPO/STN, briefed Members on the background, the proposed rezoning of (i) a 0.9 ha site currently occupied by HKHA's Sui Fai Factory Estate (SFFE) in Fo Tan from "Industrial" to "Residential (Group A) 8" with a maximum plot ratio of 6.7 and a maximum building height of 140 mPD, (ii) two religious institution and/or columbarium developments under agreed s.12A applications No. Y/ST/42 and 47 to be rezoned to "Government, Institution or Community" and "Other Specified Uses" annotated "Columbarium (1)" respectively, and (iii) an existing residential development (known as 'Riverpark') at Che Kung Miu Road from "Comprehensive Development Area (1)" to "Residential (Group A) 7" to reflect its as-built conditions, the technical considerations, provision of Government, institution and community facilities and open space in the area, consultations conducted and departmental comments as detailed in the Paper.

[Miss Winnie W.M. Ng joined the meeting during the presentation session.]

23. As the presentation by PlanD's representative had been completed, the Chairman invited questions from Members.

24. The Chairman and some Members raised the following questions:

Industrial Floor Space

- (a) the impact on the supply of industrial floor space in Fo Tan area after SFFE was redeveloped for proposed public housing;
- (b) the number of industrial buildings under the management of HKHA in Sha Tin District;

Transport

- (c) the traffic impact of the proposed public housing development and any road improvement works to alleviate the existing traffic conditions in New Territories East (including Tai Po and Sha Tin area) during peak hours of weekdays;
- (d) details on the proposed road improvement works and findings from the Traffic Impact Assessment (TIA) for the SFFE redevelopment proposal; and

Columbarium

- (e) the existing and future supply of columbarium in Sha Tin District.

25. In response, Ms Jessica H.F. Chu, DPO/STN, PlanD, Ms Canetti P.S. Yu, SPO/6, HD and Mr Stephen S.K. Chiu, SE/ST1, TD, made the following main points

Industrial Floor Space

- (a) there were about 1.48 million m<sup>2</sup> of existing industrial floor space in Fo Tan

area excluding SFPE and a site at Kwai Tei Street in Fo Tan for industrial use which would provide 87,000m<sup>2</sup> of industrial floor space and was sold last year. Hence, the overall supply of industrial floor space in Fo Tan would not be significantly affected by redeveloping SFPE for proposed public housing development;

- (b) HKHA had a total of six industrial buildings in the territory and SFPE was the only one in Sha Tin District;

### Transport

- (c) the government had proposed traffic improvement measures to alleviate the traffic conditions in Sha Tin and Ma On Shan areas, such as the road widening works of Tai Po Road (Sha Tin Section) with targeted completion in 2023, the construction of Trunk Road T4 with targeted completion in 2028 and widening of T6 Bridge of Tate's Cairn was under study. In the Strategic Study on Major Roads Beyond 2030, Transport Department would also explore and investigate the enhancement to district level transportation networks and connections in the New Territories;
- (d) according to the TIA conducted by HKHA, assessments of critical road junctions/links had indicated that improvement works were required at the Fo Tan Road/ Min Fong Street/ Shan Mei Street junction to improve the junction capacity and, with the works, the concerned junction would perform within its capacity after occupation of the proposed development. The road widening works of Tai Po Road (Sha Tin Section) would alleviate the existing congested traffic at Tai Po Road and Fo Tan Road while Trunk Road T4 would re-direct traffic between Tsuen Wan and Ma On Shan, that would relieve traffic at the junctions of Fo Tan Road with Yuen Wo Road and Tai Chung Kiu Road; and

### Columbarium

- (e) the columbarium under Amendment Item B was known as Memorial Park Hong Kong located to the south of Fo Tan Road and the one under

Amendment Item C was known as Ku Ngam Ching Yuen near Che Kung Miu Station. The number of sold niches at private columbarium located in the Pai Tau cluster area was estimated to be about 130,000 niches. Those private columbarium might seek regularisation by way of planning applications either in the form of s.16 or s.12A application, which would be considered on a case by case basis taking into account its compatibility with the surrounding environment, technical assessments and departmental comments. In addition, a public columbarium was under construction in Shek Mun.

26. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34 as shown on the draft Sha Tin OZP No. S/ST/34A at Attachment II of the Paper (to be renumbered as S/ST/35 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Sha Tin OZP No. S/ST/34A as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP and the revised ES would be published together with the OZP.

27. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board's consideration.

[The Chairman thanked the government representatives for their attendance to answer Members' enquiries. They left the meeting at this point.]

**Provision of Major Community Facilities and Open Space in Sha Tin Outline Zoning Plan**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Deficit (against Planned Provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100000 persons <sup>#</sup>	49.81 ha	55.96 ha	65.08 ha	+15.27 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	49.81 ha	99.36 ha	106.87 ha	+57.06 ha
Secondary School	1 whole day classroom for 40 persons aged 12-17	589 Classrooms	884 Classrooms	914 Classrooms	+325 Classrooms
Primary School	1 whole day classroom for 25.5 persons aged 6-11	758 Classrooms	813 Classrooms	895 Classrooms	+137 Classrooms
Kindergarten and Nursery Class	34 classrooms for 1000children aged 3 to under 6	245 Classrooms	341 Classrooms	347 Classrooms	+102 Classrooms
Hospital	5.5 bed per 1,000 persons <sup>^</sup>	2,853 Beds	3,663 Beds	5,135 Beds	+ 2,282 Beds
Clinic / Health Centre	1 per 100,000 persons	5	3	5	0
Integrated Children & Youth Centre	1 per 12,000 persons for aged 6-24 <sup>#</sup>	6	10	10	+4
Integrated Family Services Centre	1 per 100,000 persons to 150,000 persons <sup>#</sup>	3	3	3	0
Child Care Centre	100 aided places per 25,000 persons <sup>#</sup> @	1,993	523	1,023	-970
Community Care Services Facilities	17.2 places subsidized per 1,000 elderly persons aged 65 or above <sup>#</sup> @ *	2,790	1,132	1,814	-976
Residential Care Homes for the Elderly	21.3 subsidised bed per 1,000 elderly persons aged 65 or	3,455	1,446	2,220	-1,215

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Deficit (against Planned Provision)
			Existing Provision	Planned Provision (including Existing Provision)	
	above <sup>#</sup> @*				
District Elderly Community Centre	One in each new development area with a population of around 170,000 or above <sup>#</sup>	N/A	2	2	N/A
Neighbourhood Elderly Centre	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>	N/A	10	12	N/A
Library	1 per 200,000 persons	3	3	3	0
Swimming Pool Complex - Standard	1 per 287,000 persons <sup>#</sup>	2	2	2	0
Sports Centre	1 per 50,000 persons to 65,000 persons <sup>#</sup>	7	5	7	0
Sports Ground / Sports Complex	1 per 200,000 persons to 250,000 persons <sup>#~</sup>	2	1	1	-1
District Police Station <sup>&amp;</sup>	1 per 200,000 persons to 500,000 persons	1	0	0	-1
Divisional Police Station <sup>&amp;</sup>	1 per 100,000 persons to 200,000 persons	3	2	2	-1
Magistracy (8 Court Rooms)	1 per 660,000 persons	1	1	1	0

Note:

The planning resident population in Sha Tin Planning Area would be 498,300. If including transients, the overall planning population is about 518,800. All population figures have been adjusted to the nearest hundred.

- # The requirements exclude planning population of transients.
- ^ The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis.
- \* The planning standard of community care services (CCS) facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.
- @ This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.
- ~ The site area required is a minimum of 3 ha. The site should be flat, generally north-south oriented and conveniently served by public transport.
- & Shortfall met by provision in Ma On Shan for Sha Tin District Council area.

**July 2022**