

**DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/35
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R335
AND COMMENT NO. C1**

Subject of Representation/ Representation Site	Representers	Commenter
<p><u>Amendment Item (Item) A:</u> Rezoning of Sui Fai Factory Estate (SFFE), Fo Tan from “Industrial” to “Residential (Group A)8” (“R(A)8”) with stipulation of building height (BH) restriction</p> <p><u>Item B:</u> 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))”)</p> <p><u>Item C:</u> 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”)</p> <p><u>Item D:</u> 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 BH restriction</p>	<p><u>Total: 335</u></p> <p><u>Support (177):</u></p> <p><u>Support Item B (165)</u> R1 to R165: Individuals</p> <p><u>Support Item C (12)</u> R166 to R177: Individuals</p> <p><u>Oppose (158):</u></p> <p><u>Oppose Item A only (155)</u></p> <p><i>Green Group</i> R178: Green Sense</p> <p><i>Sha Tin District Council (STDC) Member</i> R179: 周曉嵐</p> <p>R180 to R332: Individuals (some are tenants of SFFE)</p> <p><u>Oppose Items A and B (2)</u> R333 to R334: Individuals</p> <p><u>Oppose Items A, B and C (1)</u> R335: Individual</p>	<p><u>Total: 1</u></p> <p><u>Oppose:</u></p> <p><u>Oppose Item A</u> C1: Individual (also R335)</p>

1. INTRODUCTION

- 1.1 On 3.12.2021, the draft Sha Tin Outline Zoning Plan No. S/ST/35 (the draft OZP) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning

Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments is at **Annex II** and the locations of the amendment items are shown on **Plans H-1a to H-1b**.

- 1.2 During the two-month statutory exhibition period, a total of 335 valid representations were received¹. On 8.3.2022, the representations were published for 3 weeks for public comments. Upon expiry of the three-week exhibition period, 1 valid comment on the representations was received.
- 1.3 On 29.4.2022, the Town Planning Board (the Board) agreed to consider all the representations and comment collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representations and comment. The list of representers and commenter are at **Annex III**². A summary of the representations and comment and relevant government departments' responses are at **Annex IV**. The representation sites are shown on **Plans H-1a, H-1b, H-2a and H-2b**. The representers and commenter have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **BACKGROUND**

Proposed Redevelopment of Sui Fai Factory Estate, Fo Tan (Item A)

- 2.1 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 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. Amongst others, a study is conducted by Hong Kong Housing Authority (HKHA) to explore the feasibility of redeveloping its factory estates for public housing as set out under 2019 Policy Address.
- 2.2 HKHA has completed the feasibility study in Q1 2021 and concluded that four flatted factories sites including Sui Fai Factory Estate (SFFE) in Fo Tan (**Item A**), Yip On Factory Estate in Kowloon Bay, Wang Cheong Factory Estate in Cheung Sha Wan, and Kwai On Factory Estate in Kwai Chung, are technically feasible for housing development. It is estimated that the redevelopment of SFFE with a total plot ratio

¹ On 29.4.2022, the Board noted that 5 representations with the required identity information missing should be treated as not having been made pursuant to sections 6(2) and 6(3) of the Ordinance. As a result, there are 335 valid representations.

² The names of all representers and commenter are attached at **Annex III**. Soft copies of their submissions are sent to the Board Members via electronic means; and are also available for public inspection at the Board's website at https://www.info.gov.hk/tpb/en/plan_making/S_ST_35.html and the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin. A set of hard copies is deposited at the Board's Secretariat for Members' inspection.

(PR) of 6.7 and a BH of 140mPD would provide about 1,360 public housing units to accommodate an estimated population of 3,700 people. Technical assessments for the redevelopment of SFPE on the potential impacts on traffic, environmental, visual, air ventilation, sewerage, and water supply have been conducted by HKHA. It is concluded that there is no insurmountable technical problem for the proposed public housing development at the SFPE site.

Existing Columbarium to the South of Fo Tan Village (Item B)

- 2.3 On 10.9.2021, the Rural and New Town Planning Committee (RNTPC) of the Board considered a section 12A (s.12A) application (No. Y/ST/47) submitted by Memorial Park Hong Kong (MPHK) Limited for rezoning an existing columbarium under the name of MPHK from “V” and “GB” to “OU(Columbarium(1))” to continue the existing columbarium development. The RNTPC agreed to the s.12A application by rezoning the site to “OU(Columbarium(1))” restricting to a maximum gross floor area (GFA) of 293m², a maximum site coverage (SC) of 40%, a maximum BH of 6.2m, and a maximum of 3,499 niches for columbarium use.³

Existing Religious Institution and Columbarium to the West of Lee Uk Village (Item C)

- 2.4 On 4.12.2020, the RNTPC considered a s.12A application (No. Y/ST/42) submitted by Ku Ngam Ching Yuen (KYCY) Limited for rezoning an existing religious institution and columbarium development under the name of KYCY from “V” to “G/IC” to make provision for continuing the existing religious institution and columbarium uses. The RNTPC agreed to the s.12A application by rezoning the site to “G/IC” where ‘Religious Institution’ is a Column 1 use which is always permitted and ‘Columbarium’ is a Column 2 use requiring planning permission from the Board.⁴

Rezoning a Completed Residential Development at the Junction of Che Kung Miu Road and Lion Rock Tunnel Road (Item D)

- 2.5 At the latest CDA review undertaken by the Planning Department (PlanD), the RNTPC on 28.5.2021 agreed to rezone the “CDA(1)” site at the junction of Che Kung Miu Road and Lion Rock Tunnel Road (**Item D**) to other suitable land use zoning to reflect the as-built condition of the residential development (known as ‘Riverpark’) completed in 2013 and to provide flexibility for subsequent modification of use within the development⁵. Opportunity is therefore taken to rezone the site to “R(A)7” with a maximum GFA of 90,655m² and a maximum BH of 160mPD to reflect its as-built conditions.

³ The relevant RNTPC Paper and minutes of the RNTPC meeting are available at the Board’s website at https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/679_rnt_agenda.html and https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m679rnt_e.pdf respectively.

⁴ The relevant RNTPC Paper and minutes of the RNTPC meeting are available at the Board’s website at https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/661_rnt_agenda.html and https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m661rnt_e.pdf respectively.

⁵ The relevant RNTPC Paper and minutes of the RNTPC meeting are available at the Board’s website at https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/672_rnt_agenda.html and https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m672rnt_e.pdf respectively.

Amendments to the Notes of the OZP

- 2.6 Opportunity is also taken to revise the Notes of the OZP to incorporate the amendment to the Master Schedule of Notes to Statutory Plans (MSN) agreed by the Board in 2018, i.e. deleting 'Market' use and subsuming it under 'Shop and Services' use.

Consideration of Proposed Amendments

- 2.7 On 12.11.2021, the RNTPC agreed that the proposed amendments to the approved Sha Tin OZP No. S/ST/34 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 8/21 is available at the Board's website and the Secretariat for Members' reference, while the extract of the minutes of the RNTPC meeting is at **Annex V**. The draft OZP No. S/ST/35 was subsequently gazetted on 3.12.2021.

3. LOCAL CONSULTATION

Prior to Submission of the Proposed Amendments to RNTPC

- 3.1 On 31.8.2021, the Development and Housing Committee (DHC) of the Sha Tin District Council (STDC) was consulted regarding the findings of the feasibility study for the redevelopment of SFFE for public housing development at Fo Tan (Item A) and the proposed amendments to the OZP.
- 3.2 The DHC members raised concerns on Item A including potential impacts on traffic, environmental and visual aspects; provision of government, institution and community (GIC) and supporting facilities in Fo Tan; and decanting and compensation arrangements of the affected tenants. The DHC passed a motion objecting to Item A and requested relevant bureaux and departments to update the progress of Fo Tan Joint-User Complex to the northeast of SFFE at the opposite side of Shan Mei Street. Besides, a petition letter was also received from '穗輝清拆關注組' on 31.8.2021 expressing similar concerns of DHC of STDC on Item A.
- 3.3 In response to the motion passed by DHC, Development Bureau (DEVB) issued a letter on 8.11.2021 explaining the Government's stance and addressing their concerns. The views and comments mentioned in paragraph 3.2 above were incorporated into the RNTPC Paper No. 8/21 together with the proposed amendments to the approved OZP for RNTPC's consideration on 12.11.2021.

Upon Gazettal of the Draft OZP

- 3.4 On 3.12.2021, the draft OZP was gazetted for public inspection under section 5 of the Ordinance for two months. STDC members were notified on the same date that members of the public can submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. One representation (**R179**) from a STDC member was received.

4. THE REPRESENTATION SITES

4.1 The Sites and their Surrounding Areas

Item A (Plans H-1a, H-2a, H-3a, H-4a and H-5)

- 4.1.1 Item A site (about 0.90 hectare (ha)) is a piece of Government land currently occupied by SFFE built in 1982 under a vesting order managed by HKHA. The existing 24-storey SFFE with a maximum BH of about 92mPD, has a total of 1,596 rental units. The overall occupancy rate of SFFE is about 97.6% as at August 2021. Around 80% of the tenancies involves 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.
- 4.1.2 Item A site is located at the southern fringe of the Fo Tan Industrial Area (FTIA), bounded by Shan Mei Street to its northeast, existing slopes to its southwest, village houses to its southeast, and an industrial building (i.e. Supreme Industrial Building) and Sui Fung Lane to its northwest. It is accessible to Fo Tan Road – the primary distributor of Fo Tan area via Shan Mei Street. To the north of the site along Shan Mei Street is Sha Tin Galleria with retail and commercial uses zoned “Commercial” (“C”). The existing public transport interchange (PTI) providing various public transport services to the locality, is located on the opposite side of Shan Mei Street to its northeast. East Rail Line Fo Tan Station to the further east of the site is within walking distance of around 500m.
- 4.1.3 Major residential developments nearby include Yuk Wo Court zoned “R(A)5” (about 400m), the Au Pui Wan Street comprehensive development site zoned “CDA(1)” currently under construction (about 400m), Chun Yeung Estate zoned “R(A)2” (about 550m), The Palazzo zoned “OU” annotated “Railway Depot Comprehensive Development Area” (about 700m), Sui Wo Court zoned “R(A)” (about 750m), and Choi Wo Court zoned “R(A)3” (about 800m). The plot ratios (PR) of these developments range from 3.6 to 6.1 (**Plan H-5**).

Proposed Housing Development upon the Redevelopment of SFFE, Fo Tan

- 4.1.4 The Item A site is zoned “R(A)8” with maximum PR of 6.7 and maximum BH of 140mPD. The master layout plan and schematic section plan are at **Drawings H-1 and H-2** respectively, and the photomontages are at **Drawings H-4a to H-4e**. The development parameters of the proposed housing development are as follows:

Site Area	about 0.90 ha
Maximum PR ⁶	6.7

⁶ The maximum PR 6.7 includes domestic PR 6.5 and non-domestic PR 0.2.

Maximum BH	140mPD
Estimated No. of Flats	1,360
Estimated Population	3,700
Proposed No. of Residential Blocks	2
Supporting Facilities	- Social Welfare Facilities ⁷ (SWF) (including elderly, child care and rehabilitation facilities) - Ancillary Carpark
Tentative Completion Date	2031

Item B (Plans H-1a, H-2a, H-3a and H-4b)

4.1.5 Item B site (about 0.05ha) is zoned “OU(Columbarium(1))” subject to a maximum GFA of 293m², a maximum SC of 40%, a maximum BH of 6.2m, and a maximum of 3,499 niches for columbarium use. The site is located to the south of Fo Tan Village near Fo Tan Road in an area characterized by village and rural setting. It is also segregated from nearby high-rise residential and industrial developments by Fo Tan Road and Fo Tan Nullah to its northeast.

4.1.6 According to the approved Application No. Y/ST/47, the existing columbarium development known as MPHk mainly involves a two-storey main building, a one-storey office block and 3 one-storey storage rooms. The development parameters of Item B site are as follows:

Site Area	about 520.4 m ² (including Government land of about 63.7m ²)
GFA	about 293m ²
PR	about 0.56
SC	about 39%
Maximum BH	about 6.19m
Maximum number of Niches	3,499

Item C (Plans H-1b, H-2b, H-3b and H-4c)

4.1.7 Item C site (about 0.20ha) is zoned “G/IC” whereby ‘Religious Institution’ is always permitted and ‘Columbarium’ is a Column 2 use requiring planning permission from the Board. The site is located within a GIC cluster to the west of Lee Uk Village comprising religious institutions including Che Kung Temple to the further west and columbarium uses.

⁷ GFA equivalent to about 5% of the total attainable domestic GFA of the proposed public housing development will be reserved for the provision of social welfare facilities (SWFs). According to the Notes of the OZP, GIC facilities, as required by the Government, within the “R(A)8” zone are exempted from PR calculation. The location, type and actual provision of SWFs will be subject to detailed design by Housing Department in consultation with relevant government departments including Social Welfare Department (SWD).

- 4.1.8 According to the approved Application No. Y/ST/42, the religious institution and columbarium development at the site known as KNCY involves four buildings including a single-storey main temple, 2 two-storey buildings with columbarium use on the G/F, and a two-storey toilet. The development parameters of Item C site are as follows:

Site area	about 1,989 m ² (including Government land of about 459m ²)
GFA	about 514.7m ²
PR	about 0.26
SC	about 22%
Maximum BH	about 3m to 7.7m
Maximum number of Niches	1,969

Item D (Plans H-1b, H-2b, H-3b and H-4d)

- 4.1.9 Item D site (about 2.05 ha) is zoned “R(A)7” subject to a maximum GFA of 90,655m² and a maximum BH of 160mPD to reflect the as-built conditions of a residential development known as ‘The Riverpark’ completed in 2013. It is located at the junction of Che Kung Miu Road and Lion Rock Tunnel Road, directly adjacent to the existing Che Kung Temple Station of the Tuen Ma Line to the south. The promenade of Shing Mun River Channel and Che Kung Temple are located to its north and south respectively.

4.2 Planning Intentions

The planning intentions of the zones in relation to the above representations sites are as follows:

- (a) The “R(A)7” zone under Item D and “R(A)8” zone under Item A are intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building;
- (b) the “OU(Columbarium(1))” zone under Item B is intended primarily for columbarium use; and
- (c) the “G/IC” zone under Item C is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

5. **THE REPRESENTATIONS**

5.1 **Subject of Representations**

- 5.1.1 Amongst the 335 representations, 155 are on Item A only (**R178 to R332**), 165 on Item B only (**R1 to R165**), 12 on Item C only (**R166 to R177**), 2 on Items A and B (**R333 and R334**), and 1 on Items A to C (**R335**). There was no representation received on Item D.
- 5.1.2 All 155 representations on Item A oppose the item including 1 submitted by green group (**R178**), 1 submitted by a STDC member (**R179**), and the remaining 153 submitted by individuals including the tenants of SFFE (**R180 to R332**). All 165 and 12 representations made by individuals in respect of Items B (**R1 to R165**) and C (**R166 to R177**) respectively support the item.
- 5.1.3 The 2 representations on Items A and B submitted by individuals (**R333 and R334**) oppose the items. The remaining representation on Items A to C submitted by an individual (**R335**) opposes all items.
- 5.1.4 Major grounds of representations and government departments' responses are detailed in **Annex IV** and summarized in paragraph 5.2 below.

5.2 **Major Grounds and Views of Representations**

Item A

Opposing Representations (158)

- 5.2.1 The major grounds/comments/suggestions of these representations (**R178 to R335**) are summarized below.
- 5.2.2 ***Housing Supply and Land Use Aspects***

Major Grounds/Comment(s)/Suggestion(s)		Rep. No.
(1)	According to Long Term Housing Strategy Annual Progress Report 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 additional housing units of 1,360 from Item A site are relatively insignificant, and SFFE should therefore be retained to serve the community. Other housing supply options including the development of brownfield sites should be explored.	R180, R201, R205, R206, R212, R224, R229, R232, R299
(2)	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.	R178

Responses	
(a)	<p>In response to (1) above:</p> <p>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 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>
(b)	<p>In response to (2) above:</p> <p>Item A site is located at the southern fringe of 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 (Plans H-1a, H-2a, H-3a, H-4a and H-5). 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 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 Environmental Appraisal Study (EAS) and Air Ventilation Assessment conducted by HKHA.</p>

5.2.3 *Industrial Development in Hong Kong*

Major Grounds/Comment(s)/Suggestion(s)		Rep. No.
(1)	The occupancy rate at SFFE is close to 100% with various small and medium enterprises (SMEs) involving in the traditional industries as well as the cultural, and creative and arts industries. Redevelopment of SFFE would smother the developments of these SMEs. SFFE should be retained to encourage diversified developments.	R179 to R181, R183 to R186, R189 to R199, R201 to R214, R216,

		R218 to R220, R222 to R234, R236 to R244, R246, R247, R255, R256, R259, R260, R261, R263, R264, R273, R274, R278, R279, R281 to R299, R301 to R304, R314, R316, R327, R333, R335
(2)	Item A is not in line with the government policy of “Re-industrialization” to streamline manufacturing process for the development of high value-added industries and industry supply chains locally.	R179, R180, R289, R290
(3)	Item A is not in line with the planning vision of 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” (HK2030+). The Northern Metropolis for industrial development is still at the planning stage, and is unable to provide the much-needed industrial floor spaces in the short run.	R179
Responses		
(a)	<p>In response to (1) above:</p> <p>As advised by HKHA, the IFA of SFPE is 39,700m² (equivalent to a GFA of about 53,000m²)⁸. The displaced industrial floor spaces in SFPE can be addressed by the supply in FTIA located in close proximity to SFPE. 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 m² industrial GFA and is recommended for retention, to help meeting the demand for industrial floor spaces. The displaced floor space in SFPE 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 920,000m² vacant flatted factory IFA (equivalent to a GFA of about</p>	

⁸ Based on an assumed conversion factor of 1m² IFA to 1.3333m² GFA.

	<p>1.23 million m²)⁸ in the private sector as at 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>The Trade and Industry Department (TID) has no objection to/adverse comment on Item A from industrial land perspective. Local SMEs could apply for the SME Export Marketing Fund and Dedicated Fund on Branding, Upgrading and Domestic Sales by TID for financial funding.</p>
(b)	<p>In response to (2) above:</p> <p>As advised by HKHA, around 80% of the tenancies of SFFE 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>The 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&D) and advantages of internationalization and marketization, the promotion of re-industrialization is conducive to further stimulating the demand for R&D, providing new impetus for economic growth and creating quality employment opportunities. The focus of promoting re-industrialization is not to revitalize traditional industries, but to enhance the competitiveness of the manufacturing industry in Hong Kong through innovative technologies.</p>
(c)	<p>In response to (3) above:</p> <p>HK2030+ has recommended a multi-pronged land supply strategy to make available land to meet various demands 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 “Revitalisation Scheme 2.0”, there will be additional 0.24 million m² 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</p>

	as the new land supply for industrial and related uses from the Northern Metropolis as envisioned under the NMDS.
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5.2.4 *Traffic and Transport Aspects*

Major Grounds/Comment(s)/Suggestion(s)		Rep. No.
(1)	The proposed development would result in adverse traffic impacts on the surroundings. With the population intake of recent private and public developments in Fo Tan, the existing traffic and transportation system has already been operating close to its maximum capacity. Traffic congestion incidents have been frequently observed in Fo Tan during peak hours.	R179, R180, R182, R290, R304, R318, R319, R321, R322, R331, R333
(2)	Fo Tan Road is the only major road connecting Fo Tan and other districts. The over-reliance on Fo Tan Road has resulted in traffic congestion and further worsened the traffic condition at the major junctions of Sha Tin including Fo Tan Road/Tai Po Road (Sha Tin), Lok King Street, Yuen Wo Road, and Tai Chung Kiu Road.	R179, R180, R319
(3)	The supply of car parking spaces is unable to meet the growing demand in Fo Tan with the increase in population in recent years. This has led to illegal parking at major roads in Fo Tan including Shan Mei Street, Au Pui Wan Street, and Kwei Tei Street.	R179
(4)	The existing public transportation system is operating close to its capacity, in particular the Fo Tan Station East Rail Line. With the reduction from 12-car and 9-car trains, the carrying capacity of the East Rail Line is reduced. The public transportation system is unable to accommodate the further increase in population in Fo Tan.	R179, R180
(5)	There are concerns about the methodology of the Traffic Impact Assessment (TIA) carried out 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 on Fo Tan; (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 Item A site as subsidized sale flats or public rental housing has been taken into account.	R181
Responses		
(a)	In response to (1) and (2) above:	

	<p>The proposed public housing development in Fo Tan will be served by the existing local road network comprising Shan Mei Street, Fo Tan Road and Sui Wo Road. Major road corridors in the area include Tai Po Road (Sha Tin Section), Yuen Wo Road, Tai Chung Kiu Road, and Sha Tin Road.</p> <p>A 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.</p> <p>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 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 (Drawing H-3). 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>The TIA concludes that the proposed development is acceptable from traffic point of view with no insurmountable issue. Transport Department (TD) considers that TIA is acceptable from traffic engineering and transport operation point of view.</p>
(b)	<p>In response to (3) above:</p> <p>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 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</p>

	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.
(c)	<p>In response to (4) above:</p> <p>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>
(d)	<p>In response to (5) above:</p> <p>(1) 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).</p> <p>(2) Reference has been made to the findings of the two studies mentioned by the representer. With the commissioning of Trunk Road T4 which is currently under investigation stage, the performance of the following major junctions is anticipated to be improved:</p> <ul style="list-style-type: none"> - Fo Tan Road/Yuen Wo Road - Fo Tan Road/Tai Po Road - Fo Tan Road/Tai Chung Kiu Road <p>(3) 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>

5.2.5 *Environmental Aspects*

Major Grounds/Comment(s)/Suggestion(s)		Rep. No.
(1)	The proposed public housing development is located directly adjacent to Supreme Industrial Centre and in close proximity to other industrial buildings of Fo Tan. Item A will be subject to I/R interface and adverse environmental impacts.	R178, R180, R181, R303

	The proximity with the adjacent Supreme Industrial Centre will result in the accumulation of pollutants. Future residents of the proposed public housing development at Item A site will be subject to health risks.	
(2)	The overall structure of SFPE is intact and properly maintained with decent economic production. The demolition of SFPE would generate substantial construction waste, and is not environmentally friendly and cost-effective. The EAS has not taken into account the potential environmental impact from the demolition of SFPE and subsequent decontamination work.	R179, R181, R190, R240, R294, R315 to R317, R324
(3)	Item A is not in line with the findings of the “Strategic Environmental Assessment” (SEA) of Environmental Protection Department (EPD) and/or the concept of “Carbon Neutrality” promulgated by the Government.	R179, R182
Responses		
(a)	<p>In response to (1) above:</p> <p>HKHA has conducted an 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 EPD has no objection to/adverse comment on the EAS.</p> <p>In terms of air quality, the EAS has 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>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>	
(b)	<p>In response to (2) above:</p> <p>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 (Construction Dust) Regulation, Waste Disposal Ordinance & its subsidiary regulations, etc.</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 HKHA, the demolition contractor will be required to sort all construction and demolition (C&D) materials for re-use or for disposal at designated location, and segregate inert C&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>
(c)	<p>In response to (3) above:</p> <p>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 SFEE.</p>

5.2.6 *Visual and Air Ventilation Aspects*

Major Grounds/Comment(s)/Suggestion(s)		Rep. No.
(1)	The proposed building height of 140mPD is not compatible with the surrounding industrial and residential developments in the vicinity and along Sui Wo Road.	R181, R182
(2)	The proposed development with a building height of 140mPD will adversely affect the visual permeability of the residents along Sui Wo Road.	R182, R320, R321, R322
(3)	The proposed development will breach the ridgeline, and affect the public view along the Shing Mun Promenade which is for public enjoyment. Ridgeline in the New Territories should be given the same status as those of Hong Kong Island and Kowloon.	R335
(4)	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 building height of 140mPD upon the redevelopment of SFEE will create the “wall effect” and “stack effect”.	R178

Responses	
(a)	<p>In response to (1) above:</p> <p>The site is located at the southern fringe of FTIA, where the BHs of the existing industrial and commercial buildings range from 55mPD to 125mPD (Plan H-5). 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 (Drawings H-4a to H-4e). 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 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. With the incorporation of mitigation measures, Chief Town Planner/Urban Design and Landscape (CTP/UD&L) of PlanD has no adverse comment on the VA.</p>
(b)	<p>In response to (2) above:</p> <p>According to paragraph 4.5 of Town Planning Board Planning Guidelines (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 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>
(c)	<p>In response to (3) above:</p> <p>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 Drawing H-4d), the visual impact of the proposed development is considered ‘not incompatible’ with the surrounding high-rise residential developments detailed in the above response (a) although the proposed development will breach part of the ridgeline at this viewpoint.</p>

	<p>The Urban Design Guidelines of the HKPSG has recognized the importance to preserve the views to ridgelines/peaks around Victoria Harbour against a dramatic mountain backdrop. Eight strategic vantage points have been identified with the aim of preserving these views around Victoria Harbour. Sha Tin OZP does not fall within the “view fan” of the eight strategic vantage points.</p>
(d)	<p>In response to (4) above:</p> <p>A qualitative air ventilation assessment in the form of expert evaluation has been conducted by HKHA to assess the wind performance of the proposed public housing development. The AVA 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 features⁹:</p> <ul style="list-style-type: none"> (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. <p>These measures are provided to minimize the adverse air ventilation impact on the downwind regions under the summer condition. The wind performance at downwind regions upon the redevelopment of SFFE (i.e. San Mei Street Basketball Court, San Mei Street Children’s Playground and Bus Terminus) will be slightly better than the current situation with the factory estate.</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>

5.2.7 *Geotechnical and Risk Assessment*

Major Grounds/Comment(s)/Suggestion(s)		Rep. No.
(1)	Item A located next to existing slopes, has a history of landslide in recent years. Future residents at the site will be subject to geotechnical risk.	R277
Responses		
(a)	<p>The Geotechnical Engineering Office of Civil Engineering and Development Department (GEO of CEDD) has no adverse comment on Item A from geotechnical perspective.</p> <p>According to the prevailing practice, HKHA will conduct a detailed Natural</p>	

⁹ The effective width of all proposed building separations will be subject to change in detailed design stage.

	<p>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>
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5.2.8 *Provision of GIC, Recreational and Other Supporting Facilities*

Major Grounds/Comment(s)/Suggestion(s)		Rep. No.
(1)	The existing GIC facilities provision is insufficient to accommodate the additional population from the public housing development at the site. There are no details given regarding the community facilities to be provided at the site.	R180, R205, R334, R335
Responses		
(a)	<p>(i) 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 (Annex VI).</p> <p>(ii) 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>(iii) A Joint-user Complex (JUC) under the “Single Site, Multiple Uses” initiative across Shan Mei Street immediate to the northeast of SFFE is under planning (Plan H-2a). The proposed GIC uses in the JUC includes recreational and sports, cultural, medical, social welfare and educational facilities, government offices, and public car park. Government Property Agency has consulted the Cultural, Sports & Community Development Committee of the STDC of the project on 28.10.2021 and DC members generally welcomed the proposal.</p> <p>(iv) 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-</p>	

	mentioned JUC along Shan Mei Street. PlanD will continue to search for suitable site for the required facilities.
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5.2.9 *Preservation Perspective*

Major Grounds/Comment(s)/Suggestion(s)		Rep. No.
(1)	SFFE has a long historic background and symbolizes the industrial development in Hong Kong over the past decades. Item A site should be preserved; and/or be further explored regarding its development potential for tourism purposes.	R300 to R302
Responses		
(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. As confirmed by AMO, SFFE which was completed in 1982, is not a monument/graded historic building required to be preserved. In this regard, preservation of SFFE is not recommended in order to better utilize valuable scarce land resources.	

5.2.10 *Public Consultation*

Major Grounds/Comment(s)/Suggestion(s)		Rep. No.
(1)	The Government has not consulted the tenants for the redevelopment of SFFE. 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 on the proposed amendment.	R189, R215, R259, R280, R289, R293, R294, R301, R305, R306, R312 to R317
Responses		
(a)	<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 explain the details of the relevant arrangements.</p> <p>The proposed amendments to Sha Tin OZP to incorporate the redevelopment of SFFE for public 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, 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</p>	

	<p>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 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.</p>
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5.2.11 Clearance and Decanting Arrangement

Major Grounds/Comment(s)/Suggestion(s)		Rep. No.
(1)	The Government has failed to provide reasonable decanting and/or compensation arrangements to existing tenants of SFFE. Redevelopment of SFFE would result in unemployment.	R179, R185 to R190, R195, R199, R200, R206 to R208, R215, R219, R222, R228, R235, R236, R240, R245, R248 to R255, R258, R260 to R262, R265 to R272, R274 to R277, R280 to R281, R283, R284, R287 to R289, R291 to R294, R296 to R298, R304, R306 to R316
(2)	There is no/limited alternative affordable industrial floor space which can fit the operational requirements of the affected tenants, in particular those involving large scale machinery.	R180, R217, R254, R257, R258, R284, R290, R295, R296, R297,

		R326
(3)	The alternative sites offered in Kwai Chung and Tuen Mun are inconvenient and/or involve long commuting time for the affected tenants.	R328, R329
Responses		
(a)	<p>In response to (1) above:</p> <p>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 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 compensation <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 concerns.</p>	
(b)	<p>In response to (2) and (3) above:</p> <p>As advised by HKHA, amongst the 920,000m² vacant flatted factory IFA in the private sector as at December 2021, 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 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 25m² to 150m² in Chun Shing and Hoi Tai Factory Estates were let to affected</p>	

	tenants of HKHA's factory estates, with 9 tenants were from SFFE.
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Item B

Supporting Representations (165)

5.2.12 The major grounds of the representations (**R1 to R165**) submitted by individuals in the form of a standard letter are summarized below.

Major Grounds	
(1)	The representaters' 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 RNTPC of the Board to regularize the existing columbarium use.
Response	
(a)	The supportive views are noted.

Opposing Representations (3)

5.2.13 The major grounds of the representations (**R333 to R335**) submitted by individuals are summarized below.

Major Grounds	
(1)	The columbarium at Item B site is not compatible with the surrounding industrial and residential land uses, and has caused adverse traffic impacts on local villagers including illegal parking. It is uncertain whether the proposed "Visit-by-appointment" system could be implemented.
Responses	
(a)	<p>Item B is to take forward Application No. Y/ST/47 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 accessible by an independent pedestrian access with limited nuisance to the nearby village houses in terms of potential intermixing of grave-sweepers and villagers (Plans H-1a, H-2a, H-3a and H-4b). It is considered acceptable from land use compatibility perspective.</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>

	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 within the site boundary covered by the licence.
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Item C

Supporting Representations (12)

5.2.14 The major grounds of the representations (**R166 to R177**) submitted by individuals are summarized below.

Major Grounds	
(1)	KNCY at Site C is compatible with the surrounding GIC facilities and religious institutions; and there is no adverse traffic impact on local residents. The subject columbarium has been contributing to the niches supply for the local community. It has already submitted a set of application (licence, exemption, and temporary suspension of liability) to the Private Columbaria Licensing Board.
Response	
(a)	The supportive views are noted.

Opposing Representation (1)

5.2.15 The major grounds of the representation (**R335**) submitted by an individual are summarized below.

Major Grounds	
(1)	The subject columbarium at Item C site is not compatible with the surrounding village setting, and there are strong local objections from local residents.
Responses	
(a)	Item C is to take forward Application No. Y/ST/42 agreed by the RNTPC on 4.12.2020. The subject columbarium is located at the southern side of Che Kung Miu Road and accessible via an independent pedestrian access. It is situated in an area surrounded by a green hill knoll and rural neighbourhood comprising village settlements, tree groups and religious institutions which have been in existence and operation for a long time (Plans H-1b, H-2b, H-3b and H-4c). It is considered acceptable from the land use perspective.

	<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 and TD have no adverse comment on the rezoning application.</p> <p>To avoid unnecessary disturbance to its neighbouring developments, the applicant has proposed to provide planters and metal fences at the boundaries of the subject site. Subsequent s.16 planning permission from the Board is required for the subject columbarium which serves as a control mechanism for the proposal.</p>
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6. COMMENT ON REPRESENTATIONS

There is one comment submitted by an individual (**C1**) opposing Item A on the grounds of economic and employment impacts on the existing tenants and workers. C1 is also a representer (i.e. **R335**) opposing Items A to C. The comments provided by **C1** on Item A are similar in nature to the grounds of representations covered in (1) under paragraph 5.2.3, and (1) under paragraph 5.2.11 above. The respective responses to the grounds mentioned above are also relevant to **C1**. A summary of the comment on representations and government departments' responses is at **Annex IV**.

7. DEPARTMENTAL CONSULTATION

7.1 The following government bureaux/departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development;
- (b) Secretary for Innovation and Technology;
- (c) Commissioner for Transport;
- (d) Commissioner of Police;
- (e) Director of Environmental Protection;
- (f) Director of Food and Environmental Hygiene;
- (g) Director of Housing;
- (h) Director of Social Welfare;
- (i) Director-General of Trade and Industry;
- (j) District Lands Officer/Shi Tin, Lands Department;
- (k) Head of Antiquities and Monuments Office;
- (l) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (m) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (n) Chief Town Planner/Housing and Office Land Supply, Planning Department;
and
- (o) Chief Town Planner/Strategic Planning, Planning Department.

7.2 The following government bureaux/departments have no major comment on the representations/comment:

- (a) Commissioner for Labour;
- (b) Chief Building Surveyor/ New Territories West, Buildings Department;
- (c) Chief Engineer/Construction, Water Supplies Department;
- (d) Chief Engineer/Mainland North, Drainage Services Department;
- (e) Chief Highway Engineer/New Territories East, Highways Department;
- (f) Director of Leisure and Cultural Services;
- (g) Director of Agriculture, Fisheries and Conservation;
- (h) Director of Electrical and Mechanical Services;
- (i) Director of Fire Services;
- (j) Director of Health;
- (k) District Officer (Sha Tin), Home Affairs Department; and
- (l) Project Manager/North, Civil Engineering and Development Department.

8. PLANNING DEPARTMENT'S VIEWS

8.1 The supportive views of **R1 to R177** are noted.

8.2 Based on the assessments in para. 5.2 above, PlanD does not support R178 to R335 and considers that the OZP should not be amended to meet the representations for the following reasons:

Item A

- (a) the Government has been adopting a multi-pronged approach to increase housing land supply and to meet the acute housing demand. In order to build up land reserve to meet housing and other development needs, various land use reviews are conducted on an on-going basis, including reviews on HKHA's factory estates. The representation site under Item A located at the southern fringe of FTIA close to existing residential and commercial developments, public roads and supporting infrastructure, is compatible with the surrounding land uses. HKHA has conducted technical feasibility study to confirm that no insurmountable technical problem is envisaged for the proposed public housing on the site. It is considered that the "R(A)8" zone is suitable to facilitate the public housing development with a view to meeting public housing demand (**R180, R201, R205, R206, R212, R224, R229, R232 and R299**);
- (b) the displaced industrial floor spaces in SFFE can be addressed by the existing supply in other areas, including the FTIA located in close proximity to SFFE; and the additional floor spaces from the "Revitalization Scheme 2.0" in the short-to-medium term; as well as the new industrial lands earmarked in new development areas and the Northern Metropolis in the medium-to-long term (**R179 to R181, R183 to R186, R189 to R199, R201 to R214, R216, R218 to R220, R222 to R234, R236 to R244, R246, R247, R255, R256, R259 to R261, R263, R264, R273, R274, R278, R279, R281 to R299, R301 to R304, R314, R316, R327, R333 and R335**);

- (c) there is no insurmountable traffic, environmental and air ventilation impacts arising from the proposed public housing development with the implementation of suitable mitigation/improvement measures at the detailed design stage (**R178 to R182, R290, R304, R315, R316, R318, R319, R321, R324, R322, R331 and R333**);
- (d) the proposed building height of 140mPD is not incompatible with the surrounding medium-to-high rise developments. The VA conducted by HKHA has confirmed that the visual impact from major public viewpoints are considered as 'negligible' or 'not visually incompatible'. Mitigation measures will be explored at the detailed design stage to minimize the potential visual impact (**R181, R182, R320 to R322 and R335**);
- (e) A preliminary LCA is underway by HKHA to identify actions required for assessing the extent of contamination. HKHA will also conduct a detailed NTHS to assess the nature and scale of hazards at the site; and study the geotechnical features affecting or to be affected by the proposed development. Subject to the findings of the assessment/study, suitable mitigation measures would be adopted to minimize any potential impact (**R179, R181, R182, R277 and R316**);
- (f) the existing and planned provision of open space and GIC facilities are generally sufficient to meet the demand of the planned population in Sha Tin in accordance with the HKPSG and assessments of relevant departments, except for residential care homes for the elderly, community care services facilities for the elderly and child care centres. There is also a shortfall of one sports ground/sports complex. In consultation with SWD, appropriate social welfare and community facilities will be provided in the proposed public housing development to serve the local residents. A 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 JUC along Shan Mei Street (**R180, R205, R289, R334 and R335**);
- (g) SFFE completed in 1982 is not a monument or graded historic building required to be preserved. Preservation of SFFE is not recommended in order to better utilize valuable scarce land resources (**R300 to R302**);
- (h) the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The views received are duly considered and responded to by the concerned government bureaux/ departments in the process. The exhibition of the Outline Zoning Plan for public inspection and the provisions for submission of representations and comment form part of the statutory consultation process under the Ordinance. Relevant information on the technical feasibility of the representation sites has been made available to the public (**R189, R215, R259, R280, R289, R293, R294, R301, R305, R306, R312 to R317**); and
- (i) clearance, decanting and related land matters are outside the scope of the statutory plan-making procedures and hence the ambit of the Board (**R179, R185 to R190, R195, R199, R200, R206 to R208, R215, R219, R222, R228, R235, R236,**

R240, R245, R248 to R255, R258, R260 to R262, R265 to R272, R274 to R277, R280, R281, R283, R284, R287 to R289, R291 to R294, R296 to R298, R304, R306 to R316).

Items B and C

- (j) The proposed amendments were to take forward the two s.12A planning applications which were agreed by the RNTPC on 4.12.2020 and 10.9.2021 taking into account land use compatibility and the potential impacts of the developments. Relevant technical assessments including traffic and environmental aspects have been conducted by the applicants at the planning application stage to demonstrate no adverse impact on these aspects (**R333 to R335**).

9. DECISION SOUGHT

- 9.1 The Board is invited to give consideration to the representations and the comment taking into consideration the points raised in the hearing session, and decided whether to propose/not to propose any amendments to the OZP to meet/partially meet the representations.
- 9.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the draft OZP, together with its respective Notes and updated Explanatory Statement, is suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

10. ATTACHMENTS

Annex I	Draft Sha Tin OZP No. S/ST/35 (reduced size)
Annex II	Schedule of Amendments to the Approved Sha Tin OZP No. S/ST/34
Annex III	List of Representers and Commenter
Annex IV	Summary of Representations and Comment and Government's Responses
Annex V	Extract of the Minutes of Meeting of RNTPC of the Board held on 12.11.2021
Annex VI	Provision of Major Community Facilities and Open Space in Sha Tin Outline Zoning Plan
Drawing H-1	Master Layout Plan for Amendment Item A
Drawing H-2	Schematic Section Plan for Amendment Item A

Drawing H-3	Proposed Traffic Mitigation Measures for Amendment Item A
Drawings H-4a to H-4e	Photomontages for Amendment Item A
Plans H-1a to H-1b	Location Plans of the Representation Sites
Plans H-2a to H-2b	Site Plans of the Representation Sites
Plans H-3a to H-3b	Aerial Photos
Plans H-4a to H-4d	Site Photos
Plan H-5	Building Heights and Plot Ratios of Existing/Planned Developments Surrounding Amendment Item A

**PLANNING DEPARTMENT
JULY 2022**