

8.1 INTRODUCTION

This section reviews strategic planning documents and studies, which have implications for the general area of the Sha Tin New Town. The main emphasis of most of these is increasing housing supply in the area. The local planning context is also reviewed with reference to the Outline Zoning Plans (OZPs) for Sha Tin and Ma On Shan. It should be noted that the area proposed for the Stage III Extension has been reserved for the use of sewage treatment since the early planning of the Sha Tin STW. According to the Sha Tin Outline Zoning Plan (OZP) No. S/ST/12, 1999, the Project area is zoned for "Other Specified Uses", annotated "Sewage Treatment Works".

8.1.1 *Strategic Planning Context of Sha Tin New Town*

Territorial Development Strategy Review

Under the *Territorial Development Strategy Review (TDSR) 1996*, which provides a strategic planning framework for Hong Kong for the medium term (2001 to 2006) and the long term (2006 to 2011), Sha Tin was identified as an important "Base Growth Area". This means the area could accommodate population in addition to the 1996 level, based on currently committed plans and programmes. Within the Sha Tin New Town area, the TDSR designates Whitehead as a medium term strategic growth area (SGA).

In addition, several potential supplementary housing sites were identified, under the TDSR, around the Sha Tin area for development over the medium term in order to cater for housing demand over the period from 2001 to 2006. The completed *Feasibility Study for Housing Sites in Sha Tin District*, discussed below, has recommended appropriate parameters for those sites.

North East New Territories Development Strategy Review

Under this study completed by Planning Department in October 1996, recommendations included accommodating an appropriate share of the territorial population increase. The strategy allows for a total population of 1,120,000 in the study area by 2011. Sha Tin Tau and Ma On Shan Reclamation are both recommended for residential intensification and Ma On Shan is further recommended for potential urban expansion. Reclamation at Pak Shek Kok is recommended for a Science Park development, a range of recreation facilities, including a large-scale territorial facility, and low-density housing.

Study on Increased Population in Ma On Shan

This study, commissioned by Territory Development Department (TDD), to review the viability of the Tai Wai – Ma On Shan Rail, proposed under the *Railway Development Study*, assessed potential housing sites in the Sha Tin District, concluding that the estimated population potential in the Shing Mun Valley of 14,000, suggested under TDSR, may not be achievable. Housing sites in this area were re-evaluated under the *Feasibility Study for Housing Sites in Sha Tin District* (discussed below). It also recommended a design population of 27,000 people for Whitehead and Lee On, to the north-east of the study area.

Feasibility for Housing Sites in the Sha Tin District

Following from TDSR's identification of potential supplementary housing sites in the Sha Tin District, a detailed study was launched by TDD to assess the feasibility of the development of these sites and recommend appropriate development parameters. The study, completed in September 1998, recommended a total population of around 36,000 on 4 sites, 16,800 at Shui Chuen O, 4,700 at Kau Tau, 930 at Tung Lo Wan Hill Road and 13,643 at Shek Mun South. All of these sites lay outside the Study Area defined for this assignment.

Feasibility Study for Pak Shek Kok Development Area

Following the completion of the North East New Territories Development Strategy Review in July 1995, TDD commissioned this study to prepare a Recommended Outline Development Plan for a 110-ha reclamation immediately north of the Chinese University of Hong Kong along the south-western waterfront of the Tolo Harbour for the development of a Science Park, strategic recreation facility and housing. The endorsed preferred development concept recommends design parameters for the Science Park, uses for the recreation area and a phased population of 9,700 persons by 2004 with an additional 2,400 persons in 2008.

8.1.2 *Local Planning Context*

Sha Tin New Town lies along the Shing Mun River Channel at the bottom of Sha Tin Valley. Ma On Shan is an extension of Sha Tin New Town, lying to the north-east, along the southern waterfront of Tolo Harbour. Sha Tin New Town is characterised by high-density housing along the river channel, and lower density housing and village areas surrounded by expansive green belt along the foothills of Shing Mun Country Park to the north and Ma On Shan Country Park to the south. The Sha Tin Race Course is located on the northern bank of the river channel and the Chinese University of Hong Kong is located to the south-east of Tolo Harbour at Sha Tin Hoi. The Study Area falls partly within the jurisdiction of the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/12, 1999 and partly within that of the approved Ma On Shan OZP No. S/MOS/5, 1997.

The actual site for the expansion of the sewage treatment works falls within the Sha Tin OZP, on the northern bank of the Shing Mun River Channel where it meets Sha Tin Hoi. The site and many surrounding uses are located on reclamations, which have been extensive in Sha Tin Hoi.

8.2 **LAND USE AND DEVELOPMENT INVENTORY**

This section reviews the existing, committed and planned land uses within the Study Area surrounding the expansion and details planning parameters for each site.

8.2.1 *The Site*

The site of the existing Sha Tin STW lies along the northern bank of the Shing Mun River Channel, south-west of the bridge crossing the channel at Sha Tin Hoi within an OU zone. The expansion would be to the north-east and would take the works to the edge of Sha Tin Hoi.

8.2.2 *Surrounding Land Uses and Developments*

As described in the Brief of this EIA Study, a circular Study Area of radius 500m has been assumed for the assessment. The land uses and developments within the Study Area have been described in *Section 2.2* and will not be repeated here.

8.3 *LAND USE IMPACT ASSESSMENT*

This section examines the potential implications of the Project for existing, planned and potential future land uses within the Study Area. A key point to note is that the existing Sha Tin STW has been operating at the current location for 17 years. Potential impacts of the Stage III Extension will depend mainly on the incremental effect it may have on the levels of odour in the surrounding area if any.

8.3.1 *Summary of Existing Potential Sensitive Receivers*

In total, 839 persons currently live within the Study Area, including 203 in the Sha Tin New Fisherman's Village (Site 9) and around 636 in the low density residential area to the west of the STW⁽⁴²⁾ (two thirds of the population of the two planning areas that fall partly within the Study Area) (refer to Site 6 of *Figure 2.2a*).

Employment places within the Study Area total 75 within the schools at Site 16 (assuming 45 for the primary school and 30 for the secondary school).

School places total approximately 2,325 within one primary and one secondary school in Site 16, which falls partly within the Study Area.

Table 8.3a summarises information on the potential sensitive receivers.

Table 8.3a *Potential Sensitive Receivers within the Study Area*

Site Ref	Zoning	Land Use	Residents	Employment	Study
6	R(B)	Low density residential	636		
9	V	Sha Tin New Fisherman's Village	203		
16	G/IC	1 primary school, 1 secondary school		75	2,325
<i>Total</i>			839	75	2,325

⁽⁴²⁾ The figure of 203 persons in the Sha Tin New Fisherman's Village is according to the Sha Tin Development Programme 1998/99 Edition.

Strategic Development Potential

As discussed in *Section 8.1*, a number of studies have considered the Sha Tin New Town area for further residential development. In all, various studies have identified potential for some 75,100 population within Sha Tin (36,000)⁽⁴³⁾, Ma On Shan (27,000)⁽⁴⁴⁾ and Tai Po Kau (12,100)⁽⁴⁵⁾, as discussed in *Section 8.1.1*. The Stage III Extension of the Sha Tin STW will increase the capacity and the facility which as a consequence will be better equipped to accommodate increased development.

Local Development Potential

The Study Area consists of various land uses, some developed or committed, some undeveloped and likely to remain so and some with the potential to be redeveloped for housing and employment uses in the future.

Developed Sites

- The vehicle weigh station in Site 1 is likely to remain. Were the use to change, it would likely retain G/IC zoning and remain in a use similar in character to surrounding uses.
- The low-density residential area at Site 6 is an established area with only a small amount of further development programmed by 2007. However, due to decreasing household size, the total population is expected to remain the same.
- The Sha Tin Race Course horse stables at Site 7 are likely to remain in that use and there is no potential within the site for new development.
- Sha Tin New Fisherman's Village (Site 9) may have potential for limited expansion. There are no plans, however, to change the existing use.

Committed Developments

- Sites 11 and 13 are committed for housing use and at-source mitigation measures may need to be implemented at the STW to ensure that these sensitive uses do not experience impacts beyond the statutory criteria.
- Sites 12 and 14 are committed for school developments and as for the residential uses, mitigation measures may be required to ensure that these sensitive uses do not receive odour or visual impacts beyond the statutory criteria.

Sites Likely to Remain Undeveloped

- Site 2, including a waterfront walkway is likely to remain in G/IC zoning and contain a similar use due to the character of the surrounding land uses

⁽⁴³⁾ Feasibility for Housing Sites in the Sha Tin District (36,000 population within 4 sites in Sha Tin - Shui Chuen O, 16,800; Kau To, 4,700, Tung Lo Wan Hill Road, 930, Shek Mun South, 13,643);

⁽⁴⁴⁾ Study on Increased Population in Ma On Shan

⁽⁴⁵⁾ Feasibility Study for Pak Shek Kok Development Area

(vehicle weigh station, STW) its small size and constraints imposed by the elevated road to the south-west.

- The green belt areas in Sites 5 and 10 are likely to remain undeveloped due to the steep slopes.
- The open space in Site 17 is likely to remain in this use.

Sites with Future Development Potential

- Site 4a, currently containing a bus terminus; and site 4b, which has been reserved for a petrol filling station on the Sha Tin OZP, have potential to accommodate future expansion of the Chinese University of Hong Kong, although currently, there are no such plans. In the event that an expansion to this site occurred, the student population and employment uses could have the potential to be affected by the STW.
- There has been no permanent use identified for Site 8, zoned for G/IC and currently occupied by a temporary car park. The site is under consideration for an outdoor water-based recreation facility intended for community and tourism use. Groups of spectators and event participants using this facility (if implemented) could be exposed to potential impacts such as odour. However, with the implementation of the recommended controls and mitigation measures suggested in this EIA Study, the potential odour impact should be controlled to within the 5 OUm⁻³ criterion.

8.4

CONCLUSIONS

The Stage III Extension of the Sha Tin STW will increase the treatment capacity of the facility which, in effect, will increase the potential for further development in the facility's catchment area.

Impacts within the Study Area surrounding the STW site are not likely to be adverse, as the site was originally reserved for the STW expansion. In addition, the required mitigation measures for both long-term and short-term impacts (e.g. during the construction phase) identified in this EIA Study will be implemented to maintain any residual impacts within the statutory limits for existing and planned sensitive receivers.

Currently undeveloped sites in the vicinity should be similarly protected, as they are located at approximately the same distance from the site as existing sensitive receivers. Furthermore, the undeveloped sites in the Study Area are zoned G/IC and have limited potential to be developed for sensitive uses. Prior to the development of any potentially sensitive receivers in the area, however, an assessment should be undertaken to determine potential impacts from the STW.