

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/36

Pursuant to section 12(1)(b)(ii) of the Town Planning Ordinance (as in force immediately before the commencement of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (25 of 2023) (the Amendment Ordinance)), the Chief Executive in Council (CE in C) on 30 May 2023 referred the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Sha Tin OZP No. S/ST/37.

The draft Sha Tin OZP No. S/ST/37 showing the amendments is exhibited under section 5 of the Town Planning Ordinance as amended by the Amendment Ordinance (the Ordinance) for public inspection for a period of two months from 17 November 2023 to 17 January 2024 during normal office hours at the following locations: -

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Sha Tin, Tai Po and North District Planning Office, 13th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Sha Tin District Office, G/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (vi) the Sha Tin Rural Committee, 13 Pai Tau Street, Sha Tin, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 17 January 2024.

In accordance with section 6(2) of the Ordinance, a representation shall indicate –

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the draft plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Sha Tin OZP No. S/ST/37 incorporating the amendment(s) are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The information on the place and hours at which the draft Sha Tin OZP No. S/ST/37 can be inspected and the electronic version of the draft Sha Tin OZP No. S/ST/37 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (https://www.tpb.gov.hk/en/plan_making/S_ST_37.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/36
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Rezoning of a site at the junction of Wong Chuk Yeung Street and Kwei Tei San Chuen Road from “Green Belt” (“GB”) to “Residential (Group A) 8” (“R(A)8”) with stipulation of building height restriction.
- Item B – Rezoning of a site to the northeast of Shan Mei Street from “Industrial” (“I”) to “Government, Institution or Community” (“G/IC”) with stipulation of building height restriction.
- Item C1 – Rezoning of a site at the north of On Sum Street from “G/IC” to “Commercial (1)” (“C(1)”) with stipulation of building height restriction.
- Item C2 – Rezoning of a site at the south of On Sum Street from “Open Space” (“O”) to “C(1)” with stipulation of building height restriction.
- Item D – Rezoning of a site at the junction of Yuen Hong Street and Yuen Shun Circuit from “G/IC” to “C(1)” with stipulation of building height restriction.
- Item E – Rezoning of a site on Sha Tin Wai Road from “O” to “Residential (Group A) 9” (“R(A)9”) with stipulation of building height restriction.
- Item F – Rezoning of a site on Chap Wai Kon Street from “G/IC” to “Residential (Group A) 10” (“R(A)10”) with stipulation of building height restriction.
- Item G – Rezoning of a site on Yuen Hong Street from “Industrial (1)” (“I(1)”) to “Commercial (2)” (“C(2)”) with stipulation of building height restriction.
- Item H1 – Rezoning of a site on Tung Lo Wan Hill Road from “GB” and “G/IC” to “Residential (Group B) 3” (“R(B)3”) with stipulation of building height restriction.
- Item H2 – Rezoning of a strip of land at the northern end of Tung Lo Wan Hill Road from “GB” to “G/IC”.
- Item J – Rezoning of a site to the north of Mei Tin Road, Tai Wai from “R(B)” and “GB” to “Other Specified Uses” annotated “Religious Institution with Columbarium” (“OU(Religious Institution with Columbarium)”).
- Item K – Rezoning of a site to the south of Chek Nai Ping on Tai Po Road (Ma Liu Shui) from “GB” to “Other Specified Uses” annotated “Columbarium (2)” (“OU (Columbarium(2))”).

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks for “C” zone to incorporate development restrictions for “C(1)” and “C(2)” sub-zones.
- (b) Revision to the Remarks for “R(A)” zone to incorporate development restrictions for “R(A)9” and “R(A)10” sub-zones.
- (c) Revision to “R(A)” zone to include ‘Public Vehicle Park (in “R(A)10” sub-zone only)’ under Column 1.
- (d) Incorporation of a new set of Notes for the “OU(Religious Institution with Columbarium)” zone.
- (e) Revision to the Remarks for “OU(Columbarium)” zone to incorporate development restrictions for “OU(Columbarium)2” sub-zone.

17 November 2023

Town Planning Board