

TOWN PLANNING BOARD

**TPB PAPER NO. 10405
FOR CONSIDERATION BY THE TOWN PLANNING BOARD
ON 9.3.2018**

**SUBMISSION OF THE DRAFT SHA TIN OUTLINE ZONING PLAN NO.
S/ST/33A UNDER SECTION 8 OF THE TOWN PLANNING ORDINANCE
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

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1. Introduction

The purpose of this paper is to seek Members' agreement that the draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/33A (the draft OZP) (**Annex I**) together with its Notes (**Annex II**) are suitable for submission under section 8 of the Town Planning Ordinance (the Ordinance) to the Chief Executive in Council (CE in C) for approval, and that the updated Explanatory Statement (ES) (**Annex III**) is suitable for submission to the CE in C together with the draft OZP.

2. Background

- 2.1. On 1.12.2015, the CE in C approved the draft Sha Tin OZP under section 9(1)(a) of the Ordinance. The OZP was subsequently renumbered as S/ST/32. On 18.10.2016, the CE in C referred the approved OZP to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.2. On 13.1.2017, the draft Sha Tin OZP No. S/ST/33, incorporating amendments including (i) the rezoning of three sites at A Kung Kok to facilitate the relocation of the Sha Tin Sewage Treatment Works to cavern; (ii) the rezoning of three sites at On Hing Lane to facilitate the development of columbarium with garden of remembrance; (iii) the rezoning of the Olympic Stables from "Government, Institution or Community" ("G/IC") to "Other Specified Uses" annotated "Race Course" ("OU(Race Course)"); and (iv) the rezoning of a site at On Muk Street from "Open Space" ("O") to "Residential (Group A)6" ("R(A)6") to facilitate a public housing development, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 1,666 valid representations were received. On 28.4.2017, the representations were published for public comments. During the three-week public inspection period, a total of 542 valid comments were received.
- 2.3. After consideration of the representations and comments under section 6B(1) of the Ordinance on 15.9.2017 and 22.9.2017, the Board decided to uphold/partially uphold 932 representations (R1 (part), R2 (part), R4 (part), R5 (part), R204 (part), R207 (part), R216 (part), R359 (part), R403 (part), R438 (part), R566 (part), R588 (part), R748 (part) and R749 to R1667) by reverting the zoning of the site at On Muk Street from "R(A)6" back to "O".
- 2.4. On 13.10.2017, the proposed amendment to the draft OZP was exhibited for public inspection under section 6C(2) of the Ordinance. During the first three-week exhibition period, a total of 186 valid further representations were received.

- 2.5. After consideration of the further representations under section 6F(1) of the Ordinance on 12.2.2018, the Board decided not to amend the draft OZP by the proposed amendment under section 6F(8) of the Ordinance.

3. Submission to the Chief Executive in Council

- 3.1 In accordance with section 8 of the Ordinance, the Board shall submit the draft OZP, together with a schedule of the representations (if any), comments on representations (if any), further representations (if any) and amendments (if any) to the CE in C for approval within nine months of the expiration of the plan-exhibition period. Since the representation and further representation consideration processes have been completed, the OZP is now ready for submission to the CE in C for approval.
- 3.2 For submission to the CE in C, the draft Sha Tin OZP No. S/ST/33 has been renumbered as S/ST/33A. Opportunity is also taken to update the ES to reflect the latest position of the OZP. For easy reference, the amendments are highlighted in **bold** and *italics* or ~~strike-out~~ form.
- 3.3 Upon the approval of the draft Sha Tin OZP No. S/ST/33A by the CE in C, the OZP will be renumbered as S/ST/34.

4. Decision Sought

Members are invited to :

- (a) agree that the draft Sha Tin OZP No. S/ST/33A and its Notes at **Annexes I and II** respectively are suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorse the updated ES for the draft Sha Tin OZP No. S/ST/33A at **Annex III** as an expression of the planning intention and objectives of the Board for the various land-use zonings on the draft OZP and issued under the name of the Board; and
- (c) agree that the updated ES is suitable for submission to the CE in C together with the draft OZP.

5. Attachments

Annex I	Draft Sha Tin OZP No. S/MOS/33A
Annex II	Notes of the draft Sha Tin OZP No. S/ST/33A
Annex III	Explanatory Statement of the draft Sha Tin OZP No. S/ST/33A