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**Appendix C**

**Proposed Amendments to the Draft  
Sha Tin Outline Zoning Plan No. S/ST/39**

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OTHER SPECIFIED USES

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Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

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For "Hotel Development" Only

Eating Place	Flat
Educational Institution	Government Refuse Collection Point
Field Study/Education/Visitor Centre	Library
Government Use	Off-course Betting Centre
Hotel	Office
Institutional Use	Private Club
Place of Entertainment	Public Clinic
Place of Recreation, Sports or Culture	Public Convenience
Religious Institution	Public Utility Installation
Residential Institution	Social Welfare Facility
School	Utility Installation for Private Project
Shop and Services	

Planning Intention

This zone is intended primarily for hotel development.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Hotel Development" Only (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building, shall result in a total development and/or redevelopment in excess of a maximum non-domestic gross floor area (GFA) of 18,250m<sup>2</sup> and a maximum building height of 70mPD.
- (2) In determining the relevant maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

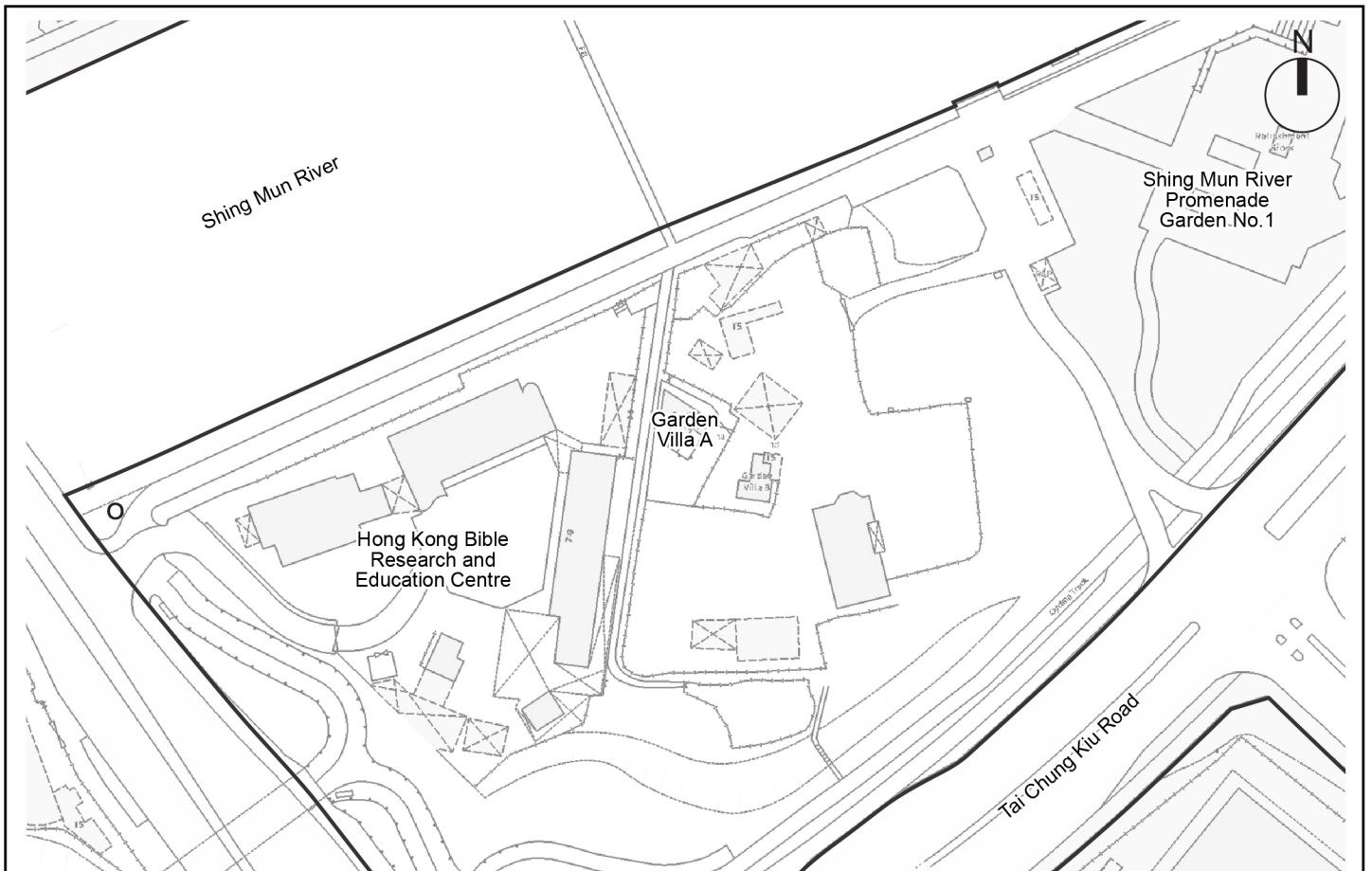
7.11 Other Specified Uses (“OU”) : Total Area *216.67* ha

7.11.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone. They include the following specific uses :

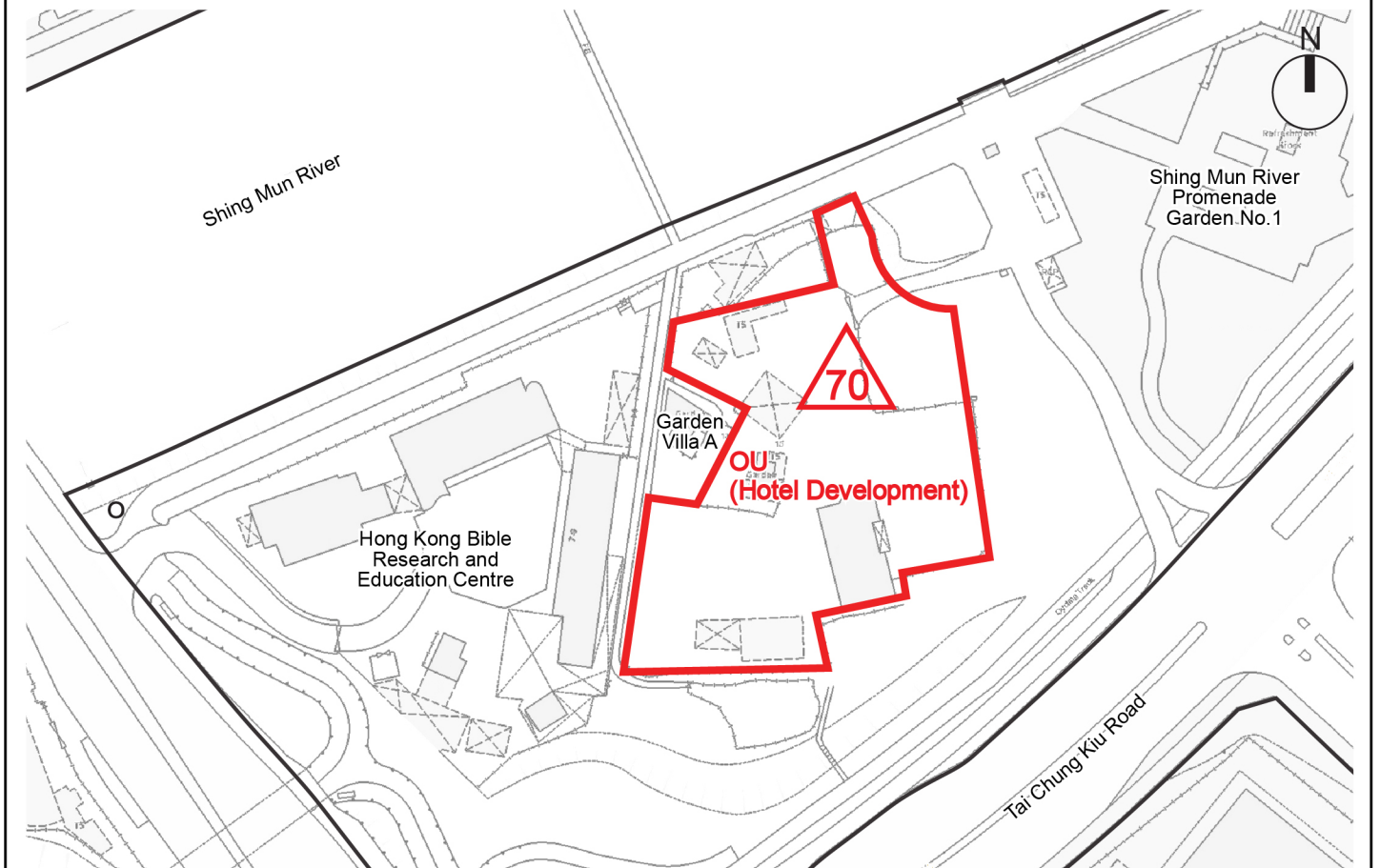
- (a) the Sha Tin Race Course in Planning Area 47;
- (b) the sewage treatment plant in Planning Area 47;
- (c) the refuse transfer station in Planning Area 65;
- (d) the Fu Shan Crematorium and Columbarium and its extension, a public mortuary and a funeral parlour in Planning Area 18;
- (e) the East Rail Sha Tin Station, with commercial development and bus terminus, in Planning Area 20;
- (f) the East Rail Ho Tung Lau Maintenance Centre, with commercial/ residential developments above, in Planning Area 15;
- (g) the Tai Wai Maintenance Centre, with residential development above, in Planning Area 17;
- (h) the land for railway development;
- (i) the Sha Tin Water Treatment Works in Planning Areas 9 and 49;
- (j) the existing petrol filling stations at On Sum Street in Planning Area 11, Yuen On Street in Planning Area 14 and Tai Po Road in Planning Area 33, and two planned petrol filling stations in Planning Areas 16 and 68;
- (k) the sites proposed for business use in Planning Area 11;
- (l) Po Fook Hill in Planning Area 6;
- (m) Tao Fong Shan Christian Cemetery in Planning Area 6;
- (n) the amenity areas adjoining Po Fook Hill and Tao Fong Shan Christian Cemetery;
- (o) the waterfront amenity area in the area on the western side of Sha Tin Hoi (Tide Cove);
- (p) the portals and the ancillary facilities of the Sha Tin Cavern Sewage Treatment Works in Planning Area 65;
- (q) the proposed Columbarium and Garden of Remembrance in Planning Area 65;
- (r) Memorial Park Hong Kong in Planning Area 16;
- (s) Sha Tin Ching Yuen in Planning Area 68;
- (t) Puguangming Temple in Planning Area 4; and
- (u) the site for hotel development in Planning Area 28.*

7.11.2 Land zoned for “OU” annotated “Business” (“OU(Business)”) and “OU(Business (1))” is intended for general business uses. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public are permitted as of right in existing industrial buildings or industrial-office buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial building until the whole area is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.


- 7.11.3 The “OU(Business)” zone in Shek Mun comprises twelve existing buildings with mixed industrial and office uses as well as some vacant sites in the south-eastern part of the zone.
- 7.11.4 On land designated as “OU(Business (1))”, uses such as educational institution, exhibition or convention hall, place of recreation, sports or culture, retail shop and school, which will likely attract high concentration of population, require planning permission from the Board.
- 7.11.5 The site designated as “OU” annotated “Columbarium” in Planning Area 6 (i.e. Po Fook Hill) is subject to GFA, site coverage and building height restrictions. The restrictions are necessary for the purposes of minimizing adverse visual, landscape, traffic and environmental impacts caused by columbarium development at the site. Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. Each proposal will be considered on its own merits.
- 7.11.6 The site designated as “OU” annotated “Columbarium (1)” in Planning Area 16 (i.e. Memorial Park Hong Kong), the site designated as “OU” annotated “Columbarium (2)” in Planning Area 68 (i.e. Sha Tin Ching Yuen) and the site designated as “OU” annotated “Religious Institution with Columbarium” in Planning Area 4 (i.e. Puguangming Temple) are subject to GFA, site coverage, building height, and total number of niches restrictions. The restrictions are necessary for the purposes of minimizing adverse visual, landscape, traffic and environmental impacts caused by columbarium development at the site. Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. Each proposal will be considered on its own merits.
- 7.11.7 The site designated as “OU” annotated “Columbarium and Garden of Remembrance” in Planning Area 65 has been identified for columbarium development to share the responsibility of developing district-based columbarium facilities and to meet the demand for public niches. The site comprises a low-rise columbarium block providing about 40,000 niches and a garden of remembrance. Aesthetically-designed columbarium building blending in well with ample landscaping works will be adopted to minimize the visual impact. The overall layout of the columbarium block will be subject to detailed architectural design at the subsequent stage.
- 7.11.8 *The site designated as “OU” annotated “Hotel Development” in Planning Area 28 is intended primarily for hotel development with ancillary commercial uses (including in-situ preservation of Main Building of Ng Yuen for adaptive reuse). The site is subject to a maximum GFA of 18,250m<sup>2</sup> and a maximum building height of 70mPD. Based on individual merits, minor relaxation of the GFA/building height restriction of the hotel development may be considered by the Board under section 16 of the Ordinance.*
- 7.11.9 *In order to facilitate appropriate planning control over the design and layout for the preservation of the Main Building of Ng Yuen, a Conservation Management Plan (CMP) that includes a full set of photographic, cartographic, and/ or 3D scanning records of Ng Yuen, including both the interior and exterior of Ng Yuen should be submitted to the Antiquities and Monuments Office (AMO) prior to the commencement of any preservation works of Ng Yuen and such works should be implemented to the satisfaction of the AMO or of the Town Planning Board.*



Original Zoning



Proposed Zoning

	Title Proposed Amendments to Sha Tin OZP	Checked	DH	Drawn	PW
		Rev	0	Date	June 2026
		Scale	NA	Figure	A