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(Formal Submission)

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Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone “Open Space” Zone to “Other Specified Uses (Hotel Development)” Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories

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EXECUTIVE SUMMARY

1. PURPOSE OF SUBMISSION

This planning application is submitted to the Town Planning Board (the Board) in support of rezoning the Application Site from “Open Space” (“O”) to “Other Specified Uses” annotated “Hotel Development” (“OU (Hotel Development)”) on the draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/39 under Section 12A (S12A) of the Town Planning Ordinance (the Ordinance) (CAP. 131)

The Application Site, with a total site area of about 4,561.5m², is located within the Sha Tin New Town along the southern side of Shing Mun River near Che Kung Temple MTR Station. The Application Site has been left idle for years. It is currently fenced off and occupied by some temporary structures. Ng Yuen, a Grade 3 Historic Building built in the 1920s originally for residential use within the Application Site has also been left vacant and became dilapidated. Besides, despite being zoned “O” since the gazettal of the first Sha Tin OZP in 1985, there has never been any plan initiated by the Government to implement the subject Application Site as a public open space.

Under these circumstances, and to make better use of the valuable land resources, the Applicant proposes a hotel development with an active public realm comprising with retail/F&B and recreational elements that benefits the society through better spatial planning. The Applicant also seizes the opportunity offered by the Trunk Road T4 project now under construction by the Government to transform a proposed ‘Amenity Area’ to be implemented under the road project located to the south of the Application Site within the “O” zone into an active, vibrant and functional Public Open Space (POS) to enhance the public realm.

2. INDICATIVE DEVELOPMENT SCHEME

An indicative development proposal (hereafter referred to as the “Proposed Development”) has been prepared. The Proposed Development is a hotel development supported by ancillary commercial uses with a total non-domestic GFA of about 18,246m². The Proposed Development consists of 2 blocks, including (i) a new 14-storey hotel block with a maximum BH of 68mPD (up to the main roof) and (ii) the existing 2-storey Main Building of Ng Yuen which will be preserved and adaptively re-used under the Proposed Development.

The Proposed Development includes about 17,446m² GFA for hotel use and its ancillary clubhouse facilities, as well as about 800m² GFA for commercial uses (including retail, F&B, entertainment and recreational uses). The hotel development will provide about 443 nos. of hotel rooms targeting young professionals, university/research institute staff & postgraduates and talents working and/or studying in Sha Tin, Tai Po and other knowledge & technology nodes along the East Rail Line (e.g., Kowloon Tong and Hung Hom). The adaptive re-use of Main Building of Ng Yuen will also allow visitors to appreciate this building. The Application Site is proposed to be rezoned from “O” zone to “Other Specified Uses” annotated “Hotel Development” (i.e. “OU (Hotel Development)”) zone to facilitate the implementation of the Proposed Development.

In addition, located to the south outside the Application Site is a piece of Government land to be re-constructed as an ‘Amenity Area’ (about 2,120m²) under the Trunk Road T4 project. The Applicant proposes to enhance/transform this ‘Amenity Area’ into a usable and functional POS for public enjoyment.

3. DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

The subject application is supported by the following development justifications and planning merits:

- the Proposed Development is able to better utilize valuable land resources that have been left idle for years and propose uses that could bring greater benefits to the society and contribute to realise the planning intention of the “O” zone with the new proposed zoning;
- the Proposed Development is able to create additional usable and functional POS by adapting an inaccessible and inactive ‘Amenity Area’ outside site to bring greater public enjoyment;

- the Proposed Development is able to promote cultural tourism by adaptive re-use of Main Building of Ng Yuen which is currently not opened to public;
- the Proposed Development can provide a hotel at a convenient location which will be operated to meet market’s needs with an aim to attracting young professionals and talents;
- the Proposed Development is compatible with surrounding developments in terms of uses and development intensity;
- the Proposed Development is able to provide various planning and design merits, which includes;
 - establishing a pedestrian connection through the Application Site, which enhances the surrounding pedestrian network connections by providing additional linkage between the Shing Mun River promenade and Tai Chung Kiu Road;
 - provision of tower setbacks of not less than 11m from the northern site boundary and not less than 9m from the western site boundary to reduce the overall bulkiness of the Proposed Development;
 - incorporation of cascading building design at the upper floors of the Proposed Development (i.e. 10F-13/F) to minimise building bulk and provide visual relief;
 - incorporation of building voids by breaking up the bulk of the lower floors of the Proposed Development as well as provision of podium garden at 2/F;
 - incorporation of various building setbacks/separations in the lower floors of the Proposed Development; and
 - provision of 800m² of non-domestic GFA for commercial uses on the G/F of the Proposed Development to serve the future hotel users and surrounding neighbourhood.

- careful considerations have been given for the Proposed Development to integrate with the surrounding open space network and preserve the integrity and connectivity of the visual corridors, respecting and complementing the open space and urban design framework of Sha Tin;
- previous concerns from Town Planning Board under another Application in close vicinity have been adequately addressed; and
- the Proposed Development is technically feasible in visual, air ventilation, traffic, environmental and engineering terms.

In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider favourably this rezoning application.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

1. 申請目的

申請人現根據《城市規劃條例》第 12A 條 (第 131 章)，向城市規劃委員會 (下稱「城規會」) 遞交規劃申請，擬議對沙田分區計畫大綱草圖編號 S/ST/39 作出修訂，以將申請地點由「休憩用地」地帶改劃為「其他指定用途」註明「酒店發展」地帶。

申請地點位於沙田新市鎮城門河畔以南，鄰近港鐵車公廟站，總佔地約 4,561.5 平方米。申請地點經已閒置多年，目前正被圍欄圍封並被一些臨時建築物佔用。「吳園」，一座建於 1920 年代，最初在申請地點內用作住宅用途的三級歷史建築，亦已被空置及處於殘破失修的狀態。此外，儘管申請地點自沙田分區計畫大綱圖於 1985 年刊憲後被劃為「休憩用地」地帶，但政府從未計劃將申請地點改建為公共休憩用地。

申請人因此希望更好地利用寶貴的土地資源，擬議一個包含零售/餐飲及休閒娛樂元素的活力公共空間暨酒店項目，並透過更完善的空間規劃造福社會。申請人同時亦把握政府 T4 主幹道計劃所提供的機會，將此道路計劃下位於申請地點南側「休憩用地」地帶內擬議的「美化市容地帶」改造成一個充滿活力及功能齊全的公共休憩用地，以提升鄰近空間的活力。

2. 擬議發展

申請人準備了一個擬議發展計劃以支持擬議的改劃申請 (以下簡稱「擬議發展」)。擬議發展為一個包含商業用途的酒店發展項目，其最大非住用總建築面積約 18,246 平方米。擬議發展由兩座建築物組成，包括 (i) 一座 14 層高、其主樓頂最高建築物高度不多於主水平基準上 68 米的新酒店大樓；以及 (ii) 「吳園」的主樓，一座兩層高並將在擬議發展中活化保育的建築。

擬議發展提供約 17,446 平方米的建築面積將用作酒店及其附屬會所設施，另約 800 平方米的建築面積將用作商業用途（包括零售、餐飲、娛樂及康樂用途）。擬議酒店將提供約 443 間客房，以吸引在沙田、大埔及東鐵沿線其他知識及科技樞紐（如九龍塘及紅磡）工作及/或學習的年輕專業人士、大學/科研機構職員、研究生及人才。活化保育後的「吳園」也將為遊客提供體驗這座建築的機會。為方便實施擬議發展，申請人擬將申請地點由「休憩用地」地帶改劃為「其他指定用途」註明「酒店發展」地帶。

此外，在申請地點外南側為一塊將根據 T4 主幹道計劃下打造的「美化市容地帶」的政府用地（約 2,120 平方米）。申請人擬議向政府申請將該片「美化市容地帶」改建/改善為可供公眾享用的公共休憩空間。

3. 發展理據及規劃增益

以下為支持是次規劃申請的主要發展理據及規劃增益：

- 擬議發展能更好地利用閒置多年的寶貴土地資源，及提供可為社會帶來更大利益的用途，擬議土地用途亦有助實現「休憩用地」地帶的規劃意向；
- 擬議發展能夠利用申請地點以外的一塊待用的「美化市容地帶」，以打造一個充滿活力及功能齊全的公共休憩空間，為公眾帶來更多樂趣；
- 擬議發展能透過活化目前尚未對外開放的「吳園」主樓，以推動文化及旅遊發展；
- 擬議發展能夠在交通便利的地點提供一間酒店，其營運將迎合市場需求並吸引年輕專業人士及人才；
- 擬議發展在用途及發展密度上與週邊發展相協調；

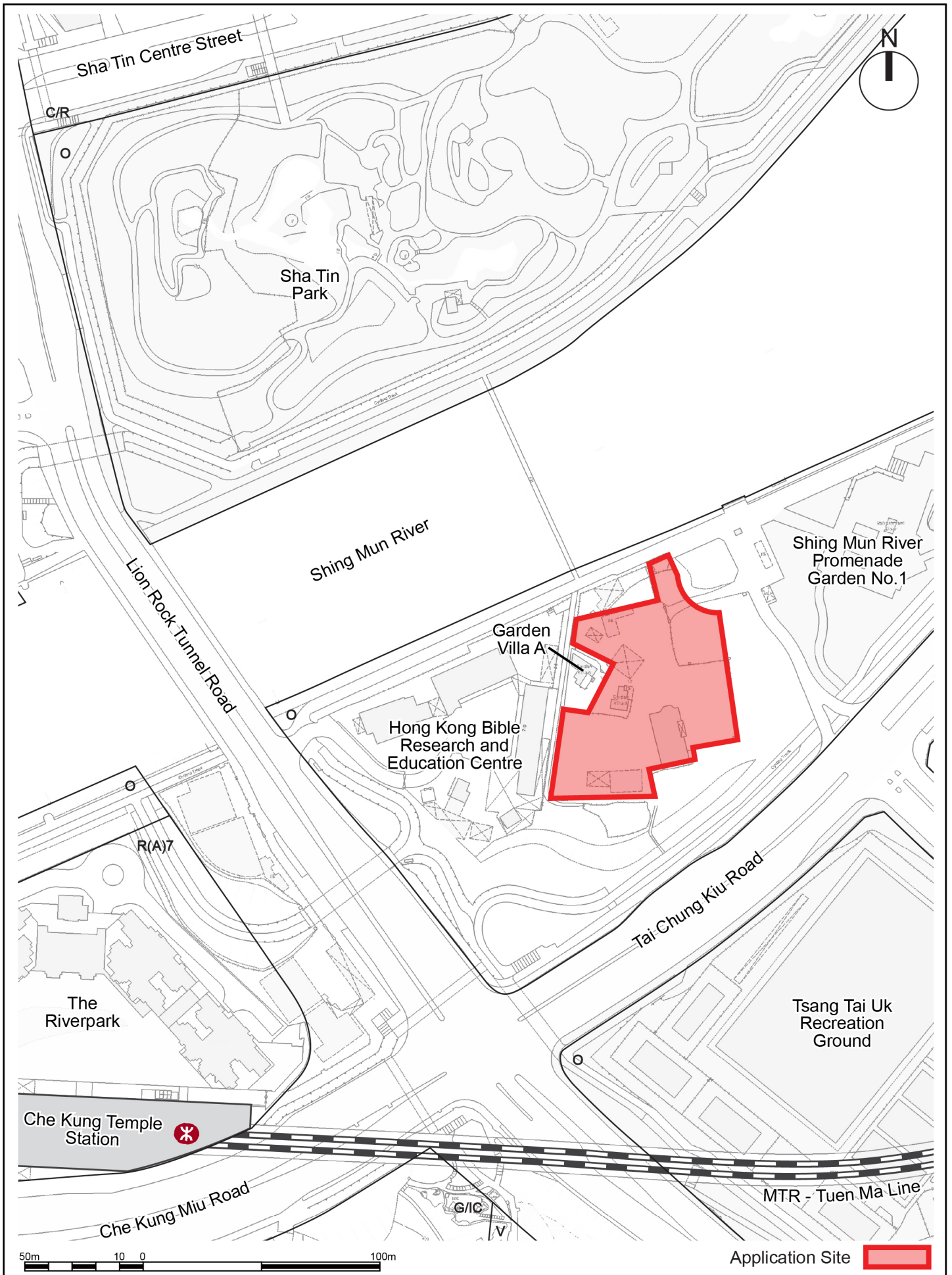
- 擬議發展中包含各種規劃及設計增益，其中包括：
 - 在申請地點內設立行人通道，並連接城門河濱步道及大涌橋路，以增強週邊行人網路的連通性；
 - 擬議塔樓與申請地點北面邊界及西面邊界分別後移不少於 11 米及 9 米，以減少擬議發展的整體體積；
 - 在擬議發展的高層（即 10 樓至 13 樓）採用階梯式建築設計，以盡量減少擬議發展的體積並提供視覺上的緩解；
 - 透過打破擬議發展低層的空間引入建築空隙，並在 2 樓設置平台花園；
 - 在擬建發展的較低樓層採用多種建築物後移/分隔設計；及
 - 在地面設置 800 平方米的非住用建築面積作商業用途，以服務未來的酒店使用者及週邊社區。
- 擬議發展已仔細考慮與週邊公共空間網路的融合，並保持視覺走廊的完整性及連結性。因此能夠尊重並補充沙田的公共空間及城市設計框架；
- 是次申請能夠充分解決城規會成員先前對附近一宗申請的憂慮；及
- 擬議發展在視覺、空氣流通、交通、環境及工程方面均技術上可行。

基於以上理據，現懇請城規會接納是次改劃申請。

1 INTRODUCTION

1.1 Purpose of Submission

- 1.1.1 This planning application is submitted to the Town Planning Board (the Board) in support of rezoning the Application Site from “Open Space” (“O”) to “Other Specified Uses” annotated “Hotel Development” (“OU (Hotel Development)”) on the draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/39 under Section 12A (S12A) of the Town Planning Ordinance (the Ordinance) (CAP. 131) (**Figure 1.1** refers).
- 1.1.2 The Application Site covers various lots in D.D. 184 and adjoining Government land in Sha Tin with a total area of about 4,561.5m². It is situated by the riverside of Shing Mun River and is about 250m to the northeast of the Che Kung Temple Station.
- 1.1.3 The Application Site has been left idle for years, it is currently fenced off and occupied by some temporary structures. Ng Yuen, a Grade 3 Historic Building built in the 1920s originally for residential use within the Application Site, has also been left vacant and became dilapidated within the Application Site. Besides, despite being zoned “O” since the gazettal of the first Sha Tin OZP in 1985 there has never been any plan initiated by the Government to implement the subject Application Site as a public open space (POS).
- 1.1.4 Under these circumstances, and to make better use of the valuable land resources, the Applicant proposes a hotel development with an active public realm complemented with retail/F&B and recreational elements that benefits the society through better spatial planning. The Applicant also seizes the opportunity offered by the commenced Trunk Road T4 project to transform the ‘Amenity Area’ committed under the road works project to the south of the Application Site into an active, vibrant and functional POS in order to materialize the planning intention of the subject “O” zone as well as to integrate with the private open space within the Application Site to form a larger public realm that could be enjoyed by members of the public.



Title
 Extract of the Draft Sha Tin Outline Zoning Plan
 No. S/ST/39

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Scale	Figure		
NA	1.1		

1.2 Report Structure

1.2.1 This planning statement includes the following sections:

- Section 2: describes and analyses the Application Site, its surrounding and planning context;
- Section 3: depicts the indicative development scheme;
- Section 4: describes the proposed zoning;
- Sections 5-9: summarise the key findings of various technical assessments on visual, air ventilation, traffic, environmental, drainage, sewerage and water supply;
- Section 10: highlights the justifications of the Proposed Development; and
- Section 11: concludes the planning statement.

1.2.2 Detailed technical assessments and other supplementary information are attached in **Appendices A to J**.

- Appendix A: Conservation Management Plan
- Appendix B: Landscape Design and Tree Preservation Proposal
- Appendix C: Proposed Amendments to the Plan and Notes of the draft Sha Tin Outline Zoning Plan No. S/ST/39
- Appendix D: Visual Impact Assessment
- Appendix E: Air Ventilation Assessment (Expert Evaluation)
- Appendix F: Traffic Impact Assessment
- Appendix G: Environmental Assessment
- Appendix H: Drainage Impact Assessment
- Appendix I: Sewerage Impact Assessment
- Appendix J: Water Supply Impact Assessment

2 SITE AND PLANNING CONTEXTS

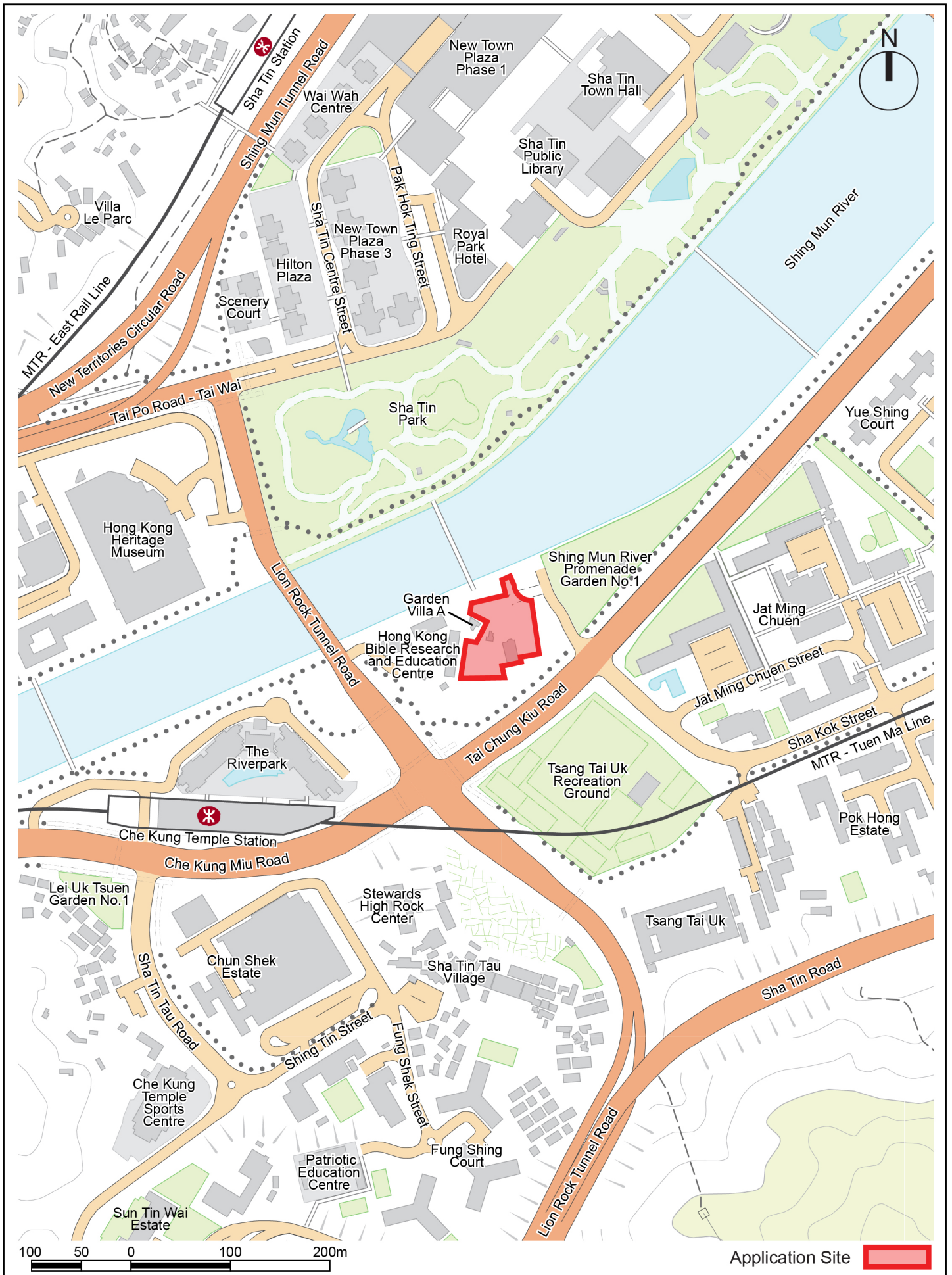
2.1 Site Context

2.1.1 The Application Site is located within the Sha Tin New Town with a total site area of about 4,561.5m². The site is situated by the riverside of Shing Mun River near the existing high-rise residential developments e.g. The Riverpark (about 150-155mPD) and Jat Min Chuen (about 95mPD). To the direct east and west of the site is a public park (called Shing Mun River Promenade Garden No. 1) and two building lots (with a residential building called Garden Villa A and a religious development called the Hong Kong Bible Research & Education Centre erected thereupon) respectively. The site is only about 4-minute walk from Che Kung Temple MTR Station (about 250m) and accessible via an existing access road branched off from Tai Chung Kiu Road. **Figure 2.1** shows the location of the Application Site in relation to the surrounding areas.

2.1.2 The Application Site has been left idle for years. It is currently fenced off and occupied by a Grade 3 Historic Building – “Ng Yuen” (built in the 1920s originally for residential use) and some temporary structures. “Ng Yuen”, being a private residential site and completely fenced off on security ground, has currently no pedestrian connection provided within the site. As shown in **Figure 2.2**, the surrounding existing pedestrian walkways and cycling tracks are mainly located along the riverside and major roads without any connections passing through the site. Ng Yuen is also currently physically and visually segregated by existing trees and amenity from key pedestrian walkway along Tai Chung Kiu Road at the south. **Figure 2.3** shows the site and surrounding context of the Application Site.

2.2 Existing Planning Context

2.2.1 The Application Site falls within an “Open Space” (“O”) zone on the draft Sha Tin Outline Zoning Plan No. S/ST/39. Despite being zoned “O” for several decades since the gazettal of the first Sha Tin OZP in 1985, there has never been any plan initiated by the Government to implement the subject Application Site as a POS.



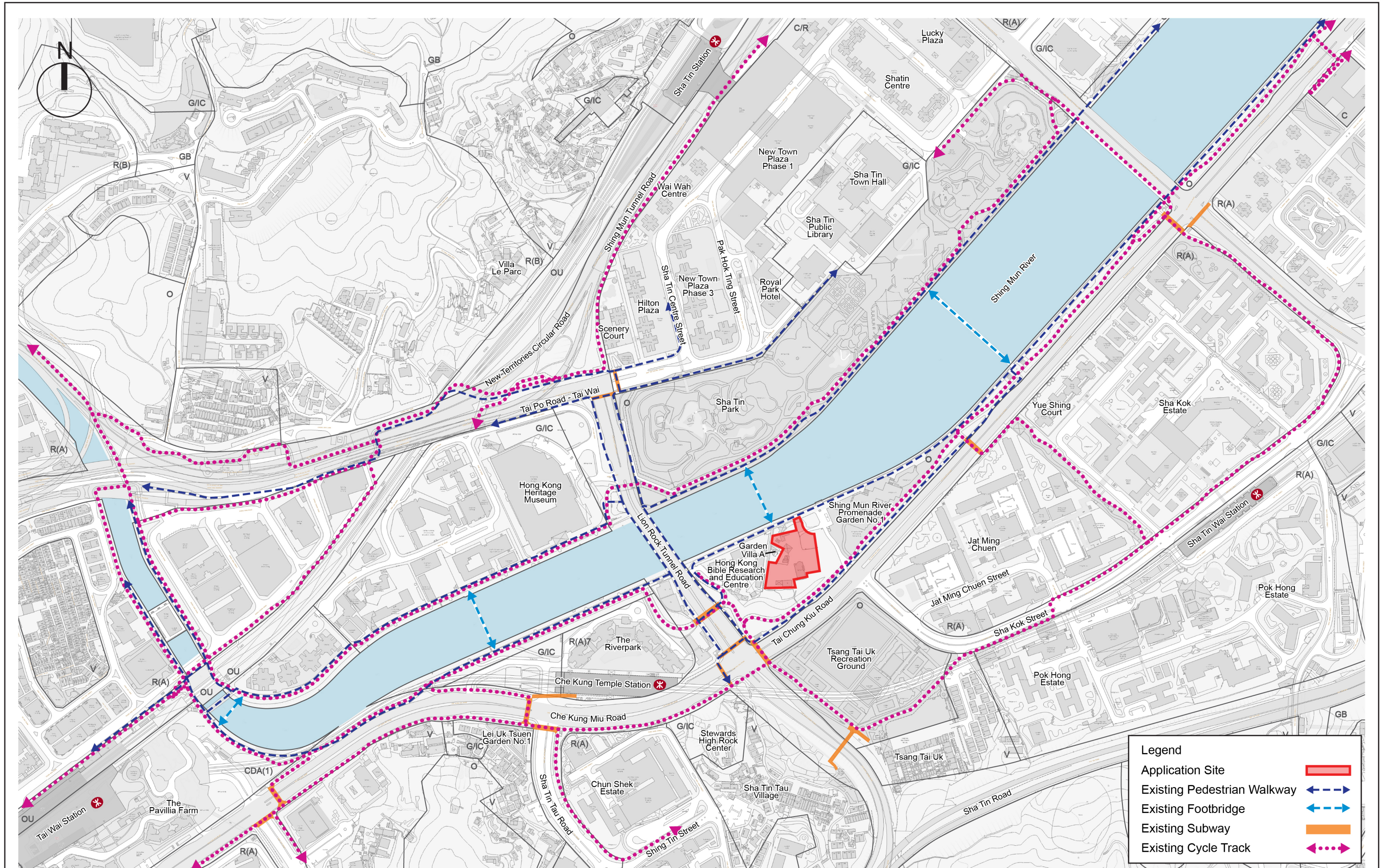
Application Site

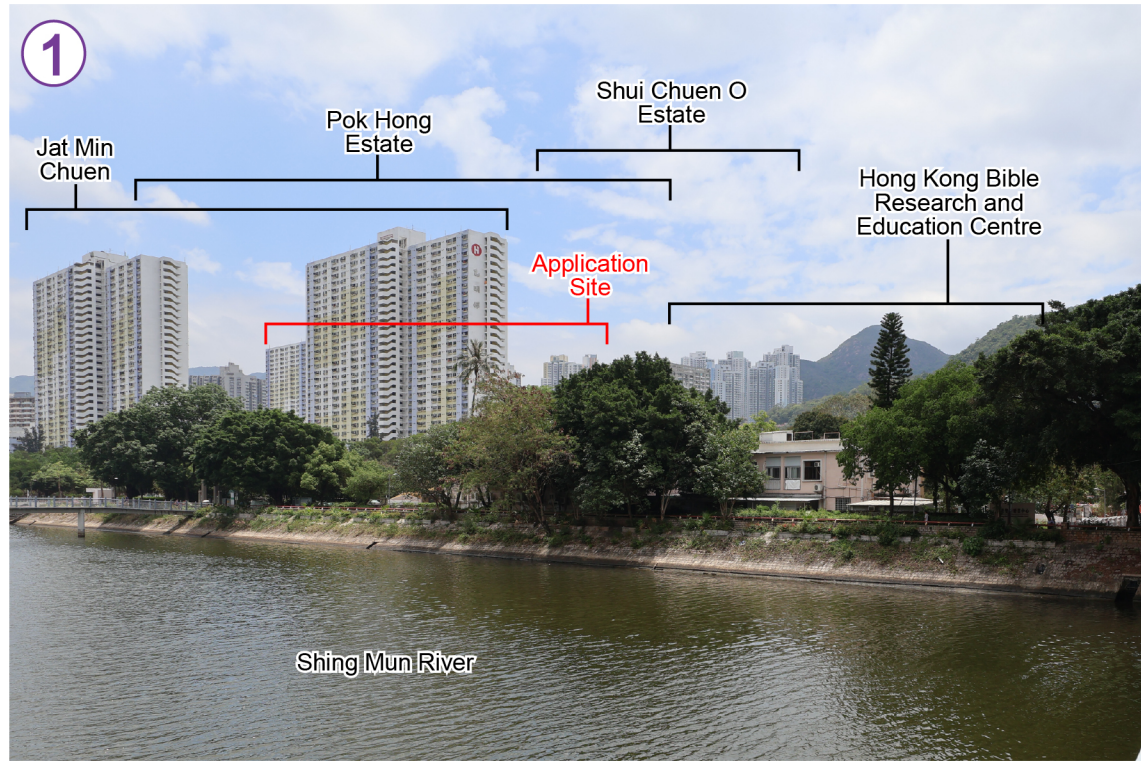


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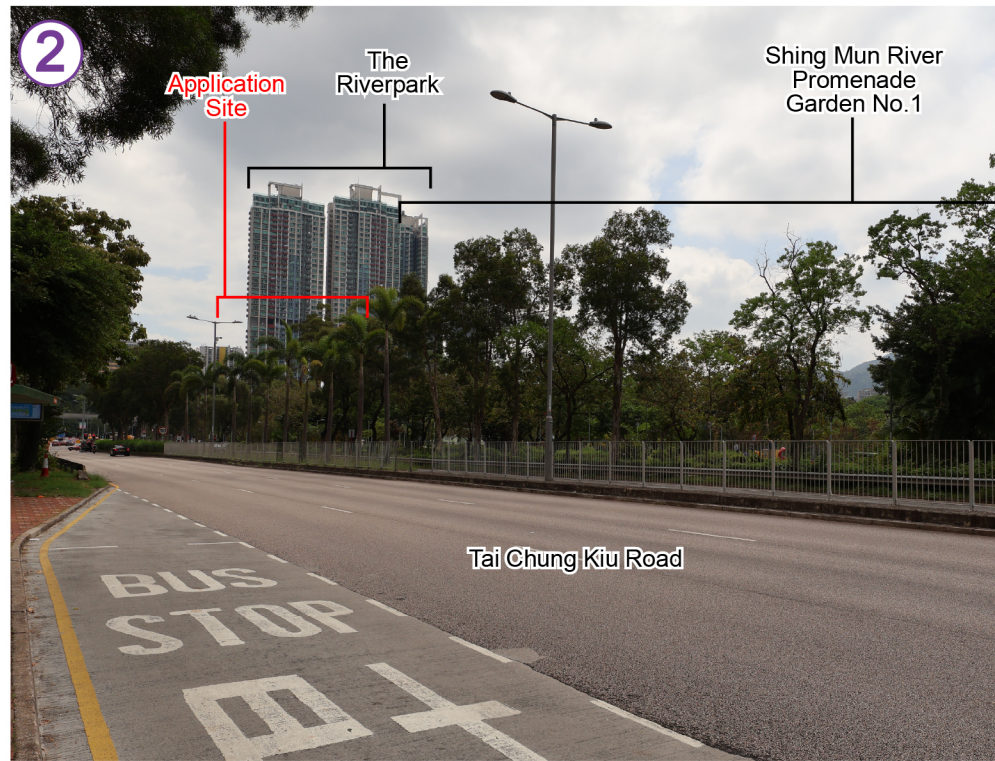
Location Plan

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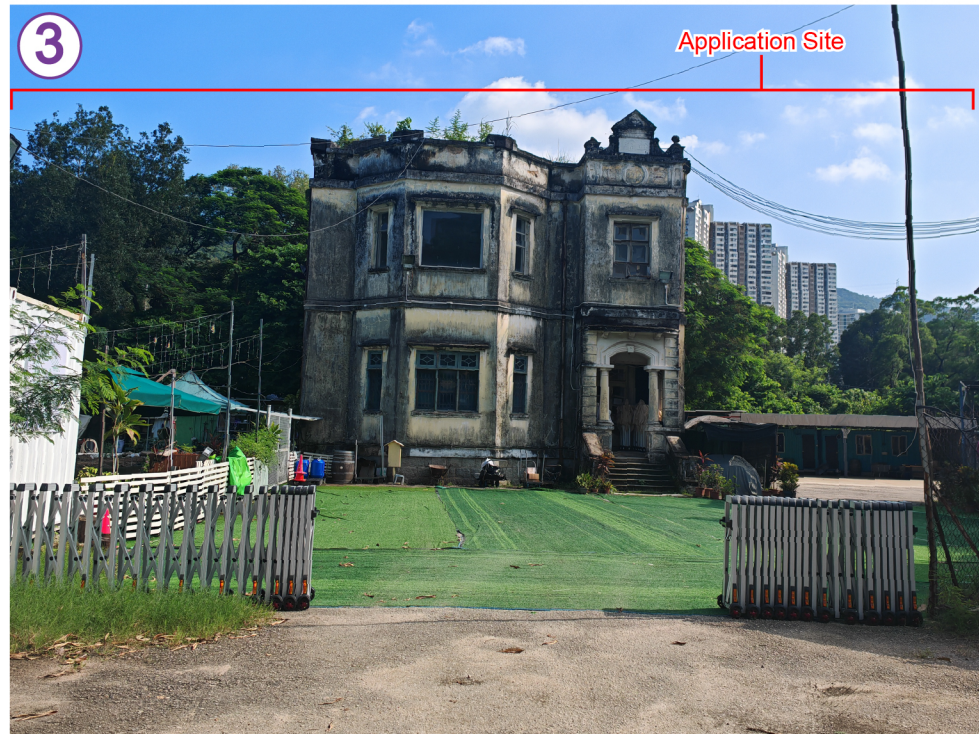
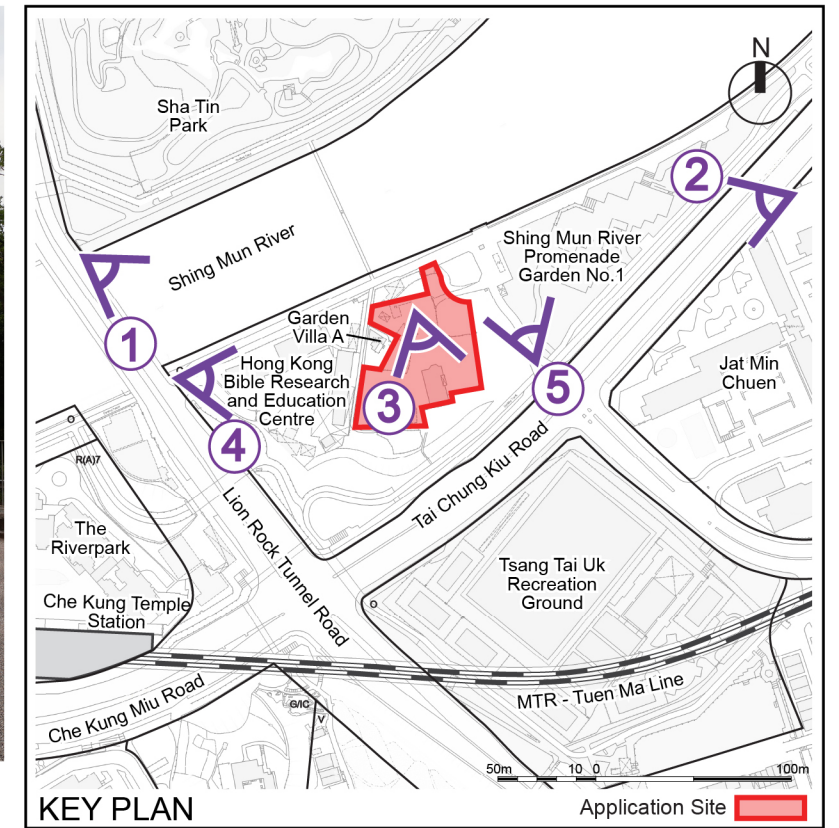




The Application Site and the surrounding developments viewing from the Pedestrian Path on the Bridge along Lion Rock Tunnel Road



The pedestrian path and cycle path along the Tai Chung Kiu Road at the south of the Application Site



"Ng Yuen (Grade 3)" inside the Application Site



Hong Kong Bible Research and Education Centre at the west of the Application Site



The local road and Shing Mun River Promenade Garden No.1 at the east of the Application Site

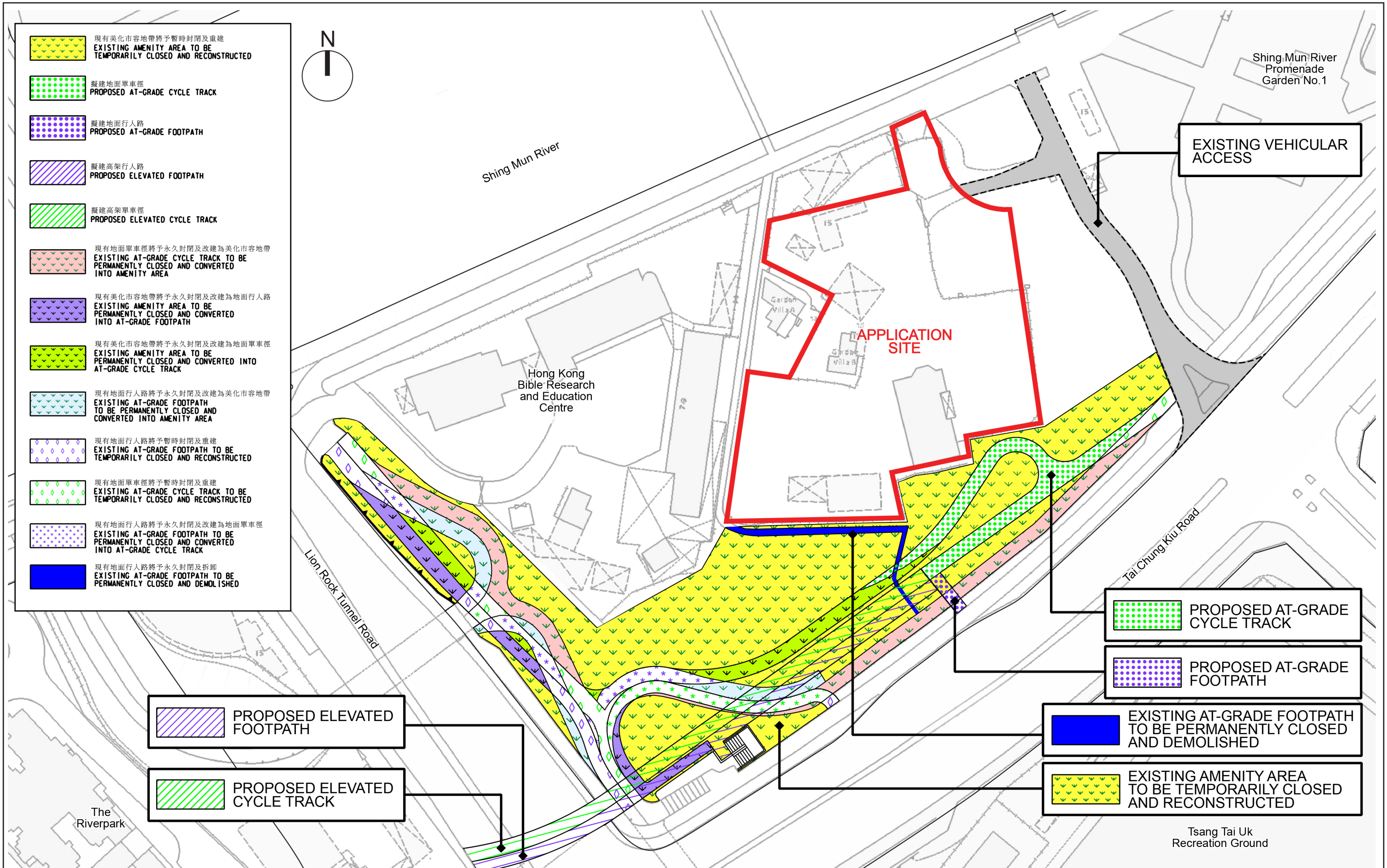
2.3 Trunk Road T4 (Under Construction)

2.3.1 Trunk Road T4 project is targeted to provide a more direct vehicle connection between the Sha Tin / Ma On Shan areas and the Tsuen Wan / West Kowloon areas. The construction works of the project commenced in 2024 and the project is targeted for completion by 2030. According to the relevant road gazette drawing (Plan No. 60579757/GAZ/104) from the Civil Engineering & Development Department (CEDD), the project will affect the existing pedestrian and cycle track network near the Application Site. To facilitate the construction of the new footpath and cycle track, the portion of the area to the direct south of the Application Site will be reconstructed as an ‘Amenity Area’ as shown in **Figure 2.4**. Under the Trunk Road T4 project, a new elevated footbridge structure comprising both public footpath and cycle track will be constructed to cross over Lion Rock Tunnel Road and land on a strip of Government land to the south of the Application Site. The existing footpath and cycle track will also be re-aligned to connect with the new elevated footbridge structure. Upon re-alignment of the footpath and cycle track, the area adjoining to the southern boundary of the Application Site will be reconstructed as an Amenity Area by CEDD. The illustrative diagram showing the proposed re-alignment of existing footpath and cycle track layout under Trunk Road T4 Project is appended as **Figure 2.5**.

2.3.2 Since the above-mentioned ‘Amenity Area’ will be directly abutting on Ng Yuen, opportunity exists to better plan and integrate this Amenity Area with the Application Site to create greater synergy. Conceptually, in addition to roadside planting, more active and vibrant uses could be proposed to transform this Amenity Area within the “O” zone into a functional POS to activate the interface as well as connection with adjoining Ng Yuen within the Application Site. Conceptual design and implementation arrangements of the POS enhanced from the reconstructed Amenity Area will be described in Sections 3.2 and 3.4 below.

2.4 Land Ownership

2.4.1 **Figure 2.6** illustrates the existing landholding pattern within the Application Site. The Application Site covers a total area of about 4,561.5m², of which about 4,019.5m² (88.1%) is private land solely owned by the Applicant, while the remaining area of about 542m² (11.9%) is Government land.

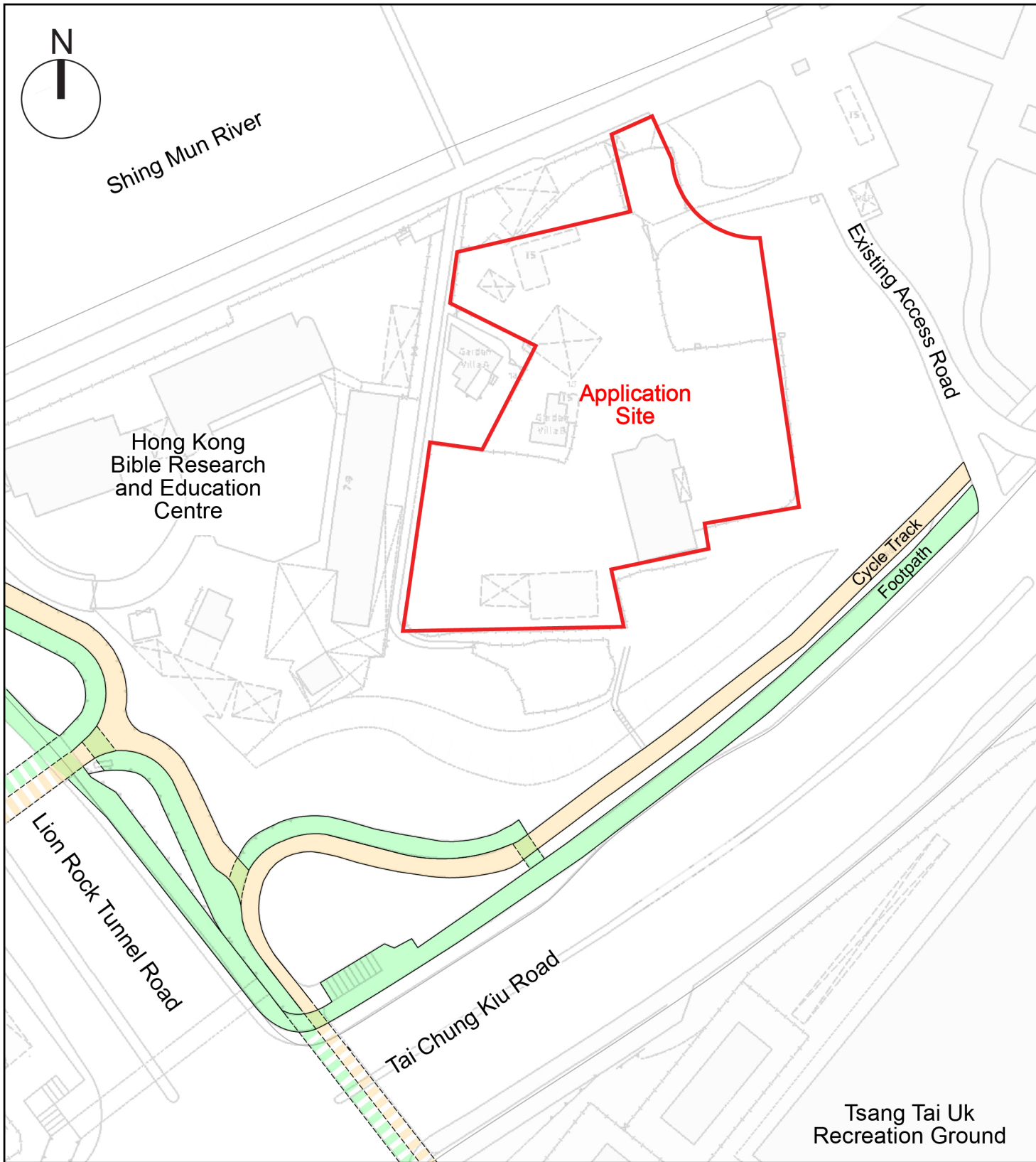


* Reference to Trunk Road T4 Gazette Plan No. 60579757/GAZ/104 and LC Financial Committee Paper FCR (2024-25)4

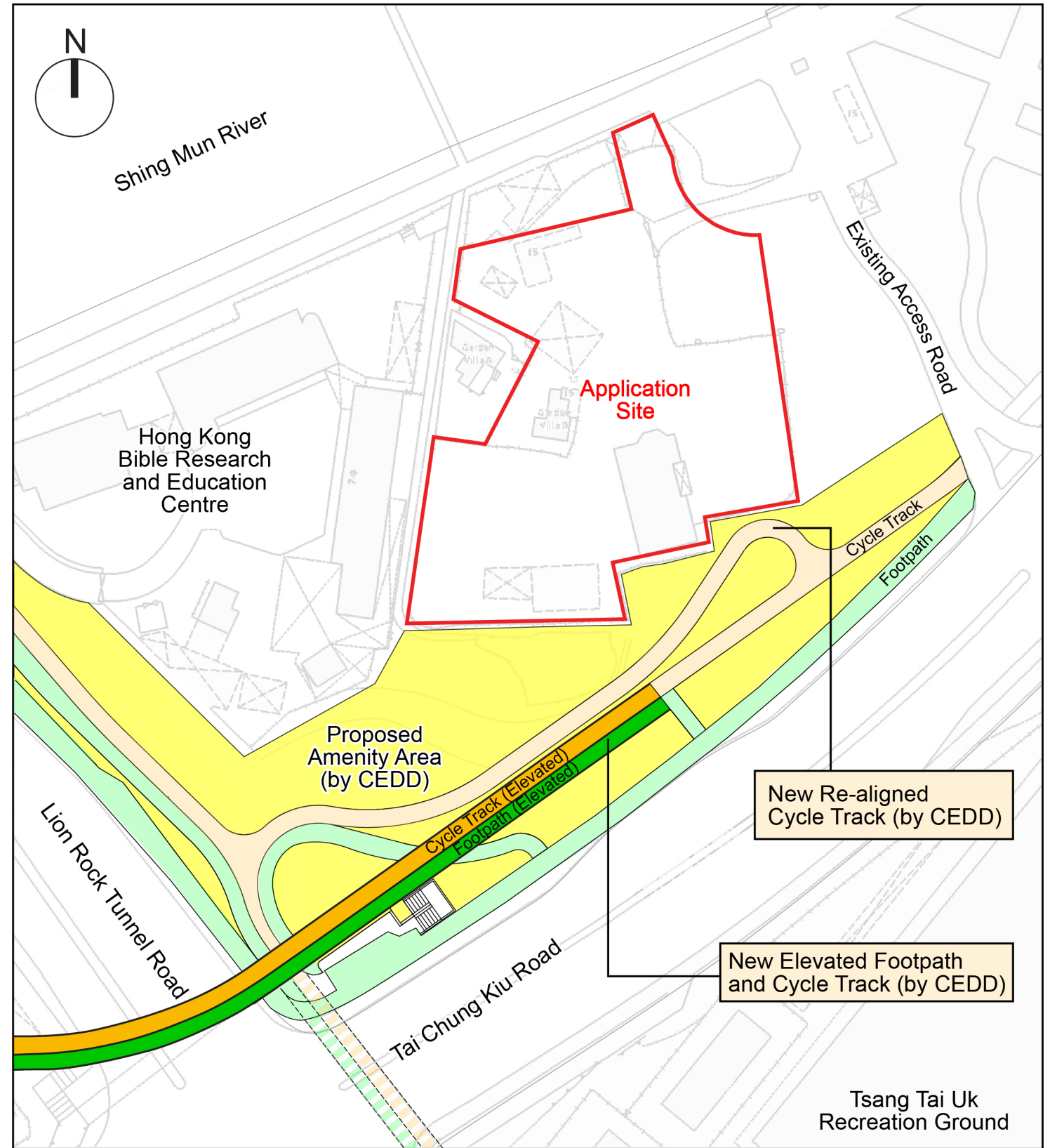


Title
 Location of Application Site and Associated Works under Trunk Road T4 Project by CEDD







Checked	DH	Drawn	PW
Rev	0	Date	June 2026
Scale	Figure 2.4		



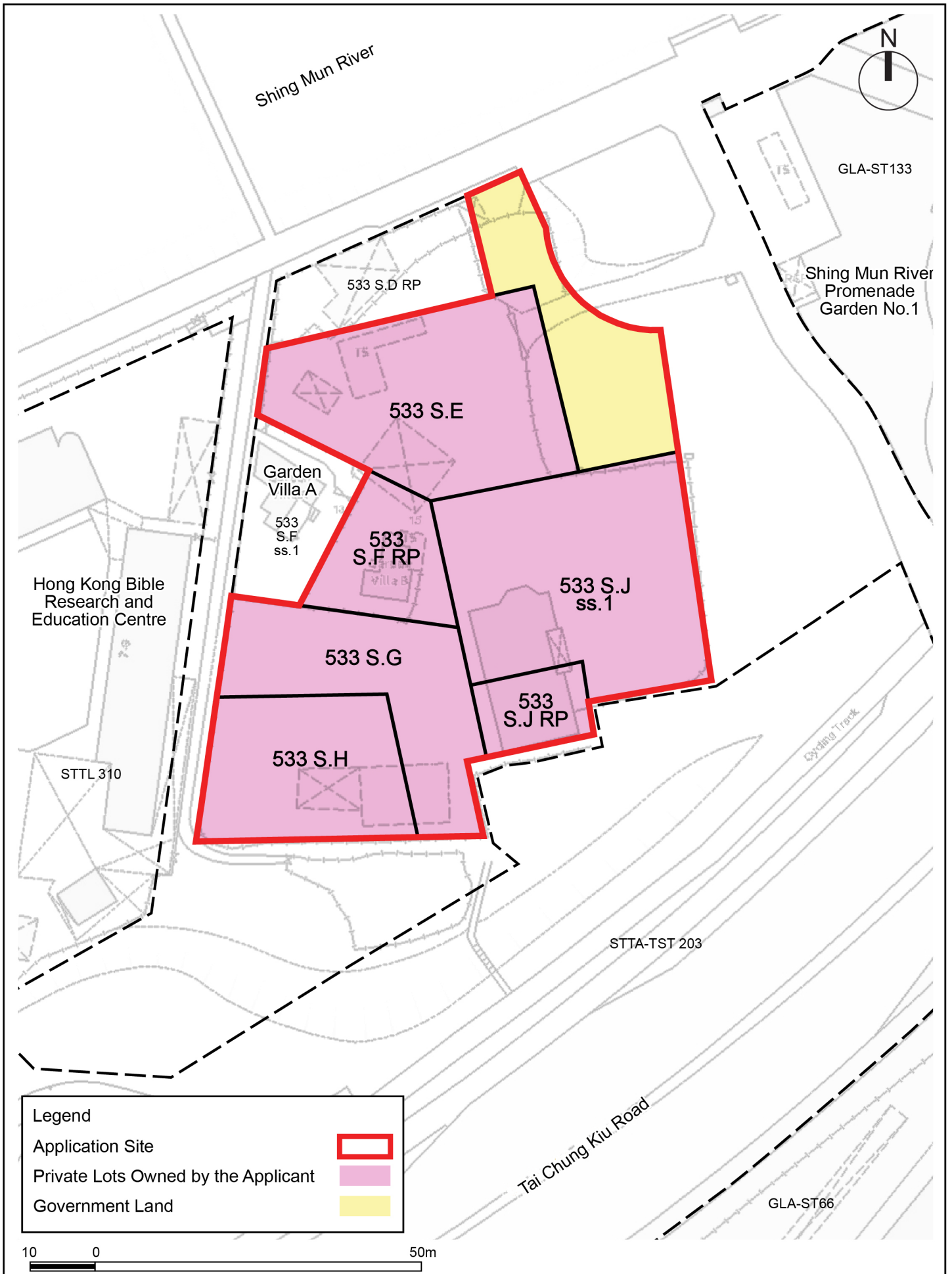
Existing Footpath / Cycle Track Layout



Footpath / Cycle Track Layout under Trunk Road T4 Project*

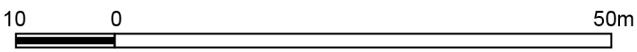
Legend					
	Footpath		Footpath (Subway)		Footpath (Elevated)
	Cycle Track		Cycle Track (Subway)		Cycle Track (Elevated)

* Reference to Trunk Road T4 Gazette Plan No. 60579757/GAZ/104 and LC Financial Committee Paper FCR (2024-25)4



Legend

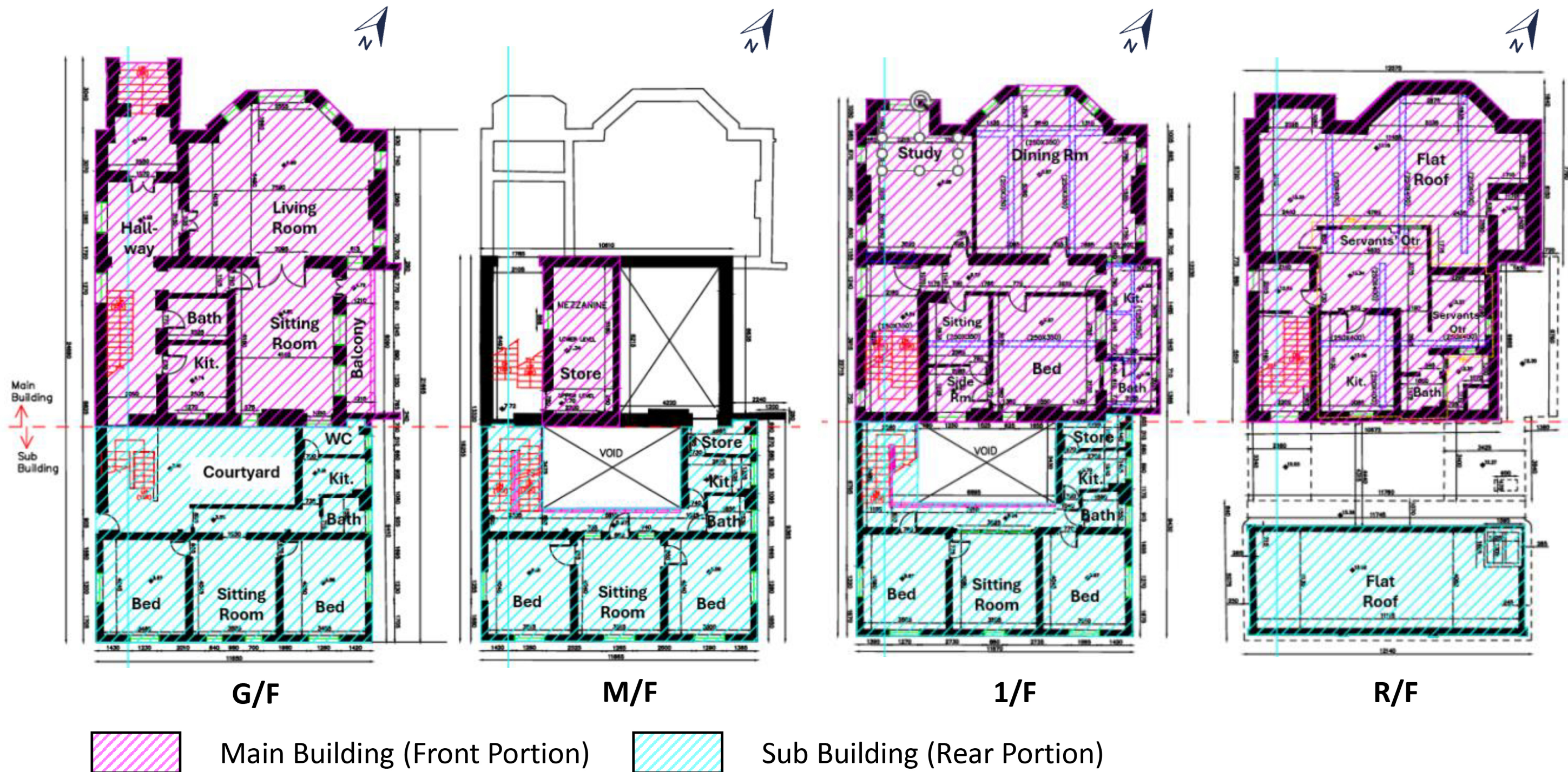
- Application Site
- Private Lots Owned by the Applicant
- Government Land



llewelyn davies	Title	Checked	DH	Drawn	PW
	Landholding Plan	Rev	0	Date	June 2026
		Scale	NA	Figure	2.6

2.5 Conservation of Ng Yuen

- 2.5.1 Portion of the private land within the Application Site is currently occupied by the previously mentioned Grade 3 Historic Building – “Ng Yuen”. To have a better understanding of Ng Yuen, a Conservation Management Plan (CMP) has been prepared by the Applicant (see **Appendix A**). According to the CMP, Ng Yuen is believed to be built in the 1920s and serve as a private residence of a prominent figure in Sha Tin (i.e. Mr. Ng Tze-mei). Ng Yuen was accorded grade 3 historic building status on February 2010 by the Antiquities Advisory Board. By definition, it is a building of some merit, its preservation would be desirable and alternative means should be considered if preservation is not practicable.
- 2.5.2 According to the historical and architectural analyses of the CMP, Ng Yuen is considered to demonstrate a blend of European and traditional Chinese architectural design with local adaptation. It is composed of two portions, namely the Main Building (front portion) and Sub Building (rear portion) (see **Figure 2.7**).
- 2.5.3 The internal layout of the spaces of the Main Building is self-sustained functionally and generally adheres to the Georgian principles of balanced proportions and ordered space. The core Georgian spatial principles of high ceilings on the main floors, large sash windows for light, hierarchical use of floors and class detailing like fireplaces have remained consistent within the Main Building. The internal experience of order and balanced has also been prioritized with the G/F of the Main Building considered to be a social interaction zone and included the living room, sitting room, kitchen and a bathroom while the 1/F is composed of rooms for family intimacy and included the master bedroom, study room and dining room.
- 2.5.4 On the other hand, the Sub Building is located to the south of the Main Building with a small lightwell in between. Each of the three floors is designed in the balcony-type corridor approach, divided into inter-connecting suites with individual sitting room and bedroom. Each floor is also served individually by a bathroom and a kitchen at the east end, which signify the individuality of the usage of each floor of the Sub Building, with the probability of serving different tenants.



- 2.5.5 The Sub Building contains different architectural design and spatial arrangement that does not supplement that of the Main Building. The Main and Sub Buildings are also considered to be built at different time period with the Sub Building being a later addition. The skirting at the staircase of the Main Building has been modified awkwardly to allow the introduction of a step that extended to the landing of the staircase of Sub Building, the metal fence at the rear door of the Main Building is also blocked by the north wall of the G/F of the Sub Building. Such situation reinforces the fact that the service core at the east of Sub Building was later added and the Sub Building was not designed and constructed at the same time as the Main Building.
- 2.5.6 The CMP has also conducted a Statement of Significance of Ng Yuen by assessing the contextual, historical, architectural, social and scientific significance of the Character-Defining Elements (CDEs) of Ng Yuen. It is concluded that the CDEs of the Main Building has substantially higher significance than that of the Sub Building, while the CDEs of the Sub Building is either “Low” or “Intrusive”.
- 2.5.7 Based on the above mentioned assessments, the CMP recommended to preserve and integrate only the Main Building within the Proposed Development while the Sub Building could be demolished.

3 INDICATIVE DEVELOPMENT SCHEME

3.1 Indicative Development Scheme

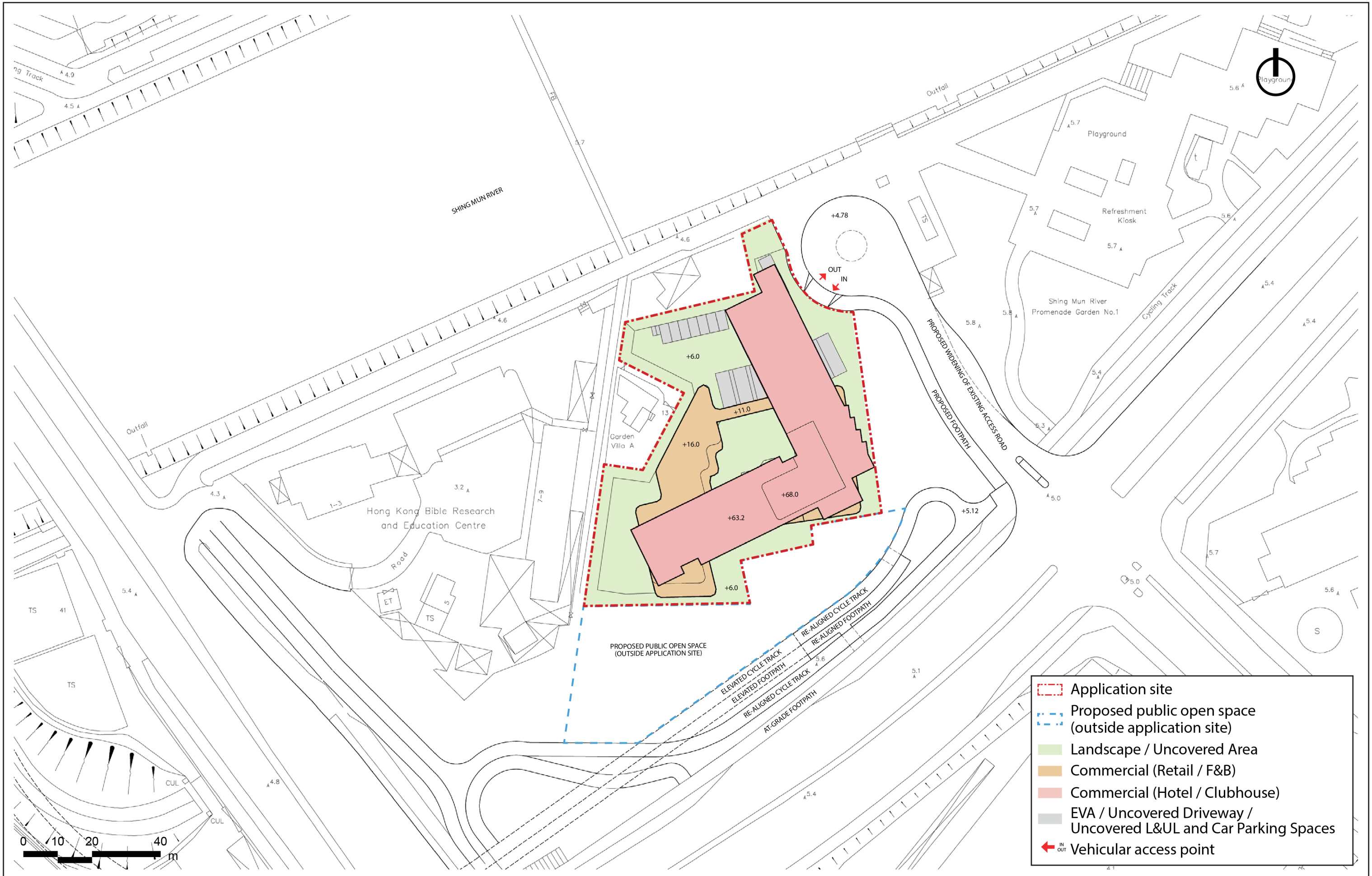
3.1.1 The Indicative Block Plan, Floor Plans and Section Plans of the Proposed Development are shown in **Figures 3.1 to 3.8**. The major development parameters of the Proposed Development are stipulated in **Table 3.1**.

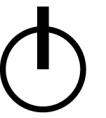
Table 3.1 - Major Development Parameters of the Proposed Development

Development Parameters	Proposed Development
Application Site Area (m ²) (about)	4,561.5 ⁽¹⁾
Total Non-domestic GFA (m ²) (about) <ul style="list-style-type: none"> • Hotel • Commercial Use ⁽³⁾ 	18,246 ⁽²⁾ 17,446 800
Total Non-domestic Plot Ratio	About 4.0
Maximum Building Height (to the main roof)	Not more than 68mPD
No. of Storeys	14
Site Coverage <ul style="list-style-type: none"> • Height not exceeding 15m • Height over 15m 	Not more than 100% Not more than 62.5%
No. of Hotel Rooms	443
No. of Blocks	2

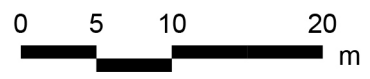
Remarks:

- (1) Subject to detailed land survey at subsequent detailed design and land grant stage.
- (2) Excluding GFA to be exempted under Building (Planning) Regulation such as back-of-house area to support the hotel, E/M plant rooms, car parking area, sky garden, etc.
- (3) Includes ‘Shop and Services’, ‘Eating Place’, ‘Place of Entertainment’ and ‘Place of Recreation, Sports or Culture’ uses at the commercial portion.





	Application site
	Landscape / Uncovered Area
	Commercial (Retail / F&B)
	Commercial (Hotel / Clubhouse)
	EVA / Uncovered Driveway / Uncovered L&UL and Car Parking Spaces



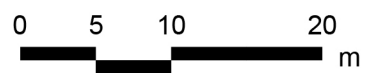
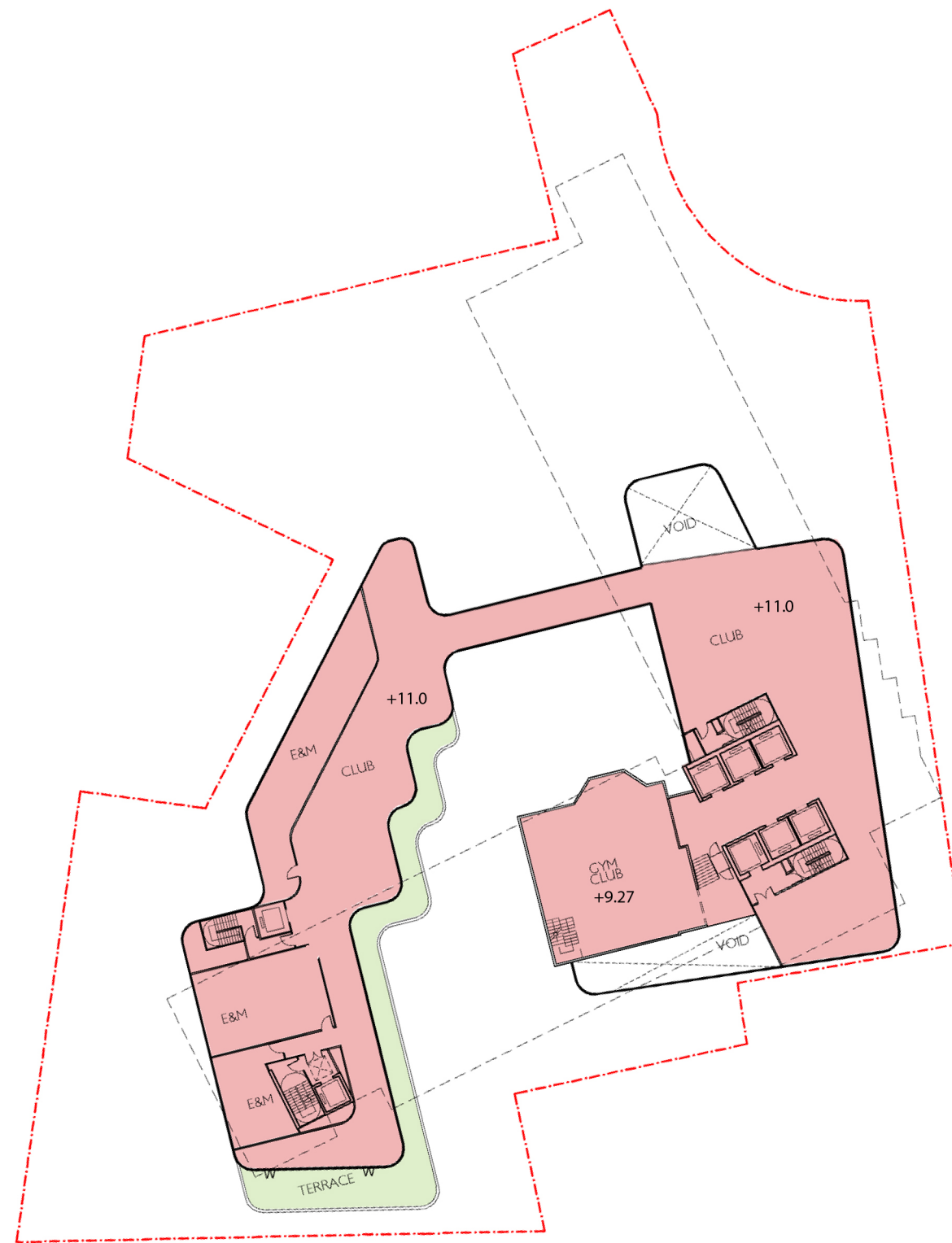
Title

Indicative G/F Plan

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Scale	Figure		3.2

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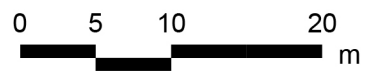
	Application site
	Landscape / Uncovered Area
	Commercial (Hotel / Clubhouse)

Title

Indicative 1/F Plan

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Rev	0	Date	June 2026
Scale	Figure		3.3

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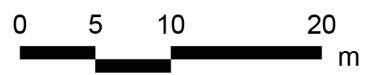
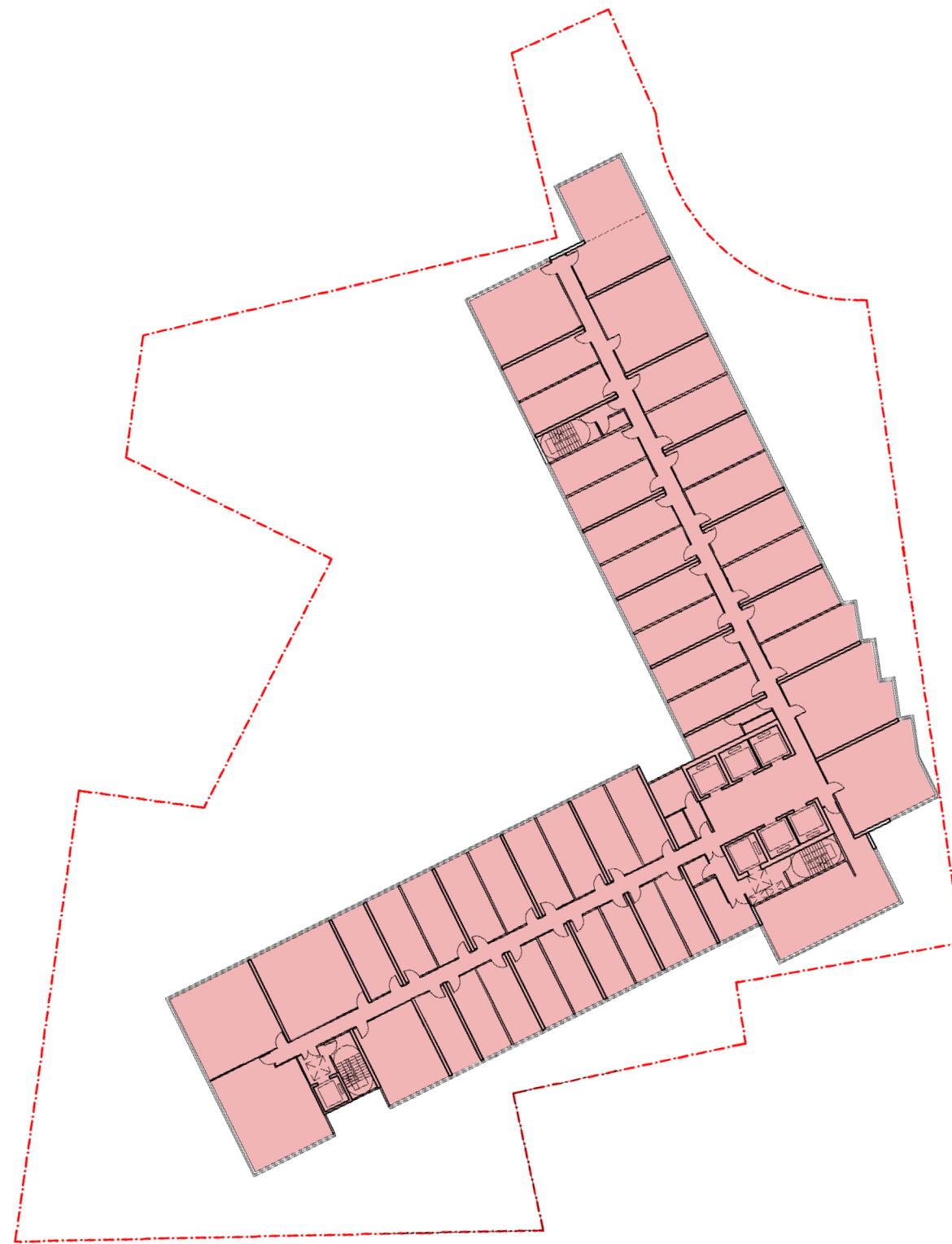
	Application site
	Skylight
	Landscape / Uncovered Area
	Commercial (Hotel / Clubhouse)

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Title

Indicative 2/F Plan

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Rev	0	Date	June 2026
Scale	Figure 3.4		

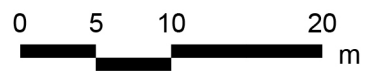
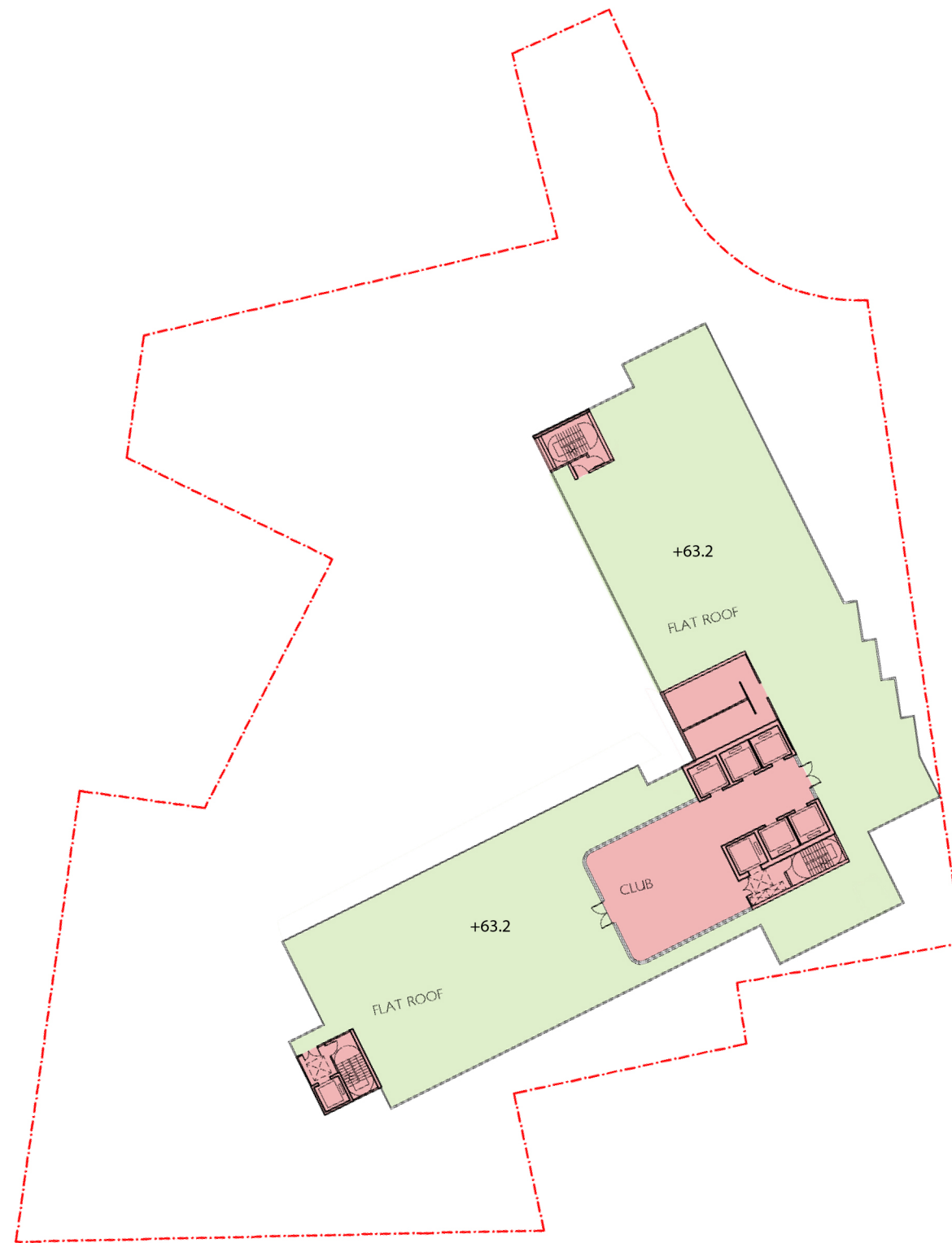


	Application site
	Commercial (Hotel / Clubhouse)

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Title
Indicative Typical Floor Plan

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Rev	0	Date	June 2026
Scale	Figure 3.5		



	Application site
	Landscape / Uncovered Area
	Commercial (Hotel / Clubhouse)

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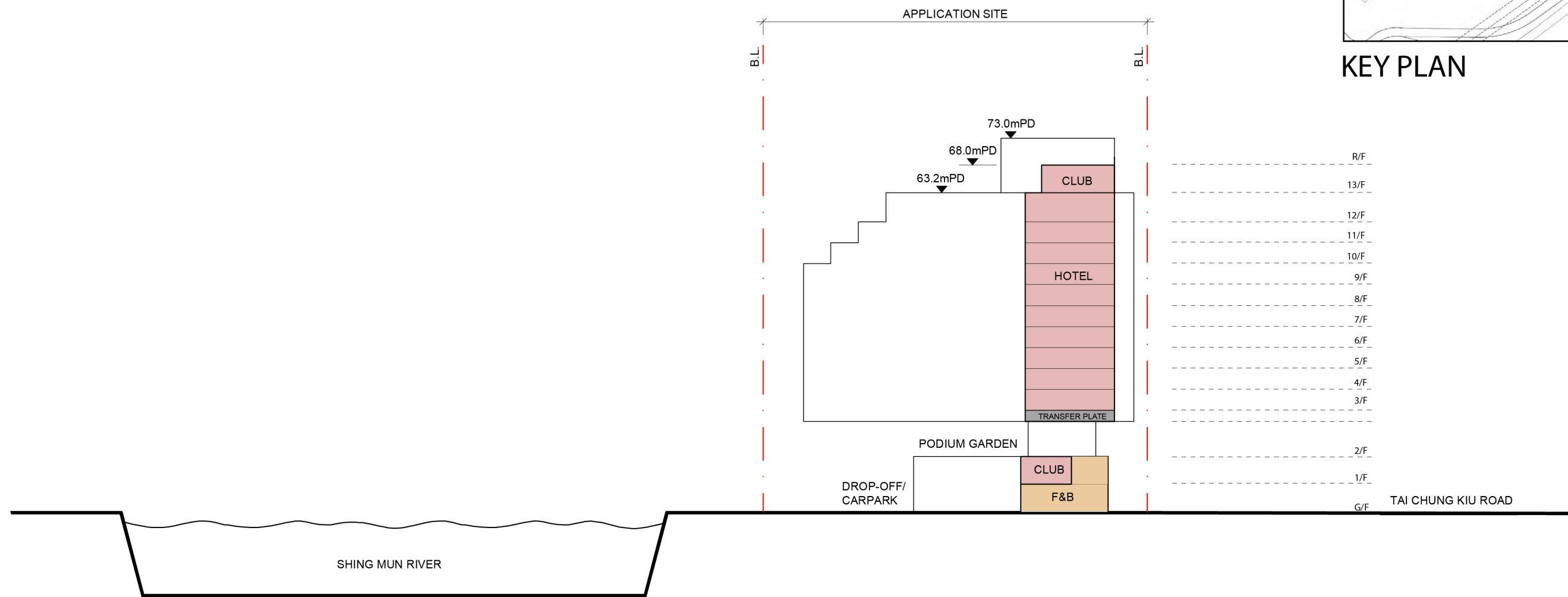
Title

Indicative Thirteen Floor Plan

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Rev	0	Date	June 2026
Scale	Figure 3.6		



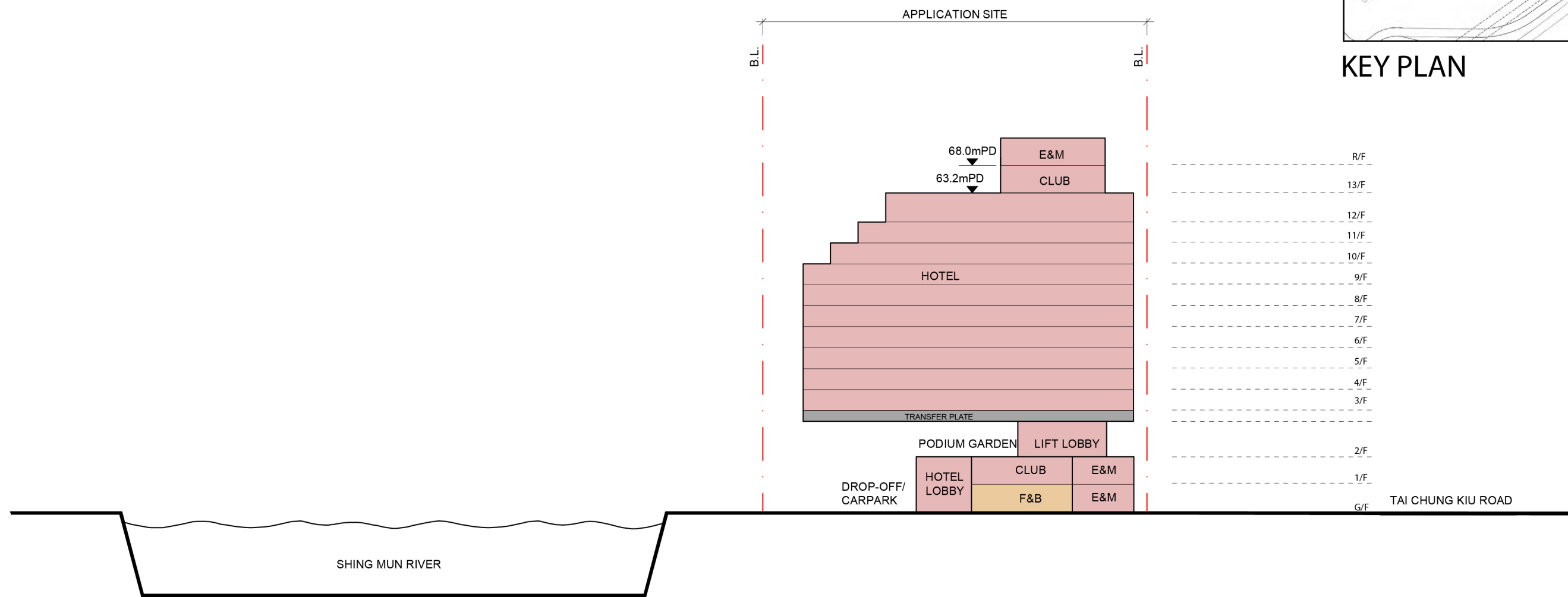
KEY PLAN



- Application site
- Landscape / Uncovered Area
- Commercial (Retail / F&B)
- Commercial (Hotel / Clubhouse)



KEY PLAN



- Application site
- Landscape / Uncovered Area
- Commercial (Retail / F&B)
- Commercial (Hotel / Clubhouse)

3.1.2 The Applicant aims to utilize the Application Site to create an active public realm with commercial and heritage elements that benefits the society by better land use planning and design such that the Application Site and the adjoining land could be opened up and enjoyed by the public. There are four major objectives of the Proposed Development, which are:

- i. Creation of Open Space with Enhanced Connectivity;
- ii. Promotion of Cultural Tourism;
- iii. Provision of Niche Accommodation to Meet Market Needs; and
- iv. Propose a Development with Appropriate Density and Layout.

3.1.3 To realise the above planning objectives, an indicative development proposal (hereafter referred to as the “Proposed Development”) has been prepared. The key features and design merits are highlighted below:

Proposed Hotel and Commercial Uses with Sensitive Building Design

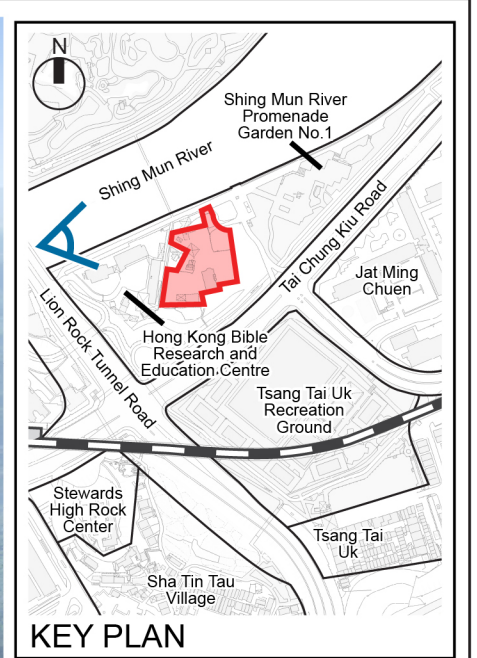
3.1.4 The Proposed Development is a hotel development supported by ancillary commercial uses with a total non-domestic GFA of about 18,246m². The Proposed Development consists of 2 blocks, including (i) a new 14-storeys hotel block with a maximum BH of 68mPD (up to the main roof) and (ii) the existing 2-storey Main Building of Ng Yuen which will be preserved in-situ and adaptively re-used as part of the Proposed Development.

3.1.5 The Proposed Development (including the adaptive re-use of Main Building of Ng Yuen) includes about 17,446m² GFA for hotel use and its ancillary clubhouse facilities, as well as about 800m² GFA for commercial uses (including retail, F&B, entertainment and recreational uses). The hotel development will provide about 443 nos. of hotel rooms with hybrid leasing model, flexible rental periods and hotel services to attract young professionals and high-calibre talents. The adaptive re-use of Main Building of Ng Yuen will also allow visitors to appreciate this building.

3.1.6 In view of the riverine setting of the Application Site, tower setbacks of not less than 11m from the northern site boundary and not less than 9m from the western site boundary are proposed. At the upper floors (i.e. 10/F-13/F), cascading design is adopted to further minimise the building bulk and provide visual relief. The lower floors of the Proposed Development are also broken up into smaller mass to create building voids at podium level and a podium garden at 2/F. Besides, various building setbacks/separations have also been incorporated in the lower floors of the Proposed Development. Such permeable building design can enhance visual permeability and openness of the Application Site and allow the Proposed Development to be well-integrated into the surrounding environment (**see Figure 3.9a**). The above measures will be adopted as far as possible at subsequent development stages while their exact locations and dimensions will be subject to detailed design.

Adaptive Re-use of Main Building of Ng Yuen for Revitalisation and Promotion of Tourism

3.1.7 As per the Conservation Management Plan of the Proposed Development (see **Appendix A**), the Character Defining Elements of the Sub Building (Rear Portion) of Ng Yuen have substantially less significance than that of the Main Building (Front Portion). As such, the Applicant intends to preserve only the Main Building of Ng Yuen and renovate it for adaptive re-use. As shown in **Figures 3.2 and 3.3**, the Main Building of Ng Yuen will be incorporated into the podium levels of the Proposed Development to achieve harmony. The G/F of Ng Yuen will be used for retail/ F&B purposes, whereas the 1/F of the building will accommodate the hotel clubhouse facilities. The Proposed Development will not only make the preservation of Ng Yuen become more financially viable, but also benefit the public by unveiling Ng Yuen to the general public. Together with other cultural landmarks in the vicinity, Ng Yuen could be revitalised as one of the new tourist attractions in Sha Tin. **Figures 3.9b and 3.9c** illustrates that integrated relationship between Main Building of Ng Yuen and the Proposed Development.



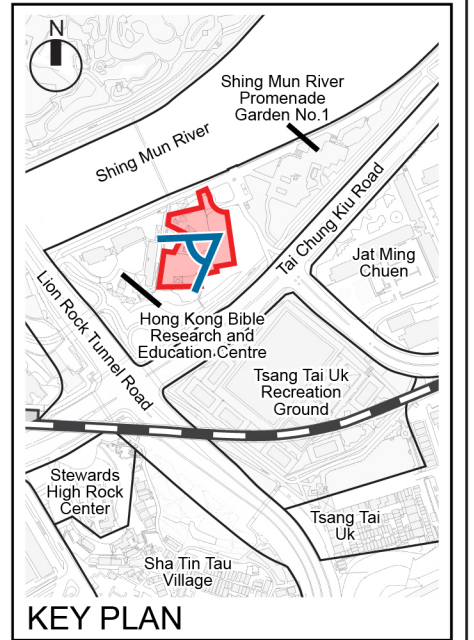
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Title

Artist's Impression
(Proposed Development being Well Integrated into the Surroundings)

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Scale		Figure 3.9a	

Application Site

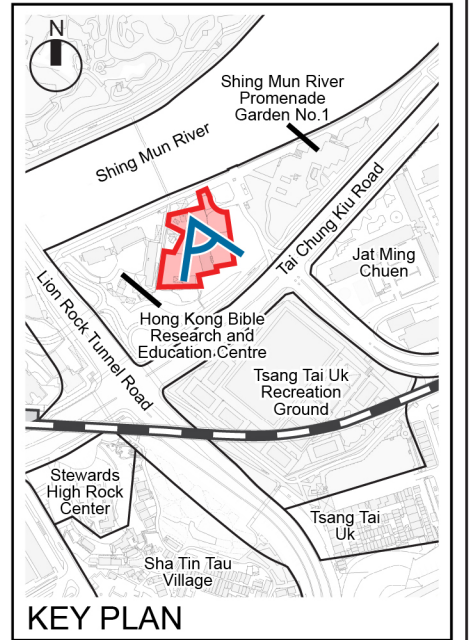


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Title
Artist's Impression
(Establishment of a Vibrant Plaza in front of Ng Yuen)

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Rev	0	Date	June 2026
Scale	Figure 3.9b		

Application Site



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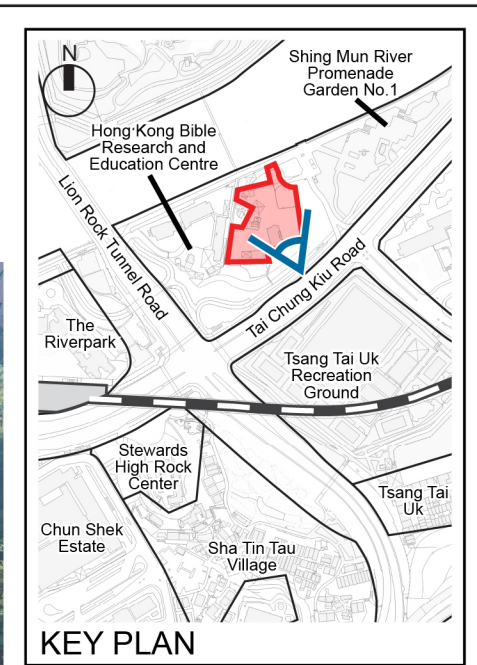
Title

Artist's Impression
(Ng Yuen being Well Integrated into the Podium of the Proposed Development)

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Rev	0	Date	June 2026
Scale	Figure 3.9c		

Provision of Private and Public Open Space with Improvements on Pedestrian Connections between Tai Chung Kiu Road and Riverside Promenade

- 3.1.8 The Application Site and the adjoining Government land are zoned “O” under the extant OZP. Nonetheless, due to its private ownership and absence of any plan form the Government to implement this “O” zoned site through land resumption, the Application Site is been left idle for decades with no POS ever provided. For the adjoining Government land to the south of the Application Site, the current provisions/uses (e.g., amenity planting, cycle track and pedestrian footpath) also make this strip of land within the same “O” zone fail to truly provide the function of POS.
- 3.1.9 In regard to pedestrian connection and network, as the Application Site is sandwiched between Tai Chung Kiu Road and the riverside promenade along Shing Mun River. Opportunity exists to open up the site to facilitate a more convenient and pleasant pedestrian network to allow better accessibility to the promenade.
- 3.1.10 With the above development constraints and opportunities in mind, an indicative development proposal is derived. Under the current proposal, the ground level of the Application Site will be provided with a combination of soft and hard landscape with complementary F&B and retail facilities for the use of visitors and the general public. Private open space (accessible by the public) of about 740m² will be available at ground floor promoting community interaction within the Application Site. Also, the adjoining Government land to be re-constructed as ‘Amenity Area’ under the Trunk Road T4 project is proposed to be modified / enhanced to turn it into a public park / public open space. With an area of about 2,120m², this POS on the Government land will be physically connected to the private open space (accessible by the public) within the Application Site to form a larger public realm themed with the preserved Main Building of Ng Yuen being a focal point. Under the proposal, not only private and public open space could be provided to materialise the original planning intention, a north-south pedestrian connectivity between Tai Chung Kiu Road and the riverside promenade along Shing Mun River could also be created through the Application Site and the proposed POS (see **Figures 3.9d and 3.10**). For details of the proposed private and public open space, please refer to Section 3.2 below and the Landscape Design and Tree Treatment Proposal in **Appendix B**.



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Title
 Artist's Impression
 (Establishment of a Vibrant Public Realm within the Application Site and the Proposed Public Open Space)

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Scale		Figure 3.9d	

Creation of Focal Point with Heritage Conservation, Retail, Leisure and Recreational Activities

★ The Proposed Development with accessible private open space (area of about 740m²) and vibrant commercial uses (GFA of about 800m²) on the G/F will transform the Application Site into a focal point for leisure and recreation activities to serve the future hotel users and surrounding neighborhood. The preserved Ng Yuen will also become an integral part of the private open space, blending cultural heritage and modern leisure in harmony.

Provision of Public Open Space to Enrich Open Space Network along Shing Mun River

■ A usable and functional Public Open Space (area of about 2,120m²) is proposed outside the Application Site, it will physically connected to the private open space within the Application Site as well as other existing open space in the vicinity to form a larger, attractive and vibrant public realm. The original planning intention of this "Open Space" zone could also be materialized.

Opening Up the Application Site to Facilitate Pedestrian Connectivity between River Promenade and Hinterland

↔ The Proposed Development is opened up to establish a convenient and pleasant pedestrian connection through the Application Site. The pedestrian connection will link up with the proposed private open space within the Application Site and public open space outside the Application Site. It will further connect with the nearby Shing Mun River Promenade and Tai Chung Kiu Road, integrating the Application Site with the surrounding pedestrian network and facilitate a north-south pedestrian connectivity.

Sensitive Building Design Measures to Preserve Views through Visual Corridors

▲ Various building design measures have been incorporated with the Proposed Development to maintain the integrity and connectivity of the surrounding visual corridors, which includes;

Sensible Building Height

◆ The proposed maximum building height of 68mPD has taken into account the Public Viewing Point from the nearby Tsang Tai Uk and the height of the existing Tuen Ma Line Viaduct. When viewed from Tsang Tai Uk, the proposed building block will be mainly screened off by the Tuen Ma Line Viaduct and thus induce negligible visual impact.

Permeable Building Design

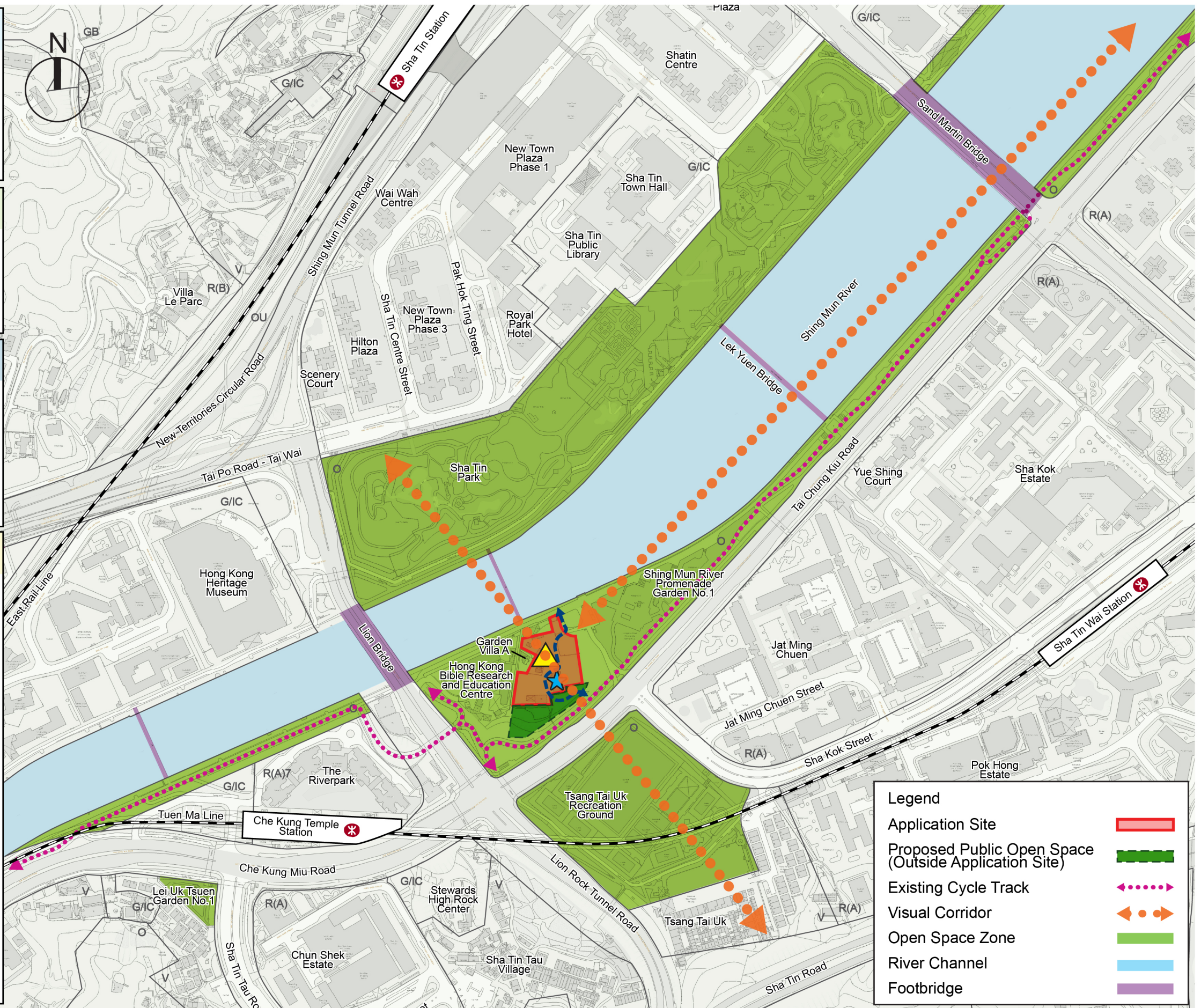
The lower floors of the Proposed Development are broken up into smaller mass with building voids at podium levels, such permeable building design can enhance visual and permeability at the pedestrian level.

Provision of Building Setbacks

Considering the riverine setting of the Application Site, building setbacks of not less than 11m from the northern site boundary and not less than 9m from the western site boundary are proposed to reduce the visual bulk of the Proposed Development.

Cascading Building Design

The upper floors of the Proposed Development (i.e. 10/F-13/F) have adopted cascading building design to minimise building bulk and provide visual relief.



Legend	
Application Site	
Proposed Public Open Space (Outside Application Site)	
Existing Cycle Track	
Visual Corridor	
Open Space Zone	
River Channel	
Footbridge	

Proposed Development is Well-integrated with the Open Space and Urban Design Framework of Sha Tin New Town

- 3.1.11 As shown in **Figure 3.10**, the Application Site is situated within the open space framework of the Sha Tin New Town which generally covers the adjacent Shing Mun River Channel and Shing Mun River Promenade as well as Sha Tin Park and Tsang Tai Uk Recreation Ground to the further northwest and southeast respectively. With this open space framework in mind, the Proposed Development has been carefully planned and designed with an accessible, at-grade private open space provided on the Application Site and a new POS proposed on the adjoining site. Being themed with a preserved building and supported by commercial uses, this new open space covering both private and government land will be a focal point for leisure and recreation activities, and well integrated with the surrounding open space network.
- 3.1.12 Having considered its proximity to two visual corridors of the Sha Tin New Town (i.e. a northeast-southwest corridor and a northwest-southeast corridor), the Proposed Development has incorporated various building design measures [e.g. limiting the maximum building height to only 68mPD (compared to about 150-155mPD at The Riverpark and about 95mPD at Jat Ming Chuen on the adjacent sites), provision of building setbacks and building voids at lower levels and adoption of the cascading design at the upper floors] to further minimise building bulk, provide visual relief and enhance the visual permeability of the Application Site and surrounding areas.

3.2 Landscape Design, Tree Treatment Proposal and Open Space Provision

3.2.1 A Landscape Design and Tree Treatment Proposal are included in **Appendix B** to demonstrate the effect of the landscape design of the Proposed Development. The Indicative Landscape Master Plan of the Proposed Development is shown in **Figure 3.11**.

Design Objectives

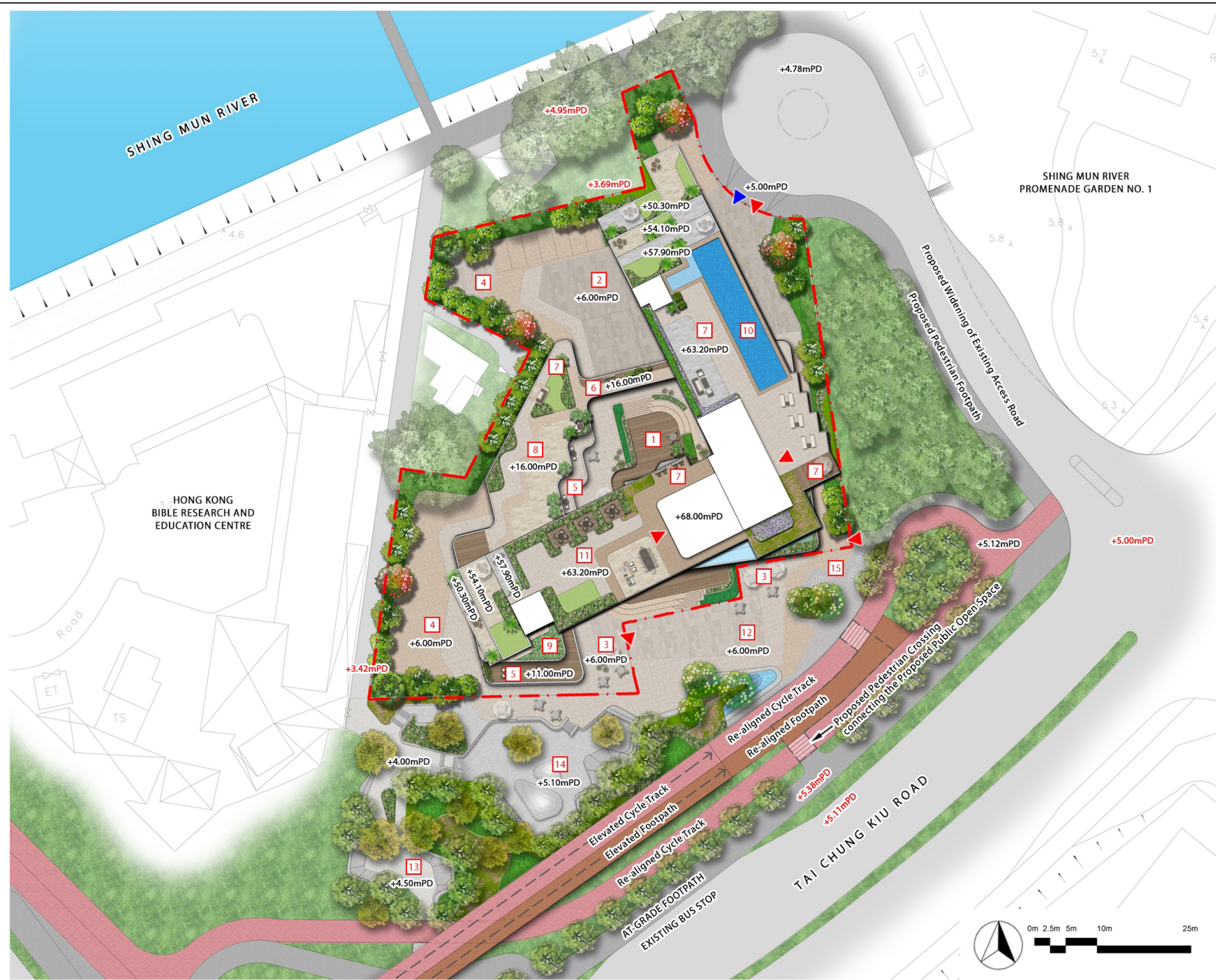
3.2.2 The primary landscape design objectives are to:

- To integrate the proposed hotel development into the existing and planned landscape context;
- To provide a landscape design that harmonizes with the local open space and respects the character of the Main Building of Ng Yuen, as well as the existing riverside promenade;
- To create a high-quality landscaped area and accessible open spaces that enhance the experience for both hotel guests and the public; and
- To foster a tranquil environment by incorporating native and ornamental species.

Design Features

3.2.3 The major landscape design framework includes:

- **Ground Floor:** The central area on the ground floor will feature a welcoming landscape courtyard for relaxation and social interaction. A central landscape plaza and sunken landscape deck will provide an alfresco setting, seamlessly integrating retail and dining facilities with lush greenery. This vibrant outdoor space complements the adaptive reuse of the Main Building of Ng Yuen, blending cultural heritage and modern leisure in harmony;



LEGEND:

- APPLICATION SITE BOUNDARY
- EXISTING TREE GROUPS OUTSIDE APPLICATION SITE
- PROPOSED NEW TREES WITHIN APPLICATION SITE (38 nos)
- PROPOSED NEW TREES OUTSIDE APPLICATION SITE
- PROPOSED SHRUBS / GROUNDCOVER
- PROPOSED LAWN
- PROPOSED PAVING
- PROPOSED SWIMMING POOL
- PROPOSED POTTED PLANTS
- PROPOSED LOOSE FURNITURE (Indicative Only)
- PROPOSED SKYLIGHT
- +6.00mPD PROPOSED LEVELS
- +5.00mPD EXISTING LEVELS
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS

LANDSCAPE COMPONENTS:

- 1 Sunken Landscape Deck
- 2 Arrival Court
- 3 Retail Landscape / Alfresco Dining
- 4 Landscape Courtyard
- 5 Landscape Terrace
- 6 Viewing Link Bridge
- 7 Outdoor Viewing Lounge / Terrace
- 8 Outdoor Lounge Area
- 9 Urban Garden
- 10 Swimming Pool
- 11 Outdoor Activity Area / BBQ Deck
- 12 Public Square
- 13 Adrenaline Alley
- 14 Skateboard Park
- 15 Pedal Patio / Bike Parking



Title

Indicative Landscape Plan

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Scale	Figure 3.11		

- **Upper Floors (1/F, 2/F 10/F-13/F and Roof Floor):** The upper floors of the hotel are designed as a series of landscaped zones, exclusively for the enjoyment of hotel guests. Landscape terraces span multiple levels, offering uninterrupted views northward to the Shing Mun River. These terraces are connected by a viewing bridge and feature a combination of outdoor lounge areas and lush green spaces. Guests can enjoy various landscaped areas, including an outdoor activity space and BBQ deck, a children’s play area, and a vibrant urban garden. The main roof level features a swimming pool and sundeck, combining breath-taking views with relaxation to offer an elevated landscape experience;
- **Peripheral Planting:** A planting strip with trees and/ or shrubs along the site boundary will create a green buffer with the surrounding land uses;
- **Public Open Space (Outside the Application Site):** Following the completion of Trunk Road T4, which connects Shing Mun Tunnel Road/ Tsing Sha Highway and Sha Tin Road, the Applicant proposes to transform the amenity area to the south of the Application Site into a vibrant Public Square, making it a much more usable and functional open space. Serving as a welcoming hub for social gatherings, the Square will feature the Main Building of Ng Yuen as its visual center piece and heritage highlight. Thoughtfully designed to enhance visual appeal, recreation, and cultural value, the space will connect seamlessly to the proposed cycle track and Shing Mun River promenade. A dedicated pedal patio and bike parking area will provide convenience for cyclists, while Adrenaline Alley, and the skateboard park, will attract a diverse range of visitors. These elements will shape a lively, inclusive, and multi-functional landscape that celebrates heritage, leisure, and community interaction. The Applicant will be responsible for the construction of the Proposed Public Open Space to the south of the Application Site, which will be handed over to the government for future maintenance and maintenance upon request; and

- **Enhanced Pedestrian Connectivity:** The enhanced pedestrian connectivity through the open space is designed to create an inviting and coherent public realm, connecting private open space within the Application Site and Proposed Public Open Space outside for greater community enjoyment. The improved network will provide direct links to Shing Mun Riverside Promenade, the proposed cycle track, footpath, and Tai Chung Kiu Road, ensuring direct access throughout the site. With the new design and realignment of the footpath and cycle track, pedestrians and cyclists will enjoy more visible and direct routes, enhancing overall accessibility. A tree-lined avenue along the footpath and cycle track will introduce greenery and shade, creating a more inviting atmosphere. By prioritizing a vehicle-free, pedestrian-friendly environment, the design fosters a harmonious balance between walking and cycling spaces, promoting urban sustainability, recreation, and community interaction. For details, please refer to **Figure 3.12**.

Open Space and Greenery Provision

- 3.2.4 The Proposed Development will provide about 740m² of private open space on the ground floor within the Application Site, which will be accessible to the general public and promote community interaction within the site. In addition, private open space will be provided on the upper floors for recreational and communal uses by future hotel residents. On the other hand, a POS of about 2,120m² will be provided outside the Application Site to facilitate direct access to the Main Building of Ng Yuen and enhance the overall accessibility of the open space provision in this project. The Applicant will be responsible for the construction of the POS outside the Application Site, which will be handed over to the government for future management and maintenance upon request. Please refer to **Figure 3.13** for the indicative private open space accessible to public within the Application Site and the POS provision outside the Application Site.
- 3.2.5 Greenery of not less than 20% of the area of the Application Site will be provided for the Proposed Development within the Application Site.

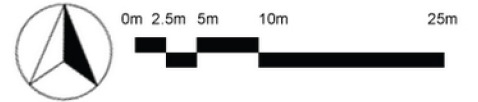


LEGEND:

- APPLICATION SITE BOUNDARY
- EXISTING TREE GROUPS OUTSIDE APPLICATION SITE
- PROPOSED NEW TREES WITHIN APPLICATION SITE (38 nos)
- PROPOSED NEW TREES OUTSIDE APPLICATION SITE
- PROPOSED SHRUBS / GROUNDCOVER
- PROPOSED LAWN
- PROPOSED PAVING
- PROPOSED SWIMMING POOL
- PROPOSED POTTED PLANTS
- PROPOSED LOOSE FURNITURE (Indicative Only)
- PROPOSED SKYLIGHT
- +6.00mPD PROPOSED LEVELS
- +5.00mPD EXISTING LEVELS
- VEHICULAR ACCESS
- EXISTING PEDESTRIAN CIRCULATION
- ENHANCED PEDESTRIAN CIRCULATION

LANDSCAPE COMPONENTS:

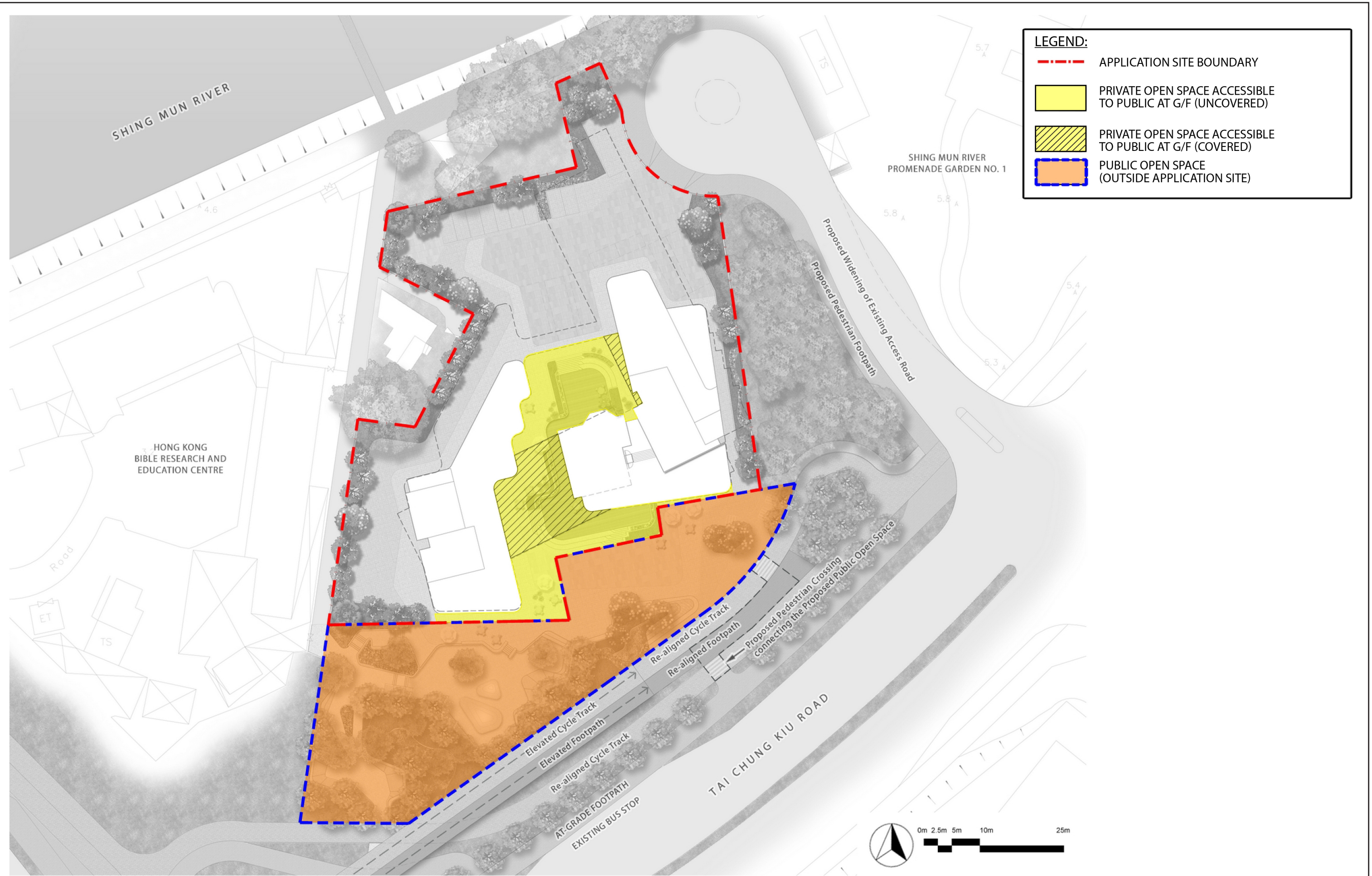
- 1 Preserved Ng Yuen (F&B)
- 2 Arrival Court
- 3 Retail Landscape / Alfresco Dining
- 4 Sunken Landscape Deck
- 5 Landscape Courtyard
- 6 Public Square
- 7 Adrenaline Alley
- 8 Skateboard Park
- 9 Pedal Patio / Bike Parking



Title

Enhanced Pedestrian Connectivity At-grade from Tai Chung Kiu Road to Shing Mun River Through the Application Site

Checked	DH	Drawn	PW
Rev	0	Date	June 2026
Scale	Figure 3.12		



LEGEND:

- APPLICATION SITE BOUNDARY
- PRIVATE OPEN SPACE ACCESSIBLE TO PUBLIC AT G/F (UNCOVERED)
- PRIVATE OPEN SPACE ACCESSIBLE TO PUBLIC AT G/F (COVERED)
- PUBLIC OPEN SPACE (OUTSIDE APPLICATION SITE)

Title

Indicative Private Open Space Accessible to Public and Public Open Space Provision

Checked	DH	Drawn	PW
Rev	0	Date	June 2026
Scale	Figure 3.13		

Tree Treatment Proposal

- 3.2.6 According to the tree survey conducted in October 2024, 38 nos. of existing trees are located within the Application Site. In general, all the trees are in poor to fair health condition and form with low amenity value. There are no endangered tree species identified in the tree survey under the listing in “Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)”. Additionally, there is no rare and precious plants, OVT/ potential OVT, and no “Champion” tree observed within the site or its periphery during the survey.
- 3.2.7 Upon reviewing the existing condition of all the affected trees within the Application Site, all 38 nos. of trees are proposed to be felled (including 1 no. dead tree). To replenish the loss of existing greenery, 38 nos. of new trees are proposed to be planted, achieving a replanting ratio of 1:1.
- 3.2.8 The proposed POS outside the Application Site is within the construction works area under the Trunk Road T4 project as mentioned in the previous Section 2.3. It is anticipated that the relevant Government departments will remove all existing trees within this works area to facilitate the road construction as well as form an ‘Amenity Area’ after the completion of the road works. The Applicant will seek approval from relevant Government departments to transform this roadside amenity area into a functional POS as mentioned in Section 3.2.3 above. The transformation is expected to affect no existing trees, thus no tree compensation should be required for the construction of the proposed POS. Adequate new trees will be provided in suitable locations within the POS for greening purpose as shown in **Figure 3.11**.

3.3 Access Arrangement and Car Parking Provision

The current vehicular access serving the Application Site is located on a sub-standard single-track access road. It is proposed to upgrade the single-track access road to a standard 7.3m single-two carriageway with a cul-de-sac at the end. Footpath would be provided on the west kerb-side of the upgraded access road, connecting Tai Chung Kiu Road and Shing Mun River Promenade.

- 3.3.1 The proposed internal car parking and servicing provision are summarised in **Table 3.2**. For details, please refer to the Traffic Impact Assessment provided in **Appendix F**.

Table 3.2 - Proposed Parking and Servicing Provision

Component		Proposed Provision
Hotel	Private Car	5
	Motorcycle	1
	Loading/ Unloading Bay	3 ⁽¹⁾
	Lay-by for Taxi and Private Car	3
	Lay-by for Single-Deck Tour Buses	2 ⁽¹⁾
Commercial Use	Private Car	3
	Motorcycle	1
	Loading/ Unloading Bay	1 ⁽¹⁾

(1) Shared-use arrangement of the loading/ unloading bays and lay-bys is proposed for goods vehicles and tour buses

3.4 Implementation and Tentative Completion Year

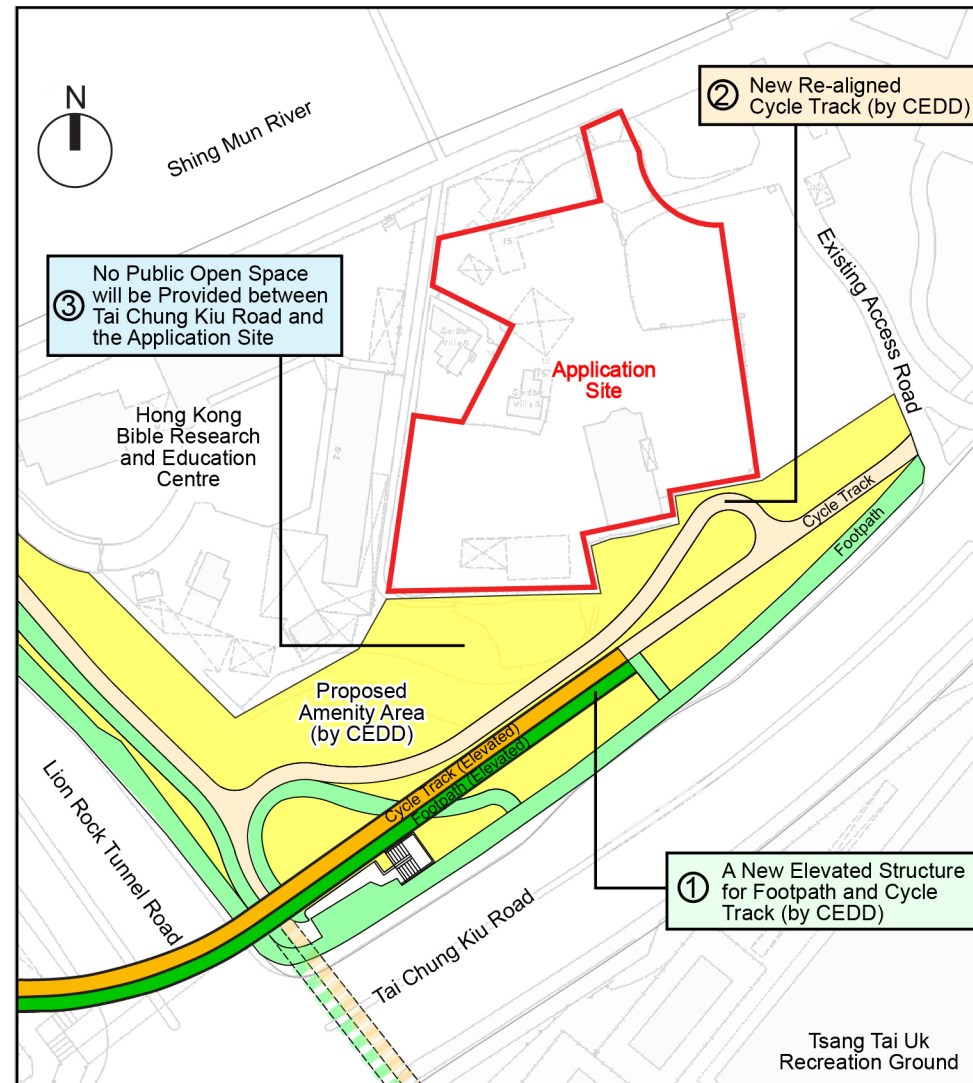
3.4.1 The Proposed Development is tentatively scheduled for completion in 2030, which will be in line with the Trunk Road T4 project that is targeted to be completed also by 2030.

3.4.2 As mentioned in the previous Section 3.2, the proposed POS will be created by transforming the ‘Amenity Area’ re-constructed under the Trunk Road T4 project. It is also noted that the existing at-grade footpath and cycle track layout along the north kerb-side of Tai Chung Kiu Road, adjacent to the Application Site, would be modified by CEDD under the project of “Trunk Road T4 and Associated Works”. To enhance the connectivity and integration of the proposed hotel development with adjacent land use, it is proposed to slightly adjust / re-align the footpath and cycle track layouts of the CEDD’s project to maximise the POS area, thereby allowing more usable / functional space and elements to be provided in the area to serve the general public. A staggered pedestrian crossing is also proposed to connect the proposed Public Open Space with the footpath along Tai Chung Kiu Road. The illustrative diagrams showing the proposed re-alignment of public footpath and cycle track under the current proposal is in **Figure 3.14**.

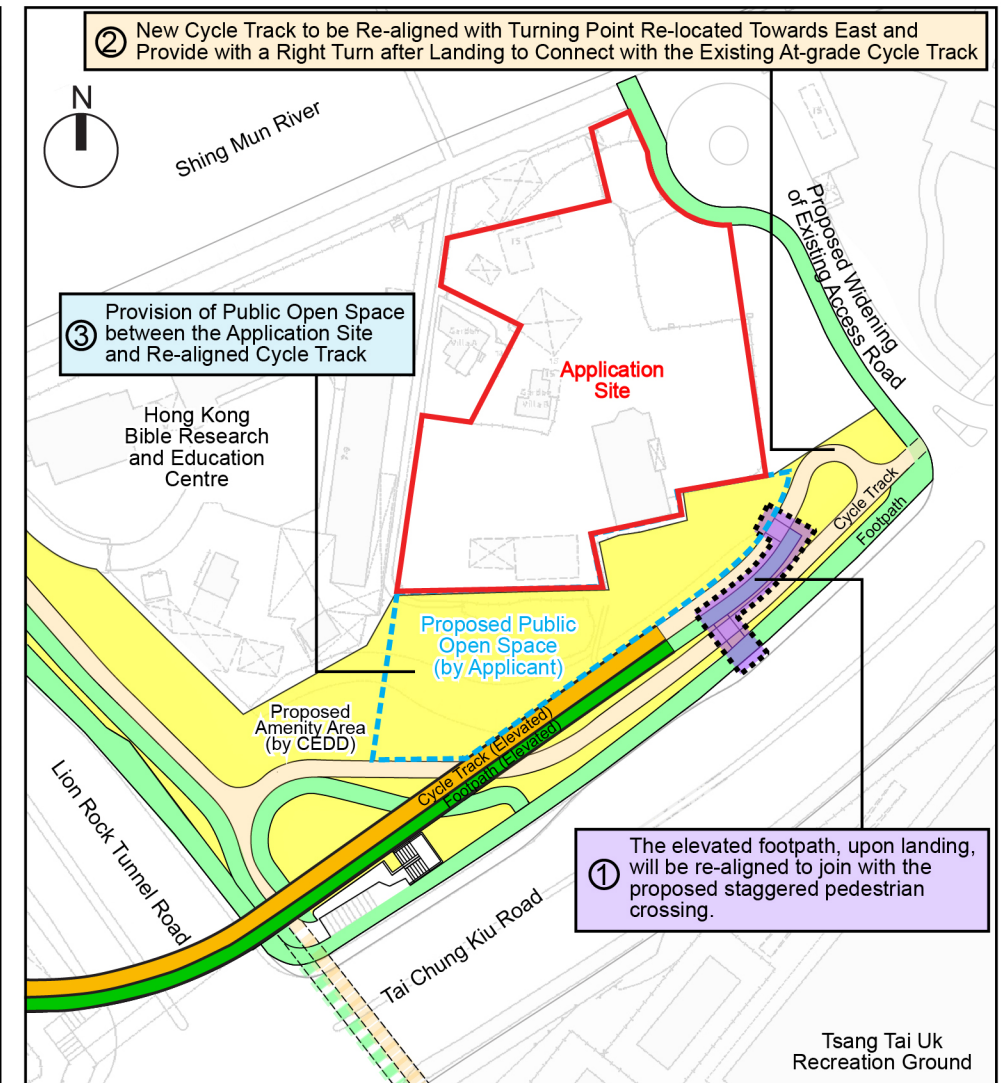
3.4.3 As illustrated in **Figure 3.15**, the alignment under CEDD’s project would only create an inaccessible and unusable Amenity Area between the Application Site and cycle track. Hence, the Application Site will remain segregated from the main pedestrian



Existing Footpath / Cycle Track Layout



Footpath / Cycle Track Layout under Trunk Road T4 Project*



Proposed Realignment of the Footpath / Cycle Track Layout under Current Proposal

• The existing cycle track and footpath will be modified by CEDD under Trunk Road T4 Project.

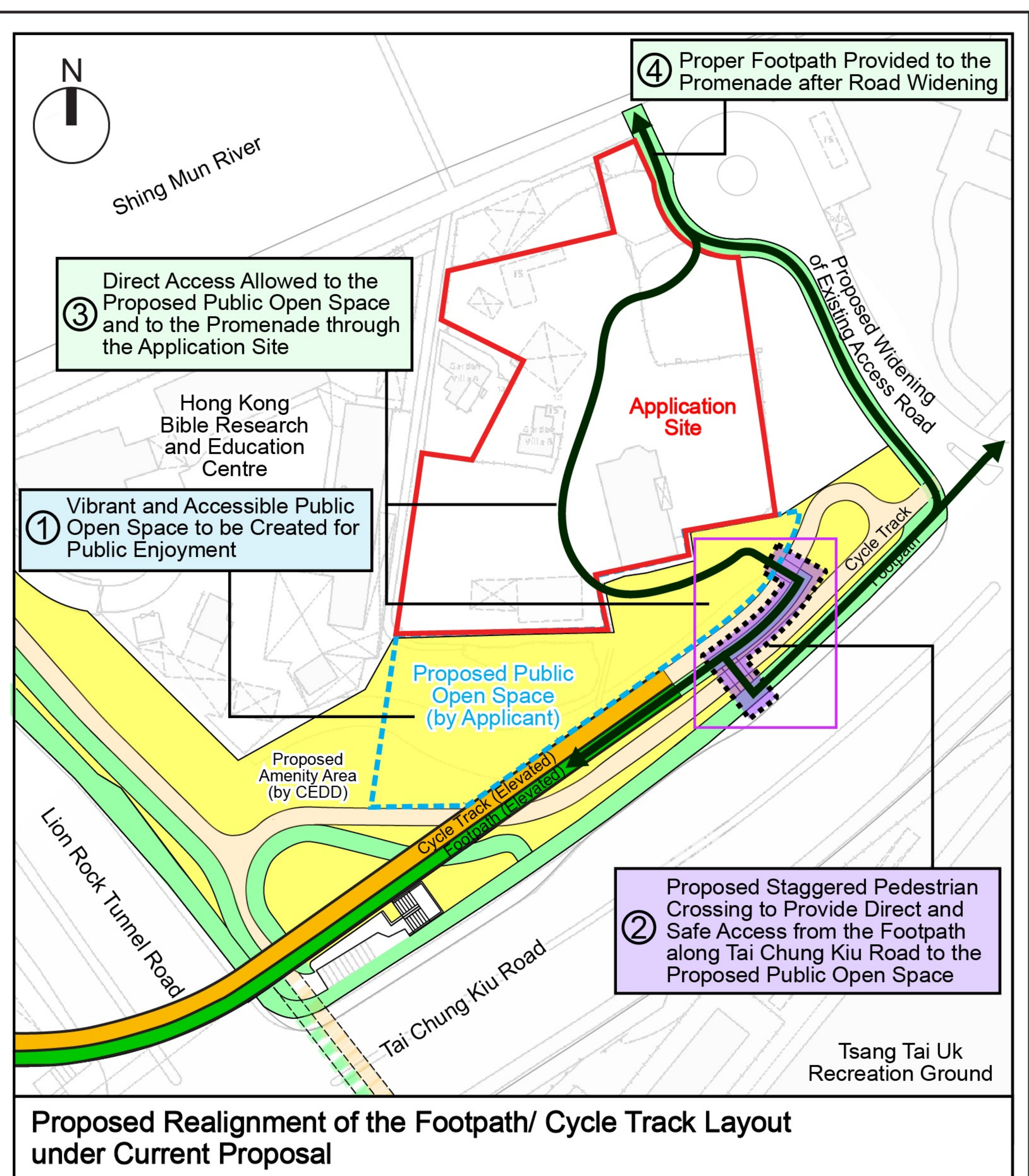
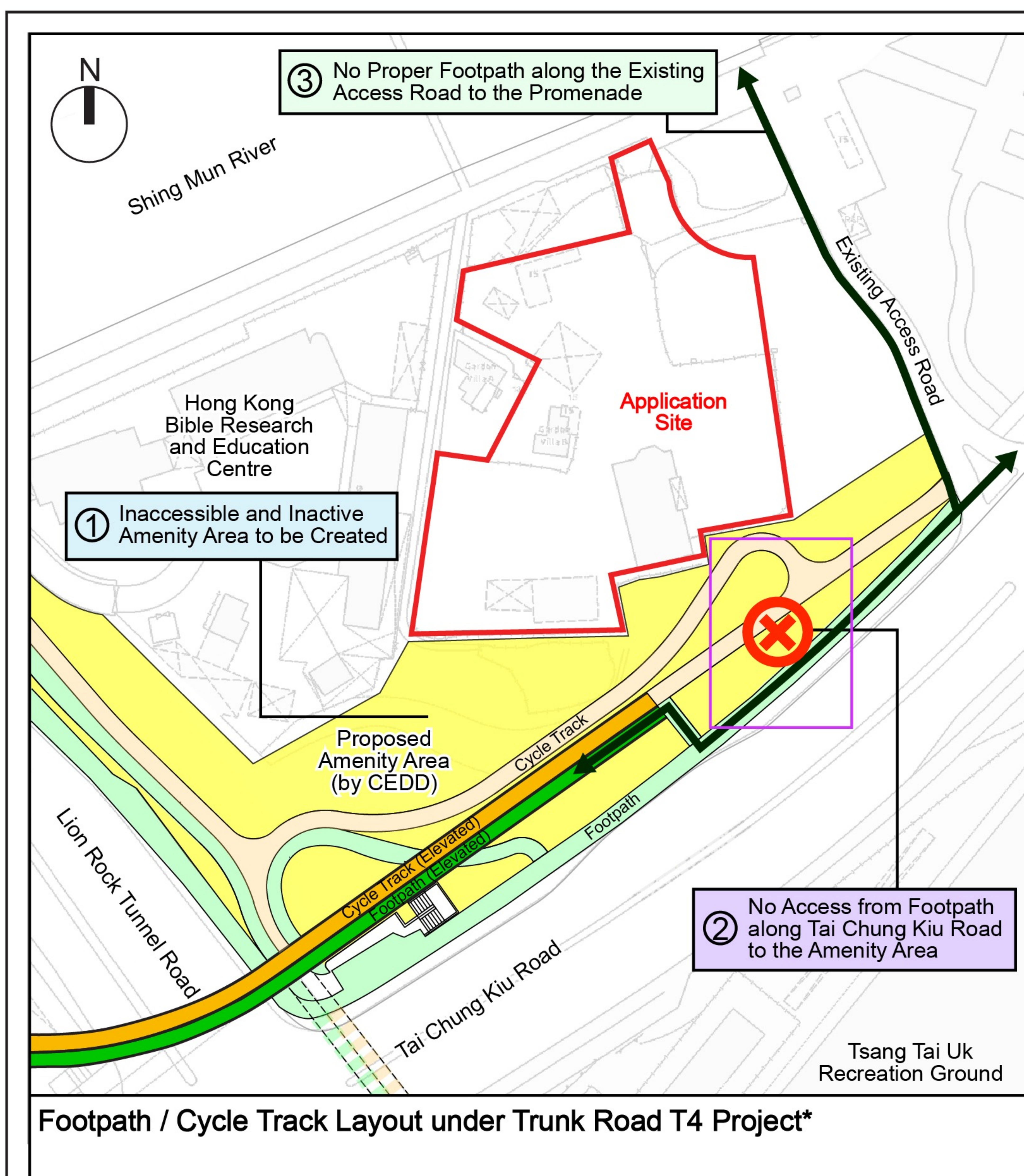
- ① To facilitate the implementation of Trunk Road T4 Project, a new elevated structure for cycle track and footpath will be constructed across Lion Rock Tunnel Road with their respective landing points located to the south of the Application Site.
- ② Upon landing of the elevated cycle track, the at-grade cycle track will be re-aligned with a left-turn to connect to the subway underneath Tai Chung Kiu Road.
- ③ Under this arrangement, no public open space will be provided between Tai Chung Kiu Road and the Application Site. The area will be an amenity area with limited value as compared to its zoning as an "Open Space".

- ① The elevated footpath, upon landing, will be re-aligned to join with the proposed staggered pedestrian crossing. The crossing will also facilitate access between Tai Chung Kiu Road and the proposed Public Open Space by providing safer and more direct access.
- ② Upon landing of the elevated cycle track, the turning point will be re-located further east, and provide with a right-turn to connect with the existing alignment of at-grade cycle track.
- ③ Through re-alignment of the new at-grade cycle track, a larger area between the Application Site and the cycle track could be achieved to provide opportunity for the provision of a well-defined Public Open Space thereon.

Legend		
	Footpath	
	Footpath (Subway)	
	Footpath (Elevated)	
	Cycle Track	
	Cycle Track (Subway)	
	Cycle Track (Elevated)	

* Reference to Trunk Road T4 Gazette Plan No. 60579757/GAZ/104 and LC Financial Committee Paper FCR (2024-25)4

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Rev	0	Date	June 2026
Scale	Figure 3.14		



- ① Upon completion of CEDD's Trunk Road T4 Project, the Amenity Area will be an inaccessible and inactive area, which will not be able to materialize the planning intention of the subject "O" zone.
- ② The gazetted alignment does not allow any access from footpath along Tai Chung Kiu Road to the Amenity Area, which would limit the possibility of alternative usage as a Public Open Space for public enjoyment.
- ③ At present, the existing access road to the waterfront promenade located to the east of the Application Site is a sub-standard road without a proper pedestrian footpath.

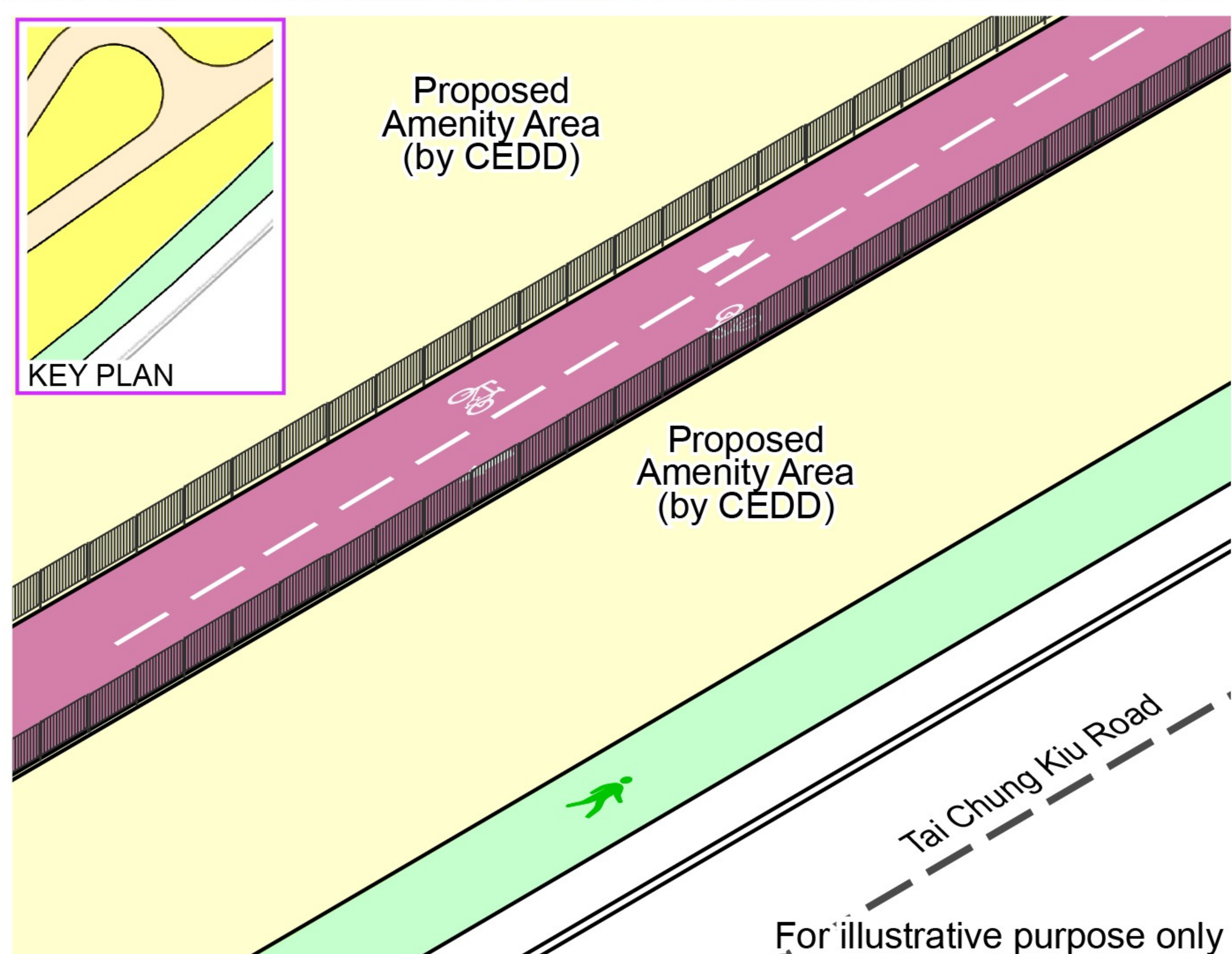
- ① The proposed re-alignment of cycle track would create a more regular-shaped area to facilitate the provision of a vibrant and accessible Public Open Space for public enjoyment.
- ② A new staggered pedestrian crossing can be provided to allow a safer and more direct access from the footpath along Tai Chung Kiu Road to the proposed Public Open Space.
- ③ Through re-alignment of cycle track, the provision of a pedestrian crossing as well as the proposed Public Open Space, direct access from Tai Chung Kiu Road to the waterfront promenade through the Application Site will be allowed, facilitating better pedestrian connectivity between the inland area and waterfront.
- ④ The proposed hotel development also commits to widen the existing access road to a standard road with a footpath provided to its west. Pedestrian safety is thus greatly improved.

Legend

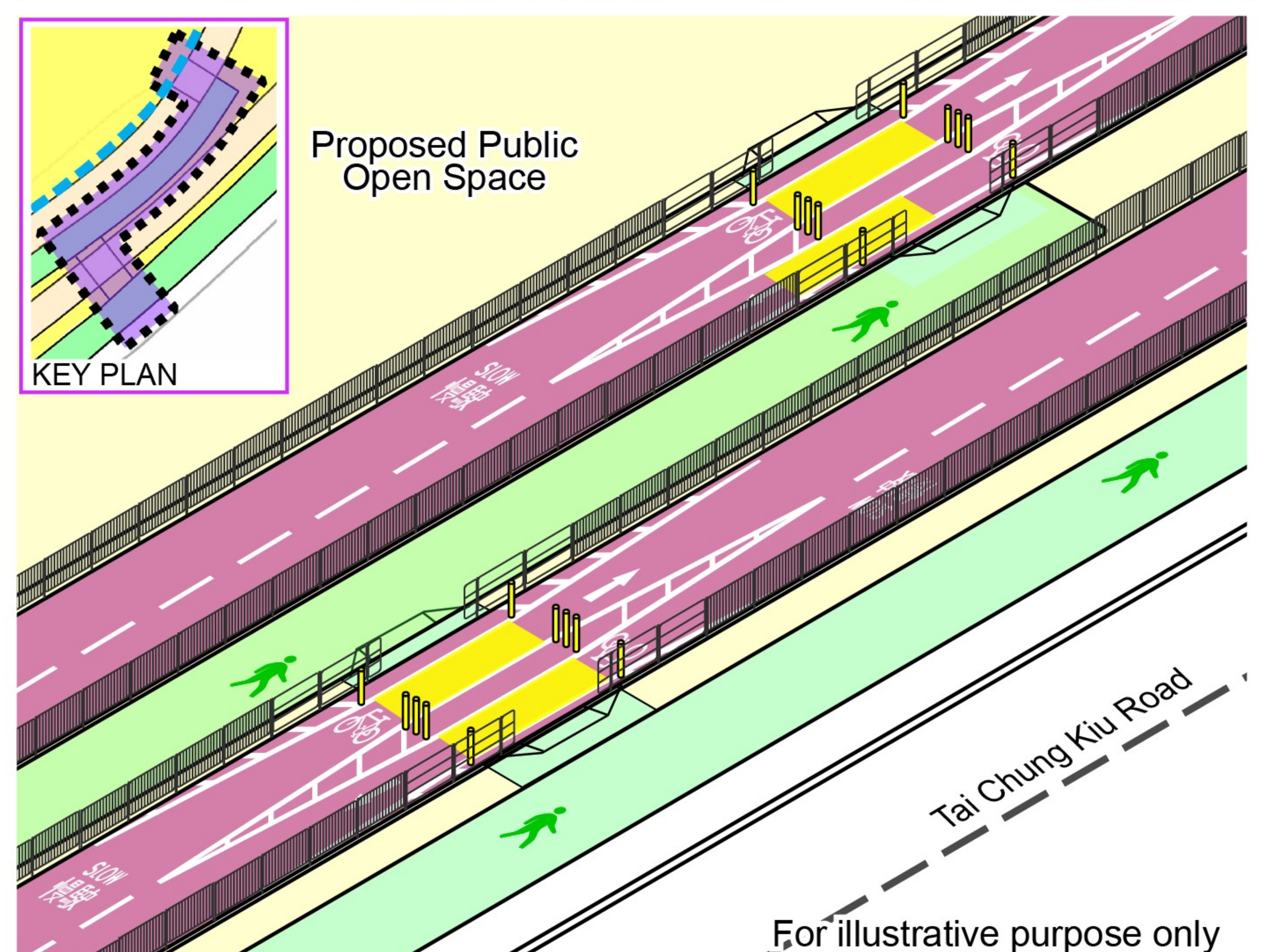
	Footpath		Footpath (Subway)		Footpath (Elevated)
	Cycle Track		Cycle Track (Subway)		Cycle Track (Elevated)

Illustrative Diagrams of Cycle Track under CEDD's Trunk Road T4 Project and Current Scheme

Under CEDD's Project (with inaccessible Amenity Area)



Under Current Scheme (with pedestrian crossing and enjoyable Public Open Space)



* Reference to Trunk Road T4 Gazette Plan No. 60579757/GAZ/104 and LC Financial Committee Paper FCR (2024-25)4

connectivity along Tai Chung Kiu Road. The access between the future footbridge and waterfront promenade will be less direct, relying on the access to the east of the Application Site which is a sub-standard track without proper pedestrian footpath. Under the current proposal, through the re-alignment of cycle track, a more regular-shaped POS could be created. Through provision of staggered pedestrian crossing on the footpath and cycle track, a more direct and visible pedestrian access could be provided from the side of Tai Chung Kiu Road. An alternative and direct route connecting the future footbridge and waterfront promenade through the proposed POS and private open space within the Application Site, on top of the proposed pedestrian footpath through modification and widening of existing access road to the east of the Application Site, could be achieved (refer to **Figure 3.15**).

3.4.4 The private open space, revitalized Main Building of Ng Yuen and pedestrian circulation within the Application Site will be constructed, managed and maintained by the project proponent. As there are commercial uses (retail / F&B facilities) proposed at the G/F of the Proposed Development, the opening hours of the at-grade pedestrian circulation and the private open space within the Application Site will generally follow the opening hours of the proposed retail / F&B facilities (tentatively, from around 9am to 10pm daily, subject to detailed design and operation arrangement in future). During non-opening hours, there will be security management measures (such as security guards and/or gates) at the entrance points of the Application Site.

3.4.5 The proposed POS outside the Application Site will be constructed by the project proponent and hand over to the Government upon request. The proposed modification works of the “Amenity Area” under the T4 project into a POS to be implemented by the Applicant will only commence after the completion of the “Amenity Area”. The Applicant will actively liaise and coordinate with the relevant Government departments regarding the detailed arrangements on the implementation of the proposed POS, particularly in relation to the programme and interface with Trunk Road T4 project at detailed design stage, should the current application be approved. The pedestrian circulation through the proposed POS to the south of the Application Site will also be under the management and maintenance by the project proponent, until the POS is to be handed over to the government upon request. For other pedestrian circulation falling on Government land, they will be under the Government’s management and maintenance.

4 PROPOSED AMENDMENTS TO THE OZP

- 4.1 The Application Site is currently zoned “Open Space” (“O”) on the draft Sha Tin OZP No. S/ST/39. Under the current proposal and based on the indicative scheme, the Application Site is proposed to be rezoned to “Other Specified Uses” annotated “Hotel Development” (“OU (Hotel Development)”). The proposed zone will have a non-domestic GFA restriction of about 18,250m² as per the indicative scheme (including the GFA of Main Building of Ng Yuen which will be preserved in-situ and adaptively re-used for commercial purpose) and a maximum building height restriction of 70mPD. Details of the proposed zoning and development restrictions are summarised in **Table 4.1** below.
- 4.2 The proposed amendments to the OZP are to facilitate the proposed hotel development with commercial uses and the adaptive re-use of Main Building of Ng Yuen for commercial purpose only. The proposed POS outside the Application Site will remain as “O” zone and the implementation of this POS is always permitted under the current “O” zone.

Table 4.1 - Proposed Amendments to the OZP

Existing Zonings	Proposed Zonings	Proposed Development Parameters	
		Max Non-domestic GFA	Max BH
“O”	“OU (Hotel Development)”	18,250 m ²	70mPD

- 4.3 The respective proposed amendments to the OZP Plans, Notes and Explanatory Statement (ES) for the “OU (Hotel Development)” are enclosed in **Appendix C**.

5 VISUAL IMPACT ASSESSMENT

- 5.1 A Visual Impact Assessment (VIA) has been prepared to assess the overall visual impacts of the Proposed Development from selected Public Viewing Points (VPs). The details of the VIA are provided in **Appendix D**.
- 5.2 A total of 9 nos. of VPs have been included to assess the overall visual impact of the Proposed Scheme:
- VP1 – Promenade outside Hong Kong Heritage Museum
 - VP2 – Sha Tin Park (South Garden Children Playground)
 - VP3 – Promenade Facing the Proposed Development across Shing Mun River Channel
 - VP4 – Shing Mun River Promenade Garden No.1
 - VP5 – Tsang Tai Uk Recreation Ground
 - VP6 – Entrance of Tsang Tai Uk
 - VP7 – Lek Uk Tsuen Garden No.1
 - VP8 – Lek Yuen Bridge
 - VP9 – Wilson Trail Section 5 (Waterfall)
- 5.3 With reference to the analysis and as illustrated on the photomontages taken at the selected VPs, 7 out of the 9 selected VPs would have “Negligible” to “Slight” visual impact, while 2 out of the 9 selected VPs would have “Moderate” visual impact.
- 5.4 The proposed visual mitigation measures, which includes the incorporation of permeable building design, tower setbacks from site boundary and cascading building design will add visual interest and allow the Proposed Development to be visually compatible with its surrounding environment.
- 5.5 In conclusion, the Proposed Development will induce negligible to moderate visual impact to its surrounding. However, with the incorporation of various visual mitigation measures, the visual impact of the Proposed Development will be greatly minimised.

6 AIR VENTILATION ASSESSMENT (EXPERT EVALUATION)

- 6.1 An Air Ventilation Assessment – Expert Evaluation (AVA-EE) has been conducted to evaluate the air ventilation performance of the Proposed Development in terms of air ventilation performance. The details of the AVA-EE are provided in **Appendix E**.
- 6.2 According to the Planning Department’s study for an Instructed Project for Shek Mun and Siu Lek Yuen, Shatin (ST EE), the most prominent wind corridor/breezeway identified in the nearby Shek Mun Business Area (SMBA) is the Shing Mun River and Tai Chung Kiu Road. Since the Proposed Development is situated away from these wind corridors/breezeway and permeable ground floor design has been incorporated, the proposed rezoning is not expected to reduce wind flow along them significantly.
- 6.3 The annual wind of the study area is mainly from NE, ENE and E wind directions. The summer wind is mainly from the E, SSW and SW wind directions. The Proposed Development has incorporated effective design measures to enhance its air ventilation performance after evaluating the potential air ventilation impacts of the Application Site.
- 6.4 While the Proposed Development may create a slight blockage effect in some immediate downwind areas with its increased height, resulting in localized effects. Taking into account the proposed design feature (including setbacks, building voids, podium gardens, and cascading building design) along with the existing topography and the placement of current built areas, it is concluded that the Proposed Development has no significant impact in air ventilation terms.

7 TRAFFIC IMPACT ASSESSMENT

- 7.1 A Traffic Impact Assessment (TIA) has been conducted to assess the potential traffic impact of the Proposed Development. The details of the TIA are provided in **Appendix F**.
- 7.2 To facilitate the vehicular and pedestrian accesses, it is proposed to upgrade the single-track access road connecting the Application Site to a standard 7.3m single-two carriageway with a cul-de-sac at the end. The public footpath and cycle track layouts will also be re-aligned so as to enhance the connectivity and integration of the proposed hotel development with surrounding area.
- 7.3 The parking facilities for the proposed development have been reviewed against with the Hong Kong Planning Standards and Guidelines, and the parking provisions are proposed in accordance to the stipulations.
- 7.4 The design year of 2033 has been adopted for traffic forecast and assessment purposes. The future traffic forecasts have taken into consideration of traffic growth, planned road network and the estimated trip generations arising from the proposed development.
- 7.5 Operational performance of the identified key local junctions has been assessed based on the existing and future traffic flows under reference and design scenarios. It is revealed that the junctions would operate within capacities in future.
- 7.6 A junction modification scheme has been developed for the junction at Tai Chung Kiu Road / Sha Kok Street (J5) to facilitate the development traffic. The key junction performances are reassessed with the proposed junction layout and anticipated traffic forecast, and the impact on the local road junctions is forecasted to be minimal.
- 7.7 In view of the Proposed Development’s having good accessibility to the transport facilities of the adjacent pedestrian network, the impact on nearby public transport and pedestrian facilities is expected to be minimal.
- 7.8 It is concluded that the proposed hotel development would not cause significant traffic impact and is considered acceptable in traffic terms.

8 ENVIRONMENTAL CONSIDERATIONS

- 8.1 The potential environmental impacts on or arising from the Proposed Development have been appraised. The Environmental Assessment Report is enclosed in **Appendix G** of the planning statement.
- 8.2 With sufficient buffer distance from the network of surrounding roads and no industrial activities identified in the vicinity (i.e. 200m) of the Application Site, the Proposed Development will not be subject to unacceptable air quality impacts.
- 8.3 As the Proposed Hotel Development will be equipped with a central ventilation system, the project would not rely on openable window for ventilation. The future occupants would not be subject to any significant noise impact.
- 8.4 In order to ensure that the fixed sources noise generated by the Proposed Hotel would not cause excessive impact to the neighbouring noise sensitive uses, the ventilation and air conditioning systems for the central ventilation system, carpark, and plant room etc. will be carefully designed and installed to comply with relevant fixed source noise standards under Chapter 9 of HKPSG.
- 8.5 During construction, the Applicant would control noise, dust and site run-off nuisances to within established standard and guidelines through the implementation of relevant mitigation measures. In addition, the “Recommended Pollution Control Clauses for Construction Contracts”, would also be implemented where necessary.
- 8.6 With the implementation of the waste management measures, the waste generated from the construction work and operation of the Proposed Development would be properly controlled and no significant waste management impact is anticipated.
- 8.7 The Application Site has been an open area with Ng Yuen located at the southern portion of the Site since 1985 and no significant change in land use was observed in Year 2005 and 2024. Temporary structures were identified in aerial photos in Year 2014 and during the site visit. Based on site inspection and information provided by the project proponent, the temporary structures are used for site office and religious activities. Therefore, land contamination issue within the Application Site is not anticipated.
- 8.8 In conclusion, the Proposed Development will not induce significant environmental impact and is acceptable in environmental terms.

9 DRAINAGE, SEWERAGE AND WATER SUPPLY CONSIDERATIONS

9.1 Drainage Impact Assessment

- 9.1.1 Details of the Drainage Impact Assessment (DIA) are presented in **Appendix H** of this planning statement.
- 9.1.2 The Proposed Development will have a site formation level of +6.0mPD. The pre-development and post-development surface runoff have been estimated. An increase of approximately 0.152 m³/s in surface runoff is expected at the Application Site due to the change in land use.
- 9.1.3 Part of the public drainage systems (i.e. manhole no. SMH4052743 and pipe segment from SMH4052743 to SMH4050182) are proposed to be modified to facilitate the connection from terminal manhole TMH1. The pipe segment from SMH4052743 to SMH4050182 will be upgraded from 225 mm diameter to 600mm diameter.
- 9.1.4 The proposed drainage pipes and peripheral drains will be designed with adequate capacity to cater for effects of climate change. The terminal manhole TMH1 will ultimately discharge site runoff to Shing Mun River via the existing 4 × 900 mm diameter outlet pipes.
- 9.1.5 With the implementation of the proposed drainage arrangement, no insurmountable drainage impacts are anticipated.

9.2 Sewerage Impact Assessment

- 9.2.1 Details of the proposed sewage disposal arrangement for the Application Site and the anticipated sewerage impact are discussed in the Sewerage Impact Assessment (SIA) Report (**Appendix I**).
- 9.2.2 The Average Dry Weather Flow (ADWF) generated from the Proposed Development is about 270.94 m³/day. The sewage generated from the Application Site will be conveyed to the proposed manhole FMH1 from the proposed terminal manhole FTMH1 via the proposed 450mm diameter sewer pipe.
- 9.2.3 Sewage collected will then be subsequently discharged into the existing 1,800mm diameter trunk sewer located beneath Tai Chung Kiu Road. Sewage discharged from the Application Site to Sha Tin Sewage Treatment Works is insignificant compared to its intake from the 1,800mm diameter trunk sewer. Hence, the impact is considered insignificant.
- 9.2.4 With the implementation of the proposed sewerage arrangement, no insurmountable sewerage impacts are anticipated.

9.3 Water Supply Impact Assessment

- 9.3.1 Details of the proposed water supply arrangement for the Application Site and the anticipated impact in terms of water supply are discussed in the Water Supply Impact Assessment (WSIA) Report (**Appendix J**).
- 9.3.2 The fresh water demand and flushing water demand required by the Proposed Development are estimated to be 483 m³/day and 162 m³/day respectively upon full occupation.
- 9.3.3 It is proposed to tee off a DN150 fresh water main from the existing DN600 main along Tai Chung Kiu Road, and tee off a DN80 flushing water main from the existing DN700 main along Tai Chung Kiu Road, to connect to the eastern side of the Application Site to serve the Proposed Development
- 9.3.5 With the implementation of the proposed water supply arrangement, no insurmountable water supply impacts are anticipated.

10 ECOLOGICAL CONSIDERATIONS

10.1.1 Based on site observation, LandsD maps and public-accessible information from Trunk Road T4 Environmental Impact Assessment and Environmental Monitoring and Audit (EM&A), ardeids’ flights concentrate over Shing Mun River, with none to a few ardeids’ flights over the subject Application Site between Nov 2024 to Jul 2025. The subject Application Site is also outside the “100m Buffer Zones of ardeids Night Roost” proposed in the T4’s EM&A. Besides, there are tall building mass of residential development (i.e. The Riverpark) located near the south bank of Shing Mun River. Therefore, the direct and indirect impact of the proposed hotel development on the ardeids flight routes and night roost are considered insignificant.

11 DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

11.1 Realise the Planning Intention of the “Open Space” Zone

11.1.1 According to the TPB paper No. 10964 considered in March 2024 by the TPB, there are surplus in District Open Space (+10.92ha) and Local Open Space (+63.90ha) provided within the Sha Tin OZP. The Application Site with only about 0.45ha will therefore not jeopardize the overall open space provision in Sha Tin despite being situated within an area zoned “O”.

11.1.2 On the contrary, there has never been any plan initiated by the Government to implement the subject Application Site into a POS despite being zoned “O” since 1985 (about 40 years). The vacant Application Site has therefore sterilized quite a significant portion of valuable land next to Shing Mun River for decades.

11.1.3 The Proposed Development will be able to activate the Application Site into a vibrant public realm by creating more than 2,860m² of truly usable public and private open space with cultural and commercial element for public enjoyment, which includes about 740m² of accessible private open space within the Application Site and about 2,120m² of POS outside the Application Site. For details, please refer to **Figure 3.10**.

11.2 Creation of Usable and Accessible Public Open Space using Amenity Area

11.2.1 As mentioned in the previous Section 2.3, the Trunk Road T4 project has included a new elevated and at-grade footpath and cycle track along Tai Chung Kiu Road to the south of the Application Site. Portion of the area to the direct south of the Application Site is also included within the works area and will be reconstructed as ‘Amenity Area’ upon completion of work.

11.2.2 Since Ng Yuen will be directly abutting the above mentioned ‘Amenity Area’, opportunity exists to better plan and integrate the ‘Amenity Area’ together with the Application Site to create greater synergy. The Applicant therefore proposes to transform the ‘Amenity Area’ into a dynamic, vibrant and functional POS of about 2,120m². By opening up the area adjoining south of Ng Yuen as a public square of the proposed POS, the once segregated Ng Yuen could be unveiled to the public and become a focal point, encouraging the public to explore and enjoy the public realm created by both the POS and private open space within the Application Site.

11.2.3 The Applicant will be responsible for the construction of the POS. The POS will be handed over to the government for future management and maintenance upon request.

11.3 Adaptive Re-use of Main Building of Ng Yuen for Revitalization and Promotion of Tourism

11.3.1 According to the Policy Address 2025 (PA 2025), the Government announced the direction to “Promote the Integrated Development of Culture, Sports and Tourism”. Under this direction, the Government will development Hong Kong into a premier tourism destination and promote the concept of “Tourism is Everywhere” by making better use of the rich and unique resources in Hong Kong, which includes the utilization of Cultural and Historic Buildings.

11.3.2 As mentioned in previous Section 2.1, although Ng Yuen was graded as a Grade 3 Historic Building in 2010, it has not been opened to the public and is left vacant and dilapidated within the Application Site. Ng Yuen is also currently physically and visually segregated by existing trees and amenity from key pedestrian walkway along Tai Chung Kiu Road at the south.

11.3.3 As per the appraisal from the Antiquities and Monument Office, Ng Yuen has redevelopment and adaptive re-use potential. Under this circumstances, the Applicant has prepared a Conservation Management Plan (see **Appendix A**) and proposed to preserve the Main Building of Ng Yuen and renovate it for adaptive re-use (retail/F&B open to the public and private clubhouse facilities of the hotel development above).

11.3.4 The Proposed Development is able to not only preserve Ng Yuen, but also unveil Ng Yuen to the general public both visually and physically. Together with other graded buildings and cultural landmarks in Sha Tin, the Proposed Development with adaptive re-use of Main Building of Ng Yuen can therefore enrich the cultural map of Sha Tin as stipulated in **Figure 11.1**, thereby promoting cultural tourism in the district, which is also in line with the above mentioned policy directives of PA 2025.



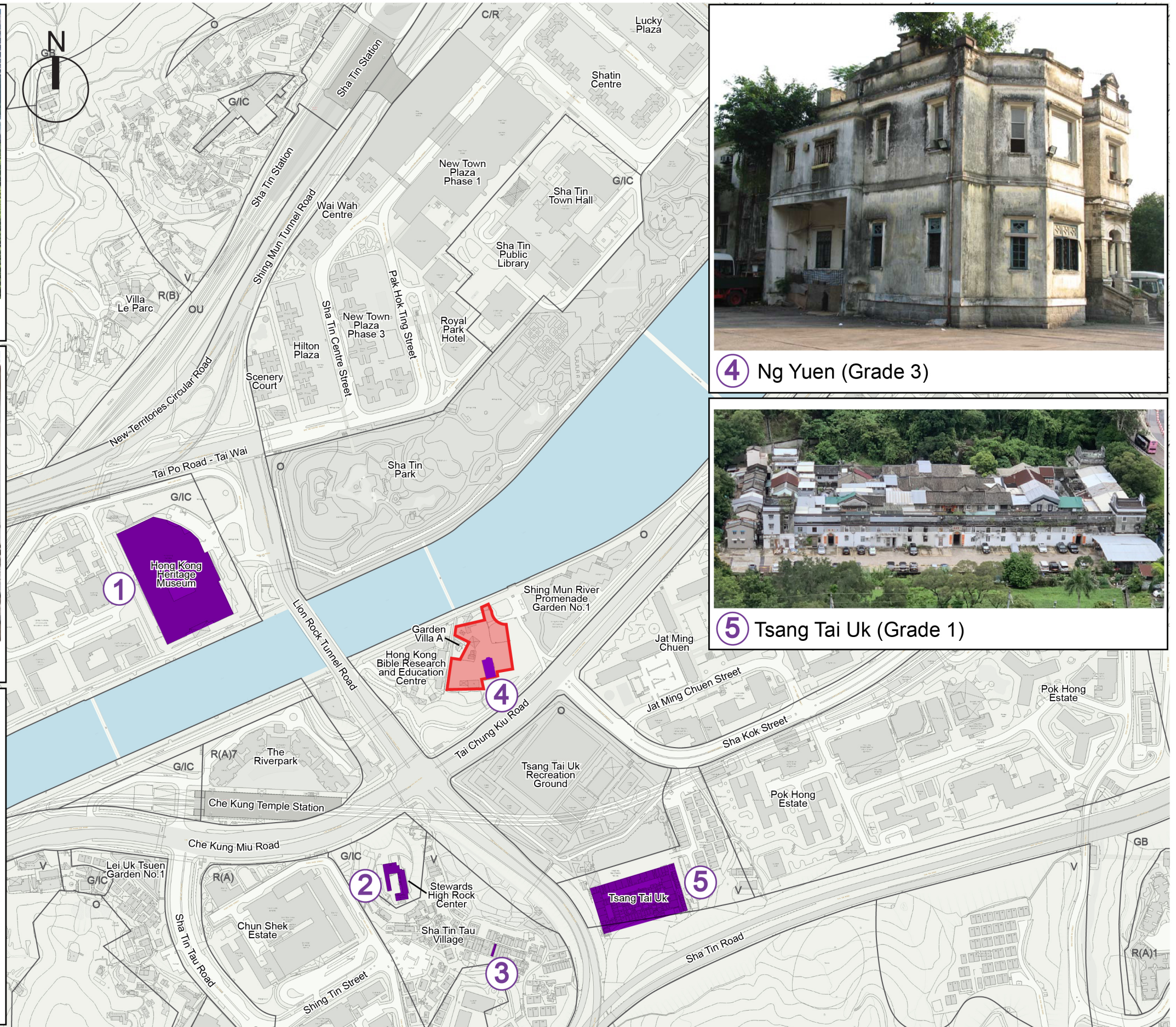
1 Hong Kong Heritage Museum



2 High Rock Christian Camp (Grade 2)



3 Lau Ancestral Hall of Sha Tin Tau (Grade 3)



4 Ng Yuen (Grade 3)



5 Tsang Tai Uk (Grade 1)

11.4 Proposed Accommodation to Attract Young Professionals and Talents

11.4.1 According to the PA 2025, the Government aims to developing Hong Kong into an international hub for post-secondary education so as to establish the “Study in Hong Kong” brand. The Government has streamlined relevant statutory procedures to allow private sector to convert hotels into student hostels, it also encourages construction of new hostels at suitable sites having regard to market demand. The above shows the Government’s dedication to utilise the market force to increase the supply of accommodations for future talents. Also mentioned in the Hong Kong I&T Development Blueprint published in 2022, more accommodation facilities should be provided to attract I&T talents so to support the development of the Northern Metropolis into an international I&T city. The vision coheres with the goal to “Nurture Future Talents”.

11.4.2 The proposed hotel development consists of unique internal design, facilities and operation mode which can facilitate interaction of future residents and promote the concept of co-living space. The development will also provide diversified activities in order to create a nexus point for social interactions to form a unique social space to promote the business, leisure, social and wellness lifestyle. Besides, the Application Site is also strategically located in the heart of Sha Tin with excellent access to various transportation networks to easily reach different research / educational establishments (i.e. Science Park, The Chinese University of Hong Kong, City University of Hong Kong, Hong Kong Baptist University and Hong Kong Polytechnic University). Ultimately, the Proposed Development is able to establish an accommodation to attract young professionals and talent, thereby adheres the above mentioned policy directives in PA 2025.

11.5 Compatible Uses and Development Intensity

11.5.1 The Application Site is situated within an area consists of mainly residential development accompanied by commercial/retail uses. To the southwest of the Application Site is a high-density high-rise private housing development (i.e. The Riverpark) while to the east of the Application Site is a medium-density medium-rise public housing development (i.e. Jat Min Chuen). To the north of the Application Site across the Shing Mun River are clusters of high-density high-rise residential development with commercial / retail developments. The proposed hotel

development accompanied by commercial/ retail is therefore compatible with the surrounding uses.

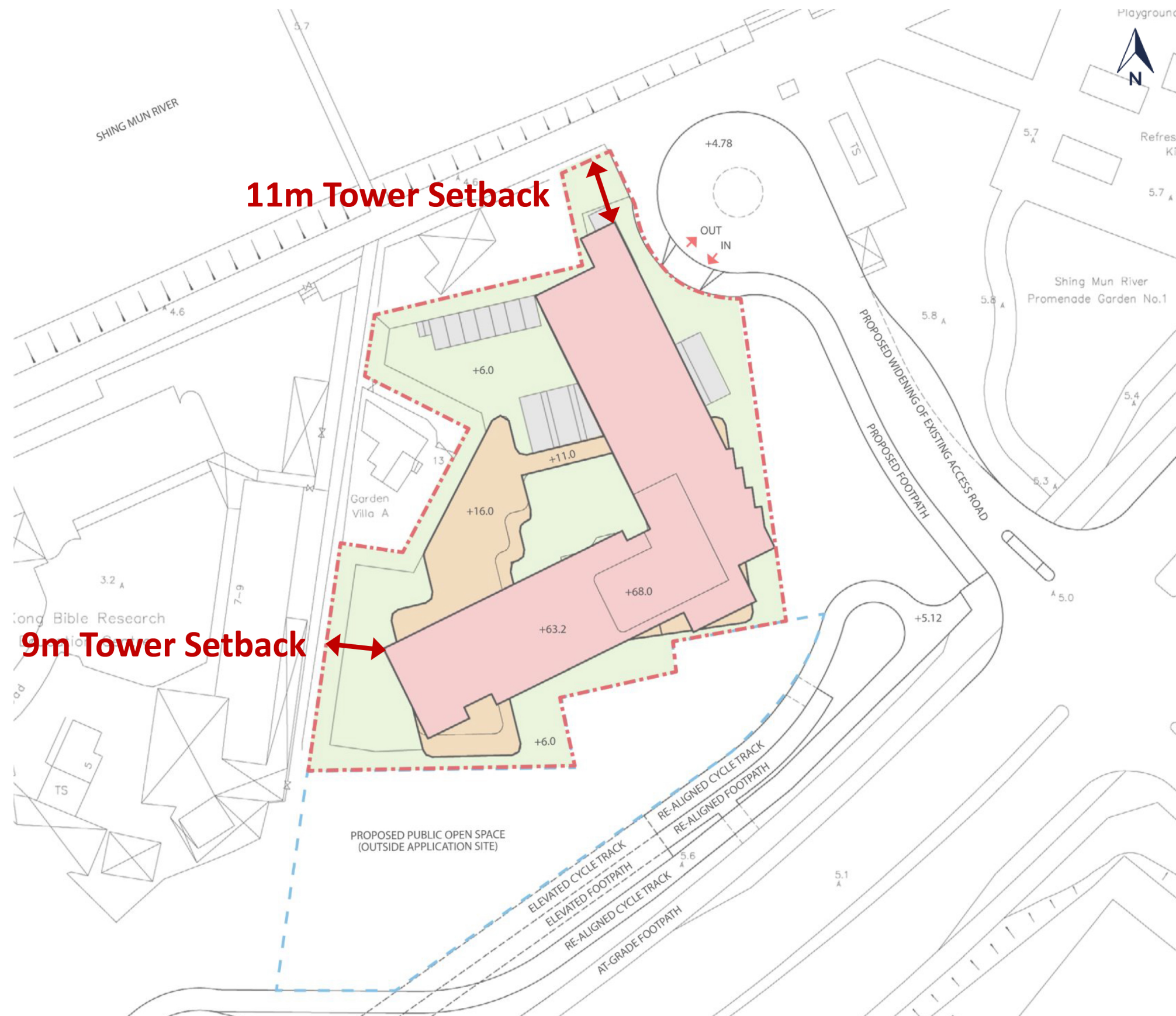
11.5.2 The Proposed Development has a plot ratio (PR) of 4.0, which is significantly lower than the PR of other existing hotel developments along Shing Mun River (i.e. Royal Park Hotel with a PR of 7.45 and Regal Riverside Hotel of a PR of 9.5).

11.5.3 The building height (BH) of the proposed hotel development is 14 storeys (not more than 70mPD), which is compatible with the medium to high rise development in the surrounding areas. In particular, The Riverpark to the southwest of the Application Site and Jat Min Chuen to the east of the Application Site are 38 storeys (155mPD) and 32 storeys respectively, which are much taller than the Proposed Development.

11.6 Planning and Design Merits

11.6.1 To demonstrate that the proposed rezoning would enable high quality development at the Application Site, the major planning and design merits of the Proposed Development are highlighted below:

- the Proposed Development is able to establish pedestrian connectivity through the Application Site, which enhances the surrounding pedestrian network connections by providing additional linkage between the Shing Mun River promenade and Tai Chung Kiu Road (see **Figure 3.12**);
- considering the riverine setting of the Application Site, tower setbacks of not less than 11m from the northern site boundary and not less than 9m from the western site boundary are proposed to reduce the overall bulkiness of the Proposed Development (see **Figure 11.2**);
- the upper floors of the Proposed Development (i.e. 10F-13/F) have incorporated cascading building design to minimise building bulk and provide visual relief (see **Figure 11.3**);
- incorporation of building voids by breaking up the bulk of the lower floors of the Proposed Development as well as provision of podium garden at 2/F (see **Figure 11.3**);



* Indicative and for reference only. Location and dimensions indicated on plan subject to detailed design

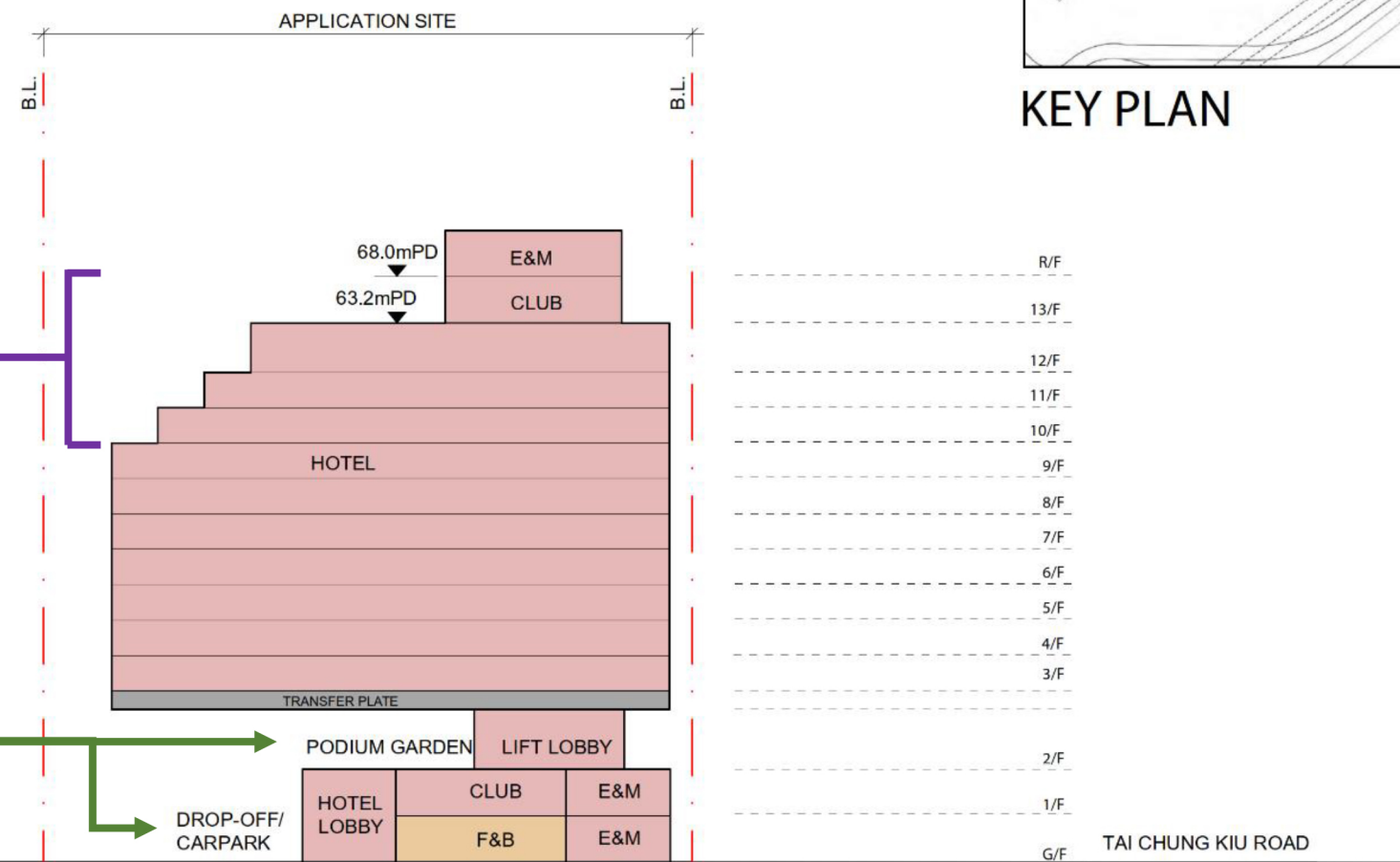
Indicative Block Plan



KEY PLAN

Cascading Building Design at upper floors (i.e. 10/F – 13/F)

Incorporation of Building Voids by Breaking up the Bulk of the Lower Floors and Provision of Podium Garden at 2/F



* Indicative and for reference only. Location and dimensions indicated on plan subject to detailed design

Indicative Section B-B Plan

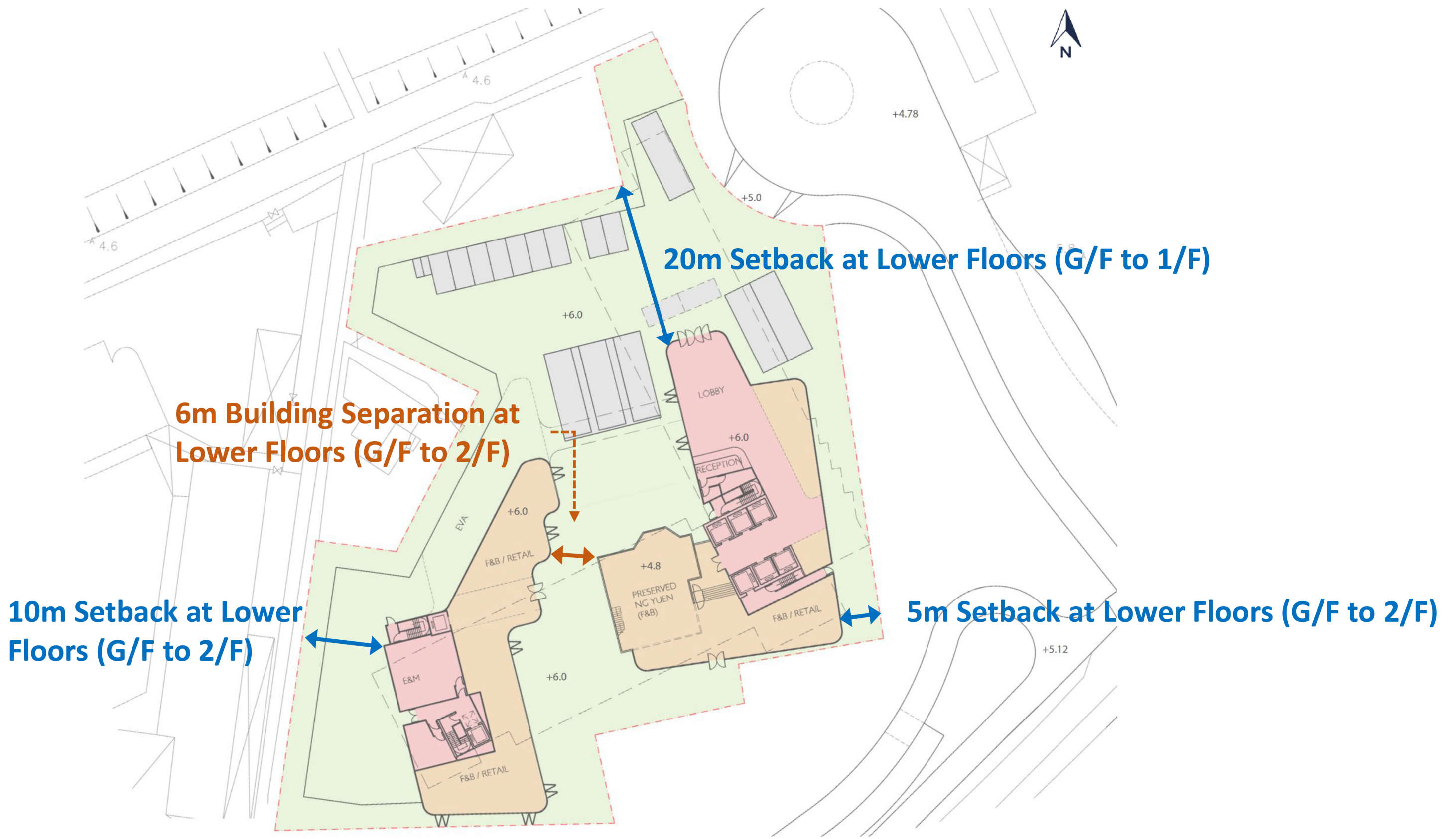
- incorporation of various building setbacks/separations in the lower floors of the Proposed Development (see **Figure 11.4**), which includes:
 - 20m building setback from the lobby to the northern site boundary from G/F to 1/F;
 - 5m building setback from eastern commercial portion to the eastern site boundary from G/F to 2/F;
 - not less than 6m building separation between Main Building of Ng Yuen and the western commercial portion from G/F to 2/F; and
 - 10m building setback from western commercial portion to the western site boundary from G/F to 2/F.

The above permeable building design measures can enhance visual permeability at pedestrian level and will be adopted as far as possible at subsequent development stages while their exact locations and dimensions will be subject to detailed design; and

- the Proposed Development has included 800m² of non-domestic GFA for commercial uses on the G/F to serve the future hotel users and surrounding neighbourhood, as well as pedestrians and cyclists along the riverside promenade and the future ‘POS’ to the south of the Application Site.

11.7 Careful Consideration Given to the Open Space and Urban Design Framework in Sha Tin

11.7.1 The Proposed Development has incorporated accessible private open space on the G/F and proposed POS outside the Application Site with functional and attractive recreation uses, which enables the Proposed Development to integrate with the surrounding open space network as well as transform the Application Site into a focal point for leisure and recreation activities. The Proposed Development thus able not only to respect but enrich the existing open space by truly materialising the original planning intention of providing open space within and outside the Application Site. For details, please refer to **Figure 3.10**.



** Indicative and for reference only. Location and dimensions indicated on plan subject to detailed design*

Indicative G/F Plan

11.7.2 The Proposed Development has also incorporated various building design measures (e.g., building setbacks, building voids at lower levels and cascading design at upper floors) to further minimise building bulk, provide visual relief and uphold the visual permeability of the Application Site and surrounding areas, which is in line with the intended urban design framework along Shing Mun River in Sha Tin.

11.8 Previous Concerns from Town Planning Board under Another Application in Close Vicinity have been Adequately Addressed

11.8.1 The current planning application proposing to rezone the subject Application Site from “O” to “OU (Hotel Development)” in support of the proposed hotel development with conservation of the Main Building of Ng Yuen and enhancement of open space provision is unique in nature. Nonetheless, the Applicant understood that the Board has previously considered another S12A application (under Application No. Y/ST/36) in close vicinity within the same “O” zone (please refer to **Figure A** below). The Applicant would like to emphasize that with the uniqueness of the current planning application, it should be considered by the Board on its own merits. In fact, previous concerns from Town Planning Board on that S12A application are either not applicable to the Proposed Development of the current planning application or have been carefully taken into account and adequately addressed under the current planning application. Please refer to the summary table below for reference.



Figure A – Application Site of the Current Application and Y/ST/36

Previous Rejection Reasons of Y/ST/36	How TPB Members’ Concerns Have Been Addressed under the Current Application
<p>No strong justification to rezone the Site from “O” to “R(B)4” from land use planning point of view</p>	<p>The current application proposed to rezone the Application Site from “O” to “OU(Hotel Development)” to facilitate a proposed hotel development with preservation of Ng Yuen as well as provision of private and public open space therein. As previously mentioned, the extant “O” zone which has been in place for over 40 years with no programme for its materialisation. The current proposed zoning could better utilise valuable land resource and open up the site as an integrated public realm with private and public open space, adaptive re-use of graded historic building and commercial provisions, which is considered a more appropriate zoning to activate the site than the original “O” zone.</p>
<p>Jeopardise open space framework and block view corridors</p>	<p>As detailed above, although zoned “O”, the Application Site has never been served as a usable open space and therefore has never been effectively functioning as part of the open space framework. The proposed zoning with notional scheme can provide about 740m² accessible private open space within the Application Site and about 2,120m² of public open space outside the Application Site. Instead of jeopardising the planned open space framework, a total of about 2,860m² of open space could be provided, which could in turn enrich the existing open space framework.</p> <p>The building height of the rejected private residential development under Y/ST/36 is 109.9mPD, whereas the building height of proposed hotel development is only 68mPD (-41.9m). The building bulk is significantly smaller than that of the rejected private residential development. Besides, the Applicant has also paid tremendous effort to provide various design measures, such as building setbacks, building voids and cascading building design in order to minimise the visual bulk and preserve the view corridors as far as practicable.</p>

<p>Fail to demonstrate that the application would not pose adverse landscape, air ventilation, heritage and traffic impacts on the surrounding areas</p>	<p>Various technical assessments including conservation management plan for Ng Yuen, landscape design and tree treatment proposals, air ventilation assessment, traffic impact assessment, environmental assessment, drainage impact assessment, sewerage impact assessment and water supply impact assessment have been conducted. The findings concluded that the Proposed Development is technically feasible in all aspects.</p>
<p>Set an undesirable precedent for other similar proposals in areas planned for open space use</p>	<p>While it is not uncommon for private lots being zoned “O” under the Sha Tin OZP, the Application Site involves a Grade 3 historic building Ng Yuen therein. To incentivise and enable financial viability of adaptive re-use of Ng Yuen and at the same time facilitate creation of public realm on private land for public enjoyment, an alternative zoning of “OU(Hotel Development)” is proposed. Under this unique planning circumstance, special consideration shall be warranted for the subject planning application. In view of the uniqueness of the Application Site, approval of the subject application will by no means set any undesirable precedent.</p>

11.9 Technically Feasible in Visual, Air Ventilation, Traffic, Environmental and Engineering Terms

11.9.1 Technical assessments have been conducted for the Proposed Development and the findings concluded that Proposed Development is technically feasible in all aspects, including visual, air ventilation, traffic, environment and engineering terms, based on the development parameters proposed.

12 CONCLUSION

12.1 This rezoning application is submitted to the Board in support of rezoning the Application Site from “O” to “OU (Hotel Development)” on the draft Sha Tin OZP No. S/ST/39 under S12A of the Ordinance (CAP. 131).

12.2 The subject application is supported by the following development justifications and planning merits:

- the Proposed Development is able to better utilize valuable land resources that have been left idle for years and propose uses that could bring greater benefits to the society and contribute to realise the planning intention of the “O” zone with the new proposed zoning;
- the Proposed Development is able to create additional usable and functional POS by adapting an inaccessible and inactive ‘Amenity Area’ outside site to bring greater public enjoyment;
- the Proposed Development is able to promote cultural tourism by adaptive re-use of Main Building of Ng Yuen which is currently not opened to public;
- the Proposed Development can provide a hotel at a convenient location which will be operated to meet market’s needs with an aim to attracting young professionals and talents;
- the Proposed Development is compatible with surrounding developments in terms of uses and development intensity;
- the Proposed Development is able to provide various planning and design merits;
- careful considerations have been given for the Proposed Development to integrate with the surrounding open space network and preserve the integrity and connectivity of the visual corridors, respecting and complementing the open space and urban design framework of Sha Tin;

- previous concerns from Town Planning Board under another Application in close vicinity have been adequately addressed; and
- the Proposed Development is technically feasible in visual, air ventilation, traffic, environmental and engineering terms.

12.3 In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider this rezoning application favorably.