

Attachment B

Revised Supporting Planning Statement

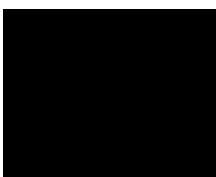
Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from “Open Space” to “Residential (Group A)11”, for Proposed Residential Development with Social Welfare Facilities, Religious Institution, and Shop and Services at Sha Tin Town Lot 310 in D.D. 184, Sha Tin, New Territories
(Planning Application No. Y/ST/63)

Application for Amendment of Plan under
S12A of the Town Planning Ordinance
(Cap. 131), to Rezone the Application Site
from “Open Space” to “Residential (Group
A) 11” at Sha Tin Town Lot 310 in D.D.
184, Sha Tin, New Territories
Supporting Planning Statement

v.2 | September 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Contents

Executive Summary	1
行政摘要	3
1 INTRODUCTION	1
2 SITE CONTEXT	3
2.1 Location	3
2.2 Land Status	3
2.3 Existing Use and Condition	3
2.4 Surrounding Uses	3
2.5 Accessibility	4
3 PLANNING CONTEXT	5
3.1 Statutory Land Use Zoning	5
3.2 Planning History of the Application Site	5
3.3 Planned Developments in Sha Tin	5
3.4 Government's Multi-Pronged Approach to Increase Housing Supply	6
3.5 Existing and Planned Open Space Provision in the Area Covered by the Approved Sha Tin OZP No. S/ST/40	7
3.6 Existing and Planned Residential Care Homes for the Elderly (RCHE) Provision in the Area Covered by OZP No. S/ST/38	7
4 THE INDICATIVE SCHEME	9
4.1 General Planning and Design Principles	9
4.2 Planning and Design Merits of the Indicative Scheme	11
4.3 Key Development Parameters	13
4.4 Landscape Design Framework	15
4.5 Traffic and Transport Arrangement	16
4.6 Proposed Programme	17
5 AMENDMENT PROPOSAL	18
5.1 Considerations for an Appropriate Zoning	18
5.2 Clear Planning Intention	18
5.3 Appropriate Zoning Control	18
5.4 Appropriate Zoning Flexibility	18
5.5 The Proposed Amendment	18
6 PLANNING JUSTIFICATIONS	20
6.1 Responding to Policy Addresses on Housing Provision and Meeting Territorial Housing Need	20
6.2 Unleashing the Development Potential through a “Single Site, Multiple Use” Development to Deliver Housing, Religious, Social Welfare and Community Uses	20
6.3 Facilitating the Realisation of the Planning Intention of “Open Space” by Opening up the Site for the Provision of an Accessible Open Space Along Shing Mun River Promenade and Enhancing the Existing Site Condition	21
6.4 Compatible with the Development Intensity of the Surrounding Development	22
6.5 Contributing to the Vibrant Waterfront Promenade Along Shing Mun River by Enhancing the Pedestrian Environment with Provision of Open Space and Ancillary Facilities	22

6.6	No Adverse Impact to the Ample Open Space Provision in Sha Tin New Town	22
6.7	Provision of G/IC Facilities and Religious Institution to Meet the Community Needs in the District	23
6.8	Complying with Sustainable Building Design Guidelines	23
6.9	Technically Feasible and Resulting in No Adverse Impacts to the Surrounding Area	25
6.10	Will Not Set an Undesirable Precedent	25
7	CONCLUSION	26

Tables

Table 3-1	“Open Space” in the Area Covered by the Approved Sha Tin OZP No. S/ST/40	7
Table 3-2	Provision of RCHE in STDC Area	8
Table 4-1	Proposed Key Development Parameters of the Indicative Scheme	13
Table 4-2	Summary of Overall Transport Facilities Provision	17

Figures

Figure 2.1	Location Plan
Figure 2.2	Lot Index Plan
Figure 2.3	Existing Condition of the Application Site
Figure 2.4	Surrounding Context of the Application Site
Figure 3.1	Extracted Schedule of Uses of “Open Space” Zone of the Approved Sha Tin Outline Zoning Plan No. S/ST/40
Figure 3.2	Extracted Explanatory Statement of “Open Space” Zone of the Approved Sha Tin Outline Zoning Plan No. S/ST/40
Figure 4.1	Existing Conditions of Ng Yuen in the Surrounding of the Application Site
Figure 4.2a-b	Planning and Design Merits of the Indicative Scheme
Figure 5.1	Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/40
Figure 5.2a-d	Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 – Notes of the “R(A)11” Zone
Figure 5.3a-d	Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 – Explanatory Statement of the “R(A)11” Zone

Appendices

Appendix A	Indicative Layout Plans for the Indicative Scheme at the Application Site
Appendix B	Landscape Master Plan and Tree Preservation Proposals
Appendix C	Traffic Impact Assessment
Appendix D	Environmental Assessment
Appendix E	Air Ventilation Assessment
Appendix F	Visual Impact Assessment
Appendix G	Drainage Impact Assessment
Appendix H	Sewerage Impact Assessment
Appendix I	Water Supply Impact Assessment
Appendix J	Ecological Review

Executive Summary

Pursuant to Section 12A (S12A) of the Town Planning Ordinance (Cap. 131), this Supporting Planning Statement is submitted to the Town Planning Board (TPB) in respect of Sha Tin Town Lot 310 in D.D.184, Sha Tin (the “Application Site”) for the Proposed Amendment to the **Approved** Sha Tin Outline Zoning Plan No. S/ST/40 (the OZP), by rezoning the Application Site from “Open Space” (“O”) zone to “Residential (Group A)11” (“R(A)11”) zone (the Proposed Amendment). This is to unleash the development potential of this privately-owned and readily available site for multiple uses, including residential development, social welfare facilities and shop and services, while retaining its original use as religious institution. The Proposed Amendment would facilitate timely housing supply with supporting facilities, thereby delivering tangible benefit to the community.

The Application Site, with an area of about 5,225m², is a private lot currently zoned as “O”, notwithstanding that it has been occupied and continuously operated as a religious institution since 1954. The Application Site is situated in close proximity to a high-density residential neighbourhood, including some existing public housing sites zoned “R(A)” and a private housing site, namely the Riverpark, zoned “R(A)7” with a maximum building height of 160mPD near the Che Kung Temple MTR Station.

The Proposed Amendment seeks for rezoning of the Application Site to “R(A)11”, permitting a maximum plot ratio of 6.28 (of which the domestic plot ratio would not exceed 5.0 with a maximum building height of 109.0 mPD (excluding basement)), which is generally in line with the “R(A)” zoning provisions under the OZP. To demonstrate the feasibility of the Proposed Amendment, an Indicative Scheme has been formulated, comprising two residential towers with about 450 residential units and accommodating a population of about 1,125. At the lower levels of the development, a 100-place Residential Care Homes for the Elderly (RCHE), Parents/Relatives Resource Centre (PRC), Religious Institution, as well as Shop and Services are proposed. Public open space is also proposed at the Application Site. These provisions represent the Applicant’s commitment to enhancing local vibrancy, alleviating the shortfall of social welfare facilities and increasing housing supply in response to the policy initiatives.

The Proposed Amendment serves as a timely response to the changing planning circumstances of the surrounding area and unleash the development potential of the Application Site to accommodate a wide spectrum of housing, social welfare, community and religious functions. The Proposed Amendment would achieve the following planning merits:

- Responding to Policy Addresses on Housing Provision and Meeting Territorial Housing Need;
- Unleashing the Development Potential through a “Single Site, Multiple Use” Development to Deliver Housing, Religious, Social Welfare and Community Uses;
- Facilitating the Realisation of the Planning Intention of “Open Space” by Opening up the Site for the Provision of an Accessible Open Space During Reasonable Hours, thereby Delivering New Open Space in Sha Tin New Town and Enhancing the Existing Site Condition;
- Compatible with the Development Intensity of the Surrounding Development;
- Contributing to the Vibrant Waterfront Promenade Along Shing Mun River by Enhancing the Pedestrian Environment with Provision of Open Space and Ancillary Facilities for Community Enjoyment;
- No Adverse Impact to the Ample Open Space Provision in Sha Tin New Town;

- Provision of G/IC Facilities and Religious Institution to Meet the Community Needs of Different Stakeholders in the District;
- Complying with Sustainable Building Design Guidelines for Sufficient Building Separation and Setback to Enhance Air Ventilation and Visual Permeability;
- Technically Feasible and Resulting in No Adverse Impacts to the Surrounding Area; and
- Will Not Set an Undesirable Precedent.

The Applicant has demonstrated genuine intention and commitment to taking forward the Indicative Scheme at the Application Site. In light of the planning merits and justifications put forward in the Supporting Planning Statement, we sincerely seek favourable consideration from the TPB on this Section 12A Application.

行政摘要

（內容如有任何差異，應以英文內文為準）

根據《城市規劃條例》（第 131 章）第 12A 條，現就位於沙田第 28 區丈量約份第 184 約沙田市地段第 310 號（「申請地點」）向城市規劃委員會（城規會）提交本規劃綱領，申請擬議修訂《沙田分區計劃大綱核准圖》編號 S/ST/40》，將申請地點由現行「休憩用地」地帶改劃為「住宅（甲類）11」地帶（「擬議修訂」）。擬議修訂旨在釋放該幅私人擁有且具備即時發展條件的用地之發展潛力，以作多元用途發展，包括住宅發展、社會福利設施以及商店及服務用途，同時保留其原有的宗教機構用途。擬議修訂將有助於配合相關配套設施，及時提供房屋供應，從而為社區帶來實質裨益。

申請地點面積約為 5,225 平方米的私人地段，現劃為「休憩用地」，而自 1954 年起一直作宗教機構用途。申請地點鄰近高密度住宅發展，周邊包括若干劃為「住宅（甲類）」的現有公共房屋用地，以及一幅位於車公廟港鐵站附近劃為「住宅（甲類）7」的私人住宅發展項目溱岸 8 號，其建築物高度上限為主水平基準上 160 米。

擬議修訂將申請地點改劃為「住宅（甲類）11」地帶，並建議最高地積比率為 6.28 倍（其中住用地積比率不超過 5.0 倍），最高建築物高度為主水平基準以上 109.0 米（不包括地庫），與同一分區計劃大綱圖內「住宅（甲類）」地帶的發展參數大致相符。為展示擬議修訂的可行性，本規劃申請擬備了一份指示性方案，擬建兩座住宅大樓，提供約 450 個住宅單位，可容納約 1,125 人口。於發展項目的低層部分，擬設一所提供 100 個宿位的安老院舍、家長／親屬資源中心、宗教機構，以及商店及服務用途。申請地點內亦將提供公共休憩用地。上述指示性方案體現申請人致力提升地區活力、紓緩社會福利設施不足，以及回應相關政策倡議以增加房屋供應的承諾。

擬議修訂為回應周邊地區規劃環境轉變的及時措施，並可釋放申請地點的發展潛力，透過提供住宅、社會福利、社區及宗教等多元用途，充分發揮用地價值，為社區帶來更廣泛的規劃效益。擬議修訂可帶來以下規劃裨益：

- 回應《施政報告》中有關房屋供應的政策方向，並滿足整體房屋需求；
- 透過「一地多用」發展模式釋放發展潛力，提供住宅、宗教、社會福利及社區設施；
- 透過開放現有較封閉的用地，於合理開放時段內提供可供公眾使用的休憩空間，以落實「休憩用地」的規劃意向，從而為沙田新市鎮增添新的公共休憩空間，並改善現有用地狀況；
- 確保與周邊發展的發展密度相容；
- 透過提供休憩空間及附屬設施供公眾享用，改善行人環境，並為城門河海濱長廊注入活力；
- 不會對沙田新市鎮內充足的休憩用地供應造成不良影響；
- 提供社會福利、安老及宗教設施，以照顧不同持份者的需要，並回應地區的社區需求；
- 符合可持續建築設計指引，提供足夠的樓宇間距及建築物後移，以改善空氣流通及視覺通透度；
- 技術上可行，並不會對周邊環境造成不良影響；以及
- 不會構成不良先例。

申請人對於在申請地點推進指示性方案持有誠懇及積極的態度。基於本規劃綱領所闡述的規劃增益及理據，我們懇請城市規劃委員會支持是次規劃申請。

1 INTRODUCTION

- 1.1.1 This Supporting Planning Statement is submitted to the Town Planning Board (TPB) in support of the Planning Application under Section 12A of the Town Planning Ordinance (Cap. 131) for the Amendment of Plan for Proposed Residential Development with ‘Social Welfare Facility’, ‘Religious Institution’ and ‘Shop and Services’ (“Proposed Amendment”) at Sha Tin Town Lot (STTL) 310, Sha Tin (the “Application Site”). The Application Site is currently zoned “Open Space” (“O”) under the **Approved** Sha Tin Outline Zoning Plan No. S/ST/40 (the OZP) and is under private ownership. It is occupied and used as a religious institution, namely the Hong Kong Bible Research and Education Centre, and has been continuously used by a theological college since 1954.
- 1.1.2 The Application Site has an area of approximately 5,225 m² and is located to the south of the Shing Mun River, in close proximity to Che Kung Temple MTR Station (CKTS), offering a high level of accessibility via the existing rail and pedestrian network.
- 1.1.3 In the wider urban context, the site is situated within a well-established residential and recreational setting. It is located adjacent to the Shing Mun River Promenade and a high-density residential development, namely the Riverpark, immediately to the west and some high-density public housing sites to the east. Furthermore, Sha Tin New Town Plaza is located directly across the river to the north, while Chun Shek Estate, also zoned “R(A)”, lies across Che Kung Miu Road to the west and south-west. The surrounding land uses and planned developments collectively demonstrate that the Application Site is highly compatible with and suitable for residential or mixed-use development, benefiting from a well-established network of infrastructure, community facilities, and open space. Given the site’s high accessibility and immediate connection to the riverside promenade network, the proposed development seeks to make optimal use of the land through a “Single Site, Multiple Uses” (SSMU) approach. In addition to the proposed residential use, religious institution, shop and services, and social welfare facilities are also proposed which would not only serve the future residents but also meet the needs of the surrounding neighbourhood. In addition, the proposal includes the provision of a public open space, to be developed and managed by the Applicant. This initiative responds to the planning intention of open space provision for the area and proactively realises such intent within a private development, in the absence of any government implementation programme for public open space on the Application Site.
- 1.1.4 It is proposed to rezone the Application Site from “Open Space” (“O”) to a tailor-made “Residential (Group A)11” (“R(A)11”) subzone, with a maximum plot ratio (PR) of 6.28 (of which the domestic PR should not exceed 5.0). The proposed “R(A)11” zone would provide an opportunity to realise the planning intention while unleash the development potential of the Application Site.
- 1.1.5 An Indicative Scheme has been formulated to demonstrate the feasibility of the Proposed Amendment, which aims to address community needs for housing supply and quality open space, complemented by the provision of social welfare facilities and religious institution uses serving the Sha Tin community. The Indicative Scheme proposes a residential development comprising approximately 450 residential units, accommodating an anticipated population of about 1,125 persons, with a context-responsive building arrangement adopting a maximum building height of 109.0 mPD, which is considered compatible with the surrounding neighbourhood.

- 1.1.6 In line with the Government's policy to optimise land resources through the SSMU model, the Indicative Scheme incorporates a range of non-domestic uses, including religious institution, shop and services, as well as a PRC and 100-place RCHE to support both future residents and the wider community. In addition, a public open space with an area of not less than 1,200 m² is proposed to realise the planning intention of the zoning through private initiative. Relevant technical assessments have been undertaken, demonstrating that the Proposed Amendment is technically feasible and would not generate adverse impacts on the surrounding environment.
- 1.1.7 This Supporting Planning Statement contains the information that is necessary to support this Application to demonstrate its suitability. Not only that the proposed amendments would not cause any adverse impacts, with an enhanced landscape quality and the provision of a public open space, it will be setting a desirable precedent in bringing socially beneficial development projects driven by the market.
- 1.1.8 This Supporting Planning Statement contains the sections below to support this Planning Application and demonstrate the feasibility and suitability of the Proposed Amendment:
- **Section 2** describes the context of the Application Site and its surroundings.
 - **Section 3** explains the planning context of the Application Site;
 - **Section 4** presents the Indicative Scheme at the Application Site;
 - **Section 5** summarises the amendment proposal to be incorporated into the Plan and Notes of the OZP;
 - **Section 6** highlights the planning justifications and planning merits in support of the rezoning application; and
 - **Section 7** concludes the highlights and justifications of this Supporting Planning Statement.

2 SITE CONTEXT

2.1 Location

- 2.1.1 The Application Site is located at a single lot in STTL 310 in Sha Tin. It is bounded by Tai Chung Kiu Road at its east, the Lion Rock Tunnel Road at its west and situated next to high-density residential neighbourhood and Shing Mun River Promenade. With a site area of about 5,225 m², the Application Site is entirely zoned as “Open Space” in the **Approved** Sha Tin OZP No. S/ST/40. Please refer to **Figure 2.1** for the location of the Application Site.

2.2 Land Status

- 2.2.1 The Application Site area is entirely constituted by one private lot, which is owned by The Pentecostal Assemblies of Canada and The General Council of the Assemblies of God. A Right-of-Way from Tai Chung Kiu Road to the STTL 310 over that portion of Government land is delineated to the northeast of the Application Site¹. Please refer to **Figure 2.2** for the Lot Index Plan of the Application Site.

2.3 Existing Use and Condition

- 2.3.1 The existing Application Site is currently used as the Hong Kong Bible Research and Education Centre, a religious institution. There are three building blocks within the Application Site, which primarily serve worship, bible study and ancillary facilities for operational staff and students. Please refer to **Figure 2.3** for the existing use and condition of the Application Site.

2.4 Surrounding Uses

- 2.4.1 The Application Site is located within a residential neighbourhood with a varied building height profile, comprising both high-rise and low-rise developments, along the Shing Mun River Promenade in Sha Tin.
- To the **immediate north** of the Application Site is the Shing Mun River Promenade, and Sha Tin Park is located across the Shing Mun River, serving as a major district-level recreational open space.
 - To the **immediate east** of the Application Site are residential developments, including Garden Villa and Ng Yuen, a Grade 3 historic building, all within the same “O” zone. Clusters of temporary squatters are located nearby, at a distance of about 40m from the Application Site. Further east, along the Shing Mun River, are the Shing Mun River Promenade Garden No. 1 and some existing public housing developments, including Jat Min Chuen, Sha Kok Estate and Pok Hong Estate.
 - To the **immediate south** of the Application Site is the Sha Tin South cycling track adjacent to Tai Chung Kiu Road, separated by a small area zoned “O”. Tsang Tai Uk, a Grade 1 historic building, together with Tsang Tai Uk Playground, is located further to

¹ A Right-of-Way is shown as “the green area” in Plan I annexed to the New Grant No.12326 dated 30 December 1988.

the south, contributing cultural and recreational functions to the surrounding neighbourhood.

- To the **immediate west** of the Application Site is also part of the Sha Tin South cycling track adjoining Lion Rock Tunnel Road. As part of the T4 Trunk Road project, improvement works and reconfiguration of the existing cycling tracks adjacent to the site boundary will be undertaken. To the further southwest, across Lion Rock Tunnel Road, is the high-rise residential development, namely the Riverpark, zoned “R(A)7” with a maximum BH of about 160 mPD, forming a prominent built element within the wider context.

2.4.2 Please refer to **Figure 2.4** for the surrounding context of the Application Site.

2.5 Accessibility

- 2.5.1 The Application Site enjoys a high level of accessibility by pedestrian and vehicular means, supported by an established network of public transport services and local road connections. Pedestrian access to the Site is facilitated via the Shing Mun River Promenade and the existing pedestrian network in the vicinity.
- 2.5.2 The Application Site is well-served by a wide range of transport service, including the franchised bus and scheduled minibuses (GMB) routes operating in the vicinity of the Site along Lion Rock Tunnel Road, Che Kung Miu Road and Tai Chung Kiu Road. There are 15 bus routes (240X, 72A, 74A, 79, 81C, 86C, 987, B8, 286A, 85A, 86A, 982C, A42, N281 and NA41) and four minibuses routes (501S, 803, 804) accessible within 100m. In addition, the Application Site is located within approximately 300 m walking distance of Che Kung Temple MTR Station (CKTS), providing convenient access to MTR via the existing pedestrian subway.
- 2.5.3 Existing access road to the site is available via the west of the Application Site connecting to the section of Lion Rock Tunnel Road.

3 PLANNING CONTEXT

3.1 Statutory Land Use Zoning

- 3.1.1 The Application Site is currently zoned as “O” on the OZP (**Figure 2.1**). According to the Notes of the OZP, the “O” zone is “*primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public*”. In addition, according to the Explanatory Statement (ES) of the OZP, concerning the particular “O” at the Application Site, it states that “*A prominent feature is the provision of large landscaped open spaces in Planning Area 12 (the Sha Tin Park), Planning Area 28 in the vicinity of the town centre and along the river channel at Siu Lek Yuen. They form a major node of recreational activities and extend along both sides of Shing Mun River providing a spine for pedestrian and cycle movements...*”. Please refer to **Figures 3.1** and **3.2** for the extracted Notes and ES of the “O” zone under the OZP.

3.2 Planning History of the Application Site

- 3.2.1 The Application Site and its adjoining area was first zoned “Residential Zone” in 1961. In 1967, the Application Site was then zoned as “O”. Since then, the zoning of “O” remains unchanged in the subsequent plans until 1978, when the area of Application Site was rezoned to “G/IC”, in order to reflect the existing religious uses and the intention to accommodate an indoor game hall in the area. After that, the Application Site was rezoned from “G/IC” back to “O” in 1983 because the proposed indoor game hall would be co-relocated with the swimming pool complex in Area 26 in Sha Tin. In 1988, the land exchange was conducted for the purpose of the theological college until 2047, despite the zoning of “O”. Following that, the zoning of “O” has never been amended. In general, the zoning of “O” for the Application Site has been in place for over 41 years without actualising its planning intention.
- 3.2.2 The Application Site is the subject of three previous rejected planning applications. Two earlier applications, No. Z/ST/12 and No. Z/ST/18, submitted in 2002 and 2003 respectively, covered the entire Application Site and adjoining lots and sought to rezone the site from “Open Space” to “Comprehensive Development Area”. The application, No. Y/ST/36, submitted in 2017, covered the same site boundary as the current application, proposing to rezone the site from “O” to “Residential (Group B) 4” for residential development.

3.3 Planned Developments in Sha Tin

- 3.3.1 Sha Tin is an established new town that continues to undergo transformation through major transport and strategic development initiatives, including Trunk Road T4 (T4), the Relocation of Sha Tin Sewage Treatment Works (STSTW) to caverns, and the Ma Liu Shui (MLS) Reclamation Project. These projects will collectively improve strategic connectivity, enhance the surrounding development context, and strengthen the Eastern Knowledge and Technology Corridor², which are relevant to the long-term planning context of the Application Site.

² Hong Kong 2030+: Towards A Planning Vision and Strategy Transcending 2030 – Conceptual Spatial Framework by Planning Department in November 2016. Source:
https://www.pland.gov.hk/file/planning_studies/comp_s/hk2030plus/document/Conceptual%20Spatial%20Framework_Eng.pdf

- 3.3.2 The Trunk Road T4 project, targeted to be commissioned in 2030, comprises an approximately 2.3 km dual two-lane trunk road connecting Sha Tin Road (east) with Shing Mun Tunnel Road / Tsing Sha Highway (west), with works commenced in August 2024 and a programme of about six years³. Upon commissioning, T4 will strengthen connectivity between New Territories East and the western corridors (including improved access towards Tsuen Wan / West Kowloon via the Tsing Sha Highway network), thereby enhancing mobility and commuting convenience for future residents and users of the Application Site.
- 3.3.3 The relocation of STSTW to caverns is expected to be completed in the year of 2031, and will release about 28 ha of land from the existing STSTW site upon completion⁴. The project is also intended to resolve existing issues associated with the current STSTW (including landscape and odour concerns), which would contribute to a more compatible and improved surrounding context in Sha Tin. The Government also revived the MLS Reclamation Project in the 2021 Policy Address⁵, with a preliminary reclamation extent of about 60 ha; together with about 28 ha of land to be vacated by the relocation of STSTW to caverns, this would provide about 88 ha of new land proposed mainly for innovation and technology (I&T) development, and the feasibility study commenced in July 2022⁶. This emerging I&T cluster is expected to strengthen the wider employment base within the Eastern Knowledge and Technology Corridor, thereby potentially expanding job opportunities accessible from the Application Site and supporting a more balanced job-housing relationship for the area.

3.4 Government's Multi-Pronged Approach to Increase Housing Supply

- 3.4.1 Housing shortage is one of the most pressing issues faced in Hong Kong in recent years. According to the Long-Term Housing Strategy (LTHS) in 2025, the Government has set a target to supply 126,000 private residential units in the next 10 years to ensure to stabilise sufficient land supply⁷. To address the structural shortfall in housing land, the Government has emphasised the need for proactive identification and timely release of developable sites through a multi-pronged strategy, including land use reviews, optimisation of existing land resources, and rezoning of suitable sites.
- 3.4.2 The Application Site represents an opportunity to align with the above policy direction without relying on government implementation. The Site is currently zoned “Open Space” (“O”) under the draft OZP, where the planning intention is primarily for the provision of outdoor open-air public space serving local residents and the general public; however, the Site has been continuously occupied and operated as a religious institution since 1954, and the “O” planning intention has not been realised on the ground. In the absence of any implementation programme for open space at the Site, the proposed rezoning provides a mechanism to optimise the use of this readily available private site and contribute to housing supply, while ensuring that public benefit consistent with the planning intention can be delivered through the development framework set out in later chapters.

³ Website of Trunk Road T4 by CEDD. Source: <https://www.trunkroadt4.hk/en/>

⁴ Website of Relocation of Sha Tin Sewage Treatment Works to Caverns by DSD. Source: <https://www.ststwincaverns.hk/>

⁵ Paragraph 56 of the Policy Address 2021. Source: <https://www.policyaddress.gov.hk/2021/eng/pdf/PA2021.pdf>

⁶ Website of Engineering Study for Ma Liu Shui Reclamation - Feasibility Study by CEDD. Source: <https://www.mlsreclamation.hk/en/About-the-Study/>

⁷ Paragraph 15 of the Long Term Housing Strategy Annual Progress Report 2025. Source: https://www.hb.gov.hk/eng/policy/housing/policy/lths/LTHS_Annual_Progress_Report_2025.pdf

3.5 Existing and Planned Open Space Provision in the Area Covered by the Approved Sha Tin OZP No. S/ST/40

- 3.5.1 There are numbers of sites zoned “O” on the Approved Sha Tin OZP No. S/ST/40, including the Application Site. The total area zoned “O” under the OZP is approximately 252.70 ha. According to the Explanatory Statement of the OZP, the existing population within the plan area is about 488,000, while the planned population is projected to increase to approximately 531,600.
- 3.5.2 In response to rising public aspirations for a higher-quality living environment, the Hong Kong 2030+ Study recommends an enhanced open space provision of not less than 3.5 m² per person, which has also been reflected in the revamped Chapter 4 of the Hong Kong Planning Standards and Guidelines (HKPSG). Based on the existing population of 488,000, the corresponding open space requirement is approximately 170.8 ha, which would increase to approximately 186.1 ha under the planned population scenario of 531,600.
- 3.5.3 Within the area covered by the OZP, a total of about 252.70 ha is zoned “O”, representing approximately 1.4 times the minimum HKPSG requirement comparing to the required provision for the planned population. This demonstrates that the existing provision of open space in the area is more than adequate in meeting the HKPSG standard. A comparison of the “O” zone provision within the OZP area and the required provision under the HKPSG is summarised in the table below.

Table 3-1 “Open Space” in the Area Covered by the Approved Sha Tin OZP No. S/ST/40

HKPSG Standard of Provision of Open Space			
	Required Provision	Area of “O”	Surplus(+)/ Deficit (-)
Existing Population • 488,000	170.8 ha	252.7 ha	+ 81.9 ha
Planned Population • 531,600	186.1 ha		+ 66.6 ha

3.6 Existing and Planned Residential Care Homes for the Elderly (RCHE) Provision in the Area

- 3.6.1 In reviewing the planning context of the Application Site, the Applicant has examined the provision of major Government, Institution or Community (G/IC) facilities in the Sha Tin District on a district basis. The review indicates that, while certain facility types may be adequately provided, there remain specific categories where a notable shortfall persists, reflecting evolving demographic needs and service demand within the district. In particular, Residential Care Homes for the Elderly (RCHE) are identified as a key deficit area in the Sha Tin area. According to the provision of major community facilities as identified in the *Amendments to the Approved Sha Tin OZP No. S/ST/36 on 2023*⁸, a total of 3,538 beds are required for RCHE based on OZP planned population, whereas the planned provision

⁸ According to Attachment XI (Provision of Major Community Facilities and Open Space in Sha Tin OZP) of RNTPC Paper No.8/23 on the *Amendments to the Approved Sha Tin OZP No. S/ST/36 on 2023* for Consideration by the Rural and New Town Planning Committee on 27 October 2023. Source: https://www.tpb.gov.hk/en/uploads/RNTPC/paper/S_ST_36_Appendix.pdf

(including existing provision) amounts to 1,871 beds, resulting in an overall shortfall of 1,667 beds, as summarised in **Table 3-2**.

Table 3-2 Provision of RCHE in STDC Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population (bed)	Provision		Surplus/Shortfall against OZP planned provision (bed)
			Existing (bed)	Planned Provision (including Existing Provision) (bed)	
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above	3,538	1,751	1,871	-1,667

3.6.2 This shortfall is anticipated to remain relevant given the ageing population trend. In the Sha Tin District, the elderly population aged 65 or above is projected to increase from 177,100 in 2026 to 205,900 in 2031, representing an increase in their proportion of the total district population from 25.8% to 30.8% over the 2026 to 2031 projection period⁹.

3.6.3 Having regard to the above, the Applicant recognises an opportunity for the proposed development at the Application Site to incorporate community facilities to help address identified district needs, particularly those associated with elderly care services, in addition to its housing provision. The manner and feasibility of incorporating such facilities, as well as the overall development concept, are set out in **Section 4** of this Supporting Planning Statement.

⁹ Table 7 (Projected Population by District Council District by Quinquennial Age Group, 2023-2031) of Projections of Population Distribution 2023-2031 published by Planning Department in March 2024. Source: https://www.pland.gov.hk/file/resources/population_data/pop_dist_proj/csv/Tables_21_based_Table_7.csv

4 THE INDICATIVE SCHEME

4.1 General Planning and Design Principles

- 4.1.1 **To Utilise Precious Land Resources and Open Space Next to the Waterfront Area** - The Application Site is a privately owned site currently zoned “O” and has long been occupied by low-rise structures associated with an existing religious institution, with the site generally fenced off. In the absence of any implementation programme for public open space by the Government at the Application Site, maintaining the status quo would continue to represent a missed opportunity to optimise use of this strategically located waterfront land resource along the Shing Mun River Promenade.
- 4.1.2 Driven by a vision to promote the faith of Christianity in practical and meaningful ways that bring transformation to individuals, families, and communities, the Applicant proposes to actualise this vision by redeveloping the site into a mixed-use development, including residential development, religious institution, shop and services, social welfare facilities and provision of public open space, designed to benefit the wider public.
- 4.1.3 Upon completion, the site will be properly designed and managed to provide publicly accessible open space at reasonable hours that embraces the natural setting of the waterfront. A green living environment with generous open space will be created to serve both the elderly and future residents of the development, contributing to the overall enhancement of the area’s urban and social fabric.
- 4.1.4 **To Provide G/IC Facilities Responding to the Community’s Needs and Allow Harmonious Co-location with Residential Development** – The Application Site falls within “O” on the OZP without implementation programme of the public open space by the Government. As discussed in **Section 3.6**, there is an identified need to increase the provision of RCHE places to help address the existing shortfall. The Indicative Scheme takes the initiative to provide G/IC facilities serving the needs of the local residents and the wider district. Regarding the provision of major community facilities as identified in the *Amendments to the Approved Sha Tin OZP No. S/ST/36* on 2023, a shortfall of 1,667 places for RCHE is observed which is the greatest shortfall among all G/IC facilities. In view of the deficit, the Indicative Scheme will provide 100-place RCHE to provide residential care and social support at lower levels of the development as shown in the Indicative Scheme. The design and floor area provision for the RCHE will fully comply with the requirements stated in Chapter 3 of HKPSG. The incorporation of elderly facilities in the Proposed Amendment addresses the shortage, promoting an intergenerational-friendly living concept and active aging. Additionally, the Proposed Amendment incorporates a PRC to provide community support, such as counselling and coaching services for families¹⁰. Such integrated design also echoes with the “single site, multiple use” development model advocated by the Government to offer optimal use at private sites.
- 4.1.5 **To Enhance the Vibrancy of Shing Mun River Promenade with the Provision of Shop and Services** – Shop and services is proposed at the G/F, which could not only enhance the

¹⁰ The provision of the PRC with NOFA of approximately 170m² is proposed according to the comments received from Social Welfare Department (SWD) in June 2026.

functional diversity of the development but also supports the broader planning objective of creating vibrant, mixed-use waterfront spaces that promote urban vitality.

4.1.6 To Maintain a Respectful Buffer from the Grade 3 historic building, Ng Yuen – The Application Site is located approx. 42m from the Grade 3 historic building, Ng Yuen. Given the separation distance and the absence of any direct encroachment upon the historic building or its immediate grounds, no adverse physical impact on Ng Yuen is anticipated during either the construction or operation phase of the development. Potential indirect impacts arising from construction activities, including vibration, ground settlement, dust and site runoff, are expected to be temporary and can be effectively controlled through the implementation of appropriate construction management measures, for example:

- Sufficient establishment of protective buffer zones and hoarding around the development during construction to prevent accidental impact from construction activities;
- Adoption of construction methods that minimise vibration and ground disturbance wherever practicable;
- Control of excavation and temporary works design to ensure ground movements remain within acceptable limits;
- Dust suppression and good site management practices within the project site;
- Restriction of heavy construction plant operation in close proximity to the graded building where practicable;
- Immediate implementation of contingency measures should any unusual movement, settlement or signs of distress be detected;
- Installation of monitoring points, where necessary, to monitor settlement, tilt, vibration and structural movement during construction within the site;
- Regular inspections by qualified building conservation and/or structural professionals throughout the construction period;
- Establishment of pre-determined trigger and action levels for settlement and vibration monitoring;
- Prompt investigation and implementation of remedial actions should monitoring results approach trigger levels; and
- Submission of monitoring records and inspection reports to relevant government departments where required.

4.1.7 From a visual perspective, Ng Yuen is currently largely screened by existing vegetation and is not readily visible from most public vantage points (e.g. the cycle track, Shing Mun River Promenade Garden No. 1 and the Shing Mun River promenade) within the surrounding area (**Figure 4.1** refers). As such, the existing visual connection between the graded historic building and the wider public realm is already limited. Furthermore, setback between the proposed podium/building and Ng Yuen helps maintain an adequate visual buffer, preserve visual separation, and retain the ability to appreciate the historic building within its immediate setting. The overall visual impact on the setting of Ng Yuen is therefore considered to be minor and acceptable. In addition, further design refinements will be explored at the detailed design stage, including sensitive building disposition, façade articulation, landscape enhancements and possible reductions in apparent building bulk where practicable, to further minimise visual intrusion and enhance compatibility with the surrounding environment.

4.2 Planning and Design Merits of the Indicative Scheme

- 4.2.1 Based on planning and design principles outlined above, the Applicant has prepared an Indicative Scheme at the Application Site (**Appendix A** refers). The key planning and design merits of the Indicative Scheme below are illustrated in **Figures 4.2a and 4.2b**.

Building Separation and Podium Setback

- 4.2.2 To enhance air ventilation and wind permeability, a building separation of approx. 15m is maintained between the two residential towers in accordance with PNAP APP-152. Additionally, podium setbacks of approx. 15m and 25m are provided from the northwestern and southeastern site boundaries respectively to enhance ventilation performance, visual openness and pedestrian amenity through the provision of open space at-grade.

Sensitive Building Design and Disposition

- 4.2.3 The proposed tower disposition has been carefully developed with regard to the surrounding context. The Application Site is bounded by Shing Mun River and Sha Tin Park to the north, the residential towers of the Riverpark to the west, low-rise Sha Tin Tau Village and Tsang Tai Uk Playground to the south, and low-rise Garden Villa development to the east, presenting a varied urban and landscape setting with sensitive residential receivers.
- 4.2.4 The residential towers are arranged along an east-west axis, enabling the majority of residential units to enjoy north- and south-facing orientations. This configuration maximises views towards the Shing Mun River and adjacent parkland to the north, as well as the open green areas to the south, where views are largely unobstructed and characterised by greenery. The orientation also enhances environmental performance by promoting better daylight penetration and natural ventilation for the residential units.
- 4.2.5 The east-west tower disposition further minimises potential visual impacts on neighbouring developments, particularly the Riverpark to the west. By limiting the width of building frontage facing westwards, the proposal reduces the degree of view blockage and visual encroachment on existing residents. The arrangement therefore represents a context-responsive design that balances development intensity with visual amenity, landscape appreciation, and compatibility with surrounding residential uses.

Provision of Public Open Space in Private Development

- 4.2.6 The proposed at-grade public open space of not less than 1,200m² is located along the northern portion of the Application Site and directly connected to the Shing Mun River Promenade. The proposed open space will be properly designed and managed for public access at reasonable hours upon completion. Within the Application Site, the publicly accessible open space will contribute to the overall open space provision creating a green living environment to serve the facility users and residents. In addition, it will provide publicly accessible landscaped areas for leisure, recreation and social interaction, while improving physical and visual connectivity to the waterfront. The proposed provision contributes to the overall open space network in Sha Tin and promotes a high-quality living environment for future residents, RCHE and PRC users, as well as the wider community.

Vertical Zoning and Podium Design

- 4.2.7 The vertical stacking arrangement consolidates the proposed RCHE, PRC and Bible Research and Education Centre within the six-storey podium, promoting efficient land utilisation through a “Single Site, Multiple Use” approach and compatibility with surrounding uses. The podium levels adopt a typical floor-to-floor height of approximately 4.3 m from 1/F to 5/F, while a floor-to-floor height of approximately 5.0 m is adopted at G/F to accommodate public-facing and servicing functions. In accordance with the regulatory requirements of Section 20 of the *Residential Care Homes (Elderly Persons) Regulation (Cap. 459A)*, the highest occupied floor of the RCHE is maintained at or below 24 m above ground level.

Ground Level Planning and Functional Distribution

- 4.2.8 Given the composite nature of the proposed development, the ground level is predominantly occupied by non-domestic and communal uses, including:
- Retail premises
 - Entrance lobbies for the RCHE, PRC, religious institution, and residential components
 - Ground floor parking facilities
 - Loading and unloading bays
- 4.2.9 Vehicular and pedestrian access to the site is provided from the northwestern corner of the Site. Retail uses are strategically located at the more publicly accessible frontage to activate the streetscape.
- 4.2.10 The Bible Research and Education Centre and PRC are intentionally sited towards the north of the proposed development, where higher pedestrian flow is anticipated due to proximity to the northern pedestrian network leading to the Shing Mun River promenade and associated footbridge connections, thereby improving accessibility and facilitating integration with the surrounding pedestrian network.
- 4.2.11 The RCHE is located towards the southern portion of the Site, benefitting from a more private and controlled at-grade access. The RCHE is directly connected to designated coach parking and ambulance parking areas, ensuring safe and efficient operation.

Residential Access and Circulation

- 4.2.12 Separate residential lobby entrances are provided at G/F for the eastern and western residential towers to facilitate convenient resident access. A dedicated vehicular drop-off area is located adjacent to the primary residential lobby of the western tower. Direct lift access is provided from both residential lobbies to the residential clubhouse at 5/F. An internal circulation route within the clubhouse connects the two residential towers, enhancing internal connectivity and overall convenience for the residents.

Reprovision of Religious Institution

- 4.2.13 The Bible Research and Education Centre is located on the lower podium levels immediately above G/F to facilitate convenient public access and minimise vertical circulation requirements, having regard to the anticipated scale and frequency of public visitation. Its

location with G/F entrance fronting the pedestrian route leading to the Shing Mun River Promenade facilitates pedestrian access while maintaining compatibility with other community-serving uses within the proposed development.

- 4.2.14 The two podium levels are planned as an integrated facility to accommodate a range of education- and community-related facilities. Potential facilities include a Marriage and Family Centre, Open Resource and Advocacy Centre, Connection Centre, Community Kitchen, Cardio Lounge / Movement Studio, gymnasium, and open terrace areas (subject to detailed design). The integrated arrangement promotes shared use of facilities, operational use of space and functional synergy among the community services within the podium. The Centre is intended to serve both its users and the wider community, thereby enhancing the provision of community-oriented facilities within the Application Site and the surrounding neighbourhood.

Residential Care Home for the Elderly (RCHE)

- 4.2.15 The RCHE is proposed to be located on the southern portion of G/F and the podium levels at 3/F and 4/F. The proposed location has been carefully planned having regard to operational considerations and relevant regulatory requirements. Its placement within the podium provides an appropriate degree of privacy and separation from the more publicly accessible uses, while maintaining convenient access to dedicated coach and ambulance parking spaces at G/F.
- 4.2.16 The RCHE would comprise resident dormitory accommodation, communal and social spaces, as well as ancillary back-of-house areas to support day-to-day operations. The internal layout has been designed to ensure that all dormitory accommodation is provided with direct access to external windows, thereby ensuring adequate natural lighting and ventilation for residents. The proposed arrangement is considered appropriate in terms of building design and resident well-being, while ensuring compatibility with the overall podium configuration and surrounding uses.

4.3 Key Development Parameters

- 4.3.1 The key development parameters of the Indicative Scheme are summarised in **Table 4.1** below.

Table 4-1 Proposed Key Development Parameters of the Indicative Scheme

Development Parameters	
Application Site	About 5,225 m ²
Current Zoning	Open Space (“O”)
Proposed Zoning	Residential (Group A)11 (“R(A)11”)
Total Plot Ratio (PR)	Not more than 6.28
- Domestic PR - Non-domestic PR	5.0 1.28
Total Gross Floor Area (GFA)	About 32,805 m ²
- Domestic GFA - Non-domestic GFA - RCHE (including 100 beds)^[1] - Bible Research and Education Centre	- About 26,125 m² - About 6,680 m² - About 2,980 m² - About 2,900 m²

Development Parameters	
➤ Parents/Relative Resource Centre (PRC) ^[2] ➤ Retail	➤ About 238 m ² ➤ About 562 m ²
Maximum Building Height (Main Roof)	Not more than 109.0mPD
No. of Residential Towers	2
No. of Storeys (Excluding 1 storey of basement carpark)	31 storeys
Maximum Site Coverage	Not more than 33.33%
No. of Residential Units	About 450
Anticipated Population ^[3]	About 1,125
Average Flat Size	About 58.06 m ²
Clubhouse GFA ^[4]	About 1,050 m ²
Private Open Space	Not less than 1m ² per resident
Public Open Space	Not less than 1,200 m ² at grade
Tentative Completion Year	2032

Remarks:

- ^[1] The GFA for the 100-place RCHE are calculated based on 2.2 times the NOFA requirement of 1,354m² for 100-place RCHE as stipulated in HKPSG Ch.3. Please note that the GFA for the proposed RCHE will be subject to review based on operational requirements and liaison with Government Departments in detailed design stage.
- ^[2] The GFA are calculated based on 1.4 times the NOFA requirement of 170m² for PRC according to SWD's advice.
- ^[3] A Person Per Occupied Flat (PPOF) ratio of 2.5 is adopted with reference to the average domestic household size of the Tertiary Planning Unit 755 as reported in the 2021 Population Census published by the Census and Statistics Department.
- ^[4] Proposed clubhouse GFA (5% of total domestic GFA) is exempted from GFA calculation.

4.4 Landscape Design Framework

4.4.1 The primary objectives of the landscape design of the Indicative Scheme are:

- To provide a purposeful open space of recreational diversity, well-connected accessibility and synergetic functions, serving local and wider communities as well as the general public;
- To provide a quality and sustainable environment with adequate landscape area for the amenity and enjoyment of the diverse residing and visiting users of the proposed development;
- To provide sufficient landscape treatment along the boundary to minimize the potential visual impact of the built form and enhance the quality of the pedestrian environment; and
- To incorporate new trees and shrubs to enhance greenery.

Landscape Design Concepts

4.4.2 The ground floor landscape concept provides a balanced mix of active and passive spaces that cater to diverse user groups. Feature trees at entrances establish a welcoming sense of arrival, while a nature-themed walk offers a calm, shaded environment with integrated fitness and play opportunities. A multi-functional plaza accommodates everyday activities and community events, with a featured area of a pet-friendly water garden which promotes ecological value and biodiversity. A berm garden introduces greenery to support informal and passive gathering spaces and enhance amenity value at the southern boundary. Collectively, the landscape design aims to shape a purposeful open space, which is recreationally diverse, inviting and accessible, and in visual harmony with the surroundings.

4.4.3 The aboveground floors are designed with a landscape concept of skyrise greenery, which aims to echo with the proposed development's diverse interior functions, creating an interconnected network of rooftop and podium landscapes that promote relaxation, social interaction, and users well-being. Across the upper levels, themed gardens, edible planting areas, sensory and healing landscapes, social hubs, leisure decks, and inclusive play zones provide a wide variety of spatial experiences for all ages. These elevated landscapes foster community bonding, support learning and light recreational activities, and uplift the environmental quality through fragrant planting, abundant greenery, and expansive views. Together, the skyrise gardens form a cohesive system of functional and engaging outdoor spaces that enrich daily life and enhance wellness for the residing and visiting communities.

Private Open Space

4.4.4 The private open space is arranged across the upper floors as open-air outdoor areas that provide offer a rich variety of recreational opportunities to complement the diverse needs of the residing and visiting communities, including those associated with religious, educational, and social welfare institutional sectors.

Public Open Space

4.4.5 The public open space is designed with careful consideration in public access and enjoyment. The public open space is arranged on the ground floor and is well-connected with the pedestrian environment of Shing Mun River promenade. The public open space supports

active and passive programme with diverse recreational facilities and landscape settings, such as a multi-purpose event plaza, a pet friendly garden, etc., which maximise recreational flexibility and community benefits. Overall, the public open space will be operated with continual efforts in management and maintenance for ongoing quality enjoyment, to offer synergetic effect with the existing open space environment, reinforce the recreational spine function, and enhance promenade vitality.

Greenery Provision

- 4.4.6 The provision of greenery will comply with the requirements set out under APP-152 of Sustainable Building Design Guidelines (SBD Guidelines). With a site area of about 5,225m², an overall greenery area of not less than 1,045m² will be provided, i.e. a minimum overall site coverage of greenery of not less than 20% of the site area.

Tree Preservation and Removal Consideration

- 4.4.7 A total of 16 existing trees is in direct conflict with the Indicative Scheme, and they will inevitably be affected during the works stage. In accordance with the principle of prioritising tree preservation, transplantation has been considered as the preferred mitigation measure as far as practicable. In detail, 10 trees with fair health conditions and a medium survival rate will be relocated to a nearby landscape area within the site to retain existing vegetation resources, and 6 trees with poor health conditions and a low survival rate after transplantation are proposed to be fell with compensation. A Tree Recommendation Plan is presented in the Landscape Plan and Tree Preservation Proposals in **Appendix B**.

4.5 Traffic and Transport Arrangement

Vehicular and Pedestrian Access

- 4.5.1 There is an existing vehicular access located at Lion Rock Tunnel Road serving the Application Site and it is a left-in/left-out priority junction arrangement. The existing priority junction will be improved with standard road markings.

Internal Transport Facilities

- 4.5.2 It is proposed to provide a total of 117 car parking spaces (including 113 typical car parking spaces and 4 disable car parking spaces), 4 loading/unloading spaces, 6 motorcycle parking spaces, 1 light bus parking spaces and 103 bicycle parking spaces within the proposed development. The internal transport facilities of the proposed development listed in **Table 4-2** can meet the requirements as set out in the latest HKPSG.

Table 4-2 Summary of Overall Transport Facilities Provision

Facilities	Dimensions	Proposed Provision					
		Residential	Bible Research and Education Centre	RCHE	Retail	PRC	Total
Car Parking Space	2.5m (W) x 5.0m (L) x 2.4m (H)	103	7	0	3	0	113
Disabled Car Parking Space	3.5m (W) x 5.0m (L) x 2.4m (H)	2	1	0	1	0	4
Motorcycle Parking Space	1.0m (W) x 2.4m (L) x 2.4m (H)	5	-	-	1	0	6
Goods Vehicle Loading / Unloading Bay	3.5m (W) x 11.0m (L) x 4.7m (H)	2	0	1	1	0	4
Light Bus Parking Space	3.0m (W) x 8.0m (L) x 3.3m (H)	-	-	1	-	0	1
Bicycle Parking Space	-	100	-	-	3	0	103

Traffic Impact Assessment

4.5.3 The proposed development would generate two-way traffic flows of 66 pcu/hr in the AM peak, 45 pcu/hr in the PM peak. By assigning the additional development traffic to the 2035 Reference Flows, the 2035 Design Flows were obtained. Junction capacity assessments were carried out at the key junctions in the vicinity for the year 2035. The results have indicated that all junctions will operate satisfactorily for both reference and design scenarios. Therefore, it is anticipated that the proposed development will not induce significant traffic impact to the surrounding road network.

4.5.4 Please refer to the Traffic Impact Assessment in **Appendix C** for details.

4.6 Proposed Programme

4.6.1 With consideration to the time required for amendment of plan, land exchange, site formation and construction of the proposed access road and the development, it is expected that the Indicative Scheme would be completed by 2032.

5 AMENDMENT PROPOSAL

5.1 Considerations for an Appropriate Zoning

- 5.1.1 In light of the recent changes in planning circumstances and the opportunities provided by the planned developments in Sha Tin, there is an urging need to be an appropriate zoning in place for the Application Site so as to bring forward the Indicative Scheme for the proposed development in achieving economic, social and environmental benefits. The key factors contributing to an appropriate and hence, successful zoning is listed out in the following sub-sections.

5.2 Clear Planning Intention

- 5.2.1 The proposed zoning should carry a clear planning intention and development direction for the type of uses and development intensity on the Application Site. In the case of this particular planning application, the zoning should provide flexibility for the Application Site to be used for high-intensity residential use with the provision of religious institution, RCHE, shop and services, as well as public open space for the public enjoyment.

5.3 Appropriate Zoning Control

- 5.3.1 The proposed zoning should have appropriate zoning control over the proposed use, scale and intensity by designating restrictions on both domestic and non-domestic PR and BH to guide the direction of the development towards the intended planning intention and to achieve optimisation of the development potential of the Application Site. Appropriate zoning control would also ensure that the Indicative Scheme will be compatible with the surrounding changing planning circumstances in the context of the Sha Tin District.

5.4 Appropriate Zoning Flexibility

- 5.4.1 Some kind of flexibility has to be allowed in the zoning so as to allow flexibility in creative and innovative design and proposals, which can tie in more closely to the fluid social and community aspirations, and market demands.

5.5 The Proposed Amendment

- 5.5.1 With an aim to realise the planning intention and, to optimise development potential of scarce land resources and to make efficient use of developable land, it is proposed to rezone the Application Site from “O” to “R(A)11” for such accommodation.
- 5.5.2 In light of the discussions in the earlier Sections, this Planning Application proposes amendments to the Plan and Notes of the OZP by rezoning the Application Site from “O” to a tailor-made “R(A)11” with a development intensity making reference/comparable to the land use zoning at the surrounding public and private housing sites, including Jat Min Chuen zoned “R(A)” to the east of the Application Site and the Riverpark zoned “R(A)7” to the west of the Application Site. This amendment is a response to the overall policy direction of

increasing housing supply and the planning context of the increased development intensity in the Sha Tin New Town under the OZP.

- 5.5.3 To realise the Indicative Scheme for the proposed mixed-use high-intensity residential development, social welfare facilities (RCHE and PRC), religious institution, as well as shop and services as illustrated in **Section 4**, a tailor-made “R(A)11” sub-zone with a maximum PR of 6.28 in total and a maximum BH of 109.0mPD is proposed in the Notes and Plan of the OZP to cover the entire Application Site. The Proposed Amendment will provide incentive for a timely implementation of private residential units, social welfare facilities, shop and services and the reprovision of religious institution at a convenient location near existing urban areas, while providing additional public open space along Shing Mun River Promenade, contributing wider social benefits for Sha Tin and meeting the housing supply target in Hong Kong.
- 5.5.4 The Proposed Amendment on the Plan is shown in **Figure 5.1**. The Proposed Amendments to the Notes and ES of the OZP are respectively illustrated in **Figures 5.2a-d** and **Figures 5.3a-d**.

6 PLANNING JUSTIFICATIONS

6.1 Responding to Policy Addresses on Housing Provision and Meeting Territorial Housing Need

- 6.1.1 To tackle the land supply shortage in Hong Kong, the Government announced new Long Term Housing Strategy (LTHS) in 2014, aiming to anticipate the housing supply for the next 10 years¹¹. One of the key strategies in the report is to stabilise the development of the private housing market, adhering to a supply-led principle¹². In the 2025 Policy Address, the Government has laid a target to stabilise the supply of 126,000 private residential units in the coming 10 years¹³. According to the LTHS Annual Progress Report 2024, the report has exerted the immediate needs for first-hand private residential units in the property market in the coming three to four years¹⁴.
- 6.1.2 Being an established New Town, Sha Tin is still searching for residential sites for housing development¹⁵. With the ongoing projects including Trunk Road T4 and Ma Liu Shui reclamation, the enhanced connectivity and development of Eastern Knowledge and Technology Corridor with I&T, the Sha Tin district would attract talents to work and reside, which exert great housing needs to the district¹⁶.
- 6.1.3 Considering that the Application Site is situated in a high-density residential neighbourhood and located in proximity to existing infrastructure and residential clusters, developing the Application Site optimally could offer an immediate and effective solution to the pressing need for housing land in the short-medium term with wider housing options. The Application Site presents a unique opportunity to provide a considerable amount of first-hand private residential flats.

6.2 Unleashing the Development Potential through a “Single Site, Multiple Use” Development to Deliver Housing, Religious, Social Welfare and Community Uses

- 6.2.1 The Indicative Scheme seeks to optimise the development potential of the Application Site by adopting a “Single Site, Multiple Use” approach, maximising the efficient use of a strategically located waterfront site while delivering a diverse range of community benefits. Upon implementation, the lower five floors will accommodate shop and services use, a RCHE, a PRC, and a religious institution. This integrated approach enables the provision of multiple complementary uses within a single development, responding holistically to the evolving needs of the community and enhancing the overall social benefits of the Application Site.

¹¹ Long Term Housing Strategy. Source: <https://www.hb.gov.hk/eng/policy/housing/policy/lths/LTHS201412.pdf>

¹² Long Term Housing Strategy. Source: <https://www.hb.gov.hk/eng/policy/housing/policy/lths/LTHS201412.pdf>

¹³ Paragraph 214 of the 2025 Policy Address. Source: https://www.policyaddress.gov.hk/2025/public/pdf/policy/policy-full_en.pdf

¹⁴ Paragraph 32 of the Long Term Housing Strategy Annual Progress Report 2024 (for the 10-year period from 2025-26 to 2034-35. Source: [Long Term Housing Strategy Annual Progress Report 2024](#)

¹⁵ Page 11 of Planning for Liveable New Towns. Source: https://www.pland.gov.hk/file/publications/nt_pamphlet/pdf/nt_st_en.pdf

¹⁶ Study Background of Ma Liu Shui Reclamation Feasibility Study: <https://mlsreclamation.hk/en/About-the-Study/>

- 6.2.2 The proposed rezoning will transform the underutilised site into a valuable mixed-use development that not only delivers much-needed housing supply and publicly accessible open space, but also addresses social and community needs. In particular, the proposed RCHE will help alleviate the recognised shortfall of elderly care facilities in the Sha Tin District and support Hong Kong's ageing population. The proposed PRC will provide counselling, family support and community services, promoting family well-being and social inclusion. Meanwhile, the reprovisioned religious institution will ensure the continuation of its long-established role in serving the spiritual, pastoral and community needs of local residents. Together, these uses demonstrate how the Application Site can accommodate a wide spectrum of housing, social welfare, community and religious functions, thereby delivering planning gains and creating a more inclusive, resilient and people-oriented community.
- 6.2.3 The implementation of the Indicative Scheme represents a valuable opportunity to introduce new social, community and economic activities to the area, thereby enhancing local vibrancy, generating local employment and improving community livelihood. By integrating residential, social welfare, religious, open space, shops and services uses within a single comprehensive development, the proposal embodies the planning principle of optimising land resources through multiple and compatible uses. The Indicative Scheme therefore represents a balanced solution that responds to housing demand, addresses identified community needs and maximises the social value of a scarce urban land resource, while optimising the potential of an underutilised site, achieving a “win-win” outcome for the territory.

6.3 Facilitating the Realisation of the Planning Intention of “Open Space” by Opening up the Site for the Provision of an Accessible Open Space Along Shing Mun River Promenade and Enhancing the Existing Site Condition

- 6.3.1 The Application Site is privately owned, and the Applicant has no statutory obligation to implement the “O” zone. The Site has been occupied by structures for over 50 years without fulfilling its intended planning function as stipulated on the OZP. According to RNTPC Paper No. Y/ST/36A, the Application Site is not on the priority list for development by the Sha Tin District Council (STDC)¹⁷. There is no land resumption plan or government programme to facilitate the realisation of its planning intention under the “O” zone. By proactively seeking rezoning to enable a mixed-use development with open space provision, the Applicant demonstrates a genuine commitment to enhancing residents' quality of life through the provision of recreational facilities accessible during reasonable hours.
- 6.3.2 The Proposed Amendment addresses the long-standing planning blight and unlocks the potential of this strategically located waterfront site through the provision of publicly accessible open space as an integral component of the proposed mixed-use development. Located in the northern portion of the Application Site and directly connected to the waterfront promenade, the proposed open space will transform the currently isolated institutional use into a welcoming waterfront location. By integrating development with publicly accessible open space, the proposal will not only broaden community access and utilisation of the Application Site but also improve physical permeability to the waterfront and create an inviting setting for leisure, recreation and social interaction. The proposed open space will benefit both local residents and the wider community by encouraging public enjoyment of the Shing Mun River Promenade. It will also strengthen connectivity with the surrounding waterfront network and complement existing recreational resources, thereby

¹⁷ Paragraph 9.1.3 (Provision of Open Space) of RNTPC Paper No. Y/ST/36A for Consideration by the Rural and New Town Planning Committee on 27 October 2017.

helping to complete the open space framework of Sha Tin. Therefore, the proposed development will facilitate actualising recreational uses and creating a continuous spine for future pedestrian and cycle movements along the waterfront.

6.4 Compatible with the Development Intensity of the Surrounding Development

- 6.4.1 The Application Site is located within Sha Tin New Town, which is characterised by high-rise residential developments, with BH generally ranging from approximately 81mPD to 160mPD along the Shing Mun River Promenade. The Riverpark, zoned “R(A)7”, is subject to a maximum BH of 160mPD as stipulated on the OZP. It is adjacent to CKTS and located within approximately 120m of the Proposed Development. To the east of the Application Site, Jat Min Chuen and Sha Kok Estate, both public housing sites are zoned “R(A)” with the existing BH of approximately 95mPD and 81mPD respectively, contributing to the area’s building height profile. Further east, the private development Garden Rivera, which is closer to the Shing Mun River Promenade and also zoned “R(A)”, was built to BH of about 110mPD. The Application Site shares similar characteristics with these developments, particularly the Riverpark, due to the location along the Shing Mun River waterfront. As the proposed BH and PR of the Indicative Scheme are comparable to these developments nearby, the Proposed Amendment will not set an undesirable precedent in the area and will have no adverse impact on the building height profile.

6.5 Contributing to the Vibrant Waterfront Promenade Along Shing Mun River by Enhancing the Pedestrian Environment with Provision of Open Space and Ancillary Facilities

- 6.5.1 The Application Site is currently fenced off and inaccessible to the public. The Indicative Scheme proposes a 15m building setback by positioning the residential towers further south from the existing Shing Mun River Promenade and providing public open space in parallel with the Shing Mun River Promenade. This design measure will enhance the pedestrian experience along the promenade by widening the walkway and improving visual attractiveness. In addition, the proposed open space within the Scheme will introduce supplementary greenery, further enriching the landscape quality of the promenade.
- 6.5.2 In addition to the proposed publicly accessible open space at the northern portion of the Application Site, the Indicative Scheme incorporates Shop and Services use along the waterfront side of the Shing Mun River Promenade, which serves as an activity node for the local community. The proposed open space will open up the Application Site, transform the currently isolated site into a welcoming waterfront environment and facilitate public enjoyment of the Shing Mun River frontage. The integration of publicly accessible open space with Shop and Services at the ground level will create active frontage to enhance pedestrian permeability and connectivity, enrich the promenade experience, and encourage recreational and leisure activities along the waterfront. The proposed development will enhance the pedestrian experience along the promenade and contribute to a more lively, accessible waterfront environment, thereby enriching the vibrancy of the waterfront area.

6.6 No Adverse Impact to the Ample Open Space Provision in Sha Tin New Town

- 6.6.1 According to the *Amendments to the Approved Sha Tin OZP No. S/ST/36* in 2023, it is identified with surplus on both District Open Space (DO) and Local Open Space (LO) of

+10.92 ha and +63.90 ha respectively¹⁸. The rezoning of the Application Site (about 0.5 ha) will not significantly contribute to the reduction in open space. In addition, the Indicative Scheme will provide public open space with an area of not less than 1,200m², contributing to the realisation of the planning intention stated in the Sha Tin OZP.

6.7 Provision of G/IC Facilities and Religious Institution to Meet the Community Needs in the District

- 6.7.1 The implementation of the Indicative Scheme would provide additional usable G/IC facilities, mitigating the current shortfall in RCHE provision within the Sha Tin District. According to the *Amendments to the Approved Sha Tin OZP No. S/ST/36 on October 2023*, there is a deficit of approximately 1,667 RCHE beds within Sha Tin District, indicating a significant shortage of elderly care facilities. The Indicative Scheme includes an additional GFA of 2,980 m² for a 100-place RCHE, delivering a high-quality social welfare facility and enhancing the well-being of the elderly within a distinctive riverside setting along the Shing Mun River. By making reference to the NOFA requirements under the HKPSG, the Indicative Scheme proposes to provide non-domestic GFA for 100-place RCHE with sufficient site operational area, subject to review in detailed design stage with liaison with relevant Government departments.
- 6.7.2 In addition, with the aim of delivering value to the community, the Indicative Scheme incorporates a PRC to offer support services such as counselling, guidance and family support programmes, thereby strengthening the social support network within the district and assisting families in addressing the challenges of urban living¹⁹. The NOFA requirement has been made reference to the advice from SWD and will be subject to the review in detailed design stage. Furthermore, the reprovisioning of the religious institution, namely the Bible Research and Education Centre, will ensure the continuation of its long-established role in serving the spiritual, educational and community needs of local residents while maintaining its valuable contribution to the social fabric of the district.
- 6.7.3 To ensure the long-term provision of the proposed community facilities, a specific requirement will be incorporated into the Explanatory Statement (ES) for the “R(A)11” sub-zone under the OZP, stating: “*The non-domestic plot ratio of 1.28 is provided at the Site.*”, referring to **Figure 5.3d**.

6.8 Complying with Sustainable Building Design Guidelines

- 6.8.1 To achieve a quality and sustainable built environment, due considerations have been made to the relevant provisions of PNAP APP-152 Sustainable Building Design Guidelines (SBDG) in formulating the Indicative Scheme. The considerations of three key building design elements of building separation, building setback and site coverage of greenery under the SBDG are summarised as follows:

¹⁸ According to Attachment XI (Provision of Major Community Facilities and Open Space in Sha Tin OZP) of RNTPC Paper No.8/23 on the *Amendments to the Approved Sha Tin OZP No. S/ST/36 in October 2023* for Consideration by the Rural and New Town Planning Committee on 27 October 2023.

¹⁹ The provision of the PRC with NOFA of approximately 170m² is proposed according to the comments received from Social Welfare Department (SWD) in June 2026.

Building Separation

- 6.8.2 In accordance with Section 3 of the SBDG, building separation requirements apply to sites with a site area of 20,000m² or above, or to developments comprising buildings with a continuous projected façade length of 60 m or more. The indicative scheme adopts a two-tower arrangement oriented along an east–west axis, with a separation distance of approximately 15m between the residential towers. This arrangement provides an effective intervening space, enhancing air permeability and reducing the screening effect associated with elongated building façades. With respect to the podium structure, the maximum projected façade length is less than 60m and therefore the building separation requirement is not triggered.
- 6.8.3 The tower orientation and separation are designed to maximise north-south air movement and to maintain visual openness towards the Shing Mun River and adjacent green spaces. The proposed arrangement is consistent with the intent of the SBDG to enhance air ventilation and environmental quality at both pedestrian and upper levels through adequate building separation.

Building Setback

- 6.8.4 The proposed development has been designed with due regard to the building setback requirements under the SBDG, which aim to enhance the pedestrian environment and air ventilation, particularly for developments abutting narrower streets. Under the SBDG, buildings fronting streets with a width of less than 15m are required to be set back such that no part of the building up to a height of 15m falls within 7.5m from the street centreline, unless alternative design solutions are adopted in accordance with PNAP APP 152. In addition, buildings or groups of buildings located wholly or partly within 30m of the centreline of an adjoining street are subject to control on their continuous projected façade length (L_p).
- 6.8.5 In the case of the proposed development, the only abutting road is Lion Rock Tunnel Road, which has a carriageway width exceeding 15m. Furthermore, the proposed building footprint is set back more than 30m from the centreline of this road. Accordingly, the development is not subject to the prescriptive building setback and façade length control requirements under the SBDG, and the proposed building disposition is considered compliant.
- 6.8.6 Notwithstanding the above, the podium and tower configuration has been deliberately designed to provide a clear spatial buffer at lower levels, with active and communal uses accommodated within the podium and residential towers set back above. This arrangement reduces perceived building bulk at pedestrian level, enhances visual permeability, and contributes to a more comfortable and legible pedestrian environment, consistent with the objectives of the SBDG.
- 6.8.7 Overall, through the provision of adequate tower separation, an east–west tower orientation, and a setback podium design, the proposed development demonstrates compliance with the building separation and building setback principles of the SBDG. The design achieves the intended environmental benefits of improved air ventilation, enhanced visual openness, and a higher quality pedestrian environment, while remaining compatible with the surrounding residential and open space context.

6.9 Technically Feasible and Resulting in No Adverse Impacts to the Surrounding Area

- 6.9.1 Various technical assessments on different aspects, namely landscape and tree preservation, traffic, air ventilation, environmental, **ecological**, visual, drainage, sewerage, **and water supply** have been conducted and included in **Appendices B-J** of this Supporting Planning Statement. Findings of the technical assessments confirmed that the Indicative Scheme is technically feasible and will not generate, nor be susceptible of generating adverse impacts to the future users at the Application Site and the surrounding environment, with appropriate mitigation measures and improvement works incorporated.

6.10 Will Not Set an Undesirable Precedent

- 6.10.1 The Proposed Amendment is a proactive response to the imminent territorial housing need and in line with the policy of SSMU for housing development with no adverse impact to the provision of existing and planned open space or overall G/IC facilities in Sha Tin. Without achieving its planning intentions for years, the Application Site is suitable for the proposed residential development by rezoning to a specific “R(A)11” subzone with PR and BH restrictions, in line with other residential subzones in the OZP, to optimise scarce land resources through private initiatives. In addition, having regard to the development scale of the surrounding planned and existing high-density housing clusters nearby, the Proposed Residential Development cum social welfare facilities, shop and services and religious institution is considered compatible with the surrounding context, and helping to transform the area to a vibrant waterfront mixed-use development.
- 6.10.2 Most importantly, the Indicative Scheme could act as a catalyst to synergise planned and committed developments, optimise underutilised private sites, and accelerate comprehensive transformation of the area in Sha Tin to a high-quality residential area. With such specific considerations inherent to the Application Site, it can be concluded that the Proposed Amendment will not constitute an undesirable precedent.

7 CONCLUSION

- 7.1.1 This Supporting Planning Statement is submitted under Section 12A of the TPO to seek approval for the Proposed Amendment to the **Approved** Sha Tin OZP No. S/ST/40 by rezoning the Application Site from “O” zone to a tailor-made “R(A)11” zone to unleash the development potential of the Site for multiple uses with a maximum PR of 6.28 (of which the domestic PR of not more than 5.0) and a maximum BH of 109.0mPD at the Application Site. The total non-domestic GFA of approximately 6,680m² is also proposed for the reprovision of religious institution, the provision of shop and services, as well as a 100-place RCHE and a PRC within the podium levels. Provision of public open space is also proposed at the Application Site in response to the planning intention of open space provision in the area and proactively realising such intent within a private development.
- 7.1.2 The rezoning of the Application Site seeks to facilitate a mixed-use development, including residential development with approximately 450 residential units, a religious institution, shop and services, social welfare facilities, and public open space, designed to benefit the wider public and optimise development potential of precious land resource strategically located next to the waterfront area. With a context-responsive building arrangement incorporated in the Indicative Scheme, the development intensity is considered appropriate and compatible with the surrounding residential and open space uses. The Indicative Scheme is also well supported by the technical assessments that the Proposed Amendment will not be generating adverse impacts to the surroundings in terms of traffic, air ventilation, environmental, **ecological**, visual, landscape and tree preservation, drainage, sewerage **and water supply** perspectives.
- 7.1.3 As demonstrated in this Supporting Planning Statement, the Proposed Amendment is considered justified on various grounds, including its response to the territorial shortage of housing land. In particular, the Proposed Amendment would: (1) respond to policy addresses on housing provision and meet territorial housing needs; (2) unleash the development potential of the Application Site through adopting a “single-site, multiple-use” development model; (3) facilitate the realisation of the planning intention of “O” through mixed-use development; (4) remain compatible with the surrounding developments; (5) upgrade the pedestrian environment along the Shing Mun River Promenade; (6) enhance the vibrancy and vitality of the Shing Mun River Promenade; (7) result in no adverse impact on the ample open space provision in Sha Tin New Town; (8) provide additional G/IC facilities for the district; (9) comply with the Sustainable Building Design Guidelines; (10) be technically feasible and result in no adverse impacts on the surrounding area; and (11) not set an undesirable precedent for optimising the opportunities for a mixed-use development.
- 7.1.4 In view of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek for the favourable consideration from the TPB to give support to this S12A Planning Application.

Figures



LEGEND



Application Site



Maximum Building Height Restriction
Stipulated on the Notes

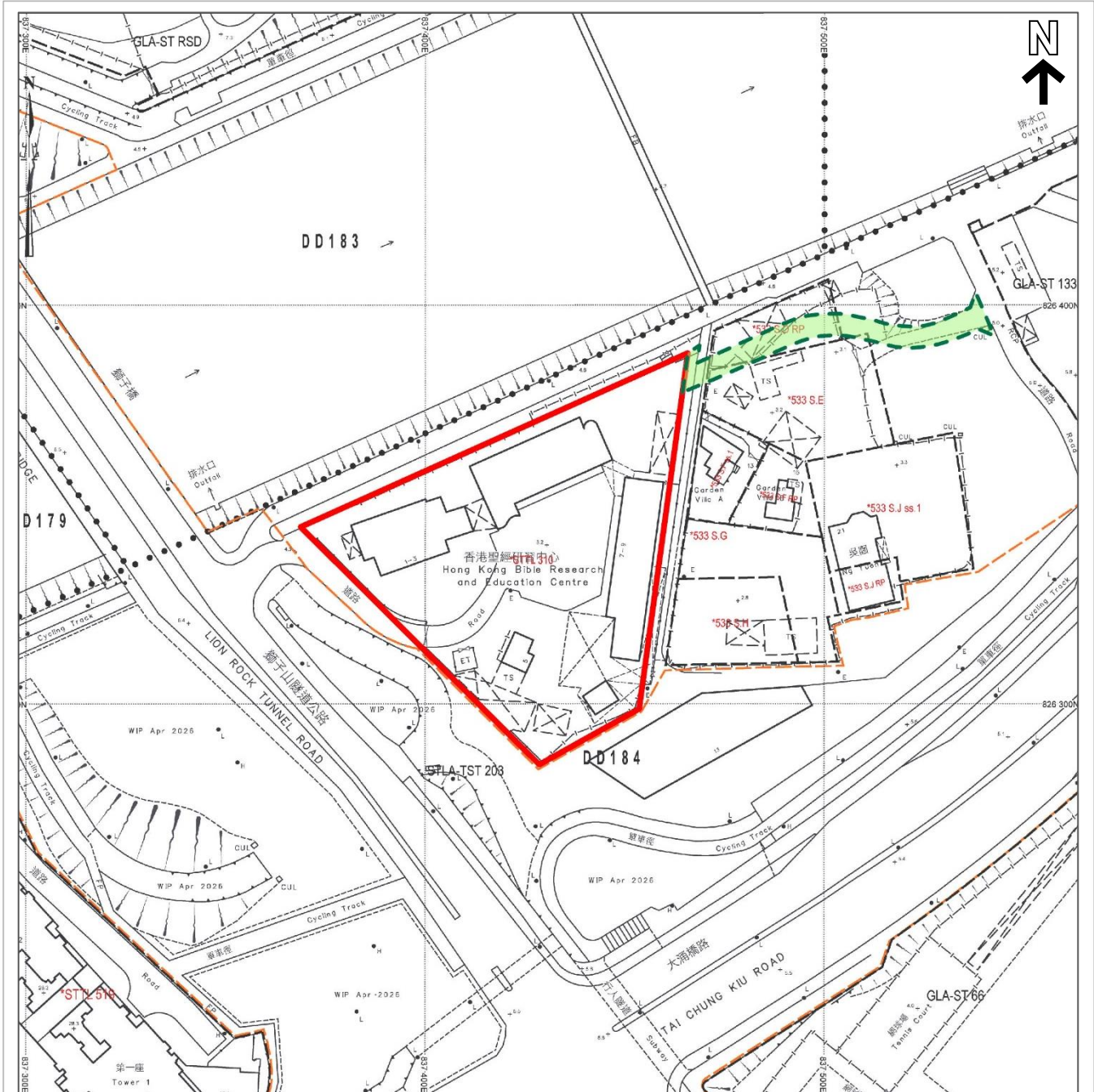


Planning Area Number

ZONING

C/R	"Commercial/Residential"
CDA	"Comprehensive Development Area"
G/IC	"Government, Institution or Community"
GB	"Green Belt"
I	"Industrial"
O	"Open Space"
OU	"Other Specified Uses"
R(A)	"Residential (Group A)"
R(B)	"Residential (Group B)"
V	"Village Type Development"

Figure No. 2.1	Scale 1:7,000	Figure Title Location Plan
ARUP	Date August 2026	Source Extracted from the Approved Sha Tin Outline Zoning Plan No. S/ST/40



LEGEND

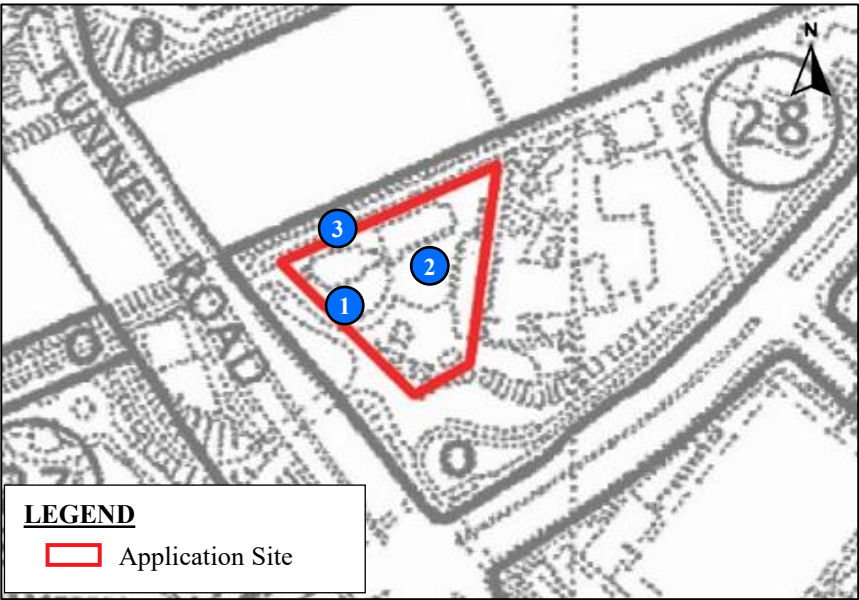


Application Site



Right-of-Way from Tai Chung Kiu Road to STTL No. 310
(referred to as “the green area” in Plan I annexed to the New Grant No.12326 dated 30 December 1988)

Figure No. 2.2	Scale 1:1,400	Figure Title Lot Index Plan
ARUP	Date July 2026	Source Adapted from Lot Index Plan No. ags_S0000161040_0001



Key Plan



Aerial Photo

1

The Entrance to the Hong Kong Bible Research and Education Centre

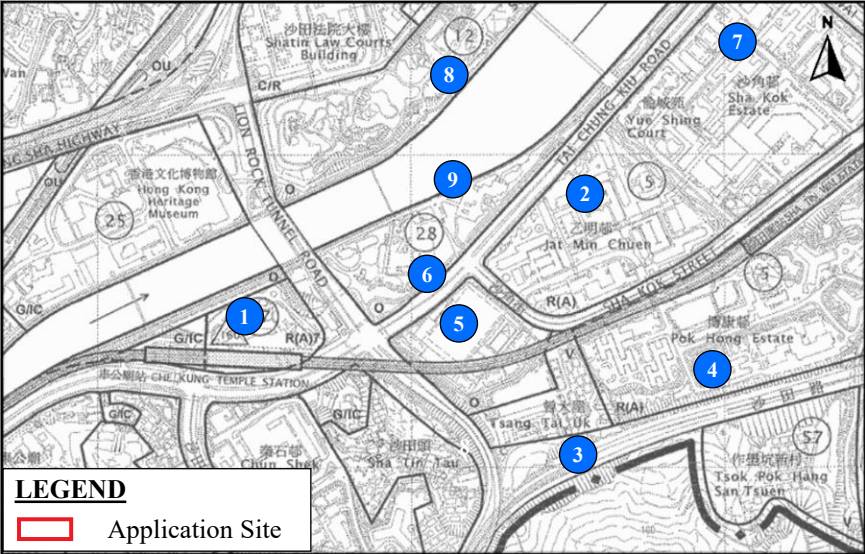
2

Structures of the Hong Kong Bible Research and Education Centre

3

The view from Shing Mun River Promenade

Figure No. 2.3	Scale -	Figure Title Existing Condition of the Application Site
ARUP	Date April 2026	Source Key Plan and Aerial Photo: GeoInfo Map; Site photos taken on 19 June 2025



Key Plan

1 The Riverpark



2 Jat Min Chuen



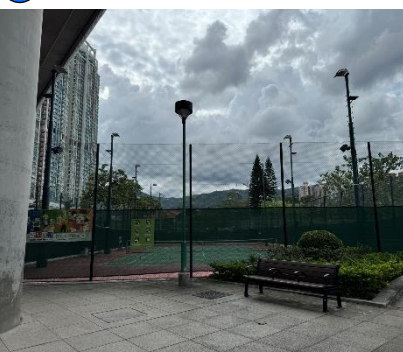
3 Tsang Tai Uk



4 Pok Hong Estate



5 Tsang Tai Uk Playground



6 Ng Yuen



7 Sha Kok Estate



8 Sha Tin Park



9 Shing Mun River Promenade



Figure No.
2.4

Scale

-

Figure Title

Surrounding Context of the Application Site

ARUP

Date

April 2026

Source

Site photos taken on 19 June 2025 & 8 February 2023

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Figure No. 3.1	Scale -	Figure Title Extracted Schedule of Uses of “Open Space” Zone of the Approved Sha Tin Outline Zoning Plan No. S/ST/40
ARUP	Date August 2026	Source Extracted Schedule of Uses of “Open Space” Zone of from the Approved Sha Tin Outline Zoning Plan No. S/ST/40

the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the built-up environment of the Area.

7.9.2 Major GIC facilities provided in the Area include:

- (a) the Sha Tin Town Hall, the Sha Tin Public Library and the Sha Tin Magistracy in Planning Area 7;
- (b) the Sha Tin Government Offices building in Planning Area 20;
- (c) the Chinese University of Hong Kong in Planning Area 68;
- (d) the Hong Kong Institute of Vocational Education (Sha Tin) in Planning Area 21;
- (e) the Hang Seng University of Hong Kong in Planning Area 54;
- (f) the Hong Kong Sports Institute in Planning Area 47;
- (g) the Prince of Wales Hospital in Planning Area 14 and the Sha Tin Hospital in Planning Area 65;
- (h) Yuen Wo Road Sports Centre and Sha Tin Jockey Club Swimming Pool in Planning Area 26;
- (i) service reservoirs, including those in Planning Areas 56 and 62;
- (j) the Hong Kong Heritage Museum in Planning Area 25;
- (k) the Ten Thousand Buddhas Monastery in Planning Area 6; and
- (l) Hin Tin Swimming Pool in Planning Area 17.

7.9.3 A site on Shan Mei Street at Planning Area 16 (Fo Tan) is planned for a joint-user complex with various GIC facilities including re-provisioning of the existing public transport interchange at the site. Local GIC facilities are/will be provided in the commercial/residential, residential and industrial developments when detailed planning for the Area proceeds.

Government, Institution or Community (1) ("G/IC(1)"): Total Area 0.15 ha

7.9.4 This sub-zone covers a site at Sheung Wo Che in Planning Area 6 (i.e. Sai Lam Temple), which is intended primarily for religious institution and columbarium uses. Development/redevelopment within this zone is subject to GFA, building height, and total number of niches restrictions. The restrictions are necessary for the purposes of minimizing adverse visual, landscape, traffic and environmental impacts caused by columbarium development at the site.

7.10 Open Space ("O") : Total Area 252.70 ha

7.10.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Figure No. 3.2a	Scale -	Figure Title Extracted Explanatory Statement of "Open Space" Zone of the Approved Sha Tin Outline Zoning Plan No. S/ST/40 (Sheet 1 of 2)
ARUP	Date August 2026	Source Extracted from the Approved Sha Tin Outline Zoning Plan No. S/ST/40

7.10.2 A prominent feature is the provision of large landscaped open spaces in Planning Area 12 (the Sha Tin Park), Planning Area 28 in the vicinity of the town centre and along the river channel at Siu Lek Yuen. They form a major node of recreational activities and extend along both sides of Shing Mun River providing a spine for pedestrian and cycle movements. A major recreational ground with soccer pitches and tennis courts etc. is provided in Planning Area 26 (Yuen Wo Road). Playgrounds with different active and passive recreational facilities are also provided in Planning Areas 2 (Che Kung Miu Road Playground), 5 (Tsang Tai Uk Playground) and 17 (Hin Tin Playground).

7.10.3 Other major open space zones, including those in Planning Areas 2 and 33, are suitable for passive recreational purposes. In addition, open spaces in Planning Areas 13 and 24 are zoned for this purpose because of their 'fung shui' significance or landscape quality.

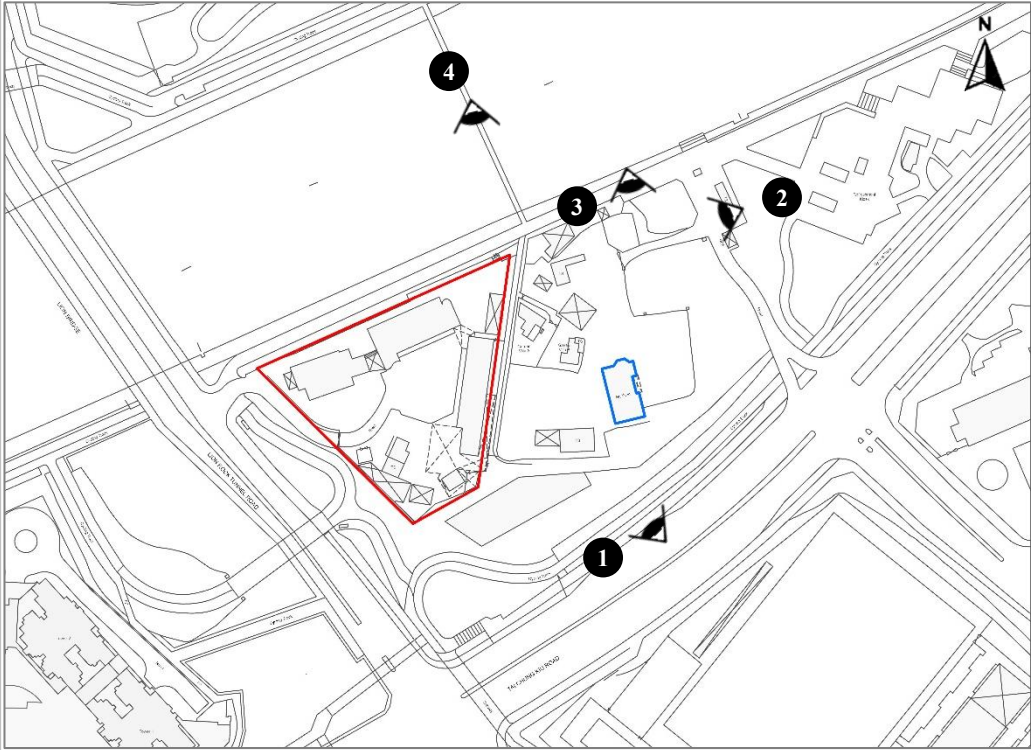
7.10.4 In addition to the major open spaces as indicated on the Plan, local open spaces will also be provided within the public housing estates and the large private residential developments for the enjoyment of local residents.

7.11 Other Specified Uses ("OU") : Total Area 216.21 ha

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

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

Figure No. 3.2b	Scale -	Figure Title Extracted Explanatory Statement of "Open Space" Zone of the Approved Sha Tin Outline Zoning Plan No. S/ST/40 (Sheet 2 of 2)
ARUP	Date August 2026	Source Extracted from the Approved Sha Tin Outline Zoning Plan No. S/ST/40



Key Plan

LEGEND

- Application Site
- Ng Yuen
- Viewing Points

1 Cycle Track



2 Shing Mun River Promenade Garden No. 1



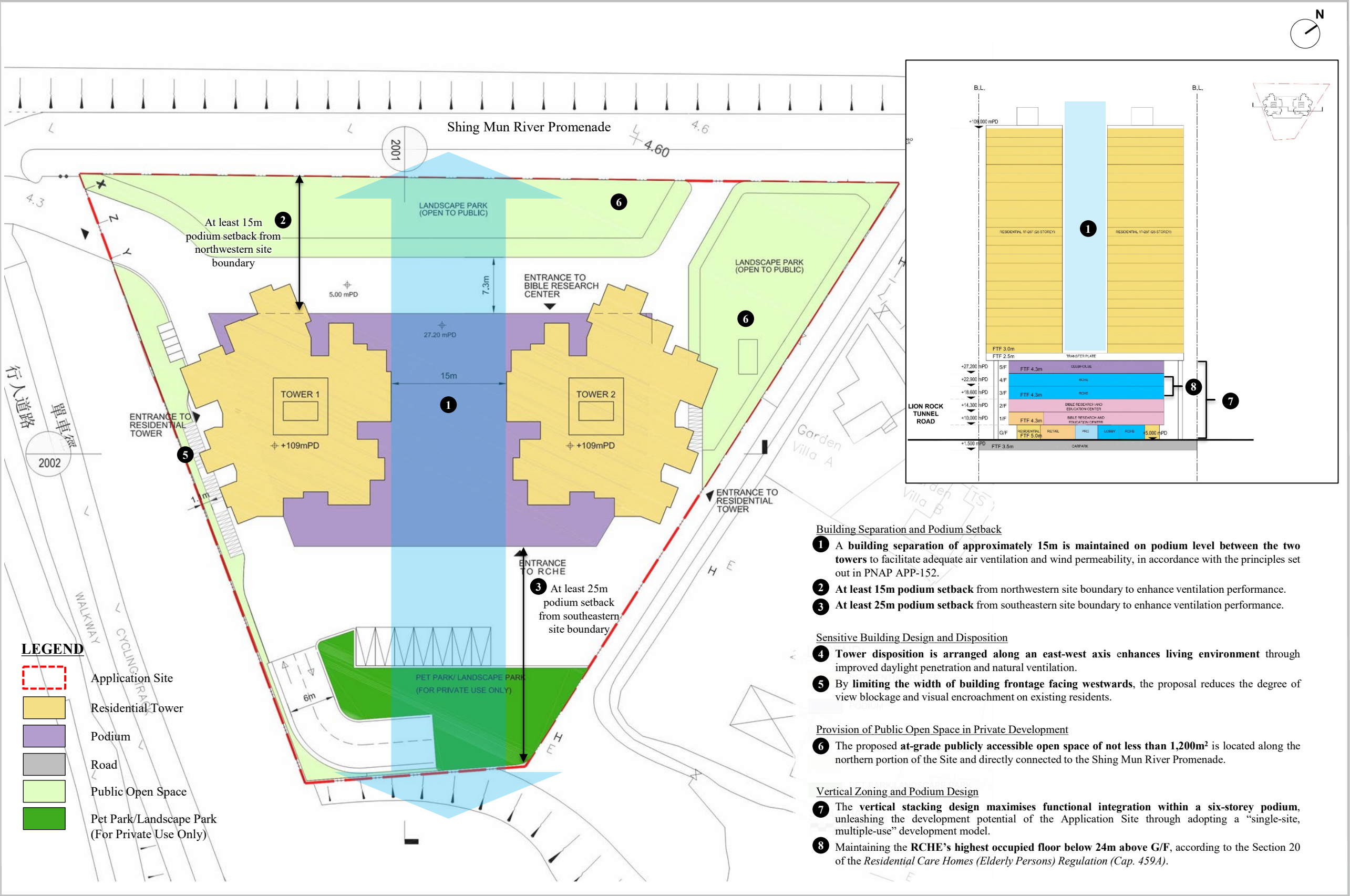
3 Shing Mun River Promenade

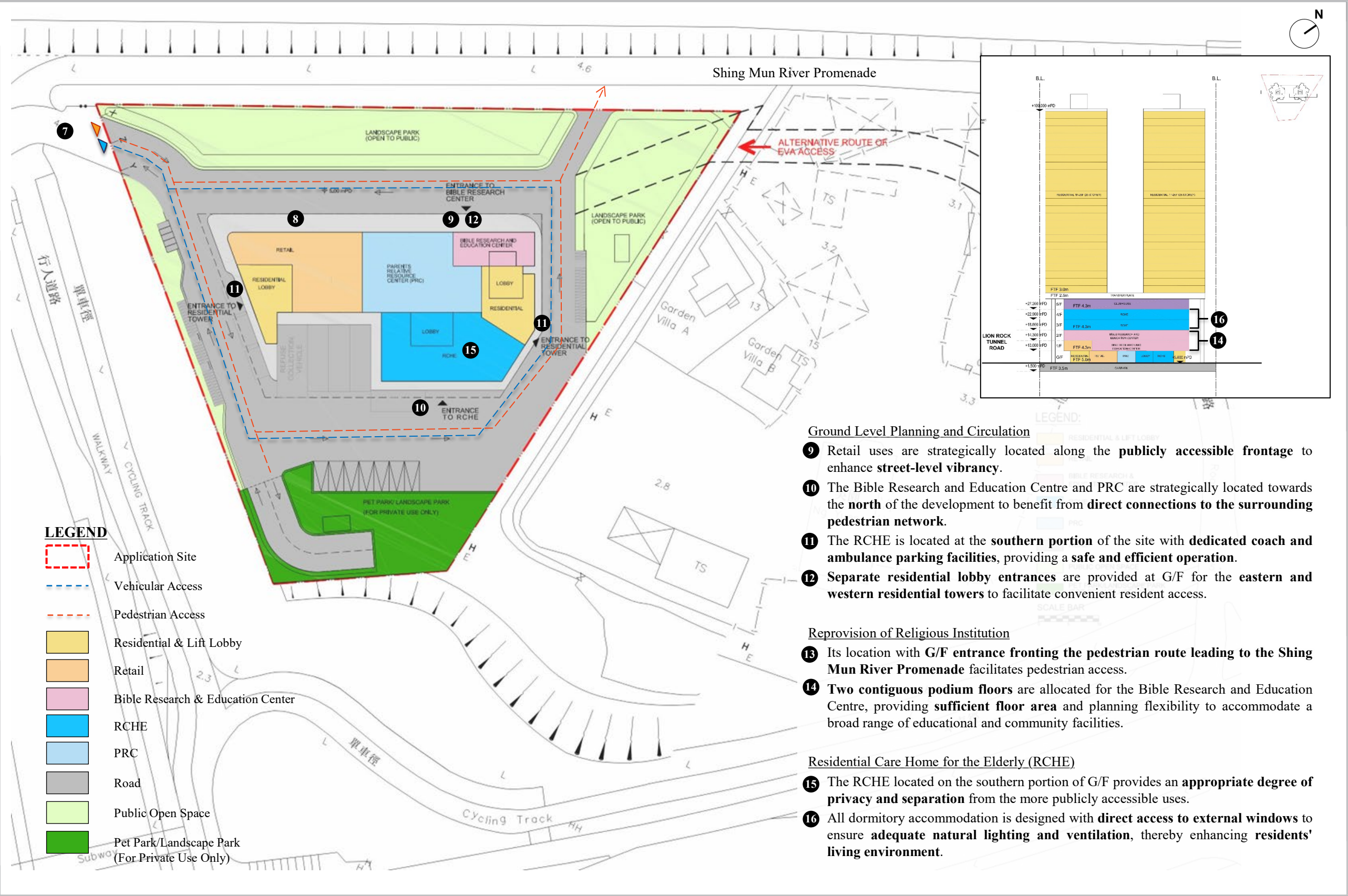


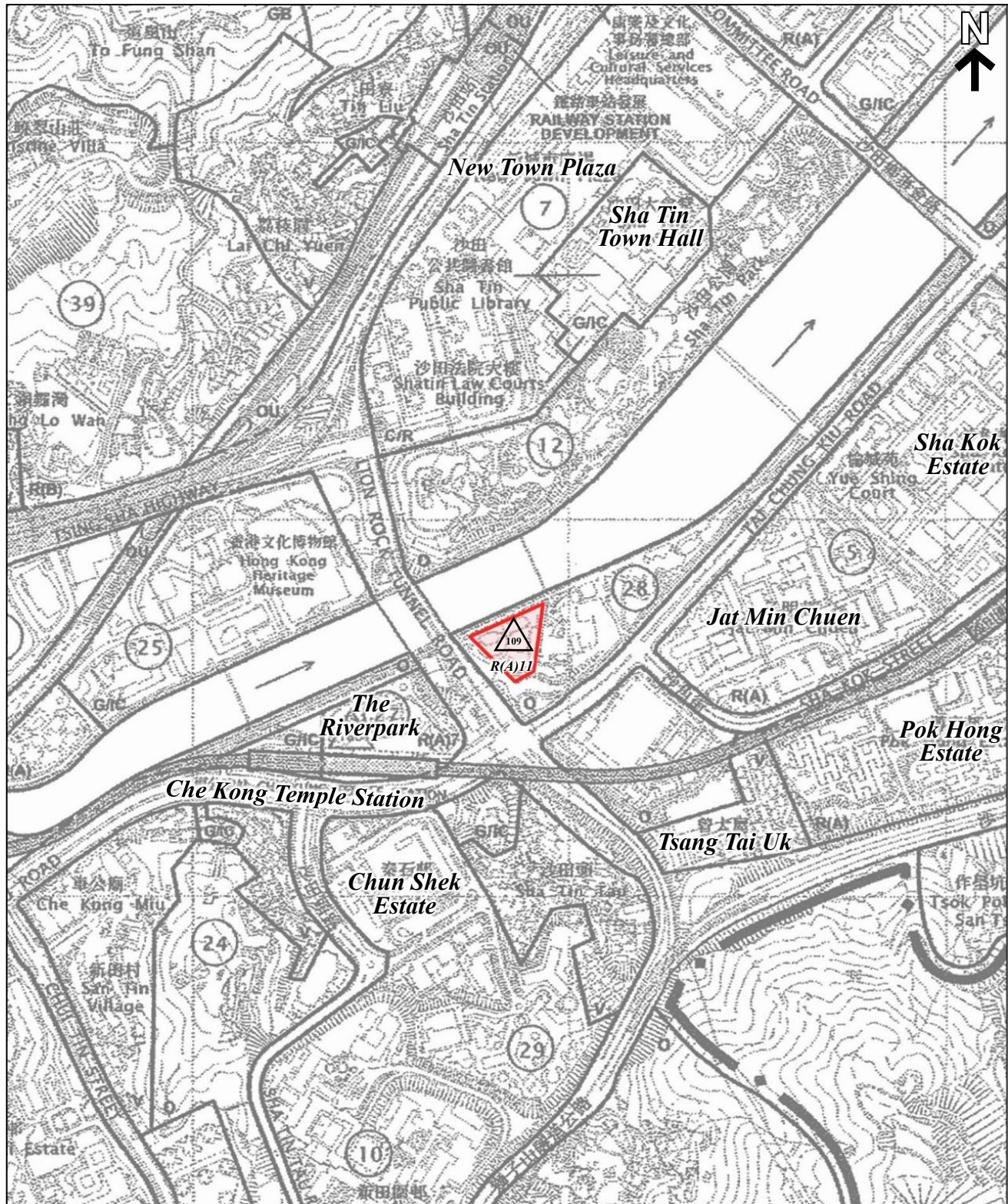
4 Footbridge on Shing Mun River Promenade



Figure No.	Scale	Figure Title
4.1	-	Existing Conditions of Ng Yuen in the Surrounding of the Application Site
ARUP	Date	Source
	September 2026	Site photos taken on 22 September 2026







LEGEND



Application Site



Maximum Building Height Restriction
(in terms of mPD)



Planning Area Number

ZONING

C/R	"Commercial/Residential"
CDA	"Comprehensive Development Area"
G/IC	"Government, Institution or Community"
GB	"Green Belt"
I	"Industrial"
O	"Open Space"
OU	"Other Specified Uses"
R(A)	"Residential (Group A)"
R(B)	"Residential (Group B)"
V	"Village Type Development"

Figure No. 5.1	Scale 1:7,000	Figure Title Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/40
ARUP	Date August 2026	Source Extracted from the Approved Sha Tin Outline Zoning Plan No. S/ST/40

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle) (on land designated “R(A)8” and “R(A)10” only) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project Religious Institution (on land designated “R(A)11” only)	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

(Please see next page)

<i>Figure No.</i> 5.2a	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 – Notes of the “R(A)11” Zone (Sheet 1 of 4)
ARUP	<i>Date</i> August 2026	<i>Source</i> Approved Sha Tin Outline Zoning Plan No. S/ST/40

RESIDENTIAL (GROUP A) (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) On land designated "Residential (Group A)1" ("R(A)1"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 501,800m² or the gross floor area of the existing building, whichever is the greater.

(Please see next page)

Figure No. 5.2b	Scale -	Figure Title Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 – Notes of the "R(A)11" Zone (Sheet 2 of 4)
ARUP	Date April 2026	Source Approved Sha Tin Outline Zoning Plan No. S/ST/40

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (c) On land designated “Residential (Group A)2” (“R(A)2”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 194,500m² or the gross floor area of the existing building, whichever is the greater.
- (d) On land designated “Residential (Group A)3” (“R(A)3”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 43,600m² or the gross floor area of the existing building, whichever is the greater.
- (e) On land designated “Residential (Group A)4” (“R(A)4”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 234,000m², non-domestic GFA of 19,500m² or the gross floor area of the existing building, whichever is the greater.
- (f) On land designated “Residential (Group A)5” (“R(A)5”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 38,580m² or the gross floor area of the existing building, whichever is the greater.
- (g) On land designated “Residential (Group A)6” (“R(A)6”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 26,240m² or the gross floor area of the existing building, whichever is the greater.
- (h) On land designated “Residential (Group A)7” (“R(A)7”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 90,655m² or the gross floor area of the existing building, whichever is the greater.
- (i) On land designated “Residential (Group A)8” (“R(A)8”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.7 or the plot ratio of the existing building, whichever is the greater.
- (j) On land designated “Residential (Group A)9” (“R(A)9”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, or the plot ratio of the existing building, whichever is the greater.

(Please see next page)

<i>Figure No.</i> 5.2c	<i>Scale</i> -	<i>Figure Title</i> Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 – Notes of the “R(A)11” Zone (Sheet 3 of 4)
ARUP	<i>Date</i> April 2026	<i>Source</i> Approved Sha Tin Outline Zoning Plan No. S/ST/40

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (k) On land designated “Residential (Group A)10” (“R(A)10”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6, or the plot ratio of the existing building, whichever is the greater.
- (l) ***On land designated “Residential (Group A)11” (“R(A)11”), no new development, or addition, alteration and/or modification to or redevelopment of existing building shall result in a total a total development and/or redevelopment in excess of a maximum plot ratio of 6.28, or the plot ratio and height of the existing building, whichever is the greater.***
- (m) In determining the maximum number of storeys for the purpose of paragraph (b) above, any basement floor(s) may be disregarded.
- (n) In determining the maximum gross floor area/plot ratio for the purposes of paragraphs (b) to (l) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (o) In determining the maximum gross floor area for the purposes of paragraph (h) above, any floor space that is constructed or intended for use solely as public transport facilities, railway station, railway depot, or Government, institution or community facilities, as required by the Government, may be disregarded.
- (p) In determining the maximum plot ratio for the purposes of paragraphs (i) and (k) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government may be disregarded.
- (q) Where the permitted plot ratio/gross floor area as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/gross floor area for the building on land to which paragraphs (b) to (l) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/gross floor area specified in paragraphs (b) to (l) above may thereby be exceeded.
- (r) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio/gross floor area restrictions stated in paragraphs (a) to (l) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Figure No. 5.2d	Scale -	Figure Title Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 – Notes of the “R(A)11” Zone (Sheet 4 of 4)
ARUP	Date April 2026	Source Approved Sha Tin Outline Zoning Plan No. S/ST/40

parameters, design population, types of GIC facilities, and recreational and open space facilities.

7.3 Commercial/Residential (“C/R”) : Total Area 14.55 ha

7.3.1 This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.

7.3.2 There is only one site zoned for this purpose. It is the existing town centre in Planning Area 7 which provides the main commercial, cultural, social, civic and Government facilities for the Area. The town centre is centrally located between the existing East Rail Sha Tin Station and Shing Mun River. It is at the heart of the road and pedestrian networks of the Area. New Town Plaza, a major development at the site, provides residential accommodation together with retail space, a hotel and an office block.

7.4 Residential (Group A) (“R(A)”) : Total Area 257.51 ha **258.03 ha**

7.4.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

7.4.2 There are eighteen existing public rental housing estates, seventeen Home Ownership Schemes (HOS), three Private Sector Participation Schemes (PSPS), one Sandwich Class Housing (SCH), and one Subsidised Sale Flats Housing (SSFH) in the Area. There are also two planned public housing developments in Planning Areas 16 and 62. Within public housing estates, there are a wide range of low-rise free-standing GIC facilities including schools, community halls, children and youth centres, elderly centres, social and welfare centres as well as ancillary facility buildings such as car parks, shopping centres and markets serving the residents of the concerned estates. Such low-rise free-standing GIC and ancillary facility buildings should be kept as breathing spaces and visual relief for the building mass. No new addition, alteration and/or modification to or redevelopment of these existing individual free-standing GIC and ancillary facility buildings shall result in a height exceeding that of the existing building. All public housing estates are governed by planning brief. Upon the future redevelopment of the estates, the layout and design of these GIC and ancillary facility buildings should be comprehensively reviewed with the support of relevant impact assessments on air ventilation and visual aspects. In addition, planning briefs setting out the development parameters, design requirements and the relevant technical assessments to be conducted for the planned public housing developments will be provided to guide the future development of the sites.

Figure No. 5.3a	Scale -	Figure Title Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 – Explanatory Statement of the “R(A)11” Zone (Sheet 1 of 4)
ARUP	Date April 2026	Source Approved Sha Tin Outline Zoning Plan No. S/ST/40

- 7.4.3 This zoning includes ten sub-areas which are subject to the following development restrictions:

“Residential (Group A)1” (“R(A)1”): Total Area 12.45 ha

- (a) The public housing development at Planning Area 52 (Shui Chuen O) is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total GFA of 501,800m² and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. The building height restrictions stipulated on the Plan are the maximum permitted height. Staggered building heights with a maximum of 30 domestic storeys and general building heights ranging from 25 to 28 domestic storeys have been adopted to create a stepped height profile against the hilly terrain. Maximum building heights of 2 to 4 storeys are stipulated along two view corridors where only low-rise structures are permitted.
- (b) The building height restrictions in terms of number of storeys are applicable to buildings above the ground level. Any basement floors may be disregarded.

“Residential (Group A)2” (“R(A)2”): Total Area 4.09 ha

- (c) The public housing development at Planning Areas 16 and 58D is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total GFA of 194,500m² and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. The building height restriction stipulated on the Plan is the maximum permitted height. Building heights ranging from 33 to 39 domestic storeys have been adopted to create a height profile stepping up from both ends to the centre with reference to the hilly terrain to the north.

“Residential (Group A)3” (“R(A)3”): Total Area 0.87 ha

- (d) The HOS development at Planning Area 16 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total GFA of 43,600m² and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.

“Residential (Group A)4” (“R(A)4”): Total Area 4.25 ha

- (e) The public housing estate at Planning Area 11 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total domestic GFA of 234,000m², non-domestic GFA of 19,500m² and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater. Building heights ranging from about 110 to 140mPD have been adopted to create a height profile stepping up from the northwest near On Ming

Figure No. 5.3b	Scale -	Figure Title Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 – Explanatory Statement of the “R(A)11” Zone (Sheet 2 of 4)
ARUP	Date April 2026	Source Approved Sha Tin Outline Zoning Plan No. S/ST/40

Street to the southeast.

“Residential (Group A)5” (“R(A)5”): Total Area 0.70 ha

- (f) The public housing development at Au Pui Wan Street in Planning Area 16 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total GFA of 38,580m² and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.

“Residential (Group A)6” (“R(A)6”): Total Area 0.43 ha

- (g) The public housing development at On Muk Street in Planning Area 11 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total GFA of 26,240m² and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.

“Residential (Group A)7” (“R(A)7”): Total Area 2.05 ha

- (h) The private housing development abutting Tuen Ma Line Che Kung Temple Station in Planning Area 27 falls within this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total GFA of 90,655m² and building height restriction as shown on the Plan, or the GFA and height of existing building, whichever is the greater.

“Residential (Group A)8” (“R(A)8”): Total Area 4.32 ha

- (i) Two planned public housing developments at Shan Mei Street in Planning Area 16 and at the junction of Wong Chuk Yeung Street and Kwei Tei San Chuen Road in Planning Area 62 are under this zoning. Development/redevelopment within this zoning is subject to a maximum PR of 6.7 and building height restriction as shown on the Plan, or the PR and height of existing building, whichever is the greater. In determining the maximum PR, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government may be disregarded. The PR control under this zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area” (JPN No. 4), and shall be subject to the streamlining arrangements stated therein.
- (j) At detailed design stage, quantitative air ventilation study will be conducted for the public housing development within the “R(A)8” site in Planning Area 62 to further refine the development layout and the relevant mitigation measures from air ventilation perspective.

“Residential (Group A)9” (“R(A)9”): Total Area 0.56ha

- (k) A site for private housing development at Sha Tin Wai Road in

Figure No. 5.3c	Scale -	Figure Title Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 – Explanatory Statement of the “R(A)11” Zone (Sheet 3 of 4)
ARUP	Date April 2026	Source Approved Sha Tin Outline Zoning Plan No. S/ST/40

Planning Area 14B is under this zoning. Development/redevelopment within this zoning is subject to a maximum PR of 5 and maximum building height as shown on the Plan, or the PR and height of the existing building, whichever is the greater. The PR control under this zone is regarded as being stipulated in a “new or amended statutory plan” according to the JPN No. 4, and shall be subject to the streamlining arrangements stated therein.

“Residential (Group A)10” (“R(A)10”): Total Area 0.28ha

- (l) A site at Chap Wai Kon Street in Planning Area 14B is under this zoning. Development/redevelopment within this zoning is subject to a maximum total PR of 6 and maximum building height as shown on the Plan, or the PR and height of existing building, whichever is the greater. Social welfare facilities as required by the Government shall be provided. In order to facilitate provision of GIC facilities, in determining the maximum PR of the development at the site, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. A public vehicle park shall also be provided at the site. The PR control under this zone is regarded as being stipulated in a “new or amended statutory plan” according to the JPN No. 4, and shall be subject to the streamlining arrangements stated therein.

“Residential (Group A)11” (“R(A)11”): Total Area 0.52ha

- (m) *A site for private housing development at the corner of Lion Rock Tunnel Road and Tai Chung Kiu Road. Development / redevelopment within this zoning is subject to a maximum domestic plot ratio of 5.0, non-domestic plot ratio of 1.28 and maximum building height as shown on the Plan, or the PR and height of existing building, whichever is the greater. The non-domestic plot ratio of 1.28 is provided at the Site. The PR control under this zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.*
- (n) *Minor relaxation of the PR/GFA and/or building height restrictions for the “R(A)” sub-zones may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of the PR/GFA and/or building height restrictions will be considered on its own merits.*

7.5 Residential (Group B) (“R(B)”): 195.85 ha

- 7.5.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

Figure No. 5.3d	Scale -	Figure Title Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 – Explanatory Statement of the “R(A)11” Zone (Sheet 4 of 4)
ARUP	Date April 2026	Source Approved Sha Tin Outline Zoning Plan No. S/ST/40