

圖例
NOTATION

ZONES	地帶	COMMUNICATIONS	交通
COMMERCIAL	商業	RAILWAY AND STATION	鐵路及車站
COMPREHENSIVE DEVELOPMENT AREA	綜合發展區	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站 (地下)
COMMERCIAL / RESIDENTIAL	商業 / 住宅	RAILWAY AND STATION (ELEVATED)	鐵路及車站 (高架)
RESIDENTIAL (GROUP A)	住宅 (甲類)	MAJOR ROAD AND JUNCTION	主要道路及路口
RESIDENTIAL (GROUP B)	住宅 (乙類)	ELEVATED ROAD	高架道路
RESIDENTIAL (GROUP C)	住宅 (丙類)		
VILLAGE TYPE DEVELOPMENT	鄉村式發展		
INDUSTRIAL	工業		
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
OPEN SPACE	休憩用地	PLANNING AREA NUMBER	規劃區編號
OTHER SPECIFIED USES	其他指定用途	BUILDING HEIGHT CONTROL ZONE NUMBER	建築物高度控制區號
GREEN BELT	綠化地帶	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
		MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (建築層數)
		PETROL FILLING STATION	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途 用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	8.61	0.31	商業
COMPREHENSIVE DEVELOPMENT AREA	15.17	0.55	綜合發展區
COMMERCIAL / RESIDENTIAL	14.55	0.52	商業 / 住宅
RESIDENTIAL (GROUP A)	297.31	9.27	住宅 (甲類)
RESIDENTIAL (GROUP B)	195.85	7.05	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.95	0.03	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	190.16	6.85	鄉村式發展
INDUSTRIAL	40.33	1.45	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	291.70	10.51	政府、機構或社區
OPEN SPACE	252.70	9.10	休憩用地
OTHER SPECIFIED USES	216.21	7.79	其他指定用途
GREEN BELT	975.51	35.13	綠化地帶
RIVER CHANNEL	97.57	3.51	河道
MAJOR ROAD ETC.	219.95	7.93	主要道路等
TOTAL PLANNING SCHEME AREA	2776.77	100.00	規劃範圍面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN香港城市規劃委員會依據城市規劃條例擬備的沙田分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
SHA TIN - OUTLINE ZONING PLAN

SCALE 1:10000 比例尺


行政會議批准
APPROVED BY THE COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE
ON 28 MAY 2024

Signed: Ms Carmen KONG
CLERK TO THE EXECUTIVE COUNCIL

江嘉敏女士
簽署
行政會議秘書

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/ST/38



圖例
NOTATION

ZONES	地帶	COMMUNICATIONS	交通
COMMERCIAL	C	RAILWAY AND STATION	鐵路及車站
COMPREHENSIVE DEVELOPMENT AREA	CDA	RAILWAY AND STATION (UNDERGROUND)	鐵路及車站 (地下)
COMMERCIAL / RESIDENTIAL	CR	RAILWAY AND STATION (ELEVATED)	鐵路及車站 (高架)
RESIDENTIAL (GROUP A)	RA(A)	MAJOR ROAD AND JUNCTION	主要道路及路口
RESIDENTIAL (GROUP B)	RA(B)	ELEVATED ROAD	高架道路
RESIDENTIAL (GROUP C)	RA(C)		
VILLAGE TYPE DEVELOPMENT	V		
INDUSTRIAL	I		
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	MIERILLANEOUS	其他
OPEN SPACE	O	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
OTHER SPECIFIED USES	OU	PLANNING AREA NUMBER	規劃區編號
GREEN BELT	GB	BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
		MAXIMUM BUILDING HEIGHT (MAXIMUM BUILDING HEIGHT IN PLANNING DATUM)	最高建築物高度 (在主水平基準面之最高建築物高度)
		MATERIAL FILLING STATION (NUMBER OF STOREYS)	(在主水平基準面之最高建築物高度 (層數))
		PETROL FILLING STATION	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途 用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	8.61	0.31	商業
COMPREHENSIVE DEVELOPMENT AREA	15.17	0.55	綜合發展區
COMMERCIAL / RESIDENTIAL	14.55	0.52	商業 / 住宅
RESIDENTIAL (GROUP A)	257.51	9.27	住宅 (甲類)
RESIDENTIAL (GROUP B)	195.85	7.05	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.95	0.03	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	190.01	6.84	鄉村式發展
INDUSTRIAL	40.33	1.45	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	291.85	10.52	政府、機構或社區
OPEN SPACE	252.70	9.10	休憩用地
OTHER SPECIFIED USES	216.21	7.79	其他指定用途
GREEN BELT	975.51	35.13	綠化地帶
RIVER CHANNEL	97.57	3.51	河道
MAJOR ROAD ETC.	219.95	7.93	主要道路等
TOTAL PLANNING SCHEME AREA	2776.77	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分。
現經修訂並按照城市規劃條例第5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / S T / 3 8 的修訂
AMENDMENT TO APPROVED PLAN No. S/ST/38

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE
按照城市規劃條例第5條
展示的修訂

AMENDMENT ITEM A
修訂項目 A 項

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的沙田分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
SHA TIN - OUTLINE ZONING PLAN

SCALE 1:10000 比例尺

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No.
S/ST/38A

APPROVED DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/38A

(Being an ~~Approved~~ a *Draft* Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town

Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board :
 - toll plaza, on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes,

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPROVED DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/38A

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COMMERCIAL

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	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/ Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	House
Government Use (not elsewhere specified)	Petrol Filling Station
Hotel	Residential Institution
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

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 metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (b) On land designated “Commercial (1)” (“C(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 plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (c) On land designated “Commercial (2)” (“C(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 32,000m² or the gross floor area of the existing building, whichever is the greater.
- (d) In determining the maximum plot ratio/gross floor area for the purposes of paragraph (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) In determining the maximum plot ratio for the purposes of paragraph (b) 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.
- (f) 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) and (c) 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) and (c) above may thereby be exceeded.
- (g) 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 (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	House
	Place of Recreation, Sports or Culture
	Private Club
	Public Utility Installation
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

(a) Pursuant to Section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:

- (i) the area of the proposed land uses, the nature, position, dimension and heights of all buildings to be erected in the area;
- (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
- (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
- (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
- (v) the landscaping and urban design proposals within the area;
- (vi) programmes of development in detail;
- (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (x) such other information as may be required by the Town Planning Board.

(b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

(c) 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 52,156m².

(d) In determining the maximum gross floor area for the purposes of paragraph (c) 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.

(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area restriction stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/ Massage Establishment
	Eating Place
	Educational Institution
	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hotel
	House
	Library
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Railway Depot
	Railway Station
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks

(a) Pursuant to Section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area (1)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:

- (i) the area of the proposed land uses, the nature, position, dimensions and heights of all buildings to be erected in the area;
- (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
- (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
- (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
- (v) the landscaping and urban design proposals within the area;
- (vi) programmes of development in detail;
- (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
- (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (x) a visual impact assessment report to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (xi) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks (Cont'd)

(b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

(c) 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 gross floor area specified below:

<u>Site</u>	<u>Maximum Gross Floor Area (GFA)</u>
CDA(1) at East Rail Fo Tan Station and the Adjoining Area	208,600m ² (the maximum domestic GFA shall not exceed 191,100m ²)
CDA(1) at Ma On Shan Rail Tai Wai Station and the Adjoining Area	253,590m ² (the maximum domestic GFA shall not exceed 219,090 m ²)

(d) In determining the maximum gross floor area for the purposes of paragraph (c) 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. Any floor space that is constructed or intended for use solely as public transport facilities, railway station, railway depot, schools or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.

(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area restriction stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMMERCIAL/RESIDENTIAL

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	Broadcasting, Television and/or Film Studio
Eating Place	Commercial Bathhouse/ Massage Establishment
Educational Institution (in a commercial building or in the purpose-designed non-residential portion [@] of an existing building only)	Educational Institution (not elsewhere specified)
Exhibition or Convention Hall	Government Refuse Collection Point
Flat	Hospital
Government Use (not elsewhere specified)	Institutional Use (not elsewhere specified)
Hotel	Petrol Filling Station
House	Public Convenience
Information Technology and Telecommunications Industries (in a commercial building or in the purpose-designed non-residential portion [@] of an existing building only)	Recyclable Collection Centre
Library	Religious Institution
Off-course Betting Centre	School (not elsewhere specified)
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Residential Institution	
School (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion [@] of an existing building only)	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

[@] Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room

Planning Intention

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

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	Commercial Bathhouse/
Flat	Massage Establishment
Government Use (not elsewhere specified)	Eating Place
House	Educational Institution
Library	Exhibition or Convention Hall
Market	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Hospital
Public Clinic	Hotel
Public Transport Terminus or Station (excluding open-air terminus or station)	Institutional Use (not elsewhere specified)
Public Vehicle Park (excluding container vehicle) (on land designated "R(A)8" and "R(A)10" only)	Office
Residential Institution	Petrol Filling Station
School (in free-standing purpose-designed building only)	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	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)

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
<p>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:</p>	
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.

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)

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) In determining the maximum number of storeys for the purpose of paragraph (b) above, any basement floor(s) may be disregarded.
- (m) In determining the maximum gross floor area/plot ratio for the purposes of paragraphs (b) to (k) 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.
- (n) 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.
- (o) 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.
- (p) 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 (k) 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 (k) above may thereby be exceeded.
- (q) 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 (k) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office Only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

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

Remarks

- (a) On land designated “Residential (Group B)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 plot ratio of 3.
- (b) On land designated “Residential (Group B)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 plot ratio of 3.6 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan.
- (c) On land designated “Residential (Group B)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 plot ratio of 2.5 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan.

RESIDENTIAL (GROUP B) (Cont'd)

Remarks (Cont'd)

- (d) In determining the maximum plot ratio for the purposes of paragraphs (a) to (c) 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 and 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.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office Only)	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre
House Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

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 plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the existing building, whichever is the greater: -

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)Remarks (Cont'd)

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Site Coverage</u>	<u>Number of Storeys</u>
R(C)1	0.6	25 %	--
R(C)2	1	50 %	2 storeys including carport
R(C)3	0.6	--	3 storeys over one-storey carport

- (b) In determining the maximum plot ratio for the purposes of paragraph (a) 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Eating Place
Government Refuse Collection Point	Field Study/Education/Visitor Centre
Government Use (Police Reporting Centre, Post Office only)	Flat
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Public Convenience	House (not elsewhere specified)
Religious Institution (Ancestral Hall only)	Institutional Use (not elsewhere specified) #
Rural Committee/Village Office	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park (excluding container vehicle)
	Religious Institution (not elsewhere specified) #
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

In addition, the following uses are always permitted
on the ground floor of a New Territories Exempted
House :

Eating Place
Library
School
Shop and Services

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23 m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

INDUSTRIAL

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	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Bus Depot	Concrete Batching Plant
Cargo Handling and Forwarding Facility (not elsewhere specified)	Dangerous Goods Godown
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)
Government Refuse Collection Point	Educational Institution (in wholesale conversion of an existing building only)
Government Use (not elsewhere specified)	Exhibition or Convention Hall
Industrial Use (not elsewhere specified)	Hotel (on land designated "Industrial (1)" only)
Information Technology and Telecommunications Industries	Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Public Convenience	Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)
Public Transport Terminus or Station	Off-course Betting Centre
Public Utility Installation	Offensive Trades
Public Vehicle Park (excluding container vehicle)	Office (not elsewhere specified)
Radar, Telecommunications Electronic	Petrol Filling Station
Microwave Repeater, Television and/or Radio Transmitter Installation	Pier
Recyclable Collection Centre	Place of Entertainment (in wholesale conversion of an existing building only)
Research, Design and Development Centre	Place of Recreation, Sports or Culture (not elsewhere specified)
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	Private Club
Utility Installation for Private Project	Public Clinic (in wholesale conversion of an existing building only)
Vehicle Repair Workshop	Religious Institution (in wholesale conversion of an existing building only)
Warehouse (excluding Dangerous Goods Godown)	Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom [#] which may be permitted on any floor)
	Training Centre (in wholesale conversion of an existing building only)
	Wholesale Trade

INDUSTRIAL (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
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Eating Place	Social Welfare Facility (excluding those involving residential care)
Educational Institution	
Exhibition or Convention Hall	
Institutional Use (not elsewhere specified)	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Religious Institution	
Shop and Services	
Training Centre	

[#] *Ancillary Showroom requiring planning permission refers to showroom use of greater than 20 % of the total usable floor area of an industrial firm in the same premises or building.*

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

GOVERNMENT, INSTITUTION OR COMMUNITY

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	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Flat
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Helicopter Landing Pad
Hospital	Holiday Camp
Institutional Use (not elsewhere specified)	Hotel
Library	House
Market	Marine Fuelling Station
Pier	Off-course Betting Centre
Place of Recreation, Sports or Culture	Office
Public Clinic	Petrol Filling Station
Public Convenience	Place of Entertainment
Public Transport Terminus or Station	Private Club
Public Utility Installation	Radar, Telecommunications Electronic
Public Vehicle Park (excluding container vehicle)	Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution
Research, Design and Development Centre	Sewage Treatment/Screening Plant
Rural Committee/Village Office	Shop and Services (not elsewhere specified)
School	Utility Installation for Private Project
Service Reservoir	Zoo
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of local residents and/or a wider district, region or 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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

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) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY (1)

<i>Column 1</i> <i>Uses always permitted</i>	<i>Column 2</i> <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
<i>Columbarium</i>	<i>Eating Place</i>
<i>Government Use (not elsewhere specified)</i>	<i>Residential Institution</i>
<i>Public Convenience</i>	<i>Shop and Services</i>
<i>Public Utility Installation</i>	<i>Social Welfare Facility</i>
<i>Religious Institution</i>	<i>Utility Installation for Private Project</i>

Planning Intention

This zone is intended primarily for religious institution and columbarium uses.

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 a maximum gross floor area of 1,069m²; and a maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (b) *The maximum number of niches for columbarium use shall not exceed 10,960.*
- (c) *In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.*
- (d) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/ building height restrictions/ number of niches stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

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	Cable Car Route and Terminal Building
Barbecue Spot	Eating Place
Field Study/Education/Visitor Centre	Government Refuse Collection Point
Park and Garden	Government Use (not elsewhere specified)
Pavilion	Holiday Camp
Pedestrian Area	Pier
Picnic Area	Place of Entertainment
Playground/Playing Field	Place of Recreation, Sports or Culture
Promenade	Private Club
Public Convenience	Public Transport Terminus or Station
Sitting Out Area	Public Utility Installation
Zoo	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.

OTHER SPECIFIED USES

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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For “Railway Station Development” Only

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Exhibition or Convention Hall	Petrol Filling Station
Government Use (not elsewhere specified)	Place of Recreation, Sports or Culture
Hotel	Religious Institution
Library	Shop and Services (Motor-vehicle Showroom only)
Off-course Betting Centre	
Office	
Place of Entertainment	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Railway Station	
Recyclable Collection Centre	
School	
Shop and Services (not elsewhere specified)	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily to cater for the development of railway station with commercial facilities.

(Please see next page)

OTHER SPECIFIED USES (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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For “Railway Depot Comprehensive Development Area” Only

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Eating Place (Cooked Food Centre only)
Eating Place (not elsewhere specified)	Educational Institution
Exhibition or Convention Hall	Government Refuse Collection Point
Flat	Industrial Use (Printing, Publishing and Allied Industries only)
Government Use (not elsewhere specified)	Petrol Filling Station
Library	Recyclable Collection Centre
Off-course Betting Centre	Shop and Services (Motor-vehicle Showroom and Hawker Centre only)
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Railway Depot	
Religious Institution	
Residential Institution	
School	
Shop and Services (not elsewhere specified)	
Social Welfare Facility	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily to cater for the development of the railway depot with commercial/residential uses above.

(Please see next page)

OTHER SPECIFIED USES (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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For “Refuse Transfer Station” Only

Government Use Refuse Disposal Installation (Refuse Transfer Station only)	Industrial Use
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Planning Intention

This zone is intended primarily to provide land for the development of a refuse transfer station.

For “Kowloon-Canton Railway” Only

Railway Track Railway Station	Eating Place Government Use Private Club Public Utility Installation Shop and Services (excluding Motor- vehicle Showroom) Utility Installation for Private Project
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Planning Intention

This zone is intended primarily to cater for the Kowloon-Canton Railway and the associated facilities.

(Please see next page)

OTHER SPECIFIED USES (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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For "Business" OnlySchedule I: for open-air development or
for building other than industrial or industrial-office building[@]

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Cargo Handling and Forwarding Facility
Eating Place	Government Refuse Collection Point
Educational Institution	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Hotel
Government Use (Police Reporting Centre, Post Office only)	Non-polluting Industrial Use (not elsewhere specified)
Government Use (not elsewhere specified)	Petrol Filling Station
Information Technology and Telecommunications Industries	School (not elsewhere specified)
Institutional Use (not elsewhere specified)	Social Welfare Facility (excluding those involving residential care)
Library	Warehouse (excluding Dangerous Goods Godown)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	Wholesale Trade
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose-designed building and kindergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

OTHER SPECIFIED USES (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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For “Business” Only (Cont'd)

Schedule II: for industrial or industrial-office building [®]

Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Off-course Betting Centre
Government Refuse Collection Point	Office (not elsewhere specified)
Government Use (not elsewhere specified)	Petrol Filling Station
Information Technology and Telecommunications Industries	Place of Recreation, Sports or Culture (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Private Club
Office (excluding those involving direct provision of customer services or goods)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Convenience	Vehicle Repair Workshop
Public Transport Terminus or Station	Wholesale Trade
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic	
Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods^Δ, the following use is always permitted :

Office

(Please see next page)

OTHER SPECIFIED USES (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
<u>For “Business” Only (Cont'd)</u>	
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- [@] *An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose as approved by the Building Authority.*
- [△] *Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).*
- [#] *Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.*

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

OTHER SPECIFIED USES (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
<u>For “Business (1)” Only</u>	
Schedule I: for open-air development or for building other than industrial or industrial-office building [®]	
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Cargo Handling and Forwarding Facility
Eating Place	Educational Institution
Government Use (Police Reporting Centre, Post Office only)	Exhibition or Convention Hall
<i>Government Use (not elsewhere specified)</i>	Government Refuse Collection Point
Information Technology and Telecommunications Industries	Government Use (not elsewhere specified)
Institutional Use (not elsewhere specified)	Hotel
Library	Non-polluting Industrial Use (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	Petrol Filling Station
Off-course Betting Centre	School
Office	Shop and Services (Retail Shop only)
Place of Entertainment	Social Welfare Facility (excluding those involving residential care)
Place of Recreation, Sports or Culture	Warehouse (excluding Dangerous Goods Godown)
Private Club	Wholesale Trade
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
Shop and Services (not elsewhere specified)	
Training Centre	
Utility Installation for Private Project	

(Please see next page)

OTHER SPECIFIED USES (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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For “Business (1)” Only (Cont'd)

Schedule II: for industrial or industrial-office building [@]

Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Off-course Betting Centre
Government Refuse Collection Point	Office (not elsewhere specified)
Government Use (not elsewhere specified)	Petrol Filling Station
Information Technology and Telecommunications Industries	Place of Recreation, Sports or Culture (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	Private Club
Office (excluding those involving direct provision of customer services or goods)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Convenience	Vehicle Repair Workshop
Public Transport Terminus or Station	Wholesale Trade
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic	
Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods[△], the following use is always permitted :

Office

(Please see next page)

OTHER SPECIFIED USES (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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For “Business (1)” Only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following uses may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Clinic
Religious Institution
Shop and Services (not elsewhere specified)
Training Centre

Educational Institution
Exhibition or Convention Hall
School (excluding kindergarten)
Shop and Services (Retail Shop only)
Social Welfare Facility (excluding those involving residential care)

[@] *An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose as approved by the Building Authority.*

[△] *Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).*

[#] *Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.*

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings. However, uses such as educational institution, exhibition or convention hall, place of recreation, sports or culture, retail shop and school which will likely attract high concentration of population require planning permission from the Town Planning Board.

OTHER SPECIFIED USES (Cont'd)

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

For “Cemetery” Only

Columbarium (Garden of Remembrance only)	Columbarium (not elsewhere specified)
Government Use	Grave (Ossuarium only)
Grave (not elsewhere specified)	Public Utility Installation
Public Convenience	Utility Installation for Private Project

Planning Intention

This zone is primarily for land intended for cemetery use.

For “Amenity Area” Only

Amenity Area	Government Use (not elsewhere specified)
People Mover (Escalators/Lifts)	Public Utility Installation

Planning Intention

This zone is intended primarily for the provision of amenity area.

For “Waterfront Amenity Area” Only

Public Convenience	Government Use (not elsewhere specified)
Waterfront Amenity Area	Public Utility Installation

Planning Intention

This zone is intended primarily for the provision of waterfront amenity area.

(Please see next page)

OTHER SPECIFIED USES (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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For “Columbarium” Only

Columbarium	Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is primarily for land intended for columbarium use.

Remarks

- (a) On land designated “Other Specified Uses” annotated “Columbarium”,
 - (i) 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 4,149m² and a maximum site coverage of 37.5%; and
 - (ii) no new development, or addition, alteration and/or modification to an existing building, other than redevelopment of an existing building, shall exceed a maximum building height of 14.5m. An existing building is allowed to be redeveloped to the same height of the building provided the existing gross floor area of the building is not exceeded.
- (b) On land designated “Other Specified Uses” annotated “Columbarium (1)”,
 - (i) 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 293m², a maximum site coverage of 40%, and a maximum building height of 6.2m; and
 - (ii) the maximum number of niches for columbarium use shall not exceed 3,499.
- (c) On land designated “Other Specified Uses” annotated “Columbarium (2)”,
 - (i) 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 120m², and a maximum building height of 7.7m; and
 - (ii) the maximum number of niches for columbarium use shall not exceed 1,716.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/site coverage/building height restrictions/number of niches stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES (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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For “Religious Institution with Columbarium” Only

Religious Institution
Columbarium

Planning Intention

This zone is primarily for land intended for religious institution and columbarium uses.

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 a maximum gross floor area of 1,416m² and a maximum building height of 3 storeys.
- (b) The maximum number of niches for columbarium use shall not exceed 4,779.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/building height restrictions/number of niches stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For “Race Course” only

Private Club	Government Use
Race Course	Place of Recreation, Sports or Culture
	Public Utility Installation
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide/reserve land for race course and its ancillary uses, and provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of the local residents as well as the general public.

For All Other Sites (Not Listed Above)

As Specified on the Plan	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is primarily to provide/reserve land for specific purposes and uses.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Cable Car Route and Terminal Building
Nature Trail	Columbarium (within a Religious Institution or extension of existing Columbarium only)
On-Farm Domestic Structure	Crematorium (within a Religious Institution or extension of existing Crematorium only)
Picnic Area	Field Study/Education/Visitor Centre
Public Convenience	Flat
Tent Camping Ground	Government Refuse Collection Point
Underground Sewage Treatment Works (on land designated "Green Belt (1)" only)	Government Use (not elsewhere specified)
Wild Animals Protection Area	Grave
	Helicopter Landing Pad
	Holiday Camp
	House
	Marine Fuelling Station
	Petrol Filling Station
	Pier
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project
	Zoo

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

APPROVED DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/38A

EXPLANATORY STATEMENT

APPROVED DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/38A

EXPLANATORY STATEMENT

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APPROVED DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/38A

(Being an ~~Approved~~ a *Draft* Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ *draft* Sha Tin Outline Zoning Plan (OZP) No. S/ST/38A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 On 15 April 1966, the draft Sha Tin OZP No. LST/47 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). On 13 June 1967, the then Governor-in-Council (G in C), under section 8(1) of the Ordinance, approved the draft Sha Tin OZP No. LST/47. On 10 July 1973, the then G in C referred the approved OZP No. LST/47 to the Board for replacement under section 12 of the Ordinance. The OZP was subsequently amended seven times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.2 On 5 July 1988, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/4. On 25 June 1991, the then G in C referred the approved OZP No. S/ST/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~It~~*The OZP* was then amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 9 December 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/10. On 21 July 1998, the CE in C referred the approved Sha Tin OZP No. S/ST/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 11 May 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/12. On 20 July 1999, the CE in C referred the approved OZP No. S/ST/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~It~~*The OZP* was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to incorporate the adjustment of planning scheme boundary and to reflect the changing circumstances.

2.5 On 25 September 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/15. On 27 November 2001, the CE in C referred the approved Sha Tin OZP No. S/ST/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~It~~**The OZP** was then amended four times, including the extension of planning scheme boundary to include an area to be reclaimed on the western side of Sha Tin Hoi (Tide Cove), and was exhibited under section 5 or 7 of the Ordinance.

2.6 On 8 June 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/20. On 13 September 2005, the CE in C referred the approved Sha Tin OZP No. S/ST/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~It~~**The OZP** was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

2.7 On 5 June 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/23. On 6 July 2010, the CE in C referred the approved Sha Tin OZP No. S/ST/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~It~~**The OZP** was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.

2.8 On 13 March 2012, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently re-numbered as S/ST/26. On 5 June 2012, the CE in C referred the approved Sha Tin OZP No. S/ST/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~It~~**The OZP** was subsequently amended *five times* and exhibited for public inspection under section 5 of the Ordinance.

2.9 On 2 July 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/28. On 3 September 2013, the CE in C referred the approved Sha Tin OZP No. S/ST/28 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

2.10 On 2 September 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/30. On 6 January 2015, the CE in C referred the approved Sha Tin OZP No. S/ST/30 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. It was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

2.11 On 1 December 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/32. On 11 December 2015, the approved Sha Tin OZP No. S/ST/32 was exhibited for public inspection under section 9(5) of the Ordinance. On 18 October 2016, the CE in C referred the approved Sha Tin OZP No. S/ST/32 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. **The**

OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

2.12 On 13 January 2017, the draft Sha Tin OZP No. S/ST/33 was exhibited for public inspection under section 5 of the Ordinance. After consideration of the representations and comments on 15 and 22 September 2017, the Board decided to propose amendment to the draft Sha Tin OZP No. S/ST/33 by rezoning the site at On Muk Street from “Residential (Group A)6” back to “Open Space” (“O”). On 13 October 2017, the proposed amendment to the draft OZP was exhibited for public inspection under section 6C(2) of the Ordinance. After consideration of the further representations on 12 February 2018, the Board decided not to amend the draft OZP by the proposed amendment under section 6F(8) of the Ordinance.

2.13 **10** On 29 May 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/34. On 8 June 2018, the approved Sha Tin OZP No. S/ST/34 was exhibited for public inspection under section 9(5) of the Ordinance. On 22 June 2021, the CE in C referred the approved Sha Tin OZP No. S/ST/34 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. *The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.*

2.14 On 3 December 2021, the draft Sha Tin OZP No. S/ST/35 was exhibited for public inspection under section 5 of the Ordinance. After consideration of the representations and comment on 22 July 2022, the Board decided not to uphold the representations and not to amend the draft OZP to meet the representations.

2.15 **11** On 8 November 2022, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/36. On 18 November 2022, the approved Sha Tin OZP No. S/ST/36 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance. On 30 May 2023, the CE in C referred the approved Sha Tin OZP No. S/ST/36 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. *The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.*

2.16 On 17 November 2023, the draft Sha Tin OZP No. S/ST/37 was exhibited for public inspection under section 5 of the Ordinance. The amendments mainly involved the rezoning of a site at the junction of Wong Chuk Yeung Street and Kwei Tai San Chuen Road from “Green Belt” (“GB”) to “Residential (Group A)8”; the rezoning of a site to the northeast of Shan Mei Street from “Industrial” to “Government, Institution or Community” (“G/IC”); the rezoning of two sites to the north and south of On Sum Street from “G/IC” and “O” respectively to “Commercial (1)” (“C(1)”), the rezoning of a site at Sha Tin Wai Road from “O” to “Residential (Group A)9”; the rezoning of a site at the junction on Yuen Hong Street and Yuen Shun Circuit from “G/IC” to “C(1)”; the rezoning of a site at Chap Wai Kon Street from “G/IC” to “Residential (Group A)10”; the rezoning of a site on Yuen Hong Street from “Industrial (1)” to “Commercial (2)”; the rezoning of a site on Tung Lo Wan Hill Road from “GB” and “G/IC” to “Residential (Group B)3”; the rezoning of

~~a site to the north of Mei Tin Road from “Residential (Group B)” and “GB” to “Other Specified Uses” annotated “Religious Institution with Columbarium”; and the rezoning of a site to the south of Chek Nai Ping on Tai Po Road (Ma Liu Shui) from “GB” to “Other Specified Uses” annotated “Columbarium (2)”. During the two month exhibition period, 43 valid representations were received. After giving consideration to the representations on 22 March 2024, the Board decided not to uphold the representations and not to amend the draft OZP to meet the representations.~~

2.1712 On 28 May 2024, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/38. ~~On 7 June 2024, the approved Sha Tin OZP No. S/ST/38 was exhibited for public inspection under section 9D(2) of the Ordinance. On 8 January 2026, the Secretary for Development referred the approved Sha Tin OZP No. S/ST/38 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on XX XX 2026 under section 12(2) of the Ordinance.~~

2.13 *On XX XXXX 2026, the draft Sha Tin OZP No. S/ST/39 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly involved the rezoning of a site in Sheung Wo Che from “Village Type Development” to “Government, Institution or Community (1)” to regularise the religious institution and columbarium uses.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zones and major road networks for Sha Tin so that development and redevelopment within Sha Tin can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio (PR) and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Sha Tin area and not to overload the road network in this area.
- 3.4 Also, there would be cases that areas occupied by free-standing purpose-designed buildings that are solely accommodating schools or other

Government, institution or community facilities, including those located on ground and on podium level, are included in the residential zones. Such areas should not be included into the PR and site coverage calculations.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the ***Planning Scheme*** Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.tpb.gov.hk/>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covered by the Plan is about 2,777 hectares. Its inner core lies at the bottom of the Sha Tin Valley which is separated from Kowloon by a range of hills, dominated by Lion Rock (495m above sea level) and Sugar Loaf Peak (372m above sea level). These hills form a natural barrier to the expansion of the Sha Tin New Town towards the south and south-east. Ma On Shan, the extension to Sha Tin New Town, lies to the north-east of the Area.
- 5.2 Sha Tin Hoi (Tide Cove) used to be a wide and relatively shallow estuary. It has been extensively reclaimed and the reclamation has formed the southern extremity of Tolo Harbour. Lek Yuen and Wo Che Estates and the race course are situated on reclaimed land. Large pieces of land near Siu Lek Yuen, Ngau Pei Sha and Ma Liu Shui have also been reclaimed from the Tide Cove.
- 5.3 The boundary of the Area is shown by a heavy broken line on the Plan. For planning and reference purpose, the Area is sub-divided into a number of smaller planning areas as shown on the Plan.

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by the Planning Department as about 488,000 persons, ~~comprising 270,000 in public housing (including Home Ownership Schemes (HOS), Private Sector Participation Schemes (PSPS), Sandwich Class Housing (SCH), and Subsidised Sale Flats Housing (SSFH)) and 218,000 in private housing including village type developments.~~ It is estimated that the total planned population *of the Area* would be about 531,600 persons.

7. LAND-USE ZONINGS

7.1 Commercial (“C”) : Total Area 8.61 ha

7.1.1 This zone is intended for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

7.1.2 This zone covers the major part of Planning Area 20 and parts of Planning Areas 5, 11, 14 and 16. Planning Area 20 is in close proximity to the East Rail Sha Tin Station and forms an extension to the town centre. The site abutting Tai Chung Kiu Road in Planning Area 5 has been developed into a hotel. The site in Planning Area 11 was disposed of in April 1997 to provide commercial and office accommodation to serve the industrial area in Shek Mun. The site in the northern corner of Planning Area 14 has been developed into a permanent concrete ‘boat-like’ restaurant. The site in the Yuen Chau Kok Industrial Area in Planning Area 14 has been developed into a commercial/office building to serve the adjacent industrial and residential developments. It also serves as a buffer between industrial developments in the Yuen Chau Kok Industrial Area and the adjoining residential developments. The site in Planning Area 16 has also been developed to a commercial/office building to serve the Fo Tan Industrial Area.

“Commercial (1)” (“C(1)”) : Total Area 1.37ha

7.1.3 One site at the junction on Yuen Hong Street and Yuen Shun Circuit in Siu Lek Yuen in Planning Area 14B and two sites to the north and south of On Sum Street in Shek Mun in Planning Area 11 respectively are zoned “C(1)”. The sites are subject to a maximum PR of 9.5. The two sites in Shek Mun are subject to a maximum building height of 130mPD while the site in Siu Lek Yuen is subject to a maximum building height of 120mPD.

7.1.4 Facilities of the Department of Health and other social welfare facilities as required by the Government shall be provided at the two sites to the north and south of On Sum Street. In order to facilitate provision of **Government, institution or community** (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 to the north of On Sum Street.

“Commercial (2)” (“C(2)”) : Total Area 0.64ha

7.1.5 A completed hotel development on Yuen Hong Street in Planning Area 14B is zoned “C(2)”. The site is subject to a maximum **gross floor area** (GFA) of 32,000m² and a maximum building height of 120mPD.

~~7.1.6 Minor relaxation of the PR/GFA and/or building height restrictions for the “C(1)” and “C(2)” 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.~~

7.2 Comprehensive Development Area (“CDA”) : Total Area 15.17 ha

7.2.1 This zone is intended for comprehensive development/redevelopment of the “CDA” area for residential use, and the “CDA(1)” area for commercial and/or residential uses, both with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

7.2.2 This zoning comprises the following four sites :

(i) “CDA” site at Heung Fan Liu : Total Area 4.55 ha

Development within this “CDA” site is restricted to a maximum ~~gross floor area~~ (GFA) of 52,156m². Residential development with landscape areas is restricted to the southern part of the site. The northern part of the site, which is covered by rich vegetation, should be preserved. Upon completion, about 820 flats will be provided.

(ii) “CDA(1)” site at East Rail Fo Tan Station and its Adjoining Area : Total Area 5.13 ha

Development within this “CDA(1)” site is restricted to a maximum GFA of 208,600m². The domestic GFA shall not exceed 191,100m². A primary school will be provided in the development. Upon completion, about 2,800 flats will be provided.

(iii) “CDA(1)” site at the Tuen Ma Line Tai Wai Station and its Adjoining Area : Total Area 5.48 ha

Development within this “CDA(1)” site is restricted to a maximum GFA of 253,590 m². The domestic GFA shall not exceed 219,090 m². A post-secondary college will be provided in the development. Upon completion, about 2,900 flats will be provided. The proposed developments at this “CDA(1)” site and the Tai Wai Maintenance Centre site should be planned comprehensively to ensure a coherent and integrated development at both sites, which would be compatible with the existing and planned developments in the area.

7.2.3 Pursuant to section 4A(2) of the Ordinance, and except as otherwise expressly provided that it is not required by the Board, an applicant for permission for development on land designated “CDA” shall prepare a Master Layout Plan for the approval of the Board. The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of ~~Government, institution or community~~ (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

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.

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 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 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 ~~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.

“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 ~~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.

7.4.4 ~~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)”) : 195.84 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.

7.5.2 Five sites at Fu Kin Street, Lai Ping Road, north of To Shek Reservoir, Tai Po Road-Sha Tin Heights and the northern end of Tung Lo Wan Hill Road are zoned “R(B)1”, “R(B)2” or “R(B)3” which are subject to PR restrictions and/or building height restrictions as shown on the Plan.

The restrictions are necessary for the purposes of preserving the general amenity of the area as well as to ensure that the scale of the developments will be compatible with the adjacent developments and will not overtax the infrastructural provision in the area. ~~Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. Each proposal will be considered on its own merits.~~

7.5.3 All sites within this zone, except those in Planning Area 51 and located on the waterfront adjacent to Shing Mun River, are located largely on the hill slopes overlooking the Sha Tin Valley.

7.6 Residential (Group C) (“R(C)”) : Total Area 0.95 ha

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

7.6.2 Two sites at Tai Po Road in Planning Area 33 and one site at Tai Po Road near the Chinese University of Hong Kong are under this zoning. Developments within this zone are subject to PR, site coverage and/or building height restrictions. These restrictions are necessary for the purposes of preserving the general amenity of the area as well as to ensure that the development intensities will be within the limits of the road capacity. ~~Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. Each proposal will be considered on its own merits.~~

7.7 Village Type Development (“V”) : Total Area 190.16 **190.01** ha

7.7.1 The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

7.7.2 In order to ensure that any future development or redevelopment within this zone would retain the village character, a maximum building height of 3 storeys (8.23m) or the height of the existing building(s), whichever is the greater, is imposed under this zone.

7.7.3 Existing villages such as Tai Wai, Tsang Tai Uk, Siu Lek Yuen, Hin Tin and Kak Tin will be retained. For those villages which have been displaced by public projects, village resite areas have been provided for. Tsok Pok Hang New Village is one of the examples.

7.8 Industrial (“I”) : Total Area 40.33 ha

7.8.1 This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are always permitted in this zone.

7.8.2 Industrial land is distributed in three locations, Planning Area 3 (Tai Wai), Planning Area 14 (Siu Lek Yuen) and Planning Area 16 (Fo Tan). They are separated as far apart as possible from the residential areas by open spaces or other physical features.

7.8.3 All industrial land in Planning Area 14 (Siu Lek Yuen) is zoned to “I(1)” with ‘Hotel’ use under Column 2 in the Notes to allow flexibility for hotel development through planning application.

7.9 Government, Institution or Community (“G/IC”) : Total Area 291.70 ~~291.85~~ ha

7.9.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or 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 School of Commerce *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.

~~7.9.4 Minor relaxation of the building height may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of the building height restriction will be considered on its own merits.~~

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.

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);
- (p) the portals and the ancillary facilities of the Sha Tin Cavern Sewage Treatment Works in Planning Area 65;
- (q) the ~~proposed~~ **Shek Mun** Columbarium and Garden of Remembrance in Planning Area 65;
- (r) Memorial Park Hong Kong in Planning Area 16;
- (s) Sha Tin Ching Yuen in Planning Area 68; and
- (t) Puguangming Temple in Planning Area 4.

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

7.11.3 The “OU(Business)” zone in Shek Mun comprises twelve existing buildings with mixed industrial and office uses as well as some vacant sites in the south-eastern part of the zone.

7.11.4 On land designated as “OU(Business (1))”, uses such as educational institution, exhibition or convention hall, place of recreation, sports or culture, retail shop and school, which will likely attract high concentration of population, require planning permission from the Board.

7.11.5 The site designated as “OU” annotated “Columbarium” in Planning Area 6 (i.e. Po Fook Hill) is subject to GFA, site coverage and building height restrictions. The restrictions are necessary for the purposes of minimizing adverse visual, landscape, traffic and environmental impacts caused by columbarium development at the site. ~~Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. Each proposal will be considered on its own merits.~~

7.11.6 The site designated as “OU” annotated “Columbarium (1)” in Planning Area 16 (i.e. Memorial Park Hong Kong), the site designated as “OU” annotated “Columbarium (2)” in Planning Area 68 (i.e. Sha Tin Ching Yuen) and the site designated as “OU” annotated “Religious Institution with Columbarium” in Planning Area 4 (i.e. Puguangming Temple) are subject to GFA, site coverage, building height, and total number of niches restrictions. The restrictions are necessary for the purposes of minimizing adverse visual, landscape, traffic and environmental impacts caused by *the* columbarium development at the sites. ~~Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. Each proposal will be considered on its own merits.~~

7.11.7 The site designated as “OU” annotated “Columbarium and Garden of Remembrance” in Planning Area 65 (*i.e. Shek Mun Columbarium and Garden of Remembrance*) ~~has been identified for columbarium development to share the responsibility of developing is the~~ district-based columbarium facilities ~~and~~ to meet the demand for public niches. The site comprises a low-rise columbarium block providing about 40,000 niches and a garden of remembrance. Aesthetically-designed columbarium building blending in well with ample landscaping works ~~will be are~~ adopted to minimize the visual impact. ~~The overall layout of the columbarium block will be subject to detailed architectural design at the subsequent stage.~~

7.12 Green Belt (“GB”) : Total Area 975.51 ha

7.12.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

7.12.2 Pursuant to the recommendations of the “Relocation of Sha Tin Sewage Treatment Works to Cavern – Feasibility Study”, an underground area within the “GB” site at Planning Area 65 has been identified for the relocation of Sha Tin Sewage Treatment Works. The Sha Tin Cavern Sewage Treatment Works consists of sewage and sludge treatment facilities, access tunnels and other associated facilities located in cavern. The “GB” area occupied by the underground sewage treatment works is designated as Sub-area 1 within this zone on the Plan. The use of underground sewage treatment works is always permitted in this sub-area.

7.13 Minor Relaxation Clause

7.13.1 For the zones where minor relaxation of relevant restrictions is applicable, based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/GFA/building height/site coverage/number of niches restrictions as stated in the relevant paragraph(s) above may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

7.13.2 However, for any existing building with PR/GFA/building height/site coverage already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8. COMMUNICATIONS

8.1 Roads

8.1.1 Only major road network which comprises trunk roads, primary distributors and district distributors is shown on the Plan. As the Plan is drawn at a small-scale, design details of major road junctions and local access roads are not indicated.

8.1.2 The Area is linked to the northern and western Kowloon via the Lion Rock Tunnel Road and Tai Po Road respectively. The Tate’s Cairn Tunnel provides an additional strategic highway linking north-east Kowloon, the Area and further onto Ma On Shan. In the west, Route 5, including the Shing Mun Tunnel, provides a direct access to Tsuen Wan. The Tsing Sha Highway connects the Area with Cheung Sha Wan. In the north, a highway system, which comprises Sha Tin Road, Tai Po Road and Tolo Highway, connects the Area with Tai Po and beyond.

8.2 Railway

8.2.1 Mass Transit Railway (MTR) East Rail Line

The Area is served by the electrified East Rail which provides a major transport link between Hong Kong Island and the New Territories. There are altogether five railway stations serving various parts of the Area viz. Tai Wai, Sha Tin, Fo Tan, Racecourse and University Stations.

8.2.2 MTR Tuen Ma Line – Tuen Mun to Wu Kai Sha

The Tuen Ma Line (TM Line) was fully commissioned on 27 June 2021. It provides a convenient passenger link connecting Ma On Shan with Tuen Mun via the Sha Tin hinterland. There are interchange facilities with the existing East Rail in Planning Area 3 (Tai Wai), six stations in Sha Tin (Hin Keng, Tai Wai, Che Kung Temple, Sha Tin Wai, City One and Shek Mun) and a Maintenance Centre at Tai Wai.

8.3 Public Transport

In addition to railway, buses, taxis and green mini-buses are the main modes of public transport in the Area. Public transport interchange facilities are provided at convenient locations such as near the railway stations.

8.4 Ferry Services

The use of waterborne transport for external communication is limited at present. There is a ferry pier in Planning Area 68 (Ma Liu Shui) which provides services to the outlying islands.

8.5 Pedestrian and Cycle Networks

A special feature of the Area is a comprehensive system of walkways and cycle tracks, which links all major developments in the Area and provides direct links with most of the open spaces. It also forms part of the cycle track network connecting the whole New Territories. The system is segregated from the vehicular transport network by means of separate right-of-ways or grade-separated crossings.

9. UTILITY SERVICES

9.1 Water Supply

There are adequate water supplies to serve the Area. The Sha Tin Water Treatment Works located in Planning Areas 9 and 49 at the head of the valley is a major water treatment facility in Hong Kong. It receives water from the Plover Cove Reservoir and High Island Reservoir. The Area is also served by a salt water pumping station in Planning Area 47 (Ma Liu Shui), major fresh water and salt water service reservoirs in Planning Areas 18 (Sha Tin West), 22 (To Shek), 23 (Sha Tin South), 40 (Sha Tin North), 56 (Kau To) and 64 (A

Kung Kok), and high-level service reservoirs in Planning Areas 22 (Siu Lek Yuen), 37 (Lower Shing Mun), 61 (Pai Tau Hang) and 62 (Ha Wo Che). Additional service reservoirs are also planned in Planning Areas 52 (Shui Chuen O) and 56 (Kau To North).

9.2 Sewage Treatment

Sewage generated in the Area is treated in the Sha Tin Sewage Treatment Works in Planning Area 47. The treated effluent is discharged to the Kai Tak Nullah through the Tolo Harbour Effluent Export Scheme. The Sha Tin Sewage Treatment Works is to be relocated to cavern at Nui Po Shan in Planning Area 65. Upon the completion of project, the sewage generated in the Area will be treated in the underground sewage treatment works.

9.3 Electricity

There are a number of primary substations provided in the Area including a 400 kV substation in Planning Area 4 (Heung Fan Liu).

9.4 Town Gas

Town gas is supplied to the Area via trunk main from the gas production plant in Tai Po across Tolo Harbour with a gas off-take pigging station in Planning Area 11.

9.5 Telephone

Three telephone exchanges, one in Planning Area 14, one in Planning Area 16 and the other in Planning Area 25, are provided to serve the Area and to cater for the projected increase in demand.

10. CULTURAL HERITAGE

10.1 *Within the Area, there is one declared monument, namely the The Old House at Wong Uk Village and Recorder House, Kowloon Reservoir are both Declared Monuments within the Area. Besides there are graded historic buildings graded by the Antiquities Advisory Board (AAB) within the Area, namely the Tsang Tai Uk (Grade 1), Li Cottage, Tung Lo Wan Li Cottage (Grade 1), Entrance Gate, Chik Chuen Wai, Tai Wai Tsuen (Grade 2), Nos. 5A Pai Tau (Grade 2), No. 5B Pai Tau (Grade 2), No. 5C Pai Tau (Grade 2), and No. 6 Pai Tau (Grade 2), Tao Fong Shan Christian Centre, No. 33 To Fung Shan Road (Grade 2), High Rock Christian Camp, No. 102 Sha Tin Tau Village (Grade 2), Weir, Lower Shing Mun Reservoir (Grade 2), Che Kung Temple, Che Kung Miu Road (Grade 2), Lam Ancestral Hall, Nos. 8, 10-14 Pai Tau (Grade 3), Ng Yuen, No. 21 Tai Chung Kiu Road (Grade 3), Dam-and Supply Basin, Lower Shing Mun Reservoir (Grade 3), Supply Basin, Lower Shing Mun Reservoir (Grade 3), Nos. 1 First Street, Tai Wai (Grade 3), No. 2 First Street, Tai Wai (Grade 3), and No. 3 First Street, Tai Wai (Grade 3), Nos. 33 Ha Wo Che (Grade 3), No. 34 Ha Wo Che (Grade 3), No. 36 Ha Wo Che (Grade 3), No. 37 Ha Wo Che (Grade 3), No. 38 Ha Wo Che (Grade 3),*

and **No. 39 Ha Wo Che** (Grade 3), **Yeung Ancestral Hall**, **No. 7 Hin Tin (Grade 3)**, **Law Ancestral Hall**, **No. 8 Hin Tin (Grade 3)**, and **So Ancestral Hall**, **No. 9 in Hin Tin** (Grade 3), **Lau Ancestral Hall**, **No. 40 Sha Tin Tau** (Grade 3), **Man Fat Tsz, Man Fat Din (Grade 3)**, and **Man Fat Tsz, Pagoda in Man Fat Tsz** (Grade 3), and Nos. 7-10 **Sheung Wo Che** (Grade 3), and **Ex-Office Building of Sha Tin Rural Committee, No. 248 Pai Tau (Grade 3)**. **Part of the Ex Kowloon-Canton Railway Beacon Hill Tunnel, a Government historic site identified by the Antiquities and Monuments Office (AMO) of Development Bureau, is also located within the Area.**

10.2 *The lists of declared monuments and proposed monuments, historic buildings and sites graded by the AAB, new items for grading assessment, Government historic sites identified by the AMO and sites of archaeological interest (SAIs) are published on AMO's website <https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html>. The lists will be updated from time to time* On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which the buildings/structures within the Area have been accorded gradings. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>.

10.3 Prior consultation with the Antiquities and Monuments Office (AMO) of Development Bureau should be made, if for any works, development, redevelopment or rezoning proposals that which may affect the above declared monuments, proposed monuments, historic buildings/ and sites structures graded by the AAB, new items pending for grading assessment, Government historic sites identified by the AMO, SAIs by the AAB, or any other historic buildings/structures identified with heritage value and their immediate environs, both at grade and underground, and the immediate environs of the aforementioned items all of which are collectively known as heritage sites.

11. IMPLEMENTATION

11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

11.2 This Plan provides a broad land-use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department.

These detailed plans are used within the Government as the basis for public works planning and site reservation. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. In the implementation of the Plan, the Sha Tin District Council would be consulted as appropriate.

- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
JUNE 2024 JANUARY 2026

**Extracted Minutes of 769th Meeting of
the Rural and New Town Planning Committee held on 18.7.2025**

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/ST/60 Application for Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38, To rezone the application site from “Village Type Development” to “Government, Institution or Community (1)”, Lots 63 and 296 (Part) in D.D. 185, Sheung Wo Che, Sha Tin
(RNTPC Paper No. Y/ST/60B)

Presentation and Question Sessions

9. The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point:

PlanD

Mr Rico W.K. Tsang	- District Planning Officer/Sha Tin, Tai Po and North (DPO/STN)
Mr Louis H.W. Cheung	- Senior Town Planner/Sha Tin, Tai Po and North (STP/STN)
Ms Elizabeth Ng	- Town Planner/Sha Tin, Tai Po and North

Applicant’s Representatives

Sai Lam (Salvation) Foundation Limited - Applicant

Ms May Hing Chung

Mr Shing Yiu Chan

Toco Planning Consultants Limited

Mr Tat Choi Chan

Mr Daniel James Cherk Hung Wei

Ms Jacqueline Lily Ho

Mr Chun Ho Chan

OZZO Technology (HK) Limited

Mr Pui Cheung Chan

Ms Shi Ying Lin

Ms Min Ling He

10. The Chairperson extended a welcome and explained the procedures of the meeting. To ensure smooth and efficient conduct of the meeting, a time limit of 15 minutes was set for presentation of the applicant. He then invited PlanD's representatives to brief Members on the background of the application.

11. With the aid of a PowerPoint presentation, Mr Louis H.W. Cheung, STP/STN, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Village Type Development" ("V") to "Government, Institution or Community (1)" ("G/IC(1)") with 'Religious Institution' put under Column 1 always permitted under the Notes of the proposed "G/IC(1)" zone, and 'Columbarium' put under Column 2 to allow planning permission to regularise the columbarium use at Sai Lam Temple (SLT) (西林寺) at the Site, departmental comments, and planning considerations and assessments as detailed in the Paper. The applicant also proposed the Committee to further consider putting 'Columbarium' use under Column 1 of the Notes to streamline the development control process of the Site in view of similar rezoning applications approved for columbarium use. PlanD had no in-principle objection to the application.

12. The Chairperson then invited the applicant's representatives to elaborate on the application. Mr Daniel James Cherk Hung Wei, the applicant's representative, said that they concurred with PlanD's presentation and views on the application, and had no further point to make.

13. As the presentations of PlanD's representative and the applicant's representative had been completed, the Chairperson invited questions from Members.

“Existing Use” (“EU”)

14. Noting from the Paper that the applicant was unable to provide evidence to prove that the columbarium use at the Site was an “EU”, a Member enquired about the requirements for proving an “EU”; and the difficulties encountered by the applicant, given that SLT claimed to have been providing columbarium service since 1936, which was prior to the gazettal of the first statutory plan covering Sha Tin area in 1961.

15. In response, Mr Rico W.K. Tsang, DPO/STN, with the aid of a PowerPoint slide, said that the Town Planning Board Guidelines for ‘Interpretation of Existing Use in Urban and New Town Areas’ (TPB PG-No. 24) set out the general approach in interpreting “EU”. Any person who intended to claim the right of an “EU” would have to provide sufficient evidence to support his/her claim. In general, evidences such as site photos, correspondences with relevant government departments, and official land or building records were considered relevant. PlanD would assess whether the evidences submitted by the applicant were sufficient to substantiate the “EU” claim. For the current application, the applicant did not provide any evidence to demonstrate that the columbarium use was in existence before the publication in the Gazette of the notice of the first statutory plan covering Sha Tin area in 1961. The Chairperson added that the scale of the columbarium use and whether the use had been continued since its existence before the first statutory plan were also relevant factors in determining whether the use could be regarded as an “EU”.

16. Mr Daniel James Cherk Hung Wei, the applicant’s representative, explained that the Site was in a dilapidated condition when the applicant acquired it and took over the operation of SLT around 2006. While many urns were found in SLT during restoration works, no relevant supporting documentation was available to prove the continued existence of the columbarium use.

Development History of the Site

17. Noting from publicly available information that there had been an intention to redevelop SLT into a tourist attraction in 2006 and SLT was redeveloped into a five-building complex with 3,000 niches, which was different from the current rezoning proposal involving 10,960 niches, a Member sought clarification on the development history of the Site. In

response, Mr Daniel James Cherk Hung Wei, the applicant's representative, said that the applicant acquired the Site in 2006 with the initial intention of redeveloping the abandoned SLT. The applicant subsequently submitted a section 16 application for redevelopment of the existing religious institution (Temple) (i.e. application No. A/ST/656), which was rejected by the Committee in 2007. The applicant then undertook rehabilitation and renovation works at SLT, which were completed in 2009. In response to the Chairperson's follow-up question, Mr Wei said that the temple was vacated before 2006.

Traffic and Crowd Management

18. The Chairperson, the Vice-chairperson and two Members raised the following questions:

- (a) the current situation of SLT regarding number of visitors;
- (b) any difference between the existing and proposed crowd management measures;
- (c) noting that only about one-third of the total niches were occupied, what the assumptions were and the basis for adopting such assumptions in the relevant technical assessments;
- (d) whether the existing supporting infrastructures such as toilets and other facilities at the Site were sufficient to accommodate the number of visitors assumed in the relevant technical assessments; and
- (e) whether the pedestrian access from MTR Sha Tin Station to SLT was barrier-free.

19. In response, Mr Pui Cheung Chan, the applicant's representative, made the following main points:

- (a) the current number of visitors to SLT was not large;

- (b) currently, there were no specific crowd management measures in SLT. Under the current application, various measures were proposed under the Management Plan (MP) including, *inter alia*, a visitor-by-appointment system under which all visitors would be required to make appointment in advance;
- (c) in conducting the relevant technical assessments, including the Traffic Impact Assessment (TIA), it was assumed that all niches were occupied. According to the TIA, there were currently about 400 to 500 visitors per hour in SLT during the peak times on Chung Yeung and Ching Ming Festival days. Under the visitor-by-appointment system, there would be a maximum of 300 visitors per hour. Among which, not more than 150 visitors would be allowed to access the columbarium buildings during each 30-minute session. Besides, not more than 116 visitors would be allowed to stay within the indoor areas of the columbarium buildings at any time. Dedicated holding areas would also be provided for visitors waiting to access the indoor areas. To minimise the potential impact on nearby traffic and pedestrian networks, SLT would be closed on Chung Yeung and Ching Ming Festival days. Through implementation of the proposed measures, it was anticipated that visitors would visit SLT during the two weekends before and after these festivals, thereby mitigating adverse traffic impact caused by visitor concentration during the festival days;
- (d) with the implementation of the proposed crowd management measures, the existing supporting infrastructures such as toilets and other amenities were considered sufficient to meet visitor demand. Visitors would also be allowed to use nearby public toilets during peak grave-sweeping periods; and
- (e) the pedestrian route from MTR Sha Tin Station to the Site was barrier-free and without stairs.

20. While acknowledging that closure of columbaria on Chung Yeung and Ching Ming Festival days was often proposed in similar proposals, a Member enquired about the

rationale for closing SLT on these two days, which would be generally preferred by grave sweepers, with the proposed crowd management measures, such as the visitor-by-appointment system, in place to minimise the impact. In response, Mr Daniel James Cherk Hung Wei, the applicant's representative, explained that closure of SLT on Chung Yeung and Ching Ming Festival days was proposed in order to facilitate timely acquisition of a licence for operating a private columbarium at the Site. It was observed that some grave sweepers, particularly the elderly, tended to visit columbaria on non-festival days to avoid the crowd.

21. The Chairperson remarked that crowd management was generally one of the major concerns requiring attention by applicants. To prevent the potential influx of visitors to a columbarium on Chung Yeung and Ching Ming Festival days, applicants often proposed measures, such as closure of the columbarium on the two festival days and/or the weekend(s) before and after the two festival days, to spread visitation over a longer period. Unlike other columbaria with sufficient car parking facilities or convenient access to public transport, SLT had no vehicular access, and visitors could only arrive on foot. As such, closure of SLT on Chung Yeung and Ching Ming Festival days was proposed to address the potential traffic impact arising from the columbarium under the current application. The Private Columbaria Affairs Office (PCAO) of the Food and Environmental Hygiene Department (FEHD) would be responsible for monitoring and enforcement of the proposed management measures.

Accessibility within the Site

22. In response to a Member's enquiry regarding barrier-free accessibility within the Site, Messrs Pui Cheung Chan and Daniel James Cherk Hung Wei, the applicant's representatives, said that although there were stairs connecting some of the columbarium buildings and no ramps or lifts were available within the Site, staff members of SLT had been providing assistance to visitors with mobility impairments in accessing the columbarium buildings. The Chairperson suggested that the applicant should take note of the Member's concern and consider improving the layout design and/or facilities to be provided within the Site in future.

Control on the Columbarium Use under Planning and Other Regimes

23. The Vice-chairperson enquired about the planning control on the columbarium use at the Site if ‘Columbarium’ was put under Column 1 of the proposed “G/IC(1)” zone. In response, Mr Rico W.K. Tsang, DPO/STN, with the aid of a PowerPoint slide, made the following main points:

- (a) should the Committee decide to agree to the current rezoning application and to put ‘Columbarium’ under Column 1 (i.e. an always permitted use) in the Notes for the proposed “G/IC(1)” zone, relevant development restrictions, including the total number of niches of 10,960 and the maximum building height of not more than three storeys, would be stipulated in the Notes of the Sha Tin Outline Zoning Plan (OZP). Any minor relaxation of the number of niches at the Site should be supported by relevant technical assessments via a section 16 application for the Committee’s consideration, based on individual merits of the proposal; and
- (b) to comply with the licencing requirements stipulated under the Private Columbaria Ordinance (Cap. 630) (PCO) for operating a private columbarium, the applicant should submit a MP covering matters such as traffic and crowd management measures for consideration and approval by the Private Columbaria Licensing Board (PCLB). If the licence application was approved by PCLB, PCAO of FEHD would be responsible for monitoring the licensee’s implementation of the measures included in the approved MP.

Planned Village Expansion Area (VEA) of Pai Tau and Sheung Wo Che Villages

24. The Vice-chairperson enquired about the planning considerations and assessments in respect of the compatibility with the planned VEA in the vicinity of the Site. In response, Mr Rico W.K. Tsang, DPO/STN, with the aid of a PowerPoint slide, said that as there was scope to provide separate pedestrian accesses to the planned VEA without requiring shared access through SLT, the potential nuisance caused by SLT to the surrounding environment, including nearby villagers/residents, was expected to be limited.

In addition, the VEA was planned in 1981 but was subsequently put on hold pending a review of the Government's Small House Policy (the Policy) and the judicial review (JR) in respect of the Policy. With the determination of the Court of Final Appeal on the concerned JR in 2021, the implementation programme of the planned VEA was under review by the Development Bureau.

Similar Applications in the Vicinity

25. A Member enquired about the differences in consideration between the current rezoning application and other similar rezoning applications located in the vicinity of the Site, of which one was partially agreed and four were rejected by the Committee. In response, Mr Rico W.K. Tsang, DPO/STN, with the aid of a PowerPoint slide, made the following main points:

- (a) application No. Y/ST/13 was partially agreed by the Committee, mainly on the considerations that the columbarium was located away from residential clusters, and served by separate access, and there was no objection from relevant government departments; and
- (b) applications No. Y/ST/24, 29, 35 and 39 were rejected by the Committee, mainly on the ground that the applicants failed to demonstrate that there would be no adverse traffic impacts on the surrounding areas.

26. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

27. A Member expressed support for the application which was intended to regularise the existing religious institution and columbarium uses at the Site to meet the licence

requirements under PCO. The Site was situated on level terrain, at a distance from the nearby village/residential clusters, and was conveniently accessible on foot via an existing footpath from MTR Sha Tin Station. There was no vehicular access to the Site. With the implementation of the proposed mitigation measures, the traffic impact was considered minimal. In that regard, the Transport Department (TD) had no in-principle objection to the application.

28. While having no in-principle objection to the application, a Member expressed concern about potential local objections, noting that the situation in which access to the columbarium was in conflict with that used by the villagers, as in the similar rejected rezoning applications in the vicinity of the Site, might also arise in SLT. The Chairperson remarked that those similar rezoning applications were rejected by the Committee mainly on the grounds that the applicants failed to demonstrate no adverse traffic impact on the surrounding areas to the satisfaction of TD. That said, with the enactment of PCO in 2017 to regulate operation of private columbaria through a licensing mechanism which could ensure the implementation of traffic and crowd management measures, the traffic concerns were more effectively addressed in recent applications. In general, the planning considerations for rezoning applications for columbarium focused on land use compatibility, any nuisance to villagers/residents in the vicinity and whether the traffic issue could be addressed. For the current rezoning application, the traffic and crowd management measures proposed by the applicant and accepted by TD would be monitored and enforced by PCO under the licensing mechanism. In terms of land use compatibility, the Site was not located in close proximity to the village clusters and a separate pedestrian access to the Site was available. Potential nuisance to the nearby villages/residents was expected to be limited. Mr K.L. Wong, Chief Traffic Engineer/New Territories East, TD, supplemented that with PCO in force, if the traffic and crowd management measures proposed by applicants were considered acceptable, TD would not have adverse comment on the proposals in general.

29. Noting the total number of 10,960 niches proposed under the application, the same Member enquired whether lease modification and land premium would be required for the columbarium use at the Site, should the application be agreed by the Committee. Upon the invitation of the Chairperson, Mr Lawrence S.C. Chan, Assistant Director/Regional 3, Lands Department (LandsD), said that under the established policy and procedure for processing regularisation application for the licensing scheme under PCO, the applicant had

to apply to LandsD for variation of lease conditions, which might be effected by way of Short Term Waiver to regularise the existing columbarium use temporarily at the Site. The Chairperson supplemented that the total number of niches under the rezoning application would be verified by PCAO of FEHD. Based on the information provided by the applicant, all 10,960 niches had been sold, with one-third already occupied.

30. A Member supported the rezoning application and suggested that the applicant be advised to provide facilities to enhance accessibility for mobility-impaired persons within the Site. While noting that there might be difficulties for the applicant in providing new structures or a lift, as the application was intended to regularise the existing development without new structures, the Chairperson proposed and the Committee agreed that the Committee's view encouraging the applicant to explore the provision of facilities to enhance accessibility for mobility-impaired persons within the Site would be recorded in the minutes of meeting, which would be sent to the applicant for consideration.

31. Members generally considered that the rezoning application could be supported. The Chairperson concluded that the religious institution and columbarium uses at the Site were considered not entirely incompatible with the village setting of the area, the potential nuisance to the surroundings was expected to be limited and adverse traffic impact was not anticipated. The proposed measures under the MP would be monitored by PCAO if the licence application was approved by PCLB. In view that a detailed development proposal with supporting technical assessments had already been submitted by the applicant, and there was no objection/adverse comment from relevant government departments, the Committee agreed to put 'Columbarium' under Column 1 of the Notes for the proposed "G/IC(1)" zone with stipulation of appropriate development restrictions on the OZP to streamline the development control process.

32. After deliberation, the Committee decided to agree to the application. The relevant proposed amendments to the Sha Tin Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.