

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

RNTPC Paper No. 1/26

For Consideration by
the Rural and New Town Planning Committee on 9.1.2026

**PROPOSED AMENDMENTS TO THE
APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/38**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/38 (**Attachment I**) as shown on the draft Sha Tin OZP No. S/ST/38A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 28.5.2024, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP which was subsequently renumbered as S/ST/38. On 7.6.2024, the approved Sha Tin OZP No. S/ST/38 (**Attachment I**) was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.2 On 8.1.2026, 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. On 16.1.2026, the reference back of the OZP will be gazetted under section 12(2) of the Ordinance.

3. Background

- 3.1 The proposed amendment is mainly to take forward an agreed section 12A application. On 18.7.2025, the Rural and New Town Planning Committee (the Committee) of the Board agreed to a section 12A application (No. Y/ST/60)¹ to rezone a site at Sheung Wo Che from "Village Type Development" ("V") to "Government, Institution or Community (1)" ("G/IC(1)") to regularise the current religious institution and columbarium uses. An extract of the minutes of the

¹ The RNTPC Paper No. Y/ST/60 and the attachments are available at the Board's website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/769_rnt_agenda.html

Committee's meeting is at **Attachment V**. To take forward the decision, it is proposed to rezone the site to "G/IC(1)" with relevant amendments to the Notes and ES of the OZP.

- 3.2 Opportunity is also taken to revise the Notes of the OZP to align with the latest Master Schedule of Notes (MSN) to Statutory Plans as well as the provisions and control of the two schedules of the "Other Specified Uses" annotated "Business" ("OU(B)") and "OU(B)1" zones, to include other technical amendments to other parts of the Notes of the OZP, and to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendment

Amendment Item A – Rezoning of a site at Sheung Wo Che to take forward an agreed section 12A application (about 0.15ha) (Plans 2 to 4)

- 4.1 The site, with an area of about 0.15ha, is located in the eastern foothill fringe of a village cluster at Sheung Wo Che, where is intermixed with religious institutions/private columbaria (**Plans 2 and 3**). The site is currently occupied by a cluster of one- to three-storey structures for religious institution with columbarium uses known as Sai Lam Temple (西林寺) (**Plan 4**).
- 4.2 On 18.7.2025, the Committee agreed to the section 12A application (No. Y/ST/60) to rezone the site from "V" to "G/IC(1)", subject to a maximum gross floor area (GFA) of 1,069m², a maximum building height (BH) of three storeys, and a maximum number of 10,960 niches for columbarium use, to regularise the current religious institution and columbarium uses. In view that the applicant had submitted detailed development proposal (**Drawings 1a and 1b**) with supporting technical assessments at the section 12A application stage, and there would have control mechanism on the details and technical requirements of the columbarium use under the licencing regime of Private Columbaria Ordinance and lands administrative regime, the Committee agreed to put 'Columbarium' under Column 1 use which is always permitted, subject to the maximum GFA/ BH/ number of niches as proposed by the applicant so as to streamline the development control process.
- 4.3 To allow more flexibility for the provision of public facilities at the new "G/IC(1)" zone, it is recommended to further incorporate 'Government Use (not elsewhere specified)', 'Public Convenience' and 'Public Utility Installation' as Column 1 uses since these uses are considered generally in line with the planning intention and are not incompatible with the surrounding village setting.
- 4.4 Meanwhile, 'Eating Place', 'Residential Institution', 'Shop and Services', 'Social Welfare Facility' and 'Utility Installation for Private Project', which had been proposed by the applicant as Column 2 uses at the section 12A application stage, are considered not incompatible with the uses within the proposed "G/IC(1)" zone and are commonly found in similar zonings in other districts. These uses are

recommended to be stipulated as Column 2 uses requiring planning permission from the Board as they may have interface issues with the surrounding area predominated by village houses and other possible technical concerns need to be addressed.

4.5 To take forward the agreed section 12A application and the above recommendation, it is proposed to rezone the site from “V” to “G/IC(1)” with ‘Religious Institution’, ‘Columbarium’, ‘Government Use (not elsewhere specified)’, ‘Public Convenience’ and ‘Public Utility Installation’ as Column 1 uses, as well as ‘Eating Place’, ‘Residential Institution’, ‘Shop and Services’, ‘Social Welfare Facility’ and ‘Utility Installation for Private Project’ as Column 2 uses, subject to a maximum GFA of 1,069m², a maximum BH of three storeys, and a maximum number of 10,960 niches for columbarium use. Based on individual merits of a development or redevelopment proposal, minor relaxation of the restrictions on GFA/ BH/ number of niches may be considered by the Board on application under section 16 application.

5. **Provision of Government, Institution or Community (GIC) Facilities and Open Space**

The proposed amendments to the OZP are mainly to rezone the site for regularisation of the current religious institution and columbarium uses, which do not have implication on additional population. Therefore, there is no implication on the provision of GIC facilities and open space within the planning scheme area of Sha Tin OZP.

6. **Proposed Amendment to Matters shown on the OZP**

The proposed amendment as shown on the draft Sha Tin OZP No. S/ST/38A (**Attachment II**) is as follows:

Amendment Item A (about 0.15ha)

Rezoning of a site at Sheung Wo Che from “V” to “G/IC(1)” subject to a maximum BH of three storeys as stipulated on the Plan.

7. **Proposed Amendments to the Notes of the OZP**

The following proposed amendments have been incorporated in the draft Notes of the OZP at **Attachment III** with additions in ***bold and italics*** and deletions in ~~single crossed out~~ for Members’ consideration. The proposed amendments are summarised below:

“G/IC(1)” zone

(a) In relation to **Amendment Item A** above, a new “G/IC(1)” sub-zone and a set of Notes for “G/IC(1)” are incorporated with stipulation of development restrictions

including the maximum GFA, BH, and number of niches for columbarium use. Apart from ‘Religious Institution’ and ‘Columbarium’ as Column 1 uses as agreed by the Board at the section 12A application stage, ‘Government Use (not elsewhere specified)’, ‘Public Convenience’ and ‘Public Utility Installation’ are proposed to be stipulated as Column 1 uses to allow more flexibility for the provision of public facilities on land designated “G/IC(1)”. ‘Eating Place’, ‘Residential Institution’, ‘Shop and Services’, ‘Social Welfare Facility’ and ‘Utility Installation for Private Project’ are proposed to be stipulated as Column 2 uses.

“OU(B)” zones

- (b) Opportunity is taken to align the provisions and control of ‘Government Use (not elsewhere specified)’ across the two schedules (namely Schedule I for open-air development or for building other than industrial or industrial-office building and Schedule II for industrial or industrial-office building) in the Notes for the “OU(B)” and “OU(B)1” zones of the OZP. Same as the current control for Schedule II, it is proposed to move ‘Government Use (not elsewhere specified)’ use from Column 2 to Column 1 and correspondingly delete ‘Government Use (Police Reporting Centre, Post Office only)’ use from Column 1 under Schedule I of the Notes for the “OU(B)” and “OU(B)1” zones.

Technical Amendments

In accordance with the latest MSN agreed by the Board, the following technical amendments are incorporated in the Notes of the OZP:

- (c) to move ‘Government Refuse Collection Point’ and ‘Public Convenience’ uses from Column 2 to Column 1, and add ‘Field Study/Education/Visitor Centre’ under Column 2 in the Notes for “V” zone; and
- (d) to revise the Chinese translation of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “G/IC” zone.

8. Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ~~singe crossed out~~) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/ST/39.

10. Consultation

Departmental Consultation

10.1 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to the following government bureau/departments (B/Ds) for comment. No objection or adverse comment has been received and their comments (if any) have been incorporated into the OZP, where appropriate. The relevant government B/Ds include:

- (a) Executive Secretary (Antiquities and Monuments), Development Bureau;
- (b) Commissioner for Transport;
- (c) Director of Agriculture, Fisheries and Conservation;
- (d) Director of Environmental Protection;
- (e) Director of Social Welfare;
- (f) Project Manager (North), Civil Engineering and Development Department (CEDD);
- (g) Head of Geotechnical Engineering Office, CEDD;
- (h) District Lands Officer/Sha Tin, Lands Department;
- (i) District Office (Sha Tin), Home Affairs Department;
- (j) Chief Building Surveyor/New Territories East(1) & Licensing, Buildings Department;
- (k) Chief Engineer/Development(2) Division, Water Supplies Department;
- (l) Chief Engineer/Mainland South, Drainage Services Department;
- (m) Chief Highway Engineer/New Territories East, Highways Department;
- (n) Commissioner of Police;
- (o) Director of Fire Services;
- (p) Director of Food and Environmental Hygiene;
- (q) Director of Leisure and Cultural Services;
- (r) Director of Electrical and Mechanical Services; and
- (s) Chief Town Planner/Urban Design and Landscape, Planning Department.

Public Consultation

10.2 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered to S/ST/39 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The Sha Tin District Council and the Sha Tin Rural Committee will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Sha Tin OZP No. S/ST/38 as shown on the draft Sha Tin OZP No. S/ST/38A at **Attachment II** (to be renumbered as S/ST/39 upon exhibition) and the draft Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Sha Tin OZP No. S/ST/38A (to be renumbered as S/ST/39 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. Attachments

Attachment I	Approved Sha Tin OZP No. S/ST/38 (reduced scale)
Attachment II	Draft Sha Tin OZP No. S/ST/38A
Attachment III	Notes of the Draft Sha Tin OZP No. S/ST/38A
Attachment IV	ES of the Draft Sha Tin OZP No. S/ST/38A
Attachment V	Extract of Minutes of the Rural and New Town Planning Committee Meeting on 18.7.2025
 Drawings 1a and 1b	 Indicative Master Layout Plan and Landscape Master Plan of the Agreed Application No. Y/ST/60
Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Aerial Photo
Plan 4	Site Photo

PLANNING DEPARTMENT
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