
Fanling, Sheung Shui and Yuen Long East District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-KTN/7

Application for Amendment to the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11, To rezone the application site from “Industrial (Group D)”, “Residential (Group A)” and “Agriculture” to “Residential (Group A)1” and amend the Notes of the zone applicable to the Site, Lots 549 (Part), 550, 551, 552 (Part), 553, 554 S.A & S.B (Part), 556, 557 S.A & S.B, 558, 559 (Part), 560 S.A, 561 S.A, 562 RP, 563 RP, 564, 565 RP and 566 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long
(RNTPC Paper No. Y/YL-KTN/7)

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9. The Secretary reported that consideration of the application had been rescheduled.
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Sha Tin, Tai Po and North District

[Mr Rico W.K. Tsang, District Planning Officer/Shan Tin, Tai Po and North (DPO/STN), and Mr Louis H.W. Cheung, Senior Town Planner/Shan Tin, Tai Po and North (STP/STN), were invited to the meeting at this point.]

Agenda Item 6A

[Open Meeting]

Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/38

(RNTPC Paper No. 1/26)

Presentation and Question Sessions

10. With the aid of a PowerPoint presentation, Mr Louis H.W. Cheung, STP/STN, briefed Members on the proposed amendments to the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/38, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Amendment Item A was to take forward a section 12A (s.12A) application No. Y/ST/60 agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 18.7.2025. The proposed amendments mainly included rezoning of a site located in the eastern foothill fringe of a village cluster at Sheung Wo Che from “Village Type Development” to “Government, Institution or Community (1)”, subject to a maximum gross floor area (GFA) of 1,069m², a maximum building height of 3 storeys and a maximum number of 10,960 niches for columbarium use, to regularise the current religious institution and columbarium uses. There were also amendments to the Notes of the OZP in relation to the above rezoning as well as other amendments including those to align with the latest Master Schedule of Notes to the Statutory Plans.

11. As the presentation of PlanD’s representative had been completed, the Chairperson invited questions from Members. Members generally supported the proposed amendments to the OZP and had no questions to raise.

12. The Chairperson remarked that the proposed amendments to the OZP were mainly to reflect the s.12A application previously agreed by the Committee. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

13. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/38 as shown on the draft Sha Tin OZP No. S/ST/38A at Attachment II of the Paper (to be renumbered as S/ST/39 upon exhibition) and the draft Notes at Attachment III of the Paper are suitable for public exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper 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 Town Planning Board (the Board) for various land use zonings on the OZP and the revised ES will be suitable for exhibition for public inspection together with the OZP.”

14. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.

[The Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

~~[Messrs Jeffrey P.K. Wong and Ryan C.K. Ho and Ms Ivy C.W. Wong, Senior Town Planners/Sha Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]~~