

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE  
APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/34

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 22 June 2021 referred the approved Sha Tin Outline Zoning Plan (the Plan) No. S/ST/34 to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Sha Tin Outline Zoning Plan No. S/ST/35.

The draft Sha Tin Outline Zoning Plan No. S/ST/35 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 3 December 2021 to 4 February 2022 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Sha Tin, Tai Po and North District Planning Office, 13th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Sha Tin District Office, Ground Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories; and
- (vi) the Sha Tin Rural Committee, 13 Pai Tau Street, Sha Tin, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 4 February 2022.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in the amendment to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the revised Town Planning Board Guidelines No. 29B on ‘Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance’ (TPB PG-No.29B) promulgated in November 2018 and taking effect in 2019. Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Sha Tin Outline Zoning Plan No. S/ST/35 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board’s website.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:—

- (a) the verification of identity of the person making the representation (hereafter known as 'representer') and the authorized agent;
- (b) the processing of the representation which includes making available the name of the 'representer' for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the 'representer' and the Secretary of the Board/government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/34  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

*I. Amendments to Matters shown on the Plan*

- Item A — Rezoning of Sui Fai Factory Estate, Fo Tan from 'Industrial' ('I') to 'Residential (Group A)8' ('R(A)8') with stipulation of building height restriction.
- Item B — Rezoning of a site to the south of Fo Tan Village from 'Village Type Development' ('V') and 'Green Belt' ('GB') to 'Other Specified Uses' annotated 'Columbarium (1)' ('OU(Columbarium)1').
- Item C — Rezoning of a site to the south of Che Kung Miu Road and to the west of Lee Uk Village from 'V' to 'Government, Institution or Community' ('G/IC').
- Item D — Rezoning of a site at the junction of Che Kung Miu Road and Lion Rock Tunnel Road from 'Comprehensive Development Area (1)' ('CDA(1)') to 'R(A)7' with stipulation of building height restriction.

*II. Amendments to the Notes of the Plan*

- (a) Revision to the 'R(A)' zone to incorporate 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)8' only)' under Column 1, and to correspondingly replace 'Public Vehicle Park (excluding container vehicle)' under Column 2 by 'Public Vehicle Park (excluding container vehicle) (not elsewhere specified)'.
- (b) Revision to the Remarks for 'R(A)' zone to incorporate new development restrictions for 'R(A)7' and 'R(A)8' sub-areas.
- (c) Revision to the Remark (c) for 'CDA(1)' zone to delete the development restriction for the site at Ma On Shan Rail Che Kung Temple Station.
- (d) Revision to the Remarks for 'OU(Columbarium)' zone to incorporate development restrictions for 'OU(Columbarium)1' sub-area.
- (e) Deletion of 'Market' or 'Market (not elsewhere specified)' from Column 1 in 'Commercial/Residential', 'Commercial' and 'Other Specified Uses' annotated 'Railway Depot Comprehensive Development Area' ('OU(RDCDA)') zones.
- (f) Deletion of 'Market' or 'Market (Hawker Centre only)' from Column 2 in 'CDA(1)', 'Residential (Group B)', 'V', and 'OU(RDCDA)' zones.
- (g) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' or 'Shop and Services (Motor-vehicle Showroom and Hawker Centre only)' under Column 2 of the 'R(A)', 'G/IC', and 'OU(RDCDA)' zones.