

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

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

INTRODUCTION

A At the meeting of the Executive Council on 28 May 2024, the Council ADVISED and the Chief Executive ORDERED that the draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/37A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now renumbered as S/ST/38 at Annex A.

AMENDMENTS TO THE APPROVED SHA TIN OZP NO. S/ST/36 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Sha Tin OZP No. S/ST/36 on 30 May 2023, the draft Sha Tin OZP No. S/ST/37 (the draft OZP) incorporating the amendments was exhibited on 17 November 2023 for public inspection under section 5 of the Ordinance. The amendments incorporated in the draft OZP mainly include –

- (a) Proposed Public Housing Development (PHD) – rezoning a site at the junction of Wong Chuk Yeung Street and Kwei Tei San Chuen Road from “Green Belt” (“GB”) to “Residential (Group A)8” (“R(A)8”) (Amendment Item A);
- (b) Proposed Joint-user Complex (JUC) – rezoning a site to the northeast of Shan Mei Street from “Industrial” (“I”) to “Government, Institution or Community” (“G/IC”) (Amendment Item B);
- (c) Proposed Commercial and Private Residential Developments – (i) rezoning a site at the north of On Sum Street from “G/IC” to “Commercial (1)” (“C(1)”) (Amendment Item C1), a site at the south of On Sum Street from “Open Space” (“O”) to “C(1)” (Amendment Item C2) and a site at the junction of Yuen Hong Street and Yuen Shun Circuit from “G/IC” to “C(1)” (Amendment Item D) for the proposed commercial developments; and (ii) rezoning a site on Sha Tin Wai Road from “O” to “Residential (Group A)9” (“R(A)9”) (Amendment Item E) and a site on Chap Wai Kon Street from “G/IC” to “Residential (Group A)10” (“R(A)10”) for the proposed private residential developments (Amendment Item F);

- (d) Reflecting As-built Completed Hotel Development – rezoning a site on Yuen Hong Street from “Industrial (1)” (“I(1)”) to “Commercial (2)” (“C(2)”), to reflect the as-built Alva Hotel by Royal in Siu Lek Yuen Industrial Area (SLYIA) (Amendment Item G);
- (e) Taking Forward Three Section 12A Applications (No. Y/ST/58, Y/ST/49 and Y/ST/53) Agreed by the Rural and New Town Planning Committee (RNTPC) of the Board on 13 January 2023, 14 July 2023 and 28 January 2022 respectively – (i) rezoning a site on Tung Lo Wan Hill Road from “GB” and “G/IC” to “Residential (Group B)3” (Amendment Item H1) and rezoning a strip of land at the northern end of Tung Lo Wan Hill Road from “GB” to “G/IC” (Amendment Item H2), to take forward an agreed section 12A application (No. Y/ST/58) for the proposed private residential development; (ii) rezoning a site to the north of Mei Tin Road, Tai Wai from “Residential (Group B)” and “GB” to “Other Specified Uses” annotated “Religious Institution with Columbarium” (“OU(Religious Institution with Columbarium)”) (Amendment Item J), to take forward an agreed section 12A application (No. Y/ST/49) for the proposed religious institution and columbarium development; and (iii) rezoning 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)” (“OU(Columbarium(2))”), to take forward an agreed section 12A application (No. Y/ST/53) for the proposed columbarium development (Amendment Item K).

3. Corresponding amendments in relation to the rezonings above and technical amendments in accordance with the latest version of the Master Schedule of Notes to Statutory Plans were also made to the Notes of the draft OZP. The Explanatory Statement (ES) of the draft OZP, which reflects the planning intentions and objectives of the Board for various land use zonings of the draft OZP, was also amended accordingly. The major amendments to the Notes of the draft OZP include revising the Remarks for the “Commercial” zone, “Residential (Group A)” zone and “Other Specified Uses” annotated “Columbarium” zone to incorporate development restrictions for “C(1)”, “C(2)”, “R(A)9”, “R(A)10” and “OU(Columbarium)2” sub-zones respectively; and incorporating a new set of Notes for the “OU(Religious Institution with Columbarium)” zone.

REPRESENTATIONS

4. During the exhibition of the draft OZP, 43 valid representations were received. The representations were considered by the Town Planning Board (the Board) at its meeting held on 22 March 2024.

Partly Supportive and Partly Adverse Representation (1 no.)

5. One representation submitted by a former Sha Tin District Council (STDC) Member (R1) supported Amendment Item B, but opposed Amendment Items A and K. The representation supported the rezoning under Amendment

Item B to "G/IC" for the proposed JUC for provision of leisure, recreational, government and medical related services to local residents. R1 also provided views that the building height restriction (BHR) of 240 metres above Principle Datum (mPD) for the proposed JUC would block visual openness along Sui Wo Road, and the Government should provide development programme of the proposed JUC as it would affect the existing operators of Fo Tan Cooked Food Market (East) and (West). The major grounds of the adverse views of R1 under Amendment Items A and K are summarised at paragraph 6 below.

Adverse Representations (41 nos.)

6. Amongst the 41 adverse representations, 40 were submitted by individuals (R2 to R40 and R42), and one was submitted by Swire Coca-Cola HK (SCCHK) (R41). The major grounds and views, including those submitted by R1(part), are summarised below –

Amendment Item A

- (a) Planning Aspect - further encroachment onto the natural terrain in "GB" zone was against the prudent approach towards containing urban sprawl, and the remote location with limited and expensive transport link was considered not appropriate for PHD;
- (b) Ecological and Landscape Aspects – (i) most of the species of conservation importance recorded within the Amendment Item A site which were sensitive to external environmental pollution would be directly affected; (ii) the proposed PHD would involve felling of a large number of trees, and the ecological impacts would be irreversible and could not be minimised by woodland compensation; and (iii) tentative location at a slope for off-site compensatory planting to the northeast of the Amendment Item A site would be brushed under the carpet in due course;
- (c) Visual and Air Ventilation Aspects – (i) the proposed building height of 240mPD would breach the ridgeline in the north and cause irreversible adverse visual impact on the Fo Tan area; and (ii) there would be serious air ventilation issue as the Amendment Item A site was in a valley backed by steep hillside;
- (d) Traffic Aspect – the public transportation system was unable to cope with the further increase in population in Fo Tan, and major nearby road junctions were operating close to or exceeding their capacities;
- (e) Drainage, Geotechnical and Cost-effectiveness Aspects – (i) the nearby natural watercourse was previously subject to flash flood causing damage to local settlements and infrastructures. Further justification on hydraulic modelling and the 10m setback should be provided; and (ii) the overall development was not cost-effective as substantial resources and construction period would be required for land development involving slope stabilisation;

Amendment Item B

- (f) Planning Aspect – the location of the proposed JUC was considered inappropriate since it was surrounded by industrial buildings and located away from residential developments;

Amendment Items C1 and C2

- (g) Environment Aspect – (i) Amendment Item C1 site should be used to develop as a sports ground to provide affordable and well-equipped sports facilities for families living in high-rise residential developments; and (ii) Amendment Item C2 site should be used to extend the Shek Mun Playground in compensation for the open space rezoned for residential development (i.e. Yu Tak Court) and to complement the adjoining sports centre;

Amendment Items D, E and F

- (h) the draft OZP had a lack of consistency with Amendment Item D site rezoned for commercial use, and Amendment Items E and F sites rezoned for residential use;
- (i) the sites involved multiple issues including noise pollution, deprivation of natural light and good ventilation and tree felling without compensation;

Amendment Item E

- (j) Planning Aspect – (i) there were existing bus depot and active industrial operations in SLYIA. The “R(A)9” zoning could not offer adequate planning control. Submission of environmental assessments under lease would not be available for public inspection and the stakeholders in the area would not be able to offer comments; and (ii) “Residential (Group E)” zone was more appropriate to ensure greater control and address the potential industrial/residential (I/R) interface problem as the Board could scrutinise the design of the future residential development and ensure the provision of adequate mitigation measures;
- (k) Environmental Aspect – (i) there were insufficient technical assessments to support the rezoning. The current technical assessments could not accurately represent the full range of environmental and traffic impacts. There would be I/R interface issue between the proposed residential use at the Amendment Item E site and the adjoining 24/7 industrial operations of SCCHK including (a) noise from delivery trucks, loading/unloading activities and noise-generating machines; (b) hot steam air from the boilers; (c) lighting throughout the building at night time; and (d) SCCHK’s possible expansion of production line; and (ii) the presence of several drainage reserves within the Amendment Item

E site would limit the design flexibility of and the scope for incorporating effective environmental mitigation measures into the proposed development;

- (l) Traffic Aspect – the potential traffic impact had been underestimated without certain data provided by SCCHK. The future residents would be affected by the regular temporary road closures required for SCCHK's operation;

Amendment Item G

- (m) the proposed BHR of 120mPD was not to reflect the as-built hotel development with a building height of 101mPD;

Amendment Items H1 and H2

- (n) rezoning "GB" for residential development was no longer justified in view of the failure of recent land sales. Planting additional compensation trees would not mitigate the impact of destroying a mature ecosystem which was a natural defence against inclement weather. There was no guarantee that the future developer would take up the maintenance and management responsibilities of the proposed access road;

Amendment Item J

- (o) the additional 3,000 niches was an incremental approach to increase the niche number for a much larger columbarium. While the columbarium was accessed by a separate path, the issue of a lack of parking facilities remained unresolved;

Amendment Item K

- (p) Planning Aspect – the "destroy first, build later" approach would set an undesirable precedent for developing the "GB" zone. The Government should strengthen its regulating role for private columbaria as many of them lacked proper transport planning to meet the needs of the community;
- (q) Traffic Aspect – (i) arrangement of the shuttle bus services was impractical; (ii) the proposed drop-off/pick-up points of shuttle bus services near Chek Nai Ping Village Refuse Collection Point was inappropriate and would aggravate traffic congestion and illegal parking in the area; and (iii) public transport to the columbarium was not sufficient to cope with the demand of visitors during normal days. People might visit the columbarium by private cars which would cause illegal parking at Chek Nai Ping Village; and

Amendments to the Notes

- (r) there should be a cap on gross floor area (GFA) exemption for government, institution and community (GIC) facilities in the "C(1)" and "R(A)10" zones.

Representation Providing Views (1 no.)

7. One representation submitted by MTR Corporation Limited (R43) provided views on Amendment Item F. The major views are that the proposed development at the Amendment Item F site could be sensitive to air-borne noise from the railway noise of MTR Tuen Ma Line and the nearby rail turnout infrastructures; and the future project proponent should be required to conduct a detailed Railway Noise Impact Assessment to be approved by the Environmental Protection Department to ensure full compliance with statutory requirements by implementing adequate mitigation measures at the development site.

The Board's Decision

8. After giving consideration to the representations, the Board noted the supportive views of R1(part) and views of R43 and decided not to uphold R1(part) and R2 to R42, and agreed that the draft OZP should not be amended to meet the representations for the following reasons –

- (a) being located in Fo Tan accessible by public transport, the site under Amendment Item A was suitable to be rezoned to "R(A)8" for public housing development to meet the acute housing demand. Relevant technical assessments on traffic, environment, ecology, visual, landscape, air ventilation, drainage, sewerage, water supply and geotechnical aspects had been conducted under the EFS to confirm that there was no insurmountable technical problem arising from the proposed PHD (R1 and R2);
- (b) being located in a central and easily accessible location in Fo Tan, the site under Amendment Item B was suitable to be rezoned to "G/IC" for a government JUC to provide the much-needed recreational and community facilities to serve the residential and working population in the area (R2);
- (c) sites under Amendment Items C1, C2 and D were suitable to be rezoned to "C(1)" while sites under Amendment Items E and F were suitable to be rezoned to "R(A)9" and "R(A)10" respectively taking into account the transformation of SLYIA and Shek Mun Business Area, and recommendation of 'Report on 2020 Area Assessments of Industrial Land in the Territory' to identify available GL for gainful use. Relevant technical assessments on environment, traffic, visual, landscape and air ventilation aspects had been conducted to confirm that there was no insurmountable technical problem arising from the proposed developments with implementation of appropriate mitigation measures

(R2, R41 and R42);

- (d) the Traffic Impact Assessment and Preliminary Environmental Review for Amendment Item E site had assessed the potential traffic and environmental impact including those generated from SCCHK factory and concluded that no insurmountable impact was anticipated with appropriate mitigation measures. The "R(A)9" zoning was appropriate for the site as no insurmountable impact arising from the residential development was anticipated. Further detailed technical assessments would be required at detailed design stage to ensure proper control on the development (R41 and R42);
- (e) the BHR of Amendment Item G was compatible with the building height profile of the area and was considered appropriate (R2);
- (f) Amendment Items H1, H2, J and K were to take forward three section 12A applications agreed by the RNTPC of the Board taking into account the applicants' justifications and relevant technical assessments, land use compatibility, and comments received from the public and government departments. Technical assessments had been conducted under the applications to demonstrate that there would be no insurmountable technical impact arising from the proposed developments with implementation of appropriate mitigation measures and traffic management plans. The relevant amendments incorporated in the draft OZP were considered appropriate (R2 to R40); and
- (g) the amendment to the Notes to exempt GFA for GIC facilities required by the Government was considered appropriate to facilitate the provision of GIC facilities (R2).

IMPLICATIONS OF THE PROPOSAL

9. The approval of the draft OZP itself had no civil service implication. The economic, financial, environmental, sustainability, family and gender implications in respect of Amendment Items A to K are set out below.

10. On economic implications, Amendment Item A would facilitate the proposed PHD to provide about 3,300 units upon completion, subject to confirmation at detailed design stage, while Amendment Items E, F and H1 would provide land for provision of about 1,000 private flats in total for meeting the overall housing demand in Hong Kong. Amendment Items C1, C2 and D would help unleash the development potential of the sites to provide commercial floor space for businesses. For Amendment Item B, the redevelopment of the site into the proposed JUC with various GIC facilities would allow more efficient use of land, though some restaurant activities might be displaced or lost.

11. On financial implications, the funds required for the site formation and infrastructure works for the proposed PHD under Amendment Item A would be

sought under the Capital Works Reserve Fund (CWRF). The capital cost for the proposed PHD under Amendment Item A, except for the social welfare portion of works, would be borne by the Hong Kong Housing Authority. The capital and recurrent costs of the social welfare facilities to be provided in the proposed PHD under Amendment Item A were not available at this early stage and would be sought in accordance with the established mechanism.

12. As the project scope of the JUC under Amendment Item B had not been finalised yet, the details were not available at this early stage. Funds required would be sought in accordance with the established mechanism.

13. The capital and recurrent costs for the proposed facilities of the Department of Health under Amendment Item C1 are not available at this early stage. Fund required will be sought under CWRF.

14. For land sale cases under Amendment Items C1, C2 and F, premium deduction arrangement to finance the construction costs of welfare facilities in private developments would be applied to land sale cases on or after 1 April 2024.

15. The proposed PHD under Amendment Item A and the proposed land sale site for residential development under Amendment Item E would require land clearance, while no land resumption is required. The estimated costs for land clearance were not available at this stage. Funds required for PHD under Amendment Item A and proposed land sale site for residential development under Amendment Item E would be sought under Head 701 Land Acquisition of CWRF and Head 91 Lands Department (LandsD) respectively. Land resumption or clearance would not be required under Amendment Items B, C1, C2, D, and F.

16. Land sale would be carried out to implement commercial use for Amendment Items C1, C2 and D and to implement residential use for Amendment Items E and F. The land sale would be processed by LandsD in accordance with established policy and procedures. The actual amount of premium to be received would depend on market conditions at the time of the land sale and could not be estimated at this stage.

17. Land exchange was required for Amendment Item H1 to allow residential use. The land exchange would be processed by LandsD in accordance with the established policy and procedures. The Government would receive land premium which would be charged on full market value basis reflecting the enhancement in land value, i.e. the difference between the value of the existing lot and the value of the regrant lot in accordance with established practice. The actual amount of premium to be received would depend on market conditions at the time of the land exchange and could not be estimated at this stage. Administrative fees would be charged for the proposed land exchange.

18. For Amendment Items J and K, the Government would receive land premium/waiver fee/rent (as appropriate) and administrative fees under land

applications for columbarium use on full market value basis, subject to LandsD's assessment.

19. There was no financial implication for Amendment Item G as it was to reflect the existing development at the site. There was also no financial implication for Amendment Item H2 as it was to rationalise the zoning boundaries and did not involve any development.

20. On environmental implications, various technical assessments including environmental assessments had been conducted to assess the potential environmental impacts of the amendment items. No insurmountable environmental impact associated with the amendment items was anticipated with the implementation of appropriate mitigation measures. The proposed developments within the amendment sites would be planned, designed, constructed and implemented in accordance with the environmental guidelines and criteria laid down in the Environment Chapter of the Hong Kong Planning Standards and Guidelines.

21. As far as sustainability implications are concerned, the proposed developments could contribute to the better utilisation of land resources for meeting housing and social needs. The proposed developments might bring about environmental impacts on the local area. Suitable mitigation measures should be implemented to alleviate any such possible impacts.

22. On family implications, the increase in housing supply resulting from the proposed public and private residential developments under Amendment Items A, E, F and H1 could help improve the living environment of some families and provide stable living conditions, which in turn might encourage people to form families in an improved living environment, and foster family stability through provision of proper housing and building up of family assets. The proposed residential developments would also have a positive impact on promoting family harmony and fostering community networks. The child care, elderly and rehabilitation facilities within the proposed public housing development under Amendment Item A, the youth social welfare facilities proposed in the JUC under Amendment Item B, as well as the proposed Integrated Children and Youth Services Centre and Department of Health's facilities in the proposed commercial development under Amendment Items C1 and C2 would provide services and support to families with members in need of special care, and also generate more job opportunities and options, which would help individuals to build up family assets. With the provision of recreational facilities, open space, social welfare and education facilities within the proposed PHD under Amendment Item A, JUC under Amendment Item B, commercial developments under Amendment Items C1 and C2, and private residential development under Amendment Item F, it could provide opportunities for family activities to enhance social interaction and develop social support networks.

23. On gender implications, the proposed social welfare and GIC facilities under Amendment Items A, B, C1, C2 and F, if materialised, would serve people in need whose carers were often women. The proposal should therefore be

conducive to relieving the burden of carers and facilitating their participation in the workforce.

PUBLIC CONSULTATION

24. The Development, Housing, Environment and Health Committee (DHEHC) of the STDC was consulted on 19 September 2023. The views and comments received from the DHEHC of STDC and the responses by the government departments were incorporated into the RNTPC Paper No. 8/23 for consideration by the RNTPC on 27 October 2023. No representation from members of STDC was received, except a representation from a former STDC Member (R1).

PUBLICITY

25. The approved Sha Tin OZP No. S/ST/38 will be printed and exhibited in accordance with section 9D(2) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

A 26. The approved Sha Tin OZP No. S/ST/38 is at Annex A for Members' reference. A set of Notes listing out the uses which are always permitted and those which may be permitted on application to the Board is at Enclosure I to Annex A. An ES in respect of the Sha Tin OZP No. S/ST/38 is at Enclosure II to Annex A.

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ENQUIRY

27. Any enquiry on this brief can be addressed to Ms Caroline Tang, Assistant Director of Planning/Board, Planning Department (Tel. No. 2231 4606).

PLANNING DEPARTMENT
June 2024

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

Annex A Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/38

Enclosure I : Notes to the Approved Sha Tin OZP No. S/ST/38

Enclosure II : Explanatory Statement of the Approved Sha Tin
OZP No. S/ST/38



圖例 NOTATION			土地用途及面積一覽表 SCHEDULE OF USES AND AREAS		
ZONES	地帶	COMMUNICATIONS	USES	大約面積及百分比 APPROXIMATE AREA & %	用途
COMMERCIAL	C	RAILWAY AND STATION	COMMERCIAL	8.61 0.31	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	RAILWAY AND STATION (UNDERGROUND)	COMPREHENSIVE DEVELOPMENT AREA	15.17 0.55	綜合發展區
COMMERCIAL / RESIDENTIAL	CR	RAILWAY AND STATION (ELEVATED)	COMMERCIAL / RESIDENTIAL	14.55 0.52	商業 / 住宅
RESIDENTIAL (GROUP A)	RA(A)	MAJOR ROAD AND JUNCTION	RESIDENTIAL (GROUP A)	257.51 9.27	住宅 (甲類)
RESIDENTIAL (GROUP B)	RB	ELEVATED ROAD	RESIDENTIAL (GROUP B)	195.85 7.05	住宅 (乙類)
RESIDENTIAL (GROUP C)	RC(C)	MISCELLANEOUS	RESIDENTIAL (GROUP C)	0.96 0.03	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	V	BOUNDARY OF PLANNING SCHEME	VILLAGE TYPE DEVELOPMENT	190.16 6.85	鄉村式發展
INDUSTRIAL	I	PLANNING AREA NUMBER	INDUSTRIAL	40.33 1.45	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	BUILDING HEIGHT CONTROL ZONE BOUNDARY	GOVERNMENT, INSTITUTION OR COMMUNITY	291.70 10.51	政府、機構或社區
OPEN SPACE	O	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	OPEN SPACE	252.70 9.10	休憩用地
OTHER SPECIFIED USES	OU	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	OTHER SPECIFIED USES	216.21 7.79	其他指定用途
GREEN BELT	GB	PETROL FILLING STATION	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
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政委員會行政會議於2024年5月28日，根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 28 MAY 2024

Me Carmen KONG 江嘉敏女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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

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

圖則編號
PLAN No. S/ST/38

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

(Being an Approved 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 SHA TIN OUTLINE ZONING PLAN NO. S/ST/38

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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;

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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.

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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/ Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Public Vehicle Park (excluding container vehicle) (on land designated "R(A)8" and "R(A)10" only)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in free-standing purpose-designed building only)	Private Club
Social Welfare Facility	Public Convenience
Utility Installation for Private Project	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
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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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

Planning Intention

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

Remarks

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

(Please see next page)

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.

(Please see next page)

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	Ambulance Depot
Government Use (Police Reporting Centre, Post Office Only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	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

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 Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # 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 Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)
Public Convenience	Off-course Betting Centre
Public Transport Terminus or Station	Offensive Trades
Public Utility Installation	Office (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Petrol Filling Station
Radar, Telecommunications Electronic 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

(Please see next page)

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 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	Social Welfare Facility (excluding those involving residential care)

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 Microwave Repeater, Television and/or Radio Transmitter Installation
Public Vehicle Park (excluding container vehicle)	Refuse Disposal Installation (Refuse Transfer Station only)
Recyclable Collection Centre	Residential Institution
Religious Institution	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services (not elsewhere specified)
Rural Committee/Village Office	Utility Installation for Private Project
School	Zoo
Service Reservoir	
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.

OPEN SPACE

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

Planning Intention

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

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
<u>For “Railway Station Development” Only</u>	
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
Off-course Betting Centre	Showroom only)
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
<u>For "Railway Depot Comprehensive Development Area" Only</u>	
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	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

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
<u>For "Business" Only</u>	
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot	Broadcasting, Television and/or
Commercial Bathhouse/Massage Establishment	Film Studio
Eating Place	Cargo Handling and Forwarding Facility
Educational Institution	Government Refuse Collection Point
Exhibition or Convention Hall	Government Use (not elsewhere specified)
Government Use (Police Reporting Centre, Post Office only)	Hotel
Information Technology and Telecommunications Industries	Non-polluting Industrial Use (not elsewhere specified)
Institutional Use (not elsewhere specified)	Petrol Filling Station
Library	School (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Social Welfare Facility (excluding those involving residential care)
Off-course Betting Centre	Warehouse (excluding Dangerous Goods Godown)
Office	Wholesale Trade
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	

(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” 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.*

^Δ *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.

(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

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
Information Technology and Telecommunications Industries	Government Refuse Collection Point
Institutional Use (not elsewhere specified)	Government Use (not elsewhere specified)
Library	Hotel
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Non-polluting Industrial Use (not elsewhere specified)
Off-course Betting Centre	Petrol Filling Station
Office	School
Place of Entertainment	Shop and Services (Retail Shop only)
Place of Recreation, Sports or Culture	Social Welfare Facility (excluding those involving residential care)
Private Club	Warehouse (excluding Dangerous Goods Godown)
Public Clinic	Wholesale Trade
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 ^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
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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)
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[@] *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.*

^Δ *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.

(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 "Cemetery" Only

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

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
	Utility Installation for Private Project

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
-----------------------------------	---

For "Columbarium" Only

Columbarium

Public Utility Installation
Utility Installation for Private Project

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.

(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 "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
Race Course

Government Use
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

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 SHA TIN OUTLINE ZONING PLAN NO. S/ST/38

EXPLANATORY STATEMENT

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

EXPLANATORY STATEMENT

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

(Being an Approved 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 Sha Tin Outline Zoning Plan (OZP) No. S/ST/38. 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 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 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 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 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 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 was subsequently amended 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.

- 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 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.
- 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 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.
- 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 Tei 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.

- 2.17 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 (the Plan) was exhibited for public inspection under section 9D(2) of the Ordinance.

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 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 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 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 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 HOS, three PSPS, one SCH, and one 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”, 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”, and shall be subject to the streamlining arrangements stated therein.

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

- (1) 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”, 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 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 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 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 restriction may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of building height restriction will be considered on its own merits.

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 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 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.

- 7.11.7 The site designated as “OU” annotated “Columbarium and Garden of Remembrance” in Planning Area 65 has been identified for columbarium development to share the responsibility of developing 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 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.

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 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 within the Area, namely the Tsang Tai Uk (Grade 1), Tung Lo Wan Li Cottage (Grade 1), Entrance Gate, Chik Chuen Wai, Tai Wai Tsuen (Grade 2), Nos. 5A, 5B, 5C and 6 Pai Tau (Grade 2), Tao Fong Shan Christian Centre (Grade 2), High Rock Christian Camp (Grade 2), Weir, Lower Shing Mun Reservoir (Grade 2), Che Kung Temple (Grade 2), Lam Ancestral Hall, Nos. 8, 10-14 Pai Tau (Grade 3), Ng Yuen (Grade 3), Dam and Supply Basin, Lower Shing Mun Reservoir (Grade 3), Nos. 1, 2 and 3 First Street, Tai Wai (Grade 3), Nos. 33, 34, 36, 37, 38 and 39 Ha Wo Che (Grade 3), Yeung Ancestral Hall, Law Ancestral Hall and So Ancestral Hall in Hin Tin (Grade 3), Lau Ancestral Hall, Sha Tin Tau (Grade 3), Man Fat Din and Pagoda in Man Fat Tsz (Grade 3), and Nos. 7-10 Sheung Wo Che (Grade 3).

- 10.2 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 any development, redevelopment or rezoning proposal which may affect the above declared monuments, historic buildings/structures graded by the AAB, new items pending for grading assessment by the AAB, any other historic buildings/structures identified and their immediate environs, both at grade and underground, 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**