

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/36

INTRODUCTION

At the meeting of the Executive Council on 8 November 2022, the Council **ADVISED** and the Chief Executive **ORDERED** that the draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now A renumbered as No. S/ST/36 at **Annex A**.

AMENDMENTS TO THE APPROVED SHA TIN OZP NO. S/ST/34 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Sha Tin OZP No. S/ST/34 on 22 June 2021, the draft Sha Tin OZP No. S/ST/35 (the draft OZP) incorporating amendments was exhibited on 3 December 2021 for public inspection under section 5 of the Ordinance. The amendments to the matters shown on the draft OZP mainly include the rezoning of:

Public Housing Site by the Hong Kong Housing Authority (HKHA)

- (a) a site at Shan Mei Street in Fo Tan from “Industrial” (“I”) to “Residential (Group A)8” (“R(A)8”) with stipulation of building height (BH) restriction for redevelopment of Sui Fai Factory Estate (SFFE) (**Amendment Item A**);

To Take Forward Approved Section 12A Applications

- (b) a site to the south of Fo Tan Village from “Village Type Development” (“V”) and “Green Belt” (“GB”) to “Other Specified Uses” annotated “Columbarium (1)” (“OU(Columbarium)1”) (**Amendment Item B**);
- (c) a site to the south of Che Kung Miu Road and to the west of Lee Uk Village from “V” to “Government, Institution or Community” (“G/IC”) for columbarium cum religious institution use (**Amendment Item C**); and

To Reflect As-built Conditions

- (d) a site at the junction of Che Kung Miu Road and Lion Rock Tunnel

Road from “Comprehensive Development Area (1)” (“CDA(1)”) to “R(A)7” with stipulation of BH restriction (**Amendment Item D**).

3. The amendments to the Notes of the approved Sha Tin OZP No. S/ST/34 included revisions consequential to amendments to the draft OZP and technical amendments in accordance with the latest version of the Master Schedule of Notes to Statutory Plans. Opportunities had also been taken to update the Explanatory Statement (ES) to reflect the latest status and planning circumstances of the draft OZP.

REPRESENTATIONS AND COMMENT ON REPRESENTATIONS

4. During the exhibition of the draft OZP and the representations, **335** valid representations and **1** valid comment on the representations (comment) were received. The representations and comment were considered together by the Town Planning Board (the Board) at its meeting held on 22 July 2022.

Representations

5. The major grounds and views of the representations on **Amendment Item A** were summarised below –

Opposing Representations (158 nos.)

Housing Supply and Land Use Aspects

- (a) the additional 1,360 public housing units were relatively insignificant and SFFE should be retained to serve the community. Other housing supply options including sites on Shan Mei Street, brownfield sites, new development areas, Northern Metropolis and Artificial Islands in Central Water should be explored;
- (b) the proposed development within the Fo Tan Industrial Area (FTIA) was not in line with the ES of the draft OZP regarding industrial land in Tai Wai, Siu Lek Yuen, and Fo Tan, which was separated as far as possible from the residential areas by open spaces and other physical features;

Industrial Development in Hong Kong

- (c) occupancy rate of SFFE was close to 100% with various small and medium enterprises (SMEs) involved in traditional industries as well as cultural and creative and arts industries. Its redevelopment would smother development of SMEs and traditional industries. SFFE should be retained to encourage diversified developments;
- (d) it was not in line with the government policy of re-industrialization, which aimed to streamline manufacturing process for the development of high value-added industries and industry supply chains locally, and the planning vision of ensuring the continuous land supply for office,

commercial, industrial, and special industries as set out under Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030;

- (e) the Government should consider retaining SFFE and accommodating affected tenants from the other three factory estates into SFFE;

Traffic and Transport Aspects

- (f) the proposed development would result in adverse traffic impact on the surroundings. The over-reliance on Fo Tan Road had resulted in traffic congestion and further worsened the traffic condition at the major junctions of Sha Tin;
- (g) the supply of car parking spaces was unable to meet the growing demand in Fo Tan. Illegal parking was found along major roads in Fo Tan;
- (h) with the reduction from 12-car to 9-car trains, the carrying capacity of the East Rail Line was reduced. The public transportation system that was operating close to its capacity was unable to accommodate further increase in population in Fo Tan;
- (i) the methodology of the Traffic Impact Assessment carried out by HKHA was questionable;

Environmental Aspects

- (j) the proposed public housing development, which was located directly adjacent to Supreme Industrial Centre and in close proximity to other industrial buildings of Fo Tan, would be subject to industrial/residential interface and adverse environmental impacts;
- (k) the demolition of SFFE would generate substantial construction waste, and was not environmentally friendly and cost-effective;

Visual and Air Ventilation Aspects

- (l) the proposed BH of 140mPD was not compatible with the surrounding industrial and residential developments. It would adversely affect the visual permeability of the residents along Sui Wo Road, and breach the ridgeline that would affect the public view along the Shing Mun Promenade;
- (m) the redevelopment of SFFE would create adverse air ventilation impact;

Geotechnical and Risk Assessment

- (n) the proposed public housing development was located next to existing slopes that had a history of landslide in recent years. Future residents

at the site would be subject to geotechnical risk;

Provision of Government, Institution and Community (GIC), Recreational and Other Supporting Facilities

- (o) the existing provision of GIC facilities was insufficient to accommodate the additional population from the proposed public housing development;

Others

- (p) SFFE had a long historic background which symbolised the industrial development in Hong Kong over the past decades and should be preserved;
- (q) the Government had not consulted the tenants on the redevelopment of SFFE. The public inspection process was not in compliance with the Ordinance. The stakeholders had insufficient time to raise their comments on the amendment; and
- (r) the Government had failed to provide reasonable decanting and/or compensation arrangements to existing tenants of SFFE. There was no/limited alternative affordable industrial floor space which could fit the operational requirements of the affected tenants. The alternative sites offered by the Housing Department in Kwai Chung and Tuen Mun were inconvenient and/or involved long commuting time.

6. The major grounds and views of the representations on **Amendment Item B** were summarised below –

Supportive Representations (165 nos.)

- (a) the representers' ancestors had already been interred at the niches of the subject columbarium; and the amendment was the subject of a s.12A application (No. Y/ST/47) previously agreed by the Rural and New Town Planning Committee (the Committee) of the Board to regularise the existing columbarium use; and

Opposing Representations (3 nos.)

- (b) the columbarium was not compatible with the surrounding industrial and residential land uses, and had caused adverse traffic impact on local villagers including illegal parking. It was uncertain whether the proposed “visit-by-appointment” system could be implemented.

7. The major grounds and views of the representations on **Amendment Item C** are summarised below –

Supportive Representations (12 nos.)

- (a) the existing religious institution and columbarium development at the amendment site was compatible with the surrounding GIC facilities and religious institutions; and there was no adverse traffic impact on local residents. The subject columbarium had been contributing to the niches supply for the local community; and

Opposing Representation (1 no.)

- (b) the subject columbarium was not compatible with the surrounding village setting, and there were strong local objections from the local residents.

Comment on the Representations (1 no.)

8. There was one comment opposing Amendment Item A on the grounds of economic and employment impacts on the existing tenants and workers of SFFE. The commenter was also one of the representers (**R335**). The major grounds raised by the commenter were similar in nature to those raised in the representations.

The Board's Decision

9. After giving consideration to the representations and comment, the Board noted the supportive representations of R1 to R177; and decided not to uphold the opposing representations of R178 to R335 and considered that the draft OZP should not be amended to meet the opposing representations for the following reasons –

Amendment Item A

- (a) the Government had been adopting a multi-pronged approach to increase housing land supply and to meet the acute housing demand. In order to build up land reserve to meet housing and other development needs, various land use reviews were conducted on an on-going basis, including reviews on HKHA's factory estates. The representation site under Amendment Item A located at the southern fringe of FTIA close to existing residential and commercial developments, public roads and supporting infrastructure, was compatible with the surrounding land uses. HKHA had conducted technical feasibility study to confirm that no insurmountable technical problem was envisaged for the proposed public housing on the site. It was considered that the "R(A)8" zone was suitable to facilitate the public housing development with a view to meeting public housing demand (**R180, R201, R205, R206, R212, R224, R229, R232 and R299**);
- (b) the displaced industrial floor spaces in SFFE could be addressed by the existing supply in other areas, including the FTIA located in close

proximity to SFFE, the additional floor spaces from the “Revitalization Scheme 2.0” in the short-to-medium term, as well as the new industrial lands earmarked in new development areas and the Northern Metropolis in the medium-to-long term **(R179 to R181, R183 to R186, R189 to R199, R201 to R214, R216, R218 to R220, R222 to R234, R236 to R244, R246, R247, R255, R256, R259 to R261, R263, R264, R273, R274, R278, R279, R281 to R299, R301 to R304, R314, R316, R327, R333 and R335)**;

- (c) there was no insurmountable traffic, environmental and air ventilation impacts arising from the proposed public housing development with the implementation of suitable mitigation/improvement measures at the detailed design stage **(R178 to R182, R290, R304, R315, R316, R318, R319, R321, R324, R322, R331 and R333)**;
- (d) the proposed BH of 140mPD was not incompatible with the surrounding medium-to-high rise developments. The Visual Appraisal conducted by HKHA had confirmed that the visual impact from major public viewpoints were considered as ‘negligible’ or ‘not visually incompatible’. Mitigation measures would be explored at the detailed design stage to minimise the potential visual impact **(R181, R182, R320 to R322 and R335)**;
- (e) a preliminary Land Contamination Assessment was underway by HKHA to identify actions required for assessing the extent of contamination. HKHA would also conduct a detailed Natural Terrain Hazards Study to assess the nature and scale of hazards at the site, and study the geotechnical features affecting or to be affected by the proposed development. Subject to the findings of the assessment/study, suitable mitigation measures would be adopted to minimise any potential impact **(R179, R181, R182, R277 and R316)**;
- (f) the existing and planned provision of open space and GIC facilities were generally sufficient to meet the demand of the planned population in Sha Tin in accordance with the Hong Kong Planning Standards and Guidelines and assessments of relevant departments, except for residential care homes for the elderly, community care services facilities for the elderly and child care centres. There was also a shortfall of one sports ground/sports complex. In consultation with the Social Welfare Department, appropriate social welfare and community facilities would be provided in the proposed public housing development to serve the local residents. A site at To Shek had been reserved for provision of sports center, and the original planned sports center in Fo Tan would be incorporated into the Joint-user Complex along Shan Mei Street **(R180, R205, R289, R334 and R335)**;
- (g) SFFE completed in 1982 was not a monument or graded historic building required to be preserved. Preservation of SFFE was not recommended in order to better utilise valuable scarce land resources **(R300 to R302)**;

- (h) the statutory and administrative procedures in consulting the public on the zoning amendments had been duly followed. The views received were duly considered and responded to by the concerned government bureaux/departments in the process. The exhibition of the OZP for public inspection and the provisions for submission of representations and comment form part of the statutory consultation process under the Ordinance. Relevant information on the technical feasibility of the representation sites had been made available to the public **(R189, R215, R259, R280, R289, R293, R294, R301, R305, R306, R312 to R317)**;
- (i) clearance, decanting and related land matters were outside the scope of the statutory plan-making procedures and hence the ambit of the Board **(R179, R185 to R190, R195, R199, R200, R206 to R208, R215, R219, R222, R228, R235, R236, R240, R245, R248 to R255, R258, R260 to R262, R265 to R272, R274 to R277, R280, R281, R283, R284, R287 to R289, R291 to R294, R296 to R298, R304, R306 to R316)**; and

Amendment Items B and C

- (j) the proposed amendments were to take forward the two s.12A planning applications which were agreed by the Committee on 4 December 2020 and 10 September 2021 taking into account land use compatibility and the potential impacts of the developments. Relevant technical assessments including traffic and environmental aspects had been conducted by the applicants at the planning application stage to demonstrate no adverse impact on those aspects **(R333 to R335)**.

IMPLICATIONS OF THE PROPOSAL

10. The approval of the draft Sha Tin Outline Zoning Plan No. S/ST/35A itself had no civil service implication. The economic, financial, environmental, sustainability, family and gender implications were set out below.

11. On economic implications, Amendment Item A would facilitate the proposed public housing development, which would provide about 1,360 units to help meet the overall housing demand in Hong Kong, though some commercial activities might be displaced or lost as a result of the decline in industrial floor space upon redevelopment.

12. Regarding financial implications, the proposed public housing development by HKHA under Amendment Item A should have no land revenue implication. Land resumption and land clearance as well as site formation and infrastructure works were not required for the proposed public housing development. The construction cost would be borne by HKHA. For Amendment Items B and C, the Government might receive land premium under lease modification for columbarium use, subject to Lands Department's assessment.

Funding for the capital and recurrent costs of the social welfare facilities (including elderly, child care and rehabilitation facilities) to be provided in the proposed public housing development would be sought in accordance with the established mechanism.

13. On environmental implications, various technical assessments in support of the public housing development proposal under Amendment Item A including the Environmental Assessment Study (EAS) had been conducted by HKHA. The EAS had confirmed that, with the implementation of suitable mitigation measures, no insurmountable environmental impact was anticipated. Besides, a preliminary Land Contamination Assessment was underway by HKHA and decontamination works would be implemented according to prevailing guidelines if contamination was found. For Amendment Items B and C, the Environmental Assessments for religious institution/columbarium uses had demonstrated that there would be no insurmountable environmental impact.

14. As far as sustainability implications were concerned, the rezoning for public housing development with supporting facilities could meet the pressing housing and social needs. For amendments that might bring potential environmental impacts on the local area, suitable mitigation measures would be implemented to alleviate such possible impacts.

15. Regarding family implications, the increase in public housing units would help improve the living environment of some families, foster greater family harmony and strengthen family bonding. The provision of social welfare facilities would also help families with members who need special care, to obtain the required welfare services. Redevelopment of SFFE would result in displacement of more than 600 tenancies of industrial units, which would reduce employment opportunities, and increase the commuting time for workers and thus reduce the time spent with family in return. HKHA had provided clearance package and related arrangement to assist the removal of tenants of SFFE. Besides, the provision of social welfare facilities would create new employment opportunities in the area, which would help strengthen the financial ability of some families.

16. On gender implications, the proposed provision of welfare facilities within the proposed public housing development under Amendment Item A, if materialised, would service persons in need of both genders 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

17. Prior to exhibition of the draft OZP, the Development and Housing Committee (DHC) of the Sha Tin District Council (STDC) was consulted on the findings of the feasibility study for the redevelopment of SFFE for public housing development and the proposed amendments on 31 August 2021. The DHC members raised concern on Amendment Item A including potential traffic

and environmental impacts; provision of GIC and supporting facilities in Fo Tan; and decanting and compensation arrangements of the affected tenants. The DHC passed a motion objecting to Amendment Item A and requested relevant bureaux and departments to update the progress of Fo Tan Joint-User Complex to the northeast of SFFE at the opposite side of Shan Mei Street. Besides, a petition letter was also received from a concern group (i.e. 穗輝清拆關注組) on 31 August 2021 expressing similar concerns of DHC of STDC on Amendment Item A. In response to the motion passed by DHC, the Development Bureau issued a letter on 8 November 2021 explaining the Government's stance and addressing their concerns.

PUBLICITY

18. The approved Sha Tin OZP No. S/ST/36 will be printed and exhibited in accordance with section 9(5) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

A 19. The approved Sha Tin OZP No. S/ST/36 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/36 is at **Enclosure II to Annex A**.

A-I
A-II

ENQUIRY

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

PLANNING DEPARTMENT
NOVEMBER 2022

APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/36

Annex A Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36

Enclosure I : Notes to the Approved Sha Tin OZP No. S/ST/36

Enclosure II : Explanatory Statement of the Approved Sha Tin
OZP No. S/ST/36



圖例 NOTATION

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

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	6.60	0.24	商業
COMPREHENSIVE DEVELOPMENT AREA	15.17	0.55	綜合發展區
COMMERCIAL / RESIDENTIAL	14.55	0.52	商業 / 住宅
RESIDENTIAL (GROUP A)	243.26	9.12	住宅 (甲類)
RESIDENTIAL (GROUP B)	185.52	7.04	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.95	0.03	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	190.16	6.85	鄉村式發展
INDUSTRIAL	41.73	1.50	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	202.13	10.52	政府、機構或社區
OPEN SPACE	253.68	9.14	休憩用地
OTHER SPECIFIED USES	215.79	7.77	其他指定用途
GREEN BELT	979.71	35.28	綠化地帶
RIVER CHANNEL	97.57	3.51	河道
MAJOR ROAD ETC.	219.96	7.93	主要道路等
TOTAL PLANNING SCHEME AREA	2778.77	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

APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/36

(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/36

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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 Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel 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	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Hospital House Petrol Filling Station Residential Institution

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.

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;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 52,156m².
- (d) In determining the maximum gross floor area for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area restriction stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (1)

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

Planning Intention

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks

- (a) Pursuant to Section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area (1)” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscaping and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) a visual impact assessment report to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xi) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks (Cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area specified below:

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

- (d) In determining the maximum gross floor area for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities, railway station, railway depot, schools or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area restriction stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMMERCIAL/RESIDENTIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Eating Place	Commercial Bathhouse/ Massage Establishment
Educational Institution (in a commercial building or in the purpose-designed non-residential portion [@] of an existing building only)	Educational Institution (not elsewhere specified)
Exhibition or Convention Hall	Government Refuse Collection Point
Flat	Hospital
Government Use (not elsewhere specified)	Institutional Use (not elsewhere specified)
Hotel	Petrol Filling Station
House	Public Convenience
Information Technology and Telecommunications Industries (in a commercial building or in the purpose-designed non-residential portion [@] of an existing building only)	Recyclable Collection Centre
Library	Religious Institution
Off-course Betting Centre	School (not elsewhere specified)
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Residential Institution	
School (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion [@] of an existing building only)	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

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

Planning Intention

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

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle) (on land designated "R(A)8" only) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Column 1
Uses always permitted

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

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) 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 (GFA) of 501,800m² and a maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (b) 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 GFA of 194,500m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (c) 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 GFA of 43,600m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (d) 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 GFA of 234,000m², non-domestic GFA of 19,500m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (e) 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 GFA of 38,580m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (f) 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 GFA of 26,240m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (g) 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 GFA of 90,655m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (h) 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 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (i) In determining the maximum number of storeys for the purpose of paragraph (a) above, any basement floor(s) may be disregarded.
- (j) In determining the maximum GFA/plot ratio for the purposes of paragraphs (a) to (h) 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.
- (k) In determining the maximum GFA for the purposes of paragraph (g) 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 (GIC) facilities, as required by the Government, may be disregarded.
- (l) In determining the maximum plot ratio for the purposes of paragraph (h) above, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government may be disregarded.
- (m) Where the permitted plot ratio/GFA 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/GFA for the building on land to which paragraphs (a) to (h) 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/GFA specified in paragraphs (a) to (h) above may thereby be exceeded.
- (n) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio/GFA restrictions stated in paragraphs (a) to (h) 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
<p>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:</p>	<p>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:</p>
<p>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</p>	<p>Social Welfare Facility (excluding those involving residential care)</p>

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 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
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For "Railway Station Development" Only

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

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Railway Depot Comprehensive Development Area” Only

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

Planning Intention

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Refuse Transfer Station" Only

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

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

For "Kowloon-Canton Railway" Only

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

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

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

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

For "Business" Only (Cont'd)

<p>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:</p>	<p>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:</p>
---	---

<p>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</p>	<p>Social Welfare Facility (excluding those involving residential care)</p>
--	---

[@] *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
Commercial Bathhouse/Massage Establishment	Film Studio
Eating Place	Cargo Handling and Forwarding Facility
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
Information Technology and Telecommunications Industries	Exhibition or Convention Hall
Institutional Use (not elsewhere specified)	Government Refuse Collection Point
Library	Government Use (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Hotel
Off-course Betting Centre	Non-polluting Industrial Use (not elsewhere specified)
Office	Petrol Filling Station
Place of Entertainment	School
Place of Recreation, Sports or Culture	Shop and Services (Retail Shop only)
Private Club	Social Welfare Facility (excluding those involving residential care)
Public Clinic	Warehouse (excluding Dangerous Goods Godown)
Public Convenience	Wholesale Trade
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)

[©] *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 (Ossuarium only)
Grave (not elsewhere specified)	Public Utility Installation
Public Convenience	Utility Installation for Private Project

Planning Intention

This zone is primarily for land intended for cemetery use.

For "Amenity Area" Only

Amenity Area	Government Use (not elsewhere specified)
People Mover (Escalators/Lifts)	Public Utility Installation
	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
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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) 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) 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 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 "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/36

EXPLANATORY STATEMENT

APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/36

EXPLANATORY STATEMENT

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APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/36

(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/36. 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. The reference back of the OZP was notified in the Gazette on 16 January 2015 under section 12(2) of the Ordinance.
- 2.11 On 1 December 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sha Tin OZP, which was subsequently renumbered as S/ST/32. On 11 December 2015, the approved Sha Tin OZP No. S/ST/32 was exhibited for public inspection under section 9(5) of the Ordinance. On 18 October 2016, the CE in C referred the approved Sha Tin OZP No. S/ST/32 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 28 October 2016

under section 12(2) 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”. 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. The reference back of the OZP was notified in the Gazette on 2 July 2021 under section 12(2) 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. The amendments mainly involved the rezoning of a site at Shan Mei Street in Fo Tan from “Industrial” to “Residential (Group A)8” for redevelopment of Sui Fai Factory Estate; the rezoning of a site to the south of Fo Tan Village from “Village Type Development” (“V”) and “Green Belt” to “Other Specified Uses” annotated “Columbarium (1)”; the rezoning of a site to the south of Che Kung Miu Road and to the west of Lee Uk Village from “V” to “Government, Institution or Community”; and the rezoning of a site at the junction of Che Kung Miu Road and Lion Rock Tunnel Road from “Comprehensive Development Area (1)” to “Residential (Group A)7”. During the two-month exhibition period, a total of 335 representations were received. On 8 March 2022, the representations were published for three weeks for public comments and one comment was received. After consideration of the representations and comment on 22 July 2022, the Board decided not to uphold the representations and that no amendment should be made to 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.

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 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.info.gov.hk/tpb>.

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 2016 Population By-census, the population of the Area was estimated by the Planning Department as about 455,900 persons, comprising 238,300 in public housing (including Home Ownership Schemes (HOS), Private Sector Participation Schemes (PSPS), Sandwich Class Housing (SCH), and Subsidised Sale Flats Housing (SSFH)) and 217,600 in private housing including village type developments. It is estimated that the total planned population would be about 518,800 persons.

7. LAND-USE ZONINGS

7.1 Commercial (“C”) : Total Area 6.60 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.

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 253.25 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 11 and 16. 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 eight 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 should be 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 26 to 36 domestic storeys should be 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 should be 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) A site at Tuen Ma Line Che Kung Temple Station in Planning Area 27, falls within this zoning. The “R(A)7” zoning is to reflect the completed residential development at the site. 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 0.90 ha

- (i) The planned housing development at Shan Mei Street in Planning Area 16 is under this zoning. Development/redevelopment within this zoning is subject to restrictions on the maximum total plot ratio (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. 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 At detailed design stage, quantitative air ventilation studies will need to be conducted for the public housing developments within the “R(A)1”, “R(A)2”, “R(A)3”, “R(A)4”, and “R(A)5” sites to further refine the development layout and the relevant mitigation measures from the air ventilation perspectives.

7.4.5 Minor relaxation of the PR/GFA and/or building height restrictions for the “R(A)1”, “R(A)2”, “R(A)3”, “R(A)4”, “R(A)5”, “R(A)6”, “R(A)7” and “R(A)8” 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)”) : 195.52 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 Four sites at Fu Kin Street, Lai Ping Road, north of To Shek Reservoir and Tai Po Road-Sha Tin Heights 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.

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 41.73 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 292.13 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, particular 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 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 Two sites to the south of Sha Tin Road at Planning Area 52 (Shui Chuen O) are planned for a covered public transport terminus and a primary school. They are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. 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 253.68 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 215.79 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; and
- (r) Memorial Park Hong Kong in Planning Area 16.

7.11.2 Land zoned for “OU” annotated “Business” (“OU(B)”) and “OU(B)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(B)” 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 “OU(B)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 “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 “OU” annotated “Columbarium (1)” in Planning Area 16 (i.e. Memorial Park Hong Kong) is 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 “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 979.71 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 Kowloon 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 – Tai Wai to Wu Kai Sha

The Tuen Ma Line (TM Line) provides a convenient passenger link connecting Ma On Shan with Tai Wai 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.

8.2.3 MTR Shatin to Central Link

The railway scheme for the Shatin to Central Link (SCL) was authorised by CE in C on 27 March 2012 and the railway tracks and station within the area are currently under construction. Pursuant to section 13A of the Ordinance, the railway scheme authorised by the CE in C under the Railways Ordinance (Chapter 519) shall be deemed to be approved under the Ordinance. The railway alignment, stations and structures within the area are shown on the Plan for information only.

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 which provides services to the outlying islands. The adjoining ferry pier has been demolished to make way for the construction of an access road from Ma Liu Shui to Pak Shek Kok. Landing steps are provided in the adjacent area.

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. 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 all of the buildings have been accorded proposed gradings and most of the proposed gradings have been confirmed. 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>.
- 10.3 Prior consultation with the Antiquities and Monuments Office should be made, if any development, redevelopment or rezoning proposal that might affect the above Declared Monuments, graded historic buildings / structures, new items pending grading assessment, any other historic buildings / structures identified and their immediate environs.

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.