

Approved Sha Tin Outline Zoning Plan amended

The Town Planning Board today (November 17) announced amendments to the approved Sha Tin Outline Zoning Plan (OZP).

The amendments mainly involve (i) rezoning a site at the junction of Wong Chuk Yeung Street and Kwei Tei San Chuen Road from "Green Belt" ("GB") to "Residential (Group A) 8"; (ii) rezoning a site to the northeast of Shan Mei Street from "Industrial" to "Government, Institution or Community" ("G/IC"); (iii) rezoning a site at the north of On Sum Street and a site at the junction of Yuen Hong Street and Yuen Shun Circuit from "G/IC" to "Commercial (1)" ("C(1)"); (iv) rezoning a site at the south of On Sum Street from "Open Space" ("O") to "C(1)"; (v) rezoning a site on Sha Tin Wai Road from "O" to "Residential (Group A) 9"; (vi) rezoning a site on Chap Wai Kon Street from "G/IC" to "Residential (Group A) 10"; (vii) rezoning a site on Yuen Hong Street from "Industrial (1)" to "Commercial (2)"; (viii) rezoning a site on Tung Lo Wan Hill Road from "GB" and "G/IC" to "Residential (Group B) 3"; (ix) rezoning a strip of land at the northern end of Tung Lo Wan Hill Road from "GB" to "G/IC"; (x) rezoning a site to the north of Mei Tin Road, Tai Wai from "Residential (Group B)" and "GB" to "Other Specified Uses" annotated "Religious Institution with Columbarium"; and (xi) rezoning a site to the south of Chek Nai Ping on Tai Po Road (Ma Liu Shui) from "GB" to "Other Specified Uses" annotated "Columbarium (2)".

Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to reflect the above amendments and to update the general information of various land use zonings and the planning scheme area, where appropriate.

The draft Sha Tin OZP No. S/ST/37, incorporating the amendments, is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Sha Tin, Tai Po and North District Planning Office, (iv) the Sha Tin District Office and (v) the Sha Tin Rural Committee.

Any person may make written representations in respect of the amendments to the Secretary of the Town Planning Board on or before January 17, 2024. Any person who intends to make a representation is advised to read the Town Planning Board Guidelines No. 29C on "Submission and Processing of Representations and Further Representations" (TPB PG-No. 29C).

Submission of a representation should comply with the requirements set out in TPB PG-No. 29C. In particular, the representer should take note of the following:

* If the representer fails to provide his or her full name and the first four alphanumeric characters of his or her Hong Kong identity card or passport

number as required under TPB PG-No. 29C, the representation submitted shall be treated as not having been made; and

* The Secretariat of the Town Planning Board reserves the right to require the representer to provide identity proof for verification.

The Guidelines and the submission form are available at the above locations (i) and (ii) and the Town Planning Board's website (www.tpb.gov.hk).

Copies of the draft Sha Tin OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the OZP can be viewed on the Town Planning Board's website (www.tpb.gov.hk).