

# Approved Sha Tin Outline Zoning Plan amended

The Town Planning Board today (December 3) announced amendments to the approved Sha Tin Outline Zoning Plan (OZP).

The amendments mainly involve the rezoning of Sui Fai Factory Estate in Fo Tan from "Industrial" to "Residential (Group A)8" for public housing development. Two sites, one to the south of Fo Tan Village and one to the south of Che Kung Miu Road and to the west of Lee Uk Village, are rezoned to take forward the decisions of the Rural and New Town Planning Committee of the Board on two Section 12A applications. A "Comprehensive Development Area" site at the junction of Che Kung Miu Road and Lion Rock Tunnel Road is also rezoned to "Residential (Group A)7" to reflect the existing residential development.

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 area, where appropriate.

The draft Sha Tin OZP No. S/ST/35, incorporating the amendments, is now 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 February 4, 2022. Any person who intends to make a representation is advised to read the Town Planning Board Guidelines No. 29B on "Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance" (TPB PG-No. 29B).

Submission of a representation should comply with the requirements set out in TPB PG-No. 29B. 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. 29B, the representation submitted shall be treated as not having been made; and
- \* The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification.

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

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 at the Board's website ([www.info.gov.hk/tpb](http://www.info.gov.hk/tpb)).