

# Draft Sha Tin Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Sha Tin Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment in the Sha Tin area," a spokesman for the Town Planning Board said today (June 7).

The planning scheme area covers about 2 777 hectares. Its inner core lies at the bottom of Sha Tin Valley, which is separated from Kowloon by a range of hills dominated by Lion Rock and Sugar Loaf Peak. Ma On Shan, the extension to Sha Tin New Town, lies to the north-east of the area.

The approved OZP has incorporated amendments shown on the draft Sha Tin OZP No. S/ST/37, which 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" for public housing development; (ii) rezoning a site to the northeast of Shan Mei Street from "Industrial" to "Government, Institution or Community" ("G/IC") to facilitate the development of a Joint-user Complex; (iii) rezoning two sites to the north and south of On Sum Street from "G/IC" and "Open Space" ("O") respectively to "Commercial (1)" ("C(1)") for commercial developments; (iv) rezoning a site at the junction on Yuen Hong Street and Yuen Shun Circuit from "G/IC" to "C(1)" for commercial development; (v) rezoning a site at Sha Tin Wai Road from "O" to "Residential (Group A) 9" for private residential development; (vi) rezoning a site at Chap Wai Kon Street from "G/IC" to "Residential (Group A) 10" for private residential development; (vii) rezoning a site on Yuen Hong Street from "Industrial (1)" to "Commercial (2)" to reflect a completed hotel development; (viii) rezoning a site on Tung Lo Wan Hill Road from "GB" and "G/IC" to "Residential (Group B)3" for private residential development; (ix) rezoning a site to the north of Mei Tin Road from "Residential (Group B)" and "GB" to "Other Specified Uses" annotated "Religious Institution with Columbarium" to take forward an agreed section 12A application for religious institution and columbarium use; and (x) 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)" to take forward an agreed section 12A application for columbarium development.

The Notes and Explanatory Statement of the OZP have been amended taking into account the above amendments. Opportunity is also taken to update the general information of various land use zones and the planning circumstances, where appropriate.

The approved Sha Tin OZP No. S/ST/38 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 the Ma On Shan Sub-

office of the Sha Tin District Office, and (v) the Sha Tin Rural Committee.

Copies of the approved 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 Town Planning Board's website ([www.tpb.gov.hk](http://www.tpb.gov.hk)).