

# 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 framework to guide development and redevelopment within the Sha Tin area," a spokesman for the Town Planning Board said today (June 8).

The planning scheme area covers an area of 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. These hills form a natural barrier to the expansion of the Sha Tin New Town towards the south and southeast.

Major land use zones include "Residential (Group A)" (about 250.27 hectares), "Residential (Group B)" (about 195.52 hectares) and "Residential (Group C)" (about 0.95 hectares) for high, medium and low-density residential developments respectively.

"Comprehensive Development Area" (about 17.21 hectares) is intended for comprehensive development/redevelopment for commercial and/or residential uses with the provision of open space and other supporting facilities. Other land use zones include "Commercial" (about 6.60 hectares), "Commercial/Residential" (14.55 hectares) and "Industrial" (about 42.69 hectares) for relevant developments.

About 190.30 hectares of land are zoned "Village Type Development" to designate both existing recognised villages and areas of land suitable for village expansion.

About 291.93 hectares of land are zoned "Government, Institution or Community" primarily for the provision of government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. About 253.68 hectares of land are zoned "Open Space" to provide outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

About 215.85 hectares of land are zoned "Other Specified Uses", mainly for railway station and railway depot development, business, cemetery and columbarium uses.

About 979.67 hectares of land are zoned "Green Belt" to define 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.

The approved Sha Tin OZP No. S/ST/34 is now available for public inspection during office hours at the Secretariat of the Board; the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin; the Sha Tin, Tai Po and North District Planning Office; the Sha Tin District Office; and 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 plan can be viewed at the Board's website ([www.info.gov.hk/tpb](http://www.info.gov.hk/tpb)).