

TOWN PLANNING ORDINANCE (Chapter 131)
AMENDMENTS TO THE APPROVED SHA TIN
OUTLINE ZONING PLAN NO. S/ST/32

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 18 October 2016 referred the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/32 to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Sha Tin OZP No. S/ST/33.

The draft Sha Tin OZP No. S/ST/33 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 13 January 2017 to 13 March 2017 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Sha Tin, Tai Po and North District Planning Office, 13th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Sha Tin District Office, 4th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories; and
- (vi) the Sha Tin Rural Committee, 13 Pai Tau Street, Sha Tin, New Territories

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 13 March 2017.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9. Any person who intends to make representation is advised to read the 'Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (the Guidelines) for details. The Guidelines and the sample submission form are available at locations (i) to (iii) above and the Board's website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Sha Tin OZP No. S/ST/33 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board's website.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and Government departments for the following purposes:—

- (a) the processing of the representation which includes making available the name of the person making the representation (hereafter known as 'representer') for public inspection when making available the representation for public inspection; and
- (b) facilitating communication between the 'representer' and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO THE
APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/32
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

I. *Amendments to Matters shown on the Plan*

- Item A1 — Rezoning of a site at Nui Po Shan of A Kung Kok from 'Green Belt' ('GB') to 'Green Belt (1)' ('GB(1)').
- Item A2 — Rezoning of a site at A Kung Kok Street and Mui Tsz Lam Road from 'GB' to 'Other Specified Uses' annotated 'Sewage Treatment Works' ('OU(STW)').
- Item A3 — Rezoning of a site at Mui Tsz Lam Road from 'GB' to 'OU(STW)'.
- Item A4 — Rezoning of a site at the junction of A Kung Kok Street and Mui Tsz Lam Road from 'GB' to an area shown as 'Road'.
- Item B1 — Rezoning of a site at On Hing Lane, Shek Mun from 'Industrial' ('I') to 'Other Specified Uses' annotated 'Columbarium and Garden of Remembrance' ('OU(Columbarium and Garden of Remembrance)').
- Item B2 — Rezoning of a site at On Hing Lane, Shek Mun from 'GB' to 'OU(Columbarium and Garden of Remembrance)'.
- Item B3 — Rezoning of a site at On Hing Lane, Shek Mun from 'Other Specified Uses' annotated 'Refuse Transfer Station' ('OU(RTS)') to 'OU(Columbarium and Garden of Remembrance)'.
- Item B4 — Rezoning of a strip of land along the eastern fringe of the Sha Tin Refuse Transfer Station from 'I' to 'OU(RTS)'.
- Item B5 — Rezoning of a strip of land at On Hing Lane, Shek Mun from 'I' to 'GB'.
- Item C — Rezoning of the Olympic Stables at Sha Tin Race Course from 'Government, Institution or Community' to 'Other Specified Uses' annotated 'Race Course' ('OU(Race Course)').
- Item D — Rezoning of a site at On Muk Street, Shek Mun from 'Open Space' to 'Residential (Group A)6' ('R(A)6') with stipulation of building height restriction.

Showing the railway alignment of the Mass Transit Railway (MTR) Shatin to Central Link authorized by the Chief Executive in Council under the Railways Ordinance (Chapter 519) on 27 March 2012 on the Plan for information. The authorized MTR railway scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. *Amendments to the Notes of the Plan*

- (a) Incorporation of 'Underground Sewage Treatment Works (on land designated 'GB(1)' only)' as a Column 1 use in the 'GB' zone.
- (b) Incorporation of a new set of Notes for the 'OU(Race Course)' zone.
- (c) Revision of the Remarks for the 'R(A)' zone to incorporate development restrictions for the new 'R(A)6' sub-zone.