

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/22

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 12 February 2019 referred the approved Ma On Shan Outline Zoning Plan (the Plan) No. S/MOS/22 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 Amendment. The description of the area affected by the amendments in the Schedule of Amendment is for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Ma On Shan Outline Zoning Plan No. S/MOS/23.

The draft Ma On Shan Outline Zoning Plan No. S/MOS/23 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 16 October 2020 to 16 December 2020 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, G/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (vi) the Ma On Shan Sub-office, Sha Tin District Office, Unit 1, Ground Floor, MOSTown, 18 On Luk Street, Ma On Shan, Sha Tin, New Territories;
- (vii) the Sha Tin Rural Committee, 13 Pai Tau Street, Sha Tin, New Territories;
- (viii) the Tai Po District Office, G/F, Tai Po Government Offices Building, 1 Ting Kok Road, Tai Po, New Territories;
- (ix) the Tai Po Rural Committee, Room P101, Po Heung Estate, 1 Po Heung Street, Tai Po, New Territories; and
- (x) the Sai Kung North Rural Committee, 2 Yan Wo Lane, Tai Po Market, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect 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 16 December 2020.

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

- (a) the particular matter in the amendment 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 of the Ordinance.

Any person who intends to make representation is advised to read the revised 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) promulgated in November 2018 and taking effect in 2019. Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted **shall be treated as not having been made**. 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 locations (i) to (iii) above and the Board’s website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Ma On Shan Outline Zoning Plan No. S/MOS/23 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 verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) 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 MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/22
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site to the east of Cheung Muk Tau Village from “Green Belt” (“GB”) to “Residential (Group A)11” (“R(A)11”) with stipulation of building height restriction.
- Item B1 – Rezoning of a site to the west of Cheung Muk Tau Village from “GB” to “R(A)11” with stipulation of building height restriction.
- Item B2 – Rezoning of a strip of land abutting Ma On Shan Bypass and to the further west of Cheung Muk Tau Village from “GB” to an area shown as ‘Road’.
- Item C – Rezoning of a site at the lower and northern end of Ma On Shan Tsuen Road from “GB” to “Government, Institution or Community” (“G/IC”) with stipulation of building height restriction.
- Item D – Rezoning of a site at the lower end and on the eastern side of Ma On Shan Tsuen Road from “GB” to “R(A)11” with stipulation of building height restriction.
- Item E – Rezoning of a site at the lower end and on the western side of Ma On Shan Tsuen Road from “GB” to “G/IC” with stipulation of building height restriction.
- Item F – Rezoning of a site at the upper end and on the eastern side of Ma On Shan Tsuen Road from “GB” to “G/IC” with stipulation of building height restriction.
- Item G – Rezoning of a site at the upper end and on the western side of Ma On Shan Tsuen Road from “GB” to “Residential (Group B)6” (“R(B)6”) with stipulation of building height restriction.
- Item H – Rezoning of a site to the south-east of Chevalier Garden from “GB” to “Other Specified Uses” annotated “Sewage Treatment Works”.

II. Amendment to the Notes of the Plan

- (a) Incorporation of the plot ratio restriction for the new “R(A)11” sub-area in the Remarks of the Notes for the “R(A)” zone.
- (b) Addition of a remark in the Notes for the “R(A)” zone to specify that in determining the maximum plot ratio for the “R(A)11” sub-area, any floor space that is constructed or intended for use solely as public vehicle park and

Government, institution or community (GIC) facilities, as required by the Government may be disregarded.

- (c) Revision to the Notes for the “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)11” only)’ under Column 1, and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (d) Incorporation of the plot ratio restriction for the new “R(B)6” sub-area in the Remarks of the Notes for the “R(B)” zone and addition of a remark in the Notes for the “R(B)” zone to specify that in determining the maximum plot ratio for the “R(B)6” zone, any floor space that is constructed or intended for use solely as GIC facilities as required by the Government may be disregarded.
- (e) Revision to the Notes for the “R(B)” zone to incorporate ‘Social Welfare Facility (on land designated “R(B)6” only)’ under Column 1, and to correspondingly replace ‘Social Welfare Facility’ under Column 2 by ‘Social Welfare Facility (not elsewhere specified)’.
- (f) Deletion of ‘Market’ from Column 1 of the Notes for the “Commercial” and “Other Specified Uses” annotated “Railway Station and Public Transport Interchange with Commercial/Residential Development” zones, and from Column 2 of the Notes for the “Comprehensive Development Area”, “R(B)” and “Village Type Development” zones.
- (g) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for the “R(A)” and “G/IC” zones.

Town Planning Board

16 October 2020