

TOWN PLANNING ORDINANCE (Chapter 131)

PROPOSED AMENDMENT TO THE DRAFT MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/23

Pursuant to section 6B(8) of the Town Planning Ordinance (the Ordinance), upon consideration of the representations and comments to the draft Ma On Shan Outline Zoning Plan No. S/MOS/23 (the Plan) under section 6B(1), the Town Planning Board (the Board) has decided to propose amendment to the Plan. The proposed amendment is set out in the Schedule below. The description of the area affected by the proposed amendment in the Schedule is for general reference only. The exact location of the area affected by the proposed amendment is more specifically shown on the Amendment Plan No. R/S/MOS/23-A1.

The proposed amendment is available for public inspection during normal office hours at the following locations, and can also be viewed at the Board's website (<http://www.info.gov.hk/tpb/>):—

- (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 6D(1) of the Ordinance, any person, other than that who has made any representation or comment after the consideration of which the proposed amendment is proposed, may make further representation to the Board in respect of the proposed amendment. The further 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 2 October 2021.

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

- (a) the proposed amendment to which the further representation relates;
- (b) whether the further representation is made in support of, or in opposition to, the proposed amendment; and
- (c) the reasons for the further representation.

Any person who intends to make further 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 further representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the further 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 further representation submitted shall be treated as not having been made**. The Secretariat of the Board reserves the right to require the further 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/>).

In accordance with section 6D(4) of the Ordinance, any further representation made to the Board under section 6D(1) will be available for public inspection during normal office hours at locations (ii) and (iii) above until the Chief Executive in Council has made a decision in respect of the draft plan in question under section 9.

Statement on Personal Data

The personal data submitted to the Board in any further 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 further representation (hereafter known as “further representer”) and the authorised agent;
- (b) the processing of the further representation which includes making available the name of the “further representer” for public inspection when making available the further representation for public inspection; and
- (c) facilitating communication between the “further 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 PROPOSED AMENDMENT TO
THE DRAFT MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/23
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Rezoning of a site at the upper part and on the western side of Ma On Shan Tsuen Road from “Residential (Group B)6” (“R(B)6”) to “Green Belt” with corresponding deletion of building height restriction.

II. Amendment to the Notes of the Plan

Revisions to the Schedule of Uses and the Remarks of the Notes for the “R(B)” zone to delete all the provisions related to the “R(B)6” sub-zone.

Town Planning Board

10 September 2021