

Section 16 Planning Application for Proposed Utility Installation for
Private Project (Water Pumping Station and Associated Water Mains)
on Government Land in D.D. 169 and D.D. 198, Ma On Shan Road
and Ma On Shan Tsuen Road, Ma On Shan

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August 2026

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EXECUTIVE SUMMARY

1. PURPOSE OF SUBMISSION

This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed 'utility installation for private project (water pumping station and associated water mains)' use in "Other Specified Uses (Petrol Filling Station)" ("OU(PFS)"), "Green Belt" ("GB") and "Government, Institution or Community" ("G/IC") zones, and an area shown as 'Road' on the Approved Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/28 at Government Land in D.D. 169 and D.D. 198, Ma On Shan Road and Ma On Shan Tsuen Road, Ma On Shan (hereafter referred to as the 'Application Site') under Section 16 (S16) of the Town Planning Ordinance (CAP. 131).

On 9.12.2005, Town Planning Board (TPB) approved a Section 16 (S16) Application (No. A/MOS/65) with conditions for a proposed residential development, public car park and visitor centre cum associated landscaped areas and children playground at various lots in D.D. 191, Ma On Shan (hereafter referred to as the 'Approved Residential Development'). Since obtaining planning approval, the Applicant has been actively pursuing implementation of the approved scheme.

During the land exchange process in pursuit of the Approved Residential Development, a Water Supply Impact Assessment (WSIA) was submitted to the Water Supplies Department (WSD) to assess the potential water supply impact induced by the Approved Residential Development. The submitted WSIA indicated that as the existing water supply system does not have adequate capacity to cater for the demand generated by the Approved Residential Development, an off-site sump and pump system and associated water pipes would be required for the supply of fresh water and flushing water to the Approved Residential Development. WSD agreed with the findings of this WSIA and also the location of the proposed water pumping station as well as the alignment of the associated water mains. WSD also requires that the proposed pumping station and the associated water mains shall be constructed and operated privately.

As agreed with the WSD, the proposed water pumping station would be located on a site zoned "OU(PFS)", whereas the associated water mains would be laid along the adjoining Ma On Shan Road (i.e. MOS Road) and Ma On Shan Tsuen Road (i.e. MOST Road), which pass through an area shown as 'Road', "GB", "G/IC" and "Residential (Group A)11" ("R(A)11") zones. As the proposed water pumping station and the associated water mains are regarded as 'utility installation for private project' use, which is a Column 2 use

in the said “OU(PFS)”, “GB” and “G/IC” zones and is a use requiring planning permission for the area shown as ‘Road’ according to the Covering Notes of the MOS OZP, the Applicant submits herewith the subject S16 application to facilitate the implementation of the proposed ‘utility installation for private project’ use for the Board’s approval.

2. THE PROPOSED PUMPING STATION AND ASSOCIATED WATER MAINS

The Application Site comprises two parts:-

- **the pumping station site** (about 230m²), located on the southern fringe of the Ma On Shan town centre at the junction of Ma On Shan Road (i.e. MOS Road) and Ma On Shan Tsuen Road (i.e. MOST Road).
- **the water mains** connecting from the pumping station site at MOS Road, located along MOST Road (about 2,140m², including works area)

The proposed single-storey pumping station, with a building height of about 5.6m (main roof level at 27.5mPD) and gross floor area (GFA) of about 150m², provides two transfer sump tanks and pumps for fresh water and fire service to serve the Approved Residential Development. An ancillary single-storey store room, a water meter cabinet and an uncovered area for machinery for maintenance use are also proposed within the pumping station site. The tentative completion year of the proposed pumping station is 2034 and it will be constructed, operated and maintained by the Applicant.

3. KEY JUSTIFICATIONS

Major development justifications in support of the application are listed as follows:

- At present, there is no proper water supply provided to the Approved Residential Development. As such, the proposed pumping station and the associated water mains are the essential infrastructure installation to cater for the water demand of the Approved Residential Development;
- The proposed location of the pumping station and the alignment of the associated water mains, which have been reflected in the submitted WSIA, have been agreed with the relevant government department;
- The building footprint and height of the proposed pumping station have been

minimised to reduce the bulk as far as practicable;

- The proposed pumping station is compatible with the adjacent land uses which mainly comprise public roads and other public utilities or uses; and
- The proposed small-scale pump station would not cause any adverse impacts in traffic, environmental and drainage aspects.

In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider favourably this S16 application.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

1. 申請目的

申請人現根據《城市規劃條例》第 16 條(第 131 章)，向城市規劃委員會(下稱「城規會」)遞交規劃申請(下稱「本申請」)，在馬鞍山馬鞍山路及馬鞍山村路丈量約份第 169 約及第 198 約附近政府土地(下稱「申請地點」)，於馬鞍山分區計劃大綱核准圖(下稱「大綱圖」)編號 S/MOS/28，屬「其他指定用途(加油站)」、「綠化地帶」、「政府、機構或社區」地帶及顯示為「道路」的地方，擬議作「私人發展計劃的公用設施裝置(水泵房及相關供水管道)」用途(下稱「擬議泵房及供水管道」)。

擬議泵房實為支持一宗第 16 條申請(編號 A/MOS/65)，擬在馬鞍山丈量約份第 191 約多個地段作擬議住宅發展、公眾停車場及訪客中心，並附設園景美化區及兒童遊樂場。該申請於二零零五年十二月九日獲城規會在有條件下批給許可。自取得規劃許可後，申請人一直積極推展該已核准發展的落實工作。

在推展上述已核准住宅發展的換地過程中，申請人向水務署提交了一份供水影響評估，以評估該已核准住宅發展在供水方面的潛在影響。所提交的供水影響評估顯示，由於現有供水系統未能應付已核准住宅發展所產生的用水需求，所提交的供水影響評估指出，須設置一個場外泵房以及相關泵喉，以向該住宅發展供應食水及沖廁水。水務署同意該供水影響評估的結果，以及擬議水泵房的位置及相關供水主管的走線。水務署亦要求該場外泵房以及相關泵喉須由私人興建及營運。

根據與水務署的協議，擬議泵房將設於劃為「其他指定用途(加油站)」地帶的地點，而相關供水管道則會沿毗鄰的馬鞍山路及馬鞍山村路鋪設，該等路段會穿過顯示為「道路」、「綠化地帶」、「政府、機構或社區」及「住宅(甲類)11」地帶的範圍。由於擬議泵房及相關水管屬「私人發展計劃的公用設施裝置」用途，而該用途在所述「其他指定用途(加油站)」、「綠化地帶」及「政府、機構或社區」地帶屬第二欄用途。至於位於顯示為「道路」的地方，大綱圖的註釋訂明該用途須向城規會取得許可。因此，申請人特此提交本申請供城規會核准，以落實擬議泵房及相關水管。

2. 擬議泵房

申請地點包括兩部分：

- 泵房地盤 (約 230 平方米) · 位於馬鞍山市中心南面邊緣 · 馬鞍山路與馬鞍山村路交界處。
- 供水管道 · 由馬鞍山路泵房地盤起 · 沿馬鞍山村路敷設 (約 2,140 平方米 · 包括工地範圍)

擬建的單層泵房約 5.6 米高 (主天台樓層為主水平基準上約 27.5 米) · 總樓面面積約 150 平方米 · 設有兩個轉運集水缸及水泵 · 分別供應食水和消防用水 · 以配合已核准住宅發展之所需。泵房範圍內亦擬建一個附屬單層儲物室 · 一個水錶櫃 · 以及一個供維修保養用的機械露天區域。擬議泵房的目標竣工年份為 2034 年 · 並將由申請人興建、營運及維修保養。

3. 主要理據

支持申請的主要理據如下：

- 目前 · 已核准住宅發展尚未有供水系統。因此 · 擬議泵房及相關水管為已核准住宅發展用水需求必要的一項基礎設施；
- 擬議泵房的選址及水管的走線 (已載於所提交的供水影響評估內) · 已獲相關政府部門同意；
- 擬議泵房的佔地面積及高度已盡量縮減 · 以減低建築體積；
- 擬議泵房與主要為公共道路及其他公用設施或用途的周邊土地用途互相協調；及
- 擬議小型泵房不會在交通、環境及排水方面造成任何不良影響。

基於以上理據 · 現懇請城規會接納是次規劃申請。

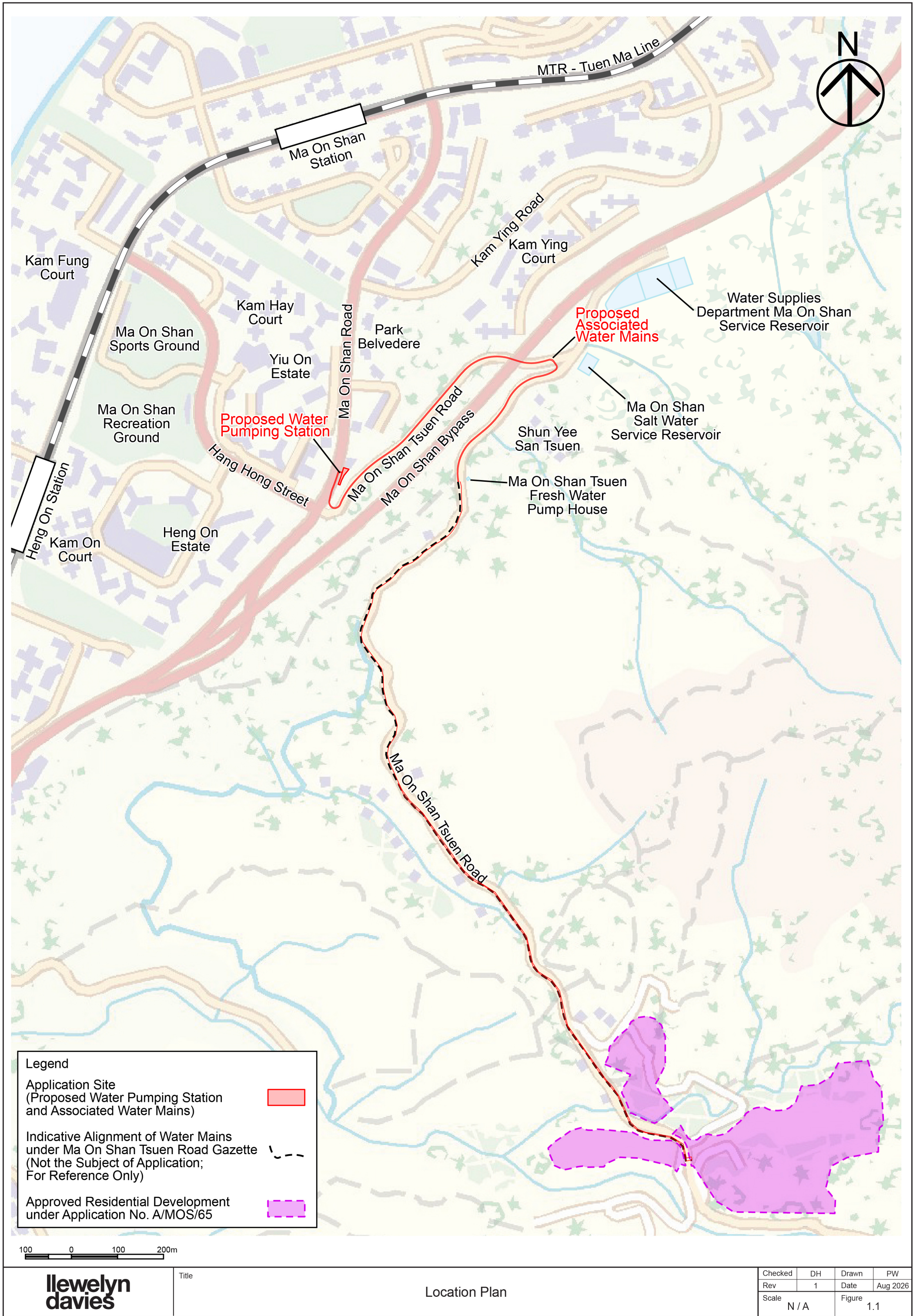
1 INTRODUCTION

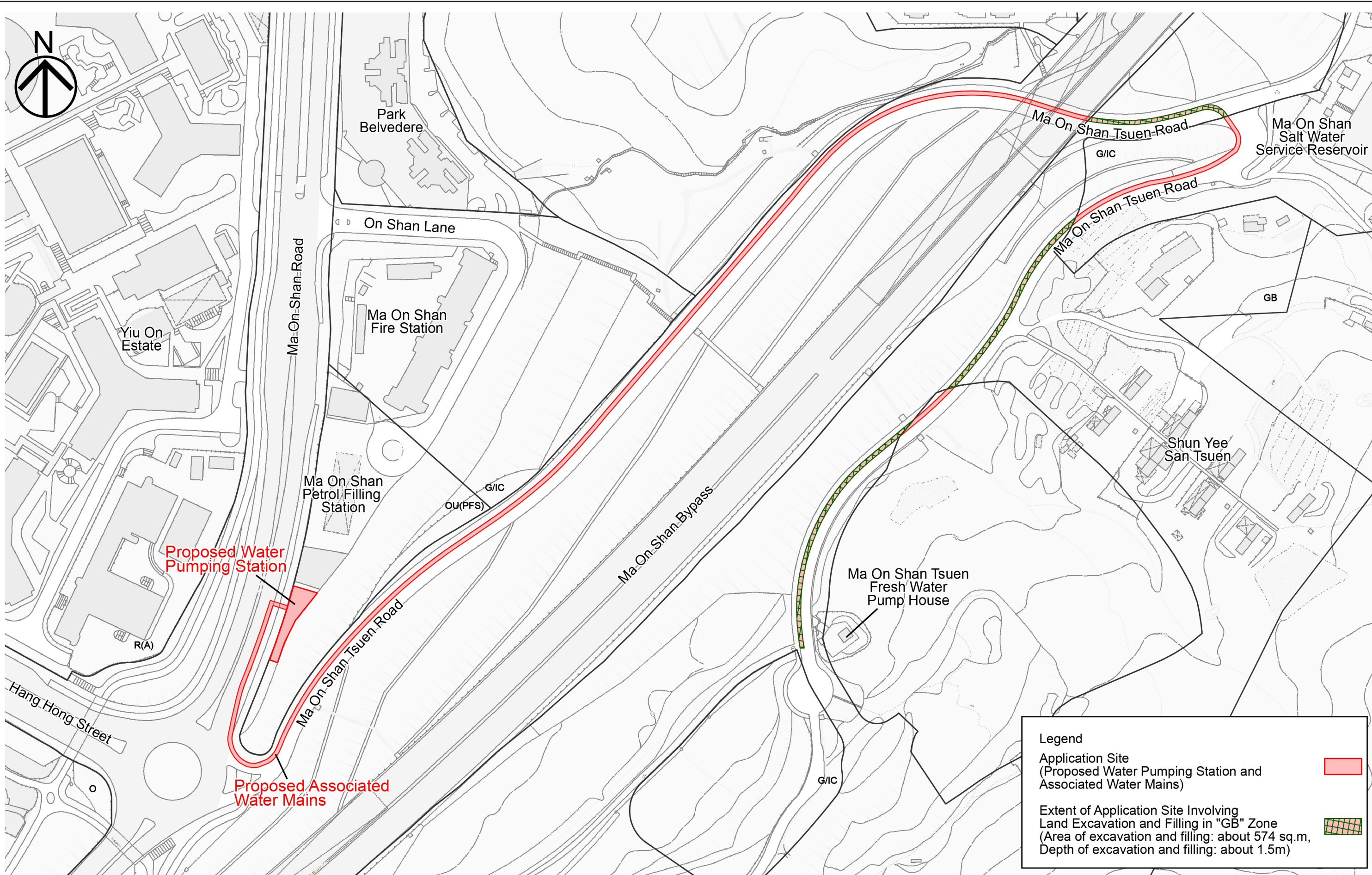
1.1 Background

- 1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed 'utility installation for private project (water pumping station and associated water mains)' in "Other Specified Uses (Petrol Filling Station)" ("OU(PFS)"), "Green Belt" ("GB"), "Government, Institution or Community" ("G/IC") zones and an area shown as 'Road' on the Approved Ma On Shan Outline Zoning Plan (the OZP) No. S/MOS/28 at Government Land in D.D. 169 and D.D. 198, Ma On Shan Road and Ma On Shan Tsuen Road, Ma On Shan (hereafter referred to as the 'Application Site') under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131) (**Figures 1.1 and 1.2** refer).
- 1.1.2 On 9.12.2005, the Board approved a Section 16 (S16) Planning Application (No. A/MOS/65) with conditions for a proposed residential development, public car park and visitor centre cum associated landscaped areas and children playground (hereafter referred to as the 'Approved Residential Development') at various lots in D.D. 191, Ma On Shan. Subsequently, the validity of the planning permission was extended to 2013 via a Section 16A (S16A) Application for Extension of Time (No. A/MOS/65-1). Since obtaining planning approval, the Applicant has been actively pursuing implementation of the approved residential scheme, including discharge of the approval conditions, gazettal of the road improvement works for Ma On Shan Tsuen Road (MOST Road) connecting to the Approved Residential Development, submission of General Building Plans (GBPs) for the approved residential scheme and continual liaison with relevant government departments on related Land Exchange Application. The location of the Approved Residential Development is shown in **Figure 1.1**.
- 1.1.3 During the land exchange process in pursuit of the Approved Residential Development, the Water Supplies Department (WSD) requires the site to be served by a water pumping station constructed or operated privately. As such, the Applicant has closely liaised and agreed with WSD on the location and design of the proposed water pumping station and the alignment of the associated water mains. In September 2025, the Applicant submitted a Water Supply Impact Assessment (WSIA) to assess the potential water supply impact induced by the Approved Residential Development on which WSD had no further comment

(**Appendix A** refers).

- 1.1.4 The submitted WSIA indicated that the existing water supply system does not have adequate capacity to cater for the demand from the Approved Residential Development, and a private off-site sump and pump system and associated water pipes would be required to serve the development. A set of drawings was submitted along with the WSIA, depicting the location of the proposed water pumping station and the alignment of the associated water mains. Under the proposal, the proposed water pumping station would be located on a site zoned “OU(PFS)”, whereas the associated water mains would be laid along the adjoining Ma On Shan Road (MOS Road) and Ma On Shan Tsuen Road (MOST Road) connecting to the Approved Residential Development. It is however noteworthy that as the southern section of the proposed water mains connecting to the Approved Residential Development falls within the gazetted boundary of the MOST Road Improvement Scheme & associated infrastructure works (G.N. 7290, gazetted on 24.10.2008) and has been designated as a “Green Area” under the draft Lease for the Approved Residential Development for implementation, this section of the water mains within the gazetted road works boundary does not require planning approval for implementation. Only the northern section of the proposed water mains outside the gazetted works boundary requires planning permission for implementation and this northern section of the proposed water mains is therefore included as the Application Site (**Figure 1.1** refers).
- 1.1.5 According to the OZP, the proposed water pumping station and the associated water mains (hereafter referred to as the ‘Proposed pumping station and water mains’) in support of the Approved Residential Development are regarded as ‘utility installation for private project’, which is a Column 2 use in the subject “OU(PFS)” zone (covering the water pumping station site) and in the “GB” and “G/IC” zones (covering the associated water mains along MOST Road) (**Appendix B** refers). For a section of the proposed water mains falling within a section of MOS Road and MOST Road shown as ‘Road’, the Covering Notes of the OZP specify that such use requires permission from the Town Planning Board. Accordingly, the Applicant submits herewith the subject S16 application to facilitate the implementation of the proposed ‘utility installation for private project (water pumping station and associated water mains)’ use for the Board’s approval. For comprehensiveness, a minor section of the proposed water mains along MOST Road falling within a “Residential (Group A)11” (“R(A)11”) zone with no planning permission required, is included in the Application Site.





1.2 Report Structure

1.2.1 This planning statement includes the following sections:

- Section 2: describes and analyses the Application Site, its surrounding and planning context, and reports the land status of the Application Site;
- Section 3: depicts the proposed pumping station and water mains;
- Section 4: highlights the justifications of the proposed pumping station and water mains; and
- Section 5: concludes the planning statement.

1.2.2 Detailed technical assessments and other supplementary information are attached in **Appendix A.**

- Appendix A: Approved Water Supply Impact Assessment

2 SITE AND SURROUNDING CONTEXTS

2.1 Site Context

2.1.1 The Application Site comprises two parts (**Figures 1.1 and 1.2** refer):-

- **the pumping station site** (about 230m²), located on the southern fringe of the Ma On Shan town centre, falls within an “OU(PFS)” zone sandwiched between Ma On Shan Road and MOST Road, adjacent to a roundabout that connects to Hang Hong Street and is further linked to the wider road network in Ma On Shan.
- **the water mains** connecting from the pumping station site at MOS Road, located along MOST Road, to the MOST Road roundabout near MOST Fresh Water Pump House (about 2,140m², including works area). As noted in Section 1.1.4, the remaining uphill section of the proposed water mains connecting to the Approved Residential Development has been covered under the 2008 Gazette for the MOST Road Improvement Works and is therefore not the subject of this planning application.

2.2 Surrounding Context

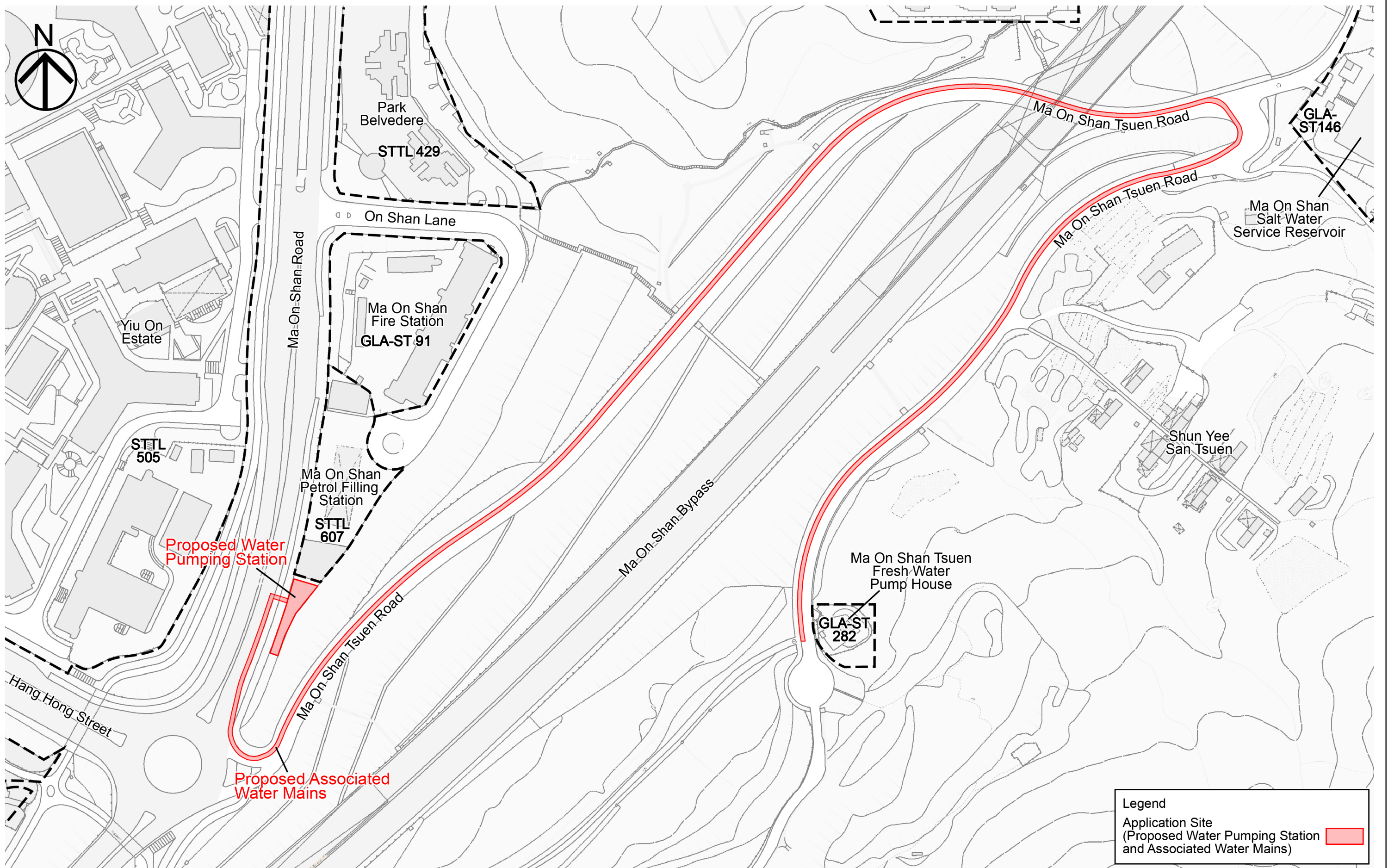
- 2.2.1 To the immediate north of the proposed pumping station site is the existing petrol filling station and the associated car washing area, which fall within the same “OU(PFS)” zone covering the Application Site / the proposed pumping station. To its further north is the Ma On Shan Fire Station within a “G/IC” zone.
- 2.2.2 The proposed pumping station site is surrounded by existing public roads, including MOS Road and MOST Road. Area west of MOS Road are two large “R(A)” zones accommodating Yiu On Estate, Hang On Estate, Kam Hay Court and Kam On Court.
- 2.2.3 A number of public utility installations are located along MOST Road, where the proposed water mains connect from the pumping station site. These include Ma On Shan Salt Water Service Reservoir in the “G/IC” zone and MOST Fresh Water Pump House in the “R(A)11” zone, both managed by WSD. The “R(A)11” zone where the MOST Fresh Water Pump House is located, is planned for public housing development.

2.2.4 The Approved Residential Development, that the proposed water pumping station and the associated water mains are intended to support of, is situated further uphill to the southeast of the Application Site.

2.2.5 **Figures 1.1 and 1.2** show the surrounding context of the Application Site.

2.3 Land Status

2.3.1 The Application Site is situated on Government Land in D.D. 169 and D.D. 198, as well as MOS Road and MOST Road (**Figure 2.1** refers).



Legend

Application Site
(Proposed Water Pumping Station
and Associated Water Mains)

3 THE SUBJECT MATTER – PUMPING STATION AND WATER MAINS

3.1 Proposed Pumping Station

- 3.1.1 According to the previously submitted WSIA, as the existing water supply system does not have adequate capacity to cater for the demand generated from the Approved Residential Development, a private off-site sump and pump system and associated water pipes are required for the supply of fresh water and flushing water to the approved development.
- 3.1.2 The submitted WSIA has depicted the tentative location of the proposed pumping station. The location of the proposed pumping station and the alignments of the associated water mains are shown in **Figure 3.1**.
- 3.1.3 The proposed pumping station is a single-storey development with a building height of about 5.6m (main roof level at about 27.5mPD) and gross floor area (GFA) of about 150m². It will provide two transfer sump tanks and pumps for fresh water and fire service to serve the water demand of the Approved Residential Development (**Figures 3.2 and 3.3** refer). An ancillary single-storey store room, a water meter cabinet and an uncovered area for machinery for maintenance use are also proposed within the pumping station site. The key development parameters of the proposed water pumping station are summarised in the development schedule below (**Table 3.1** refers). Details of the water demand calculations are provided in the WSIA **Appendix A**.

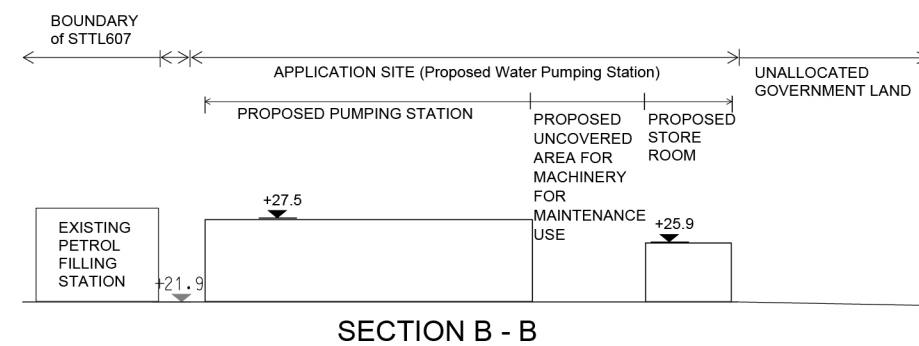
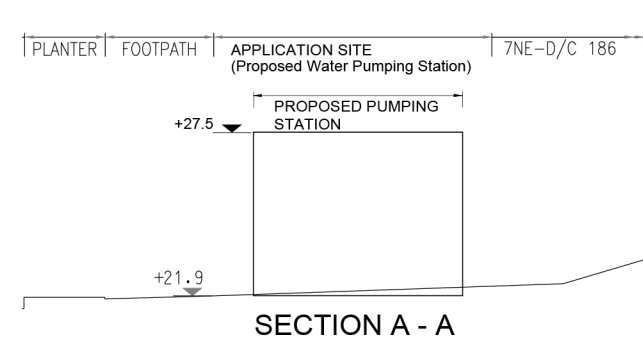
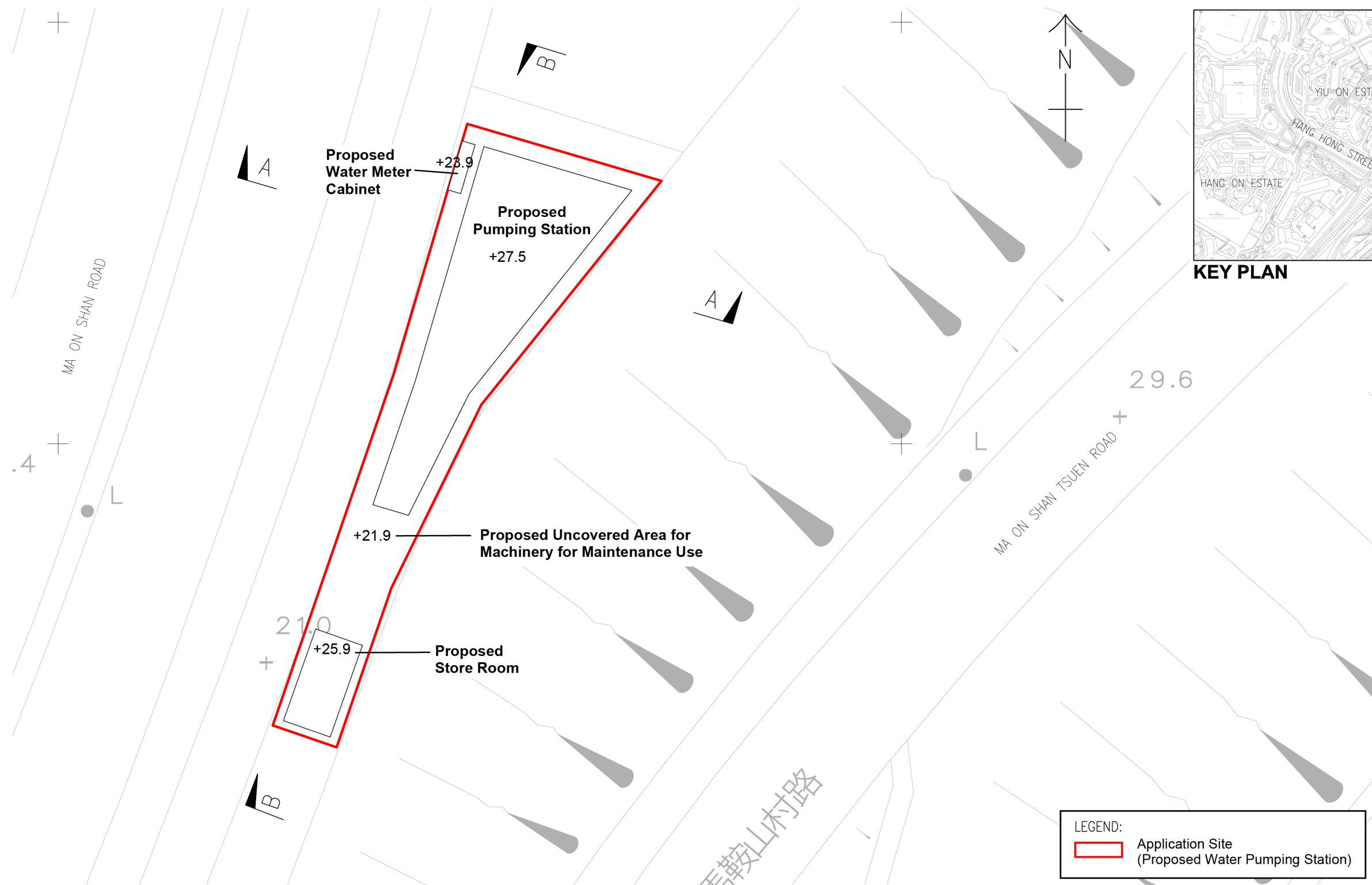
Table 3.1 Indicative Development Schedule

Proposed Development	
Total Application Site Area	About 2,370m ²
- Proposed Water Pumping Station	About 230m ²
- Proposed Associated Water Mains (including Works Area)	About 2,140m ²
Gross Floor Area (Non-domestic)	About 150m ²
Plot Ratio ⁽¹⁾	About 0.65
Number of Storeys	1 storey (above ground)
Building Height	About 5.6m (about 27.5mPD) ⁽²⁾
Target Completion Year	2034

Remark:

(1) Calculated based on proposed water pumping station site area

(2) Based on proposed foundation level of about 21.9mPD

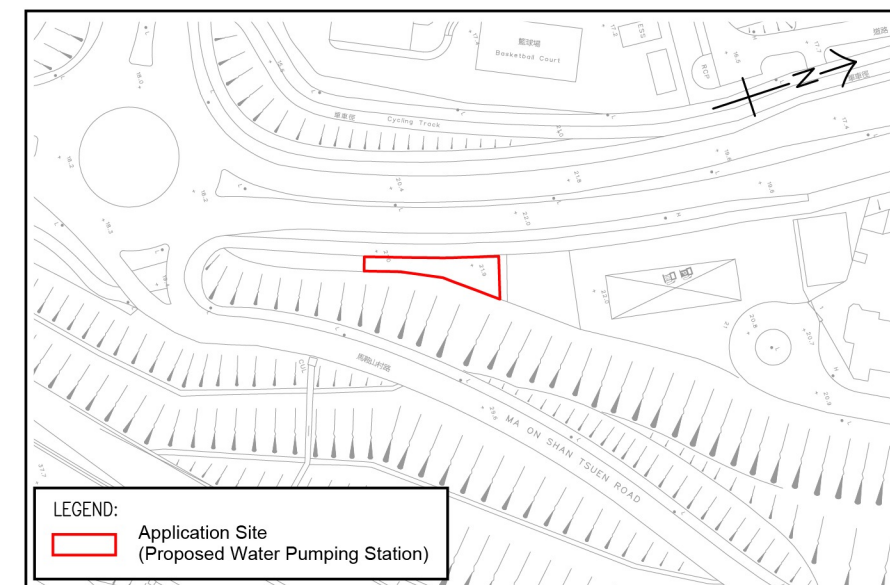


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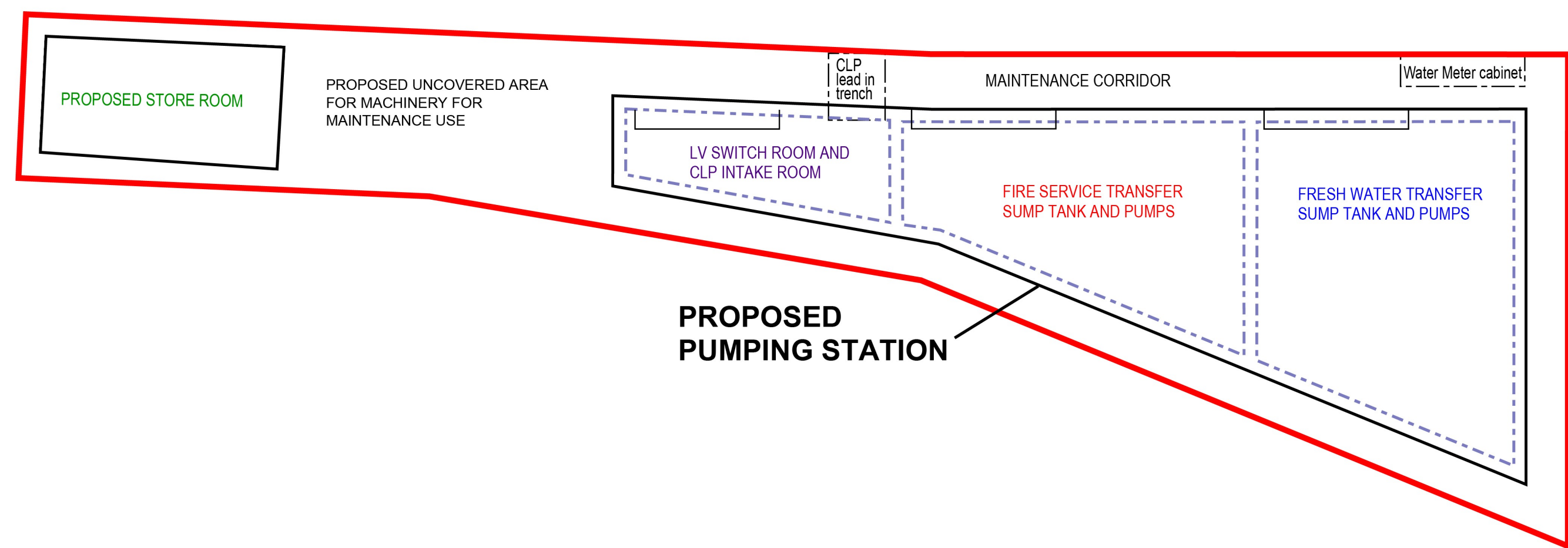
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Proposed Pumping Station Layout and Sections Plan

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2026
Scale	Figure 3.2		



KEY PLAN



Title	Indicative Layout of Proposed Pumping Station			Checked	DH	Drawn	PW
				Rev	0	Date	Aug 2026
				Scale		Figure 3.3	

3.2 Implementation

- 3.2.1 The proposed pumping station is practically required to put forward the Approved Residential Development. Upon approval of the current planning application, the Applicant will complete the remaining process of the on-going land exchange application with the government for the Approved Residential Development. It will obtain any necessary agreement/permit from the relevant government departments, if required, before the commencement of the construction works for the proposed pumping station and the laying works for the associated water mains. The tentative completion year of the proposed pumping station and the associated water mains is 2034.
- 3.2.2 The proposed pumping station and the associated water mains are to serve the Approved Residential Development located at MOST Road. MOST Road would be upgraded and widened with the relevant works already gazetted in 2008 and included in the draft Lease as the “Green Area” for implementation under the Approved Residential Development. The construction works for the proposed pumping station and the associated water mains (target completion in 2034) will be coordinated with this gazetted road works and are both expected to be completed on or before the occupation of the Approved Residential Development.
- 3.2.3 In line with the recommendations of the submitted WSIA, the proposed pumping station and the associated water mains connecting uphill at MOS Road and along MOST Road leading to the Approved Residential Development will be installed, operated and maintained by the Applicant with the connection point at MOS Road, while the proposed water mains between the existing fresh water mains and the water meter cabinet of proposed pumping station will be constructed by the Applicant and will be handed over to government upon completion of the construction works (**Figure 3.1** and **Appendix A** refers).

Table 3.2 Responsible Parties of the Proposed Pumping Station and Water Mains

Facilities	Construction Parties	Maintenance Parties
Proposed pumping station	Applicant	Applicant
Proposed water mains connecting from the proposed pumping station at Ma On Shan Road (i.e. MOS Road) and along Ma On Shan Tsuen Road (i.e. MOST Road) (see orange and purple dotted lines on Figure 3.1)	Applicant	Applicant
Proposed water mains between the existing fresh water mains and the water meter cabinet of proposed pumping station (see blue dotted line on Figure 3.1)	Applicant	WSD

4 JUSTIFICATIONS

4.1 Essential Utility Installation to cater for the Approved Residential Development

4.1.1 At present, there is no proper water supply provided to the proposed residential development, which was approved under A/MOS/65. As such, to facilitate the Approved Residential Development, it is necessary to provide a sump and pump station to cater for the water demand of the Approved Residential Development.

4.1.2 The land exchange application for the Approved Residential Development is in progress with the relevant road improvement works gazetted and reflected on the draft Lease for Applicant's implementation. The Applicant has closely liaised with all the relevant government departments (including WSD) to clear the land matters for project implementation. The current application is submitted only to take forward the Approved Residential Scheme and provide the necessary supporting utilities for the residential units before the occupation of the residential development.

4.2 Proposed Location of the Pumping Station and Alignment of Water Mains have been agreed with Relevant Government Department

4.2.1 The location of the proposed pumping station is identified with the relevant government departments consulted. It is the most optimal location for pumping station use with due consideration given to the site condition and surrounding context. The site avoids straddling on any private third-party lots. It is only a small piece of roadside Government land, which has been left idle for long time without any planned use. In this regard, the site is considered suitable for a small scale, single-storey pumping station use.

4.3 Proposed Pumping Station Footprint and Height Minimised to Reduce the Bulk as Far as Practicable

4.3.1 Regarding the layout and the size of the Application Site, the proposed pumping station is designed to effectively balance the water supply demand for future residents while minimising the works area with the consideration of the required equipment, and the maintenance envelope of the proposed pumping station. A necessary 1 to 1.5m wide works area around the proposed pumping station for

construction works and temporary hoarding and footing works is designated based on the boundary of the proposed pumping station to form the Application Site boundary, which is considered to be minimised. Adequate space for operational and maintenance demand, such as replacement of equipment has also been reserved within the Application Site.

- 4.3.2 In terms of the size of the proposed pumping station, the proposed building footprint and building height have been carefully designed with the consideration of the dimension of the required equipment and water tanks to be accommodated.

4.4 Compatible with Surrounding Land Uses

- 4.4.1 The proposed pumping station entirely confines within the “OU(PFS)” zone which is intended for infrastructure purposes only. The proposed use is compatible with surrounding land uses which mainly comprise roads, and other utilities / infrastructures works. As for the proposed associated water mains, they completely follows the alignment of the existing public roads (including both MOS Road and MOST Road adjacent to the pumping station site) with no trees affected.

4.5 No Adverse Impacts Anticipated due to its Small-scale Nature

- 4.5.1 Due to the small-scale nature of the proposed pumping station and water mains, no impacts in traffic, environmental and drainage aspects are anticipated.

Traffic Aspect

- 4.5.2 There is basically no traffic demand from the proposed small-scale pumping station except for occasional maintenance or repair works. Maintenance agent can directly access to this roadside pumping station via MOS Road. If any major repair works are required in future, temporary traffic arrangement would be proposed and agreement from relevant authorities will be sought prior to implementation. In view of the above, it is considered that the proposed pumping station will not have any adverse traffic impact to the surrounding road network.

Environmental Aspect

- 4.5.3 The proposed water pumping station will be a fully enclosed pump room and quite distant from the existing residential developments / blocks (about 100m away). In addition, the proposed water pumping station will be designed in compliance with Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG) and

Environmental Protection Department Good Practice on the Control of Noise from Electrical & Mechanical Systems. As such, it is expected that the proposed water pumping station is acceptable from noise perspective.

- 4.5.4 In terms of air quality, no equipment in the proposed pumping station is anticipated to generate air pollutants and bring adverse impacts. Furthermore, the surrounding land uses are mainly roads and other utilities / infrastructures only. Therefore, the proposed water pumping station is considered acceptable in air quality terms.

Drainage Aspect

- 4.5.5 Due to the small footprint of about 150m², the proposed pumping station is small in scale and will not make any significant change to the drainage characteristics of the surrounding stormwater drainage system. Insignificant drainage impact is anticipated from this roadside structure.

5 CONCLUSION

5.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed 'utility installation for private project (water pumping station and associated water mains)' at Government Land in D.D. 169 and D.D. 198, MOS Road and MOST Road, Ma On Shan.

5.1.2 The proposed water pumping station is necessary to cater for the water demand from an Approved Residential Development under S16 Application A/MOS/65, as the residential development site has no existing water supply. Moreover, the proposed pumping station concerns only a small piece of Government land which has no designated use and the proposed location and design of the pumping station has been agreed by the WSD.

5.1.3 The subject application is supported by the following justifications:

- The proposed pumping station and associated water mains in the Application Site are the essential utility installation for the Approved Residential Development;
- the proposed location and design of the pumping station has been agreed with relevant government department;
- the proposed pumping station footprint and height have been minimised to reduce the bulk as far as practicable;
- the proposed pumping station is compatible with surrounding land uses which mainly comprise roads, and other utilities / infrastructures works; and
- no adverse impacts are anticipated from the proposed pumping station due to its small-scale nature.

5.1.4 In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider the subject planning application favorably.

Appendix B

Extract of the Approved Ma On Shan Outline Zoning

Plan No. S/MOS/28

OTHER SPECIFIED USES (Cont'd)

Column 1
Uses always permitted

Column 2
Uses that may be permitted with or
without conditions on application
to the Town Planning Board

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is primarily to provide/reserve land for specific purposes and uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the relevant maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Country Park* Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Marine Fuelling Station Petrol Filling Station Pier Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

(Please see next page)

GREEN BELT (Cont'd)

Planning Intention

The planning intention of this zone is primarily for defining 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. There is a general presumption against development within this zone.

Remarks

Any diversion of stream, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Ma On Shan OZP No. S/MOS/27 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Flat
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Helicopter Landing Pad
Hospital	Holiday Camp
Institutional Use (not elsewhere specified)	Hotel
Library	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Market	Marine Fuelling Station
Pier	Off-course Betting Centre
Place of Recreation, Sports or Culture	Office
Public Clinic	Petrol Filling Station
Public Convenience	Place of Entertainment
Public Transport Terminus or Station	Private Club
Public Utility Installation	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Vehicle Park (excluding container vehicle)	Refuse Disposal Installation (Refuse Transfer Station only)
Recyclable Collection Centre	Residential Institution
Religious Institution	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services (not elsewhere specified)
Rural Committee/Village Office	<u>Utility Installation for Private Project</u>
School	Zoo
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

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GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

This zone is intended 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. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

Remarks

- No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Public Vehicle Park (excluding container vehicle) (on land designated "R(A)11" only)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in free-standing purpose-designed building only)	Private Club
Social Welfare Facility	Public Convenience
Utility Installation for Private Project	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle) (not elsewhere specified)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:
	Eating Place
	Educational Institution
	Institutional Use (not elsewhere specified)
	Off-course Betting Centre
	Office
	Place of Entertainment
	Private Club
	Public Convenience
	Recyclable Collection Centre
	School
	Shop and Services
	Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

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RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (n) On land designated "R(A)11", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.8, or the plot ratio of the existing building, whichever is the greater.
- (o) On land designated "R(A)12", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 7.0, or the plot ratio of the existing building, whichever is the greater.
- (p) In determining the maximum plot ratio for the purposes of paragraphs (b) to (f) and (k) to (n) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community (GIC) facilities including school(s) as may be required by Government shall be deducted from calculation of the site area.
- (q) In determining the maximum plot ratio/GFA for the purposes of paragraphs (b) to (o) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (r) In determining the maximum plot ratio for the purposes of paragraph (n) above, any floor space that is constructed or intended for use solely as public vehicle park and GIC facilities, as required by the Government may be disregarded.
- (s) Where the permitted plot ratio/GFA as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraphs (b) to (o) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (b) to (o) above may thereby be exceeded.
- (t) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (u) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio/GFA restrictions stated in paragraphs (a) to (o) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (v) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) in areas zoned “Site of Special Scientific Interest” or “Conservation Area”:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (c) maintenance or repair of watercourse and grave;
 - (d) rebuilding of New Territories Exempted House; and
 - (e) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the publication of the first plan, by a New Territories Exempted House.
- (8) In areas zoned “Site of Special Scientific Interest” or “Conservation Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;

- (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and
- (b) the following uses or developments require permission from the Town Planning Board:
- provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (9) In any area shown as ‘Road’, all uses or developments except those specified in paragraph (7) above in this Part A and those specified below require permission from the Town Planning Board:
- toll plaza, on-street vehicle park and railway track.
- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (11) In these Notes,
- (a) unless the context otherwise requires or unless as expressly provided in this paragraph (11), terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.
 - (b) “existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation, and the conditions of the Government lease concerned.
 - (c) “New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance.

relaxation of building height restriction. Each application for minor relaxation of building height restriction will be considered on its own merits. Given its waterfront location, podium structures should be avoided.

9.9 Open Space (“O”) : Total Area 38.71 ha

- 9.9.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of the local residents as well as the general public.
- 9.9.2 Open space provision in the Area is planned in the form of a continuous network. The open spaces are designed to link Ma On Shan Country Park to the shoreline of Tide Cove/Tolo Harbour. The main feature is the district open space on the waterfront in Planning Area 100, which has been developed as Ma On Shan Park to serve the Area. A waterfront promenade running from Tai Shui Hang in the south up to Ma On Shan Park in the north has been completed.
- 9.9.3 In response to the “green finger” concept adopted in the overall planning of the Area, three strips of open spaces running in an east-west direction will be developed in the Area. They serve as green visual corridors separating the high-density developments. They are located to the south and to the north of Heng On Estate and to the north of Yiu On Estate.
- 9.9.4 In addition to the major open spaces as indicated on the Plan, local open spaces will also be provided within the public housing estates and the large private residential developments for the enjoyment of local residents.

9.10 Other Specified Uses (“OU”) : Total Area 12.59 ha

- 9.10.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone.
- 9.10.2 A site in the north-eastern part of Planning Area 108 has been developed for a railway station and a public transport interchange with a commercial/residential development. The Ma On Shan Rail terminates at this point and is provided with pedestrian linkages and bus feeder services to serve the surrounding areas. Developments or redevelopments in this “OU” site are subject to a maximum domestic GFA of 168,650m², a maximum non-domestic GFA of 4,000m² and a maximum GFA of 15,066m² for the public transport interchange, or the GFA of the existing building, whichever is the greater. The GFA of the railway station may be exempted from GFA calculation.
- 9.10.3 Ma On Shan Water Treatment Works at Kwun Hang in Planning Area 81 serves to provide chlorinated water to the Area.
- 9.10.4 Three existing petrol filling stations in Planning Areas 86 and 92 are also covered by this zoning.

- 9.10.5 The existing pier for Wu Kai Sha Youth Village in Planning Area 110 and a proposed pier in Planning Area 100 are also covered by this zoning.
- 9.10.6 A site at Nai Chung is designated for educational and recreational development. Recreational uses compatible with the overall setting of the area are permitted as of right. The development of a school in this zone requires planning permission from the Board in order to ensure adequate planning control on the proposed use through the submission of layout plan. Moreover, development or redevelopment within the zone is subject to a maximum GFA of 17,800m² and a maximum building height of seven storeys. Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. Each proposal will be considered on its own merits. For any development on this site, special attention should be made to ensure no adverse impact on the surrounding environment (particularly the Nai Chung SSSI).
- 9.10.7 A site to the south-east of Chevalier Garden in Planning Area 75 is designated as “OU” annotated “Sewage Treatment Works” to facilitate the relocation of the Sha Tin Sewage Treatment Works to cavern.
- 9.10.8 Developments or redevelopments in the “OU” sites are subject to maximum building heights in terms of mPD or number of storeys as stipulated on the Plan or at the Notes of the Plan. Minor relaxation of the building height and/or plot ratio/GFA restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height and/or GFA restrictions will be considered on its own merits.
- 9.10.9 However, for any existing building with plot ratio/GFA already exceeding the plot ratio/GFA restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.
- 9.11 Green Belt (“GB”) : Total Area 398.63 ha
- 9.11.1 The planning intention of this zone is primarily for defining 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 “GB” zone also provides a buffer between the developments in the Area and the adjacent Ma On Shan Country Park. There is a general presumption against development within this zone.
- 9.11.2 The land within this zoning comprises mainly the hill slopes to the south of Ma On Shan Bypass. MTLRA, the existing wooded knoll near Starfish Bay and the area to the southwest of Li Po Chun United World College are also under this zoning.
- 9.11.3 As diversion of stream, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse

impacts on the natural environment, permission from the Board is required for such activities.

9.7 Government, Institution or Community (“G/IC”) : Total Area 65.61 ha

- 9.7.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.7.2 Existing GIC facilities serving a wider community include Wu Kai Sha Youth Village in Planning Area 110, Li Po Chun United World College and a holiday centre for the elderly in Planning Area 111, and a regional police headquarters in Planning Area 103.
- 9.7.3 Existing/planned GIC facilities serving mainly the local community include a swimming pool complex, an indoor recreation centre cum library, a sub-divisional fire station, an ambulance depot cum training school, and a sports complex in Planning Area 92, a health and welfare building in Planning Area 90, a sewage pumping station and an electricity sub-station in Planning Area 86, a site for social welfare facilities and other GIC facilities in Area 100, the indoor recreation centre cum community hall and other facilities at Area 103, and the indoor recreation centre at Lok Wo Sha Lane.
- 9.7.4 The “G/IC” sites in the area near the eastern end of Planning Area 81 have been developed as a service reservoir. Another “G/IC” site in the area is planned for the development of another service reservoir. The “G/IC” site in Planning Area 81 near Kam Ying Court has been developed as Ma On Shan Service Reservoir and Ma On Shan Salt Water Reservoir. The “G/IC” site near To Tau is planned for the development of a sewage pumping station.
- 9.7.5 The three “G/IC” sites along Ma On Shan Tsuen Road are reserved for a primary school, a pumping station, and a fresh water service reservoir and a salt water service reservoir to support the planned housing developments.
- 9.7.6 A number of primary and secondary schools have been provided and planned within the Area. Also included under this zoning are sites for churches and telephone exchanges.
- 9.7.7 When detailed planning and development for the Area proceeds, local community facilities such as kindergartens and neighbourhood centres will be provided within the public housing estates and the large private residential developments.

- 9.7.8 Development and redevelopment within the “G/IC” zone is subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of building height restriction will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.6 above.

9.3 Residential (Group A) (“R(A)”) : Total Area 90.57 ha

- 9.3.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The lowest three floors of a building include basements but exclude any floor used wholly or mainly for ancillary car parking, loading/unloading bay and/or plant room. Commercial uses on any floor above the lowest three floors will require planning permission from the Board.
- 9.3.2 Sites in Planning Areas 75, 77, 86, 90, 90B, 92, 100, 103 and 108 zoned for this purpose are intended for public housing development including public rental estates, SSF as well as PSPS. Within these developments, local open spaces and neighbourhood shopping and community facilities are provided to serve the needs of the residents.
- 9.3.3 Existing public rental estates include Yan On Estate and Heng On Estate in Planning Area 86, Chung On Estate in Planning Area 90, Yiu On Estate in Planning Area 92 and Lee On Estate in Planning Area 108. Eight SSF developments include Kam Tai Court in Planning Area 77, Kam Chun Court in Planning Area 81, Kam On Court in Planning Area 86, Kam Fai Court and Kam Fung Court in Planning Area 90, Kam Hay Court in Planning Area 92, Kam Ying Court in Planning Area 103 and Kam Lung Court in Planning Area 108. Two major PSPS developments include Chevalier Garden in Planning Area 75 and Saddle Ridge Garden in Planning Area 103. Fok On Garden and Fu Fai Garden in Planning Area 100 are two smaller scale PSPS developments.
- 9.3.4 Developments or redevelopments in areas zoned “R(A)” are subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater. They are also subject to the maximum building height restrictions as stipulated on the Plan, or the height of the existing building, whichever is the greater. The stipulated plot ratio restriction is the maximum only. All public housing estates are also governed by planning briefs. Any increase in GFA/plot ratio must be supported by relevant assessments on the infrastructural implications e.g. Traffic Impact Assessment (TIA), Drainage Impact Assessment and Sewerage Impact Assessment (SIA).

9.3.9 Three sites, one to the east and the other to the west of Cheung Muk Tau Village, and one at the lower end of Ma On Shan Tsuen Road are zoned “R(A)11” for public housing developments subject to a maximum plot ratio of 6.8 or the plot ratio of the existing building, whichever is the greater. It is also subject to a maximum building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater.

9.3.10 At the detailed design stage, quantitative air ventilation studies will need to be conducted for the housing developments within the “R(A)11” sites to further refine the development layout and the relevant mitigation measures from the air ventilation perspectives.

9.3.11 A site located on On Chun Street in Area 100 is zoned “R(A)12” subject to a maximum plot ratio of 7.0 or the plot ratio of the existing building, whichever is the greater. It is also subject to a maximum building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater. The requirements of relevant technical assessments (including TIA, Noise Impact Assessment and SIA, etc.) should be incorporated into the lease.

9.3.12 Planning brief(s) setting out the development parameters, design requirements and the relevant technical assessments to be conducted for individual public housing site(s) will be provided to guide the future development of the site(s).

9.3.13 Minor relaxation of the building height and/or plot ratio/GFA restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of building height and/or plot ratio/GFA restrictions will be considered on its own merits.

9.3.14 However, for any existing building with plot ratio/GFA already exceeding the plot ratio/GFA restrictions as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.