

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

RNTPC Paper No. 1/14

**For Consideration by
The Rural and New Town Planning Committee on 21.2.2014**

**PROPOSED AMENDMENTS TO THE
APPROVED MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/18**

**PROPOSED AMENDMENTS TO
THE APPROVED MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/18**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/18 as shown on the draft Ma On Shan OZP No. S/MOS/18A (**Annex B**) and its Notes (**Annex C**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Annex D**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land use zones of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 30.7.2013, the Chief Executive in Council (CE in C) approved the draft Ma On Shan OZP No. S/MOS/17 under section 9(1)(a) of the Ordinance which was subsequently renumbered as S/MOS/18. On 9.8.2013, the approved Ma On Shan OZP No. S/MOS/18 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 8.10.2013, the CE in C referred the approved Ma On Shan OZP No. S/MOS/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 18.10.2013 under section 12(2) of the Ordinance.

3. The Proposed Amendments

- 3.1 It was stated in the 2013 Policy Address that the Government would adopt a multi-pronged approach to increase land supply to meet the housing and other development needs of Hong Kong. To optimize the use of land, the Government has continued reviewing various land uses and rezoning sites as appropriate and, where the original intended use is no longer required, converting the land for housing development. Besides, the Government would take steps to rezone for residential use sites in Green Belt areas which are devegetated, deserted or formed. To meet the pressing need for housing land supply, three sites, namely, the "Government, Institution or Community" ("G/IC") site to the east of Hang Tai

Road, the “Green Belt” (“GB”) site along Ma On Shan Road and the “Open Space” (“O”) site at Lok Wo Sha Lane have been identified for housing development.

Item A - Proposed Public Rental Housing (PRH) site at Hang Tai Road (**Plans 1a, 2a, 3a and 4a**)

- 3.2 The proposed PRH site is located at Hang Tai Road in Area 86. It comprises the existing Yan On Estate, a section of Hang Tai Road and part of “G/IC” site. The “G/IC” site is currently used as temporary works area and site depot by Highways Department (HyD) and temporary storage of core boxes by Drainage Services Department (DSD). To its north across Hang Fai Street are Heng On Estate (PRH development), Kam On Court (Home Ownership Scheme (HOS) development) and a large public open space area. To the west across Sai Sha Road and MTR Ma On Shan Line are medium-density private residential developments of Oceanaire, Ocean View and La Costa as well as temporary fee-paying public car parks. To the east are a liquefied petroleum gas (LPG)/petrol filling station, an electricity substation (ESS) and a sewage pumping station. To the south across Ma On Shan Road are the “GB” zone and the proposed HOS site.
- 3.3 The “G/IC” site was originally reserved for the development of Government offices and public car park. The Government Property Agency (GPA) and Transport Department (TD) have confirmed that the site is no longer required for the original uses and could be released for housing development. As the “G/IC” site is adjacent to the existing Yan On Estate, it could be developed as an extension of Yan On Estate for public housing development. To facilitate better integration with the existing Yan On Estate, HD proposed to realign a section of Hang Tai Road to the east (**Plan 2a**) to form a larger site for PRH development. The whole site after amalgamation and road realignment, with an area of 3.08 ha, is proposed to be rezoned from “R(B)2”, ‘Road’ and “G/IC” to “R(A)8” (**Item A1, Plan 2a**). The “R(A)8” zone will be subject to a maximum domestic plot ratio (PR) of 6, a maximum non-domestic PR of 0.5 and a maximum building height (BH) of 140mPD. It is expected that a total of about 1,600 additional PRH units can be provided with supporting retail and G/IC facilities.
- 3.4 As illustrated in the schematic drawing and photomontages prepared by HD (**Drawings 1 and 2a to 2d**), the proposed PRH site extension is to be developed for three housing blocks with BHs ranging from 40 to 44 storeys (i.e. 129 to 140mPD) ascending from north to south. The maximum BH has taken into account the existing BH of Yan On Estate (120mPD) and the maximum BH for the proposed HOS site across Ma On Shan Road (122 to 137mPD) to form a stepped height profile descending from the inland to the waterfront. Building separations of 15m will be provided between the new PRH blocks. In addition, empty bays on ground floor and podium roof, and a 10m building setback from the realigned Hang Tai Road would increase the sense of openness and minimize the impact to the wind environment of the surrounding area as examined by an Air Ventilation Assessment (**Appendix II**).
- 3.5 The proposed PRH development will include welfare facilities which are proposed to be located at the podium level of new Blocks 1 and 2. Retail and

community facilities are proposed to be located along Sai Sha Road in the existing Yan On Estate (**Drawing 1**). The basketball court near Hang Tai Road within the existing Yan On Estate will be relocated to a site near Sai Sha Road, and a new basketball court will be provided at one of the remaining portions of the “G/IC” site across the realigned Hang Tai Road. The other remaining portion of the “G/IC” site is proposed for amenity area (**Plan 2a**). Basketball court and amenity area are permissible under the “G/IC” zone. Based on HD’s proposal, the major development parameters of the PRH development at the “R(A)8” site are summarized as follows:

Gross Site Area for “R(A)8”	about 3.69 ha
Site Area for the PRH*	about 3.08 ha
No. of Flats	about 4,187 (about 1,600 at new site)
No. of Blocks	6 (3 at new site)
Design Population	about 11,700 (about 4,900 at new site)
Maximum Domestic GFA	184,800 m ²
Maximum Non-domestic GFA	14,800 m ²
Maximum Domestic Plot Ratio (PR)	6
Maximum Non-domestic PR	0.5
Maximum BH	140mPD
Local Open Space	Not less than 11,700 m ²
Car Parking and Loading/Unloading (L/UL) Facilities	<ul style="list-style-type: none"> - Private car (domestic): 128 (36 for new site) - Private car (retail and commercial): 19 (17 for additional retail facilities) - Light goods vehicle: 13 (3 for new site) - Motorcycle: 21 (7 for new site) - Welfare facilities: 4 (for new site) - L/UL: 13 (9 for new site and additional retail facilities)
Other Supporting Facilities	<ul style="list-style-type: none"> - Retail and commercial facilities (GFA of about 4,965 m² (GFA of about 4,500 m² for new site) - A 7-classroom kindergarten (at new site) - A 60-place Day Care Centre for the Elderly (at new site) - A 20-place Supported Hostel for Mentally Handicapped Persons (at new site) - A 30-place Special Child Care Centre (at new site) - A 90-place Early Education and Training Centre (at new site) - Children’s play area (936 m²) - 1 badminton court - 2 basketball courts (1 to be provided at the “G/IC” site across realigned Hang Tai Road) - 2 table tennis tables (1 at new site)

- 1 5-a-side soccer pitch

* excluding slope area and public road from site area

- 3.6 The realigned Hang Tai Road together with part of Hang Fai Street, with an area of about 0.83 ha, is proposed to be rezoned from “G/IC” to an area shown as ‘Road’ (**Item A2, Plan 2a**) to reflect the new road alignment. TD had no in-principle objection to the closure of the Hang Tai Road and its re-alignment and advised that gazettal of the re-aligned Hang Tai Road under Roads Ordinance is required.

Item B - Proposed HOS site along Ma On Shan Road (Plans 1a, 2a, 3a and 4b)

- 3.7 The proposed HOS site falls within an area zoned “GB” on the OZP. It is formed and currently used as a temporary cycle park, community farm and archery field under Short Term Tenancy (STT) and temporary works area by HyD under TGLA. To its north across Ma On Shan Road are the proposed PRH site at Hang Tai Road. To the west across Ma On Shan Road and MTR Ma On Shan Line are medium-density private residential developments of Sausalito and Mountain Shore and a HOS development of Kam Tai Court. To the east is the major area of “GB” zone mostly wooded and further east is the Ma On Shan Country Park. To the south are the village type developments of Tai Shui Hang Tsuen and the residential development of Chevalier Garden.
- 3.8 The site is elongated in configuration comprising the northern and southern portions. The whole site, with an area of about 1.86 ha, is proposed to be rezoned from “GB” to “R(A)9” subject to a maximum domestic PR of 5.5 and a maximum non-domestic PR of 0.3 with a maximum BH of 140mPD (**Item B1, Plan 2a**). It is expected that the site will provide about 1,700 HOS units with supporting G/IC facilities.
- 3.9 As illustrated in the schematic drawing and photomontages prepared by HD (**Drawings 1 and 2a to 2d**), the proposed HOS site is to be developed for six blocks with BHs ranging from 39 to 43 storeys (i.e. 122 to 137mPD) descending from north to south. The maximum BH has taken into account the existing building height of the residential development at the waterfront (80 to 120mPD), the existing/proposed maximum BH for Yan On Estate and its extension (120 to 140mPD) and the mountain backdrop to form a stepped height profile descending from the inland to the waterfront (**Plan 3a**). Linear building block disposition aligned with the prevailing wind direction and a large building gap of about 140m between northern and southern portions as well as building separations of about 15m between the building blocks would minimize the impact to the wind environment of the surrounding area. Major development parameters of the HOS site are summarized as follows:

Gross Site Area for “R(A)9”	about 1.89 ha
Site Area for the HOS*	about 1.86 ha
No. of Flats	about 1,700
No. of Blocks	6
Design Population	5,250
Maximum Domestic GFA	102,200 m ²

Maximum Non-domestic GFA	5,500 m ²
Maximum Domestic Plot Ratio (PR)	5.5
Maximum Non-domestic PR	0.3
Maximum Building Height	140mPD
Local Open Space	Not less than 5,250 m ²
Car Parking and Loading/Unloading (L/UL) Facilities	<ul style="list-style-type: none"> - Private car (domestic): 77 - Private car (visitor): 12 - Motorcycle: 15 - L/UL (domestic): 6 - Bicycle: 227
Other Supporting Facilities	<ul style="list-style-type: none"> - Retail and commercial facilities (GFA of about 100 m²) - Children's play area (420 m²) - 1 badminton court - 1 basketball court - 1 table tennis table

* excluding slope area from site area

- 3.10 In referring to the blocking layout at **Drawing 1**, a footbridge with allowance for retail facilities over Ma On Shan Road is proposed to facilitate better connection between the HOS site and the adjacent developments and the MTR Heng On Station to the north. A shopping centre proposed at the southern tip of Yan On Estate would provide the connection point. The area across Ma On Shan Road is proposed to be rezoned from 'Road' to "OU" annotated "Pedestrian Link with Retail Facilities" (**Item B2, Plan 2a**). Under the Notes of the proposed "OU" zone, 'Shop and Services' is included in Column 1. The "OU" zone will be subject to a maximum building height of 1 storey. Given the length of the footbridge (about 100m), subject to HD's feasibility study, some retail facilities can be provided along this walkway to help create a better walking experience. As the footbridge is located at the southern entrance of Ma On Shan and would be visually prominent, special consideration would be given by HD to its design so that it would serve to signify a gateway into the new town.
- 3.11 A slip road from Ma On Shan Road to the proposed HOS site is needed to improve traffic movement. As such, a strip of land abutting Ma On Shan Road is proposed to be rezoned from "GB" to an area shown as 'Road' (**Item B3, Plan 2a**).

Item C: Proposed private residential development at Lok Wo Sha Lane (Plans 1b, 2b, 3b and 4c)

- 3.12 An "O" site at Lok Wo Sha Lane in Area 111 near the eastern fringe of Ma On Shan, with a site area of about 0.83 ha, is proposed for private residential development. The site is originally reserved for open space use. However, there is no development programme and the provision of open space in Ma On Shan is generally sufficient to satisfy the planned population in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). There is a surplus of about 26ha planned local/district open space in the Ma On Shan OZP. The Director of Leisure and Cultural Services (DLSC) confirmed that he has no in-principle

objection to rezoning the “O” site for residential use.

- 3.13 The site is currently vacant with shrubs and grasses. To its immediate west is a “G/IC” site reserved for the development of an indoor recreation centre. To its north and northeast across Lok Wo Sha Lane are various G/IC uses including Li Po Chun United World College (subject to BH restriction of 42mPD) and Helping Hand Holiday Centre for the Elderly (subject to BH restriction of 32mPD). To its east along both sides of Sai Sha Road is the low-density residential development of Symphony Bay (subject to BH restriction of 36mPD and 55mPD). To its west is the medium-density residential and commercial development of Double Cove (subject to BH restriction of 130mPD) which is being implemented by phases. To its southwest are the MTR Wu Kai Sha Station and the residential and commercial development of Lake Silver (subject to BH of 185mPD).
- 3.14 The site, which is about 250m away from the Ma On Shan Line Wu Kai Sha Station and within a neighbourhood of mixed residential and GIC uses, is considered suitable for residential development. Commercial facilities are conveniently available in the commercial podium under Wu Kai Sha Station and “CDA(1)” site to the east currently under construction. It is therefore proposed to rezone the site to “Residential (Group B)5” (“R(B)5”) with maximum domestic plot ratio of 3.6 for pure residential development having considered the character of medium density developments to its west (about plot ratio of 5 at Monta Vista and Lake Silver) and the low to medium density developments to its east (about plot ratio of 1 or 1.5 at Symphony Bay). Having regard to the stepped height profile, site context (at the far eastern end of Ma On Shan New Town and proximity to waterfront), density guidelines in HKPSG, and new policy initiative of increasing development density, a plot ratio of 3.6 is proposed for the residential development.
- 3.15 Taking into account its location in the transition area from high-rise development at Lok Wo Sha (Lake Silver at 185mPD and Double Cove at 130mPD) to the low-rise development at Cheung Muk Tau (Li Po Chun United World College at 42mPD and Symphony Bay at 36mPD and 55mPD) (**Plan 3b**), a BH restriction of 95mPD (about 21 storeys) is proposed for the residential site. Such BH restriction seeks to minimize the visual impacts to the adjacent developments while achieving the intended development intensity (see photomontages in **Plans 5, 5a to 5c**). The existing cycle track, footpaths, subway and amenity area adjoining Symphony Bay will be preserved and excluded from the development site boundary.
- 3.16 The proposed development parameters of the private residential site are as follows:

Gross Site Area of “R(B)5”	about 0.83ha
Site Area for Private Residential Site*	about 0.58 ha
No. of Flats	about 422 (assumed flat size of 50m ²)
Maximum Plot Ratio (PR)	3.6
Maximum GFA	about 21,000 m ²
Maximum Building Height	95mPD

* excluding existing cycle track, footpaths, subway and amenity area

Technical Assessments

Proposed PRH site at Hang Tai Road and Proposed HOS Site along Ma On Shan Road

- 3.17 HD has undertaken relevant technical assessments (i.e. Traffic Impact Assessment (TIA), Air Ventilation Assessment (Expert Evaluation) (AVA(EE)), visual appraisal (VA) and Quantitative Risk Assessment (QRA)) to ascertain that the proposed developments would not have adverse impacts on the traffic, air ventilation, visual and risk aspects. A summary of the assessment results is at **Appendix I**.
- 3.18 The TIA for both the PRH and HOS sites shows that with the implementation of traffic improvement works (including the provision of pedestrian crossing at the realigned Hang Tai Road and junction improvement at Hang Shun Street/Hang Tak Street/A Kung Kok Street) as well as the provision of additional bus and GMB services, the traffic generated by the proposed housing developments, including the realignment of Hang Tai Road and the proposed slip road from Ma On Shan Road to the proposed HOS site, will not cause any significant traffic impact on the surrounding road network. The Commissioner of Transport considers the TIA acceptable in principle.
- 3.19 The AVA(EE) (**Appendix II**) shows that the annual prevailing wind directions are from east and northeast whereas the summer prevailing wind directions vary from east and southwest. The proposed PRH and HOS blocks are basically oriented in a northeast-southwest direction. Such building block orientation, together with the incorporation of design features such as empty bays on ground floor and podium roof, building setback from the realigned Hang Tai Road and building separations, are expected to minimize the impact to the wind environment of the surrounding area. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L) of PlanD considers the AVA acceptable in principle.
- 3.20 The VA (**Appendix III** and **Drawings 2a to 2d**) conducted by HD indicate that for the vantage points at A Kung Kok Street/Hang Shun Street, Heng On Estate as well as waterfront promenades at Ma On Shan Area 90 and Science Park where there are heavy pedestrian or visitor flow, the visual impact would be insignificant. The development layouts have proposed a height variation ranging from 40 to 44 storeys at the proposed PRH site and ranging from 39 to 43 storeys at the proposed HOS site. The proposed BHs can blend in with the overall stepped height profile descending from the inland to the waterfront. The building gaps of at least 15m could facilitate visual and air permeability. The CTP/UD&L has no adverse comment on the VA.
- 3.21 The QRA for the proposed PRH site indicates that both the levels of individual and societal risks for the LPG station on the proposed PRH development are acceptable. The Director of Electrical and Mechanical Services has no in-principle objection to the QRA findings.
- 3.22 Other concerned government departments (i.e. Environmental Protection Department (EPD), Drainage Services Department (DSD) and Water Supplies Department (WSD)) confirmed that the proposed developments would not cause

any insurmountable problems on the environmental, drainage, sewerage and water supplies aspects and relevant technical assessments including Environmental Assessment Study (EAS) could be conducted at the detailed design stage.

- 3.23 The proposed PRH and HOS developments will be guided by administrative planning briefs. The proposed PRH and HOS developments are targeted to be completed in 2024/25 and 2021/22 respectively.

Proposed Private Residential Site at Lok Wo Sha Lane

- 3.24 With respect to the visual impact, the VA (**Appendix IV** and **Plans 5, 5a to 5c**) conducted by PlanD indicates that the vantage points from Yiu Sha Road and Sai Sha Road where there are major pedestrian or visitor flow, the visual impact would be insignificant. Being located at the transition area from high-rise development at Lok Wo Sha (Lake Silver at 185mPD and Double Cove at 130mPD) to the low-rise development at Cheung Muk Tau (Li Po Chun United World College at 42mPD and Symphony Bay at 36mPD and 55mPD), the proposed maximum BH of 95mPD can blend in with the overall setting and preserve the stepped height profile descending towards the waterfront. The adjoining “G/IC” zone which is restricted to a BH of 2 storeys can serve as a visual break in the locality. The proposed development would not have significant visual impact.
- 3.25 Concerning air ventilation impact, according to the recommendations of the AVA(E) conducted for the MOS OZP in 2009, the site is not located within air paths. The adjoining low-rise “G/IC” zone and a strip of “GB” zone further west will allow a separation of about 150m between the future residential development and Lake Silver/Double Cove. As a result, no major air ventilation problem is anticipated.
- 3.26 Concerned government departments (i.e. EPD, TD, DSD and WSD) have been consulted and they confirmed that the proposed developments would not cause any insurmountable problems on the environmental, transport, drainage, sewerage and water supplies aspects. Nevertheless, the Director of Environmental Protection (DEP) indicated that there is no existing sewerage in the area and the future developer is required to provide his own sewage treatment plant as an interim measure before sewer connection to the future sewerage system becomes available and to incorporate necessary noise mitigation measures to address the traffic noise impact.

Provision of Open Space and GIC Facilities

- 3.27 The proposed developments would not have adverse impact on the G/IC and open space provision within the OZP planning area. The district and local open space and a range of GIC facilities have been sufficiently provided in the area (**Appendix V**). There is a surplus of about 26ha planned local/district open space and there is no deficit of the planned GIC facilities such as sports centre, sports ground/sports complex, swimming pool complex, integrated family services centre, library, clinic/health centre, divisional/district police station, magistracy, etc. in the planning scheme area. Although there is a shortfall of the planned

provision of primary school classrooms by 158 classrooms in the OZP planning scheme area, there is a projected surplus of 173 primary school classrooms in Sha Tin OZP planning scheme area. We will further explore with Secretary for Education (S for E) if the shortfall of school facilities could be addressed by the provision in the adjoining area or a new site should be reserved.

Consultation with Sha Tin District Council

- 3.28 The Sha Tin District Council (STDC) generally accepted the proposed PRH and HOS developments when HD consulted the STDC on 5.9.2013 and 31.10.2013. Nevertheless, the STDC passed a motion requesting for the construction of a footbridge between Yan On Estate and the new shopping centre at Po Tai Street; developing the “G/IC” site next to the LPG station for open space use; and the provision of additional exits at MTR Tai Shui Hang Station and Heng On Station.
- 3.29 Regarding the proposed footbridge and additional exit, HD and TD will consider the proposal taking into account pedestrian demand. After re-alignment of the Hang Tai Road, there will be two small G/IC land parcels and one of which is already proposed for basketball court. For the remaining portion, PlanD and HD will consider using the site for amenity use.

4. Proposed Amendments to the Approved Ma On Shan OZP

- 4.1 The proposed amendments to the approved OZP are shown on the draft Amendment Plan No. S/MOS/18A at **Annex B**. Details of the amendment items are as follows:
- Item A1 – Rezoning of Yan On Estate and its adjoining land from “R(B)2”, “G/IC” and ‘Road’ to “R(A)8” and stipulation of building height restriction of 140mPD (Site Area : about 3.69 ha)
 - Item A2 – Rezoning of the land to the east of Yan On Estate from “G/IC” to area shown as ‘Road’ (Site Area : about 0.84 ha)
 - Item B1 – Rezoning of the land to the east of Ma On Shan Road from “GB” to “R(A)9” and stipulation of building height restriction of 140mPD (Site Area : about 1.89 ha)
 - Item B2 – Rezoning of a strip of land over Ma On Shan Road from area shown as ‘Road’ and a small portion of land abutting Ma On Shan Road from “GB” to “OU(Pedestrian Link with Retail Facilities)” and stipulation of building height restriction of 1 storey (Site Area : about 0.12 ha)
 - Item B3 – Rezoning of a strip of land abutting Ma On Shan Road from “GB” to area shown as ‘Road’ (Site Area : about 0.35 ha)

Item C – Rezoning of a site at Lok Wo Sha Lane from “O” to “R(B)5” and stipulation of building height restriction of 95mPD (Site Area: about 0.83 ha)

- 4.2 To facilitate the proposed PRH and HOS developments, two new sub-zones namely “R(A)8” and “R(A)9” under the “R(A)” zone are proposed. For “R(A)8”, a maximum domestic PR of 6, a maximum non-domestic PR of 0.5 and a maximum building height of 140mPD are stipulated for the proposed PRH development. For “R(A)9”, a maximum domestic PR of 5.5, a maximum non-domestic PR of 0.3 and a maximum building height of 140mPD are stipulated for the proposed HOS development. For “R(B)5”, a maximum PR of 3.6 and a maximum building height of 95mPD are stipulated for the proposed private residential development. Within the building height restrictions, a stepping height profile as mentioned in paras. 3.4 and 3.9 above will be adopted.
- 4.3 To provide pedestrian connection between the proposed PRH and HOS sites, a new zone namely “OU(Pedestrian Link with Retail Facilities)” is proposed with maximum building height of one storey.

5. Proposed Amendments to the Notes of the Approved Ma On Shan OZP

The Notes of the “R(A)” and “R(B)” zones have been amended to incorporate the proposed sub-areas of “R(A)8”, “R(A)9” and “R(B)5” zones with stipulation of PR and building height restrictions. Besides, the Notes for the “OU(Pedestrian Link with Retail Facilities)” zone has been added. A copy of the revised Notes is attached at **Annex C** with the proposed amendments highlighted for Members’ consideration.

6. Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in paragraph 4 above and to reflect the latest status and planning circumstances of the OZP. Opportunity is also taken to revise the description of the existing and newly added historic buildings released by the Antiquities Advisory Board (AAB) under the section of Cultural Heritage of the ES. A copy of the revised ES is attached at **Annex D** with the proposed amendments highlighted for Members’ consideration.

7. Plan Number

Upon gazetting, the draft OZP will be renumbered as S/MOS/19.

8. Consultation

Consultation with District Council

8.1 The STDC (or its sub-committee) and Sha Tin Rural Committee (STRC) will be

consulted after the Committee's agreement to the proposed amendments either before the gazetting of the proposed amendments to the OZP or during the exhibition period depending on the meeting schedules of STDC and STRC.

Departmental Consultation

- 8.2 Relevant bureaux and departments were consulted on the proposed amendments. Comments of Director of Housing (D of H), S for E, DEP, DLCS and CTP/UD&L of PlanD have been incorporated into the above paragraphs, where appropriate.
- 8.3 Apart from the above, the following departments have no objection to/no comment on the proposed amendments:
- (a) District Lands Officer, Sha Tin;
 - (b) District Officer (Sha Tin);
 - (c) Assistant Commissioner for Transport/New Territories, Transport Department;
 - (d) Director of Social Welfare;
 - (e) Project Manager/New Territories East, Civil Engineering and Development;
 - (f) Head of Geotechnical Engineering Office), Civil Engineering and Development Department;
 - (g) Antiquities and Monuments Office, Leisure and Cultural Services Department;
 - (h) Chief Engineer/Mainland South, Drainage Services Department;
 - (i) Chief Building Surveyor/New Territories 2 & Railway, Buildings Department;
 - (j) Chief Architect/Advisory & Statutory Compliance, Architectural Services Department;
 - (k) Chief Highway Engineer/ New Territories East, Highways Department;
 - (l) Director of Agriculture, Fisheries and Conservation;
 - (m) Director of Fire Services; and
 - (n) Commissioner for Police.

Public Consultation

- 8.4 The proposed amendments to the OZP will be gazetted for two months for public inspection under section 5 of the Ordinance.

9. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Ma On Shan OZP No. S/MOS/18 as mentioned in paragraph 4 above;

- (b) agree that the amendment Plan No. S/MOS/18A at Annex B (to be renumbered to S/MOS/19 upon gazetting) and its Notes at Annex C are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the revised ES at Annex D as an expression of the planning intentions and objectives of the Board for various land use zones on the draft Ma On Shan OZP; and
- (d) agree that the revised ES at Annex D is suitable for exhibition for public inspection together with the draft OZP No. S/MOS/18A (to be renumbered to S/MOS/19 upon gazetting).

10. Attachments

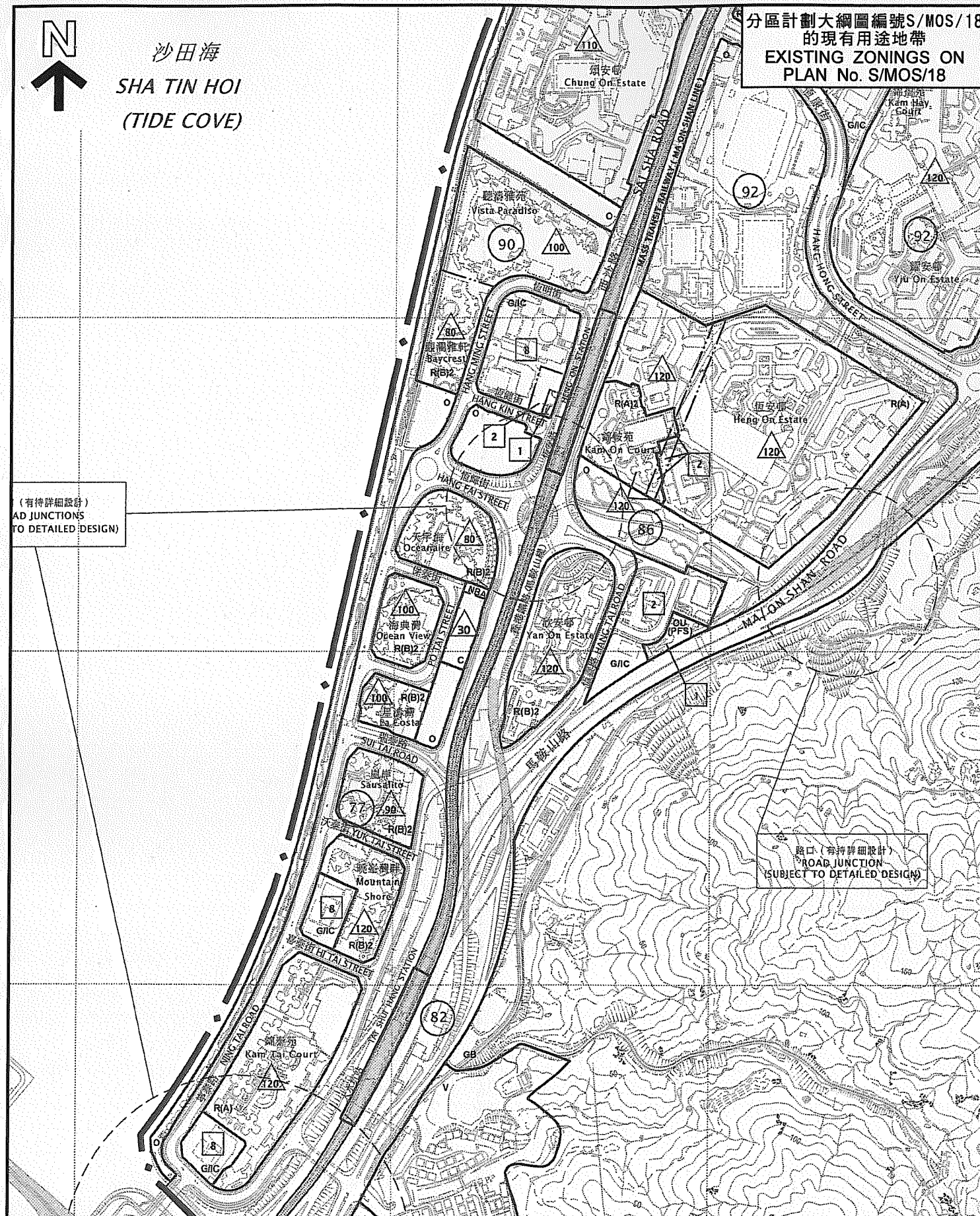
Plan 1	OZP Comparison
Plan 2	Site Plan
Plan 3	Aerial Photos
Plan 4	Site Photos
Plan 5	Photomontages for Proposed Private Residential Site
Drawing 1	Indicative Development Scheme for Proposed PRH and HOS Sites
Drawing 2	Photomontages for Proposed PRH and HOS Sites
Annex A	Approved Ma On Shan OZP No. S/MOS/18 (A-3 size)
Annex B	Draft Ma On Shan OZP No. S/MOS/18A
Annex C	Notes of the draft Ma On Shan OZP No. S/MOS/18A
Annex D	Explanatory Statement of the draft Ma On Shan OZP No. S/MOS/18A
Appendix I	Summary of Assessment Results provided by HD
Appendix II	Report on Air Ventilation Assessment (Expert Evaluation) provided by HD
Appendix III	Visual Appraisal Report provided by HD
Appendix IV	Visual Appraisal Report provided by PlanD
Appendix V	Provision of Open Space and Major G/IC Facilities in the MOS OZP

PLANNING DEPARTMENT
FEBRUARY 2014



沙田海
SHA TIN HOI
(TIDE COVE)

(有待詳細設計)
ROAD JUNCTIONS
TO DETAILED DESIGN



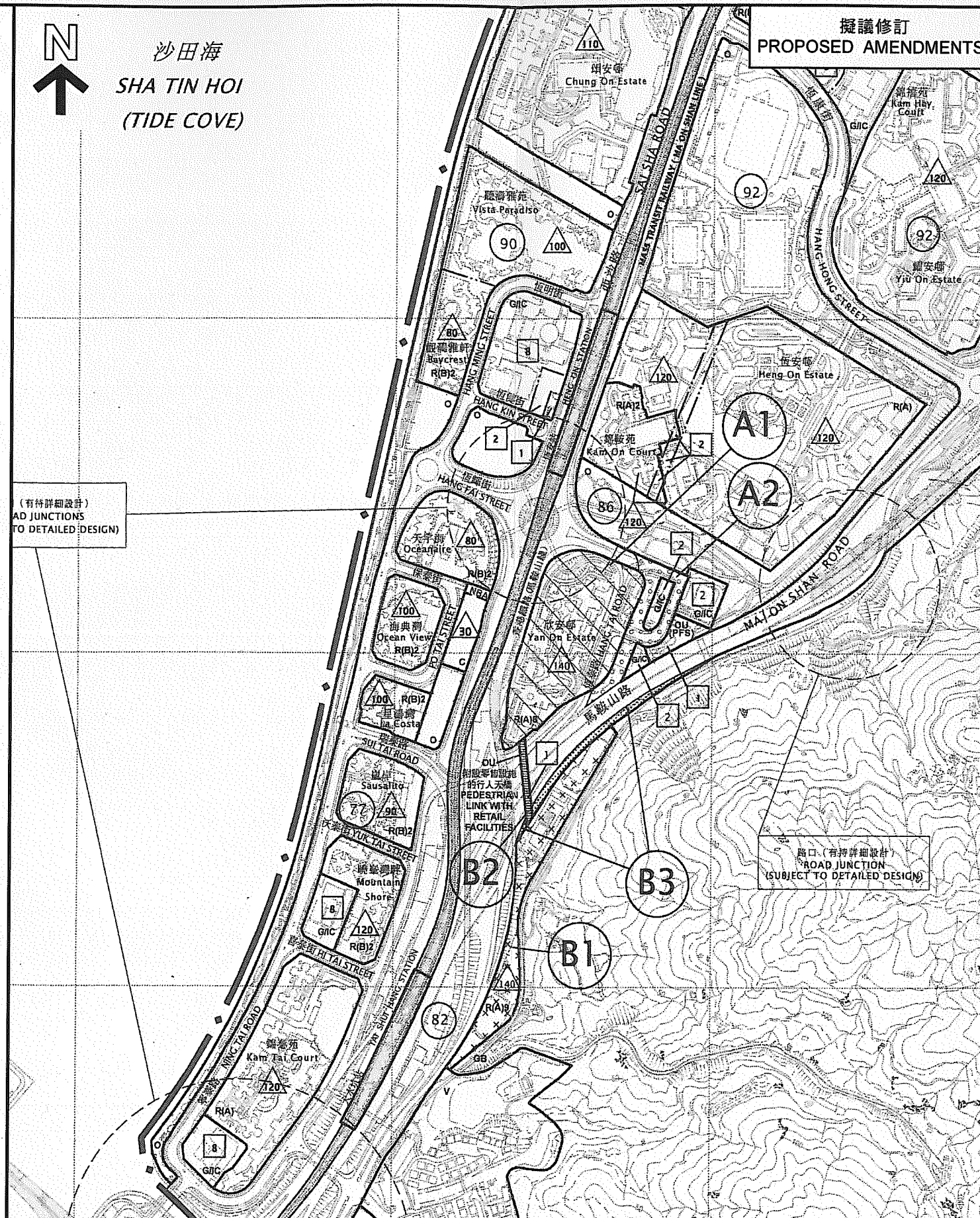
分區計劃大綱圖編號S/MOS/18
的現有用途地帶
EXISTING ZONINGS ON
PLAN No. S/MOS/18

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)



沙田海
SHA TIN HOI
(TIDE COVE)

(有待詳細設計)
ROAD JUNCTIONS
TO DETAILED DESIGN



擬議修訂
PROPOSED AMENDMENTS

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

本摘要圖於2014年2月13日擬備，
所根據的資料為分區計劃大綱圖編號
S/MOS/18及S/MOS/18A
EXTRACT PLAN PREPARED ON 13.2.2014
BASED ON OUTLINE ZONING PLANS No.
S/MOS/18 & S/MOS/18A

位置圖 - 修訂項目A1、A2、B1、B2及B3
LOCATION PLAN - ITEMS A1, A2, B1, B2 AND B3
在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/18

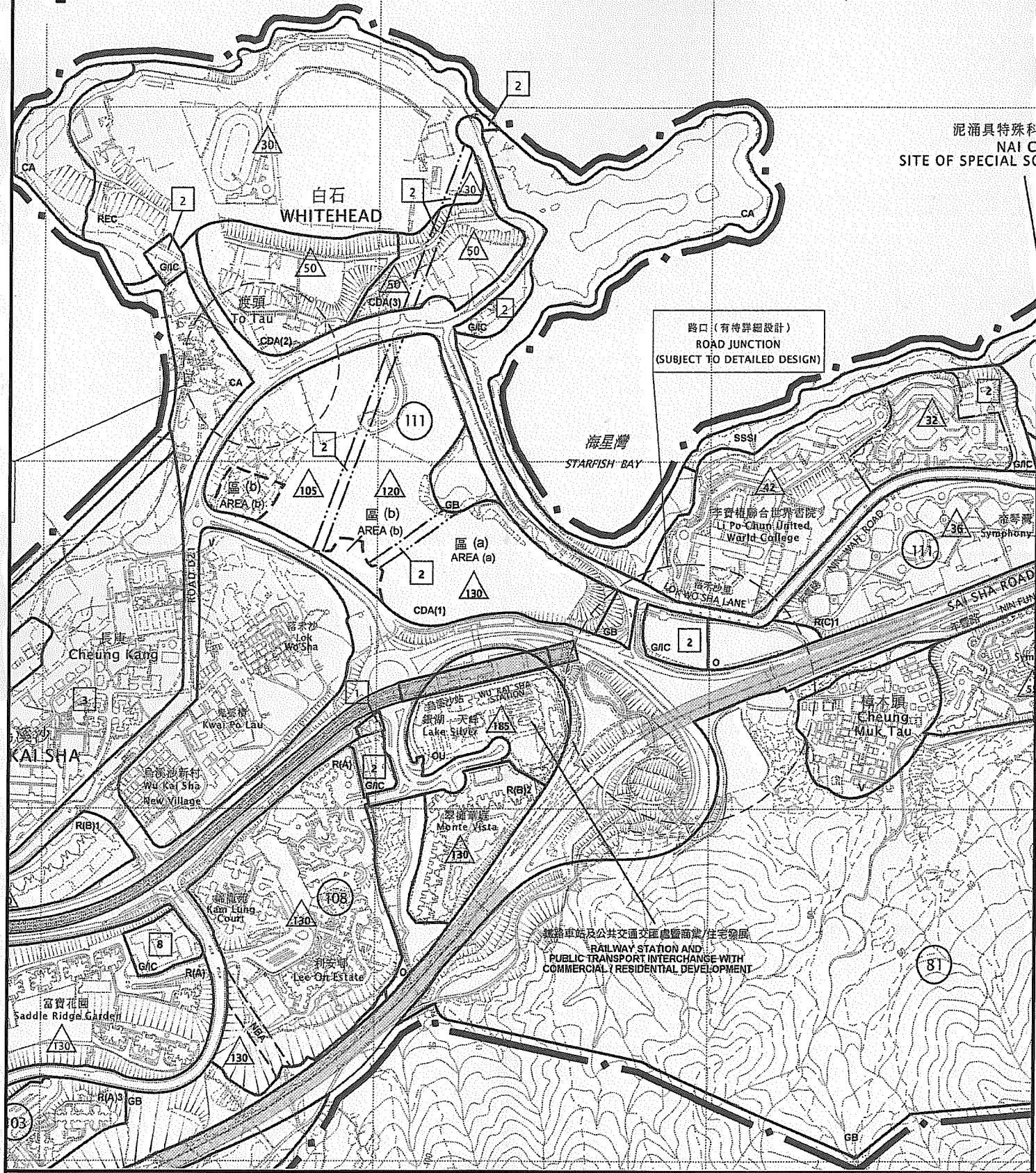
米 75 0 150 300 450 600 750 米
SCALE 1 : 7 500 比例尺
METRES

規 劃 署
PLANNING DEPARTMENT
參考編號
REFERENCE No.
M/ST/14/8
圖 PLAN
1a



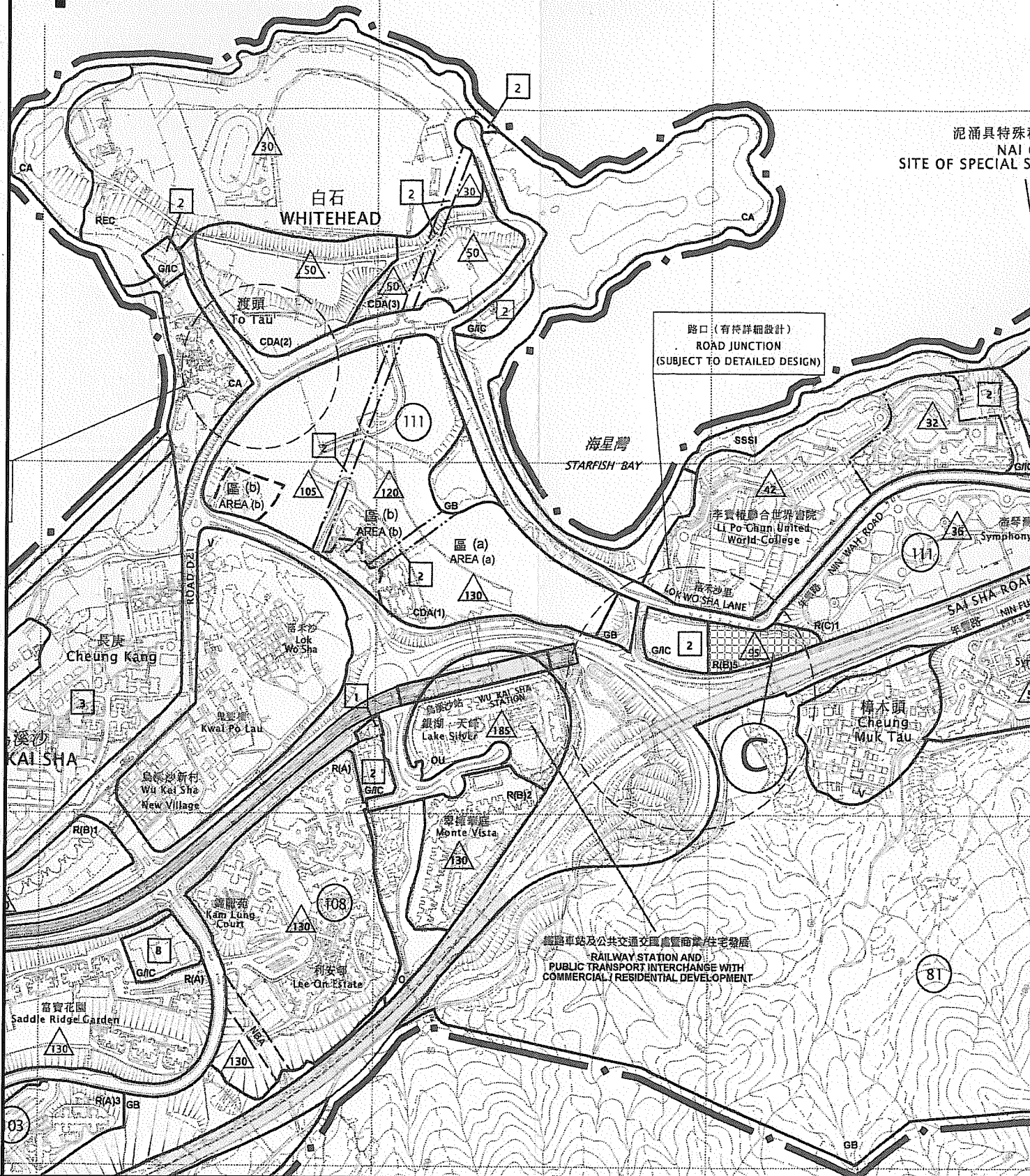
烏龜沙咀
WU KWAI SHA TSUI

分區計劃大綱圖編號S/MOS/18
的現有用途地帶
EXISTING ZONINGS ON
PLAN No. S/MOS/18



烏龜沙咀
WU KWAI SHA TSUI

擬議修訂
PROPOSED AMENDMENT



本摘要圖於2014年2月7日擬備，
所根據的資料為分區計劃大綱圖編號
S/MOS/18及S/MOS/18A
EXTRACT PLAN PREPARED ON 7.2.2014
BASED ON OUTLINE ZONING PLANS No.
S/MOS/18 & S/MOS/18A

位置圖 - 修訂項目C
LOCATION PLAN - ITEM C

在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/18

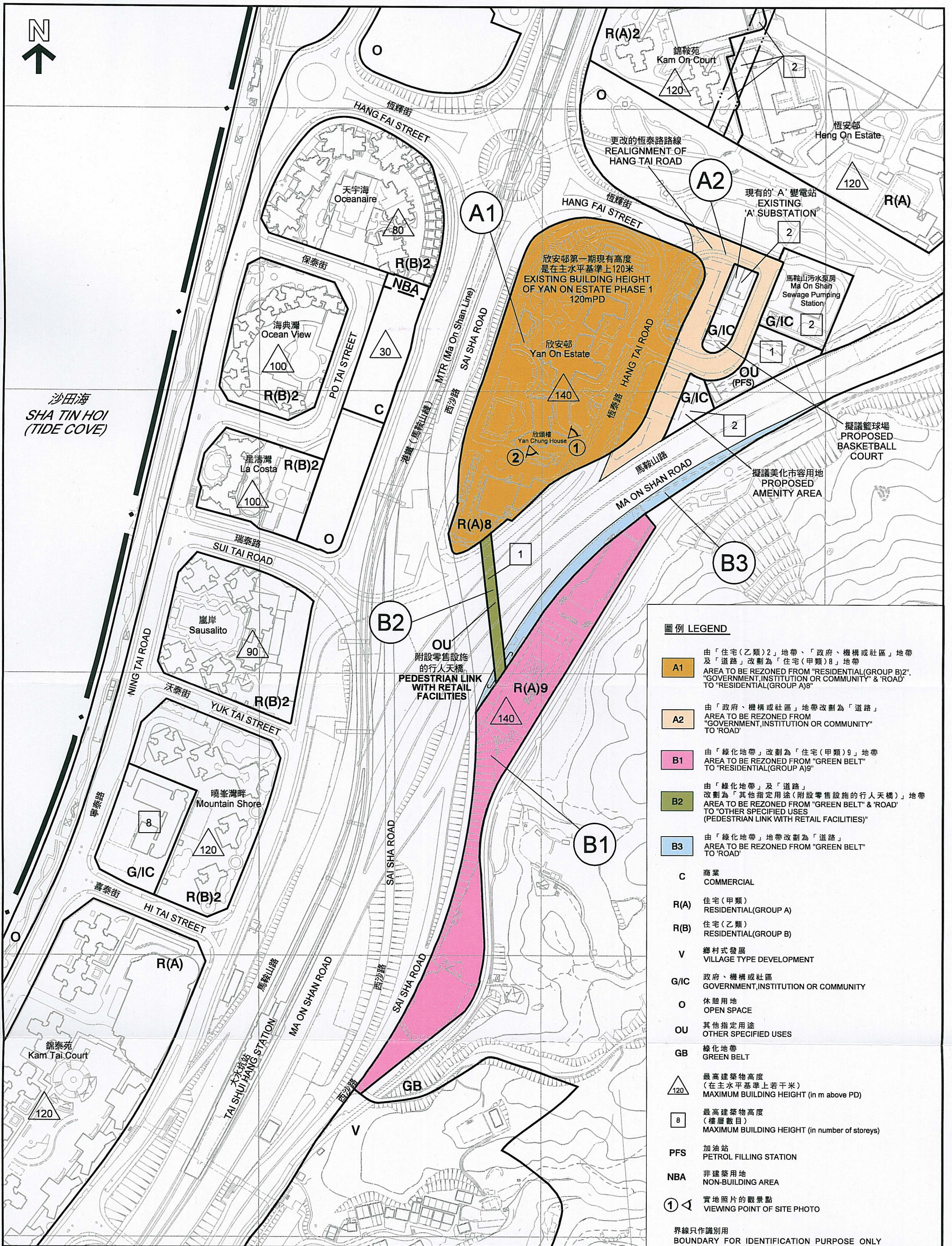
米 75 0 150 300 450 600 750 米
METRES SCALE 1:7 500 比例尺

規 劃 署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/14/8

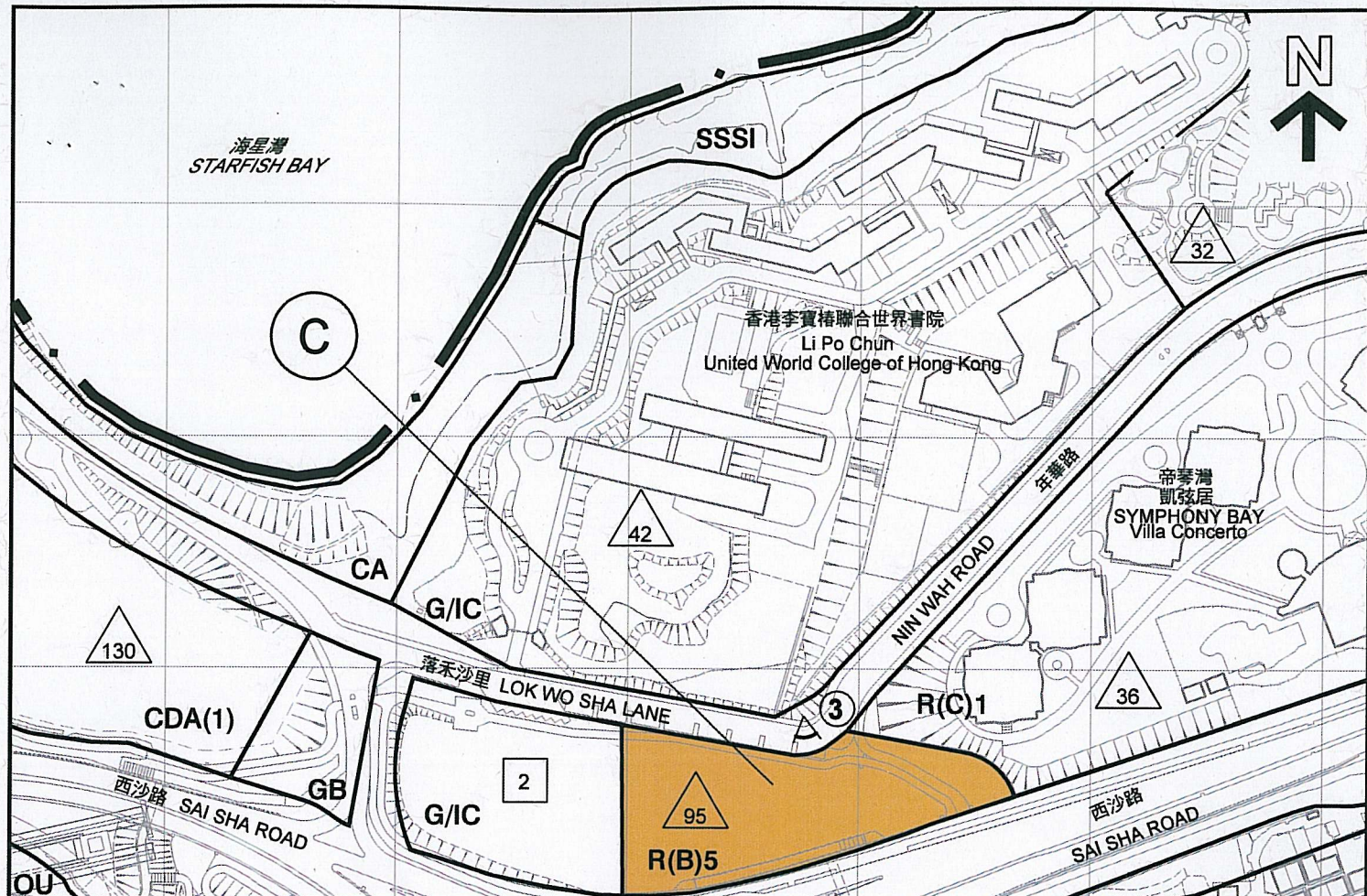
圖 PLAN
1b



本摘要圖於2014年2月18日擬備，
所根據的資料為測量圖編號
7-NE-23A、B、C、D及7-SE-3A、B
EXTRACT PLAN PREPARED ON 18.2.2014
BASED ON SURVEY SHEETS No.
7-NE-23A, B, C, D & 7-SE-3A, B

平面圖 - 修訂項目A1、A2、B1、B2及B3
SITE PLAN - ITEMS A1, A2, B1, B2 AND B3
在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/18
米 50 0 50 100 米
SCALE 1:3 000 比例尺

規劃署
PLANNING
DEPARTMENT
參考編號
REFERENCE No.
M/ST/14/8
圖 PLAN
2a



圖例 LEGEND

C 由「休憩用地」地帶改劃為「住宅(乙類)5」地帶
AREA TO BE REZONED FROM "OPEN SPACE"
TO "RESIDENTIAL(GROUP B)5"

CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA

R(B) 住宅(乙類)
RESIDENTIAL(GROUP B)

R(C) 住宅(丙類)
RESIDENTIAL(GROUP C)

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

OU 其他指定用途
OTHER SPECIFIED USES

GB 綠化地帶
GREEN BELT

SSSI 具特殊科學價值地點
SITE OF SPECIAL SCIENTIFIC INTEREST

CA 自然保育區
CONSERVATION AREA

130 最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (in m above PD)

2 最高建築物高度
(樓層數目)
MAXIMUM BUILDING HEIGHT (in number of storeys)

3 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 - 修訂項目C SITE PLAN - ITEM C

在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/18

米 METRES 50 0 50 100 METRES
SCALE 1 : 3 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/14/8

圖 PLAN
2b

本摘要圖於2014年2月7日擬備，
所根據的資料為測量圖編號
7-NE-14D、15C、19B及20A

EXTRACT PLAN PREPARED ON 7.2.2014
BASED ON SURVEY SHEETS No.
7-NE-14D, 15C, 19B & 20A



航攝照片 AERIAL PHOTO

本摘要圖於2014年2月18日擬備，
 所根據的資料為地政總署
 於2013年6月30日拍得的航攝照片
 編號CS43300
 EXTRACT PLAN PREPARED ON 18.2.2014
 BASED ON AERIAL PHOTO No. CS43300
 TAKEN ON 30.6.2013 BY
 LANDS DEPARTMENT

在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
 PROPOSED AMENDMENTS TO THE APPROVED
 MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/18

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/ST/14/8

圖 PLAN
 3a



圖例 LEGEND



主題地點
SUBJECT SITE



最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (in m above PD)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2014年2月18日擬備，
所根據的資料為地政總署
於2013年6月30日拍得的航攝照片
編號CS43686

EXTRACT PLAN PREPARED ON 18.2.2014
BASED ON AERIAL PHOTO No. CS43686
TAKEN ON 30.6.2013 BY
LANDS DEPARTMENT

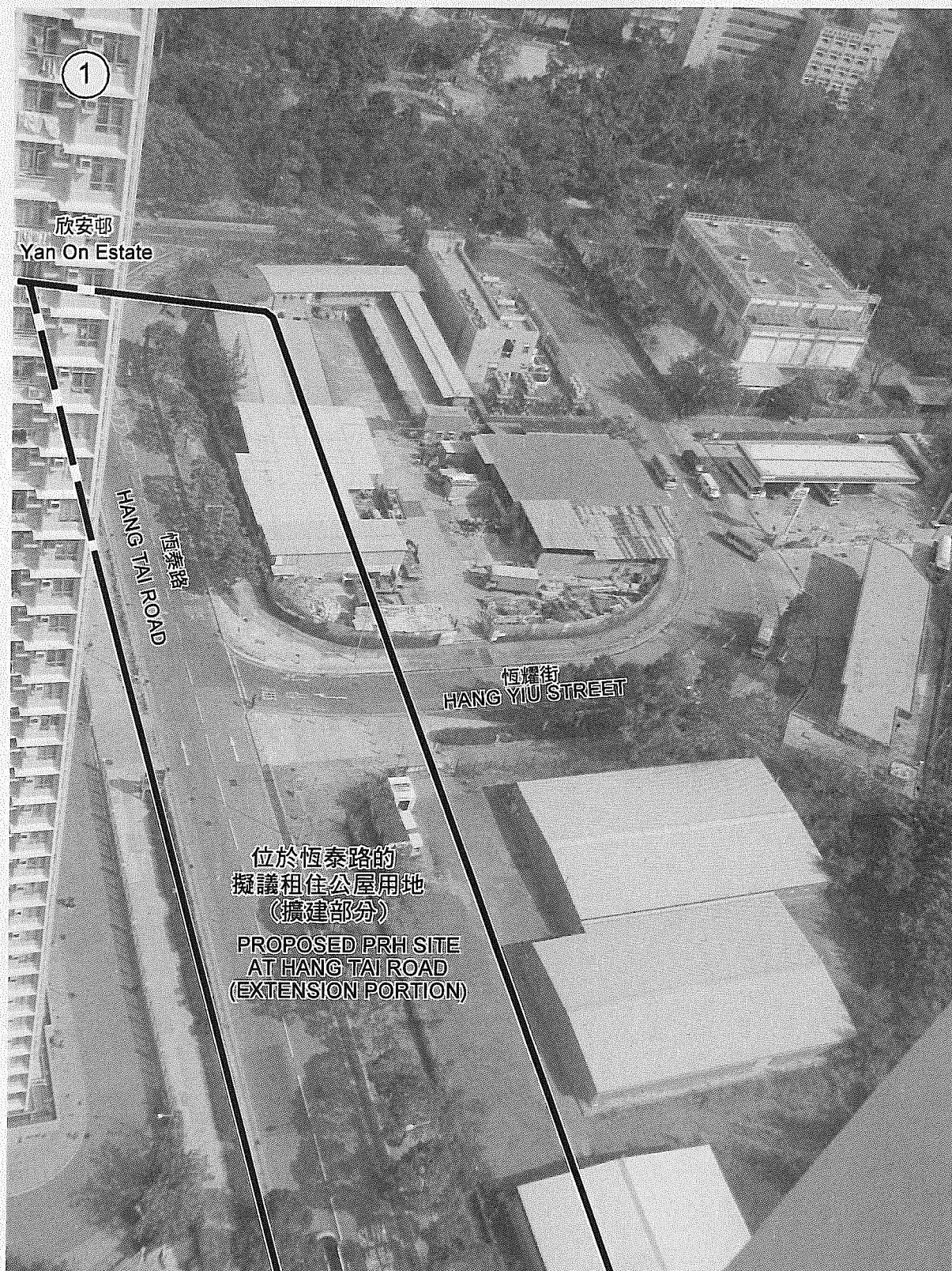
在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/14/8

圖 PLAN
3b



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2014年1月27日擬備，所根據的資料為攝於2014年1月23日的實地照片
PLAN PREPARED ON 27.1.2014
BASED ON SITE PHOTO TAKEN ON 23.1.2014

實地照片 SITE PHOTO

在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED MA ON SHAN
OUTLINE ZONING PLAN No. S/MOS/18

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/14/8

圖 PLAN
4a

2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/18

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/14/8

圖 PLAN
4b

本圖於2014年1月27日擬備，所根據的
資料為攝於2014年1月23日的實地照片
PLAN PREPARED ON 27.1.2014
BASED ON SITE PHOTO TAKEN ON
23.1.2014

3

位於落禾沙里的擬議私人住宅用地
PROPOSED PRIVATE RESIDENTIAL SITE
AT LOK WO SHA LANE

銀湖·天峰
Lake Silver

落禾沙里
LOK WO SHA LANE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/18

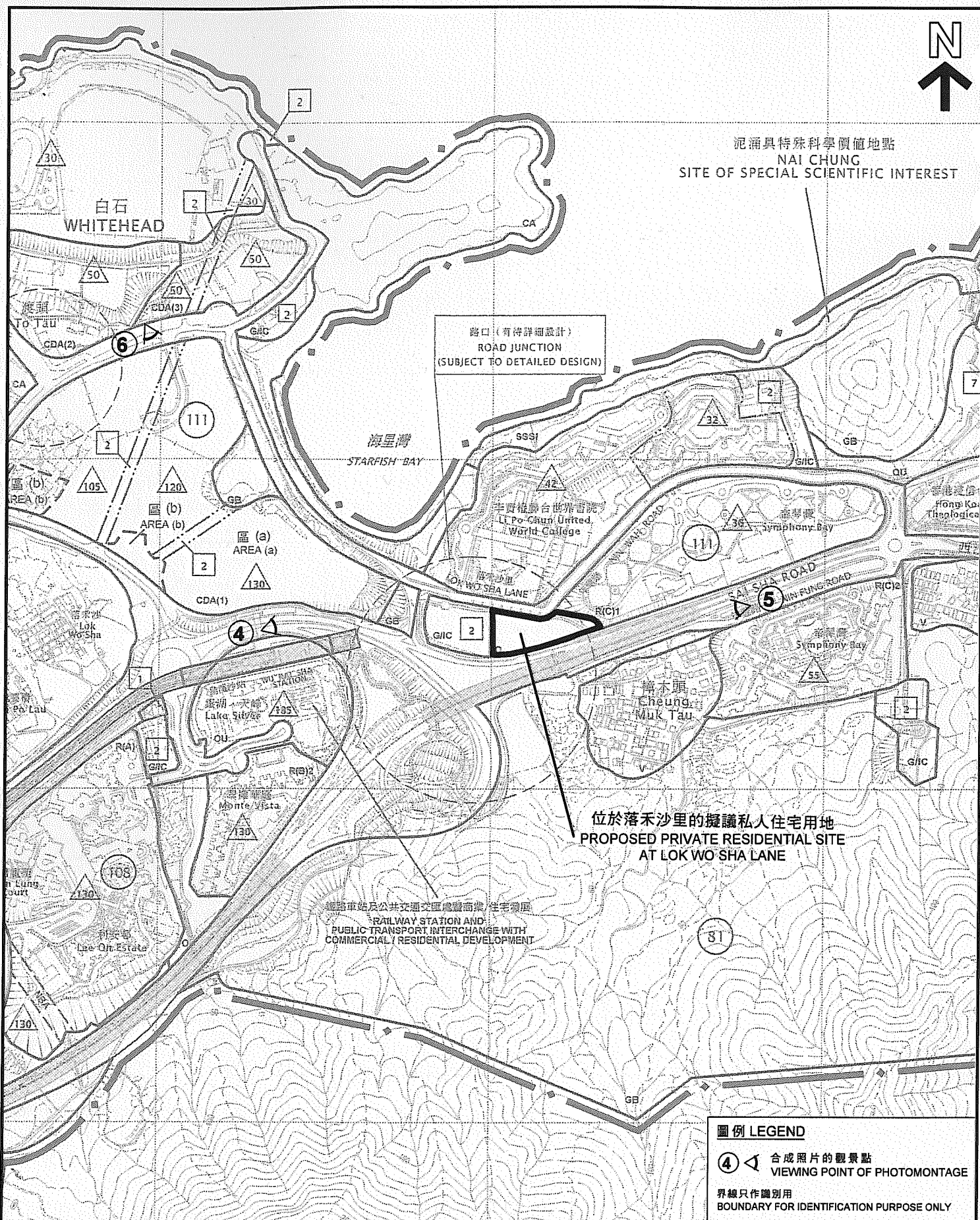
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/14/8

圖 PLAN
4c

本圖於2014年1月29日擬備，所根據的
資料為攝於2014年1月27日的實地照片
PLAN PREPARED ON 29.1.2014
BASED ON SITE PHOTO TAKEN ON
27.1.2014



在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED MA ON SHAN
OUTLINE ZONING PLAN No. S/MOS/18

米 100 0 100 200 300 米
METRES METRES



PLAN
5



4

銀湖·天峰
Lake Silver
(185mPD)

迎海(第二期)
(施工中)
Double Cove (Phase 2)
(Under construction)
(130mPD)

擬議私人住宅用地
Proposed Private Residential Site
(95mPD)

西沙路
SAI SHA ROAD

圖例 LEGEND

(185mPD) 建築物高度
(在主水平基準上若干米)
BUILDING HEIGHT (in m above PD)

合成照片 PHOTOMONTAGE

在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/18

本圖於2014年2月18日擬備，所根據
的資料為攝於2014年1月23日的實地照片
PLAN PREPARED ON 18.2.2014
BASED ON SITE PHOTO TAKEN ON 23.1.2014

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/14/8

圖 PLAN
5a

5



圖例 LEGEND

(185mPD) 建築物高度
(在主水平基準上若干米)
BUILDING HEIGHT (in m above PD)

本圖於2014年2月18日擬備，所根據
的資料為攝於2014年1月27日的實地照片
PLAN PREPARED ON 18.2.2014
BASED ON SITE PHOTO TAKEN ON 27.1.2014

合成照片 PHOTOMONTAGE

在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/18

<p>規劃署 PLANNING DEPARTMENT</p> 	
<p>參考編號 REFERENCE No. M/ST/14/8</p>	<p>圖 PLAN 5b</p>

6



圖例 LEGEND

(185mPD) 建築物高度
(在主水平基準上若干米)
BUILDING HEIGHT (in m above PD)

合成照片 PHOTOMONTAGE

在馬鞍山分區計劃大綱核准圖編號S/MOS/18作出的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/18

本圖於2014年2月18日擬備，所根據
的資料為攝於2014年1月29日的實地照片
PLAN PREPARED ON 18.2.2014
BASED ON SITE PHOTO TAKEN ON 29.1.2014

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/14/8

圖 PLAN
5c

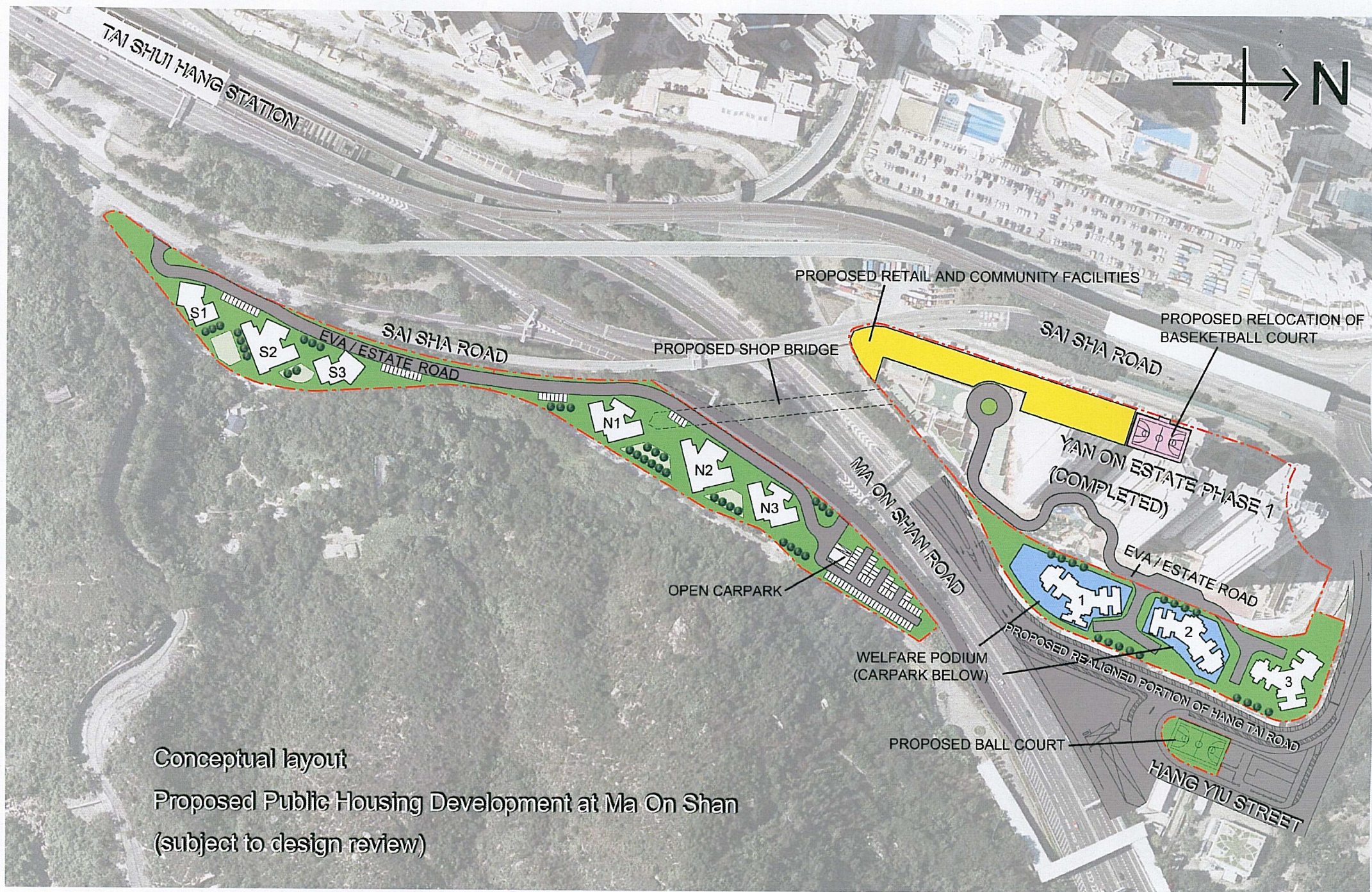


FIGURE 1 PHOTOMONTAGE VIEWING FROM THE ROAD
JUNCTION AT A KUNG KOK STREET/ HANG SHUN STREET

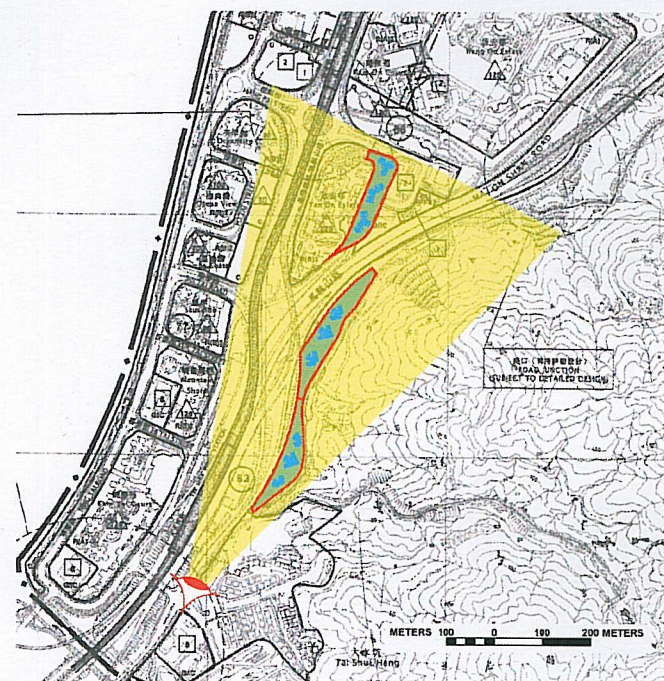


EXISTING SITE PHOTO







PROPOSED DEVELOPMENT

VANTAGE POINT 1



KEY PLAN

LEGEND:

-  THE SUBJECT SITE
-  VIEW POINT
-  VIEW FAN AREA
-  PROPOSED BUILDING BLOCKS



HOUSING DEPARTMENT

FIGURE 2 PHOTOMONTAGE VIEWING FROM THE
PLAYGROUND/ CYCLE TRACK AT HENG ON ESTATE

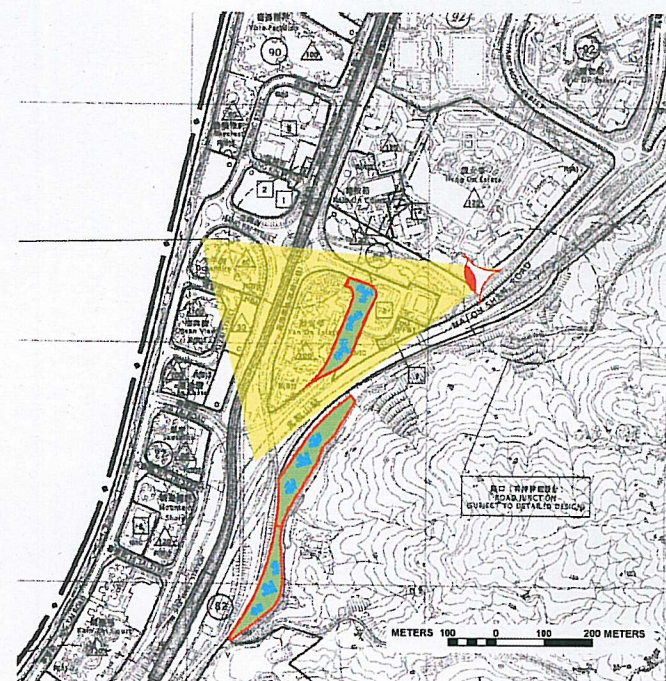


EXISTING SITE PHOTO






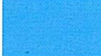
PROPOSED DEVELOPMENT

VANTAGE POINT 2



KEY PLAN

LEGEND:

-  THE SUBJECT SITE
-  VIEW POINT
-  VIEW FAN AREA
-  PROPOSED BUILDING BLOCKS



HOUSING DEPARTMENT

FIGURE 3 PHOTOMONTAGE VIEWING FROM
WATERFRONT PROMENADE AT MA ON SHAN AREA 90

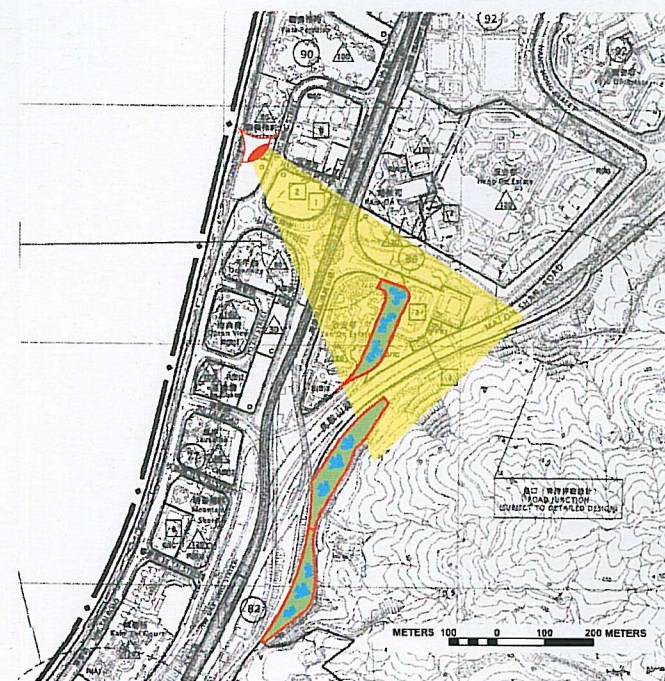


EXISTING SITE PHOTO







PROPOSED DEVELOPMENT

VANTAGE POINT 3



KEY PLAN

LEGEND:

-  THE SUBJECT SITE
-  VIEW POINT
-  VIEW FAN AREA
-  PROPOSED BUILDING BLOCKS



HOUSING DEPARTMENT

FIGURE 4 PHOTOMONTAGE VIEWING FROM THE WATERFRONT PROMENADE AT SCIENCE PARK

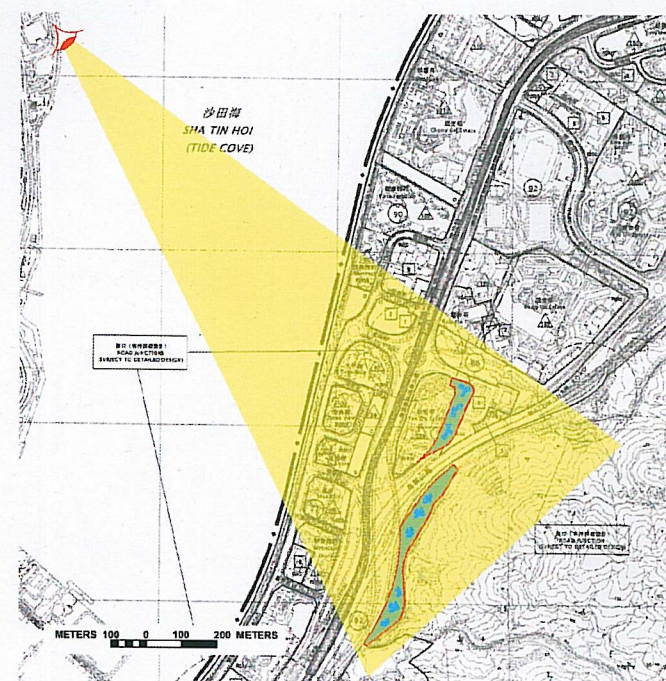


EXISTING SITE PHOTO






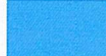
PROPOSED DEVELOPMENT

VANTAGE POINT 4



KEY PLAN

LEGEND:

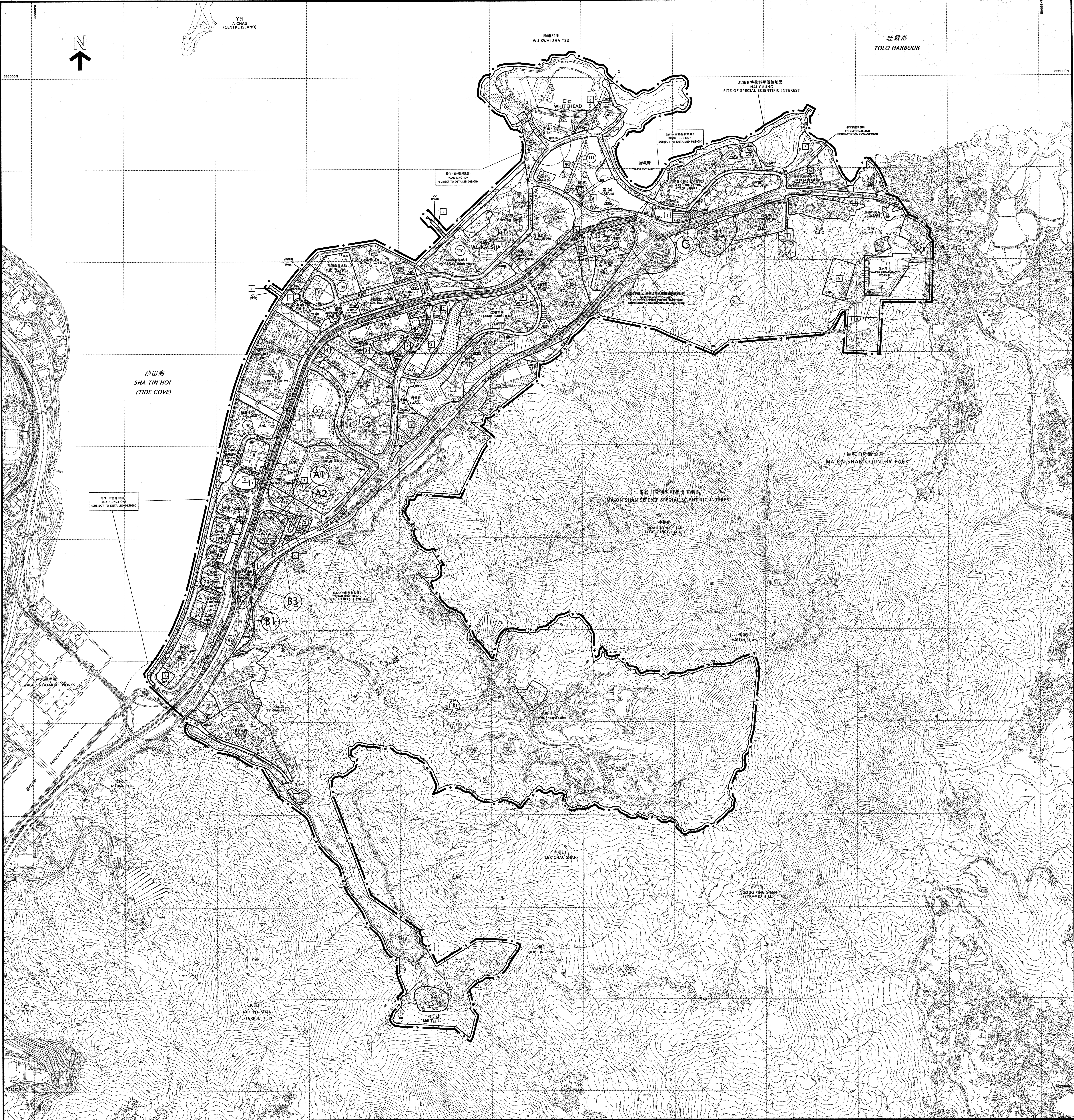
-  THE SUBJECT SITE
-  VIEW POINT
-  VIEW FAN AREA
-  PROPOSED BUILDING BLOCKS



HOUSING DEPARTMENT



圖例 NOTATION		土地用途及面積一覽表 SCHEDULE OF USES AND AREAS	
ZONES		USES	
COMMERCIAL	C	COMMERCIAL	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	COMPREHENSIVE DEVELOPMENT AREA	綜合發展區
RESIDENTIAL (GROUP A)	RA	RESIDENTIAL (GROUP A)	住宅(甲類)
RESIDENTIAL (GROUP B)	RB	RESIDENTIAL (GROUP B)	住宅(乙類)
RESIDENTIAL (GROUP C)	RC	RESIDENTIAL (GROUP C)	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	V	VILLAGE TYPE DEVELOPMENT	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
OPEN SPACE	O	OPEN SPACE	休憩用地
RECREATION	REC	RECREATION	康樂
OTHER SPECIFIED USES	OS	OTHER SPECIFIED USES	其他指定用途
GREEN BELT	GB	GREEN BELT	綠化地帶
CONSERVATION AREA	CA	CONSERVATION AREA	自然保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	SITE OF SPECIAL SCIENTIFIC INTEREST	具特殊科學價值地點
COUNTRY PARK	CP	COUNTRY PARK	郊野公園
COMMUNICATIONS		TRANSPORT	
RAILWAY AND STATION		RAILWAY AND STATION	鐵路及車站(含線)
MAJOR ROAD AND ARTERIAL		MAJOR ROAD AND ARTERIAL	主要道路及幹道
ELEVATED ROAD		ELEVATED ROAD	高架道路
MISCELLANEOUS		MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME		BOUNDARY OF PLANNING SCHEME	規劃範圍界線
PLANNING AREA BOUNDARY		PLANNING AREA BOUNDARY	規劃區界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度(以海平面上方為準)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物層數(以樓層數目為準)
PETROL FILLING STATION		PETROL FILLING STATION	加油站
NON-BUILDING AREA		NON-BUILDING AREA	非建築用地
TOTAL PLANNING SCHEME AREA		TOTAL PLANNING SCHEME AREA	
915.54		915.54	
100.00		100.00	
規劃範圍總面積		規劃範圍總面積	



圖例
NOTATION

ZONES

COMMERCIAL	C
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP A)	RA
RESIDENTIAL (GROUP B)	RB
RESIDENTIAL (GROUP C)	RC
VILLAGE TYPE DEVELOPMENT	V
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
RECREATION	REC
OTHER SPECIFIED USES	OU
GREEN BELT	GB
CONSERVATION AREA	CA
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI
COUNTRY PARK	CP

地帶

商業
綜合發展區
住宅 (甲類)
住宅 (乙類)
住宅 (丙類)
鄉村式發展
政府、機構或社區
休憩用地
康樂
其他指定用途
綠化地帶
自然保育區
具特殊科學價值地點
郊野公園

COMMUNICATIONS

RAILWAY AND STATION (ELEVATED)
MAJOR ROAD AND JUNCTION
ELEVATED ROAD

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME
PLANNING AREA NUMBER
BUILDING HEIGHT CONTROL ZONE BOUNDARY
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
PETROL FILLING STATION
NON-BUILDING AREA

交通

鐵路及車站 (高架)
主要道路及路口
高架道路

其他
規劃範圍界線
規劃區編號
建築物高度管制區界線
最高建築物高度 (在主水平基準上之高度)
最高建築物高度 (樓層數目)
加油站
非建築用地

USES	公頃 HECTARES	百分比 %	用途
COMMERCIAL	0.50	0.08	商業
COMPREHENSIVE DEVELOPMENT AREA	18.86	2.32	綜合發展區
RESIDENTIAL (GROUP A)	84.08	10.34	住宅 (甲類)
RESIDENTIAL (GROUP B)	20.77	2.55	住宅 (乙類)
RESIDENTIAL (GROUP C)	10.89	1.30	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	30.88	3.80	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	64.23	7.90	政府、機構或社區
OPEN SPACE	39.29	4.83	休憩用地
RECREATION	14.85	1.84	康樂
OTHER SPECIFIED USES	13.02	1.60	其他指定用途
GREEN BELT	404.53	49.72	綠化地帶
CONSERVATION AREA	11.86	1.46	自然保育區
SITE OF SPECIAL SCIENTIFIC INTEREST	2.48	0.30	具特殊科學價值地點
COUNTRY PARK	0.80	0.07	郊野公園
RIVER CHANNEL	1.12	0.14	河道
MAJOR ROAD ETC.	95.78	11.77	主要道路等
TOTAL PLANNING SCHEME AREA	913.54	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/MOS/18 的修訂
AMENDMENTS TO APPROVED PLAN No. S/MOS/18

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第5條
展示的修訂

修訂項目 A 1 項
修訂項目 A 2 項
修訂項目 B 1 項
修訂項目 B 2 項
修訂項目 B 3 項
修訂項目 C 項

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的馬鞍山分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
MA ON SHAN - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

米 METRES 200 0 200 400 600 800 1000

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. **S/MOS/18A**

DRAFT MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/18A

(Being *a Draft* Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means-
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

- 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) as provided in paragraph (8) in relation to 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; and
 - (c) maintenance or repair of watercourse and grave.
- (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; and
 - (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

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, 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 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,

"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.

"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 (Cap. 121).

Draft Ma On Shan Outline Zoning Plan No. S/MOS/18A

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COMMERCIAL

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	Broadcasting, Television and/or Film Studio
Commercial Bathhouse	Flat
/Massage Establishment	Government Refuse Collection Point
Eating Place	Hospital
Educational Institution	House
Exhibition or Convention Hall	Petrol Filling Station
Government Use (not elsewhere specified)	Residential Institution
Hotel	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Market	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

(Please see next page)

COMMERCIAL (Cont'd)

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 metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) 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 3.0 or the plot ratio of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Where the permitted plot ratio 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 for the building on land to which paragraph (b) 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 specified in paragraph (b) above may thereby be exceeded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (f) 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.

COMPREHENSIVE DEVELOPMENT AREA

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 Broadcasting, Television and/or Film Studio Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Petrol Filling Station Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for recreational, residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (a) Pursuant to Section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the urban design, landscaping and tree preservation proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report including an ecological assessment to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (x) a visual impact assessment report to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (xi) an air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xii) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) On land designated “Comprehensive Development Area (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building in Area (a) shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 3, a maximum non-domestic gross floor area of 10,000m², and a maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater. No building development is permitted in Area (b). A “stepped height” building profile descending from the southern part to the northern part of the site is required.
- (d) On land designated “Comprehensive Development Area (2)”, 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 gross floor area of 40,000m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the gross floor area and height of the existing building, whichever is the greater.
- (e) On land designated “Comprehensive Development Area (3)”, 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 gross floor area of 30,000m² and a maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the gross floor area and height of the existing building, whichever is the greater.
- (f) In determining the maximum plot ratio/gross floor area for the purposes of paragraphs (c) to (e) 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. Any floor space that is constructed or intended for use solely as school or Government, institution or community facilities, as required by the Government, may also be disregarded.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (g) In determining the maximum domestic plot ratio for the purpose of paragraph (c) above, area of any part of Area (a) that is occupied or intended to be occupied by free-standing purpose-designed schools as may be required by the Government, and Area (b) shall be deducted in calculating the relevant site area.
- (h) In determining the maximum number of storeys for the purposes of paragraphs (c) and (e) above, any basement floor(s) may be disregarded.
- (i) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/building height restrictions stated in paragraphs (c) to (e) 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
Residential Institution	Petrol Filling Station
School (in free-standing purpose-designed building only)	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	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
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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) ~~On land designated “Residential (Group A)” (“R(A)”), “Residential (Group A)1” (“R(A)1”), “Residential (Group A)2” (“R(A)2”), “Residential (Group A)3” (“R(A)3”), “Residential (Group A)4” (“R(A)4”), “Residential (Group A)5” (“R(A)5”), “Residential (Group A)6” (“R(A)6”) and~~ and “Residential (Group A)7” (“R(A)7”), 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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (b) On land designated “R(A)”, no new development of or redevelopment to a domestic or non-domestic building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 5, or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of or redevelopment to a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (c) On land designated “R(A)”, no 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 relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (b) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –
 - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (b) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (d) On land designated “R(A)1”, 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 3, or the plot ratio of the existing building, whichever is the greater.
- (e) On land designated “R(A)2”, 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 3.8, or the plot ratio of the existing building, whichever is the greater.
- (f) On land designated “R(A)3”, 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 4.6, or the plot ratio of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (g) On land designated “R(A)4”, 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 domestic gross floor area (GFA) of 54,544 m² and a maximum non-domestic GFA of 7,620m², or the GFA of the existing building, whichever is the greater.
- (h) On land designated “R(A)5”, 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 domestic GFA of 57,300 m² and a maximum non-domestic GFA of 30,000m², or the GFA of the existing building, whichever is the greater.
- (i) On land designated “R(A)6”, 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 domestic GFA of 40,400m² and a maximum non-domestic GFA of 5,650m², or the GFA of the existing building, whichever is the greater.
- (j) On land designated “R(A)7”, 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 domestic GFA of 114,618 m² and a maximum non-domestic GFA of 50,240 m², or the GFA of the existing building, whichever is the greater.
- (k) *On land designated “R(A)8”, 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 domestic plot ratio of 6 and a maximum non-domestic plot ratio of 0.5, or the plot ratio of the existing building, whichever is the greater.*
- (l) *On land designated “R(A)9”, 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 domestic plot ratio of 5.5 and a maximum non-domestic plot ratio of 0.3, or the plot ratio of the existing building, whichever is the greater.*
- (m) In determining the maximum plot ratio/~~GFA~~ for the purposes of paragraphs (b) to (f) *and (k) to (l)* 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 facilities including school(s) as may be required by Government shall be deducted from calculation of the site area.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (n) In determining the maximum plot ratio/GFA for the purposes of paragraphs (b) to (l) 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.
- (o) 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 (l) 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 (l) above may thereby be exceeded.
- (p) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (q) 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 (l) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (r) 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.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	Market
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park
	(excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (a) ~~On land designated “Residential (Group B)1” (“R(B)1”), “Residential (Group B)2” (“R(B)2”), “Residential (Group B)3” (“R(B)3”) and “Residential (Group B)4” (“R(B)4”),~~ 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 metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) On land designated “R(B)1”, 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 3, or the plot ratio of the existing building, whichever is the greater.
- (c) On land designated “R(B)2”, 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 5, or the plot ratio of the existing building, whichever is the greater.
- (d) On land designated “R(B)3”, 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 gross floor area (GFA) of 8,910 m², or the GFA of the existing building, whichever is the greater.
- (e) On land designated “R(B)4”, 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 GFA of 15,500 m², or the GFA of the existing building, whichever is the greater.
- (f) *On land designated “R(B)5”, 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 3.6, or the plot ratio of the existing building, whichever is the greater.*
- (g) In determining the maximum plot ratio/GFA for the purposes of paragraphs (b) to (f) 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.
- (h) 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 (f) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	Institutional Use (not elsewhere specified)
	Library
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park
	(excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (a) On land designated “Residential (Group C)1”, 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 1.0 and a maximum building height of 36mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “Residential (Group C)2”, 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 1.5 and a maximum building height of 55mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) 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.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

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 Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Market Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application 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
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
Public Vehicle Park (excluding container vehicle)	Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution
Research, Design and Development Centre	Sewage Treatment/Screening Plant
Rural Committee/Village Office	Shop and Services
School	Utility Installation for Private Project
Service Reservoir	Zoo
Social Welfare Facility	
Training Centre	
Wholesale Trade	

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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

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.
- (b) In determining the maximum number of storeys 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.

RECREATION

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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Field Study/Education/Visitor Centre	Cable Car Route and Terminal Building
Government Use (Police Reporting Centre only)	Eating Place
Holiday Camp	Golf Course
On-Farm Domestic Structure	Government Refuse Collection Point
Picnic Area	Government Use (not elsewhere specified)
Public Convenience	Helicopter Landing Pad
Tent Camping Ground	Hotel
	Marina
	Pier
	Place of Recreation, Sports or Culture
	Place of Entertainment
	Private Club
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	Shop and Services
	Theme Park
	Utility Installation for Private Project
	Zoo

Planning Intention

This zone is intended primarily for comprehensive recreational developments for the use of the general public. It encourages the development of sports, active and/or passive recreation and tourism/eco-tourism. Major recreational/sports facilities and uses in support of the recreational developments may be permitted subject to planning permission.

Remarks

- (a) No development shall result in a total development in excess of a 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.
- (b) 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.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tenting Camping Ground Utility Installation for Private Project

Planning Intention

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 local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Pier” only

Government Use Pier	Eating Place Marine Fuelling Station Office Shop and Services (not elsewhere specified)
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Planning Intention

This zone is primarily to provide land for pier use.

Remarks

- (a) Kiosks not greater than 10 m² each in area and not more than 10 in number for use as shop and services are considered as ancillary to “Pier” use.
- (b) 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 as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions mentioned in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

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
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For "Hotel" only

Hotel	Eating Place Exhibition or Convention Hall Government Use Place of Entertainment Private Club Shop and Services
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Planning Intention

This zone is primarily to provide land for hotel use.

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 a maximum plot ratio of 7.0 and a maximum building height of 50mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

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
<u>For "Railway Station and Public Transport Interchange with Commercial/Residential Development" only</u>	
Ambulance Depot Eating Place Educational Institution (in a commercial building or in the purpose-designed non-residential portion [@] of an existing building only) Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Information Technology and Telecommunications Industries (in a commercial building or in the purpose-designed non-residential portion [@] of an existing building only) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Railway Station Religious Institution Residential Institution School (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion [@] of an existing building only) Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Commercial Bathhouse/ Massage Establishment Educational Institution (not elsewhere specified) Government Refuse Collection Point Institutional Use (not elsewhere specified) Petrol Filling Station Recyclable Collection Centre School (not elsewhere specified)

[@] Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Railway Station and Public Transport Interchange with
Commercial/Residential Development” only (Cont'd)

Planning Intention

This zone is primarily to provide land for railway station and a public transport interchange with commercial/residential development.

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 metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) 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 domestic gross floor area (GFA) of 168,650 m², a maximum non-domestic GFA of 4,000m² and a maximum GFA of 15,066 m² for the public transport interchange, or the GFA of the existing building, whichever is the greater.
- (c) In determining the maximum GFA for the purposes of paragraph (b) 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. Any floorspace that is constructed or intended for use solely as railway station development, as required by the Government, may also be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or GFA restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

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
<u>For “Educational and Recreational Development” only</u>	
Field Study/Education/Visitor Centre	Government Use (not elsewhere specified)
Government Use (Police Reporting Centre only)	Pier
Park and Garden	Place of Recreation, Sports or Culture
Picnic Area	Public Utility Installation
Playground/Playing Field	Public Vehicle Park
Public Convenience	(excluding container vehicle)
	Religious Institution
	School
	Utility Installation for Private Project

Planning Intention

This zone is primarily to provide land for educational and recreational development.

Remarks

- (a) An applicant for permission for development on land designated “Other Specified Uses” annotated “Educational and Recreational Development” shall prepare a layout plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, positions, dimensions and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses;
 - (iii) the details and extent of Government, institution or community and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignments, widths and levels of any roads and pedestrian linkages proposed to be constructed within the area;
 - (v) the landscaping and urban design proposals within the area;
 - (vi) programmes of development in detail; and
 - (vii) any other information as required by the Town Planning Board.

(Please see next page)

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
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For “Educational and Recreational Development” only

Remarks (Cont'd)

- (b) 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 gross floor area of 17,800m² and a maximum building height of seven storeys.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For “Pedestrian Link with Retail Facilities” only

***As specified on the Plan
Shop and Services***

Planning Intention

This zone is primarily intended for the provision of a pedestrian link connecting the public housing developments on both sides of Ma On Shan Road. Retail facilities can be provided in the pedestrian link to help create a better walking experience.

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 of 1 storey as stipulated on the Plan, or the height of the existing building, whichever is the greater.***
- (b) ***Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction mentioned in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.***

(Please see next page)

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
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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 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.

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.

CONSERVATION AREA

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*	Field Study/Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
Nature Trail	Government Use (not elsewhere specified)
On-Farm Domestic Structure	Holiday Camp
Picnic Area	House (Redevelopment only)
Wild Animals Protection Area	Pier
	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic
	Microwave Repeater, Television and/or
	Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

- * 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.

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological, topographical or archaeological features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification to an existing house, shall result in a total redevelopment in excess of the plot ratio, site coverage and building height of the house which was in existence on the date of the publication in the Gazette of the notice of the draft Ma On Shan Outline Zoning Plan No. S/MOS/11.
- (b) Any filling 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, 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 Outline Zoning Plan No. S/MOS/12 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Country Park* Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Public Utility Installation Utility Installation for Private Project

- * 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.

Planning Intention

The planning intention of this zone is to conserve and protect the features of special geological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

Remarks

Any filling 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, 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 Outline Zoning Plan No. S/MOS/12 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COUNTRY PARK

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.

DRAFT MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/18A

EXPLANATORY STATEMENT

DRAFT MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/18A

EXPLANATORY STATEMENT

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DRAFT MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/18A

(Being a *Draft* Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the *draft* Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/18A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN

- 2.1 Under the power delegated by the then Governor, the then Secretary for Lands and Works, directed the Board on 10 July 1987, under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare an outline zoning plan for the Ma On Shan area. Since the exhibition of the draft Ma On Shan OZP No. S/MOS/1 on 22 March 1991, the OZP has been amended three times and exhibited for public inspection under section 7 of the Ordinance to reflect the changing circumstances.
- 2.2 On 7 October 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ma On Shan OZP, which was subsequently renumbered as S/MOS/5. On 26 October 1999, the CE in C referred the approved Ma On Shan OZP No. S/MOS/5 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 12(3) and 7 of the Ordinance respectively.
- 2.3 On 21 November 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ma On Shan OZP, which was subsequently renumbered as S/MOS/8. On 1 December 2000, the approved Ma On Shan OZP No. S/MOS/8 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 25 September 2001, the CE in C referred the approved Ma On Shan OZP No. S/MOS/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended four times to reflect changing circumstances.
- 2.5 On 5 October 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ma On Shan OZP, which was subsequently renumbered as S/MOS/13. On 15 October 2004, the approved Ma On Shan OZP No. S/MOS/13 was exhibited for public inspection under section 9(5) of the Ordinance. On 19 February 2008, the CE in C referred the approved Ma On Shan OZP No. S/MOS/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended two times to reflect changing circumstances.

- 2.6 On 1 June 2010, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Ma On Shan OZP, which was subsequently re-numbered as S/MOS/16. On 11 June 2010, the approved Ma On Shan OZP was exhibited for public inspection under section 9(5) of the Ordinance. On 8 November 2011, the CE in C referred the approved Ma On Shan OZP No. S/MOS/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.7 On 24 February 2012, the draft Ma On Shan OZP No. S/MOS/17, incorporating amendments to rezone the sites at Whitehead for recreational and residential developments and a site at On Chun Street for residential development was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 1,079 representations were received. On 18 May 2012, the representations were published for public comments. During the first three weeks of the publication periods, 61 comments were received. After giving consideration to the representations and comments on 31 August 2012, the Board decided not to uphold the representations related to Whitehead but defer a decision on the representations related to the On Chun Street site pending a review of “G/IC” sites in Ma On Shan which might also be suitable for residential development. On 1 February 2013, the Board further considered the representations and comments related to the On Chun Street site and decided to propose amendments to the OZP to meet the 1,074 representations related to the On Chun Street site. On 22 February 2013, the proposed amendments to the OZP to rezone the On Chun Street site for GIC use, rezone two sites at Hang Kwong Street and Ma Kam Street respectively for residential development, and amend the building height restriction of a site at On Luk Street, were exhibited for public inspection under section 6C(2) of the Ordinance. Upon expiry of the three-week exhibition period, a total of 83 further representations were received. Upon consideration of the 28 valid further representations on 26 April 2013, the Board noted the supportive further representations and decided not to uphold the adverse further representations. The Board also decided to amend the draft OZP by the proposed amendments.
- 2.8 On 30 July 2013, the Chief Executive in Council (*CE in C*), under section 9(1)(a) of the Ordinance, approved the draft Ma On Shan OZP, which was subsequently renumbered as S/MOS/18. On 9 August 2013, the approved Ma On Shan OZP No. S/MOS/18 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance. ***On 8 October 2013, the CE in C referred the approved Ma On Shan OZP No. S/MOS/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 18 October 2013 under section 12(2) of the Ordinance.***

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zones and major transport networks for Ma On Shan so that development and redevelopment within Ma On Shan can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the transport alignments and boundaries between

the land-use zones may be subject to minor adjustments as detailed planning proceeds.

- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Ma On Shan area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 Ma On Shan area, being part of Sha Tin New Town, is located in the eastern New Territories along the southern shore of Tolo Harbour. The Planning Scheme Area (the Area), about 814 hectares in size, adjoins Sha Tin in the west, and extends as far as Kwun Hang in the east. To the south and east, it is bounded by the Ma On Shan Country Park, whilst to the north and west, by Tolo Harbour and Sha Tin Hoi (Tide Cove) respectively.
- 5.2 Most of the existing and proposed developments between Tai Shui Hang and Wu Kai Sha are of relatively high intensity. They include housing developments as well as sites used for commercial and community facilities. The development concept of the Area is to achieve a descending building height profile from the highest part in the town centre, petering out towards the peripheries. East of Whitehead, a few villages are found scattered in a green and serene setting overlooking Tolo Harbour. Along the coast of Nai Chung is a strip of land identified as a "Site of Special Scientific Interest" abutting some heavily vegetated knolls. Any development, which would significantly change the character of this part of the Area, should be avoided. Recreational as well as low-density residential or Government, institution or community uses are considered to be most suitable.

- 5.3 The boundary of the Area is shown by a heavy broken line on the Plan. For planning and reference purposes, the Area is sub-divided into a number of smaller planning areas as shown on the Plan.

6. POPULATION

According to the 2011 Census, the population of the Area was about 202,450 persons, comprising 125,700 in public housing (including Home Ownership Schemes (HOS) and Private Sector Participation Scheme (PSPS)) and 76,750 in private housing including village type development. It is estimated that the total planned population would be about 236,980.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment, to address public demand for greater certainty and transparency in the statutory planning system, and to meet the growing community aspiration for a better living environment, a review of the Ma On Shan OZP has been taken with a view to incorporating appropriate building height restrictions for various development zones to guide future development/redevelopment. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area and may sometimes obstruct air ventilation. In order to prevent excessively tall or out-of-context buildings, to preserve some key urban design attributes (e.g. stepped building height from the waterfront and preservation of public views to the ridgelines) and to provide better control on the building height of developments in the Area, building height restrictions are imposed for the development zones on the Plan.
- 7.2 The stepped building height concept recommended in the Urban Design Guidelines with lower buildings on the waterfront/near major open spaces has been adopted, taking into account the local area context, the local wind environment, and the need to maintain visually compatible building masses in the wider setting. In view of the topography of the Area, there are different height bands generally increasing progressively from the waterfront to inland area and decreasing progressively from the town centre and the western and eastern gateway nodes to respect the distinct urban form of the new town. The proposed building height bands help preserve public views to the ridgelines, achieve a stepped height profile, and maintain visual permeability and wind penetration and circulation as far as possible.
- 7.3 Specific building height restrictions for the “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) zones in terms of number of storeys or mPD, where appropriate, which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan to provide visual and spatial relief to the high density environment of the Area.

- 7.4 For any site which covers a relatively large area, the development should be designed with a view to providing a variation in the height profile within the site, whilst not exceeding the maximum building height specified on the Plan.
- 7.5 An Expert Evaluation on Air Ventilation Assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions shown on the Plan have taken the findings of the AVA into consideration.
- 7.6 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits. Each planning application under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such application are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land /area for use as a public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability; and
 - (e) other factors such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.
- 7.7 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

8. NON-BUILDING AREAS

- 8.1 According to the findings of the AVA, the major prevailing annual winds come from the east and north-east direction. In the summer, the south-west background prevailing wind flows from Shing Mun River Channel unobstructed into the south-western part of the Area. This summer wind is very important for urban thermal comfort and air ventilation. The waterbody of Tolo Harbour can create some “southeast-northwest” land and sea breeze with a slight east-west thermally driven air movement across the Area. In terms of air ventilation, the layout of the Area performs well in that the road and open space networks provide an extensive network of airpaths for necessary air ventilation. There is no major air ventilation

issue for the Area. However, to further improve the airpath network, the AVA recommends a few strips of non-building/low building areas for better air ventilation of the Area.

8.2 Taking into account the findings of the AVA and other relevant factors, such as site constraints and impacts on development/redevelopment potential, three strips of non-building areas (NBA) are proposed on the Plan as follows:

- (a) a 25m-wide strip of land across the northern part of Kam Fung Court/Chung On Estate. The NBA passes through the existing landscaped area of the public housing site and will help to improve the effectiveness of the Hang Hong Street airpath and improve the air ventilation of the area. The NBA should be taken into account upon future redevelopment of the estate.
- (b) a 25m-wide strip of land across the south-western part of Lee On Estate. The NBA passes through the existing landscaped area and slope area and will improve the effectiveness of the Kam Ying Road airpath. The NBA should be taken into account upon future redevelopment of the estate.
- (c) a 15m-wide strip of land along the northern boundary of the “Commercial” (“C”) site in Area 77. The NBA requirement will form part of the sale conditions of the “C” site. The NBA will improve the effectiveness of southeast and northwest airpaths in the area between the Ocean View and STTL 548.

The NBA requirements will not apply to underground development. Moreover, a minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated non-building area restrictions as shown on the Plan under exceptional circumstance.

8.3 Furthermore, in accordance with the recommendation of AVA, 2-storey building height restrictions are imposed for three strips of land as follows:

- (a) a 16m-wide strip of land across Heng On Estate/Kam On Court with a width similar to that of Hang Tai Road. The strip of land passes through the existing open space, landscaped area and portion of a shopping centre of Heng On Estate and will improve the effectiveness of Ma On Shan Road breezeway towards Ma On Shan Sports Ground. The 2-storey building height restriction should be taken into account upon future redevelopment of the estate.
- (b) two strips of land (15 m-wide each) within the “Comprehensive Development Area (1)” “CDA(1)” zone at Lok Wo Sha. The two strips of land are in line with the view corridors incorporated in the approved MLP for Lok Wo Sha Development. The land strips are subject to a building height restriction of 2 storeys to cater for the height of podium structure of the Lok Wo Sha Development under the approved MLP.

As the 2-storey building height restriction is stipulated for better air ventilation of the area, basement floor may be disregarded when determining the maximum number of storeys.

- 8.4 As for the town centre, the AVA recommended that the area bounded by Ma On Shan Bypass and the waterfront should be free of building or as permeable as possible (for example, include large voids in podium) upon redevelopment, if any. It is important to continue to intensify the greenery as much as possible in this area. Although the sites around the town centre have already been fully developed, this recommendation should be taken into account for planning consideration of any redevelopment of the area in future.

9. LAND-USE ZONINGS

9.1 Commercial (“C”) : Total Area 0.50 ha

- 9.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood. A “C” site located on the northern side of Sai Sha Road in Planning Area 77 is planned for a commercial/office development to serve the local population.
- 9.1.2 In order to control the building density and avoid over-development, the site zoned “C” is restricted to a maximum non-domestic plot ratio of 3. Development and redevelopment within this zone is subject to maximum building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater. Minor relaxation of the building height and/or plot ratio restrictions may be considered by the Board on application under section 16 of the Town Planning 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 restrictions will be considered on its own merits.
- 9.1.3 However, for any existing building with plot ratio already exceeding the plot ratio restriction as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.2 Comprehensive Development Area (“CDA”) : Total Area 18.86 ha

- 9.2.1 This zone is intended for comprehensive development/redevelopment of the area for recreational, residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 9.2.2 Pursuant to section 4A(1) of the Ordinance, any development in this zone would require approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board pursuant to section 4A(2)

of the Ordinance. A copy of the approved MLP will be made available for public inspection pursuant to section 4A(3) of the Ordinance.

9.2.3 This zoning comprises the “CDA(1)” site near Lok Wo Sha, and “CDA(2)” and “CDA(3)” sites at the southern part of the Whitehead headland:

(i) “CDA(1)” site near Lok Wo Sha : Total Area 12.74 ha

This site covers an extensive area occupied mainly by a construction site, some land under cultivation and two wooded areas in the western part of the site. A major part of a known archaeological site (i.e. the Wu Kai Sha Archaeological Site) also falls within the area.

The site is intended for medium-density residential and commercial development to be developed in a comprehensive manner. A direct and convenient pedestrian link such as a central walkway will also be provided to connect with the adjacent “CDA(2)” site. This would serve the residents and visitors travelling between the railway station to its south and the recreational facilities at the Whitehead headland. As the southern side of the site is subject to road traffic noise from Sai Sha Road, adequate noise mitigation measures should be provided.

The site is divided into two sub-areas. Area (a), which comprises the central part of the site, is intended for medium-density residential development and is subject to a maximum domestic plot ratio of 3 and a maximum non-domestic GFA of 10,000m², and a maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan. A “stepped height” building profile descending from the southern part to the northern part of the site is required. One primary school and one secondary school or other compatible G/IC uses will be provided within this area. The site area that will be occupied by free-standing purpose-designed schools will be deducted in calculating the relevant site area. Existing trees within the area should be preserved as far as practicable. Area (b) includes two sites on the western side of the “CDA(1)” site which are designated as non-building area for tree preservation and replanting purposes and would not be accountable for site area calculation. Minor boundary adjustment of Areas (a) and (b) may be permitted at the MLP submission stage provided that the total non-building area not accountable for site area calculation remains unchanged.

(ii) “CDA(2)” site at the southwestern part of Whitehead headland : Total Area 3.77 ha

The site occupies the southwestern part of Whitehead headland and comprises elevated platforms with vegetation on the slopes. It will be served by the local distributor road to the immediate south of

the site. The site is intended for low to medium-density residential development to be developed in a comprehensive manner. It will be connected to the 24-hr pedestrian walkway provided within the adjacent “CDA(1)” site. This would serve the residents and visitors travelling between the Ma On Shan Rail (MOS Rail) Wu Kai Sha Station to its further south and the recreational facilities at the Whitehead headland. The site is subject to a maximum GFA of 40,000m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan. Given its waterfront location, podium structure should be avoided.

- (iii) “CDA(3)” site at the southeastern part of Whitehead headland :
Total Area 2.35 ha

The site occupies the southeastern part of Whitehead headland and comprises elevated platforms with vegetation on the slopes. It will be served by the local distributor road to the immediate south of the site. The site is intended for low to medium-density residential development to be developed in a comprehensive manner. The site is subject to a maximum GFA of 30,000m² and a maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan. Given its waterfront location, podium structure should be avoided.

- 9.2.4 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 Town Planning 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.

- 9.2.5 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.

9.3 Residential (Group A) (“R(A)”) : Total Area ~~78.5184.08~~ 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, 92, 100, 103 and 108 zoned for this purpose are intended for public housing development including public rental estates, HOS 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. Six HOS developments have been completed. They are Kam Tai Court in Planning Area 77, Kam On Court in Planning Area 86, 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 have also been completed, one in Planning Area 75 - Chevalier Garden and the other in Planning Area 103 - Saddle Ridge Garden. Fok On Garden and Fu Fai Garden in Planning Area 100 are two smaller scale PSPS developments.
- 9.3.4 All the private “R(A)” developments at the town centre in Planning Area 100 have been completed and occupied.
- 9.3.5 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 assessment on the infrastructural implications e.g. traffic impact assessment, drainage impact assessment and sewage impact assessment.
- 9.3.6 The three sites occupied by Chevalier Garden, Kam On Court and Kam Ying Court are zoned “R(A)1”, “R(A)2” and “R(A)3” respectively. They are subject to maximum plot ratio restrictions or the plot ratio of the existing building, whichever is the greater. Their plot ratio restrictions are as follows:

Site	Zoning	Maximum Total Plot Ratio
Chevalier Garden	“R(A)1”	3
Kam On Court	“R(A)2”	3.8
Kam Ying Court	“R(A)3”	4.6

They are also subject to the maximum building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater.

- 9.3.7 The four sites occupied by Ma On Shan Centre, Bayshore Towers, Sunshine City Phase V (Tolo Place) and Sunshine City Phase IV are zoned “R(A)4”, “R(A)5”, “R(A)6” and “R(A)7” respectively. They are subject to maximum GFA restrictions or the GFA of the existing building, whichever is the greater. In order to ensure that essential commercial floorspace would be provided to serve the function of the

town centre, non-domestic GFA restriction is specified. Their GFA restrictions are as follows:

Site	Zoning	Maximum Domestic GFA (m ²)	Maximum Non-domestic GFA (m ²)
Ma On Shan Centre	“R(A)4”	54,544	7,620
Bayshore Towers	“R(A)5”	57,300	30,000
Sunshine City Phase V (Tolo Place)	“R(A)6”	40,400	5,650
Sunshine City Phase IV	“R(A)7”	114,618	50,240

The above sites 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.

- 9.3.8** *Yan On Estate and its proposed extension in Planning Area 86 is zoned “R(A)8” for public rental housing development and another piece of land opposite to Yan On Estate across Ma On Shan Road is zoned “R(A)9” for HOS development. Both sites are subject to maximum plot ratio restrictions or the plot ratio of the existing building, whichever is the greater. Their plot ratio restrictions are as follows:*

Site	Zoning	Maximum Domestic Plot Ratio	Maximum Non-domestic Plot Ratio
<i>Yan On Estate</i>	<i>“R(A)8”</i>	<i>6</i>	<i>0.5</i>
<i>Ma On Shan Road Site</i>	<i>“R(A)9”</i>	<i>5.5</i>	<i>0.3</i>

They are also subject to the maximum building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater.

- 9.3.9** *In the “R(A)8” zone, a number of G/IC facilities including a kindergarten, a Day Care Centre for the Elderly, a Supported Hostel for Mentally Handicapped Persons, a Special Child Care Centre, an Early Education and Training Centre as well as ancillary recreation, retail and commercial facilities will be provided.*
- 9.3.10** *At detailed design stage, quantitative Air Ventilation Assessment (AVA) studies will need to be conducted for the public rental housing and HOS developments within the “R(A)8” and “R(A)9” sites to further refine the development layout and the relevant mitigation measures from the air ventilation perspectives.*
- 9.3.11** 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 Town Planning 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.

9.3.12 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.

9.4 Residential (Group B) ("R(B)") : Total Area ~~22.87~~ 20.77ha

9.4.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone includes areas in the northern part of Planning Area 77, ~~the southern part of Planning Area 86,~~ the southern part of Planning Area 90, the eastern part of Planning Area 92 and Planning Area 108, a site at Hang Kwong Street in Planning Area 92, a site at Ma Kam Street in Planning Area 103 and a site to the south of the existing Wu Kai Sha Youth Village in Planning Area 110 **and a site at Lok Wo Sha Lane in Planning Area 111.**

9.4.2 Two of these "R(B)" sites which are designated for Sandwich Class Housing (SCH) development have been completed. ~~Another "R(B)" site in Area 86 is designated for public rental housing development.~~ Other "R(B)" sites in the Area are planned for private residential developments.

9.4.3 The "R(B)" zone is sub-divided into a number of sub-areas. These sub-areas have different restrictions on development intensity and these restrictions are specified in the Remarks in the Notes of the Plan. 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. These restrictions are required to provide a variety of housing mix. 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 Town Planning 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.

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

9.5 Residential (Group C) ("R(C)") : Total Area 10.59 ha

9.5.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9.5.2 Two sites at Cheung Muk Tau in Planning Area 111 are zoned for this use. Plot ratio and building height restrictions are imposed in the Notes of the Plan for residential developments within this zoning. The zoning is

further sub-divided into two sub-areas, each with its own specific plot ratio and building height restrictions. All these restrictions are necessary for preserving the general amenity and the rural character of Planning Area 111 as well as ensuring that the development intensities will not overload the road network. In addition, these restrictions can also ensure that the future development within this zone will be compatible with the nearby institution/community and recreational uses as well as the surrounding rural setting; and help to maintain the silhouette of Ma On Shan as the backdrop of the Area as viewed from the other side of Tolo Harbour.

- 9.5.3 Minor relaxation of the building height and/or plot ratio restrictions may be considered by the Board on application under section 16 of the Town Planning 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 restrictions will be considered on its own merits.
- 9.5.4 However, for any existing building with plot ratio already exceeding the plot ratio restriction as shown on the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

9.6 Village Type Development (“V”) : Total Area 30.88 ha

- 9.6.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board. In order to ensure that any future development or redevelopment within these villages would retain the village character, a restriction of a maximum building height of 3 storeys (8.23m) or the height of the existing buildings, whichever is the greater, is imposed under this zoning.
- 9.6.2 Within the Area, there are altogether eight recognised villages covered by this zoning. They are Tai Shui Hang, Mui Tsz Lam, Ma On Shan Tsuen, Wu Kai Sha (comprising the areas of Cheung Kang, Wu Kwai Sha New Village, Kwai Po Lau and Lok Wo Sha), Cheung Muk Tau, Sai O, Nai Chung and Kwun Hang.
- 9.6.3 In the delineation of the boundaries of the proposed “V” zones, consideration has been given to the Small House demand forecast, the village ‘environs’ and geographical constraints.

- 9.6.4 As Mui Tsz Lam and Ma On Shan Tsuen are located at the hillslopes of Ma On Shan, building works for village housing and associated road access could result in excessive cutting of hillslopes and subsequent visual impact. Particular attention should therefore be paid to avoid adverse visual impact caused by any proposed developments at these areas. The two villages also lie within the upper indirect water gathering grounds and in the vicinity of streams. As such, it would be necessary to ensure control on effluents from proposed developments at these areas.
- 9.6.5 According to the Territorial Land Drainage and Flood Control Strategy Study Phase I, Cheung Muk Tau is located within a flood plain which is subject to overland flow and inundation during heavy rainfall. Any development at this village should therefore be strictly controlled. To avoid aggravating flood risk in the area, proper drainage mitigation measures should be identified for implementation in conjunction with proposed developments at this village.

9.7 Government, Institution or Community (“G/IC”) : Total Area ~~65.34~~ 64.23 ha

- 9.7.1 This zone is intended primarily for the provision of Government, institution or community (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 the following: a swimming pool complex, an indoor recreation centre cum library, a sub-divisional fire station, an ambulance depot and 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 as well as other facilities to be considered by Leisure and Cultural Services Department at Area 103 as well as 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 has been developed as a service reservoir. The other “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 the 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. A site near Starfish Bay is zoned “G/IC” to provide a long-term reserve to meet the needs of the district.

- 9.7.5 A number of primary and secondary schools have been provided and planned within the Area. Also included under this zoning are sites for churches, telephone exchanges, and a proposed Government office development.
- 9.7.6 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.
- 9.7.7 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. 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.

9.8 Recreation (“REC”) : Total Area : 14.95 ha

- 9.8.1 The site comprises a large piece of flat land at the northern part of the Whitehead headland. The planning intention of this zone is primarily for comprehensive recreational developments for the use of the general public. It encourages the development of sports, active and/or passive recreation and tourism/eco-tourism. Given its waterfront location, it may also be suitable for water-related recreational uses and the natural shoreline should be preserved as far as possible. Major recreational/sports facilities and uses in support of the recreational developments may be permitted subject to planning permission. The site is subject to a maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan. Consideration should be given to keep the building height at the waterfront to a minimum to avoid potential visual impact.
- 9.8.2 Minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Town Planning Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor 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 ~~40.12~~ 39.29 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 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 the 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 the Ma On Shan Park to serve the Area. A waterfront promenade running from Tai Shui Hang in the south up to the 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 ~~12.9~~13.02ha

- 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 is planned for a railway station and public transport interchange with 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 168,650 m², a maximum non-domestic GFA of 4,000 m² and a maximum GFA of 15,066 m² 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 The 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 the 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 In response to the recommendations of the Visitor and Tourism Study for Hong Kong, a site at the waterfront in Area 100 is designated specifically for hotel use. Restrictions on plot ratio and building height are imposed on the site to ensure compatibility with the surrounding developments.
- 9.10.7 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 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 gross floor area 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 Site of Special Scientific Interest).

9.10.8 *“OU” annotated “Pedestrian Link with Retail Facilities” zone is indicated on the Plan to provide a pedestrian link connecting the public housing developments on both sides of Ma On Shan Road. This footbridge will serve as a major pedestrian connection for easy access to Ma On Shan Town Centre and the MTR Heng On Station. Given the length of the footbridge (about 100m), subject to Housing Department (HD)’s feasibility study, some retail facilities can be provided along this walkway to help create a better walking experience. As the footbridge is located at the southern entrance of Ma On Shan and would be visually prominent, special consideration would be given by HD to its design so that it would serve to signify a gateway into the new town.*

9.10.9 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 Town Planning 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.

9.10.10 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 ~~406.78~~ **404.53**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. 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.

9.12 Conservation Area (“CA”): Total Area 11.86 ha

- 9.12.1 This zoning is intended to protect and retain the existing natural landscape, ecological, topographical or archaeological features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted. The coastal areas in the eastern and western parts of the Whitehead headland and along Starfish Bay and To Tau are zoned “CA” in recognition of their ecological and archaeological values.
- 9.12.2 The eastern and western coastal areas of the Whitehead headland include patches of dense, undisturbed and mature plantations which support a number of bird species. Starfish Bay has long been recognized as a site of ecological interest for academic investigation of inter-tidal habitats and associated fauna. It is important both as a natural resource asset and because of its educational and scientific values. The “CA” zone at Starfish Bay together with the Nai Chung Site of Special Scientific Interest would form a continuous conservation belt along the coastline. In addition, the “CA” zone at To Tau covers a mature coastal woodland and a prehistoric archaeological site identified on the raised beach south of To Tau, which are of ecological and archaeological values respectively.
- 9.12.3 Uses in support of the conservation purposes such as nature reserve, field study centre, education centre and visitor centre are permitted as of right. New developments which are not necessary to support the conservation objectives are not permitted in this zone. Only a selective range of uses such as public convenience and refreshment kiosk which would have insignificant impact on the ecology, environment and infrastructural provision of the area may be permitted with or without conditions on application to the Board.

9.13 Site of Special Scientific Interest (“SSSI”) : Total Area 2.48 ha

- 9.13.1 The planning intention of this zone is to conserve and protect the features of special geological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.
- 9.13.2 The Nai Chung Site of Special Scientific Interest, which is of geological interest, was designated on 24 September 1982. It extends about 0.9 km along the coast of Nai Chung near Li Po Chun United World College.

Within this site, good contact of granite with sediments and traces of black carbonaceous shales are found. These are all rare geological features in Hong Kong.

9.14 Country Park (“CP”) : Total Area 0.60 ha

9.14.1 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 Board is not required.

9.14.2 The only site in the Area covered by this zoning is the Nai Chung Barbecue Site located along Sai Sha Road in Planning Area 81. This site forms part of Ma On Shan Country Park.

10. COMMUNICATIONS

10.1 A comprehensive transportation system comprising roads, pedestrian ways and cycle tracks has been planned for the Area. Only the major road networks (including trunk roads, primary and district distributors) are indicated on the Plan.

10.2 External road links are provided in three directions. Road T6 (comprising a bridge and road interchanges) links the Area with Tolo Highway for access to the northern New Territories. To the south-west, Ma On Shan Road provides connection to Tate’s Cairn Tunnel which links up with East Kowloon. Sai Sha Road in the east gives direct access to Sai Kung. Internally, Ma On Shan Bypass, which connects Ma On Shan Road to Sai Sha Road, skirts the south-east of the main development area of the Area. A hierarchy of distributor roads has been planned to provide safe and convenient access to the various planning areas.

10.3 An extensive pedestrian and cycle track network have been planned to link up the residential developments with open spaces, community facilities, and the Town Centre as far as possible. They are, wherever possible, segregated from the road network.

10.4 Initially, public transport was only provided by buses and green minibuses. The East Rail Extension – Tai Wai to Ma On Shan (the MOS Rail) was completed in 2004 and provides a convenient passenger link connecting Ma On Shan with Tai Wai via the Sha Tin hinterland. The MOS Rail is provided with interchange facilities with the existing East Rail in Tai Wai. The MOS Rail comprises five stations and a maintenance centre in Sha Tin. Four stations fall within Ma On Shan (Tai Shui Hang, Heng On, Ma On Shan and Wu Kai Sha).

10.5 A new ferry pier is proposed near Ma On Shan Park in Planning Area 100 to cater for possible ferry services, public vessels and pleasure boats.

11. UTILITY SERVICES

11.1 Water Supply

Fresh water supply and sea water supply for flushing are generally available to low-lying area in the Area. Fresh water supply is provided by Ma On Shan Water Treatment Works via Ma On Shan Fresh Water Primary and Secondary Service Reservoirs. Sea water supply is provided by Sha Tin Seafront Salt Water Pumping Station via Ma On Shan Salt Water Service Reservoir.

11.2 Sewage Treatment

The sewage in the Area will be pumped via rising mains to the Sewage Treatment Works in Planning Area 47 in Sha Tin. Drainage Services Department is proceeding with the Stage III extension to the Sewage Treatment Works for completion in 2010. There is at present no sewer serving the area to the north of Lok Wo Sha in Area 111. The proposed development at Whitehead and the area near Lok Wo Sha will tie in with the upgrading of the sewerage system in the Ma On Shan area.

11.3 Public Utilities

Close liaison and consultation with the various utility companies have been maintained in the planning and development of the Area. Adequate provision has been made for utility networks and for installations such as telephone exchanges and electric sub-stations.

12. CULTURAL HERITAGE

Four archaeological sites are located within the Area, namely Pak Kong – Mui Tsz Lam Trackway, Wu Kai Sha Archaeological Site, Sai O Archaeological Site and Che Ha Archaeological Site (partial). A pre-historic archaeological site has also been identified at To Tau. ~~There are graded and proposed graded historic buildings within the Area. On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which some buildings within the Area have been given proposed gradings. Details of these historic buildings have been uploaded onto the official website of the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department at <http://www.amo.gov.hk/>. The proposed gradings of historic buildings are now under the review of AAB for finalization. The proposed gradings, once endorsed by AAB, will be published on AMO's official website. There are two graded historic buildings, i.e. Cheung Village Houses at No. 6 and Nos. 16-18 Tai Shui Hang (Grade 3) within the Area. Besides, there are a number of new items in addition to the 1,444 historic buildings in Hong Kong proposed for assessment by the Antiquities Advisory Board (AAB) in the Area. Details of these historic buildings and new items in addition to the 1,444 historic buildings have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk/>.~~ Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above sites/historic buildings *and new items in addition to the 1,444 historic buildings*, and their immediate environs. If disturbance of the archaeological

sites and sites of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required for development works within the sites. The archaeologist shall apply for a licence to conduct the AIA under Antiquities and Monuments Ordinance (Cap.53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence.

13. IMPLEMENTATION

- 13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 13.2 The Plan provides a broad land-use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used within the Government as the basis for public works planning and site reservation. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and works departments, such as the Architectural Services Department and the Highways Department. In the course of implementation of the Plan, the Sha Tin District Council would be consulted as appropriate.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and Guidelines published by the Board. The outline development plan and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**Brief Summary of Assessments for
Public Rental Housing (PRH) Development at Hang Tai Road, MOS Area 86B (Yan On
Estate Phase 2) and Home Ownership Scheme (HOS) Development at Ma On Shan
Road, MOS Area 81**

Background

The “G/IC” sites to the east of Yan On Estate were identified by PlanD as suitable for public housing development. To optimize the development potential of the sites, it was proposed to integrate the “G/IC” sites with the existing Yan On Estate through realignment of Hang Tai Road. It is proposed to rezone the sites from “G/IC” and ‘Road’, together with the existing Yan On Estate which is zoned “R(B)2” to “R(A)”.

The “GB” site at Ma On Shan Road (Northern and Southern Portions), to the south east of Yan On Estate across Ma On Shan Road was also identified by PlanD as suitable for public housing development. It is proposed to rezone the sites from “GB” to “R(A)”. A footbridge with retail facilities over Ma On Shan Road is proposed to provide linkage with the Yan On Estate.

To ascertain the feasibility of the proposed public housing developments, the Hong Kong Housing Authority (HA) has carried out the following assessments and the results are summarized as follows:

Traffic Impact Assessment (TIA)

A TIA has been conducted for the proposed PRH at Hang Tai Road, as an extension of Yan On Estate and the proposed HOS at Ma On Shan Road. Junction capacity assessment was undertaken for 5 scenarios covering a number of 4 junctions in the vicinity of the subject sites, namely Hang Fai Street/Sai Sha Road, Hang Tai Road/ Hang Shun Street, Hang Shun Street/Hang Tak Street (N)/Hang Shun Street (S)/A Kung Kok Street and Ma On Shan Road/Hang Hong Street. The results demonstrated that the four junctions would operate satisfactorily in the PM peak in 2021, 2022, 2026 and design year 2031.

Hang Shun Street/Hang Tak Street (N)/Hang Shun Street (S)/A Kung Kok Street junction would operate near capacity due to natural traffic growth in 2021 during the AM peak (without traffic flows generated by the proposed public housing developments). The performance of this junction is expected to worsen with natural traffic growth and additional traffic flows from the proposed public housing developments in future years. Transport Department would consider any feasible mitigation measures with justification, so that this junction would operate satisfactorily after completion of the proposed public housing developments.

Link capacity assessments of Hang Tai Road, Sai Sha Road, Ma On Shan Road, A Kung Kok Street and Hang Fai Street have been undertaken at 2021, 2026 and design year 2031. All assessed roads are predicted to operate within capacity. Hence, the realignment of Hang Tai Road, proposed slip road to Ma On Shan Road to the proposed HOS development and proposed slip road from Hang Tai Road to Ma On Shan Road have no insurmountable impact on the operation of the carriageway.

Other traffic matters such as public transport facilities and pedestrian crossing facilities were

examined. The assessment result showed that no substantial problem was predicted. For the provision of a pedestrian light controlled crossing at Hang Fai Street to enhance safety, the assessment result concluded that it could be justified.

In conclusion, the TIA has demonstrated that the traffic generated by the proposed PRH and HOS developments, realignment of Hang Tai Road, proposed slip road to Ma On Shan Road to the proposed HOS development and proposed slip road from Hang Tai Road to Ma On Shan Road will not cause any significant traffic impacts if appropriate mitigation measures are employed. Hence it can be concluded that the proposed public housing developments is acceptable in traffic terms.

Air Ventilation Assessment – Expert Evaluation (AVA-EE)

An AVA-EE has been conducted in assessing the characteristics of the wind availability of the sites, providing a general estimate of wind performance under different wind directions and investigating the effectiveness of ventilation for the proposed public housing developments at Hang Tai Road and Ma On Shan Road.

The annual prevailing wind for the development area is NE and E directions. While in summer, the prevailing winds would come from E and SW directions.

Proposed PRH Development at Hang Tai Road, MOS Area 86B (Yan On Estate Phase 2)

In view of the close proximity of the proposed extension to the existing Yan On Estate, the proposed extension may have potential ventilation impact on the existing estate. However, with the following good design features incorporated, the potential impact on the ventilation performance of the surrounding area would be minimized and surrounding ventilation performance would be enhanced.

- Empty bays at the ground floor and podium floor;
- Air paths reserved; and
- Building setback from Hang Tai Road.

Proposed HOS development at Ma On Shan Road, MOS Area 81

On the other hand, the proposed HOS development would have minimal ventilation impact on its surroundings with the following design features:

- Linear building block disposition and in alignment with the prevailing wind direction; and
- Building separations.

To conclude, the proposed HOS development at Ma On Shan Road would not cause significant ventilation impact on the surroundings. For the proposed Yan On Estate Phase 2, potential ventilation impact is expected at the existing Yan On Estate Phase 1 area. With the proposed design features, the impact to the wind performance of surrounding area could be minimized by allowing wind penetration to the leeward side of the proposed developments. HA will conduct and submit a quantitative assessment, i.e. AVA – Initial Study to PlanD at detailed design stage.

Quantitative Risk Assessment (QRA)

The QRA has been conducted to demonstrate that risk posed by the LPG filling station in the vicinity of the proposed Yan On Estate Phase 2 would be in compliance with the Hong Kong Risk Guidelines.

The residential and recreational uses under the proposed scheme have met the setback requirements of the HKPSG.

The assessment result demonstrated that the predicted individual and societal risks complied with the Hong Kong Risk Guidelines as stipulated in HKPSG, taking into account the maximum inventory of the LPG storage vessels and the proposed developments with the adjacent land uses.

To conclude, the proposed Yan On Estate Phase 2 would not present unacceptable risks to the overall population around the LPG filling station.

Environmental Assessment Study (EAS)

EPD confirmed that no insurmountable environmental problems would be envisaged. HA will conduct an EAS to assess potential noise impacts due to road traffic that may affect the proposed developments and carry out the necessary mitigation measures as recommended at detailed design stage. For the proposed Yan On Estate Phase 2, the EAS will also assess the fixed noise source including the Ma On Shan sewage pumping station, CLP power sub-station and Sinopec Ma On Shan LPG filling station that may affect the proposed developments and carry out the necessary mitigation measures as recommended at detailed design stage.

In addition, the EAS will assess potential air quality that may affect the proposed development and allow adequate buffer distance in the building layout as recommended (if any) at detailed design stage. For the proposed Yan On Estate Phase 2, the EAS will also assess the potential odour impacts from the nearby Ma On Shan sewage pumping station.

Drainage Impact Assessment (DIA) / Sewerage Impact Assessment (SIA)

EPD and DSD confirmed that no insurmountable problems would be envisaged for the sites in terms of sewage and drainage aspects. Sewers and drains will be connected to the existing infrastructure.

A SIA will be submitted for the proposed Yan On Estate Phase 2 and a DIA will be submitted for the proposed HOS development at detailed design stage.

Natural Terrain Hazard Study (NTHS)

HA has conducted a Natural Terrain Hazard Review Study for the hillside overlooking the proposed development site. Based on this Review, the potential natural terrain hazards can be mitigated by suitable measures and will not pose a constraint on the feasibility of the overall development. A more detailed assessment will be conducted to determine the possible hazards for the design and implementation of the necessary mitigation measures.

**Housing Department
January 2014**

Hong Kong Housing Authority
**Proposed Public Rental Housing
Development at Hang Tai Road,
MOS Area 86B and Home
Ownership Scheme Development
at Ma On Shan Road (Northern
and Southern)**

Air Ventilation Assessment - Expert
Evaluation

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 226853

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ARUP

Document Verification

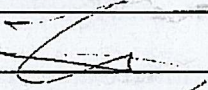
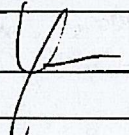
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1 Introduction

1.1 Project Background

Ove Arup & Partners Hong Kong Ltd (Arup) was commissioned by the Hong Kong Housing Authority (HKHA) to carry out an Air Ventilation Assessment (AVA) – Expert Evaluation for the Proposed Public Rental Housing Development (PRH) at Hang Tai Road, MOS Area 86B and Home Ownership Scheme (HOS) Development at Ma On Shan Road (Northern and Southern) (The Development).

1.2 Objective

The objective of this study is to evaluate the wind performance of the Development using the methodology of Air Ventilation Assessment, based on the “Housing Planning and Lands Bureau – Technical Circular No. 1/06, Environment, Transport and Works Bureau – Technical Circular No. 1/06” issued on 19th July 2006 (the Technical Circular) and “Technical Guide for Air Ventilation Assessment for Development in Hong Kong – Annex A” (the Technical Guide). This report presents the findings for Stage 1 AVA Study – Expert Evaluation.

1.3 Study Tasks

The major task of this study is to carry out an expert evaluation on the characteristics of the site wind availability data of the development area and assessment of the wind performance under existing development situation and the proposed building design in a qualitative way. The expert evaluation will cover the following tasks:

- Identify the wind condition
- Identify problematic area
- Identify good design features
- Determines if further study should be staged into Initial Study and Detail Study

2 Site Characteristics

The two Proposed Developments in this study are located in the Ma On Shan area. One of the Developments is the PRH at Hang Tai Road, namely **Yan On Estate Phase 2 (YOE Ph2)** Development. Hang Tai Road is proposed to be realigned in order to make the site available for the proposed housing development such that part of the existing two pieces of “G/IC” parcels and part of the Hang Yiu Street will form the realigned Hang Tai Road. Another Development is the HOS along Ma On Shan Road, namely **Ma On Shan Road Northern and Southern Portion (MOSR N&S Portion)** Development.

The eastern side of the Developments are Ma On Shan Country Park with hilly terrain and lots of greenery while the Tolo Harbour with some high rise residential clusters (i.e. Oceanaire, Ocean View, La Costa, Sausalito, Mountain Shore and Kam Tai Court) are located at the western side separating the waterfront and the Developments. In addition, the high rise public housing buildings of Hang On Estate and Kam On Court are located at the north side of the Development while the low rise cluster, such as, Tai Shui Hang Village and Chevalier garden are located at the south. A community farm, bicycle park and archery venue are currently situated on the MOSP N&S Site and at southwest of YOH Ph2 as indicated in Figure 1.

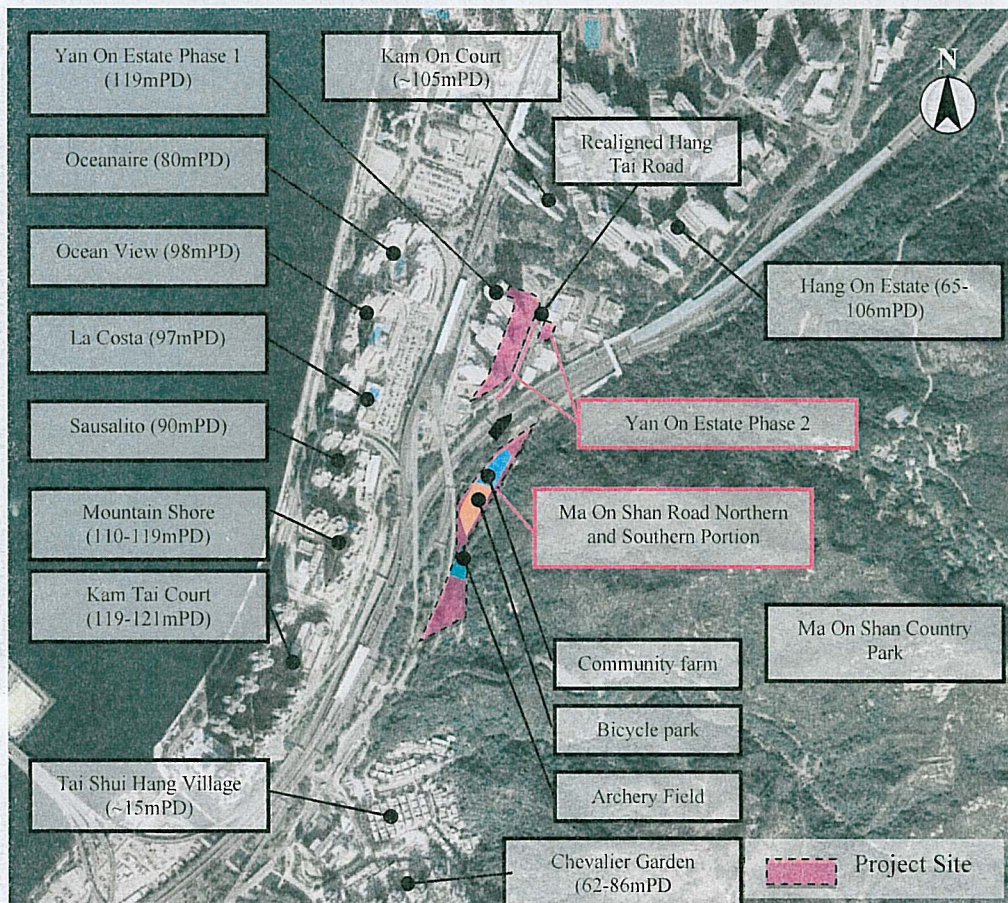


Figure 1 Location of the Project Site and its surrounding developments

A strip of open space running in the east-west direction located to the south of Hang On Estate or to the north of Yan On Estate, serves as green corridors

separating the high-density developments. Another strip of open space located to the north of Hang On Estate forms part of Ma on Shan Recreation Ground. Combining with the adjoining Ma On Shan Sport Ground, this large open piece of open space provides an extensive network of airpath for necessary air ventilation. There is an extensive greenbelt to the east of proposed HOS development at Ma On Shan Road. These open spaces and greenbelt areas are highlighted in green dotted line at Figure 2.

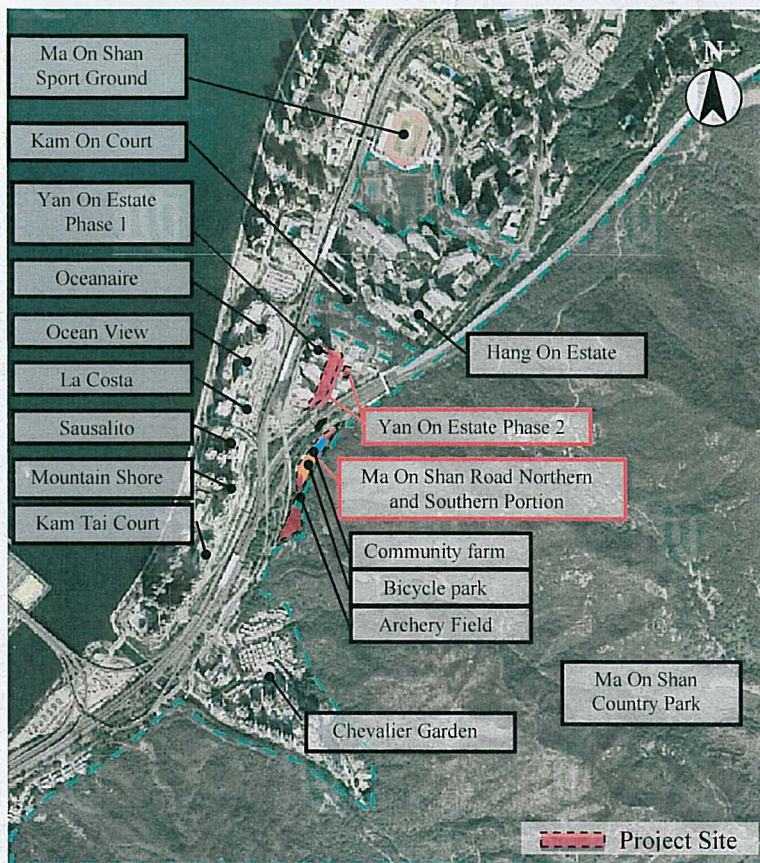


Figure 2 Open Spaces in Ma On Shan Area

3 Wind Condition

To investigate the wind performance of the Developments, natural wind availability characteristics is essential to the wind environment study. Site wind availability data presented in the wind rose could be used to assess the wind characteristics in terms of the magnitude and frequency of approaching wind from different wind directions. There are three sources of site wind data for this Study Area, including measured data from wind tunnel test, simulated MM5 data and the nearby Hong Kong Observatory (HKO) Station – Sha Tin weather station.

3.1 Wind Tunnel Test Data

The wind tunnel data employed in the Detailed Study for the Proposed Public Housing Development in Ma On Shan Area 86B (i.e. Existing Yan On Estate)¹ was conducted by the CLP Power Wind/ Wave Tunnel Facility (WWTF) at HKUST. Figure 3 illustrates the study location, while Figure 4 and Figure 5 show the wind rose under annual and summer condition, respectively, from the wind tunnel experiments. The wind roses at 500m show that the annual prevailing winds are E and ENE winds while the summer prevailing winds are from E, S and SW directions.

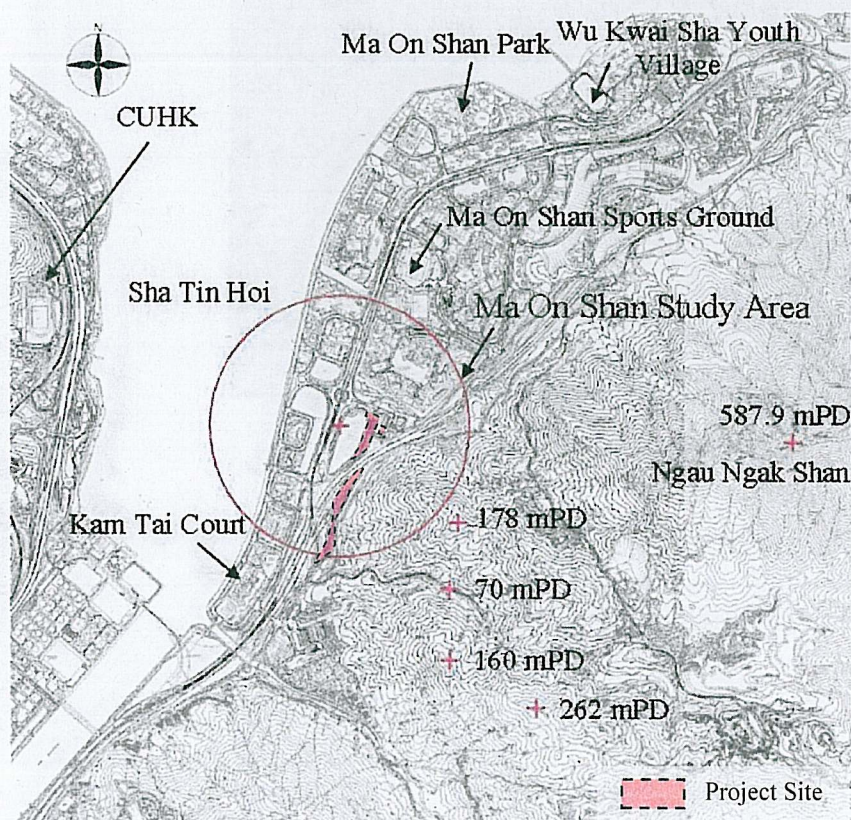
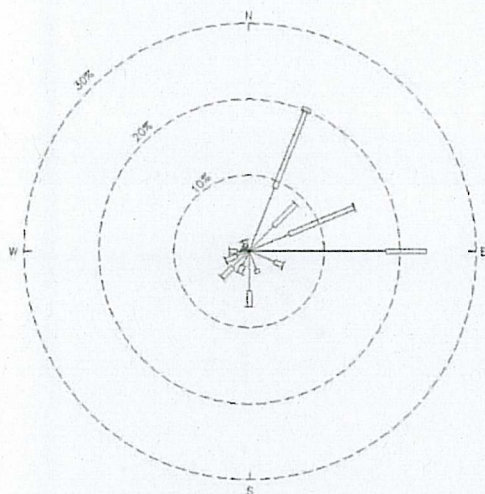
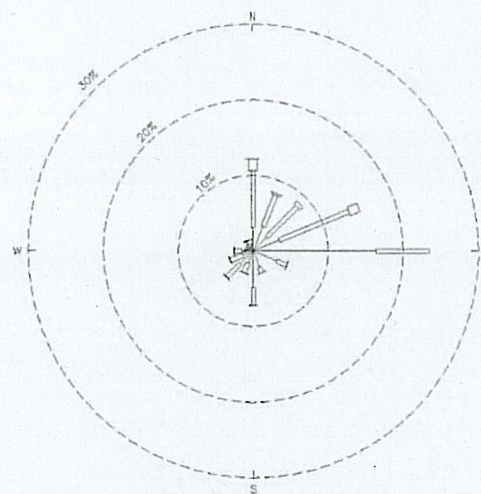


Figure 3 Study area for the site wind availability of the Ma On Shan Area 86B

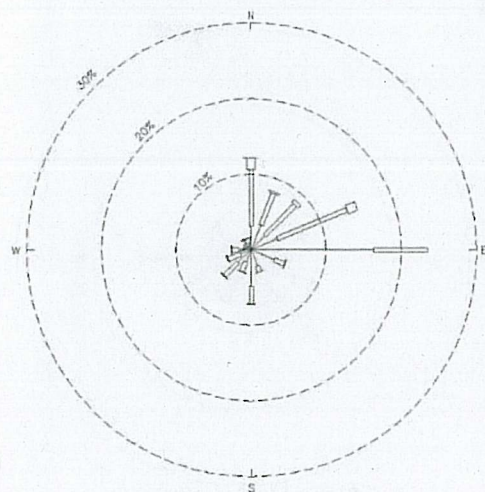
¹ Detailed Air Ventilation Assessment for Public Housing Development Project Batch C3, http://www.pland.gov.hk/pland_en/info_serv/ava_register/ProjInfo/AVRG19_AVA_FinalReport.pdf



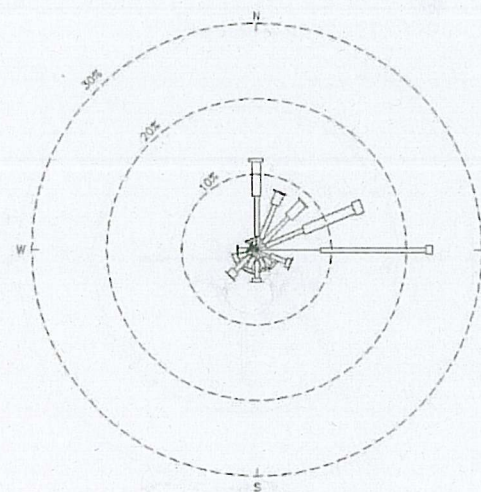
Annual Wind Rose, 50m



Annual Wind Rose, 100m

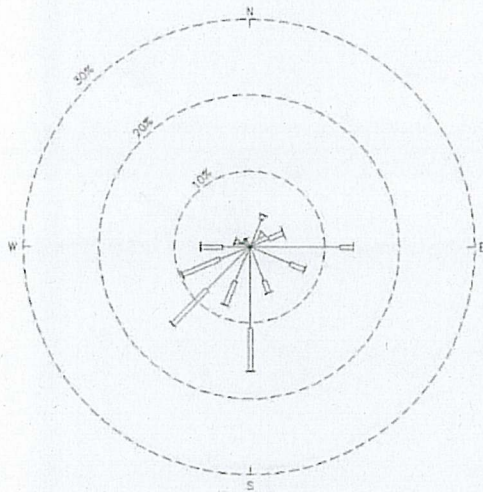


Annual Wind Rose, 200m

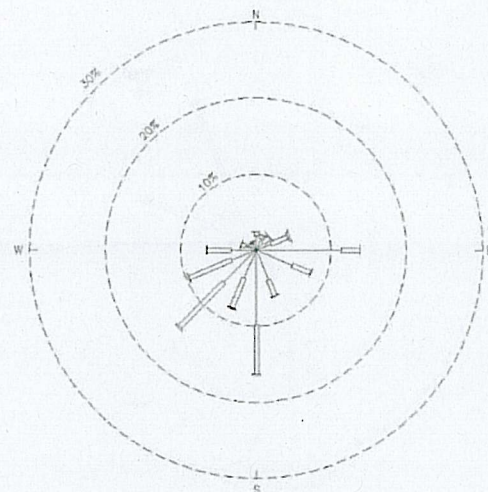


Annual Wind Rose, 500m

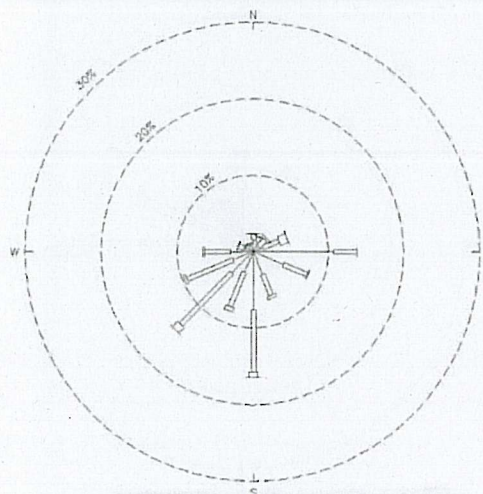
Figure 4 Wind Rose for Annual, non typhoon winds for Ma On Shan Area 86B



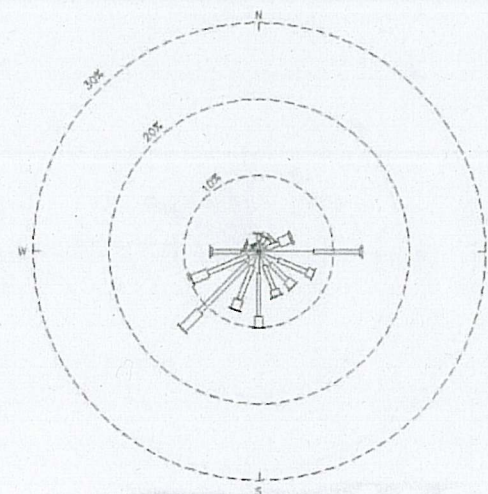
Summer Wind Rose, 50m



Summer Wind Rose, 100m



Summer Wind Rose, 200m



Summer Wind Rose, 500m

Figure 5 Wind Rose for Summer, non typhoon winds for Ma On Shan Area 86B

3.2 MM5 Wind Data

The MM5 data quoted in Expert Evaluation for the Ma On Shan Area² is used as the second reference. The wind roses of the location B (Figure 6) at 120m and 450m are extracted and illustrated in Figure 7. With reference to the Expert Evaluation for the Ma On Shan Area, the annual prevailing winds are NE and E winds, while the summer prevailing wind are E, SSW and SW winds.

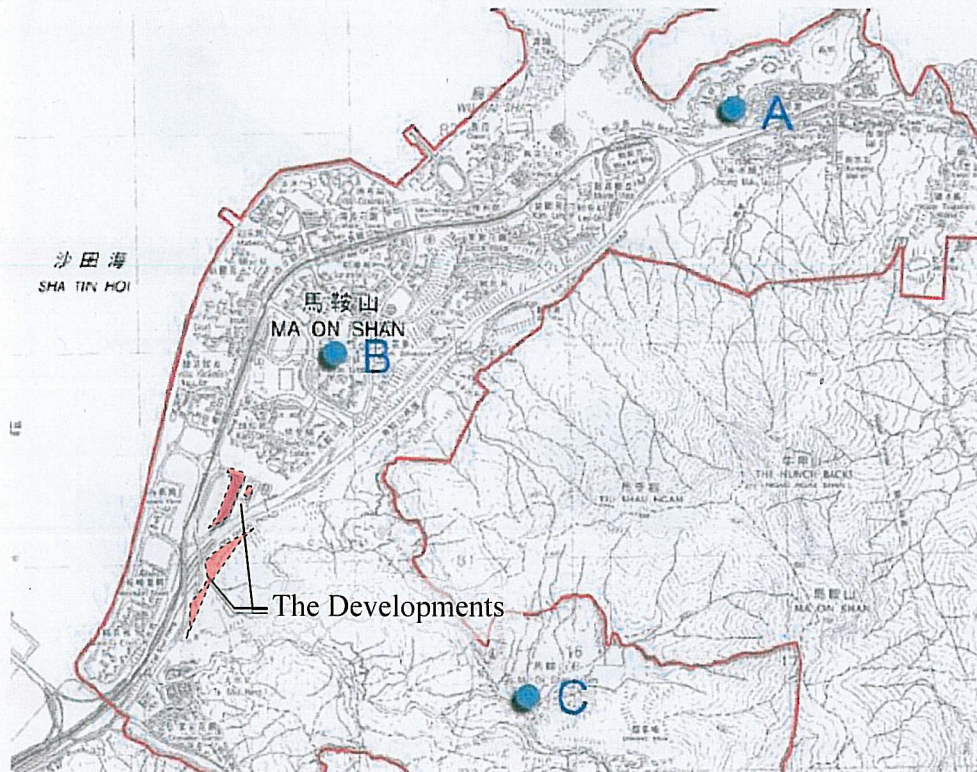


Figure 6 Location for the MM5 extracted in the Expert Evaluation of the Ma On Shan Area.

² CUHK, Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment Final report – Ma On Shan Area, February 2009
(http://www.pland.gov.hk/pland_en/info_serv/ava_register/ProjInfo/AVRG37_AVA_FinalReport.pdf)

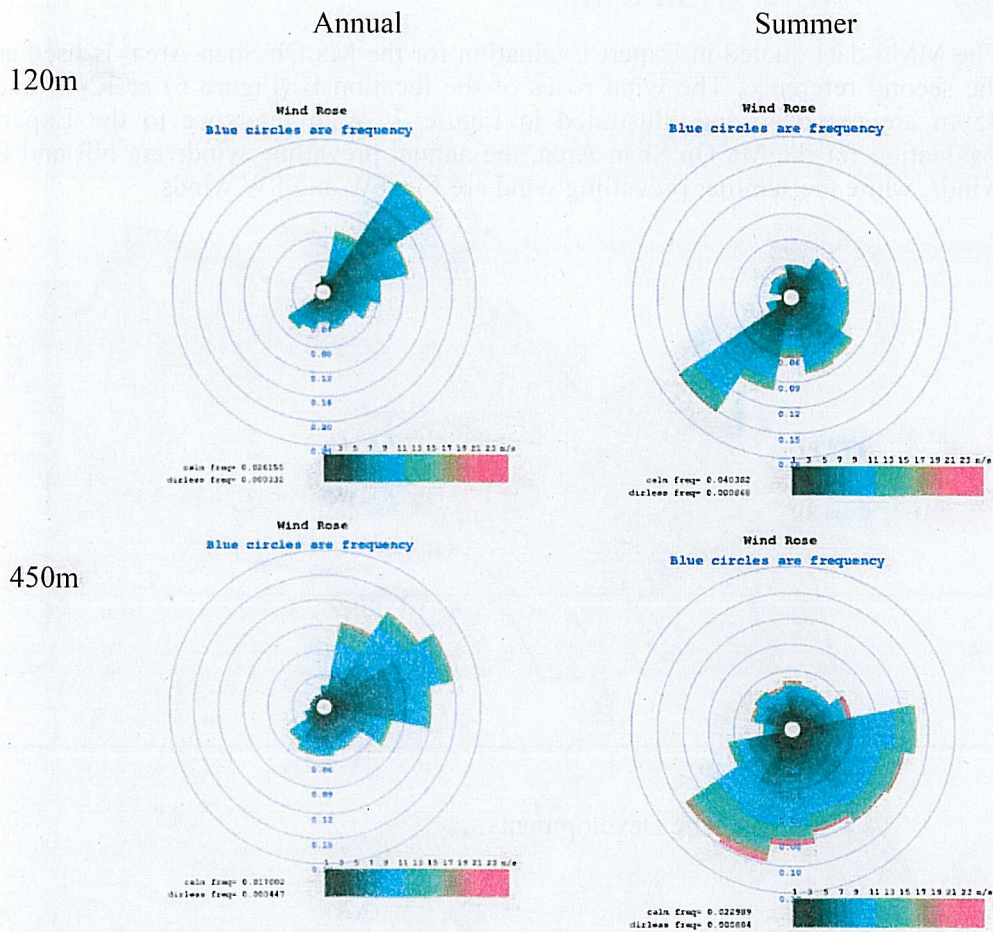


Figure 7 Wind Rose for Annual and Summer for Ma On Shan Area

Other than the annual and summer wind roses, the EE report also identified the land/ sea breezes to be SE-NW direction. Hi Tai Street, Yuk Tai Street, Sui Tai Road and Po Tai Street are the local air paths for sea and land breezes.

3.3 Hong Kong Observatory (HKO)

From the HKO report³, the annual and summer wind roses measured at the Shatin weather station are selected and shown in Figure 9 and Figure 10. According to the measured data, the annual prevailing wind directions are E and NE while summer prevailing winds are E and SW winds.

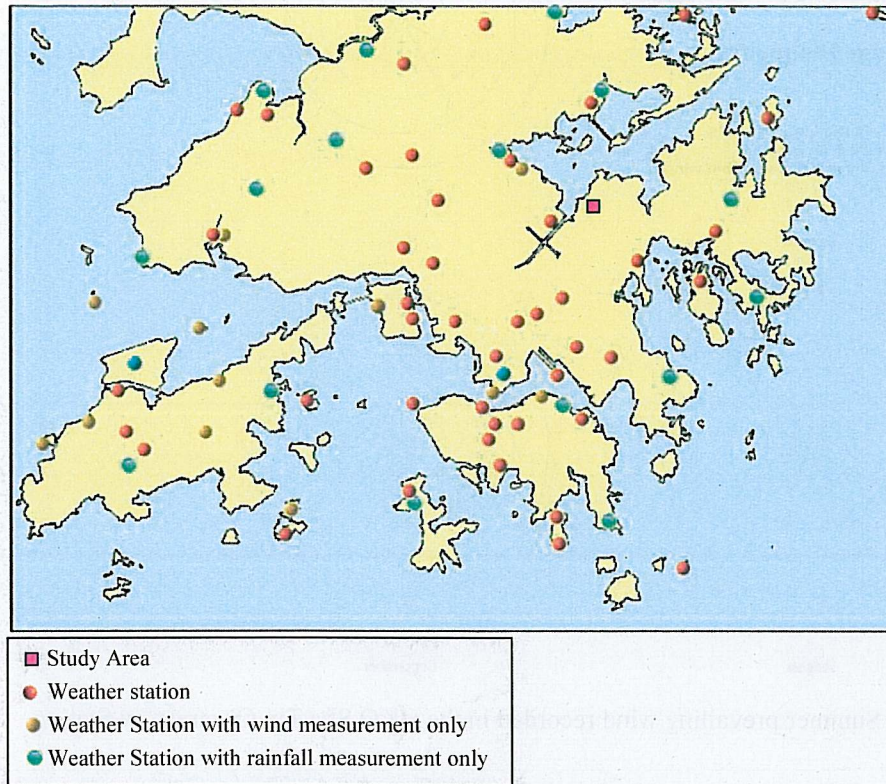


Figure 8 Weather stations in Hong Kong

Annual wind roses for Sha Tin, 1985-2012

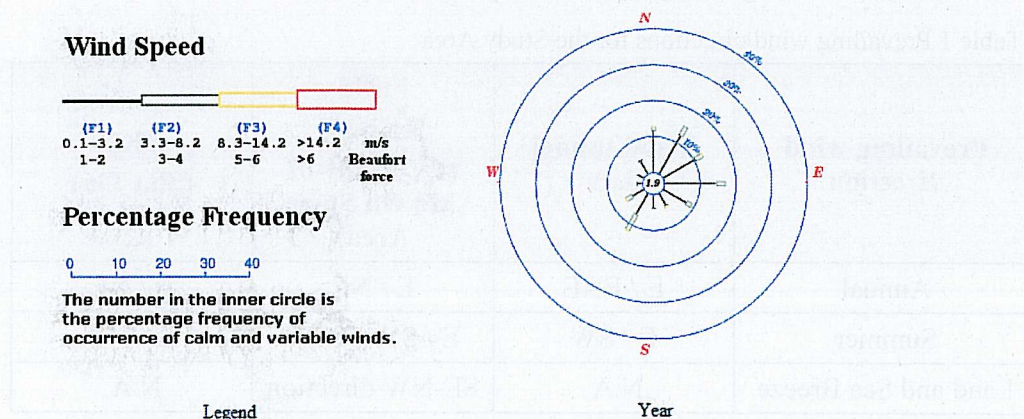


Figure 9 Annual prevailing wind recorded in the HKO Sha Tin Observatory Station

³ http://www.hko.gov.hk/cis/region_climat/SHA/SHA_windrose_year_c.htm

Monthly wind roses for Sha Tin from July to September, 1985-2012

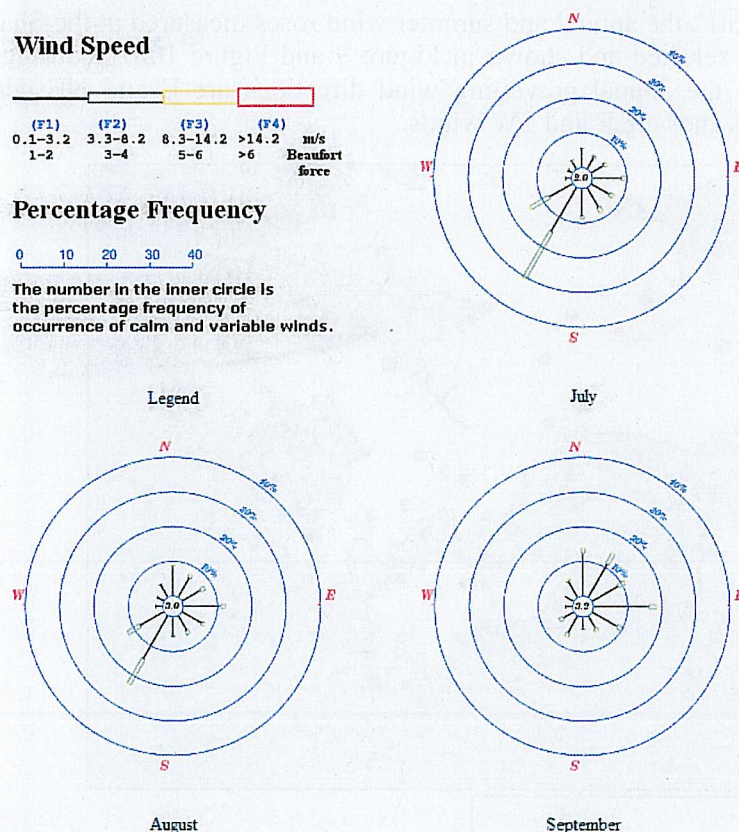


Figure 10 Summer prevailing wind recorded in the HKO Sha Tin Observatory Station

3.4 Summary of the Site Wind Availability

These three sets of data are tabulated in Table 1. All data basically reflects similar annual prevailing wind directions which are E and NE, whereas the summer prevailing wind directions varies from E and SW. Figure 11 illustrates the annual and summer prevailing wind of the Developments.

Table 1 Prevailing wind directions for the Study Area

Prevailing wind direction	Wind tunnel data	MM5 HKUST (EE Study of Ma On Shan Area)	HKO (Sha Tin)
Annual	E / ENE	E / NE	E / NE
Summer	E / SW	E / SW / SSW	E / SW
Land and Sea Breeze	N.A.	SE-NW direction	N.A.

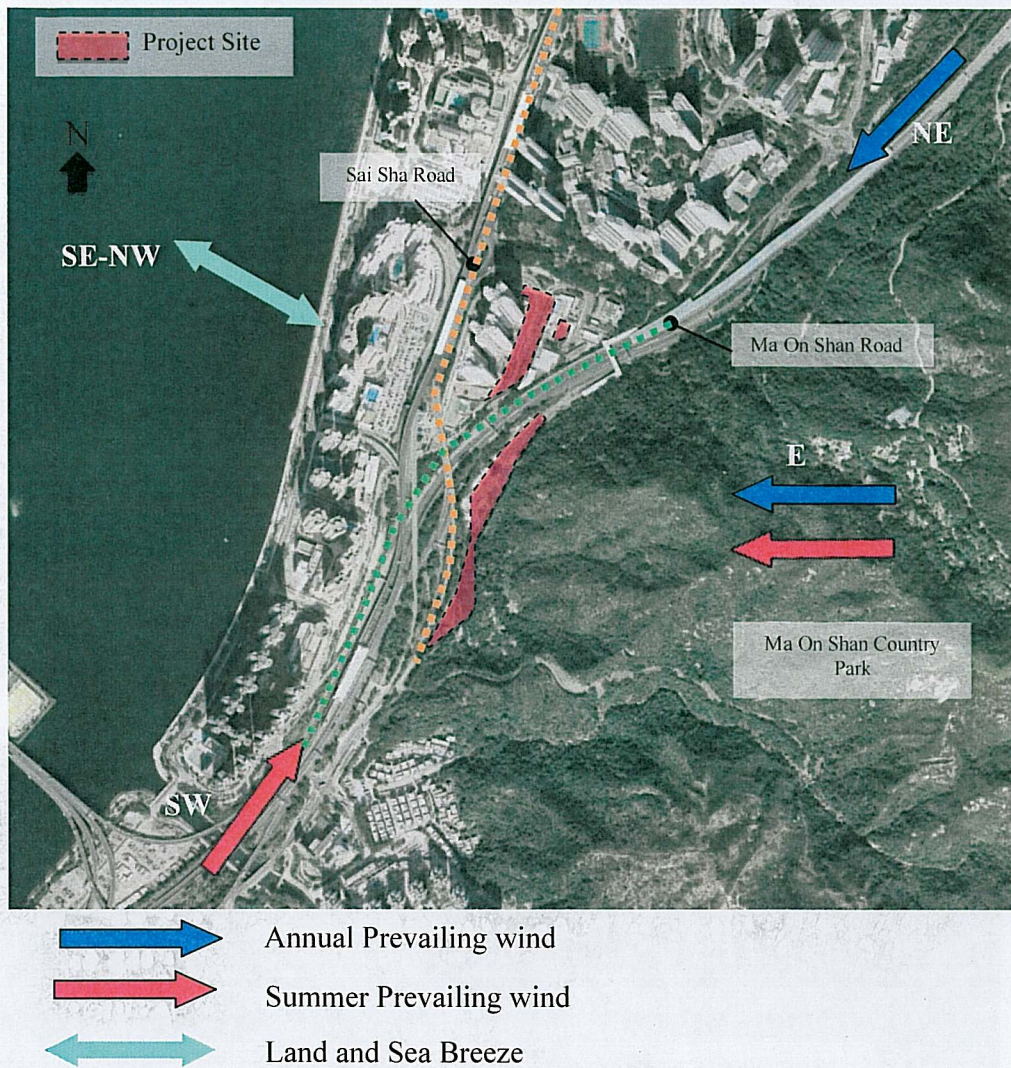


Figure 11 Annual and Summer prevailing winds of the Developments

4 Expert Evaluation on Existing Condition

As refer to the Expert Evaluation report for the Ma On Shan Area², some wind corridors are identified under different prevailing wind conditions.

4.1 Northeast/ East-northeast prevailing wind condition

Northeast (NE) and east-north-east (ENE) directions are the annual prevailing wind directions. In the presence of Ma On Shan Country Park, these two prevailing wind would travel along the Ma On Shan Road.

As shown in Figure 12, the Ma On Shan Road and Sai Sha Road serve as the major breezeway near the Developments. There are some major high-rise residential buildings situated at the upwind direction, such as Hang On Estate and Kam On Court, and thus inducing wind shadow to the YOE Ph2 Site. Also, 5m-tall noise barrier is located along the Ma On Shan Bypass which further reduces the wind penetration to the YOE Ph2 Development. Therefore, it is expected the ventilation performance at the YOE Ph2 would be relatively calm. For MOSR N&S Portion Development, it is expected that the incoming winds could be able to enter the Development from Ma On Shan Road and penetrate through toward the southwest direction.

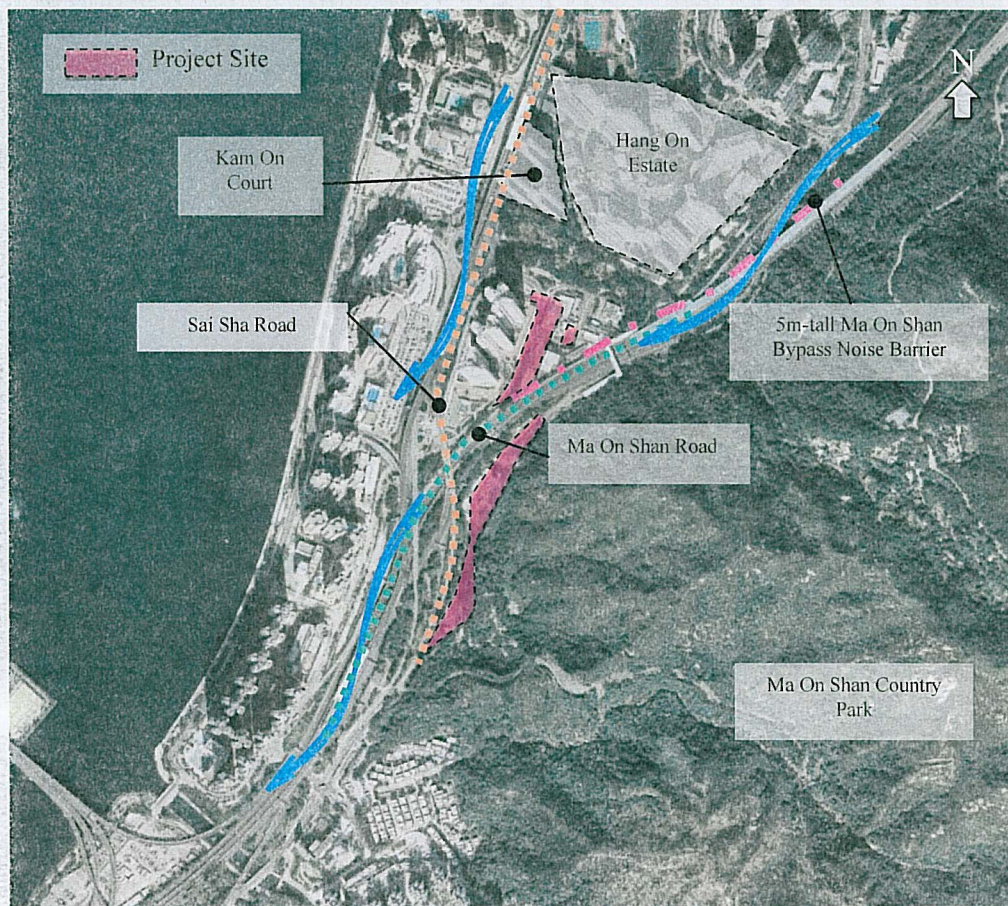


Figure 12 Existing wind environment under NE/ ENE prevailing wind condition

4.2 Southwest/ South-southwest prevailing wind condition

The Expert Evaluation report for the Ma On Shan Area² had indicated that Ma On Shan Road and Sai Sha Road would be the major breezeways in Ma On Shan Area. The summer prevailing wind directions (including southwest and south-southwest) would travel along Ma On Shan Road and Sai Sha Road and ventilate the Developments in both YOE Ph2 and MOSR N&S Portion). Since the upwind side of the Developments are dominated by greenery and open space, no major wind stagnant would be expected under existing condition.

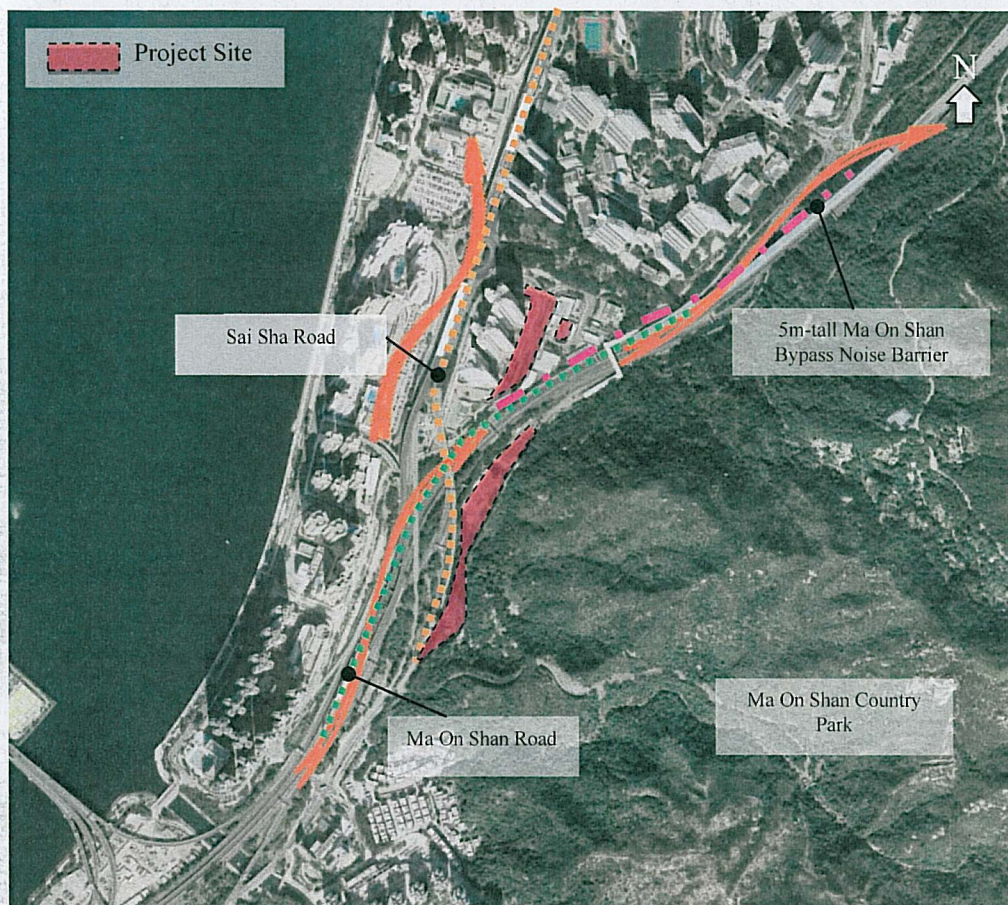


Figure 13 Existing wind environment under SW/ SSW prevailing wind conditions

4.3 East prevailing wind conditions and Land Breeze

The East (E) direction is both annual and summer prevailing wind direction. As Ma On Shan Country Park is situated at the upwind side of the existing clusters, the mountain would divert the prevailing wind direction to travel along the tough of the mountain. With the gradual slope of the mountain, the E wind would easily re-attach to the pedestrian level and ventilate the existing clusters.

There are some local air paths identified in the Expert Evaluation report for the Ma On Shan Area² and highlighted in Blue in Figure 14. The proposed development in YOE Ph2 would unlikely reduce the wind penetration towards those identified local air paths as the existing YOE Ph1 would have blocked the E wind reaching the southern part of the Po Tai Street; while the domestic blocks in MOSR N&S Portion Site would have larger building separation with up to approximate 140m between North and South Portions. Such building gap would allow E wind to penetrate across the MOSR N&S Portion and ventilate the existing residential clusters at its downwind side.

In the presence of localized air path, the E wind, as well as the land breeze would ventilate the existing clusters.



Figure 14 Existing wind environment under E prevailing winds and Land Breeze

4.4 Sea Breeze

The wind condition would be slightly limited for sea breeze to penetrate across the existing clusters and reach the Development Sites. Those existing high-rise residential clusters near the promenade (such as Kam Tai Court, Ocean View, La Costa, Sausalito, Mountain Shore) would shield a portion of sea breeze.

For the MOSR N&S Portion, there are approximately 200m from the nearest existing residential cluster. Sea breeze would likely to reattach at pedestrian level after travelling such distance. Together with the identified local air path along Hi Tai Street, Yuk Tai Street, Sui Tai Road and Po Tai Street, the sea breeze would easily reach the and ventilate the MOSR N&S Portion.

However, YOE Ph2 would fall into the wind shadow casted by the existing YOE Ph1. Therefore, the sea breeze reaching the YOE Ph2 would be reduced as indicated in Figure 15.

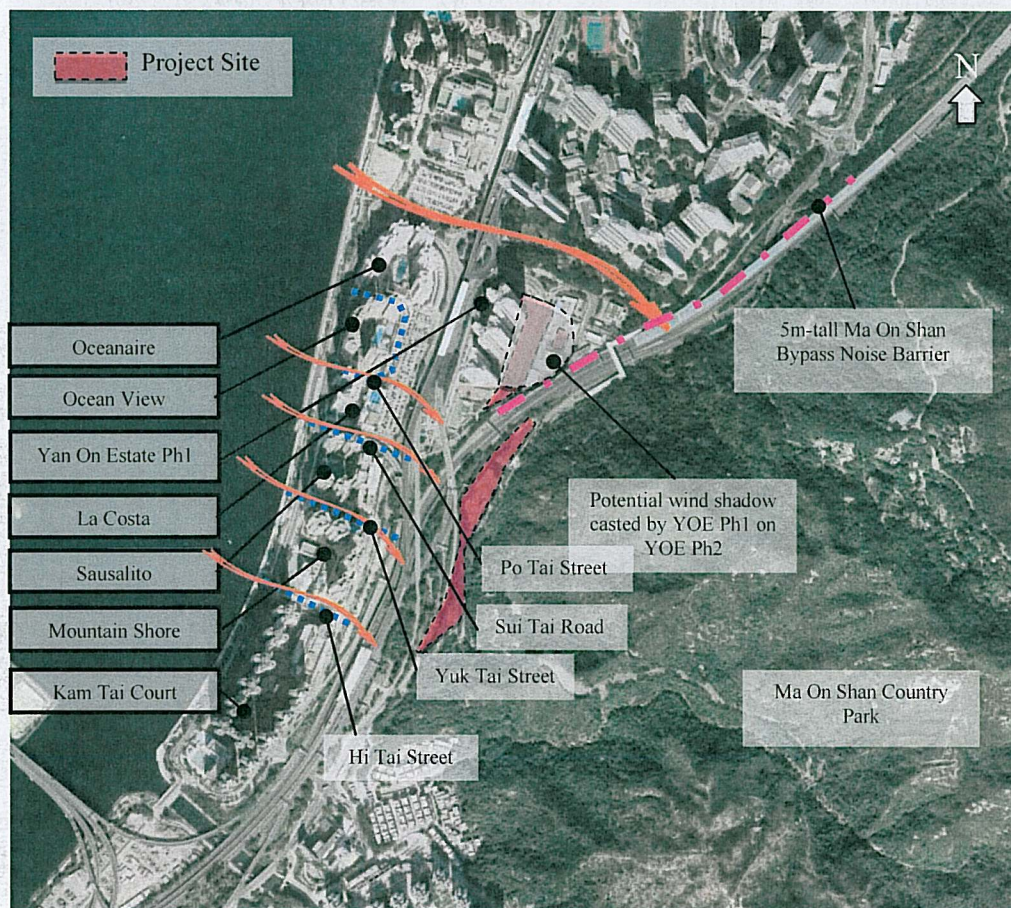


Figure 15 Existing wind environment under Sea Breeze

5 Proposed Development

There are 2 Developments in this study. One Development is the Proposed PRH, Yan On Estate Phase 2 (YOE Ph2) while another Development is Proposed HOS at Ma On Shan Road Northern and Southern Portion (MOSR N&S Portion).

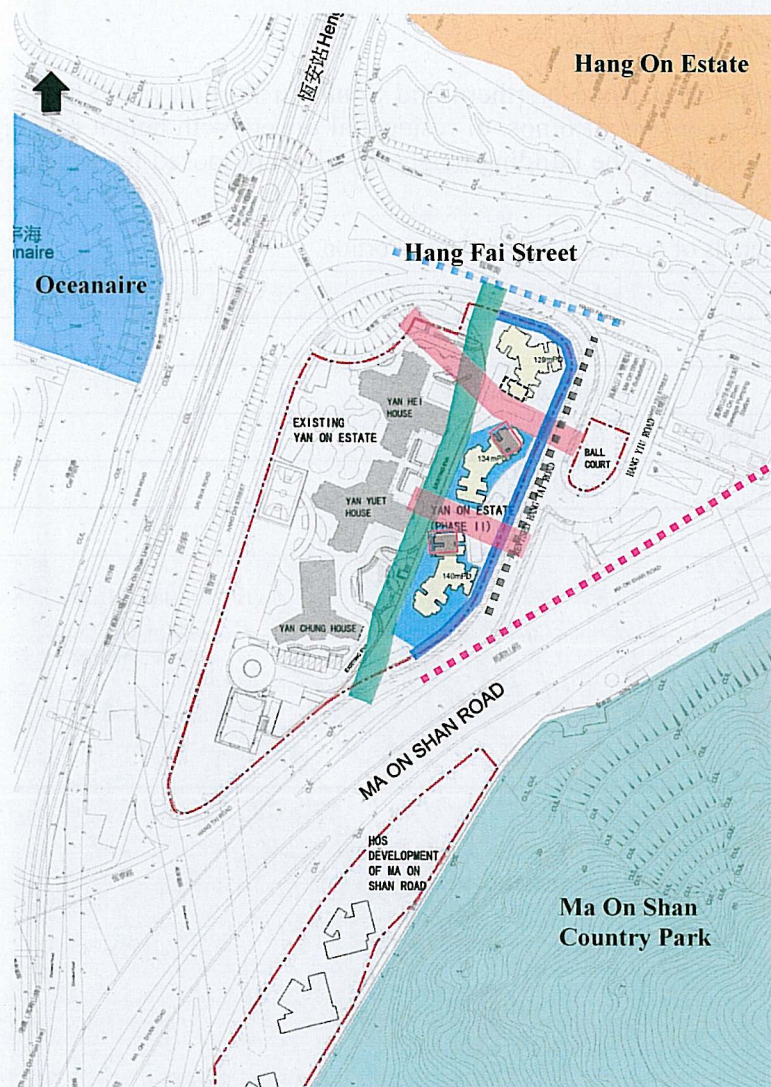
Proposed PRH Yan On Estate Phase 2 at Hang Tai Road

It is proposed to close existing Hang Tai Road and divert it to the east for the Proposed Yan On Estate Phase 2 (YOE Ph2) Development. It consists of 3 nos. of residential blocks with building height ranged from about 130mPD to 140mPD and community facilities with 1 storey height below the residents blocks. A small piece of land located at east of YOE Ph2 is proposed to be used as ball court and shown in the plan below. In order to enhance the wind permeability and minimizing the influence to the surrounding developments, the proposed development has incorporated the followings wind enhancement features in the design:

- 15m-wide local air path;
- Podium Roof empty bays with width of 5m and floor-to-floor height of 3m. Its level will be 6m above ground;
- Empty bay on G/F with width of 5m (W) and floor-to-floor height of 5.5m;
- Building setback of 10m from realigned Hang Tai Road;

Table 2 The design details of proposed Yan On Estate Phase 2

Site Area	3.08ha (including Yan On Phase 1, Phase 2 but excluding the G/IC parcel near the CLP substation, which is proposed for a ball court)
Domestic Plot Ratio	6.0 (for both Yan On Phase 1 and Phase 2)
Domestic GFA	184,800m ² for both Yan On Phases 1 & 2 (80,734m ² from Phase 2)
Non-domestic Plot Ratio	0.5 (for both Yan On Phase 1 and Phase 2 and retail pedestrian link over Ma On Shan Road)
Non-domestic GFA	15,400m ² for both Yan On Phases 1 & 2 (13,026m ² from Phase 2 and 600 m ² from retail pedestrian link)
No. of flats	4,187 (1,600 from Phase 2)



- 15m-wide Local Air Path for E and ENE Winds
- 15m-wide Local Air Path for SW and SSW Winds
- 10m setback from Realigned Hang Tai Road
- Realigned Hang Tai Road
- Hang Fai Street
- 5m-tall Ma On Shan Bypass Noise Barrier
- Podium Roof Empty Bay (5m (W) x 3m (H))
- G/F Empty Bay (5m (W) x 5.5m (H))

Figure 16 Proposed Yan On Estate Phase 2 (YOE Ph2) Development at Hang Tai Road

Proposed HOS at Ma On Shan Road

The Proposed Ma On Shan Road Northern and Southern Portion (MOSR N&S Portion) Development consists of 6 nos. of residential towers with height ranging from about 125 to 140mPD. The building height profile is proposed in respect of the Ma On Shan Ridgeline.

Table 3 The design details of proposed MOSR N&S Portion

Site Area	1.86ha
Domestic Plot Ratio	5.5
Domestic GFA	102,200m ²
Non-domestic Plot Ratio	0.3
Non-domestic GFA	5,500m ²
No. of flats	1,700

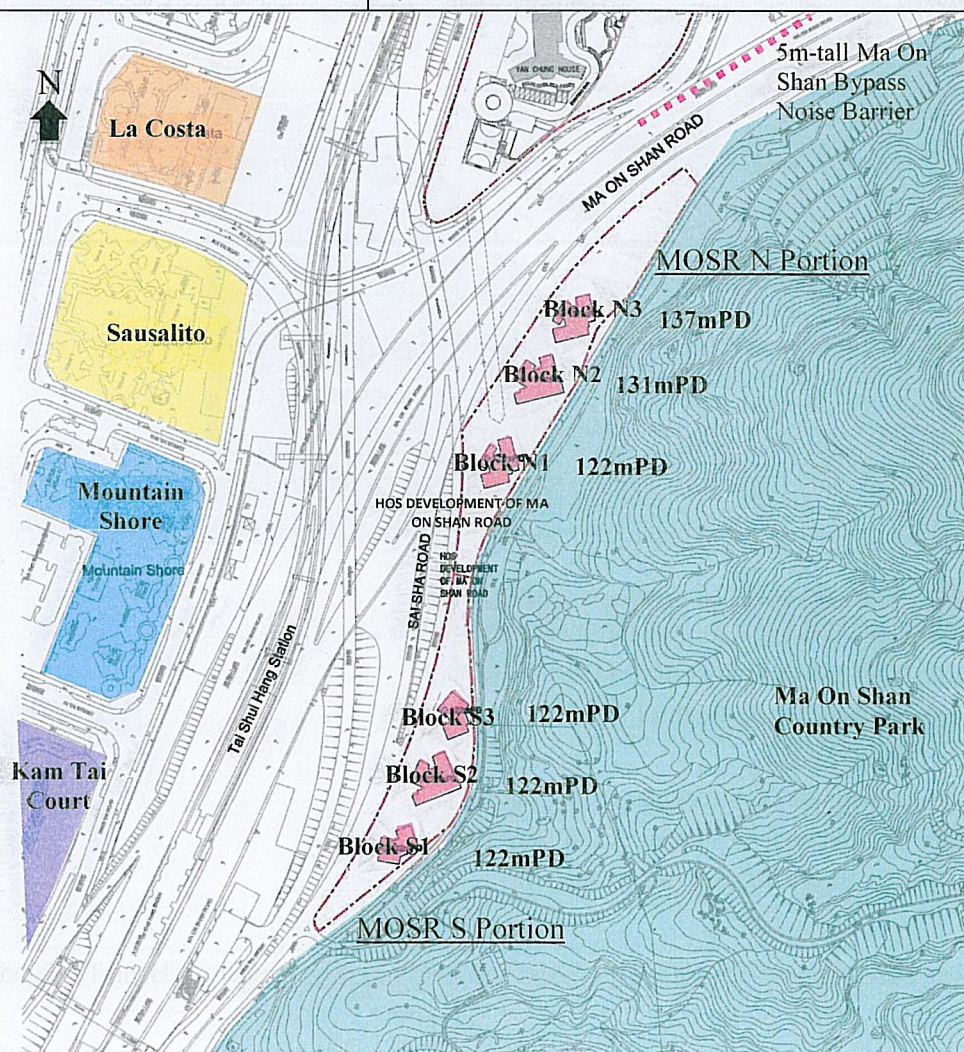


Figure 17 Proposed Ma On Shan Road Northern and Southern Portion (MOSR N&S Portion) Development at Ma On Shan Road

6 Expert Evaluation of the Proposed Development

6.1 Northeast/ East-northeast prevailing wind condition

YOE Ph2 Development

Under NE prevailing wind condition, the wind flow would be deflected by the topography and existing buildings adjacent to the Development. Wind would generally channel along the Ma On Shan Road (Blue Arrow in Figure 18), while a portion of the winds would be diverted towards west direction along Hang Fai Street (Red Arrow in Figure 18).

In general, the entire YOE Development (YOE Ph1 + Ph2) would be potentially be shielded by those existing high-rise developments at the upwind direction, including Hang On Estate and Kam On Court under the NE wind. The 5m-tall noise barriers along Ma On Shan Road to the northeast and east directions, which also shield a portion of incoming winds from penetrating into the Development. Thus, a relatively calm wind environment would be expected under the NE wind condition.

For the YOE Development, the incoming winds would be expected to enter the Development from Realigned Hang Tai Road. Since YOE Ph2 will be situated at the upwind of the Yan On Estate Phase 1 (YOE Ph1), wind shadows would be expected to cast over the existing YOE Ph1 area. In order to minimize the ventilation impact, some wind enhancement features are proposed in the YOE Ph2 Development as following:

- 15m-wide local air path via the building separations between domestics Blocks 1 – 2 and domestics Blocks 2 – 3;
- Podium roof empty bays with width of 5m and floor-to-floor height of 3m;
- Empty bay on G/F with width of 5m and floor-to-floor height of 5.5m;
- Building setback of 10m from realigned Hang Tai Road;

The podium empty bay in Blocks 1 & 2 would allow incoming wind to reach YOE Ph1 as indicated in Figure 18. After passing through YOE Ph2, the incoming wind would be diverted towards pedestrian level due to downwash effect. Therefore, the ventilation of open spaces in YOE Ph1 would be improved.

Although the orientation of the G/F empty bay on Block 3 and podium roof empty bay at Block 2 is not completely in alignment with the E wind, the permeability at low zone and pedestrian level would be improved due to these empty bays. In the presence of YOE Ph1, these empty bays could allow wind to reach YOE Ph1 and thus minimize the ventilation impact to YOE Ph1 and the leeward area.

With the provision of empty bays on both G/F and podium roof, wind coming from Realigned Hang Tai Road would penetrate through the YOE Ph2 and reach the YOE Ph1 as indicated by the Black Arrows in Figure 18.

In addition, the building separation between domestic Blocks 1 – 2 and domestic Blocks 2 – 3 of the YOE Ph2 Development would allow wind to penetrate through the YOE Ph2 and therefore ventilate the YOE Ph1 and leeward area.

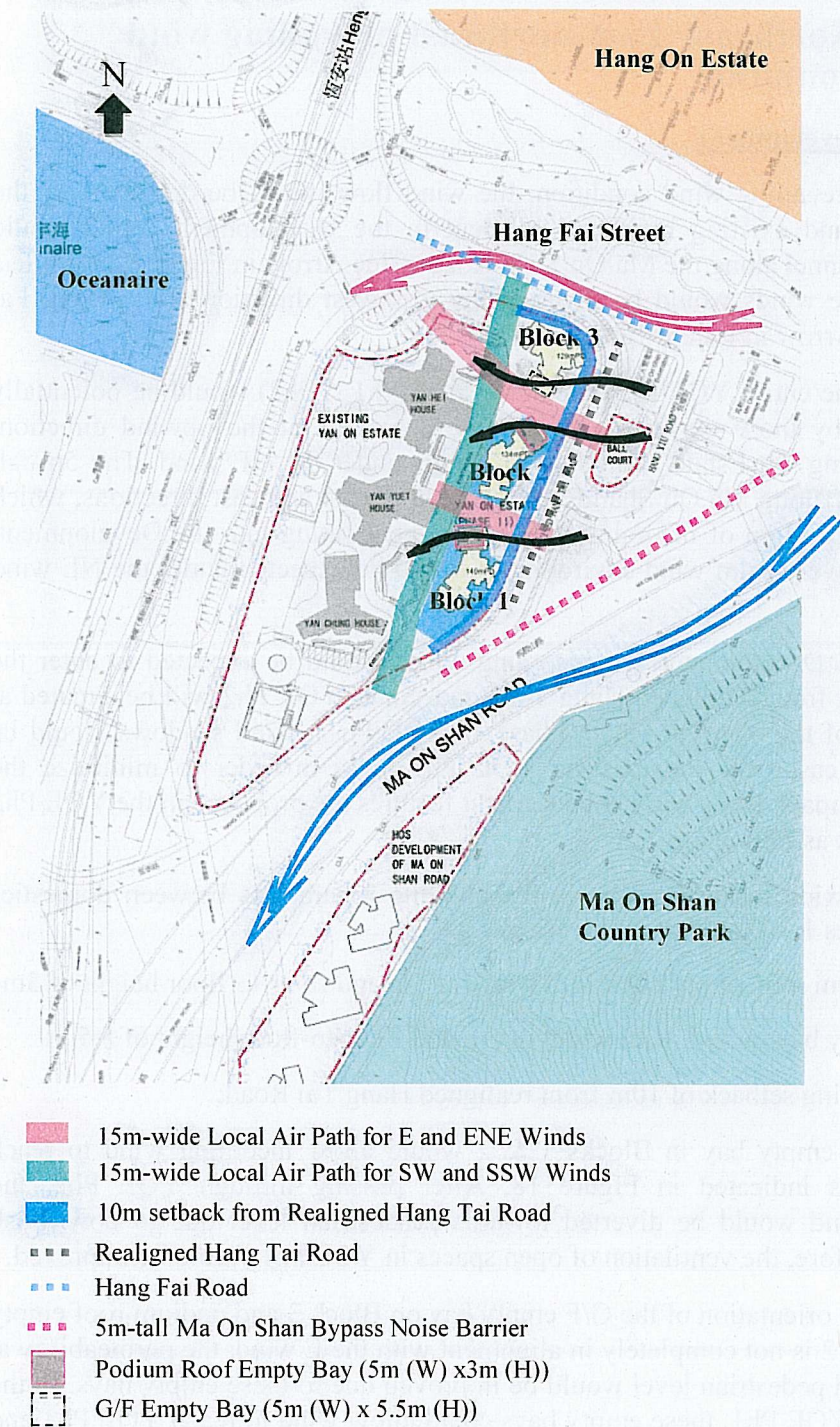


Figure 18 Air paths of the Yan On Estate Phase 2 Development under NE/ ENE wind conditions

MOSR N&S Portion Development

Similar to the YOE Ph2 Development, the NE prevailing wind would travel along the Ma On Shan Road (Red Arrow in Figure 19) and reach the Development.

The incoming wind could enter the Development from the open space at the north along Ma On Shan Road, while a portion of the wind would be diverted towards mountain along the eastern site boundary (Blue Arrow in Figure 19). A portion of winds would penetrate to Sai Sha Road through the building separations between the MOSR N Portion and MOSR S Portion.

The buildings disposition of the Development is quite linear and in alignment with the prevailing wind direction along the Ma On Shan Road and Sai Sha Road. It is expected that the development would cast some wind shadows at the leeward side along the Ma On Shan Road and Sai Sha Road (e.g. Sausalito and Kam Tai Court).

However, the building disposition and building separations minimizes the blockage effect and would reduce the ventilation impacts to the surrounding.

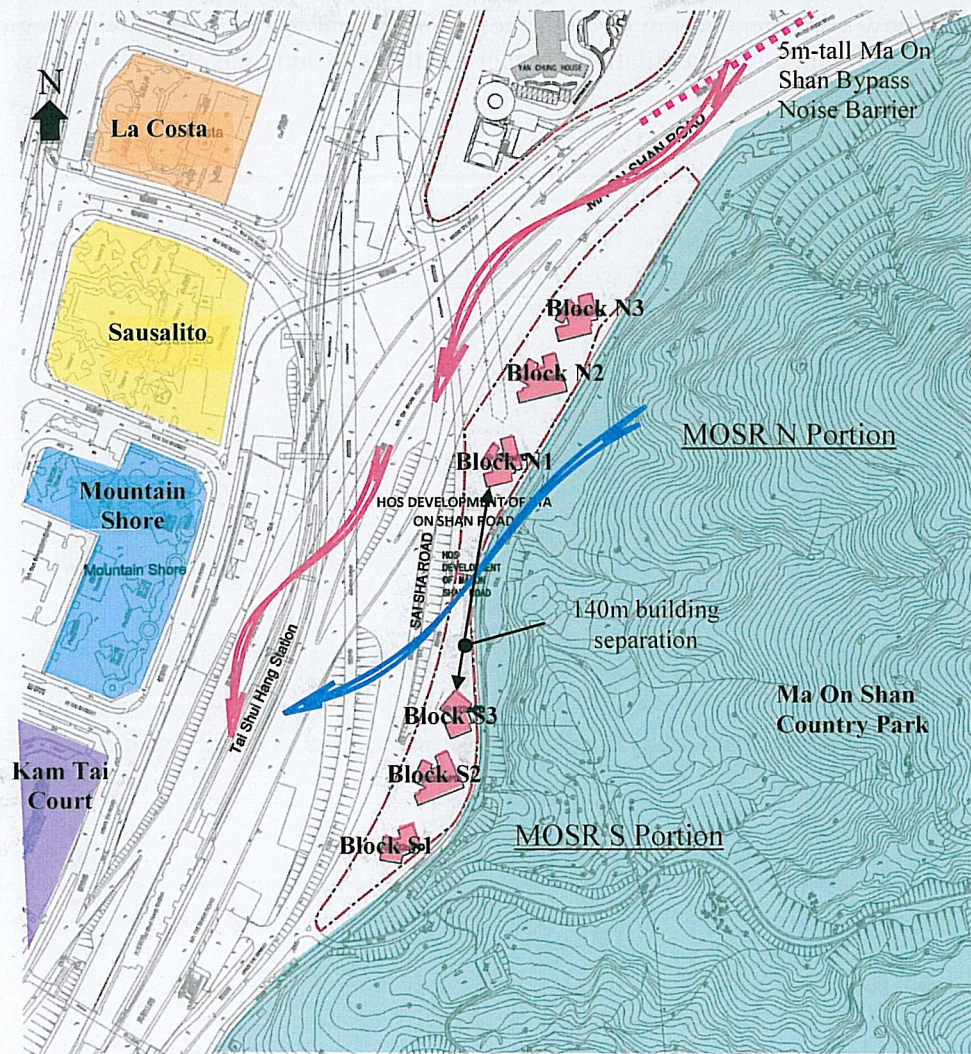


Figure 19 Air paths of the MOSR N&S Portion Development under NE/ ENE wind conditions

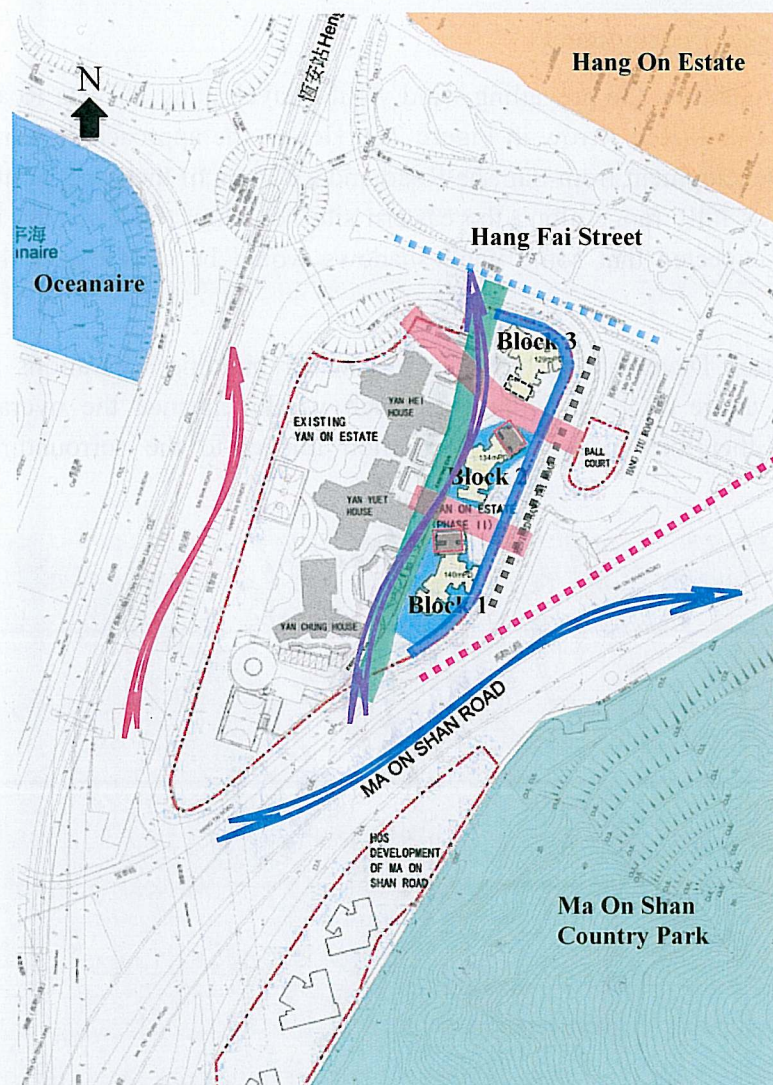
6.2 Southwest/ South-southwest prevailing wind conditions

YOE Ph2 Development

Under SW prevailing wind condition, the incoming wind would be deflected by the topography and existing buildings around the Development. The incoming winds would travel along the Ma On Shan Road (Blue Arrow in Figure 20), while a portion of the winds would be diverted along Sai Sha Road (Red Arrow in Figure 20).

Under SW prevailing wind, the YOE Ph1 and Ph2 Development are situated at the upwind side of some high-rise residential buildings, such as Hang On Estate and Kam On Court which are to the north and northeast of the Development. Thus, the YOE Ph1 would cast wind shadow over its Ph2 and area at its downwind side, such as Hang Fai Street.

The local air path between YOE Ph2 and Ph1 would act as a ventilation channel and allow wind penetrating through the Development to reach downwind region, hence to reduce the ventilation impact to the surroundings (Purple Arrow in Figure 20).



- 15m-wide Local Air Path for E and ENE Winds
- 15m-wide Local Air Path for SW and SSW Winds
- 10m setback from Realigned Hang Tai Road
- Realigned Hang Tai Road
- Hang Fai Road
- 5m-tall Ma On Shan Bypass Noise Barrier
- Podium Roof Empty Bay (5m (W) x 3m (H))
- G/F Empty Bay (5m (W) x 5.5m (H))

Figure 20 Air paths of the YOE Ph2 Development under SW/SSW wind conditions

MOSR N&S Portion Development

Under SW wind condition, the prevailing wind would travel along Sai Sha Road and Ma On Shan Road (Red Arrow in Figure 21). Hence, the approaching wind would enter the Development from Sai Sha Road and a portion of the wind would be diverted towards hilly range along the eastern site boundary (Blue Arrow in Figure 21). It is expected that some wind shadows would be casted over the mountain area.

MOSR N&S Portion Development has relatively wider building separations in compared to the entire YOE development which would enhance the overall permeability and therefore reduce the ventilation impact to the surrounding environment.

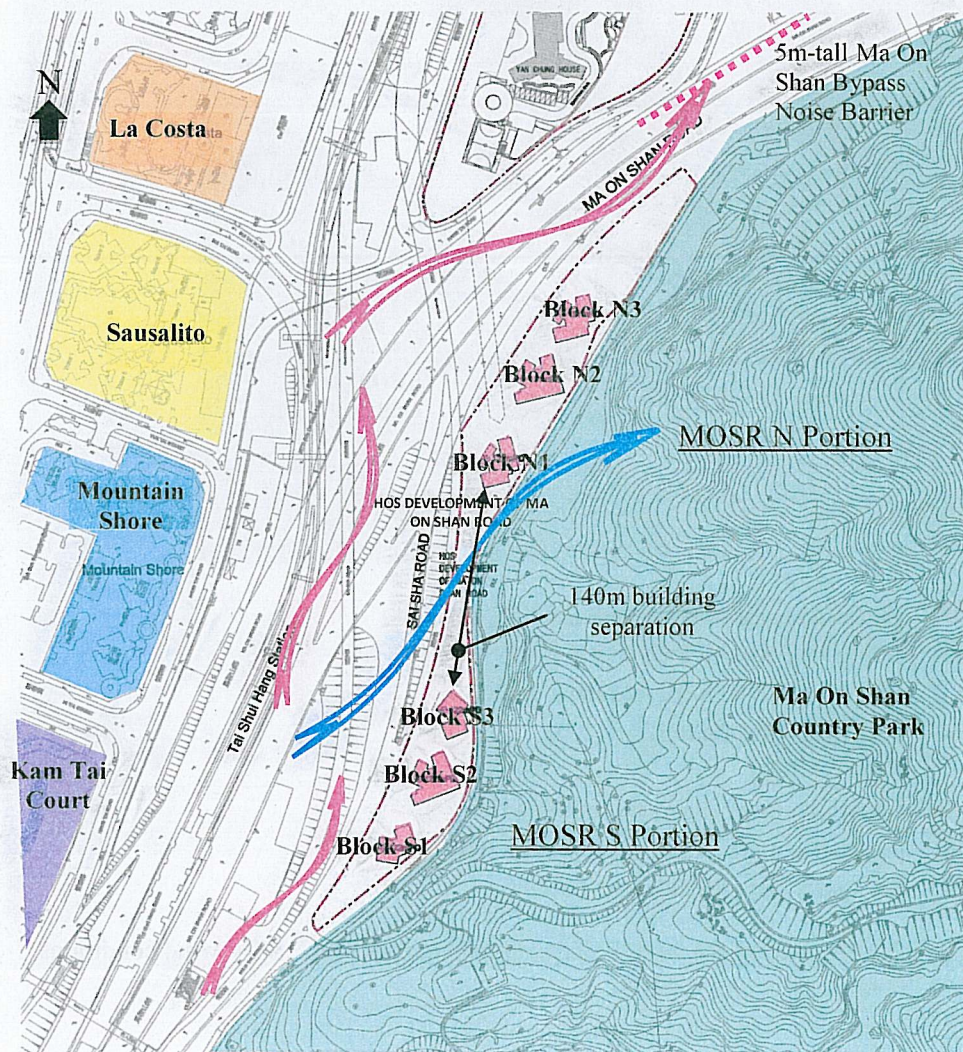


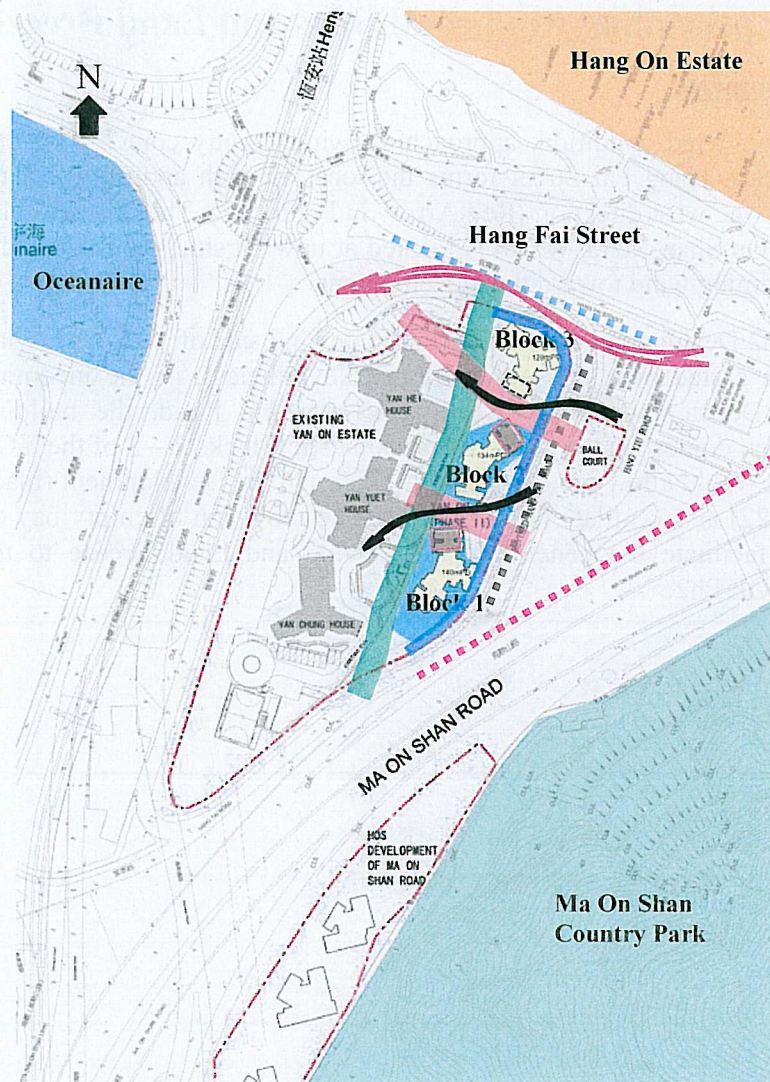
Figure 21 Air paths of the MOSR N&S Portion Development under SW/SSW wind conditions

6.3 East prevailing wind conditions and Land Breeze

YOE Ph2 Development

Under E prevailing wind condition, approaching wind mainly comes from the mountain at the east. Hang Fai Street forms the local air path and allows wind passing through to the west direction (Red Arrow in Figure 22). The 5m-tall noise barrier along Ma On Shan Road, which is located at upwind side, would shield a portion of the incoming wind toward the Development.

Since the YOE Ph2 Development is situated at the upwind side of YOE Ph1, wind shadow would be casted over the leeward area. Nevertheless, as the incoming wind enters the Development from Realigned Hang Tai Road, the building separations between domestic Blocks 1 – 2 and domestic Blocks 2 – 3 of the YOE Ph2 Development would allow wind to penetrate through the Development (black arrows in Figure 22) and ventilate the YOE Ph1. The provision of empty bay on G/F would also facilitate the penetration of E wind and Land Breeze to the leeward side of YOE Ph2.



- 15m-wide Local Air Path for E and ENE Winds
- 15m-wide Local Air Path for SW and SSW Winds
- 10m setback from Realigned Hang Tai Road
- Realigned Hang Tai Road
- Hang Fai Road
- 5m-tall Ma On Shan Bypass Noise Barrier
- Podium Roof Empty Bay (5m (W) x 3m (H))
- G/F Empty Bay (5m (W) x 5.5m (H))

Figure 22 Air paths of the YOE Ph2 Development under E wind condition and Land Breeze

MOSR N&S Portion Development

The approaching wind coming from prevalent east direction reaches the MOSR N&S Portion Development from the mountain at the east. The building separations at the Development would allow the approaching wind easily penetrating the Development (Blue and Red Arrows in Figure 23). Hence, it is expected that the currently proposed building layout and building separations would enhance the wind penetration and reduce the ventilation impacts to the surrounding environment.

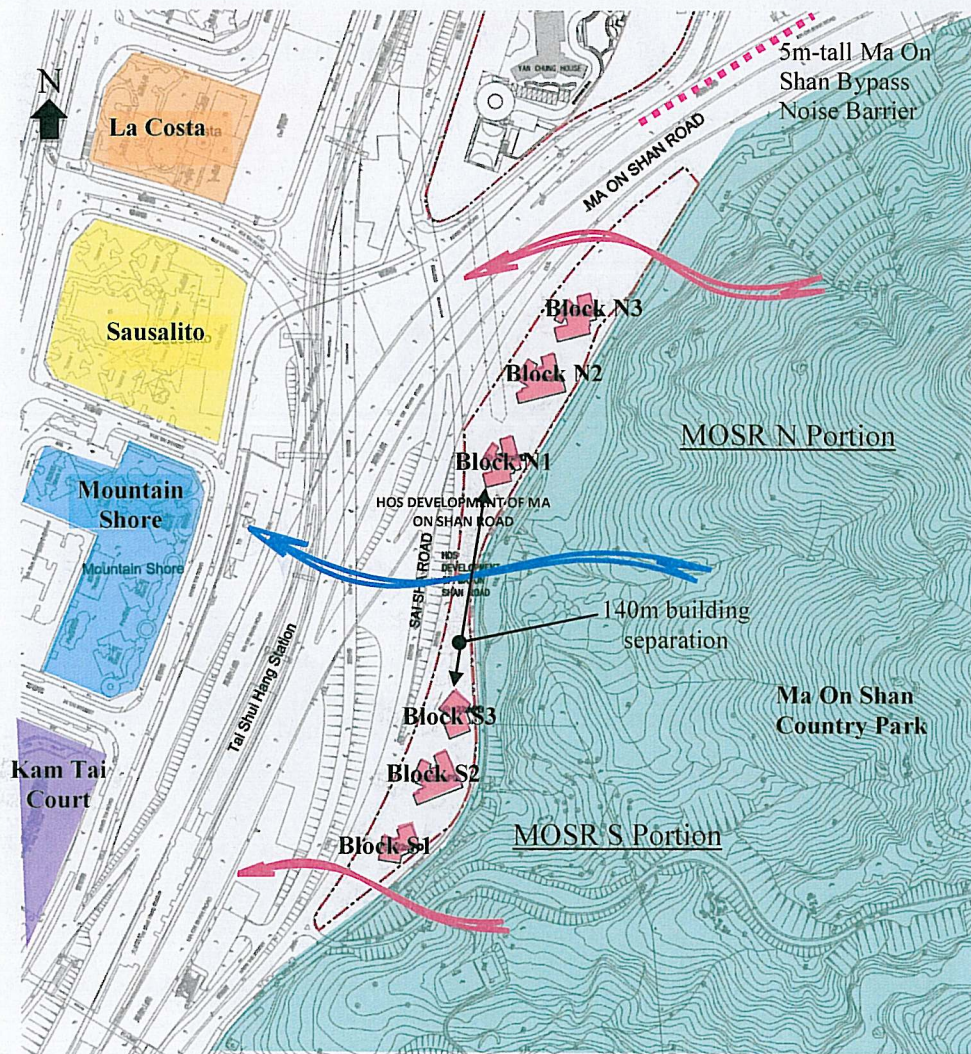


Figure 23 Air paths of the MOSR N&S Portion Development under E wind condition and Land Breeze

6.4 Sea Breeze

YOE Ph2 Development

Under Sea Breeze (NW wind direction), the YOE Ph2 were at the downwind side of the existing building clusters, especially YOE Ph1. The YOE Ph2 would be under the wind shadow of YOE Ph1 as indicated in Figure 24. Since the sea breeze would likely be blocked by the existing YOE Ph1, there is no solution to enhance the penetration of sea breeze by manipulating the development scheme of YOE Ph2.

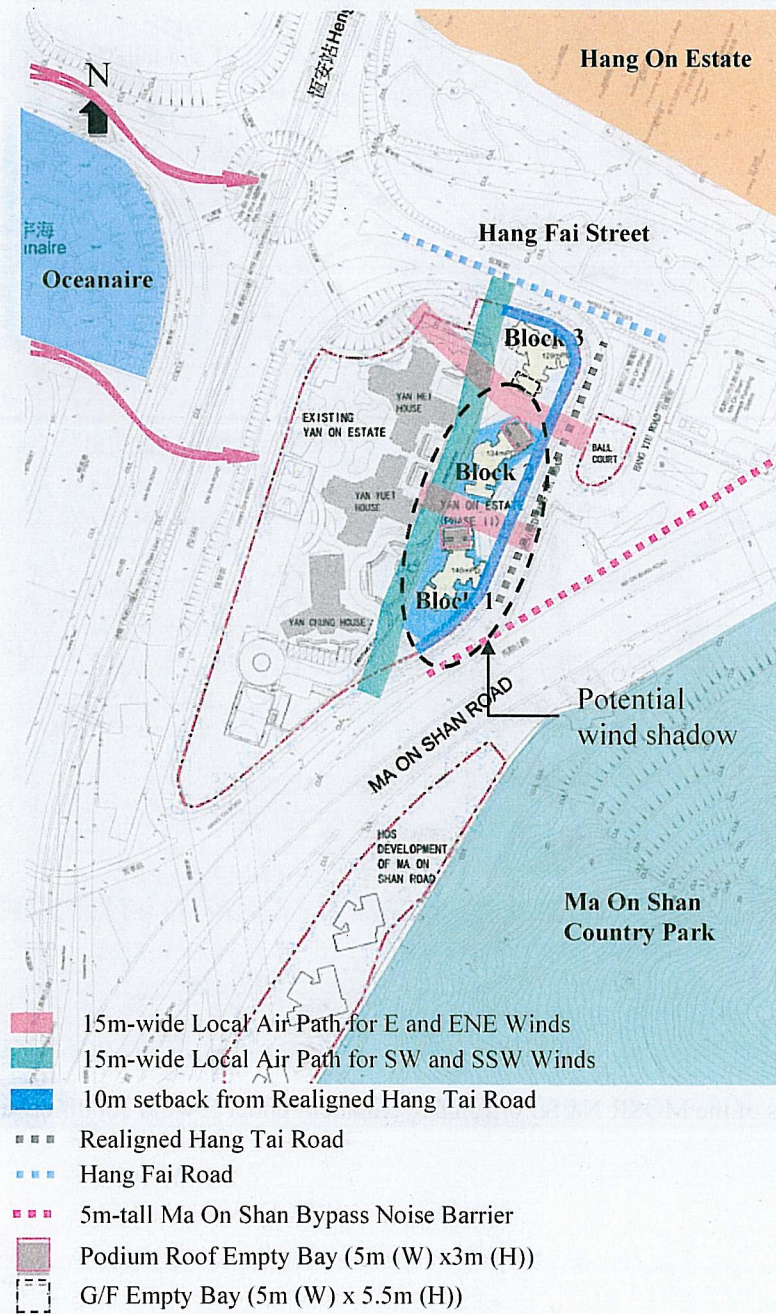


Figure 24 Air paths of the YOE Ph2 Development under Sea Breeze

MOSR N&S Portion Development

Under Sea Breeze (NW wind direction), the MOSR N&S Portions were at the downwind side of various high-rise existing building clusters (such as La Costa, Sausalito, Mountain Shore and Kai Tai Court). Considering the distance between those existing building clusters and the MOSR N&S Portions, the sea breeze would reach the Proposed Development via the localized air paths (such as Sui Tai Road, Yuk Tai Street, Hei Tai Street).

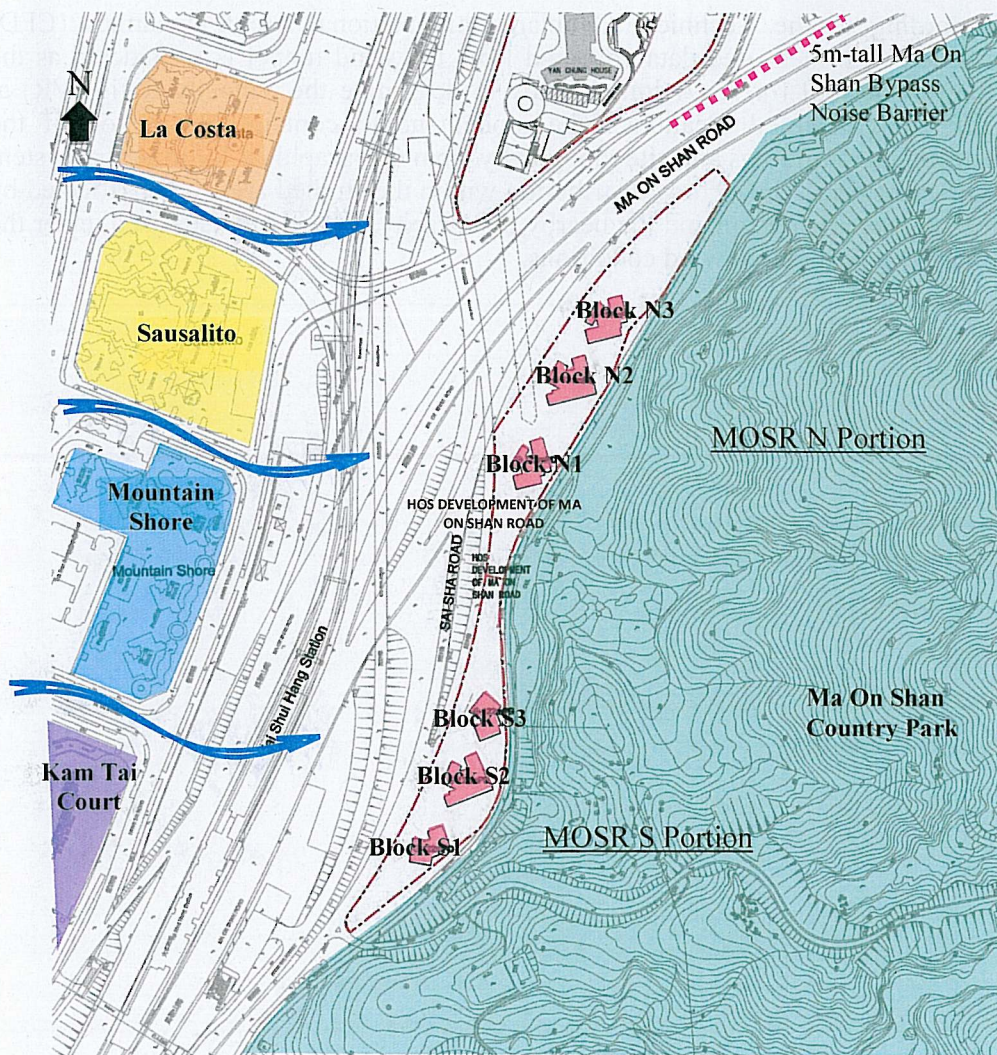


Figure 25 Air paths of the MOSR N&S Portion Development under Sea Breeze

7 AVA Initial Study at the Scheme Design Stage

The Expert Evaluation aims at providing qualitative identification of wind performance of the site based on different schemes. To estimate quantitatively the wind performance at the pedestrian level and determine the airflow pattern, AVA Initial Study is suggested to undertake after the rezoning in order to provide better illustration of the air ventilation performance of the Development.

According to the Technical Circular, Computational Fluid Dynamics (CFD) coupled with measured data collected from the wind tunnel is considered as the appropriate tool for AVA Initial Study to determine the Velocity Ratio (VR) at different concerned locations. The model should contain information of the surrounding buildings and site topography from Geographical Information System (GIS) platform. The airflow distribution within the studied area, being affected by the site-specific design and the nearby topography, should be visualized under the prevailing year-round wind conditions.

8 Conclusion

Arup was commissioned by the HKHA to carry out an AVA – Expert Evaluation for the Proposed PRH Development at Hang Tai Road, MOS Area 86B and HOS Development at Ma On Shan Road (Northern and Southern) (The Development).

Among various sources of wind data, the annual prevailing wind is NE and E directions and the summer prevailing wind is SW and E directions.

As YOE Ph1 and Ph2 are close to each other, YOE Ph2 may have potential impact to the Ph1. However, the following good design features has been incorporated to enhance the surrounding ventilation performance and minimize the impact on the ventilation performance of its surrounding area.

YOE Ph2 Development

- Empty bays at the ground floor and podium roof;
- Local air path are reserved; and
- Building setback from Hang Tai Road.

On the other hand, MOSR N&S Portion Development would have minimal impact to its surrounding due to the following design features:

MOSR N&S Portion Development

- Linear building block disposition and in alignment with the prevailing wind direction; and
- Building separations.

These design features are expected to minimize the impact to the wind performance of surrounding area by allowing wind penetration to the leeward side of the Development.

To assess the air ventilation performance of the Development quantitatively, AVA Initial Study using Computational Fluid Dynamics (CFD) technique is suggested after rezoning in order to provide better illustration of the air ventilation performance of the Development.

**Visual Appraisal for the Proposed
Public Rental Housing (PRH) Development at Hang Tai Road, MOS Area 86B
(Yan On Estate Phase 2) and Home Ownership Scheme (HOS) Development at
Ma On Shan Road, MOS Area 81**

Purpose

1. The “G/IC” sites to the east of Yan On Estate were identified by PlanD as suitable for public housing development. To optimize the development potential of the sites, it was proposed to integrate the “G/IC” sites with the existing Yan On Estate through realignment of Hang Tai Road. It is proposed to rezone the sites from “G/IC” and ‘Road’, together with the existing Yan On Estate which is zoned “R(B)2” to “R(A)”.
2. The “GB” site along Ma On Shan Road (Northern and Southern Portions), to the south east of Yan On Estate across Ma On Shan Road was also identified by PlanD as suitable for public housing development. It is proposed to rezone the sites from “GB” to “R(A)”.
3. This visual appraisal (VA) is to examine the likely visual effect that may be generated by the proposed PRH development at Hang Tai Road, as an extension of Yan On Estate, and the proposed HOS development along Ma On Shan Road.

The Proposed Development

4. The Hong Kong Housing Authority (HA) proposed to construct three 40-44 domestic storeys residential buildings, with a maximum building height of 140mPD, to the east of the existing Yan On Estate. The proposed PRH development will deliver about 1,600 flats for a population of about 4,900 persons. HA also proposed to construct six 39-43 domestic storeys residential buildings along Ma On Shan Road, with a maximum building height of 140mPD. The proposed HOS development will deliver about 1,700 flats for a population of about 5,250 persons.
5. The proposed PRH and HOS developments have taken into account the existing local context including the building height of existing Yan On Estate (120mPD), Heng On Estate (106mPD), the private residential developments at the waterfront (80mPD-120mPD), Chevalier Garden (87mPD) and the mountain backdrop. The proposed developments will create a stepping profile descending from the

inland to the waterfront. For the proposed HOS development along Ma On Shan Road, the building height descends towards Tai Shui Hang Station.

Visual Appraisal

6. The following four viewpoints from different directions and distances have been identified, which can represent the views of pedestrian node accessible by the public and from key public open spaces:
 - (i) Road junction at A Kung Kok Street/Hang Shun Street;
 - (ii) Playground / Cycle Track at Heng On Estate;
 - (iii) Waterfront promenade at Ma On Shan Area 90; and
 - (iv) Waterfront promenade at Science Park.
7. Four photomontages (**Figures 1, 2, 3 and 4**) are prepared to illustrate the possible visual impact of the proposed developments at the selected viewpoints.

Vantage Point 1 – Road Junction at A Kung Kok Street/Hang Shun Street

8. Viewing from a major road junction in the locality of the proposed HOS development, where pedestrian and traffic flows are high, the photomontage (**Figure 1**) shows that the proposed extension of Yan On Estate and the HOS development are not visually incompatible with the surrounding areas, taking into account the nearby high-rise residential buildings including Yan On Estate (120mPD), as well as Mountain Shore (120mPD) and Kam Tai Court (121mPD) at the waterfront.

Vantage Point 2 – Playground / Cycle Track at Heng On Estate

9. This view is taken from the local open space in the vicinity of the proposed extension of Yan On Estate and easily accessible to the public. Although the proposed PRH development would be visible from this vantage point, it is not visually incompatible with the high rise residential buildings of Yan On Estate at the back in the photomontage (**Figure 2**). The proposed extension of Yan On Estate would not create any adverse visual impact from this vantage point.

Vantage Point 3 – Waterfront Promenade at Ma On Shan Area 90

10. This view is from the popular open space at the waterfront in the vicinity of the proposed extension of Yan On Estate and easily accessible to the public. The proposed PRH development would be largely screened off by the adjoining Yan On Estate (**Figure 3**). Moreover, this view is dominated by the existing high-rise residential developments at the waterfront including Oceanaire (80mPD) and Ocean View (99mPD), the proposed extension of Yan On Estate is largely

negligible.

Vantage Point 4 – Waterfront Promenade at Science Park

11. This vantage point shows a panoramic view of Ma On Shan. The proposed developments are not visually incompatible with the surrounding areas, taking into account the nearby high-rise residential buildings including Yan On Estate (120mPD) and Ocean View (99mPD), Mountain Shore (120mPD), Kam Tai Court (121mPD) at the waterfront (**Figure 4**). Besides, the proposed developments generally respect the Ma On Shan ridgeline, viewing from the opposite side of Tolo Harbour. The building mass of the proposed developments is considered to be not excessive. The stepped effect of the building height is in harmony with the natural hilly terrain and can blend in with the overall stepped height profile descending from the inland to the waterfront.

Conclusion

12. Based on the above, the proposed developments are considered not visually incompatible with the surrounding area.

Attachments

Figure 1 Photomontage at A Kung Kok Street/Hang Shun Street

Figure 2 Photomontage at Playground / Cycle Track at Heng On Estate

Figure 3 Photomontage at Waterfront promenade at Ma On Shan Area 90

Figure 4 Photomontage at Waterfront promenade at Science Park

Housing Department

February 2014

FIGURE 1 PHOTOMONTAGE VIEWING FROM THE ROAD
JUNCTION AT A KUNG KOK STREET/ HANG SHUN STREET

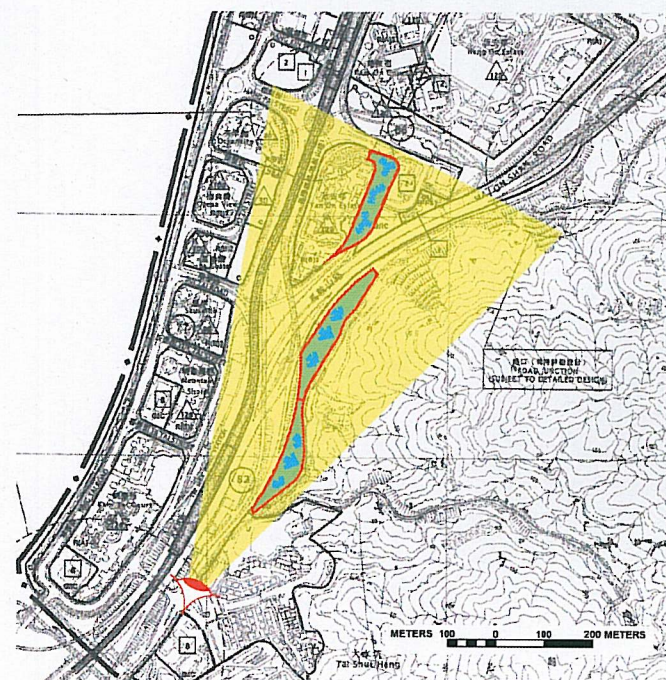


EXISTING SITE PHOTO







PROPOSED DEVELOPMENT

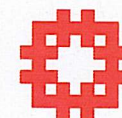
VANTAGE POINT 1



KEY PLAN

LEGEND:

-  THE SUBJECT SITE
-  VIEW POINT
-  VIEW FAN AREA
-  PROPOSED BUILDING BLOCKS



HOUSING DEPARTMENT

FIGURE 2 PHOTOMONTAGE VIEWING FROM THE
PLAYGROUND/ CYCLE TRACK AT HENG ON ESTATE

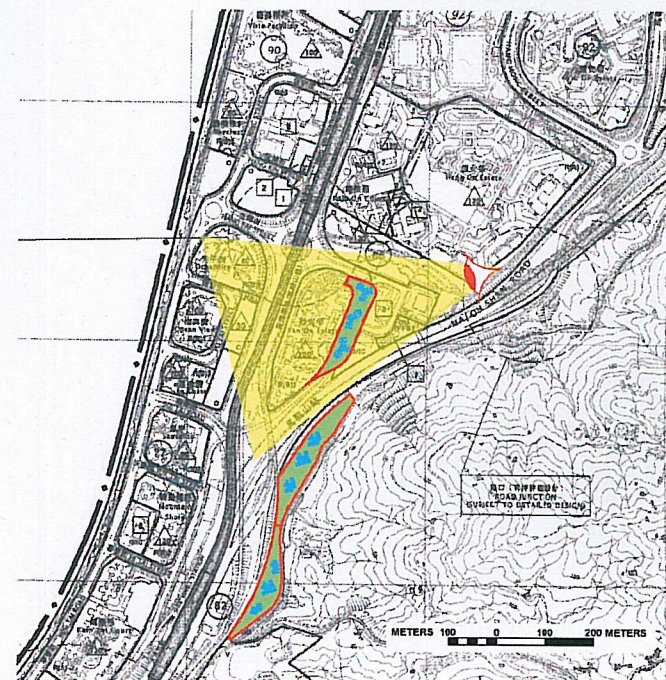


EXISTING SITE PHOTO







PROPOSED DEVELOPMENT

VANTAGE POINT 2



KEY PLAN

LEGEND:

-  THE SUBJECT SITE
-  VIEW POINT
-  VIEW FAN AREA
-  PROPOSED BUILDING BLOCKS



HOUSING DEPARTMENT

FIGURE 3 PHOTOMONTAGE VIEWING FROM
WATERFRONT PROMENADE AT MA ON SHAN AREA 90

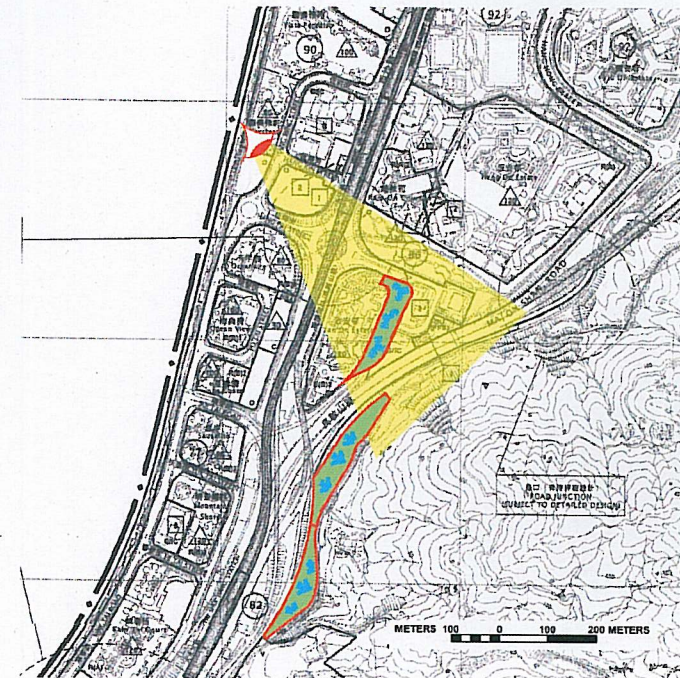


EXISTING SITE PHOTO







PROPOSED DEVELOPMENT

VANTAGE POINT 3



KEY PLAN

LEGEND:

-  THE SUBJECT SITE
-  VIEW POINT
-  VIEW FAN AREA
-  PROPOSED BUILDING BLOCKS



HOUSING DEPARTMENT

FIGURE 4 PHOTOMONTAGE VIEWING FROM THE WATERFRONT PROMENADE AT SCIENCE PARK

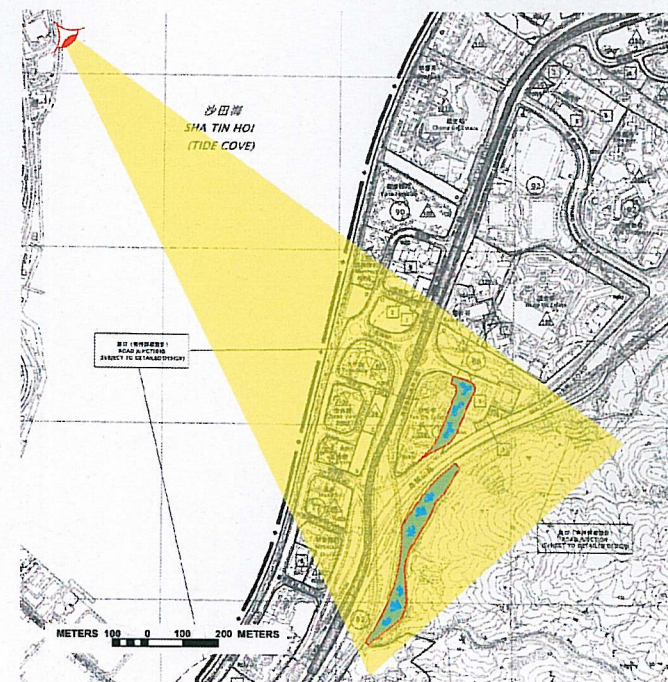


EXISTING SITE PHOTO







PROPOSED DEVELOPMENT

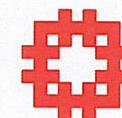
VANTAGE POINT 4



KEY PLAN

LEGEND:

-  THE SUBJECT SITE
-  VIEW POINT
-  VIEW FAN AREA
-  PROPOSED BUILDING BLOCKS



HOUSING DEPARTMENT

Visual Appraisal
for the Proposed Private Residential Development
at Lok Wo Sha Lane, Area 111, Ma On Shan

Purpose

1. The Lok Wo Sha Lane site in Area 111 (the Site) is zoned “Open Space” (“O”) on the approved Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/18. It covers an area of about 0.83ha and is located near the eastern fringe of Ma On Shan. The Site is originally reserved for open space use. However, there is no development programme and the provision of open space in Ma On Shan is generally sufficient to satisfy the planned population in accordance with the Hong Kong Planning Standards and Guidelines. There is a surplus of about 27ha planned local/district open space in the Ma On Shan OZP. The Director of Leisure and Cultural Services (DLCS) has no in-principle objection to rezoning the “O” site for residential use. It is proposed to rezone the Site to “Residential (Group B)5” (“R(B)5”) for private residential development..
2. This visual appraisal (VA) is to examine the possible visual impact of the proposed private residential development at the proposed “R(B)5” site.

The Proposed Development

3. The Site is proposed to be rezoned as “R(B)5” subject to maximum plot ratio of 3.6 and maximum building height of 95mPD.
4. Taking into account its location in the transition area from high-rise development at Lok Wo Sha (Lake Silver at 185mPD and Double Cove at 130mPD) to the west to low-rise development at Cheung Muk Tau (Li Po Chun United World College at 42mPD and Symphony Bay at 36mPD and 55mPD) to the east, a BH of 95mPD (about 20 storeys) is proposed for the Site and it is considered that the proposed BH can minimize the visual impacts to the adjacent developments while achieving the intended development intensity.

Visual Appraisal

5. The following three viewpoints from different directions and distances are selected where there are major pedestrian or visitor flow (location of the viewpoints is at **Figure 1**):
 - (i) the footbridge over Sai Sha Road connecting Wu Kai Sha Station with Double Cove (under construction);
 - (ii) the footbridge over Sai Sha Road connecting Villa Concerto with Symphony Villas and Villa Rhapsody; and
 - (iii) Yiu Sha Road near Whitehead.
6. Three photomontages (**Figures 2, 3 and 4**) are prepared to illustrate the possible visual impact of the proposed development of the Site at the selected

viewpoints.

7. For the view from the west at the footbridge over Sai Sha Road connecting Wu Kai Sha Station with Double Cove under construction (**Figure 2**), the proposed development is not visually incompatible with the surrounding areas, stepping down from the high-rise residential cum commercial developments of Lake Silver at 185mPD at MTR Wu Kai Sha Station and Double Cove (Phases 2 and 3 under construction) at 130mPD to the proposed development at 95mPD. The “G/IC” and “GB” zone between the proposed development and Double Cove can serve as a visual breath in the locality.
8. For the view from the east at the footbridge over Sai Sha Road connecting Villa Concerto with Symphony Villas and Villa Rhapsody (**Figure 3**), the proposed development will be largely screened off by a row of trees along Sai Sha Road. Besides, the proposed development is not visually incompatible with the surrounding areas, taking into account the high-rise residential cum commercial development of Lake Silver at 185mPD at MTR Wu Kai Sha Station and the high-rise residential development of Monte Vista of 130mPD at the back of the proposed development.
9. For the view from the northwest at Yiu Sha Road near Whitehead (**Figure 4**), the proposed development is also not visually incompatible with height profile in the surrounding areas, with building height descending from the high-rise residential cum commercial development of Lake Silver at 185mPD at MTR Wu Kai Sha Station and high-rise residential development of Double Cove (Phase 1 as well as Phases 2 and 3 under construction) at 130mPD to the proposed development at 95mPD. The visual breaks on both sides of the proposed development could allow visual permeability of the greenery mountain backdrop.

Conclusion

10. Based on the above, the proposed residential development at the Site is considered not visually incompatible with the surrounding area.

Attachments

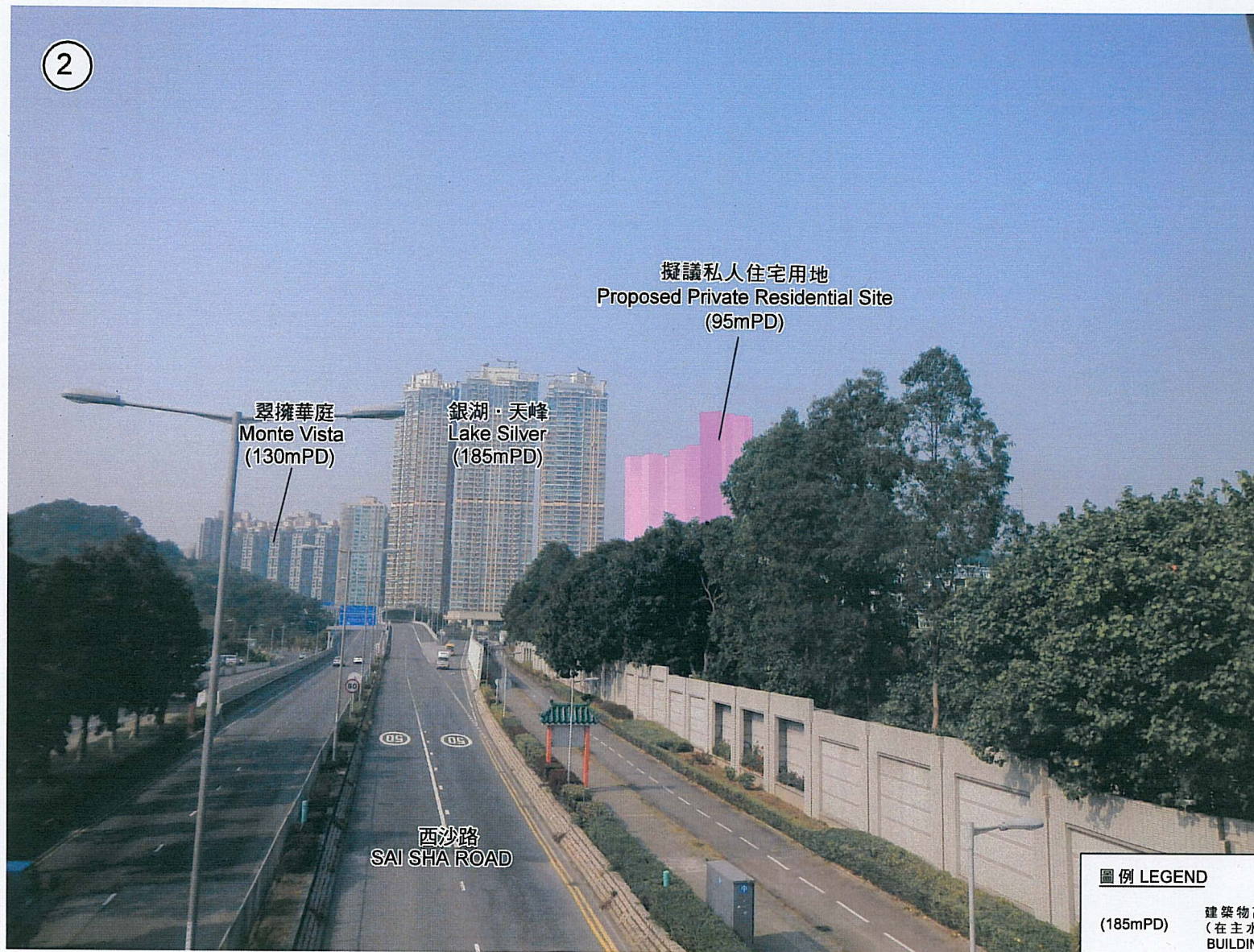
- Figure 1** Location of the Three Viewpoints
- Figure 2** Photomontage viewing from the footbridge over Sai Sha Road connecting Wu Kai Sha Station with Double Cove (under construction)
- Figure 3** Photomontage viewing from the footbridge over Sai Sha Road connecting Villa Concerto with Symphony Villas and Villa Rhapsody
- Figure 4** Photomontage viewing from Yiu Sha Road near Whitehead

PLANNING DEPARTMENT
FEBRUARY 2014



合成照片的觀景點
VIEWPOINTS OF PHOTOMONTAGE





圖例 LEGEND

(185mPD) 建築物高度
(在主水平基準上若干米)
BUILDING HEIGHT (in m above PD)



Provision of Open Space and Major G/IC Facilities in
Draft Ma On Shan Outline Zoning Plan No. S/MOS/18A Planning Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha per 100,000 persons	24.63ha	22.41	32.39	+7.76ha
Local Open Space	10 ha per 100,000 persons	24.63ha	37.99	42.43	+17.8ha
Sports Centre	1 per 50,000 to 65,000 persons	4	2	4	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	1	1	1	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	1	1	1	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	4	7	4	+3
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	2	2	2	0
Library	1 district library for every 200,000 persons	1	1	1	0
Clinic/Health Centre	1 per 100,000 persons	2	1	2	0
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	1	1	1	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Post Office	1 per 30,000 persons	7	4	5	-2
Secondary School	1 whole-day classroom for 40 persons aged 12 -17	319 classrooms	317	317	-2 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6 - 11	462 classrooms	304	304	-158 classrooms
Kindergarten/ Nursery	24 classrooms for 1,000 children aged 3 to 6	115 classrooms	135	149	+34 classrooms

Note:

1. The population of the Area in 2011 was about 206,800 (usual residents and mobile residents).
2. The planned population of the Area would be about 246,300 (usual residents and mobile residents). If transient population (e.g. tourists) is included, the figure would be about 268,700.
3. Some facilities are assessed on a wider district basis by the relevant departments, e.g. secondary school, primary school, sports ground. The shortfall in the OZP area could be addressed by the provision in the adjoining area, subject to the assessment of concerned departments.