

**FURTHER CONSIDERATION OF
PROPOSED AMENDMENTS TO THE
APPROVED MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/22**

1. Background

- 1.1 On 21.8.2020, Members' agreement was sought on the proposed amendments to the approved Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/22 (RNTPC Paper No. 4/20 at **F-Appendix I**) as shown on the draft OZP No. S/MOS/22A (Attachment II in **F-Appendix I**) as well as its Notes (Attachment III in **F-Appendix I**) and the Explanatory Statement (ES) of the OZP (Attachment IV in **F-Appendix I**) for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 1.2 Members generally supported the proposed amendment items for public housing development (Amendment Items A, B1, and D), had no adverse comments on the proposed amendment items for water pumping station, primary school and service reservoir (Amendment Items C, E and F), and had no objection to Amendment Items B2 and H to reflect an existing road and to rationalize the boundary of the Sha Tin Cavern Sewage Treatment Works.
- 1.3 Some Members, however, had concerns regarding proposed Amendment Item G for rezoning a site at the upper end of Ma On Shan Tsuen Road from "Green Belt" ("GB") to "Residential (Group B)6" ("R(B)6") for private housing with a proposed maximum plot ratio (PR) of 3.6 and a maximum building height (BH) of 250 mPD. They were concerned about its relatively high development intensity in the midst of "GB" zone near the Ma On Shan Country Park and the likely precedent effect on other similar proposals in the context of the overall planning framework of the Ma On Shan OZP.
- 1.4 After deliberation, the Committee agreed that the proposed Amendment Items A, B1, B2, C, D, E, F and H to the approved Ma On Shan OZP No. S/MOS/22 as shown on the draft Ma On Shan OZP No. S/MOS/22A and its Notes were suitable for exhibition for public inspection under section 5 of the Ordinance, but decided to defer a decision on the proposed Amendment Item G pending submission of supplementary information from relevant government departments on how the proposed development at Site G would fit into the overall planning framework of

the Ma On Shan OZP and examples of similar rezoning proposals within “GB” zones in other areas for its consideration. The Committee also decided to defer exhibition of the proposed amendments to the approved Ma On Shan OZP No. S/MOS/22 for public inspection under the Ordinance pending a decision on the proposed Amendment Item G. An extract of the minutes of the RNTPC meeting held on 21.8.2020 is at **F-Appendix II**. In response to Members’ concern, further information is provided in the ensuing paragraphs for Members’ reference.

2. Urban Design Framework of Ma On Shan New Town

- 2.1 With waterfront location on its western side and the Ma On Shan ridgeline averaging in height of 575m on its eastern side, the development concept of Ma On Shan New Town has adopted a stepped height approach with building height (BH) generally increasing progressively from the waterfront to inland area/hillside and decreasing progressively from the town centre and the eastern gateway node (i.e. MTR Wu Kai Sha Station) towards the peripheries to respect the distinct urban form of the new town. Buildings falling within the height band of 100mPD to less than 150mPD occupy the major town proper while the tallest buildings within height band of 150mPD or above are found in/near the town centre around MTR Ma On Shan Station and near MTR Wu Kai Sha Station (**Plan FA-1**).
- 2.2 Being located to the southern hillside of the town centre, the proposed housing site under Amendment Item G, with its maximum BH of 250mPD, will generally follow the stepped height concept of Ma On Shan New Town by keeping taller buildings on the hillside and lower buildings towards the waterfront. Setting at the lower parts of Ma On Shan (existing site levels of 140 to 190mPD), with the ridgeline of Ma On Shan mountain averaging in height of 575m with a maximum height of about 680mPD at the Hunch Backs running at a northeast-southwest direction forming a dominant backdrop, the proposed development with maximum BH of 250mPD will be lower than the existing average ridgeline of the Ma On Shan Mountain, allowing about 60% of height buffer to preserve the ridgeline and hence will not adversely affect the integrity of the Ma On Shan ridgeline.
- 2.3 As regards development intensity, Ma On Shan has been well-developed with most of the existing and proposed developments between Tai Shui Hang and Wu Kai Sha relatively high in development intensity. Developments zoned “Residential (Group A)” (“R(A)”) including Hang On Estate, Chung On Estate, Yiu On Estate, Lee On Estate, Saddle Ridge Garden and Kam Tai Court are subject to a maximum PR of 5.0 or a maximum non-domestic PR of 9.5 or the composite formula of 5/9.5 for mixed residential and commercial developments. All these “R(A)” sites and most of the other sites in the town area have been developed with a total PR of 5.0 or above. Medium-density developments with a total PR between 3.0 and 5.0 are found at various locations in the northern, central and southern parts of the new town. For low-density developments at a PR lower than 3.0, they are concentrated in the eastern part, e.g. Whitehead or around Nai Chung (**Plan FA-2**).

2.4 Site G is located at the upper end of Ma On Shan Tsuen Road and is about 500m away from the nearest residential development, Heng On Estate. Making reference to the medium-density developments in the town area and having regard to the policy directive of increasing the maximum domestic PR by 20%, a maximum PR of 3.6 is proposed for the private housing site under Amendment Item G. The proposed housing site will pose moderately adverse visual impact at some viewpoints. However, the site is well-connected with the town centre by the existing Ma On Shan Tsuen Road, which will be re-aligned and upgraded to a 7.9m/7.3m wide single 2-lane carriageway with 2.75m/2.0m wide footpath on both sides up to Site G (**F-Appendix III**). While the site is generally covered with vegetation, it is dotted with buildings/structures with some human disturbance. The proposed development will not be out-of-context with the Ma On Shan town area. In view of the pressing housing demand in the territory, the proposed maximum PR of 3.6 and BH of 250mPD are on balance justified and acceptable, in particular when no insurmountable technical concern has been identified under the Engineering Feasibility Study (EFS) (Attachment VI (in CD-ROM) in **F-Appendix I**). According to the EFS, the proposed private housing development can provide about 1,040 flats for an estimated population of about 3,120 and a 150-place Residential Care Home for the Elderly will be provided in the development.

3. Similar Rezoning Proposals within the “GB” Zone

3.1 It was stated in the 2013 Policy Address that the Government would adopt a multi-pronged land supply strategy to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2014 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. Among others, the Government has taken steps to review the “GB” sites in two stages. The Stage 1 review mainly focused on the “GB” sites which were formed, deserted or devegetated. The Stage 2 review covered “GB” sites in the fringe of built-up areas close to existing urban areas and new towns, and those vegetated areas with relatively less buffering effect and lower conservation value.

3.2 Since 2013, the statutory planning process for rezoning of 38 “GB” sites for residential purpose (including 24 for private housing and 14 for public housing) has been initiated¹. For the 24 “GB” sites intended for private housing, 19 of them were successfully rezoned and five sites were not agreed by Town Planning Board (the Board)/Metro Planning Committee (MPC). A list of the 24 cases is attached at **F-Appendix IV** and their locations are shown in Plan **FA-3a** to **FA-3l**.

¹ Of the 38 sites, 32 sites were successfully rezoned and the other 6 sites were not agreed by the Town Planning Board/Metro Planning Committee.

- 3.3 For the 19 successfully rezoned sites (five each in Tuen Mun and Tai Po, three in Sha Tin, two each in Tsing Yi and Kowloon, 1 each in Sai Kung and Southern District), they are within or near the fringes of new towns or in close proximity to existing settlements; near or accessible to existing roads; either mostly vegetated or partly paved/previously disturbed and partly vegetated. The PRs proposed for these sites (i.e. PR of 0.6 to 6.0) are either comparable to or higher than its nearby residential developments.
- 3.4 For the remaining five cases, they were either not agreed by the MPC (for the two sites in Southern District) for gazetting of the proposed amendment or reverted to original “GB” zoning by the Board (for two sites in Tai Po and one site in Sai Kung) after the consideration of representations and comments. The reasons for not supporting the proposed amendments mainly relate to whether the concerned sites form part of an integral part of the larger “GB” zone, and whether the sites are considered to have relatively high buffer value. Other site specific factors taken into account by the MPC or the Board include massive tree felling, loss of landscape and ecological value, adverse visual and environmental impact, site constraints, and limited flat production. Generally speaking, the site context of Amendment Item G is not totally similar to those 24 “GB” sites, as explained in paragraph 2.4 above.
- 3.5 The subject site is adjacent to the Ma On Shan Country Park separated by Ma On Shan Tsuen Road. There are examples of existing residential developments adjoining Country Park which include the Hong Kong Parkview surrounded by the Tai Tam Country Park, the Kornhill Development adjoining Tai Tam Country Park (Quarry Bay extension), and the Shui Chuen O Estate adjacent to Ma On Shan and Lion Rock Country Parks.

4. Further Information on Tree Survey, Landscape Assessment and Environmental Assessment

At the RNTPC meeting on 21.8.2020, some Members considered that the information related to tree survey and environmental assessment in support of the proposed amendments to the Ma On Shan OZP were insufficient as compared with other EFS such as that for the proposed amendments to Tseung Kwan O OZP. In response to Members’ concern, the tree survey report (**F-Appendix Va**), landscape assessment reports (**F-Appendices Vb to Vd**) and the preliminary environmental assessment reports (**F-Appendices Ve and Vf**) are provided herewith in DVD-ROM for Members’ reference.

5. Decision Sought

Members are invited to consider the further information as highlighted in paragraphs 2 and 3 above and to:

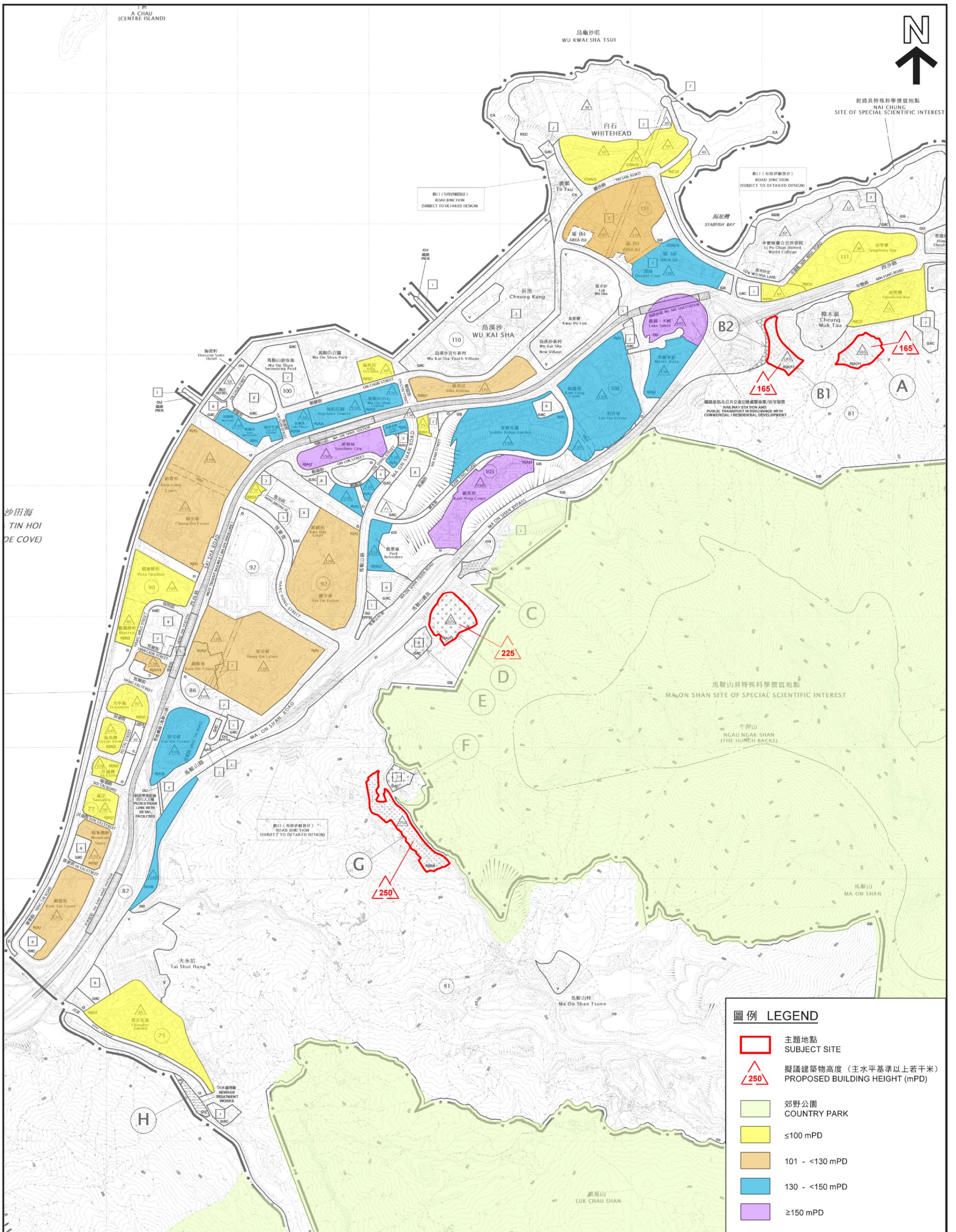
- (a) agree to the proposed Amendment Item G to the approved Ma On Shan OZP No. S/MOS/22;
- (b) agree that the revised draft Ma On Shan OZP No. S/MOS/22A at **Attachment II** in **F-Appendix I** (to be renumbered as S/MOS/23 upon exhibition) and its Notes at **Attachment III** in **F-Appendix I** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (c) adopt the revised ES at **Attachment IV** in **F-Appendix I** for the draft Ma On Shan OZP No. S/MOS/22A (to be renumbered as S/MOS/23) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP and the revised ES will be published together with the OZP.

6. Attachments

F- Appendix I	RNTPC Paper No. 4/20 for consideration by the Rural and New Town Planning Committee on 21.8.2020
F- Appendix II	Extract of the Minutes of the Rural and New Town Planning Committee meeting held on 21.8.2020
F- Appendix III	Conceptual Layout Plan for the Proposed Housing and School Developments along the Re-aligned and Upgraded Ma On Shan Tsuen Road
F- Appendix IV	Private Housing Sites Proposed to be Rezoned from “GB” Through Land Use Review Since 2013
F- Appendix Va	Final Preliminary Tree Survey Report (in DVD-ROM)
F- Appendix Vb	Final Landscape Assessment (for Amendment Items A and B1 and Associated Infrastructural Works) (in DVD-ROM)
F- Appendix Vc	Final Landscape Assessment (for Amendment Items D and E and Associated Infrastructural Works) (in DVD-ROM)
F- Appendix Vd	Final Landscape Assessment (for Amendment Item G) (in DVD-ROM)
F- Appendix Ve	Final Preliminary Environmental Study Report (for Amendment Items A and B1) (in DVD-ROM)
F- Appendix Vf	Final Preliminary Environmental Study Report (for Amendment Items D, E and G) (in DVD-ROM)

Plan FA-1	Building Height Restrictions for Residential Sites on Draft Ma On Shan OZP No. S/MOS/22A
Plan FA-2	Plot Ratio Restrictions for Residential Sites on Draft Ma On Shan OZP No. S/MOS/22A
Plan FA-3a to 3l	Location Plans of the 24 “Green Belt” Sites for Private Housing Development through the land use review since 2013

**PLANNING DEPARTMENT
SEPTEMBER 2020**



位置圖 LOCATION PLAN

在馬鞍山分區計劃大綱草圖編號S/MOS/22A內住宅用地的建築物高度限制
 BUILDING HEIGHT RESTRICTIONS FOR RESIDENTIAL SITES
 ON DRAFT MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/22A

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 DEPARTMENT

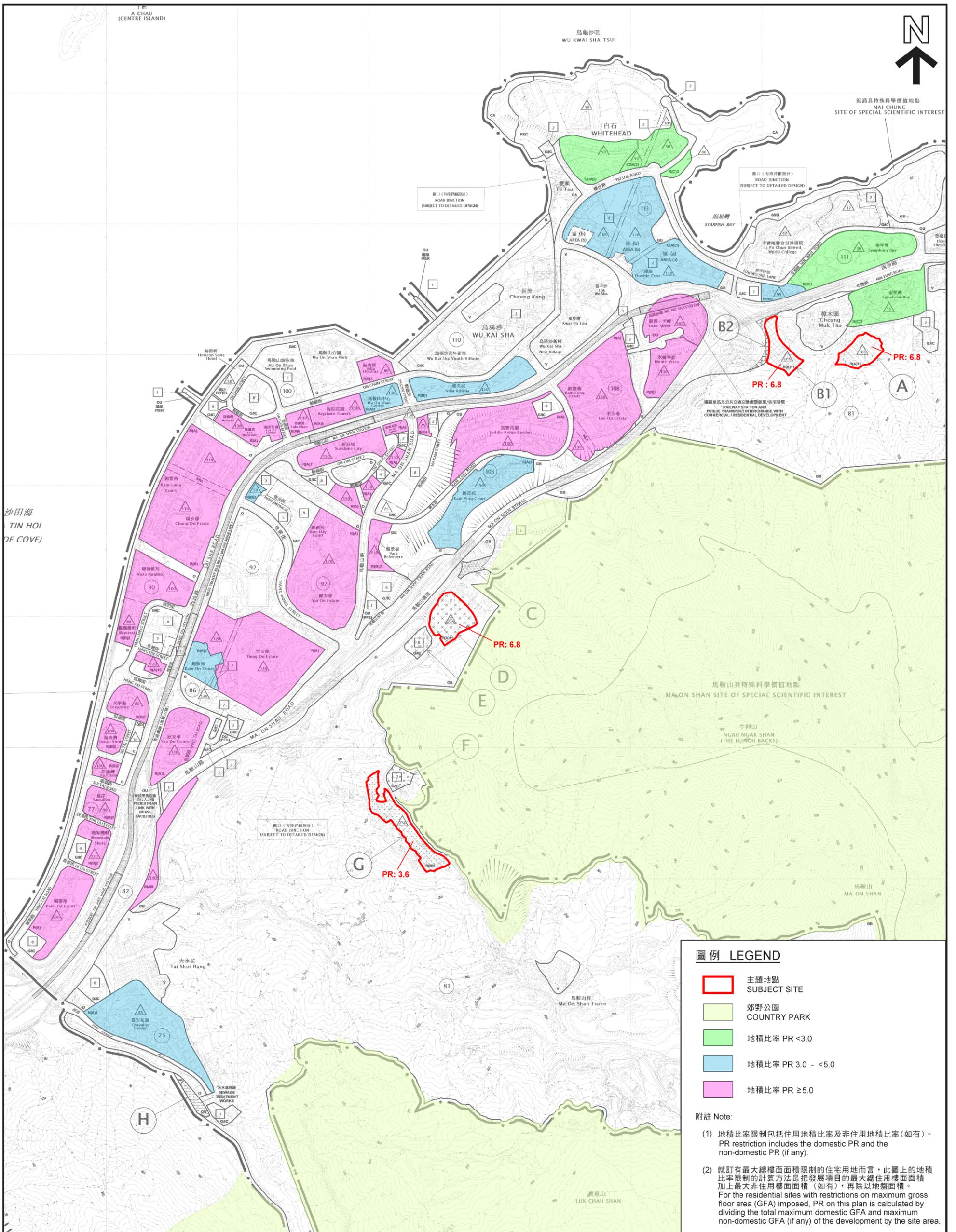


參考編號
 REFERENCE No.
 M/ST/20/38

圖 PLAN
 FA-1

本摘要圖於2020年9月10日擬備，
 所根據的資料為
 分區計劃大綱圖編號S/MOS/22A
 EXTRACT PLAN PREPARED ON 10.9.2020
 BASED ON OUTLINE ZONING PLAN No.
 S/MOS/22A





圖例 LEGEND

- 主題地點
SUBJECT SITE
- 郊野公園
COUNTRY PARK
- 地積比率 PR < 3.0
- 地積比率 PR 3.0 - < 5.0
- 地積比率 PR ≥ 5.0

附註 Note:

- (1) 地積比率限制包括住用地積比率及非住用地積比率 (如有)。
PR restriction includes the domestic PR and the non-domestic PR (if any).
- (2) 就訂有最大總樓面面積限制的住宅用地而言，此圖上的地積比率限制的計算方法是把發展項目的最大總住用樓面面積加上最大非住用樓面面積 (如有)，再除以地盤面積。
For the residential sites with restrictions on maximum gross floor area (GFA) imposed, PR on this plan is calculated by dividing the total maximum domestic GFA and maximum non-domestic GFA (if any) of the development by the site area.

位置圖 LOCATION PLAN

在馬鞍山分區計劃大綱草圖編號S/MOS/22A內住宅用地的地積比率限制
PLOT RATIO (PR) RESTRICTIONS FOR RESIDENTIAL SITES
ON DRAFT MA ON SHAN OUTLINE ZONING PLAN No. S/MOS/22A

本摘要圖於2020年9月14日擬備，
所根據的資料為
分區計劃大綱圖編號S/MOS/22A
EXTRACT PLAN PREPARED ON 14.9.2020
BASED ON OUTLINE ZONING PLAN No.
S/MOS/22A

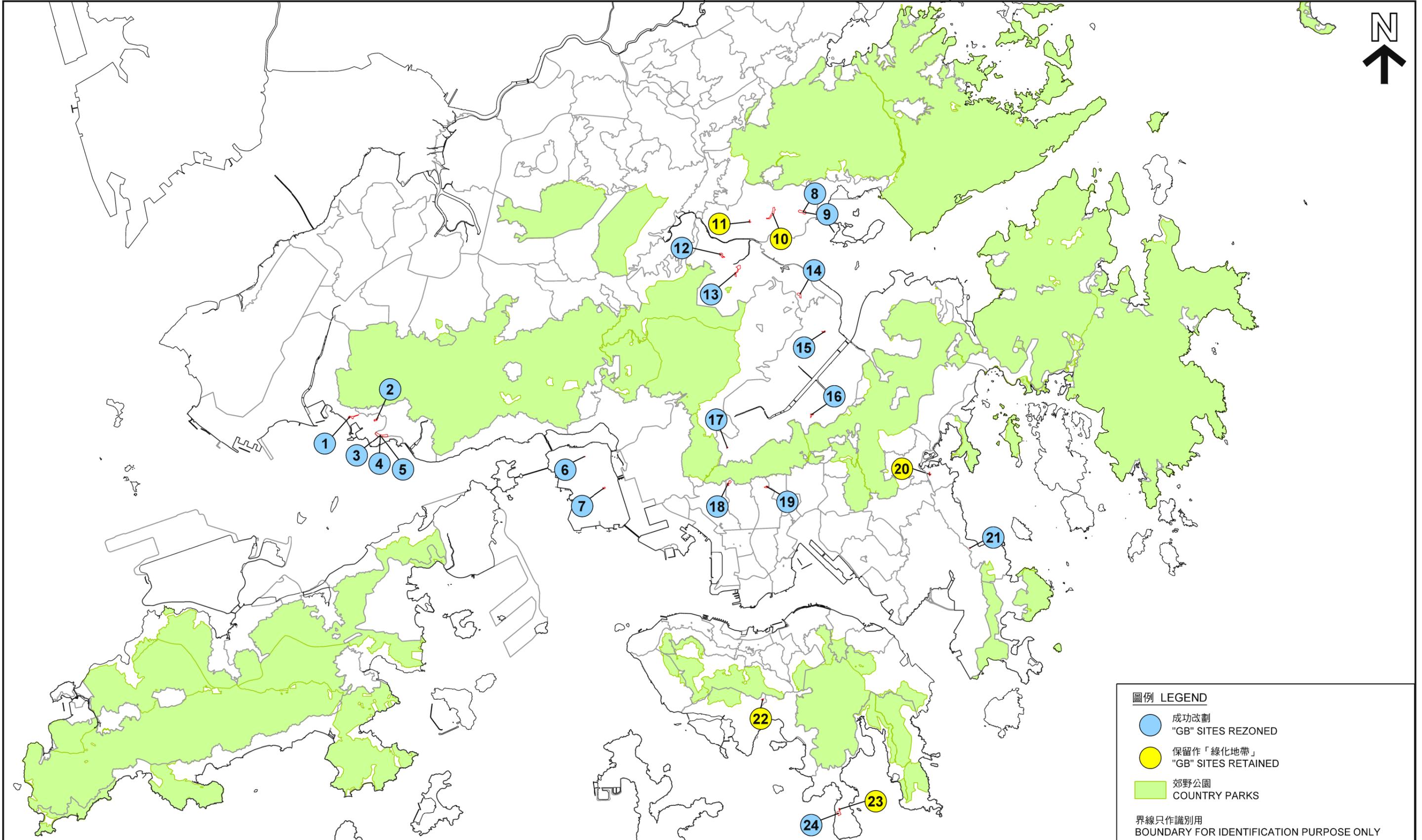


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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/20/38

圖 PLAN
FA-2



圖例 LEGEND

- 成功改劃
"GB" SITES REZONED
- 保留作「綠化地帶」
"GB" SITES RETAINED
- 郊野公園
COUNTRY PARKS

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年9月10日擬備
EXTRACT PLAN PREPARED ON 10.9.2020

位置圖 LOCATION PLAN

自2013年在分區計劃大綱圖作出的擬議修訂
由「綠化地帶」修訂為「住宅」的私人房屋土地
PROPOSED AMENDMENTS TO OUTLINE ZONING PLANS
FROM "GB" TO "RESIDENTIAL" FOR PRIVATE HOUSING SINCE 2013

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/ST/20/42

圖 PLAN
FA-3a



大欖郊野公園
TAI LAM COUNTRY PARK

1 - South of Tuen Mun Town Lot No. 423,
Castle Peak Road, Area 48, Tuen Mun
Site Area : 2.46 ha
Plot Ratio : 4
Building Height : 90 mPD

2 - South of Kwun Chui Road,
Area 56, Tuen Mun
Site Area : 1.24 ha
Plot Ratio : 3.6
Building Height : 80 mPD

3, 4, 5 - North of Jade Cove, North of Fiona Garden,
North of The Aegean
Site Area : 6.03 ha
Plot Ratio : 3.6
Building Height 80 mPD

S/TM/35

S/TM-SKW/13

圖例 LEGEND

- 成功改劃 "GB" SITES REZONED
- 郊野公園 COUNTRY PARK
- 界線只作識別用
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位置圖 LOCATION PLAN

自2013年在屯門及掃管笏分區計劃大綱圖作出的擬議修訂
由「綠化地帶」修訂為「住宅」的私人房屋用地
PROPOSED AMENDMENTS TO TUEN MUN AND
SO KWUN WAT OUTLINE ZONING PLAN
FROM "GB" TO "RESIDENTIAL" FOR PRIVATE HOUSING SINCE 2013

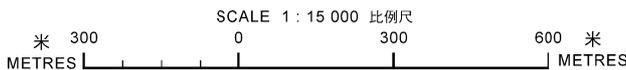
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PLANNING
DEPARTMENT

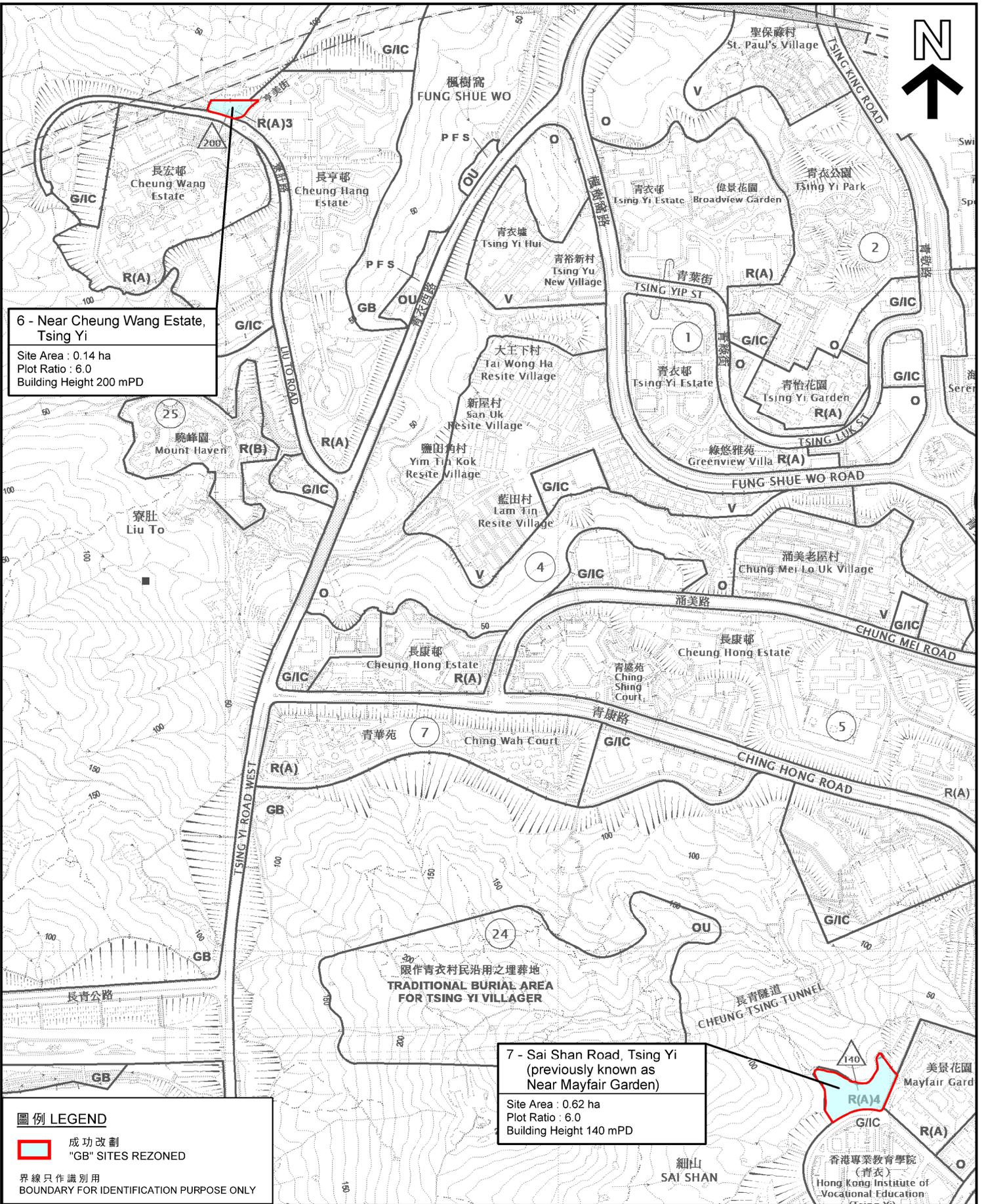


本摘要圖於2020年9月10日擬備，所根據的資料為
於2018年12月11日核准的分區計劃大綱圖編號S/TM/35及
於2015年12月1日核准的分區計劃大綱圖編號S/TM-SKW/13
EXTRACT PLAN PREPARED ON 10.9.2020
BASED ON OUTLINE ZONING PLANS No.
S/TM/35 APPROVED ON 11.12.2018 AND
S/TM-SKW/13 APPROVED ON 1.12.2015

參考編號
REFERENCE No.
M/ST/20/43

圖 PLAN
FA-3b





6 - Near Cheung Wang Estate, Tsing Yi

Site Area : 0.14 ha
Plot Ratio : 6.0
Building Height 200 mPD

7 - Sai Shan Road, Tsing Yi (previously known as Near Mayfair Garden)

Site Area : 0.62 ha
Plot Ratio : 6.0
Building Height 140 mPD

圖例 LEGEND

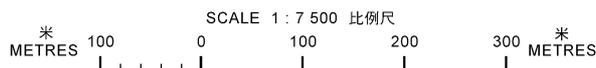
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"GB" SITES REZONED

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位置圖 LOCATION PLAN

本摘要圖於2020年9月10日擬備，所根據的資料為於2020年3月3日核准的分區計劃大綱圖編號S/TY/30
EXTRACT PLAN PREPARED ON 10.9.2020
BASED ON OUTLINE ZONING PLAN No. S/TY/30 APPROVED ON 3.3.2020

自2013年在青衣分區計劃大綱圖作出的擬議修訂由「綠化地帶」修訂為「住宅」的私人房屋用地
PROPOSED AMENDMENTS TO TSING YI OUTLINE ZONING PLAN FROM "GB" TO "RESIDENTIAL" FOR PRIVATE HOUSING SINCE 2013

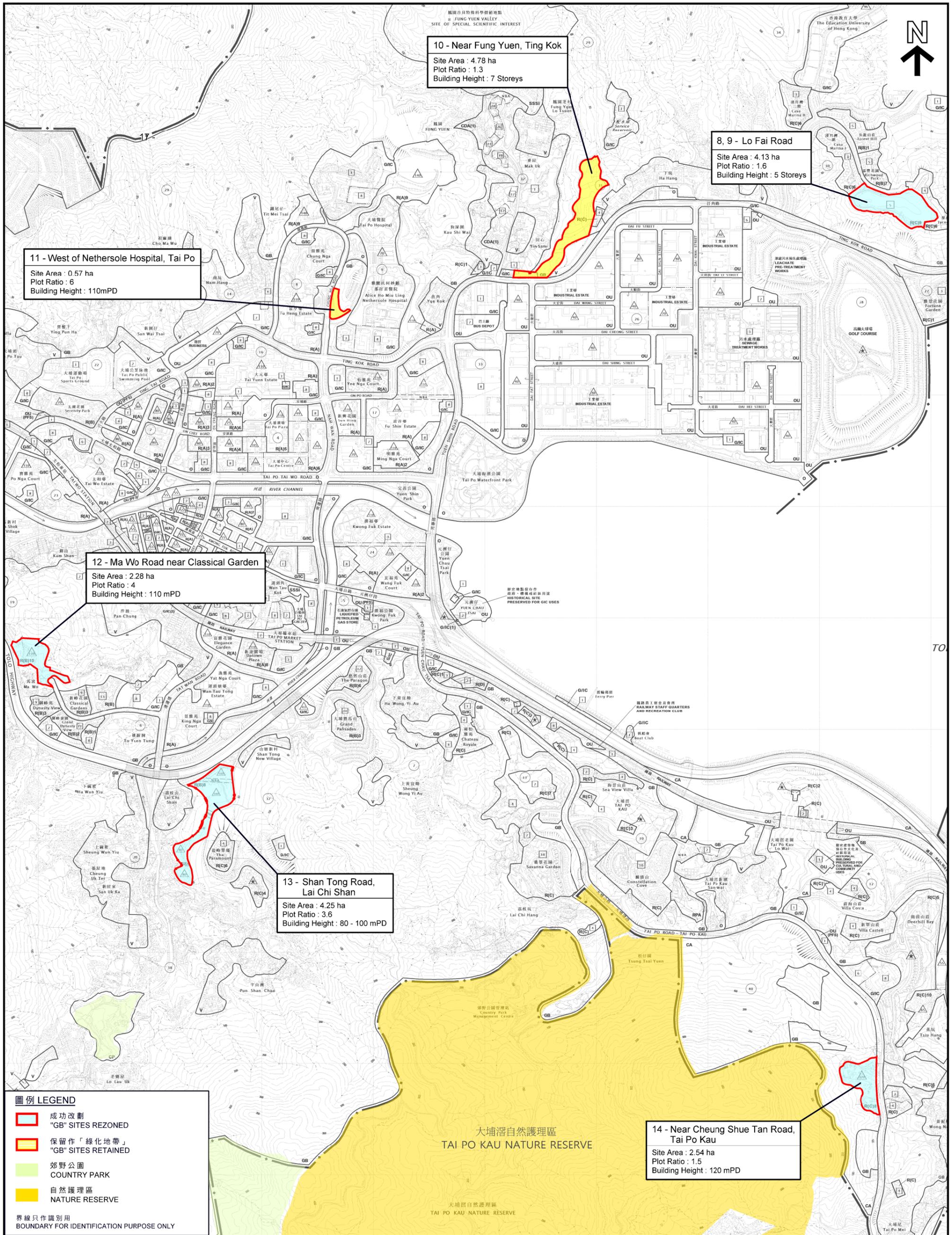


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PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/ST/20/43

圖 **PLAN**
FA-3c



10 - Near Fung Yuen, Ting Kok
 Site Area : 4.78 ha
 Plot Ratio : 1.3
 Building Height : 7 Storeys

8, 9 - Lo Fai Road
 Site Area : 4.13 ha
 Plot Ratio : 1.6
 Building Height : 5 Storeys

11 - West of Nethersole Hospital, Tai Po
 Site Area : 0.57 ha
 Plot Ratio : 6
 Building Height : 110mPD

12 - Ma Wo Road near Classical Garden
 Site Area : 2.28 ha
 Plot Ratio : 4
 Building Height : 110 mPD

13 - Shan Tong Road, Lai Chi Shan
 Site Area : 4.25 ha
 Plot Ratio : 3.6
 Building Height : 80 - 100 mPD

14 - Near Cheung Shue Tan Road, Tai Po Kau
 Site Area : 2.54 ha
 Plot Ratio : 1.5
 Building Height : 120 mPD

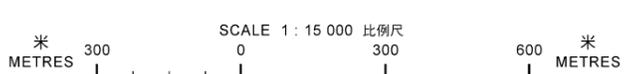
圖例 LEGEND

- 成功改劃
"GB" SITES REZONED
- 保留作「綠化地帶」
"GB" SITES RETAINED
- 郊野公園
COUNTRY PARK
- 自然護理區
NATURE RESERVE

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位置圖 LOCATION PLAN

自2013年在大埔分區計劃大綱圖作出的擬議修訂
 由「綠化地帶」修訂為「住宅」的私人房屋用地
**PROPOSED AMENDMENTS TO TAI PO OUTLINE ZONING PLAN
 FROM "GB" TO "RESIDENTIAL" FOR PRIVATE HOUSING SINCE 2013**



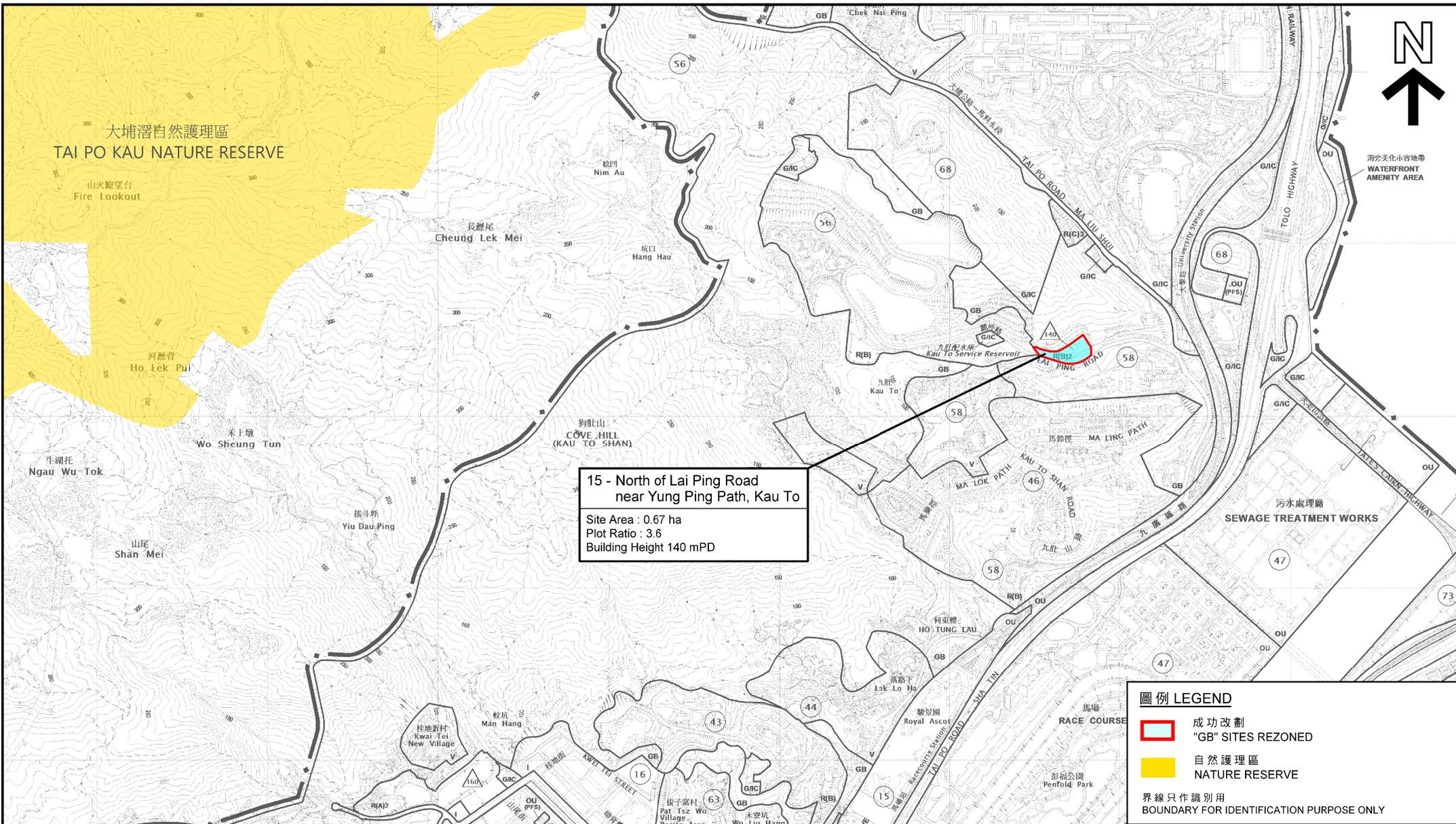
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**PLANNING
 DEPARTMENT**



本摘要圖於2020年9月10日擬備，所根據的資料為
 於2018年8月21日核准的分區計劃大綱圖編號 S/TP/28
 EXTRACT PLAN PREPARED ON 10.9.2020
 BASED ON OUTLINE ZONING PLAN No.
 S/TP/28 APPROVED ON 21.8.2018

參考編號
 REFERENCE No.
M/ST/20/43

圖 PLAN
FA-3d



15 - North of Lai Ping Road
near Yung Ping Path, Kau To

Site Area : 0.67 ha
Plot Ratio : 3.6
Building Height 140 mPD

圖例 LEGEND

- 成功改劃 "GB" SITES REZONED
- 自然護理區 NATURE RESERVE

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本摘要圖於2020年9月10日擬備，所根據的資料為於2018年5月29日核准的分區計劃大綱圖編號S/ST/34

EXTRACT PLAN PREPARED ON 10.9.2020
BASED ON OUTLINE ZONING PLAN No. S/ST/34 APPROVED ON 29.5.2018

位置圖 LOCATION PLAN

自2013年在沙田分區計劃大綱圖作出的擬議修訂由「綠化地帶」修訂為「住宅」的私人房屋用地
PROPOSED AMENDMENTS TO SHA TIN OUTLINE ZONING PLAN FROM "GB" TO "RESIDENTIAL" FOR PRIVATE HOUSING SINCE 2013

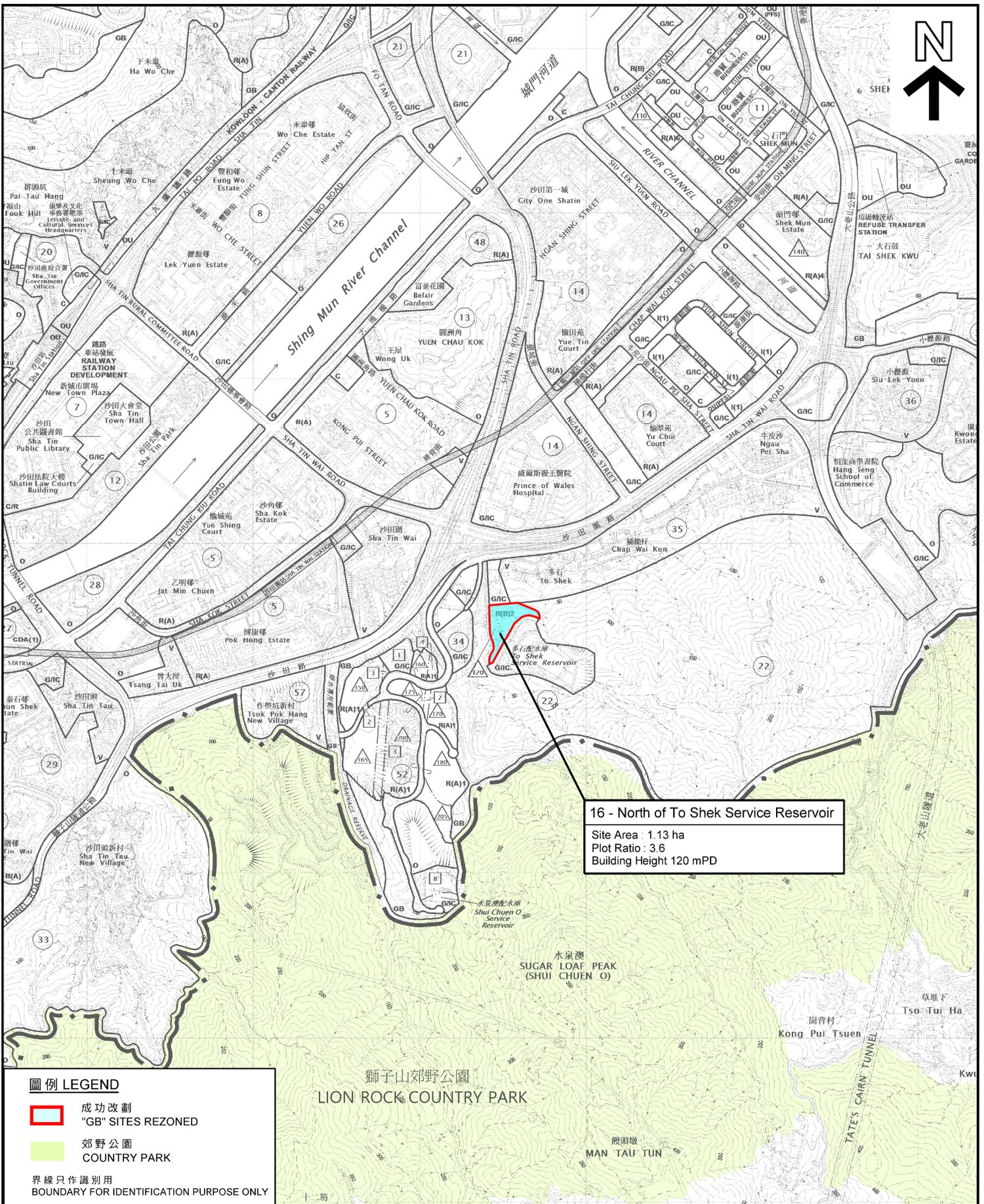
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參考編號
REFERENCE No.
M/ST/20/43

**圖 PLAN
FA-3e**



16 - North of To Shek Service Reservoir
 Site Area : 1.13 ha
 Plot Ratio : 3.6
 Building Height 120 mPD

圖例 LEGEND

- 成功改劃 "GB" SITES REZONED
- 郊野公園 COUNTRY PARK
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

自2013年在沙田分區計劃大綱圖作出的擬議修訂由「綠化地帶」修訂為「住宅」的私人房屋用地
 PROPOSED AMENDMENTS TO SHA TIN OUTLINE ZONING PLAN FROM "GB" TO "RESIDENTIAL" FOR PRIVATE HOUSING SINCE 2013

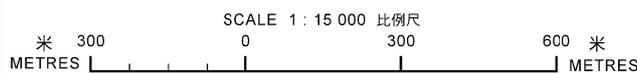
本摘要圖於2020年9月10日擬備，所根據的資料為於2018年5月29日核准的分區計劃大綱圖編號S/ST/34
 EXTRACT PLAN PREPARED ON 10.9.2020
 BASED ON OUTLINE ZONING PLAN No. S/ST/34 APPROVED ON 29.5.2018

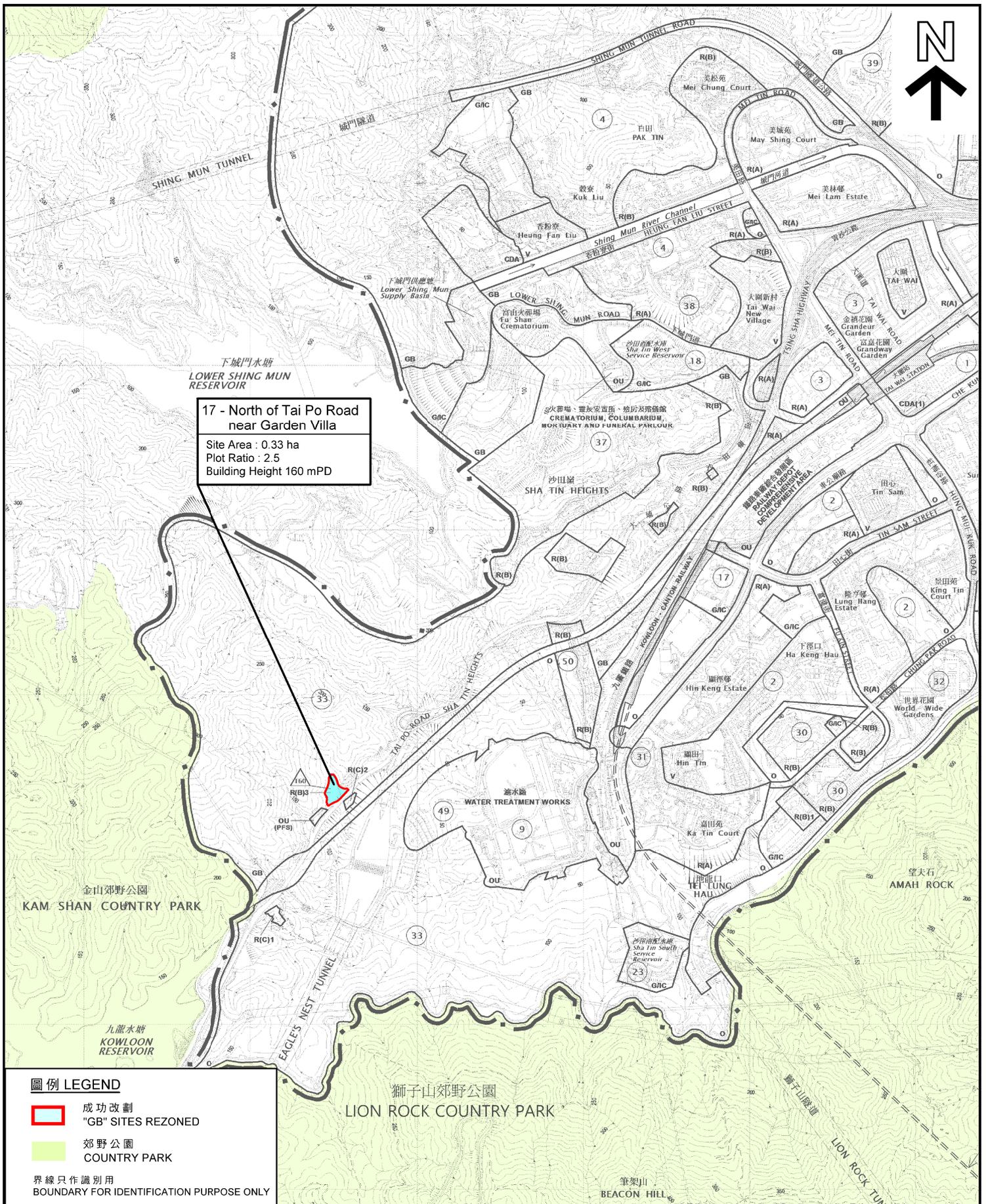
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參考編號
 REFERENCE No.
M/ST/20/43

圖 PLAN
FA-3f





17 - North of Tai Po Road near Garden Villa
 Site Area : 0.33 ha
 Plot Ratio : 2.5
 Building Height 160 mPD

圖例 LEGEND

- 成功改劃 "GB" SITES REZONED
- 郊野公園 COUNTRY PARK

界線只作識別用
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

自2013年在沙田分區計劃大綱圖作出的擬議修訂由「綠化地帶」修訂為「住宅」的私人房屋用地
 PROPOSED AMENDMENTS TO SHA TIN OUTLINE ZONING PLAN FROM "GB" TO "RESIDENTIAL" FOR PRIVATE HOUSING SINCE 2013

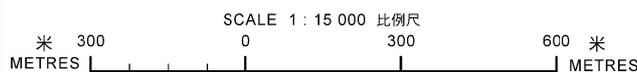
**規劃署
 PLANNING
 DEPARTMENT**

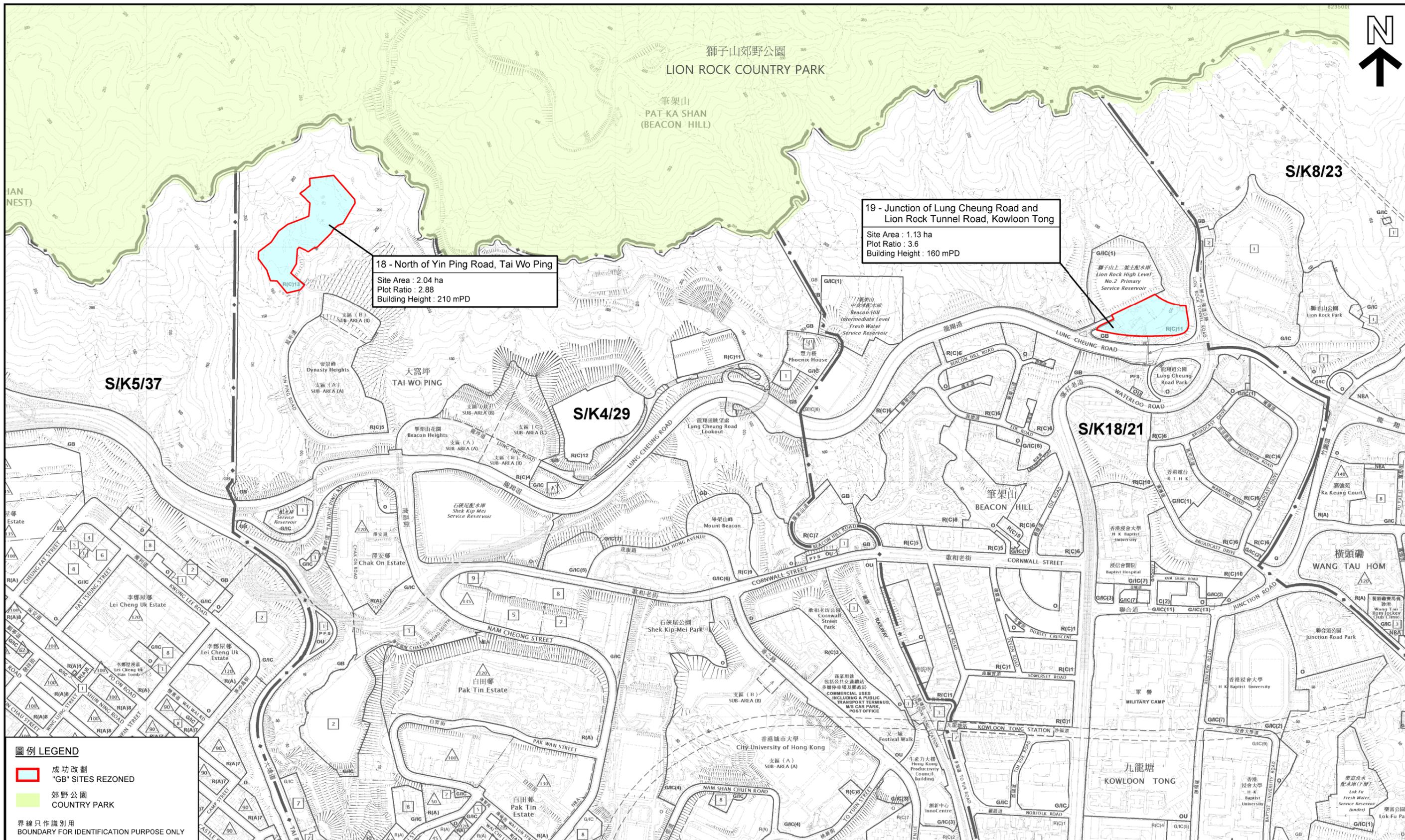


本摘要圖於2020年9月10日擬備，所根據的資料為於2018年5月29日核准的分區計劃大綱圖編號S/ST/34
 EXTRACT PLAN PREPARED ON 10.9.2020
 BASED ON OUTLINE ZONING PLAN No. S/ST/34 APPROVED ON 29.5.2018

參考編號
 REFERENCE No.
M/ST/20/43

**圖 PLAN
 FA-3g**





圖例 LEGEND

- 成功改劃 "GB" SITES REZONED
- 郊野公園 COUNTRY PARK

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

自2013年在九龍塘(九龍規劃第18區)及石硤尾(九龍規劃第4區)分區計劃大綱圖作出的擬議修訂
由「綠化地帶」修訂為「住宅」的私人房屋用地
PROPOSED AMENDMENTS TO KOWLOON TONG (KOWLOON PLANNING AREA No. 18) AND
SHEK KIP MEI (KOWLOON PLANNING AREA No. 4) OUTLINE ZONING PLAN
FROM "GB" TO "RESIDENTIAL" FOR PRIVATE HOUSING SINCE 2013



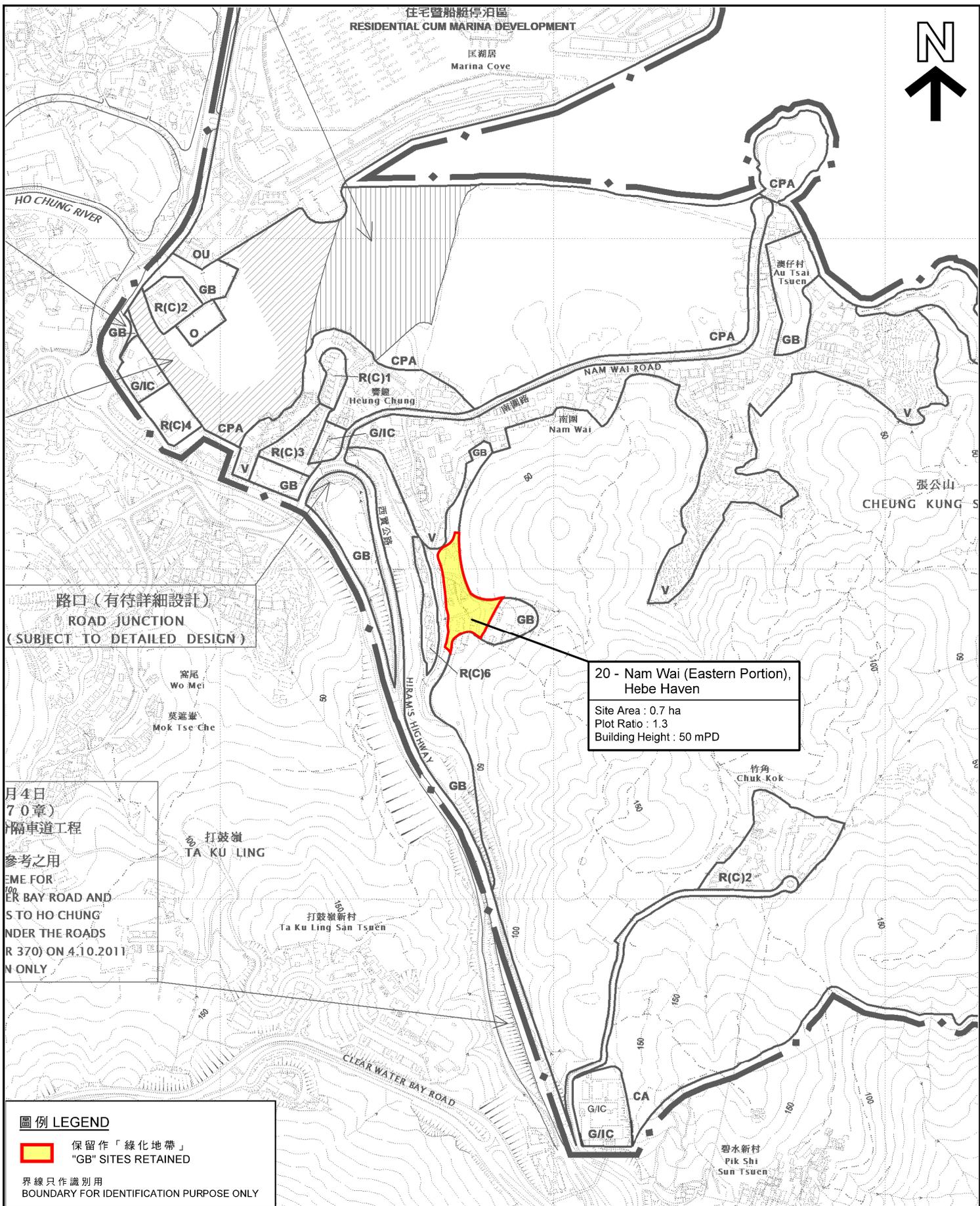
**規劃署
PLANNING DEPARTMENT**



參考編號
REFERENCE No.
M/ST/20/43

**圖 PLAN
FA-3h**

本摘要圖於2020年9月10日擬備，所根據的資料為
於2020年3月3日核准的分區計劃大綱圖編號S/K8/23、
於2017年12月5日核准的分區計劃大綱圖編號S/K18/21、
於2016年12月6日核准的分區計劃大綱圖編號S/K5/37及
於2015年7月21日核准的分區計劃大綱圖編號S/K4/29
EXTRACT PLAN PREPARED ON 10.9.2020
BASED ON OUTLINE ZONING PLANS No.
S/K8/23 APPROVED ON 3.3.2020,
S/K18/21 APPROVED ON 5.12.2017,
S/K5/37 APPROVED ON 6.12.2016 AND
S/K4/29 APPROVED ON 21.7.2015



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

20 - Nam Wai (Eastern Portion),
Hebe Haven
Site Area : 0.7 ha
Plot Ratio : 1.3
Building Height : 50 mPD

月4日
(70章)
隔車道工程
參考之用
EME FOR
ER BAY ROAD AND
S TO HO CHUNG
NDER THE ROADS
R 370) ON 4.10.2011
N ONLY

圖例 LEGEND

 保留作「綠化地帶」
"GB" SITES RETAINED

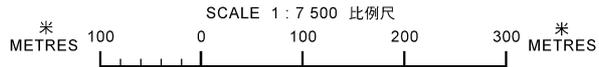
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

本摘要圖於2020年9月10日擬備，所根據的資料為
於2020年6月2日核准的分區計劃大綱圖編號S/SK-HH/8

EXTRACT PLAN PREPARED ON 10.9.2020
BASED ON OUTLINE ZONING PLAN No.
S/SK-HH/8 APPROVED ON 2.6.2020

自2013年在白沙灣分區計劃大綱圖作出的擬議修
由「綠化地帶」修訂為「住宅」的私人房屋用地
PROPOSED AMENDMENTS TO HEBE HAVEN OUTLINE ZONING PLAN
FROM "GB" TO "RESIDENTIAL" FOR PRIVATE HOUSING SINCE 2013

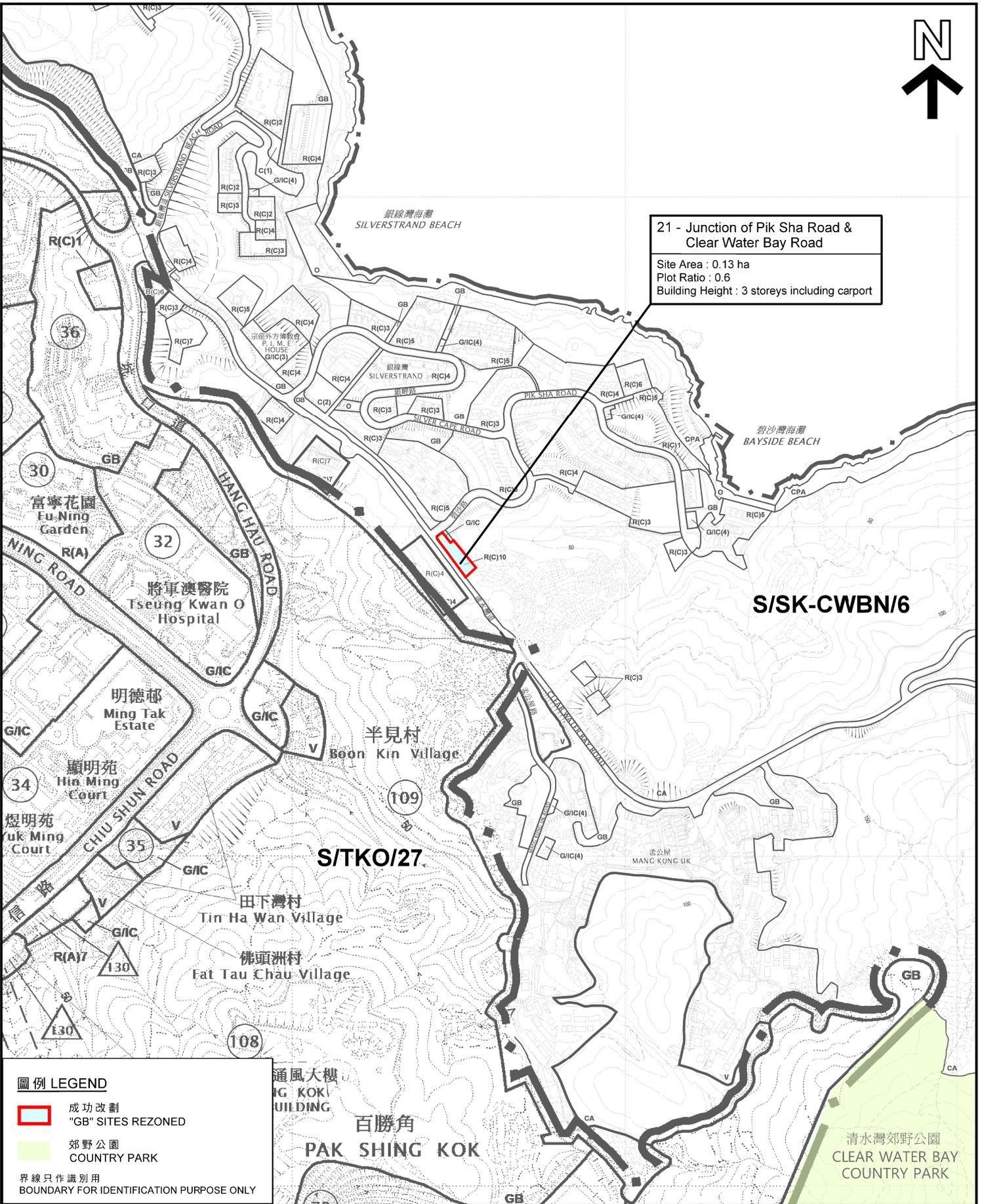


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/ST/20/43

圖 PLAN
FA-3i



21 - Junction of Pik Sha Road & Clear Water Bay Road

Site Area : 0.13 ha
Plot Ratio : 0.6
Building Height : 3 storeys including carport

S/SK-CWBN/6

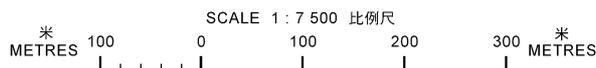
S/TKO/27

圖例 LEGEND

-  成功改劃
"GB" SITES REZONED
-  郊野公園
COUNTRY PARK
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

自2013年在清水灣半島分區計劃大綱圖作出的擬議修訂由「綠化地帶」修訂為「住宅」的私人房屋用地
PROPOSED AMENDMENTS TO CLEAR WATER BAY PENINSULA NORTH OUTLINE ZONING PLAN FROM "GB" TO "RESIDENTIAL" FOR PRIVATE HOUSING SINCE 2013



規劃署
PLANNING
DEPARTMENT

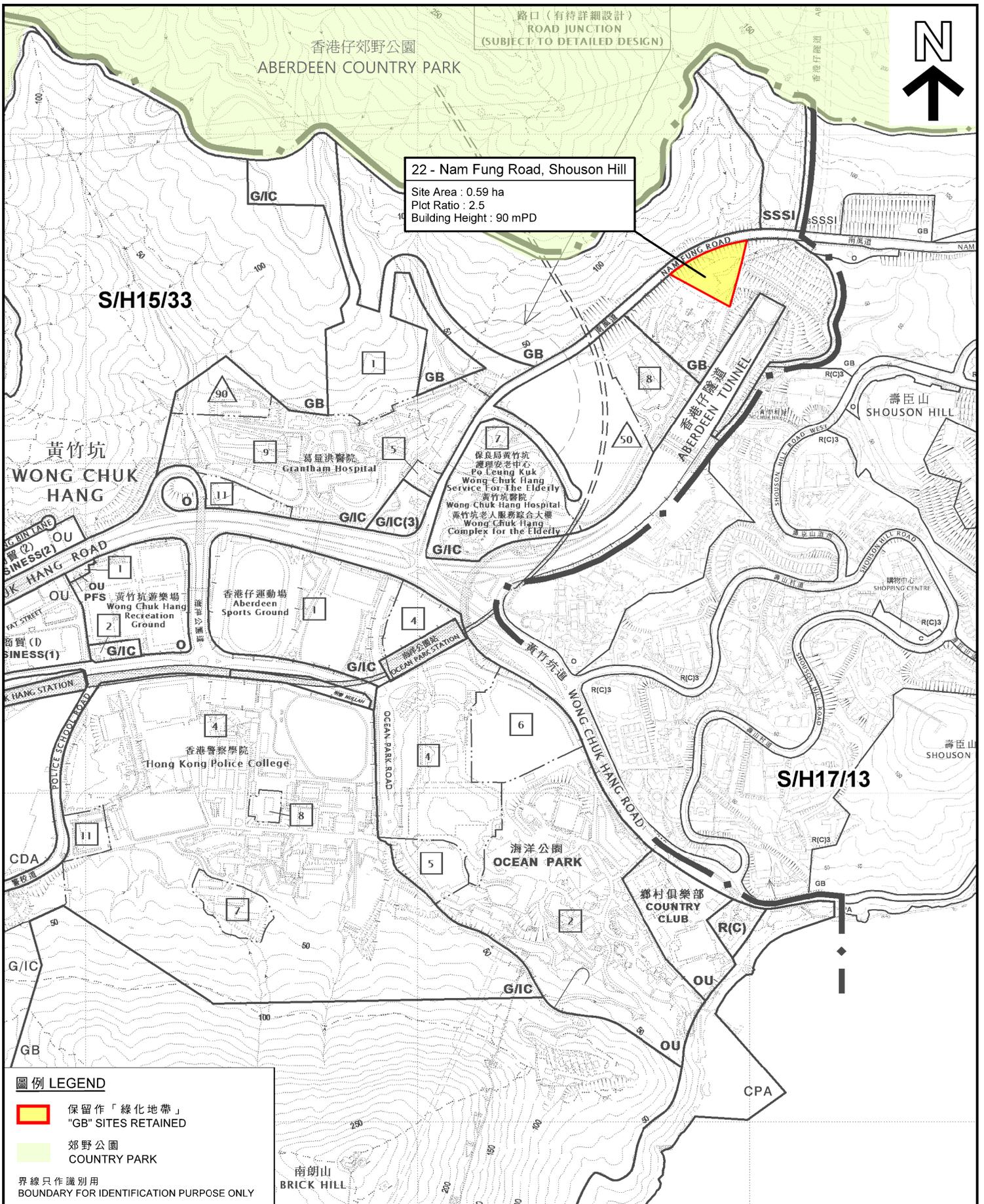


參考編號
REFERENCE No.
M/ST/20/43

圖 PLAN
FA-3j

本摘要圖於2020年9月10日擬備，所根據的資料為於2020年6月19日展示的分區計劃大綱圖編號S/TKO/27及於2013年12月3日核准的分區計劃大綱圖編號S/SK-CWBN/6

EXTRACT PLAN PREPARED ON 10.9.2020
BASED ON OUTLINE ZONING PLANS No.
S/TKO/27 EXHIBITED ON 19.6.2020 AND
S/SK-CWBN/6 APPROVED ON 3.12.2013



22 - Nam Fung Road, Shouson Hill
 Site Area : 0.59 ha
 Plot Ratio : 2.5
 Building Height : 90 mPD

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



圖例 LEGEND

- 保留作「綠化地帶」
"GB" SITES RETAINED
- 郊野公園
COUNTRY PARK
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

自2013年在香港仔及鴨脷洲(港島規劃第15及16區)
 分區計劃大綱圖作出的擬議修訂
 由「綠化地帶」修訂為「住宅」的私人房屋用地
 PROPOSED AMENDMENTS TO ABERDEEN AND AP LEI CHAU
 OUTLINE ZONING PLAN (HONG KONG PLANNING AERAS NO. 15 & 16)
 FROM "GB" TO "RESIDENTIAL" PRIVATE HOUSING SITE SINCE 2013

規劃署
 PLANNING
 DEPARTMENT

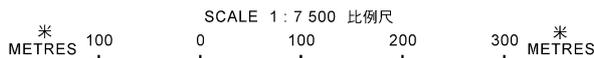


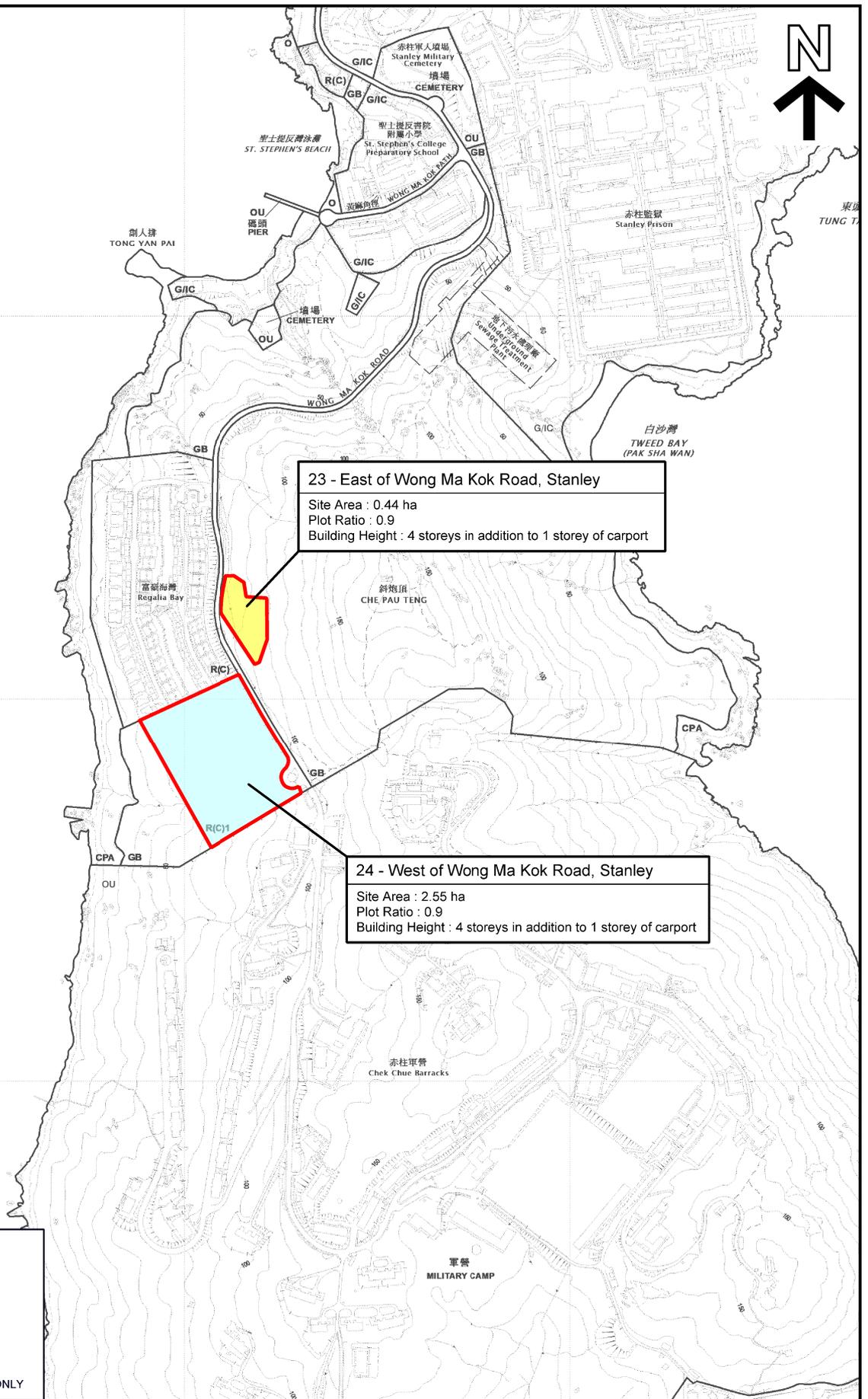
本摘要圖於2020年9月10日擬備，所根據的資料為
 於2018年8月21日核准的分區計劃大綱圖編號S/H15/33及
 於2013年11月5日核准的分區計劃大綱圖編號S/H17/13

EXTRACT PLAN PREPARED ON 10.9.2020
 BASED ON OUTLINE ZONING PLAN No.
 S/H15/33 APPROVED ON 21.8.2018 AND
 S/H17/13 APPROVED ON 5.11.2013

參考編號
 REFERENCE No.
M/ST/20/43

圖 PLAN
FA-3k





圖例 LEGEND

- 成功改劃
"GB" SITES REZONED
- 保留作「綠化地帶」
"GB" SITES RETAINED

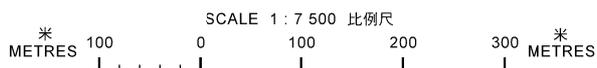
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

自2013年在赤柱(港島規劃區第19區)分區計劃大綱圖作出的擬議修訂
 由「綠化地帶」修訂為「住宅」的私人房屋用地
 PROPOSED AMENDMENTS TO STANLEY (HONG KONG PLANNING AREAS NO. 19)
 OUTLINE ZONING PLAN
 FROM "GB" TO "RESIDENTIAL" PRIVATE HOUSING SITE SINCE 2013

本摘要圖於2020年9月10日擬備，所根據的資料為
 於2020年6月5日展示的分區計劃大綱圖編號S/H19/13

EXTRACT PLAN PREPARED ON 10.9.2020
 BASED ON OUTLINE ZONING PLAN No.
 S/H19/13 EXHIBITED ON 5.6.2020



規劃署
PLANNING
DEPARTMENT



參考編號
 REFERENCE No.
M/ST/20/43

圖 PLAN
FA-31