



圖例
NOTATION

ZONES

COMMERCIAL	C
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP A)	RA(A)
RESIDENTIAL (GROUP B)	RB(B)
RESIDENTIAL (GROUP C)	RC(C)
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

鐵路及車站(高架)
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

交通

鐵路及車站(高架)
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

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

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
(在主水平基準上若干米)
最高建築物高度
(樓層數目)
加油站
非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %	用途
	公頃 HECTARES	% 百分比
COMMERCIAL	0.50	0.06
COMPREHENSIVE DEVELOPMENT AREA	18.86	2.32
RESIDENTIAL (GROUP A)	69.77	11.03
RESIDENTIAL (GROUP B)	23.30	2.89
RESIDENTIAL (GROUP C)	11.05	1.36
VILLAGE TYPE DEVELOPMENT	30.88	3.80
GOVERNMENT, INSTITUTION OR COMMUNITY	65.61	8.06
OPEN SPACE	38.71	4.76
RECREATION	14.95	1.84
OTHER SPECIFIED USES	13.51	1.66
GREEN BELT	363.96	48.43
CONSERVATION AREA	11.86	1.46
SITE OF SPECIAL SCIENTIFIC INTEREST	2.48	0.30
COUNTRY PARK	0.60	0.07
RIVER CHANNEL	1.12	0.14
MAJOR ROAD ETC.	96.18	11.82
TOTAL PLANNING SCHEME AREA	813.54	100.00

核准圖編號 S/MOS/22 的修訂
AMENDMENTS TO APPROVED PLAN No. S/MOS/22

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A
AMENDMENT ITEM B1
AMENDMENT ITEM B2
AMENDMENT ITEM C
AMENDMENT ITEM D
AMENDMENT ITEM E
AMENDMENT ITEM F
AMENDMENT ITEM G
AMENDMENT ITEM H

(參看附表)
(SEE ATTACHED SCHEDULE)

2020年10月16日 按照城市規劃條例第5條展示的
核准圖編號 S/MOS/22 的修訂
AMENDMENTS TO APPROVED PLAN No. S/MOS/22 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
16 OCTOBER 2020

Fiona LUNG 龍小玉
SECRETARY 城市規劃委員會秘書

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

0 200 400 600 800 1,000 METRES

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/23

SCHEDULE OF AMENDMENTS TO
THE APPROVED MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/22
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I. Amendments to Matters shown on the Plan

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

II. Amendment to the Notes of the Plan

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

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

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

Town Planning Board

16 October 2020