

**SCHEDULE OF PROPOSED AMENDMENT TO  
THE DRAFT MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/23  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendment to Matters shown on the Plan**

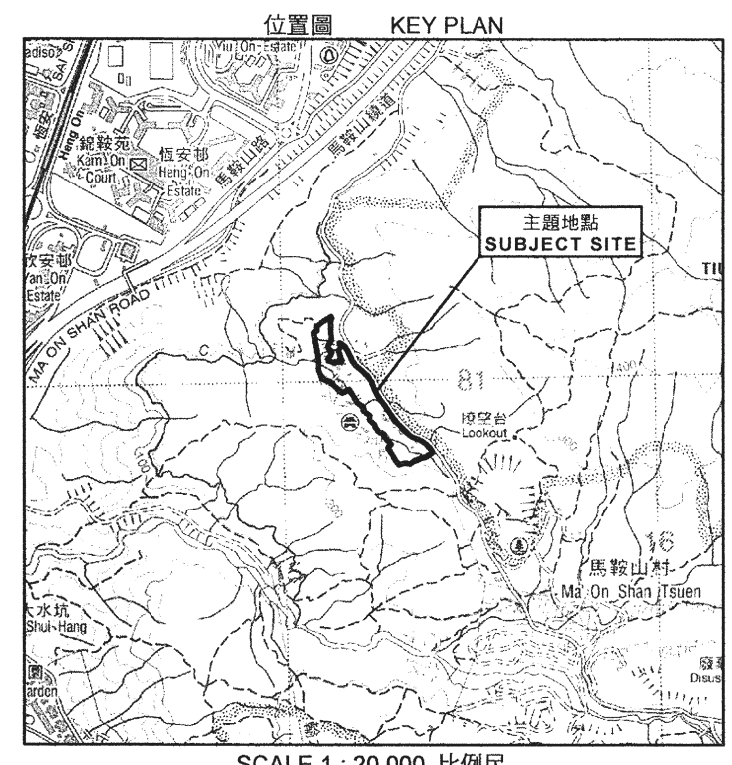
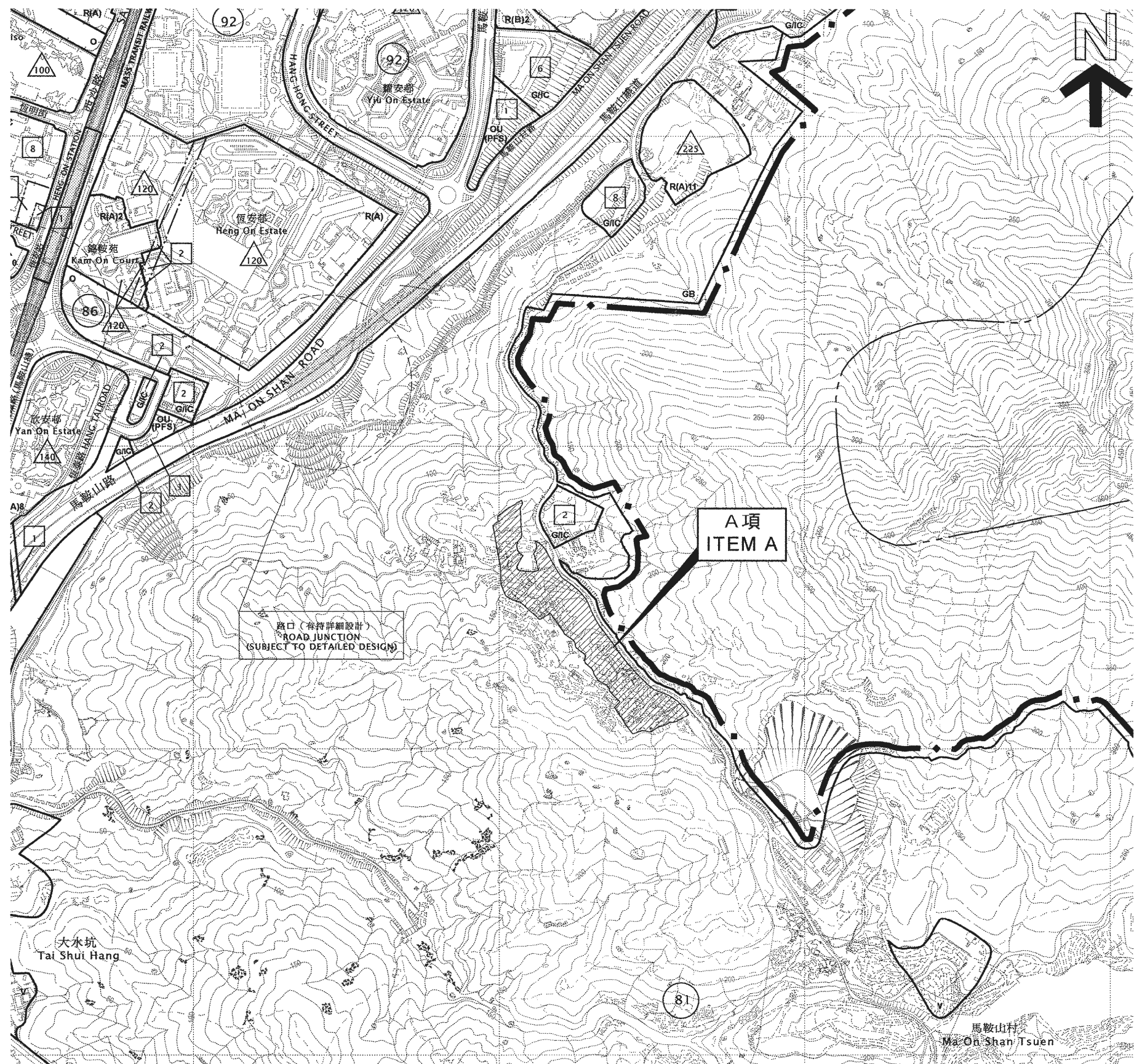
- Item A – Rezoning of a site at the upper part and on the western side of Ma On Shan Tsuen Road from “Residential (Group B)6” (“R(B)6”) to “Green Belt” with corresponding deletion of building height restriction.

**II. Amendment to the Notes of the Plan**

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

Town Planning Board

10 September 2021



草圖編號 S/MOS/23 的建議修訂  
PROPOSED AMENDMENT TO DRAFT PLAN No. S/MOS/23  
根據城市規劃條例第6C(2)條公布的建議修訂  
PROPOSED AMENDMENT PUBLISHED UNDER SECTION 6C(2)  
OF THE TOWN PLANNING ORDINANCE

A項 ITEM A  
由「住宅(乙類)6」地帶改劃為「綠化地帶」  
REZONING FROM "RESIDENTIAL (GROUP B)6"  
TO "GREEN BELT"

夾附的《註釋》屬這份圖則的一部分，  
《註釋》的建議修訂已根據城市規劃條例第6C(2)條公布。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND THE PROPOSED AMENDMENT THERETO HAS BEEN PUBLISHED  
UNDER SECTION 6C(2) OF THE TOWN PLANNING ORDINANCE  
(參看附表)  
(SEE ATTACHED SCHEDULE)

2021年9月10日根據城市規劃條例第6C(2)條公布  
對草圖編號 S/MOS/23 作出的建議修訂  
PROPOSED AMENDMENT TO DRAFT PLAN No. S/MOS/23  
PUBLISHED UNDER SECTION 6C(2) OF THE TOWN  
PLANNING ORDINANCE ON 10 SEPTEMBER 2021  
Fiona LUNG 龍小玉  
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

馬鞍山分區計劃大綱草圖編號 S/MOS/23 的建議修訂  
PROPOSED AMENDMENT TO DRAFT MA ON SHAN  
OUTLINE ZONING PLAN No. S/MOS/23



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. R/S/MOS/23 - A1

**Proposed Amendments to the Notes of  
the Draft Ma On Shan Outline Zoning Plan No. S/MOS/23  
in relation to Amendment Plan No. R/S/MOS/23-A1**

The Schedule of Uses and the Remarks of the Notes for the “Residential (Group B)” zone are proposed to be amended to be read:

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
<del>Social Welfare Facility</del>	Hotel
( <del>on land designated “R(B)6” only</del> )	Institutional Use (not elsewhere specified)
Utility Installation for Private Project	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 ( <del>not elsewhere specified</del> )
	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) 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 8,910m<sup>2</sup>, 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 15,500m<sup>2</sup>, 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) On land designated "R(B)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 plot ratio of 3.6, or the plot ratio of the existing building, whichever is the greater. In determining the maximum plot ratio, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government may be disregarded.~~
- (h)(g) In determining the maximum plot ratio/GFA for the purposes of paragraphs (b) to (g)(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.

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

- ~~(i)~~**(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 ~~(g)~~**(f)** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Proposed Amendments to the Explanatory Statement of  
the Draft Ma On Shan Outline Zoning Plan No. S/MOS/23  
in relation to Amendment Plan No. R/S/MOS/23-A1**

(This does not form part of the proposed amendment to the  
draft Ma On Shan Outline Zoning Plan No. S/MOS/23)

Paragraphs 9.4, 9.4.2 and 9.11 of the Explanatory Statement are proposed to be amended:

9.4 Residential (Group B) (“R(B)”) : Total Area ~~23.50~~**20.77** ha

9.4.2 This zone includes areas in the northern part of Planning Area 77, 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 ~~and a site along Ma On Shan Tsuen Road. On land designated “R(B)6”, a 150-place Residential Care Home for the Elderly should also be provided at the site.~~

9.11 “Green Belt” (“GB”) : Total Area ~~393.96~~**396.69** ha

**List of All Further Representatives in respect of  
Draft Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/23**

<b>Further Representation No. (TPB/R/S/MOS/23-) and Previous Representation/Comment No. (if applicable)</b>	<b>Name of Further Representative</b>
F1 (R64, C8)	陳珮明 (Ex-Member of Sha Tin District Council)
F2 (R1536)	區國權
F3 (R1621)	謝碩晉
F4	潘鈺頤
F5	Cheuk Yau Ping

tpbpd@pland.gov.hk

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寄件者: puiming chan [REDACTED]  
寄件日期: 2021年10月02日星期六 23:43  
收件者: tpbpd@pland.gov.hk  
主旨: 回應S/MOS/23進一步規劃  
附件: (1) in CPM-MC210116-TPB.pdf

城規會秘書處：

你好，本人為沙田區議員，現回覆 S/MOS/23 進一步申述，申述詳情請參閱附件，有勞跟進，謝謝。

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陳珮明沙田區議員辦事處  
The Office of Chan Pui Ming Shatin District Councilor





# 陳珮明

沙田區議員辦事處

The Office of Chan Pui Ming Shatin District Councillor

覆函/回電請註明本處檔號：(1) In CPM-MC210116-TPB

敬啟者：

## 回應 S/MOS/23 進一步申述

本人為申述人 R64 及 C8，雖然城規會局部接納本人的申述意見，惟規劃署在申述聆訊所提供的資料，以及會議上的回應未能完全反映實際情況，再者最近沙田區有其他新房屋項目，情況有變，就此盼城規會重新考慮對就 S/MOS/23 進一步申述，本人意見如下：

### 一. 當局避重就輕 資訊未反映實情

規劃署及相關部門在七月七日、七月八日、七月十二日及八月十八日的會議上，提供改劃的資料及回應申述者的意見，然而在當中不少關鍵避重就輕，現羅列如下：

#### —七月七日會議

(a) ——會議記錄第 53 段(b) 漁護署回應城規會委員就具特殊科學價值地點(SSSI)的質詢，指出「馬鞍山具特殊科學價值地點位於馬鞍山郊野公園內，以長有本地原生杜鵑這種具價值的花卉見稱。擬議房屋發展項目及相關的基建及設施與具特殊科學價值地點相隔一段距離。」

根據圖則，馬鞍山村路用地及擬建護土牆位置與 SSSI 實際距離不足 300 米，而削坡及地基工程對馬鞍山地下水水文影響並未有充份研究，規劃署以「相隔一段距離」形容實為淡化項目的潛在影響。



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(b) ——會議記錄第 61 段(a) 規劃處回應委員質詢指：「用地 C 至 G 可經馬鞍山村路往返，與現有住宅發展項目(例如錦英苑和恆安邨)相距僅約 180 米至 500 米。」

規劃署指發展項目 C 與錦英苑及恆安邨相距僅約 180 米至 500 米，然而該距離屬直線距離。用地 D 及 E 以鳥覽觀之，或許看似鄰近錦英苑及恆安邨，但實際上位處山腰，與恆安邨高低差達 70 米。由錦英苑及恆安邨步行至該用地，須沿馬鞍山村路上斜，實際步行距離分別約 1 公里及 1.2 公里，步行時間分別約 15 分鐘至 25 分鐘，而長者、幼童、傷殘人士步行時間更長。雖然當局會擴闊馬鞍山村路的行人路，但並不會縮短步行距離及高低差，如不興建升降機塔，根本無助解決居民出入需要。

## ——七月十二日會議

(c) ——會議記錄第 19 段(a) 規劃處回應城規會委會質詢有關修訂項目位置時，指「根據有關的案例研究所展示的圖則，礦場的範圍有四大區域：(i)『山頂區』、『馬鞍橋區』、『半山區』、『碼頭區』，擬議的修訂項目所涉範圍，全部都不是位於馬鞍橋區和山頂區。」

規劃署遺漏擬疑修訂項目 C 至 G 位處於馬鞍山礦場的半山區(用地 F、G)及碼頭區(用地 C 至 E)的重要資訊，而四個分區並非四個分開的部份，而是在整個礦村扮演著不同角色。在政府保育歷史建築基金委託香港中文大學未來城市研究所進行的「以多維度「點、線、面」理念保育香港工業遺產馬鞍山鐵礦」，有關研究報告月前交予古蹟辦，就用地 C



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至 E 內選礦廠支柱、110 礦洞旁的礦務公司設施，以至整個馬鞍山礦村群的歷史價值，仍然有待古諮會就研究報告討論及進一步文物影響評估。

## 二. 運房局於二零二一年九月提出烏溪沙過渡房屋

在今年九月初，運房局提出在馬鞍山第 111 區用地興建過渡房屋，預計完工日期為二零二三年第三季，預計可供八百人居住，營運年期不少於五年。該用地原屬 G/IC 政府、機構或社區用地，本擬興建體育館，誠如過往申述，馬鞍山人口約二十七萬人，按《規劃標準與準則》每五萬至六萬五千人提供一個運動場館/體育中心的標準，馬鞍山應有四所運動場館/體育中心，而現時只有兩所。

111 區過渡房屋接近原 S/MOS/23 樟木頭項目 A 及 B1，計劃將加劇馬鞍山區內交通負擔，亦會令 111 體育館更遲動工。

## 三. 規劃署七月修訂《香港規劃標準與準則》泊車位標準

馬鞍山村用地公營房屋只有一條對外道路，出入全靠馬鞍山村路連接恆康街迴旋處。當馬鞍山村路車位增加，車流及發生交通意外的機會亦隨之上升，如有阻塞或交通意外，再者，每逢假日及公眾假期，都有大量訪客經馬鞍山村路到訪馬鞍山郊野公園。當局未有考慮上述種種交通風險，並未計劃興建升降機塔連接馬鞍山村項目及恆安邨。



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規劃署於今年七月大幅修訂各項泊位標準，通用泊車標準由「按比例每 6 至 9 個單位闢設 1 個泊車位」提高到「按比例每 4 至 7 個單位闢設 1 個泊車位」，需求調整比率由 0.23 提高至 0.52。

據本人向當局查詢所知，馬鞍山村及樟木頭用地公營房屋的泊位都會遵照上述標準。新標準雖然有助馬鞍山區內解決泊位不足，然而亦會加劇馬鞍山村路及恆康街迴旋處的車流，如不興建對外的行人通道如升降機，日後居民或面臨的步行上山的困境。

#### 四. 火炭穗輝工業大廈重建公營房屋

房委會今年五月正式提出重建豁下四座工廠大廈，包括火炭穗輝工業大廈，興建 1,360 伙，預計人口約 3,700 人，稍後將會向城規會提出改劃。近十年沙田有多個公屋及居屋入伙，包括水泉澳邨、石門二期、駿洋邨、美盈苑、美柏苑、嘉順苑、錦暉苑、綠怡雅苑、彩禾苑等，共 23,130 個單位。而就未來供應，短中期則有旭禾苑、欣安邨二期、錦駿苑、石門安睦街居者有其屋，中期則有穗輝工廠大廈重建用地、樟木頭公營房屋及烏溪沙過渡房屋，共 10,569 個單位。至於長期則有沙田污水處理廠用地，污水廠搬往岩洞工程預期二零三一年完工，屆時會騰出廿八公頃土地，另外瀝源邨樓齡已四十六年，雖然未有重建計劃，但在可見將來亦有一定潛力，上述兩項的潛在供應量有待當局評估，但定必比馬鞍山村路單位數量多。



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## 五. 總結

屯馬線今年六月通車，不少人預期能疏導沙田及馬鞍山往九龍中及九龍東的交通，但自九月開學後，馬鞍山交通擠塞情況依舊，馬鞍山居民乘坐巴士往市區，往往要四十五至一小時才到石門迴旋處。未來四年來，馬鞍山會迎來沙中線通車，亦有錦暉苑、欣安邨二期、十四鄉住宅項目入伙，對整體交通的影響仍屬未知之數。

馬鞍山村路項目工程難度及規劃大，遠離馬鞍山市區，嚴重缺乏交通及社區配套，對郊野公園及文物影響仍有待進一步研究，而單位數目佔沙田區整體新公營房屋供應只屬九牛一毛，成本效益低。

本人反對是次規劃申請，理由為只將用地 G 維持綠化帶用途並不合適，應將原改劃申請的 C 至 G 悉數維持綠化帶用途。希望城規會重新審視資料，以及沙田馬鞍山的整體房屋供應及交通情況，將馬鞍山村路各項目剔走，維持綠化帶用途，並有以下建議：

- 一. 暫緩原改劃申請 C 至 G 項用地，直至錦暉苑、欣安邨二期、十四鄉住宅項目入伙後，重新評估馬鞍山交通及社區配套的承受能力，再考慮是否進行項目；
- 二. 另覓用地興建小學；
- 三. 就馬鞍山村礦場古蹟及文物進行全面評估。

專此函達。如有任何查詢，可致電 [REDACTED] 與本人聯絡，謝謝。  
候覆。





**陳珮明**

沙田區議員辦事處

The Office of Chan Pul Ming Sha Tin District Councilor

此致

城市規劃委員會主席——甯漢豪女士，J.P.

沙田區議員

**陳珮明**

二零二一年十月二日

Urgent  Return receipt  Sign  Encrypt  Mark Subject Restricted  Expand personal&public groups



Re: Draft Ma On Shan Outline Zoning Plan No. S/MOS/23  
15/09/2021 16:59

From: Kwok Kuen Au [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
FileRef:

謝謝城規會委員保留G項綠化帶，也期望政府協助村民增加保育和發展文您與生態的工作。

申述人  
區國權

tpbpd <tpbpd@pland.gov.hk> 於 2021年9月15日 週三 下午3:33寫道：

城市規劃委員會  
香港北角渣華道三百三十三號

北角政府合署十五樓

**TOWN PLANNING BOARD**  
15/F., North Point Government Offices

333 Java Road, North Point,

Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:  
覆函請註明本會檔號

**By Email**

In reply please quote this ref.: TPB/R/S/MOS/23-R1536

15 September 2021

[REDACTED]  
區國權

Dear Sir/Madam,

**Draft Ma On Shan Outline Zoning Plan No. S/MOS/23**

**(Representation No. R1536)**

I refer to your representation/comment in respect of the draft Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/23.

After giving consideration to the representations and related comments, the Town Planning Board (the Board) made the following decisions on 18 August 2021:

After deliberation, the Board noted the views of the Representations No. **R1 to R38, R39(part) to R42(part), R90, R2674, R2675, R2686 to 2688, R2742, R2775, R2787, R5697 to R5699.**

The Board also decided to uphold/partially uphold Representations No. **R39(part) to R42(part), R43 to R78, R84 to R89, R92 to R2673, R2676 to R2685, R2689 to R2741, R2743 to R2764, R2780 to R2786, R2792, R3122, R3126, R3130 to R3899, R3903 to R5696,** and to propose amendment to the draft OZP by reverting the zoning of the site under Amendment Item G from “Residential (Group B)6” to “Green Belt” (“GB”). The proposed amendment to the OZP would be published for further representation under section 6C(2) of the Town Planning Ordinance (the Ordinance) for three weeks and the Board would consider the further representations, if any, in accordance with the provisions of the Ordinance.

The Board decided not to uphold remaining part of Representations No. **R39(part) to R42(Part), R43 to R78, R84 to R89, R92 to R120, R122 to R171, R173 to R189, R191 to R288, R290 to R1446, R1520, R1544 to R1727, R1730 to R2307, R2309 to R2673, R2676 to R2685, R2689 to R2741, R2743 to R2764, R2780 to R2786, R2792, R3122, R3126, R3130 to R3186, R3188 to R3899, R3907** and Representations No. **R79 to R83, R91, R2765 to R2774, R2776 to R2779, R2788 to R2791, R2793 to R3121, R3123 to R3125, R3127 to R3129, R3900 to R3902** and considered that the OZP should not be amended to meet the representations for the following reasons:

#### *Amendment Items A, B1, C to F*

#### Development Options for Increasing Housing Supply

- (a) the Government has been adopting a multi-pronged approach to increase housing land supply to meet the acute demand on housing. In order to build up land reserve to meet housing and other development needs, land use review on sites under “GB” zone has been carrying out since 2012 in two stages. Under the “GB” sites review, a number of “GB” sites at the fringe of Ma On Shan New Town have been identified as



suitable for housing developments and their associated supporting government, institution and community (GIC) facilities. Engineering Feasibility Study with technical assessments on the potential traffic, infrastructural, environmental, landscape, heritage, geotechnical, drainage, sewerage, visual and air ventilation impacts etc. has been conducted and confirmed that there is no insurmountable technical problem in developing the representation sites for housing developments and their associated supporting GIC facilities;

(b) the zonings, development intensities and building heights for the proposed housing developments and GIC facilities are considered appropriate and technically feasible. It is considered appropriate to retain these sites for residential use and the associated GIC use to meet the pressing housing demand;

#### Traffic and Transport Considerations

(c) traffic impact assessment concludes that road network in the area will be able to cope with the future traffic demand from the proposed developments. With the proposed road improvement works on critical junctions, no insurmountable problem to the nearby road network is envisaged;

(d) regarding the public transport services, the Transport Department will closely monitor the construction progress and introduce bus routes and other public transport services in a timely manner so as to meet the commuting demand from the new population intake. As regards rail services, traffic impact assessment has confirmed that the proposed housing developments will not result in significant increase in patronage on the East Rail Line and Tuen Ma Line;

(e) parking provision of the proposed housing developments will be provided according to the prevailing Hong Kong Planning Standards and Guidelines (HKPSG) and agreed with the relevant departments. On the parking provision in Ma On Shan, the Government will continue to optimize the use of land resources to provide public car-parking spaces in suitable GIC facilities and public open space projects;

## Environmental, Ecological and Landscape Aspects

(f) environmental assessments conducted on the aspects of air quality, noise, water quality, ecology, waste management and land contamination for the proposed developments at both the construction and operation stages have concluded that with the adoption of the proposed mitigation measures, no insurmountable environmental impacts are envisaged;

(g) the proposed housing developments and their associated infrastructure and facilities fall outside Ma On Shan Country Park (MOSCP) and there is no direct impact on MOSCP. The ecological impact assessment conducted has confirmed that the overall ecological impact, including both direct and indirect impact on habitats and species of conservation interest, will be acceptable after implementation of the mitigation measures. Further environmental review will be conducted in the detailed investigation stage to confirm the ecological impact and propose necessary mitigation measures;

(h) preliminary tree survey has been conducted and there is no Old and Valuable Tree identified within the representation sites. The submission and implementation of tree preservation and removal proposal would be required for the public housing sites. Tree treatment will be in accordance with relevant government Technical Circulars;

(i) landscape assessment conducted has confirmed that the overall residual landscape impacts of the proposed housing development are acceptable with mitigations during the construction and operation phases. Amenity planting, greening and sensitive design in relation to the local context will help integrate the proposed developments into the surrounding "GB" zone and no significant impact on MOSCP is envisaged;

## Geotechnical and Construction Aspects and Risk Assessment

(j) preliminary geotechnical appraisal conducted has confirmed that the proposed site formation and infrastructure works for the development sites are geotechnically feasible, and no insurmountable issue is anticipated

from the geotechnical aspect. Detailed site investigation and natural terrain hazard study will be conducted to formulate the detailed design for the site formation works and the necessary natural terrain hazard mitigation works for the proposed developments;

(k) the risk assessment on the Ma On Shan Water Treatment Works conducted has confirmed that the proposed developments at Sites A and B1 will not lead to unacceptable overall risk;

(l) the risk assessment associated with the operation of high pressure town gas pipeline conducted has confirmed that the proposed developments at Sites B1 and D would not result in unacceptable risks;

#### Visual and Air Ventilation Aspects

(m) according to the Visual Impact Assessment and the Air Ventilation Assessment, the proposed housing developments with mitigation measures would not impose significant adverse visual and air ventilation impacts. Further mitigation measures will be considered at the detailed design stage to minimise the impacts;

#### Heritage Aspect on Former Ma On Shan Iron Mine

(n) the proposed developments and their associated infrastructure and facilities will not encroach onto any graded historic buildings/structures associated with the former Ma On Shan Iron Mine (except a pier of the Mineral Preparation Plant). Comprehensive heritage impact assessment will be conducted at the detailed design and investigation stage. Mitigation measures to alleviate any adverse heritage impact including the impact on the graded pier will be proposed;

#### Compensation and Rehousing Arrangement

(o) compensation and rehousing arrangements, land clearance and related land matters are outside the scope of the OZP, which is to show the broad land use framework and planning intention for the amendment sites. The Government will follow the established procedures for processing ex-gratia allowance and/or rehousing arrangements to the eligible residents, business operators and genuine farmers affected by clearance in accordance with the prevailing policies;

#### Provision of GIC Facilities, Recreational Facilities/Open Space and Other Supporting Facilities

(p) the district and local open space and a range of GIC facilities are generally sufficient to meet the demand of the planned population in Ma On Shan in accordance with HKPSG. The provision of hospital beds/clinics/child care centre/residential care home for the elderly/community care services facility will be monitored by the relevant government bureaux/departments;

#### Public Consultation

(q) the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The views received are duly considered and responded to by the concerned government bureaux/departments in the process. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Ordinance. Relevant information on the technical feasibility of the amendment sites has been made available in the public consultation;

#### Proposals for Alternative Sites

(r) the alternative sites for the proposed housing developments and GIC facilities are not supported as technical feasibility of these proposals are yet to be ascertained;

### ***Amendment Item B2***

(s) the amendment of Item B2 is technical in nature to reflect the as-built land use; and

### ***Amendment Item H***

(t) the amendment of Item H is technical in nature to rationalise the zoning boundary for the Sha Tin Cavern Sewage Treatment Works (STCSTW). An Environmental Permit was granted by the Director of Environmental Protection for the construction and operation of the STCSTW Project in 2017, and the concerned landscape and environmental impacts have been duly addressed in the Environmental Impact Assessment.

The minutes of the 1249<sup>th</sup> Town Planning Board meeting held on 7 July 2021, 8 July 2021 and 12 July 2021, and the minutes of the 1252<sup>nd</sup> Town Planning Board meeting held on 18 August 2021 can be viewed at the Board's website ([https://www.info.gov.hk/tpb/en/meetings/tpb\\_meeting.html](https://www.info.gov.hk/tpb/en/meetings/tpb_meeting.html)). Please inform us if you would like to have a hard copy of the minutes.

A notice of the proposed amendment was published on 10 September 2021 in the Gazette and the newspapers for three weeks for further representations. The proposed amendment is now available for public inspection at the Planning Enquiry Counters (PECs) of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, the Secretariat of the Board at 15/F, North Point Government Offices, and the relevant District Office, and can be viewed at the Board's website. Any person, other than that who has made any representation or comment after consideration of which the proposed amendment is proposed, may make further representation to the Board in respect of the proposed amendment during the three-week period specified in the notice. After the expiry of the three-week period for publication of the proposed amendment, the further representation(s), if any, will be made available for public inspection at the PECs. The availability of the further representations for public inspection will be notified on the Board's website.

If adverse further representation is received, you will be invited to attend a further hearing, as appropriate. If no further representation or only supportive further representation is received, the Board will amend the draft plan by the proposed amendment. In the latter case, you will be notified of the Board's decision in due course.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Ms. Hannah Yick of Sha Tin, Tai Po and North District Planning Office at 2158 6221.

Yours faithfully,



( Raymond KAN )

for Secretary, Town Planning Board

城市規劃委員會  
香港北角渣華道三百三十三號  
北角政府合署十五樓

**TOWN PLANNING BOARD**  
15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/R/S/MOS/23-R1536

電郵函件

區國權

先生/女士:

《馬鞍山分區計劃大綱草圖編號S/MOS/23》  
(申述編號: R1536)

就草圖的建議修訂作出進一步申述

**Further Representation In Respect of Proposed Amendments to Draft Plan**

參考編號

Reference Number:

211001-223336-72415

提交限期

Deadline for submission:

02/10/2021

提交日期及時間

Date and time of submission:

01/10/2021 22:33:36

「進一步申述人」全名

Full Name of "Further Representer":

先生 Mr. 謝碩晉

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/MOS/23

進一步申述性質及理由

Nature of and Reasons for Further Representation:

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
全有事項	反對 Oppose	<p>以破紀錄的反對數目來說，城規對所有反對聲音視而不見，實在感到非常失望，希望再三勸說城規三思，理由如下：</p> <p>1. 國家對環境保護的方向</p> <p>我國自從1972年起致力開始環境保護事業。於2005年3月，國家環保總局副局長潘岳在聯合國亞太經社會(ESCAP)第五屆環發部長會議大會發言中亦已明言，中國要實現綠色增長，要大力發展最有效利用的資源、保護環境的循環經濟。事實上，近年我國對環境保護的成績有目共睹，一氧化碳和二氧化硫排放下降，自然保護地也增多。如今城規同意改劃馬鞍山綠化地，實與國家政策背道而馳，亦不利國家的環境保護發展。而且是次改劃是完全沒有必要性，因為本港尚有許多其他用地，例如棕地，可以發展為房屋，實在不應為此而影響國家發展大局。</p>

## 2. 環境、生態及景觀方面

儘管城規認為改劃對環境、生態及景觀均沒有無法克服的影響及重大影響，唯城規應當清楚該等影響對附近居民及全香港的不良後果，是否值得？未來公屋入伙後，對該等新居民亦不利，因為他們同樣會受到烏溪沙區及馬鞍山區日益擠逼的環境所影響，結果全部居民一同受苦。而對景觀方面，就A及B1地塊而言，附近屋苑如峻源、帝琴灣、樟木頭村、銀湖天峰、翠擁华庭等私人樓宇將會受到極大不良影響，相信有不少業主當初選擇買入以上私人屋苑單位時，是因為烏溪沙環境較清幽，密度較低，萬萬沒有想過會於綠化地改劃興建高密度的公屋，而將來公屋位置較為近海，但卻限高165米，明顯會對以上屋苑的景觀帶來極大影響，對單位的價值也會有負面影響。

## 3. 交通方面

近日學校開始回復正常上學，由馬鞍山區往其他地區的道路，於每天早上都非常擠塞，苦不堪言。雖然城規認為研究後的交通影響評估結論為有關發展不會對附近的道路網絡造成無法克服的問題，但首先，研究準確性成礙，之前很多意見已經反映了，可惜城規一意孤行，其次，現實是每天市民必需承受交通擠塞之苦，往往花上超過一小時才可通過大老山隧道。請各位城規委員切身處地想一想，是否要花上10小時上班才算是「無法克服的問題」呢？是否無有無法克服的問題，所有不良影響都理應被忽視？

其他方面，要說的其他人都說了無數次，敬盼城規各委員三思，在多管齊下覓地建屋的同時，亦要考慮到對居民的影響及對環境造成不可逆轉的後果。胡亂將綠化地改劃，短期內交了功課，但長遠來說必定是弊多於利。當初將該等地塊劃為綠化地帶決不是馬虎的決定，懇請城規會考慮到規劃的初心，不要通過是次改劃。十分感謝。



tpbpd@pland.gov.hk

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寄件者: Chingyee Poon [REDACTED]  
寄件日期: 2021年10月02日星期六 23:45  
收件者: tpbpd@pland.gov.hk  
主旨: 回應馬鞍山規劃大綱圖進一步申述  
附件: 城規會.pdf

敬啟者：

本人對 S/MOS/23 的進一步申述已隨電郵附上。

申述人：潘鈺頤  
身分證：[REDACTED]  
聯絡電話：[REDACTED]

市民  
潘鈺頤

敬啟者：

### 回應 S/MOS/23 進一步申述

本人為申述人 R64 及 C8，雖然城規會局部接納本人的申述意見，惟規劃署在申述聆訊所提供的資料，以及會議上的回應未能完全反映實際情況，再者最近沙田區有其他新房屋項目，情況有變，就此盼城規會重新考慮對就 S/MOS/23 進一步申述，本人意見如下：

#### 一. 當局避重就輕 資訊難反映實情

規劃署及相關部門在七月七日、七月八日、七月十二日及八月十八日的會議上，提供改劃的資料及回應申述者的意見，然而在當中不少關鍵避重就輕，現羅列如下：

##### 署一七月七日會議

(a)——會議記錄第 53 段(b) 漁護署回應城規會委員就具特殊科學價值地點(SSSI)的質詢，指出「馬鞍山具特殊科學價值地點位於馬鞍山郊野公園內，以長有本地原生杜鵑這種具價值的花卉見稱。擬議房屋發展項目及相關的基建及設施與具特殊科學價值地點相隔一段距離。」

根據圖則，馬鞍山村路用地及擬建護土牆位置與 SSSI 實際距離不足 300 米，而削坡及地基工程對馬鞍山地下水水文影響並未有充份研究，規劃以「相隔一段距離」形容實為淡化項目的潛在影響。

(b) ——會議記錄第 61 段(a) 規劃處回應委員質詢指：「用地 C 至 G 可經馬鞍山村路往返，與現有住宅發展項目(例如錦英苑和恆安邨)相距僅約 180 米至 500 米。」

規劃署指發展項目 C 與錦英苑及恆安邨相距僅約 180 米至 500 米，然而該距離屬直線距離。用地 D 及 E 以鳥覽觀之，或許看似鄰近錦英苑及恆安邨，但實際上位處山腰，與恆安邨高低差達 70 米。由錦英苑及恆安邨步行至該用地，須沿馬鞍山村路上斜，實際步行距離分別約 1 公里及 1.2 公里，步行時間分別約 15 分鐘至 25 分鐘，而長者、幼童、傷殘人士步行時間更長。雖然當局會擴闊馬鞍山村路的行人路，但並不會縮短步行距離及高低差，如不興建升降機塔，根本無助解決居民出入需要。

#### 一七月十二日會議

(c) ——會議記錄第 19 段(a) 規劃處回應城規會委會質詢有關修訂項目位置時，指「根據有關的案例研究所展示的圖則，礦場的範圍有四大區域：(i)『山頂區』、『馬鞍橋區』、『半山區』、『碼頭區』，擬議的修訂項目所涉範圍，全部都不是位於馬鞍橋區和山頂區。」

規劃署遺漏擬疑修訂項目 C 至 G 位處於馬鞍山礦場的半山區(用地 F、G)及碼頭區(用地 C 至 E)的重要資訊，而四個分區並非四個分開的部份，而是在整個礦村扮演著不同角色。在政府保育歷史建築基金委託香港中文大學未來城市研究所進行的「以多維度「點、線、面」理念保育香港工業遺產馬鞍山鐵礦」，有關研究報告月前交予古蹟辦，就用地 C 至 E 內選礦廠支柱、110 礦洞旁的礦務公司設施，以至整個馬鞍山礦村群的歷史價值，仍然有待古諮會就研究報告討論及進一步文物影響評估。

## 二. 運房局於二零二一年九月提出烏溪沙興建過渡房屋

在今年九月初，運房局提出在馬鞍山第 111 區用地興建過渡房屋，預計完工日期為二零二三年第三季，預計可供八百人居住，營運年期不少於五年。該用地原屬 G/IC 政府、機構或社區用地，本擬興建體育館，誠如過往申述，馬鞍山人口約二十七萬人，按《規劃標準與準則》每五萬至六萬五千人提供一個運動場館/體育中心的標準，馬鞍山應有四所運動場館/體育中心，而現時只有兩所。

111 區過渡房屋接近原 S/MOS/23 樟木頭項目 A 及 B1，計劃將加劇馬鞍山區內交通負擔，亦會影響 111 區體育館進度。

## 三. 規劃署七月修訂《香港規劃標準與準則》泊車位標準

馬鞍山村用地公營房屋只有一條對外道路，出入全靠馬鞍山村路連接恆康街迴旋處。當馬鞍山村路車位增加，車流及發生交通意外的機會亦隨之上升，如有阻塞或交通意外，再者，每逢假日及公眾假期，都有大量訪客經馬鞍山村路到訪馬鞍山郊野公園。當局未有考慮上述種種交通風險，並未計劃興建升降機塔連接馬鞍山村項目及恆安邨。

規劃署於今年七月大幅修訂各項泊位標準，通用泊車標準由「按比例每 6 至 9 個單位闢設 1 個泊車位」提高到「按比例每 4 至 7 個單位闢設 1 個泊車位」，需求調整比率由 0.23 提高至 0.52。

據悉馬鞍山村及樟木頭用地公營房屋的泊位都會遵照上述標準。新標準雖然有助馬鞍山區內解決泊位不足，然而亦會加劇馬鞍山村路及恆康街迴旋處的車流，如不興建對外的行人通道如升降機，日後居民或面臨的步行上山的困境。

#### 四. 火炭穗輝工業大廈重建公營房屋

房委會今年五月正式提出重建豁下四座工廠大廈，包括火炭穗輝工業大廈，興建1,360伙，預計人口約3,700人，稍後將會向城規會提出改劃。近十年沙田有多個公屋及居屋入伙，包括水泉澳邨、石門二期、駿洋邨、美盈苑、美柏苑、嘉順苑、錦暉苑、綠怡雅苑、彩禾苑等，共23,130個單位。而就未來供應，短中期則有旭禾苑、欣安邨二期、錦駿苑、石門安睡街居者有其屋，中期則有穗輝工廠大廈重建用地、樟木頭公營房屋及烏溪沙過渡房屋，共10,569個單位。至於長期則有沙田污水處理廠用地，污水廠搬往岩洞工程預期二零三一年完工，屆時會騰出廿八公頃土地，另外瀝源邨樓齡已四十六年，雖然未有重建計劃，但在可見將來亦有一定潛力，上述兩項的潛在供應量有待當局評估，但定必比馬鞍山村路單位數量多。

#### 五. 總結

屯馬線今年六月通車，不少人預期能疏導沙田及馬鞍山往九龍中及九龍東的交通，但自九月開學後，馬鞍山交通擠塞情況依舊，馬鞍山居民乘坐巴士往市區，往往要四十五至一小時才到石門迴旋處。未來四年來，馬鞍山會迎來沙中線通車，亦有錦暉苑、欣安邨二期、十四鄉住宅項目入伙，對整體交通的影響仍屬未知之數。

馬鞍山村路項目工程難度及規劃大，遠離馬鞍山市區，嚴重缺乏交通及社區配套，對郊野公園及文物影響仍有待進一步研究，而單位數目佔沙田區整體新公營房屋供應只屬九牛一毛，成本效益低。

本人反對是次規劃申請，理由為只將用地G維持綠化帶用途並不合適，應將原改劃申請的C至G悉數維持綠化帶用途。希望城規會重新審視資料，以及沙田馬鞍山的整體房屋供應及交通情況，將馬鞍山村路各項目別走，維持綠化帶用途，並有以下建議：

- 一. 暫緩原改劃申請 C 至 G 項用地，直至錦暉苑、欣安邨二期、十四鄉住宅項目入伙後，重新評估馬鞍山交通及社區配套的承受能力，再考慮是否進行項目；
- 二. 另覓用地興建小學；
- 三. 就馬鞍山村礦場古蹟及文物進行全面評估。

此致

城市規劃委員會主席——甯漢豪女士, J.P.

市民  
潘鈺頤

二零二一年十月二日

就草圖的建議修訂作出進一步申述

**Further Representation In Respect of Proposed Amendments to Draft Plan**

參考編號

210915-191614-95335

**Reference Number:**

提交限期

02/10/2021

**Deadline for submission:**

提交日期及時間

15/09/2021 19:16:14

**Date and time of submission:**

「進一步申述人」全名

先生 Mr. Cheuk Yau Ping

**Full Name of "Further Representer":**

「獲授權代理人」全名

**Full Name of "Authorized Agent":**

與進一步申述相關的草圖

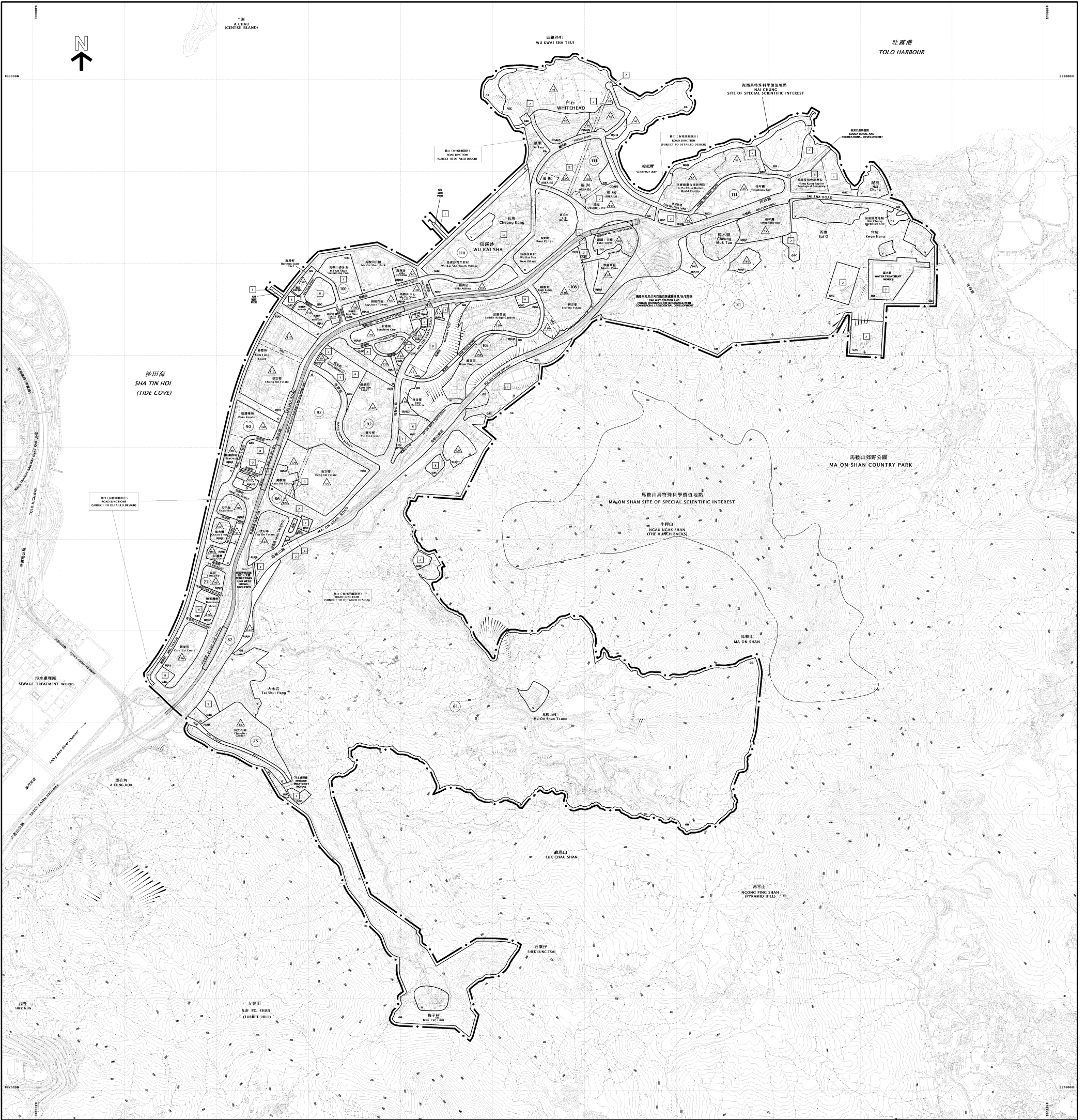
S/MOS/23

**Draft plan to which the further representation relates:**

進一步申述性質及理由

**Nature of and Reasons for Further Representation:**

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
全個修訂	反對 Oppose	附近只餘下這少少的草坪，再興建任何樓宇只會對環境做成影響



**圖例 NOTATION**

ZONES	地帶 COMMUNICATIONS	交通
COMMERCIAL (C)	商業 RAILWAY AND STATION (ELEVATED)	鐵路及車站 (高架)
COMPREHENSIVE DEVELOPMENT AREA (CDA)	綜合發展區 MAJOR ROAD AND JUNCTION (ELEVATED)	主要道路及路口 (高架)
RESIDENTIAL (GROUP A) (RA)	住宅 (甲類) ELEVATED ROAD	高架道路
RESIDENTIAL (GROUP B) (RB)	住宅 (乙類)	
RESIDENTIAL (GROUP C) (RC)	住宅 (丙類)	
VILLAGE TYPE DEVELOPMENT (V)	鄉村式發展	
GOVERNMENT, INSTITUTION OR COMMUNITY (GIC)	政府、機構或社區	
OPEN SPACE (O)	休憩用地	
RECREATION (REC)	康樂	
OTHER SPECIFIED USES (OU)	其他指定用途	
GREEN BELT (GB)	綠化地帶	
CONSERVATION AREA (CA)	自然保育區	
SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)	具特殊科學價值地點	
COUNTRY PARK (CP)	郊野公園	

**土地用途及面積一覽表 SCHEDULE OF USES AND AREAS**

USES	大約面積及百分比		用途
	公頃	%	
COMMERCIAL	0.50	0.06	商業
COMPREHENSIVE DEVELOPMENT AREA	18.86	2.32	綜合發展區
RESIDENTIAL (GROUP A)	89.77	11.03	住宅 (甲類)
RESIDENTIAL (GROUP B)	20.77	2.55	住宅 (乙類)
RESIDENTIAL (GROUP C)	11.05	1.38	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	30.88	3.80	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	65.61	8.06	政府、機構或社區
OPEN SPACE	34.71	4.75	休憩用地
RECREATION	14.95	1.84	康樂
OTHER SPECIFIED USES	13.51	1.66	其他指定用途
GREEN BELT	396.69	48.76	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	0.60	0.07	郊野公園
RIVER CHANNEL	1.12	0.14	河道
MAJOR ROAD ETC.	95.18	11.83	主要道路等
<b>TOTAL PLANNING SCHEME AREA</b>	<b>813.54</b>	<b>100.00</b>	<b>規劃範圍面積</b>

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

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 比例尺  
0 200 400 600 800 1,000 METRES

圖則編號 PLAN No. S/MOS/23A