



圖例  
NOTATION

COMMERCIAL

C

綜合發展區

CDA

RESIDENTIAL (GROUP A)

RA(A)

住宅 (甲類)

RB(B)

RESIDENTIAL (GROUP B)

RB(B)

住宅 (乙類)

RC(C)

RESIDENTIAL (GROUP C)

RC(C)

住宅 (丙類)

V

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

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

其他

規劃區界線

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

交通

鐵路及車站 (高架)

主要道路及路口

高架道路

其他

規劃區界線

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 & % 公頃 HECTARES	%	用途
COMMERCIAL	0.50	0.06	商業
COMPREHENSIVE DEVELOPMENT AREA	12.74	1.57	綜合發展區
RESIDENTIAL (GROUP A)	90.57	11.13	住宅 (甲類)
RESIDENTIAL (GROUP B)	20.77	2.55	住宅 (乙類)
RESIDENTIAL (GROUP C)	17.17	2.11	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	38.71	4.76	休憩用地
RECREATION	14.95	1.84	康樂
OTHER SPECIFIED USES	12.59	1.55	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.	98.30	11.94	主要道路等
TOTAL PLANNING SCHEME AREA	813.54	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/24 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/MOS/24

AMENDMENT ITEM A

AMENDMENT ITEM B

AMENDMENT ITEM C

AMENDMENT ITEM D

修訂項目A項

修訂項目B項

修訂項目C項

修訂項目D項

(參看附表)  
(SEE ATTACHED SCHEDULE)

2022年12月30日 按照城市規劃條例第5條展示的  
核准圖編號 S/MOS/24 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/MOS/24 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
30 DECEMBER 2022

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 1:7 500 比例尺

0 200 400 600 800 1 000 METRES M

規劃署運兩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/25

Annex I

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED MA ON SHAN OUTLINE ZONING PLAN NO. S/MOS/24  
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 on On Chun Street from “Other Specified Uses” annotated “Hotel” (“OU(Hotel)”) to “Residential (Group A)12” (“R(A)12”) with stipulation of building height restriction.
- Item B – Rezoning of a site in the southwestern part of Whitehead headland from “Comprehensive Development Area (2)” (“CDA(2)”) to “Residential (Group C)4” (“R(C)4”) with stipulation of building height restriction.
- Item C – Rezoning of a site in the southeastern part of Whitehead headland from “Comprehensive Development Area (3)” (“CDA(3)”) to “Residential (Group C)5” (“R(C)5”) with stipulation of building height restrictions.
- Item D – Rezoning of an area on Ma On Shan Road from “Other Specified Uses” annotated “Pedestrian Link with Retail Facilities” (“OU(Pedestrian Link with Retail Facilities)”) to an area shown as ‘Road’.

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

- (a) Revision to the Remarks for “R(A)” zone to incorporate development restrictions for the new “R(A)12” sub-zone.
- (b) Revision to the Remarks for “R(C)” zone to incorporate development restrictions for the new “R(C)4” and “R(C)5” sub-zones.
- (c) Deletion of the Remarks for “CDA(2)” and “CDA(3)” sub-zones.
- (d) Deletion of “OU(Hotel)” and “OU(Pedestrian Link with Retail Facilities)” zones.

Town Planning Board

30 December 2022



**List of Representer and Commenter**  
**in respect of the Draft Ma On Shan Outline Zoning Plan No. S/MOS/25**

**I. List of Representer**

<b>Representation No. (TPB/R/S/MOS/25-)</b>	<b>Name of Representer</b>
R1	Mary Mulvihill

**II. List of Commenter**

<b>Comment No. (TPB/R/S/MOS/25-)</b>	<b>Name of Commenter</b>
C1	Mary Mulvihill

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



**AMENDMENTS TO MA ON SHAN OZP NO. S/MOS/24**

28/02/2023 22:05

From:

To:

File Ref:

tpbpd.<tpbpd@pland.gov.hk>

**AMENDMENTS TO MA ON SHAN OZP NO. S/MOS/24**

**Dear TPB Members,**

**Item A** – Rezoning of a site on On Chun Street from “Other Specified Uses” annotated “Hotel” to “Res (Group A)12” with stipulation of BHR.

831 room Horizon Suite Hotel Y/MOS/6 Approved 26 Feb 2021

**Item B** – 3.77ha Rezoning of a site in the southwestern part of Whitehead headland from “CDA (2)” to “Res (Group C)4” (“R(C)4”) with stipulation of BHR.

St. Barths. GFA of 40,000m2 and a maximum BH of 50mPD to reflect its as-built conditions.

**HOUSEKEEPING**

**Item C** – 2.35ha Rezoning of a site in the south eastern part of Whitehead headland from “CDA (3)” to “Res (Group C)5” (“R(C)5”) with stipulation of BHR.

Altissimo GFA of 36,000m2 and a maximum BH of 58mPD with a 15m-wide strip of land as shown on the Plan restricted to 2 storeys to reflect its as-built conditions.

**HOUSEKEEPING**

**Item D** – Rezoning of an area on Ma On Shan Road from “OU(Pedestrian Link with Retail Facilities)” to an area shown as ‘Road’.

A new footbridge with a shorter length is provided between Yan On Estate and Kam Chun Court. This scheduled to be completed in 2023.

**HOUSEKEEPING**

So the OZP is essentially about Item A.

**STRONGEST OBJECTIONS**

The application site was originally zoned “GIC” on the draft Ma On Shan OZP No. S/MOS/1;

*The Visitor and Tourism Study (the Vistour Study) completed in 1995 indicated that there were insufficient hotel rooms and other accommodations for the potential growth in visitors and thus recommended an action plan for the creation of new nodes for tourism development. Shatin, as one of the new tourism nodes, had been identified as a new node of sporting and leisure activities (including aquatic stadium) and a new hotel node to act as an intervening accommodation opportunity for visitors from mainland China. The Site was rezoned to "OU(Hotel)" for hotel development and the hotel was completed in 2002.*

FACTS: Over 11.3 million visitors came to Hong Kong in 1999, among them about 30% were business travellers.

In 2019 the number of visitors was 55.91 million, among whom Mainland visitor numbered 43.77 million.

While the 2019 visitor number will, hopefully, not be reached again, visitors numbers will gradually increase and number in multiple tens of millions per annum. Our government is spending hundreds of millions to attract visitors,

But instead of being prepared to accommodate them a number of existing hotels are being redeveloped in order to accommodate the short term interests of developers. Or as PlanD justifies "to allow the market to respond to demand"

**BUT WHAT DEMAND ARE WE TALKING ABOUT HERE? THE ADMINISTRATION IS UNFORTUNATELY TOTALLY FOCUSED ON RESIDENTIAL UNITS INSTEAD OF HAVING A HOLISTIC VISION THAT EXTENDS TO CREATING COMMUNITIES WITH DIVERSE FACILITIES AND EMPLOYMENT OPPORTUNITIES**

*The average occupancy rate of the existing hotel was about 95%. Among which, about 99% of the hotel guests were locals while only about 1% were tourists. The hotel rooms were allowed for both long and short stays;*

**AND THIS WAS DURING COVID RESTRICTIONS INDICATING A VERY HEALTHY DEMAND**

The future residential units would be for sale;

**NO DATA PROVIDED WITH REGARD TO ALTERNATIVE RENTAL ACCOMMODATION IN DISTRICT. SO NOT ONLY WOULD THE DISTRICT HAVE NO HOTEL, THERE WOULD ALSO BE NO CONVENIENT LOCATION TO ACCOMMODATE BOTH VISITORS AND SHORT TERM RESIDENTS**

*There were currently a total of six hotels in operation in Sha Tin and Ma On Shan areas. Three of them were completed after the opening of the subject hotel at the Site*

**BUT THE OTHERS ARE ALL IN SHA TIN – Regal, Alva, Royal Park, Hyatt, Courtyard.**



*In considering the application, Members generally considered that the application could be supported as the existing hotel had been leased out to the locals for long or short stay in response to market demand. After conversion, the residential units would be for sale rather than for lease, **which implied merely a change in the operation mode.***

**THIS IS A RIDICULOUS ASSUMPTION. UNLESS THE NEW OWNERS OF THE UNITS WOULD CHOOSE AN *Airbnb* ARRANGEMENT THE UNITS WOULD BE RETAINED AS HOMES OR RENTED FOR LONG TERM ONLY**

*Two indicative schemes for partial or wholesale conversion of the existing hotel, namely the "Residential cum Hotel Scheme" with **637 flats and 194 hotel rooms** and the "**Full Residential Scheme**" with **758 flats**, for a population of about 2,013 and 2,396 respectively, were proposed by the applicant.*

*The two proposed schemes were only for indicative purpose and mainly to demonstrate that the proposed partial or wholesale conversion of the existing hotel was technically feasible. If the rezoning application was approved, the Site under the "R(A)" sub-zone proposed by the applicant would allow 'flat' use as a Col 1 use permitted as of right while 'hotel' would be a Col 2 use requiring planning permission from the Board. In that regard, **if the applicant pursued a 'hotel' use at the Site by way of redevelopment, planning permission would be required.***

**SO IN OTHER WORDS THE HOTEL ELEMENT WILL BE DROPPED**

**OBJECTIONS IGNORED :**

*During the statutory publication periods, a total of 164 public comments were received, including five supporting comments from individuals, **158 objecting or adverse comments** from the Sha Tin Rural Committee, residents of Marbella (88 in standard format with additional comments) and individuals, and the remaining one providing views not relevant to the application.*

Cheung Kong has been allowed to manipulate the system over two decades. Instead of building a proper hotel it used the zoning to develop what is essentially rental units, they have individual AC.

Now it wants to liquidate and sees residential units as the most lucrative exit strategy. However the rezoning is not in the best interests of the community.

This is a prime harbour front site. What should be there is a genuine hotel with extensive F&B outlets with open terraces. I have walked all along the Ma On Shan Waterfront. There is not a single outlet where one can relax with an afternoon coffee or admire the sunset over a drink.

If this hotel with an uninterrupted harbour view had been carefully designed and well managed it would be a magnet for both visitors and locals. There is strong local demand for staycations, but not in a dismal facility like the current one. It could

have provided a romantic setting for weddings, etc.

The hotel zoning should remain. If Cheung Kong wants out fine, it can sell the development to a more astute organization with the long term vision. For example Gaw Capital Partners has invested in the refurbishment of the InterContinental, now reverted to The Regent brand. This harbourfront location in Ma On Shan could also be transformed into what is clearly lacking in the district, an iconic and landmark focal point for the community.

Previous objections to the plan remain relevant.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, January 28, 2020 4:16:04 AM  
**Subject:** Y/MOS/5 Horizon Suites Ma On Shan

Y/MOS/5

29 On Chun Street, Ma On Shan

Site area : About 8,000sq.m

Zoning : "Other Specified Uses" annotated "Hotel" (831 Rooms)

Proposed Amendment(s): To amend the Notes of "Other Specified Uses" annotated "Hotel" zone to include 'Flat (in wholesale conversion of an existing building only)' as a Col 2 use

637 Flats / 194 Hotel Rooms / 103 Vehicle Parking

Dear TPB Members,

Strongly object to another Cheung Kong plan to cash out while impoverishing the community. An hotel is an essential facility for any mature district in order to provide accommodation for tourists, visiting family members and convenient catering and meeting facilities. This prime waterfront site was designated to provide such facilities :

*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.*

While tourism may be adversely affected at the moment, the long term benefit of a waterfront hotel cannot be discarded. Moreover planned developments in the district, both public and private, will gradually increase the number of residents and the demand for temporary accommodation for various reasons.

Not only is an hotel an essential component of the community, it is quite obvious that Ma On Shan is grossly deficient in local employment opportunities. The

intention of the 'Hotel' zoning is both to provide services and to encourage a degree of job creation.

I would also encourage members to take the time to read this report, one of the contributors is Law Chi-Kwong, currently Secretary for Welfare as it is also applicable to Ma On Shan, a district with numerous existing and planned public housing developments :

### **A Study on Tin Shui Wai New Town**

<http://www.nentnda.gov.hk/doc/techreport/r3.pdf>

*In June 2008 PD commissioned the Dept of Social Work and Social Administration HKU to conduct a study on TSW New Town with a view to identifying lessons learnt and shedding light on future planning for New Development Areas in HK.*

*Issues – Provision of employment opportunities*

*Lack of a vital local economy caused by the distance from the urban centre and the inorganic management of commercial and retail outlets because of its limited number of management. Lack of competition in TSW was quite evident. This resulted in higher prices for foodstuffs and other commodities.*

To ensure that there are sufficient jobs in the new towns we would have to turn to the two largest sectors, namely the trade and retail industry, and the Community/social/personal service industry

A residential development will provide only a few dozen cleaning and security jobs. An hotel provides many more opportunities, particularly part time positions that appeal to parents with children at school.

What is required in Ma On Shan is more commercial activity, more jobs.

If Cheung Kong wants out then the site should be sold to another company that would fulfill the zoning intention.

TPB cannot allow the already very limited scope for local employment to be decimated and facilities to be reduced to a minimum.

Moreover as the number of rooms/units will remain the same, the operator can continue with its current practice of renting them out on long term contracts. The units already function as a component of the local housing supply. Note that the suites come with microwave, induction stove, washer/dryers and individual air cons, The need for rental units must not be overlooked.

This application must not be approved. It would provide no gain with regard to housing supply but would certainly impact grass roots employment and deprive the district of waterfront facilities that cannot be replicated once removed.

Mary Mulvihill



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**MA ON SHAN OZP NO. S/MOS/25**  
24/03/2023 03:23

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

That Hong Kong will soon face similar conditions of a declining property market as those on the mainland is now inevitable.

The rising interest rates, emigration and bleak economic outlook are impacting the allure of property investment. Some local developers with high gearing will face difficulties in servicing their debt.

Cheung Kong can no longer tout the need for additional residential units to legitimize rezoning. Just a few days ago it launched Phase 2 of its Grand Jete development in Tuen Mun in a crash sale with prices around 20% lower than those for Phase One last year.

The developer recognizes that the market has peaked and that there will be a glut in supply, predicted to reach almost 50,000 units by the end of the year. And this is in addition to the around 200,000 calculated vacant units when the Vacancy Tax was proposed a few years ago.

TPB members have a duty to consider the overall development of the city and the need for the provision of a diverse range of amenities in each district.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 28 February 2023 10:04 PM CST  
**Subject:** AMENDMENTS TO MA ON SHAN OZP NO. S/MOS/24

#### **AMENDMENTS TO MA ON SHAN OZP NO. S/MOS/24**

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headland from "CDA (2)" to "Res (Group C)4" ("R(C)4") with stipulation of BHR.

St. Barths. GFA of 40,000m<sup>2</sup> and a maximum BH of 50mPD to reflect its as-built conditions.

#### HOUSEKEEPING

**Item C** – 2.35ha Rezoning of a site in the south eastern part of Whitehead headland from "CDA (3)" to "Res (Group C)5" ("R(C)5") with stipulation of BHR.

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Mary Mulvihill



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**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, January 28, 2020 4:16:04 AM  
**Subject:** Y/MOS/5 Horizon Suites Ma On Shan

Y/MOS/5

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If Cheung Kong wants out then the site should be sold to another company that would fulfill the zoning intention.

TPB cannot allow the already very limited scope for local employment to be decimated and facilities to be reduced to a minimum.

Moreover as the number of rooms/units will remain the same, the operator can continue with its current practice of renting them out on long term contracts. The units already function as a component of the local housing supply. Note that the suites come with microwave, induction stove, washer/dryers and individual air cons, The need for rental units must not be overlooked.

This application must not be approved. It would provide no gain with regard to housing supply but would certainly impact grass roots employment and deprive the district of waterfront facilities that cannot be replicated once removed.

Mary Mulvihill



**Sha Tin, Tai Po and North District**

[Ms Margaret H.Y. Chan, District Planning Officer/Shan Tin, Tai Po and North (DPO/STN), Ms Hannah H.N. Yick, Mr Harris K.C. Liu, Mr Tim T.Y. Fung and Mr Kevin K.W. Lau, Senior Town Planners/Shan Tin, Tai Po and North (STPs/STN), were invited to the meeting at this point.]

**Agenda Item 11**

[Open Meeting]

Proposed Amendments to the Approved Ma On Shan Outline Zoning Plan No. S/MOS/24  
(RNTPC Paper No. 8/22)

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75. The Secretary reported that some of the proposed amendment was to take forward the decision of the Committee on an approved s.12A application No. Y/MOS/6 submitted by Towerich Limited, which was a subsidiary of CK Hutchison Holdings Limited (CKHH). Dr Conrad T.C. Wong had declared an interest on the item for having current business dealings with CKHH. The Committee noted that Dr Conrad T.C. Wong had already left the meeting.

**Presentation and Question Sessions**

76. With the aid of a PowerPoint presentation, Ms Hannah H.N. Yick, STP/STN, briefed Members on the background of the proposed amendments to the Outline Zoning Plan (OZP), technical considerations, provision of Government institution and community facilities and open space in the area, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A – to rezone a site at On Chun Street from “Other Specified Uses” (“OU”) annotated “Hotel” to “Residential (Group A)12” for partial or wholesale conversion of an existing hotel to residential use or residential cum hotel uses to take forward the decision of the Committee on an approved s.12A application (No. Y/MOS/6);

- (b) Amendment Items B and C – to rezone two sites at Whitehead headland from “Comprehensive Development Area (2)” (“CDA(2)”) and “CDA(3)” to “Residential (Group C)4” (“R(C)4”) (Amendment Item B) and “R(C)5” (Amendment Item C) respectively to reflect two completed residential developments; and
- (c) Amendment Item D – to delete an obsolete footbridge alignment straddling Ma On Shan Road and rezone the area from “OU” annotated “Pedestrian Link with Retail Facilities” to an area shown as ‘Road’.

77. As the presentation of PlanD’s representative had been completed, the Chairman invited questions from Members.

78. Members had no question on the proposed amendments to the OZP.

79. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/24 as shown on the draft Ma On Shan OZP No. S/MOS/24A at Attachment II of the Paper (to be renumbered as S/MOS/25 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Ma On Shan OZP No. S/MOS/24A (to be renumbered as S/MOS/25) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP and agree that the revised ES was suitable for exhibition for public inspection together with the OZP.

80. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major

revision would be submitted for the Board's consideration.

## **Agenda Item 12**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-KLH/617      Proposed House (New Territories Exempted House - Small House) in  
"Village Type Development" and "Green Belt" Zones, Lot 114 RP in  
D.D. 9, Kau Lung Hang, Tai Po  
(RNTPC Paper No. A/NE-KLH/617)

### **Presentation and Question Sessions**

81.            With the aid of some plans, Mr Harris K.C. Liu, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

82.            In response to a Member's enquiries, Mr Harris K.C. Liu, STP/STN, said that about 24% of the proposed small house footprint fell within the "Green Belt" ("GB") zone and the applicant had not provided information on the reason why the small house had to encroach on the "GB" zone. Mr Liu further clarified that the house on the left side of the site photo as shown on Plan A-4 of the Paper was the domestic structure to the southwest of the application site as shown on Plan A-2a of the Paper.

### **Deliberation Session**

83.            After deliberation, the Committee decided to reject the application. The reasons were :

- “(a)    the proposed development is not in line with the planning intention of the “Green Belt” zone, which 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

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### 續議事項

政府部門就上次會議所議事項的回覆  
(文件 DHEH 42/2022)

7. 委員一致通過上述文件。

### 討論事項

擬議修訂《馬鞍山分區計劃大綱核准圖編號 S/MOS/24》  
(文件 DHEH 43/2022)

8. 規劃署高級城市規劃師/沙田易康年女士簡介文件內容。

9. 冼卓嵐先生的意見綜合如下：

- (a) 他表示部分用地於改劃後才修訂有關的分區計劃大綱圖(大綱圖)，欲了解改劃用地的程序和考慮準則；以及
- (b) 他表示文件中的擬議修訂項目 D 項顯示改劃橫跨馬鞍山路連接欣安邨與錦駿苑興建中的行人天橋相關用地。他欲了解有關情況是否普遍以及改劃的箇中原因。

10. 主席的意見綜合如下：

- (a) 他欲了解“海澄軒”用地的改劃申請是否涉及重建，以及有關發展商是否有權於該地重建。此外，他表示酒店和住宅的設計(如消防設施、泊車位數量)不同，他欲了解發展商在改劃後會如何配合住宅用地的要求，以及將如何出售有關的住宅項目；以及

- (b) 他欲了解將綜合發展區改劃為住宅對社會帶來的好處和影響。

11. 易康年女士的回應綜合如下：

- (a) 她指土地用途地帶的改劃需依照《城市規劃條例》(第131章)(條例)第12A條作出申請。根據條例第12A條，城市規劃委員會(城規會)在收到涉及改劃土地用途的申請後，須於三個月內作出考慮。有關申請獲同意後，相關的大綱圖需作出相應修訂；
- (b) 她表示“海澄軒”用地的改劃申請已獲城規會同意。相關大綱圖的修訂需提交予城規會考慮，並根據條例展示，公眾可就修訂提出申述和對申述的意見，再交由行政長官會同行政會議批核。此外，她表示在有關用地改劃至“住宅(甲類)12”地帶之後，申請人可以改建或重建用地的建築物，過程中亦需符合其他相關法例的要求；
- (c) 就修訂項目D項，她表示房屋署於二零一七年已就欣安邨擴建和錦駿苑項目的規劃和設計諮詢區議會(參考文件DH 10/2017、DH 20/2017、DH 40/2017)。經考慮所得意見及進行深化設計後，連接兩屋苑的行人天橋位置須作出改動，而房屋署的研究亦指出毋須於行人天橋附設零售設施；以及
- (d) 她指劃設“綜合發展區”地帶的目的是規管受環境、交通和基礎設施等因素限制的用地的發展規模、設計和布局。任何發展均須按條例第16條向城規會提交規劃申請和總綱發展藍圖。完成發展後，有關用地的土地用途地帶會相應作出改劃，以反映實況和省卻往後使用該用地的申請程序。

12. 許立桑先生的意見綜合如下：

- (a) 他表示“海澄軒”現時供應的泊車位數量不足，欲了解該用地改建後的交通配套安排；
- (b) 他欲了解行政會議若通過有關大綱圖的修訂建議，發展商需要把酒店改建為住宅的時限；以及
- (c) 他表示酒店和住宅用地的投標地價和建成後供應的設施不相同，欲了解申請人是否需要就改劃用地補地價，以及部門同意類似申請的考慮因素。

13. 主席的意見綜合如下：

- (a) 他欲了解“海澄軒”的泊車位與用地改劃後擬提供的住宅單位數量比例是否符合《香港規劃標準與準則》。此外，他關注發展項目會否影響該用地附近的交通，欲了解是否需要交由運輸署進行交通影響評估；以及
- (b) 他表示改劃“海澄軒”用地可能需要修訂土地契約和要求發展商補地價。他欲了解沙田地政處(地政處)跟進有關事宜所按照的機制和時間表。

14. 鄭仲恒先生表示，“海澄軒”附近一帶的車輛違泊情況嚴重，他希望部門彈性考慮該用地改建後可提供的泊車位數量。此外，他表示馬鞍山區泊車位嚴重不足。他邀請規劃署出席區議會交通及運輸委員會會議，就區內泊車位事宜與委員交流。

15. 易康年女士的回應綜合如下：

- (a) 她表示申請人需因應將來用地的發展規模和住宅單位面積調整泊車位數量，或須於契約修訂階段提交交



通影響評估予相關部門審批。她相信相關部門亦會積極考慮於地區的政府用地或私人發展項目加設公眾泊車位。至於《香港規劃標準與準則》的泊車位標準，會因應運輸署或相關部門要求作出適當的修改；

(b) 她指有關用地發展作住宅用途是否需要補地價，會由相關部門在契約修訂階段作出評估；以及

(c) 她表示如獲城規會同意，有關修訂將根據條例第 5 條刊憲，公眾人士可提交申述和對申述的意見，並由城規會進行聆聽會議，並須在刊憲後九個月內提交大綱圖予行政長官會同行政會議審批。她表示整個程序大約需時一年。

16. 地政處署理行政助理/地政楊威多先生表示，將於會後補充有關申請修訂“海澄軒”地契所涉及的泊車位和補地價資料。

17. 主席請地政處於會後就委員的提問提交補充資料，並宣布結束是項議程。

(會後備註：地政處已於會後向發衛會補充有關資料。)

## 資料文件

沙田區環境衛生服務統計概覽(截至二零二二年九月三十日)  
(文件 DHEH 44/2022)

沙田區公共房屋及私人機構參建居屋計劃屋苑人口  
(文件 DHEH 45/2022)

18. 主席建議合併討論“沙田區環境衛生服務統計概覽(截至二零二二年九月三十日)”及“沙田區公共房屋及私人機構參建居屋計劃屋苑人口”。

**Development Parameters under approved s.12A Application No. Y/MOS/6**

<b>Development Parameters of the Indicative Schemes</b>		
<b>Scheme</b>	<b>“Residential cum Hotel Scheme”</b>	<b>“Full Residential Scheme”</b>
<b>Site Area</b>	About 8,000m <sup>2</sup>	About 8,000m <sup>2</sup>
<b>PR (about)</b>	6.88	6.301
Domestic PR	4.67	5.608
Non-domestic PR	2.21	0.693
<b>GFA (about)</b>	54,974m <sup>2</sup>	50,406m <sup>2</sup>
Domestic GFA	37,330m <sup>2</sup>	44,863m <sup>2</sup>
Non-domestic GFA	17,644m <sup>2</sup>	5,543m <sup>2</sup>
<i>Hotel</i>	12,931m <sup>2</sup>	/
<i>Commercial</i>	4,713m <sup>2</sup>	5,543m <sup>2</sup>
<b>Site Coverage</b>	Not more than 46%	Not more than 44%
<b>No. of Units</b>	831	758
No. of Flats	637	758
No. of Hotel Rooms	194	/
<b>Average Unit Size (about)</b>		
Residential Flat	58.6m <sup>2</sup>	59.2m <sup>2</sup>
Hotel Room	66.7m <sup>2</sup>	/
<b>Estimated Population (about)</b>	2,013	2,396
<b>BH at Main Roof</b>	50mPD	47.28mPD
<b>No. of Storeys</b>	17 storeys (including 1 level of basement)	16 storeys (including 1 level of basement)
<b>Private Open Space</b>	Not less than 2,013m <sup>2</sup>	Not less than 2,396m <sup>2</sup>
<b>No. of Parking Spaces</b>	92	100
Residential Parking Spaces	61	67
Visitor Parking Spaces	5	5
Retail/Commercial Parking Spaces	24	28
Hotel Parking Spaces	2	/
Motorcycle Parking Spaces	10	10 (Residential portion: 7 Commercial portion: 3)
Bicycle Parking Spaces	41	51

Development Parameters of the Indicative Schemes		
Scheme	“Residential cum Hotel Scheme”	“Full Residential Scheme”
<b>No. of Loading/Unloading Bay</b>	11	6 (Residential portion: 1 Commercial portion: 5)
Taxi Spaces	2	/
Coach Spaces	1	/
Heavy Goods Vehicle Spaces	8	/

**Provision of Major Community Facilities and Open Space in Ma On Shan OZP**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	24.31 ha	21.68 ha	28.16 ha	3.85 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	24.31 ha	32.62 ha	43.93 ha	19.62 ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>  (assessed on a district basis)	4	2	4	2
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>  (assessed on a district basis)	0	1	1	1
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>  (assessed on a district basis)	0	1	1	1
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	0	1	1	1
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	1	1	1	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	N.A	0	0	N.A

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Community Hall	No set standard	N.A	2	3	N.A.
Library	1 district library for every 200,000 persons  (assessed on a district basis)	1	1	2	1
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	116 classrooms	149 classrooms	157 classrooms	41 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11  (assessed by EDB on a district/school network basis)	325 classrooms	309 classrooms	387 classrooms	62 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17  (assessed by EDB on a territory-wide basis)	258 classrooms	349 classrooms	349 classrooms	91 classrooms
Hospital	5.5 beds per 1,000 persons  (assessed by Hospital Authority on a regional/cluster basis)	1372 beds	0 bed	0 bed	-1372 beds <sup>^</sup>  (Will be catered for in the First and Second Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/cluster basis <sup>^</sup> )

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	2	1	2	0
Child Care Centre	100 aided places per 25,000 persons <sup>#</sup>  (assessed by SWD on a local basis)	972	131	331	-641~  (A long-term target assessed on a wider spatial context by SWD~)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#</sup>  (assessed by SWD on a local basis)	2	5	5	3
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup>  (assessed by SWD on a service boundary basis)	1	2	2	1
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above <sup>#</sup>  (assessed by SWD)	N.A.	1	1	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>	N.A	3	5	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a district basis)	1366 places	390 places	530 places	-836 places~  (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	1692 beds	299 bed	449 bed	-1243 beds~  (A long-term target assessed on a wider spatial context by SWD~)
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 <sup>#</sup>  (assessed by SWD on a district basis)	173 places	0 place	120 place	-53 places~  (A long-term target assessed on a wider spatial context by SWD~)



Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a district basis)	473 places	525 place	525 place	52 places~  (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	740 places	62 place	92 place	-648 places~  (A long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre	1 centre per 420,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	1	1	1
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0

Note:

The planned resident population is about 209,700. If including transients, the overall planned population is about 249,600. All population figures have been adjusted to the nearest hundred.

Remarks:

- # The requirements exclude planned population of transients.
- ^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories East Cluster (NTEC) provides services for residents in areas including Ma On Shan and Sha Tin District. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in NTEC for meeting the anticipated healthcare services demand. The projected service demand will be catered for in the First and Second Ten-year HDPs.
- ~ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

**May 2023**