

# Draft Ma On Shan Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Ma On Shan Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Ma On Shan area," a spokesperson for the Town Planning Board said today (September 8).

The planning scheme area, covering about 814 hectares, is located in the eastern New Territories along the southern shore of Tolo Harbour. It is bounded by the Ma On Shan Country Park in the south and east, Tolo Harbour in the north and Sha Tin Hoi (Tide Cove) in the west.

The approved OZP has incorporated amendments shown on the draft Ma On Shan OZP No. S/MOS/25, which involves (i) rezoning a site on On Chun Street from "Other Specified Uses" ("OU") annotated "Hotel" to "Residential (Group A)12"; (ii) rezoning two sites in southwestern and southeastern parts of Whitehead headland from "Comprehensive Development Area (2)" and "Comprehensive Development Area (3)" to "Residential (Group C)4" and "Residential (Group C)5" respectively to reflect the completed residential developments, and (iii) rezoning an area from "OU" annotated "Pedestrian Link with Retail Facilities" across Ma On Shan Road to an area shown as 'Road'.

Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to reflect the above amendments and to update the general information of various land use zonings and the planning circumstances, where appropriate.

The approved Ma On Shan OZP No. S/MOS/26 is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Sha Tin, Tai Po and North District Planning Office, (iv) the Sha Tin District Office and its sub-office in Ma On Shan and (v) the Sha Tin Rural Committee.

Copies of the approved OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the OZP can be viewed on the Town Planning Board's website ([www.tpb.gov.hk](http://www.tpb.gov.hk)).