

CONFIDENTIAL

(Downgraded on 5.6.2009)

**Minutes of 395th Meeting of the
Rural and New Town Planning Committee held at 2:30 p.m. on 22.5.2009**

Matters Arising

[Closed Meeting]

Proposed Amendments to the Draft Ma On Shan Outline Zoning Plan No. S/MOS/14

1. The Secretary reported that subsequent to the RNTPC's agreement to the proposed amendments to the draft Ma On Shan Outline Zoning Plan (OZP) on 8.5.2009, the following refinements to the originally proposed amendments to the Notes and the plan were required:

- (a) for the non-domestic gross floor area (GFA) of the "Residential (Group A)7" zone covering Sunshine City Phase IV, the maximum non-domestic GFA for the zone should be revised from 49,480m² to 50,240m² to reflect the latest GFA restrictions arising from lease modification; and
- (b) the building height restrictions for the "Other Specified Uses (Hotel)" ("OU(Hotel)") zone covering Horizon Suite Hotel, "Residential (Group C)1" ("R(C)1") and "R(C)2" zones covering Symphony Bay and a vacant site zoned "OU (Educational and Recreational Development)", which had been added to the draft OZP but had not been highlighted as an amendment item, were now incorporated as part of Amendment Item A. The building height restrictions for the four sites were already included in the Notes of the last version of the OZP. The current amendments were only to stipulate the building height on the OZP so as to align with the presentation on other zones.

2. The Secretary reported that the above amendments had been incorporated into the OZP, Notes and Explanatory Statement (ES). A copy of the revised OZP and relevant extracts of the Notes and ES were tabled at the meeting for Members' reference. The proposed amendments to the OZP would be gazetted on 29.5.2009 under s.7 of the Town Planning Ordinance.