

**11 Potential Housing Sites Requiring Plan Amendments in Shatin  
from 2014-15 to 2018-19**

**2014-15 年度至 2018-19 年度 11 幅位於沙田區需修訂法定圖則的具潛力作房屋發展用地**

	<b>Estimated Land Availability Year</b> 預計用地可供發展年份 <sup>Note 1</sup>	<b>Location</b> 地點	<b>Existing Zoning</b> 目前土地用途地帶	<b>Planned Zoning</b> 規劃的土地用途地帶	<b>Housing Type</b> <sup>Note 2</sup> 房屋類型
1.	2014-15	Lok Wo Shan Lane, Area 111, Ma On Shan 馬鞍山第 111 區落禾沙里	R(B)5 <sup>Note 4</sup> (Originally zoned O 原劃為休憩用地)	R(B)5	Private 私營
2.	2015-16 <sup>Note 3</sup>	Au Pui Wan Street, Area 16B, Fo Tan 火炭第 16B 區坳背灣街	I	R	Public 公營
3.	2015-16	Site to the north of Tai Po Road near Garden Villa, Tai Wai 大圍大埔公路以北近牡丹園	GB	R	Private 私營
4.	2015-16	Site to the north of To Shek Service Reservoir, Sha Tin 沙田多石配水庫以北	GB	R	Private 私營
5.	2015-16	Whitehead, Ma On Shan 馬鞍山白石	G/IC, CA	R	Private 私營

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6.	2015-16	J/O Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan 馬鞍山第 90B 區恆健街/恆明街交界	O	R	Public 公營
7.	2016-17 and After (及以後)	Ma On Shan Road (Northern Portion) 馬鞍山路(北面部分)	R(A)9 <sup>Note 4</sup> (Originally zoned GB 原劃為綠化地帶)	R(A)9	Public 公營
8.	2016-17 and After (及以後)	Ma On Shan Road (Southern Portion) 馬鞍山路(南面部分)	R(A)9 <sup>Note 4</sup> (Originally zoned GB 原劃為綠化地帶)	R(A)9	Public 公營
9.	2016-17 and After (及以後)	Site to the north of Lai Ping Road near Yung Ping Path, Kau To 九肚麗坪路以北近雍坪徑	GB, R(B)	R	Private 私營
10.	2016-17 and After (及以後)	Shek Mun "O" site near Shek Mun Business Area, Sha Tin 沙田石門「休憩用地」近石門商貿區	O	R	Public 公營
11.	2016-17 and After (及以後)	Hang Tai Road, Area 86B, Ma On Shan 馬鞍山第 86B 區恆泰路	R(A)8 <sup>Note 4</sup> (Originally zoned G/IC and Road 原劃為政府、機構或社區地帶及道路)	R(A)8	Public 公營

**Abbreviation 縮寫:**

CA	Conservation Area 自然保育區
GB	Green Belt 綠化地帶
G/IC	Government, Institution or Community 政府、機構或社區
I	Industrial 工業
R/ R(A)/ R(B)	Residential 住宅/ Residential (Group A) 住宅(甲類)/ Residential (Group B) 住宅(乙類)
O	Open Space 休憩用地

**Notes:**

**Note 1:** The Estimated Land Availability Year is for reference only. The land available for housing development is subject to timely completion of plan amendments, as well as changes depending on the technical assessments of individual sites and the progress of relevant procedures or works.

預計用地可供發展年份僅供參考，實際時間須視乎個別用地是否如期完成法定圖則的修訂、技術評估及相關程序或工程進度，可能會有所更改。

**Note 2:** The housing type is for reference only, and may be subject to change depending on the practical consideration.

房屋類型僅供參考，可能會因應實際考慮而有所更改。

**Note 3:** Compared to the paper submitted to the Legislative Council Panel on Development and Panel on Housing meeting on 29 January 2014, the estimated land availability year has been revised upon further studies.

相比早前於今年 1 月 29 日提交予立法會發展事務委員會及房屋事務委員會聯席會議的文件，有關預計用地可供發展年份經進一步研究後有所更改。

**Note 4:** R(A) and R(B) zones are intended for high- and medium-density residential developments respectively. Since the four sites have been gazetted under the Town Planning Ordinance, their existing zonings on the Outline Zoning Plan (OZP) are indicated in the table. The difference in the sub-groups (i.e. 5, 8 and 9 after R(B) and R(A) zones) is due to their respective development restrictions on Gross Floor Area and building height, etc. under the OZP.

住宅（甲類）及住宅（乙類）地帶的規劃意向，分別是作高及中密度的住宅發展。由於該四幅用地已按《城市規劃條例》刊憲，表上所標示的為該用地現時在分區計劃大綱圖上的用途地帶。各支區（即住宅（甲類）及住宅（乙類）地帶後的數字 5，8 及 9）的分別，在於其在分區計劃大綱圖下，包括總樓面面積及高度等的發展限制有所不同。