

**SCHEDULE OF PROPOSED AMENDMENT TO
THE DRAFT HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/7
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

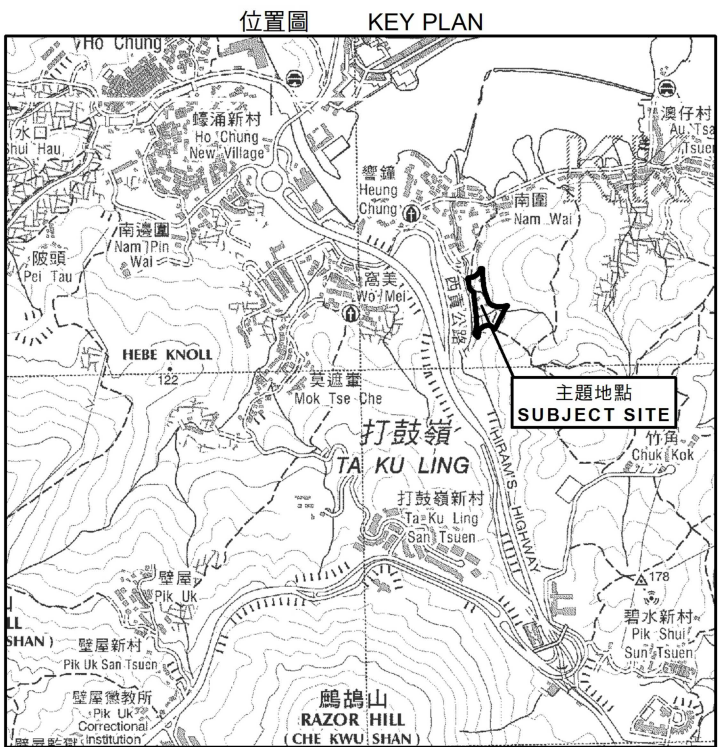
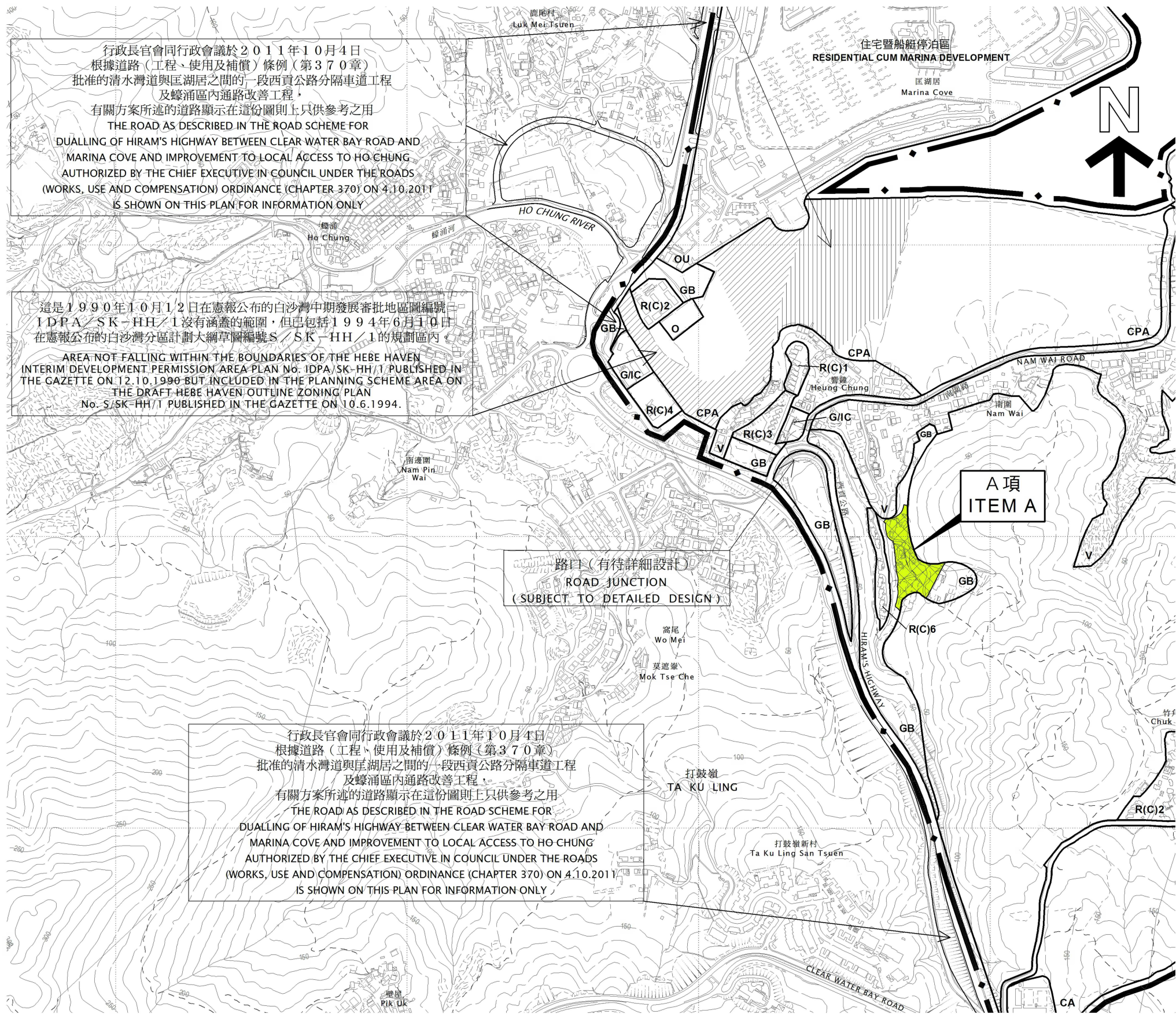
- Item A – Rezoning of a site to the south of Nam Wai from “Residential (Group C)5” (“R(C)5”) to “Green Belt”.

II. Amendment to the Notes of the Plan

Revisions to the Remarks of the Notes for the “R(C)” zone to delete all the provisions related to the “R(C)5” sub-zone.

Town Planning Board

17 January 2020



SCALE 1 : 20 000 比例尺

草圖編號 S/SK-HH/7 的建議修訂
PROPOSED AMENDMENT TO DRAFT PLAN No. S/SK-HH/7

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(丙類)5」地帶改劃為「綠化地帶」
REZONING FROM "RESIDENTIAL (GROUP C)5"
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)

2020年1月17日根據城市規劃條例第6C(2)條公布
對草圖編號 S/SK-HH/7 作出的建議修訂
PROPOSED AMENDMENT TO DRAFT PLAN No. S/SK-HH/7
PUBLISHED UNDER SECTION 6C(2) OF THE TOWN
PLANNING ORDINANCE ON 17 JANUARY 2020

Signed Fiona LUNG 龍小玉 簽署
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

白沙灣分區計劃大綱草圖編號 S/SK-HH/7 的建議修訂
PROPOSED AMENDMENT TO DRAFT HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/7

SCALE 1 : 7 500 比例尺
米 METRES 200 0 200 400 600 800 METRES 米

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/SK-HH/7 - A1

**Proposed Amendments to the Notes of
the Draft Hebe Haven Outline Zoning Plan No. S/SK-HH/7
in relation to Amendment Plan No. R/S/SK-HH/7-A1**

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

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library 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 Residential Institution Rural Committee/Village Office School# Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-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 C) (cont'd)

Remarks

- (a) On land designated "Residential (Group C)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.6, a maximum site coverage of 30%, and a maximum building height of 9m and 2 storeys over 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) On land designated "Residential (Group C)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20%, and a maximum building height of 9m and 2 storeys over 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (c) On land designated "Residential (Group C)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.21, a maximum site coverage of 10.5%, and a maximum building height of 9m and 2 storeys over 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (d) On land designated "Residential (Group C)4", no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5 and a maximum building height of 25mPD, or the plot ratio and height of the existing building, whichever is the greater.
- ~~(e) On land designated "Residential (Group C)5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and a maximum building height of 50mPD, or the plot ratio and height of the existing building, whichever is the greater.~~
- (f)(e) On land designated "Residential (Group C)6", no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.35 and a maximum building height of 3 storeys, or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

- ~~(g)~~(f) In determining the relevant maximum plot ratio/site coverage for the purposes of paragraphs (a) to ~~(f)~~(e) 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 and 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.
- ~~(h)~~(g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (a) to ~~(f)~~(e) 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 Hebe Haven Outline Zoning Plan No. S/SK-HH/7
in relation to Amendment Plan No. R/S/SK-HH/7-A1**

(This does not form part of the proposed amendment to the
draft Hebe Haven Outline Zoning Plan No. S/SK-HH/7)

Paragraphs 9.2, 9.2.1, and 9.9 of the Explanatory Statement are proposed to be amended:

9.2 Residential (Group C) ("R(C")) : Total Area ~~7.166.46~~ ha

9.2.1 The planning intention of this zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone is divided into ~~six~~*five* sub-areas:

- (e) ~~Residential (Group C)5 ("R(C)5")~~ residential developments in this sub-area are subject to a maximum plot ratio of 1.3 and a maximum building height of 50mPD.

~~This sub-area covers a site to the south of Nam Wai. A non-building area of about 10m wide at the north-western part of the site from the existing stream should be provided to avoid disturbance to the natural stream and its vegetated riverbank. Proper and adequate landscape treatment should be provided along the periphery of the site in accordance with the Hong Kong Planning Standards and Guidelines to enhance the appearance of any man-made slopes and the associated retaining structures.~~

- (f)(e) Residential (Group C)6 ("R(C)6") – residential developments in this sub-area are subject to a maximum plot ratio of 0.35 and a maximum building height of 3 storeys.

This sub-area covers an existing residential development namely Colour By The River located to the south of Nam Wai.

9.9 "Green Belt" ("GB") : Total Area ~~20.4521.15~~ ha

**List of Further Representers in respect of
Draft Hebe Haven Outline Zoning Plan (OZP) No. S/SK-HH/7**

Further Representation No. (TPB/R/S/SK-HH/7-) and Previous Representation No. (if applicable)	Name of Further Representer
F1 (R63)	何偉航 (Sai Kung District Council member)
F2 (R474)	梁衍忻 (Sai Kung District Council member)
F3 (R5)	Sai Kung Planning Concern Front
F4 (R25)	Veronica DA ROSA
F5	朱慕芳
F6	POON Man Sing

tpbpd@pland.gov.hk

寄件者: STANLEY HO
寄件日期: 2020年02月07日星期五 23:16
收件者: tpbpd@pland.gov.hk
主旨: 西貢區議員就《白沙灣分區計劃大綱草圖編號 S/SK-HH/7》提出進一步申述意見
附件: 何偉航進一步申述意見: 白沙灣分區計劃大綱草圖S_SK_HH_7.odt

就《白沙灣分區計劃大綱草圖編號S/SK-HH/7》提出進一步申述意見

就著城市規劃委員會(下稱「城規會」)於在二零一九年十二月二十日作出決定，「認為不應順應有關修訂項目A申述而修訂分區計劃大綱草圖」是損害公眾利益，理據牽強：

1. 漠視中短期人口老化的社福需要

當局回應指「計劃在該區關設的政府、機構或社區設施大致上足以應付整體規劃人口的需求。」這是不符事實。

西貢市中心區有高達的 29.7% 人超過 60 歲，區內的社會福利設施大多數集中在將軍澳區內¹，西貢市中心居民則沒有惠及。如果連西貢市中心區、白沙灣區和西貢離島區僅餘的政府、機構或社區設施用地（GIC）被變賣作未能對應香港切實的房屋發展，而作出修訂項目A的改劃是損害公眾利益，包括西貢社區及香港整體的居住和社福需要。

至於「修訂項目A的用地西北鄰的前西貢中心小學將改建為長者及康復服務設施大樓。該大樓設有一間展能中心暨嚴重弱智人士宿舍，以及一間合約安老院舍暨長者日間護理單位。」計劃中前西貢中心小學只提供一所 60 位嚴重弱智人士宿舍暨 60 位展能中心及一所 100 位合約安老院舍暨 30 位日間護理單位。政府在宿舍服務社福設施方面明顯欠缺承擔，少恩少惠，漠視全香港社福宿位需要。

政府位於響鐘用地交通方便，很適合興建社福設施服務大眾市民，為何要將響鐘用地改劃為私人住宅作日後賣地？難道迎合地產商的土地改劃更合乎公眾利益？更何況西貢區私人住宅空置率為 9.4%，全港最高。

建議政府保留響鐘 GIC 原本「（用）以配合當地居民/或該地區、域，以及全港的需要」作社福康復用途擴展，提供院舍有足夠戶外空間供院友活動，因為長期困於室內的康復模式，是非常不健康的。優質公營康復宿位及服務在香港長期大排長龍，這是全港迫切需要。

2. 土地供應不足 理據不符事實

香港土地供應不足主因是土地資源分配不當，土地問題首要是紓緩基層居住需要，而改劃土地用途作私人住宅根本不能解決社會需要。根據《香港物業報告 2019》，2018 年全年私人住宅空置量為 51,426 伙，空置率約 4.3%，按年上升 0.6 個百分點。（見圖一）西貢區空置單位有 6245 伙，空置率為 9.4%，全港最高。（見圖二）住在西貢居民都觀察到南圍、南邊圍、蠔涌、界咸有好多無人住又不曾放租的空屋。在蠔涌規劃分區，更有大量已批核將會興建的村屋和豪宅項目（例如：鹿尾村，舊亞視舊廠房等土地）。

空置率高，有屋無人住，政府卻以「鑑於有迫切需要增加房屋供應」為由，根本與實況不符。

3. 西貢泊車設施嚴重不足

現在西貢所有私人住宅項目都是按照《香港規劃標準與準則》所訂明的規定提供泊車設施，但事實上西貢區的泊車設施不足，違泊情況日漸嚴重，經常造成居民糾紛，警方一直無法處理。

在政府沒有任何減少車輛政策或措施前提下，當局只「說」會監察和作出適切的調整，但是根據白沙灣的分區規劃大綱圖，附近一帶沒有可作停車場用途的土地，如有，請有關當局提交資料，否則恐怕這是空談。

至於，對改善整個白沙灣地區的公共交通服務安排的可能性或計劃，請有關當局提交資料證明其可行性，否則粗疏的估計反而製造混亂。

故本人反對《白沙灣分區計劃大綱草圖編號 S/SK-HH/7》中項目 A 的修訂，要求維持響鐘土地的原本用途。

西貢區議員 何偉航

二零二零年二月七日

■根據政府將於將軍澳南第 65C2 及 73A 區及調景嶺 67 區興建福利設施中，計劃中只有 65C 區設有長者鄰舍中心，三個地區的社福建設未有任何宿位院舍。

圖一 (見附件)

圖二 (見附件)

圖三：2014 年至今車輛領牌總數 (至 6/2019)

年/月 Year/Month	Total		
	首次登記	登記總數	領牌總數
	First Registration	Total Registration	Total Licensed
2014	69 088	769 199	699 540
2015	76 268	797 634	728 263
2016	62 475	817 568	745 677
2017	64 752	839 882	766 200
2018	62 523	865 003	784 434
2018 / 01	5 042	842 137	769 327
02	4 358	844 166	771 006
03	5 243	846 424	771 921
04	4 857	848 367	774 237
05	5 547	850 911	776 161
06	5 368	853 061	776 729
07	4 993	854 791	777 146
08	6 043	857 253	778 839
09	5 164	859 152	777 772

	10	5 534	861 099	780 797
	11	5 326	863 112	783 379
	12	5 048	865 003	784 434
2019 /	01	4 819	866 497	787 413
	02	3 522	867 439	787 334
	03	5 437	869 294	787 595
	04	4 447	870 309	788 881
	05	5 252	871 687	790 400
	06	4 792	872 868	790 336

就《白沙灣分區計劃大綱草圖編號S/SK—HH/7》

提出進一步申述意見

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至於「修訂項目A的用地西北鄰的前西貢中心小學將改建為長者及康復服務設施大樓。該大樓設有一間展能中心暨嚴重弱智人士宿舍，以及一間合約安老院舍暨長者日間護理單位。」計劃中前西貢中心小學只提供一所60位嚴重弱智人士宿舍暨60位展能中心及一所100位合約安老院舍暨30位日間護理單位。政府在宿舍服務社福設施方面明顯欠缺承擔，少恩少惠，漠視全香港社福宿位需要。

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¹根據政府將於將軍澳南第65C2及73A區及調景嶺67區興建福利設施中，計劃中只有65C區設有長者鄰舍中心，三個地區的社福建設未有任何宿位院舍。

宅項目（例如：鹿尾村，舊亞視舊廠房等土地）。

空置率高，有屋無人住，政府卻以「鑑於有迫切需要增加房屋供應」為由，根本與實況不符。

3. 西貢泊車設施嚴重不足

現在西貢所有私人住宅項目都是按照《香港規劃標準與準則》所訂明的規定提供泊車設施，但事實上西貢區的泊車設施不足，違泊情況日漸嚴重，經常造成居民糾紛，警方一直無法處理。

在政府沒有任何減少車輛政策或措施前提下，當局只「說」會監察和作出適切的調整，但是根據白沙灣的分區規劃大綱圖，附近一帶沒有可作停車場用途的土地，如有，請有關當局提交資料，否則恐怕這是空談。

至於，對改善整個白沙灣地區的公共交通服務安排的可能性或計劃，請有關當局提交資料證明其可行性，否則粗疏的估計反而製造混亂。

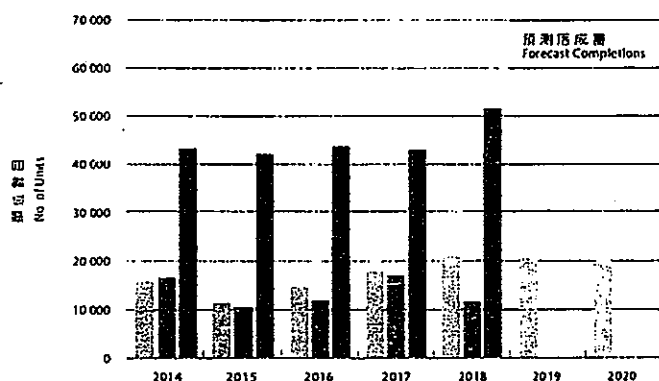
故本人反對《白沙灣分區計劃大綱草圖編號 S/SK-HH/7》中項目 A 的修訂，要求維持響鐘土地的原本用途。

西貢區議員 何偉航

二零二零年二月七日

圖一

落成量、入住量及空置量
Completions, Take-up and Vacancy



	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	15 719	11 296	14 595	17 791	20 968	20 415*	20 181*
入住量 Take-up	16 523	10 533	11 881	16 954	11 623		
空置量 Vacancy	43 263	42 035	43 657	42 942	51 426		
% ¹	3.8	3.7	3.8	3.7	4.3		

* 2015年落成量包括在年內落成並預留為公開出售房屋，但於2017年以市價在公開市場發售的16個住宅單位，相關入住量及空置量的數字並沒有修正。
Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related take-up and vacancy figures.

¹ 年度空置量佔總存量的百分比
Vacancy at the end of the year as a percentage of stock

* 預測數字
Forecast figures

私人貨倉 - 各區堆存量、落成量及空置量
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

Table 45

District	2017年年初堆存量 Stock at year-end	2018年落成量 Completions	落成量佔2017年堆存量的百分比 Completions as a % of 2017 Stock	2018年年初堆存量 Stock at year-end	2018年年尾堆存量 Amount Vacant at year-end	空置百分比 % Vacant
中西區 Central and Western	41 700			41 700		
灣仔區 Wan Chai						
東區 Eastern	94 600			94 670	9 200	9.7
西區 Western	26 500			26 501	510	1.9
新區 NEW TOWNS	144 900			144 900	7 700	5.3
沙田區 Sha Tin						
馬鞍山區 Ma On Shan	147 200			147 200	15 300	10.4
新界區 New Territories	143 400			143 400	970	0.7
元朗區 Yuen Long	1 500			1 500		
屯門區 Tuen Mun	217 000			216 970	6 000	2.8
九龍 KOWLOON	343 200			344 100	22 200	6.4
中西區 Central and Western	1 369 000	10 000	0.7	1 369 000	107 000	7.8
東區 Eastern	115 000			114 900	8 100	7.1
西區 Western	42 400			42 400	300	0.7
新區 NEW TOWNS	126 000			126 000	4 000	3.2
沙田區 Sha Tin	600			600		
馬鞍山區 Ma On Shan	442 200			442 200	15 100	3.4
屯門區 Tuen Mun	7 000			7 000	1 500	21.4
元朗區 Yuen Long	44 000			44 000	7 000	15.9
九龍 KOWLOON	211 000	1 000	0.5	210 000	131 000	62.4
總計 TOTAL	2 112 200	1 000	0.2	2 112 200	151 000	7.1

2018年堆存及落成量數據乃根據地產局資料編製而成
and the 2018 Stock and Completions figures are derived from the Land Registry data

Source: Land Registry, 2018

圖三：2014年至今車輛領牌總數（至6/2019）

年 / 月 Year/Month	Total		
	首次登記 First Registration	登記總數 Total Registration	領牌總數 Total Licensed
2014	69 088	769 199	699 540
2015	76 268	797 634	728 263
2016	62 475	817 568	745 677
2017	64 752	839 882	766 200
2018	62 523	865 003	784 434
2018 / 01	5 042	842 137	769 327
02	4 358	844 166	771 006
03	5 243	846 424	771 921
04	4 857	848 367	774 237
05	5 547	850 911	776 161
06	5 368	853 061	776 729
07	4 993	854 791	777 146
08	6 043	857 253	778 839
09	5 164	859 152	777 772
10	5 534	861 099	780 797
11	5 326	863 112	783 379
12	5 048	865 003	784 434
2019 / 01	4 819	866 497	787 413
02	3 522	867 439	787 334
03	5 437	869 294	787 595

04	4 447	870 309	788 881
05	5 252	871 687	790 400
06	4 792	872 868	790 336

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寄件者: Zoe Hin-yan Leung
 寄件日期: 2020年02月07日星期五 22:06
 收件者: tpbpd@pland.gov.hk
 主旨: 《白沙灣分區計劃大綱草圖S/SK-HH/7:進一步申述

就《白沙灣分區計劃大綱草圖編號S/SK-HH/7》提出申述意見

就著城市規劃委員會(下稱「城規會」)於在二零一九年十二月二十日作出決定，「認為不應順應有關修訂項目A申述而修訂分區計劃大綱草圖」是損害公眾利益，理據牽強：

1. 漠視中短期人口老化的社福需要

1.1 就著香港現在長者宿位輪候和傷殘/智障護理宿位嚴重不足下，加上未來的人口急促老化（戰後嬰兒潮），土地用作社會福利院舍及醫療建設用途更形逼切。

1.2 當局回應指「計劃在該區闢設的政府、機構或社區設施大致上足以應付整體規劃人口的需求。」這是不符事實。

西貢市中心區有高達的29.7%人超過60歲，區內的社會福利設施大多數集中在將軍澳區內，西貢市中心居民則沒有惠及。如果連西貢市中心區、白沙灣區和西貢離島區僅餘的政府、機構或社區設施用地（GIC）被變賣作未能對應香港切實的房屋發展，而作出修訂項目A的改劃是損害公眾利益，包括西貢社區及香港整體的居住和社福需要。

1.3 至於「修訂項目A的用地西北鄰的前西貢中心小學將改建為長者及康復服務設施大樓。該大樓設有一間展能中心暨嚴重弱智人士宿舍，以及一間合約安老院舍暨長者日間護理單位。」計劃中前西貢中心小學只提供一所60位嚴重弱智人士宿舍暨60位展能中心及一所100位合約安老院舍暨30位日間護理單位。政府在宿舍服務社福設施方面明顯欠缺承擔，少恩少惠，漠視全香港社福宿位需要。

1.4 即使計劃中的白沙灣長者院舍，是私人土地作私營院舍提供250長者護理宿位，但私營院舍與公營院舍不能混為一談。因為基層市民未能負擔，對中下階層亦是百上加斤。

1.5 根據社會福利處資料，護理安老宿位及護養院宿位輪候人數42,365，平均輪候時間分別為22個月及26個月。（資料截至2019年7月31日的統計顯示）傷殘/智障護理宿位輪候人數11,879，以東九龍（西貢區屬東九龍）嚴重弱智人士宿舍為例，輪候需時18年（資料截至2019年6月30日的統計顯示），加上香港人工作時間長，照顧者對長期病患及特殊康復需要的家人壓力很大。鑑於宿舍服務一直長期不足，以致輪候時間漫長。

1.6 政府計劃在西貢區透過購置物業以營辦社福設施，這計劃間接承認西貢社福設施用地不足，需要用公帑置業。政府位於響鐘用地交通方便，很適合興建社福設施服務大眾市民，為何要將響鐘用地改劃為私人住宅作日後賣地？難道迎合地產商的土地改劃更合乎公眾利益？更何況西貢區私人住宅空置率為9.4%，全港最高。

1.7 建議政府保留響鐘GIC原本「（用）以配合當地居民/或該地區、域，以及全港的需要」作社福康復用途擴展，提供院舍有足夠戶外空間供院友活動，因為長期困於室內的康復模式，是非常不健康的。優質公營康復宿位及服務在香港長期大排長龍，這是全港逼切需要。

2. 土地供應不足 理據不符事實

2.1 香港土地供應不足主因是土地資源分配不當，土地問題首要是紓緩基層居住需要，而改劃土地用途作私人住宅根本不能解決社會需要。根據《香港物業報告 2019》，2018 年全港私人住宅空置量為 51,426 伙，空置率約 4.3%，按年上升 0.6 個百分點。（見圖一）西貢區空置單位有 6245 伙，空置率為 9.4%，全港最高。（見圖二）住在西貢居民都觀察到南圍、南邊圍、蠔涌、界咸有好多無人住又不會放租的空屋。在蠔涌規劃分區，更有大量已批核將會興建的村屋和豪宅項目（例如：鹿尾村，舊亞視舊廠房等土地）。

空置率高，有屋無人住，政府卻以「鑑於有迫切需要增加房屋供應」為由，根本與實況不符。

3. 無助市民真實的房屋需求

3.1 根據中原地產最新數據，西貢鄉郊 700 呎單位，呎價為 \$15000-20000，租金為 \$25000-30000。

3.2 根據政府統計處發表 2019 年第三季（7 月至 9 月）的《綜合住戶統計調查按季統計報告》的結果，香港打工仔的每月就業收入中位數（不包括外籍家庭傭工）為 18,900 元，家庭月入中位數為 28,500 港元。其中 35 至 44 歲的就業收入中位數最高，為 22,500 元。

規劃處認為項目 A（響鐘 GIC 用地）「適合作房屋發展以滿足短至中期的房屋需求」，當中「房屋需求」，是指甚麼市民的需求？市民需要的是能負擔的房屋，不是 100 個豪宅。

3.3 改劃的得益者只是日後投得土地的地產界、工程界及增加銀行利息收入，只有極少數香港市民得益。

4. 西貢泊車設施嚴重不足

4.1 現在西貢所有私人住宅項目都是按照《香港規劃標準與準則》所訂明的規定提供泊車設施，但事實上西貢區的泊車設施不足，違泊情況日漸嚴重，經常造成居民糾紛，警方一直無法處理。

4.2 在政府沒有任何減少車輛政策或措施前提下，當局只「說」會監察和作出適切的調整，但是根據白沙灣的分區規劃大綱圖，附近一帶沒有可作停車場用途的土地，如有，請有關當局提交資料，否則恐怕這是空談。

至於，對改善整個白沙灣地區的公共交通服務安排的可能性或計劃，請有關當局提交資料證明其可行性，否則粗疏的估計反而製造混亂。

5. 低估交通問題

5.1 自 2013 年後，西貢市中心至清水灣道附近地區，以及在西貢市中心至蠔涌一帶有多塊土地被改劃為住宅用地，其中 8 個私人住宅項目規劃申請已獲批，人口將增加 2800-4600（平均每戶以 3-5 人居住計算），未計每年 100 間獲地政署批准的小型屋宇（丁屋）申請。西貢市中心、北港沙角尾、蠔涌、白沙灣四個分區的規劃對整段西貢公路有不能分割的影響，有關部門多次刻意迴避，又未能提供實質證據去說服每天受著交通問題煎熬的西貢居民認同政府的規劃修訂，有關當局一直未有就這些可預見的人口增長，交代對西貢市中心至清水灣道整體的交通影響。

5.2 同時，西貢鄉郊車輛持續增長，各村落的私人農地近幾年，紛紛變成棕地停車場。根據運輸處 2019 年 6 月最新的車輛領牌統計，由 2014 年至今，領牌車輛數量增加了 13%，持續增加至 79 萬架次。（圖三）西貢公路是大部份居民及遊客往返九龍及香港島的唯一通道，響鐘改劃將增加上 300-500 人口（平均每戶以 3-5 人居住計算），即增加已批出私人住宅項目五份之一，政府部門多次重

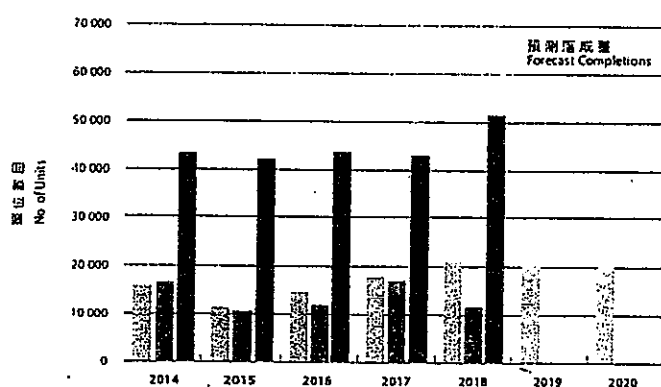
重覆覆斷定「有關項目不會對交通構成不良影響」及「表示道路的容車量足以應付預期的行車量。」但事實上出入西貢交通情況於過去4年持續惡化得最厲害，恐怕政府低估了交通擠塞的連鎖效應。

總結：就香港社會福利需要設施、住屋需求和社區交通三方面的真實情況檢視下，政府沒有足夠凌駕理據推翻原本分區計劃大綱草圖，而且將原本作公眾有權享用的土地賣給發展商，賣地收益根本不能彌補中短期的「可負擔」居住需要，修訂只能短期滿足富者提高生活質素或投資需要，卻損害大部份人的長遠利益和社福需要。故本人反對《白沙灣分區計劃大綱草圖編號 S/SK-HH/7》中項目A的修訂，要求維持響鐘土地的原本用途。

梁衍忻
西貢市中心區議員
2020年2月7日

圖一

落成量、入住量及空置量
Completions, Take-up and Vacancy



	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	15 719	11 296	14 595	17 791	20 968	20 415*	20 181*
入住量 Take-up	16 523	10 533	11 881	16 954	11 623		
空置量 Vacancy	43 263	42 035	43 657	42 942	51 426		
%	3.8	3.7	3.8	3.7	4.3		

* 2015年落成量包括在年內落成並預留為資助出售房屋，但其後於2017年以市價在公開市場出售的16個住宅單位，但該入住和空置量的數字並沒有修正。

Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related take-up and vacancy figures.

* 年終空置量佔總存量的百分比。

Vacancy at the end of the year as a percentage of stock.

* 預測數字

Forecast figures

圖二

私人貨倉 - 各區總存貨、落成量及空置量
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

地區	District	2017 年年底總存貨 Stock at year-end	2018 年落成量 Completions	落成量佔 2017 年年底存貨的百分比 Completions as a % of 2017 Stock	2018 年年底總存貨 Stock at year-end	2018 年年底空置量 Amount Vacant at year-end	空置百分比 % Vacant
中西區	Central and Western	41 700	-	-	41 700	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	94 600	-	-	94 600	9 200	9.7
南區	Southern	28 500	-	-	28 600	500	1.7
港島	HONG KONG	164 800	-	-	166 900	9 700	5.8
新界東	New Territories East	-	-	-	-	-	-
沙田	Sha Tin	142 200	-	-	142 200	25 900	18.2
新界西	New Territories West	103 600	-	-	103 600	100	0.1
屯門	Tuen Mun	1 500	-	-	1 500	-	-
元朗	Yuen Long	237 900	-	-	236 800	6 900	2.9
九龍	KOWLOON	305 200	-	-	304 100	33 200	10.9
新界北	New Territories North	1 761 900	100	0.2	1 767 400	102 300	5.8
新界南	New Territories South	435 600	-	-	434 600	8 300	1.9
新界東	New Territories East	142 400	-	-	142 400	200	0.1
新界西	New Territories West	126 000	-	-	126 000	-	-
新界南	New Territories South	126 100	-	-	126 100	4 600	3.6
新界北	New Territories North	600	-	-	600	-	-
新界東	New Territories East	442 200	-	-	442 200	10 100	2.3
新界西	New Territories West	2 400	-	-	2 400	1 500	62.5
新界南	New Territories South	94 400	-	-	94 400	2 600	2.8
新界北	New Territories North	3 728 400	3 800	0.1	3 732 800	118 400	3.2
新界南	New Territories South	3 616 700	3 800	0.1	3 620 500	181 400	5.0

2018 年及 2017 年年底的存貨數據，均根據最新的存貨記錄，而非根據 2017 年及 2018 年的存貨數據。

2018 Year-end Stock Figures are derived from the latest stock record and not from the 2017 Year-end Stock Figures shown here.

Source: DSD, 2019

Source: DSD, 2019

圖三：2014 年至今車輛領牌總數（至 6/2019）

年 / 月 Year / Month	Total		
	首次登記 First Registration	登記總數 Total Registration	領牌總數 Total Licensed
2014	69 088	769 199	699 540
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2017	64 752	839 882	766 200
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02	3 522	867 439	787 334
03	5 437	869 294	787 595
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If you have any enquiries, please feel to contact me at [REDACTED], thank you.

Best Regards,
Zoe LEUNG
District Council
(Sai Kung Central)

tpbpd@pland.gov.hk

寄件者: SPCF SaiKung [REDACTED]
寄件日期: 2020年02月07日星期五 20:12
收件者: tpbpd
主旨: Further representation S/SK-HH/7
附件: SPCF申述意見：白沙灣分區計劃大綱草圖S_SK_HH_7.pdf

Dear Sir or Madam,

We would like to make our further representation about the plan S/SK-HH/7. Please check the attached PDF file. If there is any problem, please contact us.
In order to confirm this file is well received, please notify us by email

[REDACTED]
Thanks for your kind attention.

Yours faithfully,
Carol Ho
Sai Kung Planning Concern Front
Contact: [REDACTED]

就《白沙灣分區計劃大綱草圖編號S/SK—HH/7》

提出進一步申述意見

就著城市規劃委員會(下稱「城規會」)於在二零一九年十二月二十日作出決定，「認為不應順應有關修訂項目 A 申述而修訂分區計劃大綱草圖」是損害公眾利益，理據牽強：

1. 漠視中短期人口老化的社福需要

1.1 就著香港現在 長者宿位 輪候 和 傷殘/智障護理宿位 嚴重不足下，加上未來的人口急促老化（戰後嬰兒潮），土地用作社會福利院舍及醫療建設用途更形逼切。

1.2 當局回應指「計劃在該區闢設的政府、機構或社區設施大致上足以應付整體規劃人口的需求。」這是不符事實。

西貢市中心區有高達的 29.7% 人超過 60 歲，區內的社會福利設施大多數集中在將軍澳區內¹，西貢市中心居民則沒有惠及。如果連西貢市中心區、白沙灣區和西貢離島區僅餘的政府、機構或社區設施用地（GIC）被變賣作未能對應香港切實的房屋發展，而作出 修訂項目 A 的改劃是損害公眾利益，包括西貢社區及香港整體的居住和社福需要。

1.3 至於「修訂項目 A 的用地西北鄰的前西貢中心小學將改建為長者及康復服務設施大樓。該大樓設有一間展能中心暨嚴重弱智人士宿舍，以及一間合約安老院舍暨長者日間護理單位。」計劃中前西貢中心小學只提供一所 60 位嚴重弱智人士宿舍暨 60 位展能中心及一所 100 位合約安老院舍暨 30 位日間護理單位。政府在宿舍服務社福設施方面明顯欠缺承擔，少恩少惠，漠視全香港社福宿位需要。

1.4 即使計劃中的白沙灣長者院舍，是私人土地作私營院舍提供 250 長者護理宿位，但私營院舍與公營院舍不能混為一談。因為基層市民未能負擔，對中下階層亦是百上加斤。

¹根據政府將於將軍澳南第 65C2 及 73A 區及調景嶺 67 區興建福利設施中，計劃中只有 65C 區設有長者鄰舍中心，三個地區的社福建設未有任何宿位院舍。

1.5 根據社會福利處資料，護理安老宿位及護養院宿位輪候人數 42,365，平均輪候時間分別為 22 個月及 26 個月。（資料截至 2019 年 7 月 31 日的統計顯示）傷殘/智障護理宿位輪候人數 11,879，以東九龍（西貢區屬東九龍）嚴重弱智人士宿舍為例，輪候需時 18 年（資料截至 2019 年 6 月 30 日的統計顯示），加上香港人工作時間長，照顧者對長期病患及特殊康復需要的家人壓力很大。鑑於宿舍服務一直長期不足，以致輪候時間漫長。

1.6 政府計劃在西貢區透過購置物業以營辦社福設施，這計劃間接承認西貢社福設施用地不足，需要用公帑置業。政府位於響鐘用地交通方便，很適合興建社福設施服務大眾市民，為何要將響鐘用地改劃為私人住宅作日後賣地？難道迎合地產商的土地改劃更合乎公眾利益？更何況西貢區私人住宅空置率為 9.4%，全港最高。

1.7 建議政府保留響鐘 GIC 原本「（用）以配合當地居民/或該地區、域，以及全港的需要」作社福康復用途擴展，提供院舍有足夠戶外空間供院友活動，因為長期困於室內的康復模式，是非常不健康的。優質公營康復宿位及服務在香港長期大排長龍，這是全港迫切需要。

2. 土地供應不足 理據不符事實

2.1 香港土地供應不足主因是土地資源分配不當，土地問題首要是紓緩基層居住需要，而改劃土地用途作私人住宅根本不能解決社會需要。根據《香港物業報告 2019》，2018 年全港私人住宅空置量為 51,426 伙，空置率約 4.3%，按年上升 0.6 個百分點。（見圖一）西貢區空置單位有 6245 伙，空置率為 9.4%，全港最高。（見圖二）住在西貢居民都觀察到南圍、南邊圍、蠔涌、界咸有好多無人住又不會放租的空屋。在蠔涌規劃分區，更有大量已批核將會興建的村屋和豪宅項目（例如：鹿尾村，舊亞視舊廠房等土地）。

空置率高，有屋無人住，政府卻以「鑑於有迫切需要增加房屋供應」為由，根本與實況不符。

3. 無助市民真實的房屋需求

3.1 根據中原地產最新數據，西貢鄉郊 700 呎單位，呎價為 \$15000-20000，租金為 \$25000-30000。

3.2 根據政府統計處發表 2019 年第三季（7 月至 9 月）的《綜合住戶統計調查按季統計報告》的結果，香港打工仔的每月就業收入中位數（不包括外籍家庭傭工）為 18,900 元，家庭月入中位數為 28,500 港元。其中 35 至 44 歲的就業收入中位數最高，為 22,500 元。

規劃處認為項目 A（響鐘 GIC 用地）「適合作房屋發展以滿足短至中期的房屋需求」，當中「房屋需求」，是指甚麼市民的需求？市民需要的是能負擔的房屋，不是 100 個豪宅。

3.3 改劃的得益者只是日後投得土地的地產界、工程界及增加銀行利息收入，只有極少數香港市民得益。

4. 西貢泊車設施嚴重不足

4.1 現在西貢所有私人住宅項目都是按照《香港規劃標準與準則》所訂明的規定提供泊車設施，但事實上西貢區的泊車設施不足，違泊情況日漸嚴重，經常造成居民糾紛，警方一直無法處理。

4.2 在政府沒有任何減少車輛政策或措施前提下，當局只「說」會監察和作出適切的調整，但是根據白沙灣的分區規劃大綱圖，附近一帶沒有可作停車場用途的土地，如有，請有關當局提交資料，否則恐怕這是空談。

至於，對改善整個白沙灣地區的公共交通服務安排的可能性或計劃，請有關當局提交資料證明其可行性，否則粗疏的估計反而製造混亂。

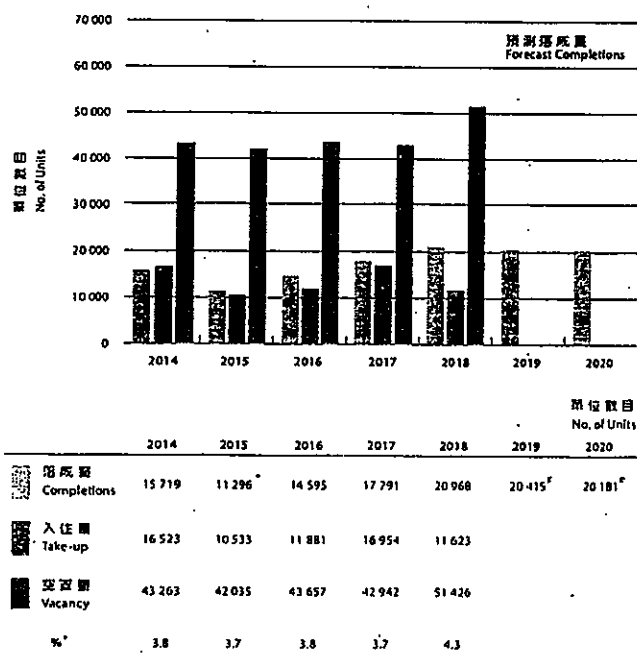
總結：就香港社會福利需要設施、住屋需求和社區交通三方面的真實情況檢視下，政府沒有足夠凌駕理據推翻原本分區計劃大綱草圖，而且將原本作公眾有權享用的土地賣給發展商，賣地收益根本不能彌補中短期的「可負擔」居住需要，修訂只能短期滿足富者提高生活質素或投資需要，卻損害大部份人的長遠利益和社福需要。故本人反對《白沙灣分區計劃大綱草圖編號 S/SK-HH/7》中項目 A 的修訂，要求維持響鐘土地的原本用途。

關注西貢規劃陣線

2020 年 2 月 7 日

圖一

落成量、入住量及空置量
Completions, Take-up and Vacancy



• 2015年落成量包括在年內落成並預留為資助出售房屋，但其在於2017年以市價在公開市場發售的16個住宅單位，相關入住量及空置量的數字並沒有修正。
Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related take-up and vacancy figures.

• 年底空置量佔總存量的百分比。
Vacancy at the end of the year as a percentage of stock.

• 預測數字
Forecast figures

圖二

私人住宅：各區總存貨、落成量及空置量
PRIVATE HOUSING: STOCK, COMPLETIONS AND VACANCY BY DISTRICT

Table 45

地區	District	2017年年末總存貨 Stock at year-end	2018年落成量 Completions	落成量佔2017年年末總存貨的百分比 Completions as a % of 2017 stock	2018年年末總存貨 Stock at year-end	2018年年末空置量 Amount Vacant at year-end	空置百分比 % Vacant
中西區	Central and Western	43 200	-	-	43 200	-	-
灣仔區	Wan Chai	-	-	-	-	-	-
東區	Eastern	94 900	-	-	94 900	9 320	9.7
南區	Southern	28 400	-	-	28 400	500	1.7
新界	NEW TERRACES	160 990	-	-	160 990	9 700	5.9
新界東	New Territories East	-	-	-	-	-	-
沙田	Sha Tin	142 200	-	-	142 200	25 920	18.2
新界西	New Territories West	103 800	-	-	103 800	500	0.5
西貢	Wong Tai Sin	1 500	-	-	1 500	-	-
新界南	New Territories South	257 900	-	-	259 900	6 920	2.7
九龍	KOWLOON	507 200	-	-	504 100	22 200	4.4
九龍東	Kowloon East	1 763 900	3 000	0.2	1 767 900	101 100	5.7
九龍西	Kowloon West	415 900	-	-	414 900	8 320	2.0
新界北	New Territories North	142 400	-	-	142 400	300	0.2
新界西北	New Territories North West	126 000	-	-	126 000	-	-
新界東北	New Territories North East	126 100	-	-	126 100	4 900	3.9
新界東南	New Territories South East	600	-	-	600	-	-
新界西南	New Territories South West	442 200	-	-	442 200	13 120	2.9
新界南	New Territories South	7 400	-	-	7 400	4 500	60.8
新界東	New Territories East	94 400	-	-	94 400	3 620	3.8
新界西	New Territories West	2 236 600	3 000	0.1	2 241 600	130 400	5.8
全港	OVERALL	2 910 200	3 000	0.1	2 922 600	171 400	5.9

2018年：本表格內落成量及存貨數字均為估計數字。
2018年：本表格內落成量及存貨數字均為估計數字。

2018 Year-end Stock figures are derived from the latest rating record.
and are from the 2017 Year-end Stock figures shown here.

Source: Planning Department

圖三：2014 年至今車輛領牌總數（至 6/2019）

年 / 月 Year/Month	Total		
	首次登記 First Registration	登記總數 Total Registration	領牌總數 Total Licensed
2014	69 088	769 199	699 540
2015	76 268	797 634	728 263
2016	62 475	817 568	745 677
2017	64 752	839 882	766 200
2018	62 523	865 003	784 434
2018 / 01	5 042	842 137	769 327
02	4 358	844 166	771 006
03	5 243	846 424	771 921
04	4 857	848 367	774 237
05	5 547	850 911	776 161
06	5 368	853 061	776 729
07	4 993	854 791	777 146
08	6 043	857 253	778 839
09	5 164	859 152	777 772
10	5 534	861 099	780 797
11	5 326	863 112	783 379
12	5 048	865 003	784 434
2019 / 01	4 819	866 497	787 413
02	3 522	867 439	787 334
03	5 437	869 294	787 595
04	4 447	870 309	788 881
05	5 252	871 687	790 400
06	4 792	872 868	790 336

tpbpd@pland.gov.hk

寄件者: da rosa veronica [REDACTED]
寄件日期: 2020年02月07日星期五 23:45
收件者: tpbpd
主旨: S/SK- HH/7

你好,

反對改劃為住宅用地。西貢交通未有改善，交通擠塞！西貢老年人越嚟來越多，需要院舍幫他們安享萬年。

謝謝
Veronica

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寄件者: chumo727 chumo727 [REDACTED]
寄件日期: 2020年02月07日星期五 21:30
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主旨: '居民進一步申述意見：白沙灣分區計劃大綱草圖S_SK_HH_7.docx'
附件: 居民進一步申述意見：白沙灣分區計劃大綱草圖S_SK_HH_7.docx

致：城規會

本人朱慕芳(身份證號碼：[REDACTED])，是居住在西貢市中心超過 30 年的居民，現在對白沙灣分區計劃大綱圖，提出本人的意見，作為進一步申述意見。

敬請查收。本人希望在未來的申述會議上當面解釋講述本人的意見。謝謝。

朱慕芳

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就《白沙灣分區計劃大綱草圖編號S/SK—HH/7》

提出進一步申述意見

就著城市規劃委員會(下稱「城規會」)於在二零一九年十二月二十日作出決定，「認為不應順應有關 修訂項目 A 申述而修訂分區計劃大綱草圖」是損害公眾利益，理據牽強：

1. 漠視中短期人口老化的社福需要

當局回應指「計劃在該區闢設的政府、機構或社區設施大致上足以應付整體規劃人口的需求。」這是不符事實。

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香港土地供應不足主因是土地資源分配不當，土地問題首要是紓緩基層居住需要，而改劃土地用途作私人住宅根本不能解決社會需要。根據《香港物業報告 2019》，2018 年全港私人住宅空置量為 51,426 伙，空置率約 4.3%，按年上升 0.6 個百分點。（見圖一）西貢區空置單位有 6245 伙，空置率為 9.4%，全港最高。（見圖二）住在西貢居民都觀察到南圍、南邊圍、蠔涌、界咸有好多無人住又不會放租的空屋。在蠔涌規劃分區，更有大量已批核將會興建的村屋和豪宅項目（例如：鹿尾村，舊亞視舊廠房等土地）。

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現在西貢所有私人住宅項目都是按照《香港規劃標準與準則》所訂明的規定提供泊車設施，但事實上西貢區的泊車設施不足，違泊情況日漸嚴重，經常造成居民糾紛，警方一直無法處理。

在政府沒有任何減少車輛政策或措施前提下，當局只「說」會監察和作出適切的調整，但是根據白沙灣的分區規劃大綱圖，附近一帶沒有可作停車場用途的土地，如有，請有關當局提交資料，否則恐怕這是空談。

至於，對改善整個白沙灣地區的公共交通服務安排的可能性或計劃，請有關當局提交資料證明其可行性，否則粗疏的估計反而製造混亂。

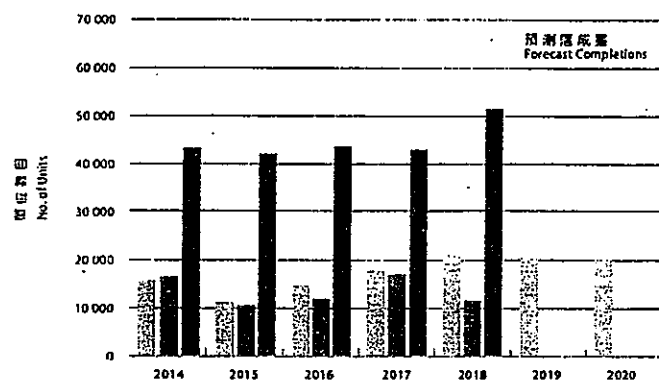
故本人反對《白沙灣分區計劃大綱草圖編號 S/SK-HH/7》中項目 A 的修訂，要求維持響鐘土地的原本用途。

西貢居民

2020 年 2 月 7 日



落成量、入住量及空置量 Completions, Take-up and Vacancy



	2014	2015	2016	2017	2018	2019	2020
落成量 Completions	15 719	11 296	14 595	17 791	20 958	20 415 ^a	20 181 ^a
入住量 Take up	16 523	10 533	11 881	16 954	11 623	-	-
空置量 Vacancy	43 263	42 035	43 657	42 942	51 426	-	-
% ^b	3.8	3.7	3.8	3.7	4.1	-	-

^a 2015年落成量包括在年內落成並預留為資助出售房屋，但其後於2017年以前在公開市場發售的16個住宅單位，相關入住量和空置量的數字並沒有修正。
Completions of 2015 include 16 flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017. There is no amendment to other related take-up and vacancy figures.

^b 年終空置單位佔存量的百分比。
Vacancy at the end of the year as a percentage of stock.

^c 預測數字
Forecast figures



私人住宅：各區庫存量、落成量及空置量 PRIVATE STORAGE STOCK, COMPLETIONS AND VACANCY BY DISTRICT

地區	District	2017 年年底庫存量 Stock at year end	2018 年落成量 Completions	落成量佔 2017 年庫存量的百分比 Completions as a % of 2017 Stock	2018 年年底庫存量 Stock at year end	2018 年年落成量 Amount Vacant at year end	空置量佔 % Vacant
中西區	Central and Western	41 701	-	-	41 701	-	-
灣仔	Wan Chai	-	-	-	-	-	-
東區	Eastern	94 900	-	-	94 900	8 201	9.2
沙田	Satellite	38 673	-	-	38 673	501	1.3
新區	NEW KOWLOON	166 900	-	-	166 900	9 700	5.8
九龍東	Kowloon East	-	-	-	-	-	-
九龍西	Kowloon West	-	-	-	-	-	-
新界西	New Territories West	-	-	-	-	-	-
新界東	New Territories East	-	-	-	-	-	-
新界北	New Territories North	-	-	-	-	-	-
新界南	New Territories South	-	-	-	-	-	-
九龍	KOWLOON	345 200	-	-	345 200	27 200	6.6
新界	New Territories	1 761 000	1 000	0.2	1 761 000	152 301	9.8
新界西	New Territories West	436 000	-	-	436 000	8 100	2.1
新界東	New Territories East	1 425 000	-	-	1 425 000	200	0.1
新界北	New Territories North	1 761 000	-	-	1 761 000	-	-
新界南	New Territories South	1 761 000	-	-	1 761 000	-	-
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新界南	New Territories South	-	-	-	-	-	-
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新界東	New Territories East	-	-	-	-	-	-
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新界南	New Territories South	-	-	-	-	-	-
新界中	New Territories Central	-	-	-	-	-	-
新界西	New Territories West	-	-	-	-	-	-
新界東	New Territories East	-	-	-	-	-	-
新界北	New Territories North	-	-	-	-	-	-
新界南	New Territories South	-	-	-	-	-	-
新界中	New Territories Central	-	-	-	-	-	-
新界西	New Territories West	-	-	-	-	-	-
新界東	New Territories East	-	-	-	-	-	-
新界北	New Territories North	-	-	-	-	-	-
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新界西	New Territories West	-	-	-	-	-	-
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新界南	New Territories South	-	-	-	-	-	-
新界中	New Territories Central	-	-	-	-	-	-
新界西	New Territories West	-	-	-	-	-	-
新界東	New Territories East	-	-	-	-	-	-
新界北	New Territories North	-	-</				

圖三：2014 年至今車輛領牌總數（至 6/2019）

年 / 月 Year/Month	Total		
	首次登記 First Registration	登記總數 Total Registration	領牌總數 Total Licensed
2014	69 088	769 199	699 540
2015	76 268	797 634	728 263
2016	62 475	817 568	745 677
2017	64 752	839 882	766 200
2018	62 523	865 003	784 434
2018 / 01	5 042	842 137	769 327
02	4 358	844 166	771 006
03	5 243	846 424	771 921
04	4 857	848 367	774 237
05	5 547	850 911	776 161
06	5 368	853 061	776 729
07	4 993	854 791	777 146
08	6 043	857 253	778 839
09	5 164	859 152	777 772
10	5 534	861 099	780 797
11	5 326	863 112	783 379
12	5 048	865 003	784 434
2019 / 01	4 819	866 497	787 413
02	3 522	867 439	787 334
03	5 437	869 294	787 595
04	4 447	870 309	788 881
05	5 252	871 687	790 400
06	4 792	872 868	790 336

就草圖的申述提出意見

TPB/R/S/SK-HH/7-F 6

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

200121-212632-16920

提交限期

Deadline for submission:

07/02/2020

提交日期及時間

Date and time of submission:

21/01/2020 21:26:32

「提意見人」全名

Full Name of "Commenter":

先生 Mr. POON MAN SING

「獲授權代理人」全名

Full Name of "Authorized Agent":

與意見相關的草圖

Draft plan to which the comment relates: S/H10/18

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
反對所有修訂項目。 Oppose all Amendment Items	<p>相關交通評估並未有考慮在西貢市中心及蠔涌一帶已獲批的小型屋宇及私人住宅項目，嚴重低估擬議發展帶來的交通影響。未有向公眾提供全面的道路交通數據。</p> <p>The traffic impact associated with the development is underestimated as the assessment has not taken into account the approved Small Houses and private residential developments in Sai Kung Town and Ho Chung area. No completed set of road traffic data is released for public information.</p> <p>擬議住宅發展會增加該區的车流，令西貢區的交通擠塞情況更趨惡化。</p> <p>Proposed residential development would attract more traffic into the area and aggravate traffic congestion problem in Sai Kung area.</p> <p>西貢公路第一及第二期的改善工程相信在短期內亦無助改善現時的交通狀況。</p> <p>Even with the road improvement work under Hiram's Highway Improvement Stages 1 and 2, no significant improvement to the current traffic condition is anticipated in the near future.</p> <p>當局未有為擬議改劃進行交通影響評估。</p>

	<p>No traffic impact assessment has been conducted in support of the proposed amendment.</p> <p>必須提供充足的交通基礎設施，包括泊車設施，以支持擬議發展。</p> <p>Sufficient transport infrastructures including parking facilities should be provided in support of the proposed development.</p>



圖例
NOTATION

ZONES

COMMERCIAL

RESIDENTIAL (GROUP C)

RESIDENTIAL (GROUP D)

VILLAGE TYPE DEVELOPMENT

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

RECREATION

OTHER SPECIFIED USES

GREEN BELT

CONSERVATION AREA

COASTAL PROTECTION AREA

COUNTRY PARK

地帶

商業

住宅（丙類）

住宅（丁類）

鄉村式發展

政府、機構或社區

休憩用地

康樂

其他指定用途

綠化地帶

自然保育區

海岸保護區

郊野公園

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

交通

主要道路及路口

其他

規劃範圍界線

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 & %		用途
	公頃 HECTARES	百分比 %	
COMMERCIAL	0.34	0.09	商業
RESIDENTIAL (GROUP C)	6.46	1.75	住宅（丙類）
RESIDENTIAL (GROUP D)	0.92	0.25	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	23.73	6.42	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	2.39	0.65	政府、機構或社區
OPEN SPACE	0.27	0.07	休憩用地
RECREATION	4.90	1.33	康樂
OTHER SPECIFIED USES	25.68	6.95	其他指定用途
GREEN BELT	21.15	5.72	綠化地帶
CONSERVATION AREA	113.67	30.75	自然保育區
COASTAL PROTECTION AREA	36.69	9.93	海岸保護區
COUNTRY PARK	127.53	34.50	郊野公園
MAJOR ROAD ETC.	5.91	1.59	主要道路等
TOTAL PLANNING SCHEME AREA	369.64	100.00	規劃範圍總面積

附屬的《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白沙灣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HEBE HAVEN - OUTLINE ZONING PLAN

1:10000
METRES 200 0 200 400 600 800 1000 METRES 米

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. S/SK-HH/7A

DRAFT HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/7A

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of a draft plan including interim development permission area plan covering any such land or building conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with the permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including interim development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without permission from the Town Planning Board.
- (6) Except to the extent that paragraph (4) applies, any use or development of land or building falling within the boundaries of the Plan but not within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date when such land or building was first included within the boundaries of the Plan or an earlier draft or approved outline zoning plan published by notice in the Gazette without permission from the Town Planning Board.

- (7) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (8) Road junctions, alignment of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (9) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (10) in relation to areas zoned "Conservation Area" or "Coastal Protection Area" :
 - (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or layby, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of first publication in the Gazette of the notice of a draft plan including interim development permission area plan covering such building, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (10) In areas zoned "Conservation Area" or "Coastal Protection Area",
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

- (iii) provision of amenity planting by Government; and
- (b) the following uses or developments require permission from the Town Planning Board:
 - provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (11) In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above and those specified below require permission from the Town Planning Board:
 - road and on-street vehicle park.
- (12) (a) Except in the area zoned "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:
 - structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
- (b) Except as otherwise provided in paragraph 12(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant planning permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (13) Unless otherwise specified, all buildings, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (14) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

Draft Hebe Haven Outline Zoning Plan No. S/SK-HH/7A

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
RESIDENTIAL (GROUP C)	3
RESIDENTIAL (GROUP D)	65
VILLAGE TYPE DEVELOPMENT	87
GOVERNMENT, INSTITUTION OR COMMUNITY	109
OPEN SPACE	110
RECREATION	111
OTHER SPECIFIED USES	112
GREEN BELT	114
CONSERVATION AREA	116
COASTAL PROTECTION AREA	117
COUNTRY PARK	119

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Government Use (not elsewhere specified)	Petrol Filling Station
Hotel	Residential Institution
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
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	
Rural Committee/Village Office	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

(Please see next page)

COMMERCIAL (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 a maximum plot ratio of 1.5 and a maximum building height of 11.15m, or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft Hebe Haven Outline Zoning Plan No. S/SK-HH/4, whichever is the greater.
- (b) In determining the relevant maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library 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 Residential Institution Rural Committee/Village Office School# Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-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 C) (cont'd)

Remarks

- (a) On land designated "Residential (Group C)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.6, a maximum site coverage of 30%, and a maximum building height of 9m and 2 storeys over 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) On land designated "Residential (Group C)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20%, and a maximum building height of 9m and 2 storeys over 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (c) On land designated "Residential (Group C)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.21, a maximum site coverage of 10.5%, and a maximum building height of 9m and 2 storeys over 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (d) On land designated "Residential (Group C)4", no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5 and a maximum building height of 25mPD, or the plot ratio and height of the existing building, whichever is the greater.
- ~~(e) On land designated "Residential (Group C)5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and a maximum building height of 50mPD, or the plot ratio and height of the existing building, whichever is the greater.~~
- (fe) On land designated "Residential (Group C)6", no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.35 and a maximum building height of 3 storeys, or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

- (gf) In determining the relevant maximum plot ratio/site coverage for the purposes of paragraphs (a) to (fe) 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 and 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.
- (hg) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (a) to (fe) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified)# Library Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution # Residential Institution# School # Shop and Services Social Welfare Facility # Utility Installation for Private Project
In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:	
Eating Place Library School Shop and Services	

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP D) (cont'd)

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m).
- (c) In determining the maximum plot ratio and site coverage for the purposes of paragraph (b) 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.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified)# Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House :

Eating Place
Library
School
Shop and Services

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport/Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (not elsewhere specified) Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sport or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Field Study /Education /Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Marina Pier Place of Entertainment Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<div>For 'Residential cum Marina Development' Only</div> <div>Flat House Eating Place Shop and Services Marina</div> <div>Government Use Public Utility Installation</div>	

Planning Intention

This zone is intended for a mixed development of residential, marina and limited commercial retail uses.

Remarks

- (a) On land designated "Other Specified Uses (Residential cum Marina Development)", 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 total maximum gross floor area of 70,606m² (including a maximum commercial gross floor area of 5,574m² and a maximum gross floor area of 3,716m² for a yacht club and associated facilities) and a maximum building height of 3 storeys including carport (10.66m) or the total gross floor area and the building height of the building which was in existence on the date of the first publication in the Gazette of the notice of draft Hebe Haven Outline Zoning Plan No. S/SK-HH/4, whichever is the greater.
- (b) In determining the relevant maximum gross floor area for the purposes of paragraph (a) 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 for the use and benefit of all the owners and 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For 'Pier' Only

Pier

Government Use
Marine Fuelling Station
Public Utility Installation

Planning Intention

This zone is intended primarily for the provision of land for pier use serving the needs of the community.

Remarks

Kiosks not greater than 10m² each in area and not more than 10 in number for uses as shop and services are considered as ancillary to "Pier" use.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television, and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

(Please see next page)

GREEN BELT (cont'd)

Planning Intention

The planning intention of this zone 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 general presumption against development within this zone.

Remarks

Any filling or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Hebe Haven Outline Zoning Plan No. S/SK-HH/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.
- (b) Any filling or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance and repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Hebe Haven Outline Zoning Plan No. S/SK-HH/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<hr/>	
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Use
Nature Trail	House (Redevelopment only)
On-Farm Domestic Structure	Pier
Picnic Area	Public Convenience
Wild Animals Protection Area	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Utility Installation for Private Project

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

(Please see next page)

COASTAL PROTECTION AREA (cont'd)

Remarks

- (a) On land falling within the boundaries of the interim development permission area plan, no redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.
- (b) On land not falling within the boundaries of the interim development permission area plan, no redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft Hebe Haven Outline Zoning Plan No. S/SK-HH/4.
- (c) On land falling within the boundaries of the interim development permission area plan,
 - (i) any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance; and
 - (ii) any filling or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Hebe Haven Outline Zoning Plan No. S/SK-HH/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (d) On land not falling within the boundaries of the interim development permission area plan, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Hebe Haven Outline Zoning Plan No. S/SK-HH/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COUNTRY PARK

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

DRAFT HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/7A

EXPLANATORY STATEMENT

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<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURE	1
3. OBJECT OF THE PLAN	2
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	3
6. POPULATION	4
7. OPPORTUNITIES AND CONSTRAINTS	4
8. GENERAL PLANNING INTENTION	4
9. LAND-USE ZONINGS	
9.1 Commercial	5
9.2 Residential (Group C)	5
9.3 Residential (Group D)	7
9.4 Village Type Development	8
9.5 Government, Institution or Community	9
9.6 Open Space	9
9.7 Recreation	9
9.8 Other Specified Uses	10
9.9 Green Belt	10
9.10 Conservation Area	11
9.11 Coastal Protection Area	11
9.12 Country Park	12
10. COMMUNICATIONS	12
11. UTILITY SERVICES	14
12. CULTURAL HERITAGE	14
13. IMPLEMENTATION	15
14. PLANNING CONTROL	15

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(Being a Draft Plan for the purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Hebe Haven Outline Zoning Plan (OZP) No. S/SK-HH/7A. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURE

- 2.1 The land within the draft OZP, except patches of coastal areas previously not covered by any statutory plans, and three areas previously covered by the Ho Chung Interim Development Permission Area (IDPA) Plan No. IDPA/SK-HC/1 notified in the Gazette on 17 August 1990, was previously included in the Hebe Haven IDPA Plan No. IDPA/SK-HH/1. The Hebe Haven IDPA Plan was prepared by the Director of Planning and notified in the Gazette on 12 October 1990. The land within the IDPA Plan was subsequently included in the draft Hebe Haven Development Permission Area (DPA) Plan No. DPA/SK-HH/1, which was prepared by the Board and notified in the Gazette on 12 July 1991.
- 2.2 On 29 March 1994, the then Governor in Council approved the draft DPA Plan under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The approval of the draft DPA Plan was notified in the Gazette under section 9(5) of the Ordinance on 8 April 1994.
- 2.3 On 17 May 1993, a directive was given by the then Governor, pursuant to section 3(1)(a) of the Ordinance, for the Board to prepare an OZP for the area of Hebe Haven.
- 2.4 On 13 May 1994, the then Governor directed the Board to amend the boundary of the planning scheme area of the draft Hebe Haven OZP to cover the water body fronting Hong Kong Marina and an area to the south of Marina Cove.
- 2.5 On 10 June 1994, the draft Hebe Haven OZP No. S/SK-HH/1 was exhibited for public inspection under section 5 of the Ordinance. On 6 August 1999, the draft OZP No. S/SK-HH/2 incorporating amendments was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the exhibition period.
- 2.6 On 22 February 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Hebe Haven OZP, which was subsequently renumbered as S/SK-HH/3. On 3 March 2000, the approved Hebe Haven OZP No. S/SK-HH/3 was exhibited for public inspection under section 9(5) of the Ordinance. On 5 September 2003, the CE in C referred the approved Hebe Haven OZP to the Board for amendment under section

12(1)(b)(ii) of the Ordinance.

- 2.7 On 29 October 2003, under the power delegated by the Chief Executive, the Secretary for Housing, Planning and Lands directed the Board to amend the boundary of the Planning Scheme Area of the draft Hebe Haven OZP to cover the newly formed coastal features and mangroves at the bay area of Ta Ho Tun, the estuaries of Pak Kong and Ho Chung rivers, and the extended water body of Hebe Haven Yacht Club and the new Pak Sha Wan Public Pier.
- 2.8 On 25 June 2004, the draft Hebe Haven OZP No. S/SK-HH/4 incorporating amendments was exhibited for public inspection under section 5 of the Ordinance. These amendments include designating the above coastal features and mangroves, and historical remains of Nam Wai ex-salt pan as “Coastal Protection Area” for protection and conservation purposes, rezoning a number of sites to reflect the existing and committed uses. During the exhibition period, no objection was received.
- 2.9 On 15 April 2005, the draft Hebe Haven OZP No. S/SK-HH/5, incorporating mainly amendment to the definition of “existing building” in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, no objection was received.
- 2.10 On 14 March 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hebe Haven OZP, which was subsequently renumbered as S/SK-HH/6. On 24 March 2006, the approved Hebe Haven OZP No. S/SK-HH/6 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.11 On 31 March 2015, the CE in C referred the approved Hebe Haven OZP No. S/SK-HH/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 17 April 2015 under section 12(2) of the Ordinance.
- 2.12 On 21 June 2019, the draft Hebe Haven OZP No. S/SK-HH/7-(the Plan), incorporating amendments mainly to rezone two sites to facilitate private residential development, including one near the road junction of Hiram’s Highway and Heung Chung Road and the one to the south of Nam Wai, was exhibited for public inspection under section 5 of the Ordinance. *During the two-month exhibition period, a total of 505 valid representations were received. On 4 October 2019, the representations were published for three weeks for public comment and a total of six valid comments on the representations were received. After giving consideration to the representations and comments on 20 December 2019, the Board decided to amend the Plan to partially meet representations by reverting the zoning of the site to the south of Nam Wai back to “Green Belt”.*
- 2.13 On _____, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hebe Haven OZP, which was subsequently renumbered as S/SK-HH/8. On _____, the approved Hebe Haven OZP No. S/SK-HH/8 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate broad land-use zonings and major transport networks for the Hebe Haven area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor adjustments as detailed planning and development proceed.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet changing needs.
- 4.2 For the guidance of general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) is about 370 hectares. It is located approximately 10.5 kilometres to the north-east of Kowloon and 1.5 kilometres south of Sai Kung Town. It comprises the entire coastal areas of Hebe Haven (Pak Sha Wan) and the surrounding hillslopes. The eastern part of the Area where the Hebe Haven Peninsula lies is largely covered by hillslopes and woodland. This area is within the Ma On Shan Country Park. On the northern side of the gulf are Tsiu Hang Special Area and some established villages and low-density residential development. Marine-related activities including yacht clubs and boat manufacturing and repairing workshops are concentrated along the west coast of the gulf east of Hiram's Highway. Marina Cove, an existing residential cum marina development, which is the largest residential development in the Area, is located on the western coast. To the south-western part of the gulf are some village developments including Heung Chung, Nam Wai and Au Tsai Tsuen. Further south of these villages is the hilly woodland of Cheung Kung Shan and Chuk Kok.
- 5.2 The gulf itself is a scenic area and the surrounding land area consists of large tracts of undisturbed woodland. In the midst of the woodland are small clusters of villages and low-density residential developments. A portion of the Area falls within the boundary of Ma On Shan Country Park and Tsiu Hang Special Area

where the Lions Nature Education Centre is located.

- 5.3 The main economic activities in the Area are commercial and marine-related industrial activities. Some commercial establishments such as restaurants and retail outlets and industrial undertakings including boat-building and boat-repairing are located along the western coast of the gulf serving as supporting facilities for water sports. Agricultural activities are declining with agricultural land lying fallow. The inadequate provision of transport infrastructure in the Area and the substandard existing local roads have greatly affected the accessibility and thus development of the Area.
- 5.4 Village development in the Area generally consists of a mixture of traditional village houses of single-storey stone dwellings and more recently built houses of 2 to 3 storeys. Nam Wai and Che Keng Tuk Villages are two of the oldest settlements in Sai Kung district. Other private housing schemes include Marina Cove, Berkeley Bay Villa and Hebe Villa.

6. POPULATION

Based on the 2016 Population By-Census, the population of the Area was estimated by the Planning Department as about 5,450. The majority of the existing population is distributed in the low-density residential areas and the various villages. It is estimated that the planned population of the Area would be about 7,1006,750.

7. OPPORTUNITIES AND CONSTRAINTS

- 7.1 The Area has a high scenic value. The gulf itself and the surrounding areas consist of significant coastal or natural features and large tracts of undisturbed woodland. A portion of the Area falls within the Ma On Shan Country Park with dense vegetation and natural features of high landscape value. The Pak Sha Wan Peninsula together with Cheung Kung Shan and its surrounding hillslopes form the mouth of Hebe Haven which is of strategic importance to the Area and thus should be conserved. A number of mature trees of ecological value exists in the hilly area of Chuk Kok. These natural resources should be conserved and any urban type development which would affect the natural character of the Area is not permitted.
- 7.2 Hebe Haven is ideal for water based recreation. It is easily accessible by "kaitos" to outlying islands, and functions as a major mooring area. The recreational potential of the Area should be fully realised. Besides, there is big demand for berthing and other supporting facilities along the coastal frontage as the gulf is well-sheltered. Two yacht clubs, Hong Kong Marina and Royal Hong Kong Yacht Club, are located at the north-eastern side of the gulf. These establishments have expanded their operations as well as the berthing and car parking facilities. The concentration of the marine-related activities along the gulf has made the Area one of the tourist attractions in the Sai Kung district.
- 7.3 There is a strong demand for village-type and residential cum marina developments in the Area, especially in the fallow agricultural lowland and foothill areas along the coastal front. With the opening of the Ma On Shan - Nai

Chung Link and the Tseung Kwan O Tunnel, accessibility to the Area has been greatly enhanced. This, together with the scenic environment and the availability of marine frontage, have resulted in huge development pressure in the Area.

- 7.4 Existing poor and substandard internal access roads are major development constraints in the Area. Widening and upgrading of these roads would be difficult due to topographical and other site constraints such as the fragmented ownership of land along the alignments. The local roads would need to be improved if further developments are to be implemented.

8. GENERAL PLANNING INTENTION

- 8.1 The planning intention for the Area is primarily to conserve the natural landscape features and the rural character of the Area. The Pak Sha Wan Peninsula, the Mau Tin headland, the Cheung Kung Shan area and its surrounding hillslopes consist of areas of natural vegetation and undisturbed woodland of high landscape value. These areas provide a variety of habitats and a natural setting at the gulf of Hebe Haven. Urban developments in these areas are not recommended, whilst uses that are in line with conservation proposes such as nature or ecology study centres are considered compatible with the surrounding environment. Apart from conservation, it is also the planning intention to promote marine-related recreational uses along the coastal front of Hebe Haven. Private initiatives to improve the planning and infrastructure of these areas for various recreational activities are also encouraged.
- 8.2 In the designation of various zones in the Area, consideration has been given to the natural environment, physical landform, existing settlement, land status, availability of infrastructure and local development pressures. Territorial Development Strategy and other studies are also taken into consideration.

9. LAND-USE ZONINGS

9.1 Commercial ("C") : Total Area 0.34 ha

- 9.1.1 The planning intention of this zone is primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood. The zone comprises an existing commercial cluster with restaurant, yacht and boat rental and local retail shops near the Pak Sha Wan Public Pier. Development within this zone is subject to a maximum plot ratio of 1.5 and a maximum building height of 11.15m or the plot ratio and height of the existing building, whichever is the greater.
- 9.1.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the maximum plot ratio and maximum building height restrictions stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.2 Residential (Group C) ("R(C)") : Total Area 7-166.46 ha

9.2.1 The planning intention of this zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone is divided into ~~six~~*five* sub-areas:

- (a) Residential (Group C)1 ("R(C)1") – residential developments in this sub-area are subject to a maximum plot ratio of 0.6, a maximum site coverage of 30% and a maximum building height of 9m with 2 storeys over one storey of carport.

This sub-area covers three residential sites, namely Granville Villa in Heung Chung, Hebe Villa on both sides of Che Keng Tuk Road adjoining Tsiu Hang Special Area and a residential development at the previous Man Kei Toi Government Quarters site.

- (b) Residential (Group C)2 ("R(C)2") – residential developments in this sub-area are subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 9m with 2 storeys over one storey of carport.

This sub-area covers two groups of residential areas. The first one is Berkeley Bay Villa located to the east of Hiram's Highway and south of Marina Cove. Another group is the residential developments at the hilly area of Chuk Kok.

- (c) Residential (Group C)3 ("R(C)3") – residential developments in this sub-area are subject to a maximum plot ratio of 0.21, a maximum site coverage of 10.5% and a maximum building height of 9m with 2 storeys over one storey of carport.

This sub-area covers the existing residential developments in Heung Chung.

- (d) Residential (Group C)4 ("R(C)4") – residential developments in this sub-area are subject to a maximum plot ratio of 1.5 and a maximum building height of 25mPD.

This sub-area covers a site near the junction of Heung Chung Road and Hiram's Highway. As the site is abutting Hiram's Highway, a building setback of 5m from the kerb line of Hiram's Highway should be provided to avoid adverse vehicular emissions.

- ~~(e) Residential (Group C)5 ("R(C)5") – residential developments in this sub-area are subject to a maximum plot ratio of 1.3 and a maximum building height of 50mPD.~~

~~This sub-area covers a site to the south of Nam Wai. A non-building area of about 10m wide at the north-western part~~

~~of the site from the existing stream should be provided to avoid disturbance to the natural stream and its vegetated riverbank. Proper and adequate landscape treatment should be provided along the periphery of the site in accordance with the Hong Kong Planning Standards and Guidelines to enhance the appearance of any man-made slopes and the associated retaining structures.~~

- (fe) Residential (Group C)6 (“R(C)6”) – residential developments in this sub-area are subject to a maximum plot ratio of 0.35 and a maximum building height of 3 storeys.

This sub-area covers an existing residential development namely Colour By The River located to the south of Nam Wai.

- 9.2.2 The above residential sub-areas mainly reflect the existing character and development intensity. The reasons for the development restrictions are mainly to conserve the existing character and intensity of the developments so as to blend in well with the surrounding natural environment and rural character as well as not to overload the limited infrastructural facilities, particularly the transport network in the Area.
- 9.2.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the maximum plot ratio, maximum site coverage and maximum building height restrictions stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3 Residential (Group D) (“R(D)”) : Total Area 0.92 ha

- 9.3.1 The planning intention of this zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. This is in line with the Government policy of designating ‘residential upgrading areas’ in the urban fringe in the late 1980’s to encourage self improvement or redevelopment of temporary domestic structures by properly designed permanent houses. Within this zoned area, new replacement houses are encouraged to be constructed in permanent materials. Each plot shall be provided with water supply and connections for sewage disposal. To avoid pollution, the site shall be connected to Government reticulatory sewage treatment facilities. For safety and hygienic purposes, fire hydrants and refuse collection points shall be provided.
- 9.3.2 Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m). Residential

development (other than New Territories Exempted House) shall not result in a total development in excess of a maximum plot ratio of 0.2, a site coverage of 20% and a maximum building height of 2 storeys (6m).

- 9.3.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the maximum plot ratio, maximum site coverage and maximum building height restrictions stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.3.4 The “R(D)” designation could encourage redevelopment of buildings in a poor state and to provide them with necessary basic infrastructural provision. This zoning provides the opportunity and incentive for individual owners or developers to improve and upgrade the areas. Besides, it provides a proper planning control on the redevelopment and ensures the provision of basic facilities to serve these developments.
- 9.3.5 The group of residential structures near the coastal area of Hebe Haven is within this zoning. At present, some domestic structures, commercial uses and other ancillary uses related to marine activities such as anchorage areas for boats and pier are within this zone. Upon realignment of Hiram’s Highway, the existing marine access would be cut off and the “R(D)” zoning is considered appropriate for the area for general residential improvement with set back from the main road. As the site has good accessibility, other uses such as shops, car parks, restaurants may be permitted upon application to the Board.

9.4 Village Type Development (“V”) : Total Area 23.73 ha

- 9.4.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selective commercial and community uses serving the needs of the villagers and in support of village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.4.2 The boundaries of the “V” zones are drawn up having regard to the existing village “environs”, outstanding Small House demand for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, streamcourses and burial grounds are not included in the zone. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans.

- 9.4.3 There are a number of recognised villages zoned “V” in the Area, which include Ta Ho Tun, Che Keng Tuk, Wo Mei, Nam Wai, Tsiu Hang, Ma Nam Wat and Pak Wai. In 2016, the population residing in these villages was about 2,700. These villages are either located on the lower hillslopes or situated on the coastal lowland areas.
- 9.4.4 All villages except Ma Nam Wat are accessible via some sub-standard local roads. Ma Nam Wat is accessible by boats from Sai Kung Town. All villages are supplied with potable water, electricity and telephone services. As public drainage and sewerage systems are not available, sewage disposal and surface run-off are treated by means of septic tanks and soakaway system.
- 9.4.5 Proposals for vehicular access upgrading and environmental improvement of villages to help consolidate the village fabric have mostly been planned or implemented in the Rural Planning and Improvement Strategy (RPIS) Development Programme.
- 9.4.6 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the maximum building height restriction stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.5 Government, Institution or Community (“G/IC”) : Total Area 2.39 ha

- 9.5.1 The planning intention of this zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.5.2 Five sites are zoned for such purpose in the Area and most of them have already been developed for their intended uses. A free-standing private nursery and a village office at Tsiu Hang Hau as well as a religious institution at the entrance of Nam Wai Road are within this zone. The site to the north-western shoreline of Hebe Haven is to be redeveloped for a Care and Attention Home for the Elderly with day care service. To the south of Marina Cove is the ex-Sai Kung Central Primary School which is planned for a social welfare services complex. At the southern corner of the Area near the junction of Clear Water Bay Road and Hiram’s Highway is Cheng Chek Chee Secondary School.

9.6 Open Space (“O”) : Total Area 0.27 ha

- 9.6.1 The planning intention of this zone is primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Uses in support of the recreational developments may be permitted

subject to planning permission.

- 9.6.2 This zone reflects the existing Ho Chung Football Field near Berkeley Bay Villa.

9.7 Recreation ("REC") : Total Area 4.90 ha

- 9.7.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

- 9.7.2 The coastal strips in the north-eastern and western parts of the gulf area are zoned for such purpose. The elongated area to the east of Hiram's Highway is in a dilapidated condition with an uncoordinated development pattern and a mixture of recreational uses, and boat storage and repairing. The planning intention is to promote marine-related recreational uses in this area. Private initiatives to redevelop or improve the conditions of the area is encouraged. To the eastern coast of the Hebe Haven gulf lies the existing Hong Kong Marina and Royal Hong Kong Yacht Club. There are plans for future expansion of yachting facilities. Future reclamation of the sea area would be involved. A scout leader training center in Sha Tsui is also zoned for recreational purpose.

- 9.7.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the maximum plot ratio and maximum building height restrictions stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.8 Other Specified Uses ("OU") : Total Area 25.68 ha

This zone denotes land allocated or reserved to provide land for specific uses, including the following :

- (a) the existing Marina Cove which is zoned "OU" annotated "Residential cum Marina Development" has been fully developed with low-density housing in accordance with the approved Master Layout Plan. A number of commercial and marina facilities have also been provided in the scheme. Development in this zone is subject to a maximum gross floor area of 70,606m² (including a maximum commercial gross floor area of 5,574m² and a maximum gross floor area of 3,716m² for a Yacht Club and associated facilities) and a maximum building height of 3 storeys including carport (10.66m). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the maximum gross floor area and maximum building height restrictions stated in the Notes may be considered by the Board

through the planning permission system. Each proposal will be considered on its individual planning merits; and

- (b) the existing public pier at Pak Sha Wan which is zoned “OU” annotated “Pier”.

9.9 Green Belt (“GB”) : Total Area 20.4521.15 ha

- 9.9.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features including foothills, lower hillslopes, spurs, isolated knolls, woodland, vegetated land as well as amenity areas, and to contain urban sprawl as well as to provide passive recreational outlets. The woodland areas north of Man Kei Toi and south of Tsiu Hang Special Area are some examples under this zoning.
- 9.9.2 There is a general presumption against development within this zone. Development proposals will be considered on their individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.9.3 As filling and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

9.10 Conservation Area (“CA”) : Total Area 113.67 ha

- 9.10.1 The planning intention of this zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. These areas often constitute topographical features in rural areas, and may be used to separate sensitive natural systems such as those in the Ma On Shan Country Park from the adverse effects of developments. Topographical features of woodland or areas of scenic value should be protected by avoiding the encroachment of any urban-type development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area, or essential infrastructure projects with overriding public interest may be permitted.
- 9.10.2 This zone covers areas of steep terrain or hillslopes with natural vegetation and undisturbed woodland of high landscape value. In the Pak Sha Wan Peninsula, hillslopes adjoining the Country Park overlooking the gulf are zoned for this purpose. The largest piece of land under this zoning lies in the southern part of the Area in Cheung Kung Shan, Mau Tin and Chuk Kok. The conservation of these areas is of strategic significance as they are located at the mouth of Hebe Haven. The Mau Tin Headland and the Chuk Kok Peninsula are the extension of the Razor Hill and Hebe Knoll ranges. These, together with Pak Sha Wan Peninsula, form an important “green

gateway” to Hebe Haven. The land covers areas of natural vegetation and undisturbed woodland of high landscape value.

- 9.10.3 Filling and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.11 Coastal Protection Area (“CPA”) : Total Area 36.69 ha

- 9.11.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area, or essential infrastructure projects with overriding public interest may be permitted.
- 9.11.2 The coastal area in Mau Tin, the estuary in Nam Wai, Ho Chung, Pak Kong, Ta Ho Tun Sheung Wai, part of the Trio Beach, the coastal area north of Ma Nam Wat and several strips of land in the northern and eastern sides of the gulf are within this zone. These areas contain many interesting features including cliffs, caves, rocks, small coves with sandy beaches and marsh land mangrove habitat. These areas which are of high scenic quality and value are not yet spoilt by any urban development and should therefore be conserved.
- 9.11.3 The zoning also covers the ex-salt pan at Nam Wai, which is of high historical value and ecological significance. It is one of the two historical salt pans remaining in Hong Kong and it is located in an inter-tidal mudflat area with well-developed uncommon healthy mangroves patches reaching a height of 4m and egrets foraging within the area. The ecological and historical values of the area is protected by this zoning.
- 9.11.4 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.12 Country Park (“CP”) : Total Area 127.53 ha

- 9.12.1 Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

- 9.12.2 The boundaries of the “CP” zone generally follow those of the gazetted Country Parks. The Ma On Shan Country Park in Pak Sha Wan Peninsula and the Tsiu Hang Special Area, endowed with their natural landscape and diversity of habitats, are zoned “CP”. An outdoor nature education centre has been set up in the Tsiu Hang Special Area.

10. COMMUNICATIONS

10.1 Road Network

- 10.1.1 Access to the Area is via Hiram’s Highway, which is a rural road of Sai Kung district. It runs along the western boundary of the Area and links Sai Kung Peninsula with Kowloon via Clear Water Bay Road. There are a number of local roads branching off Hiram’s Highway. They provide access to individual institutional and village developments. However, most of the internal access roads are narrow and meandering and none of them is built up to highway standard at present.
- 10.1.2 The road scheme of Dualling of Hiram’s Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung was authorised by the CE in C on 4 October 2011. Pursuant to section 13A of the Ordinance, the road scheme authorised by the CE in C under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) shall be deemed to be approved under the Ordinance and the road scheme is shown on the Plan for information only. The aim of the project is to relieve the current traffic congestion, accommodate the anticipated traffic growth and cope with unexpected incidents. Construction of the road scheme commenced in 2016 and is expected to be completed by 2020. Preliminary design and investigation works for the Hiram’s Highway Improvement Stage 2 project are currently in progress.
- 10.1.3 To improve accessibility in the Nam Wai area, land has been reserved for the future widening of Nam Wai Road and its junction improvement with Hiram’s Highway. The alignment is tentative and is subject to change upon finalisation of the proposed alignment by relevant Government departments. Similar land reservation has also been made on both sides of Che Keng Tuk Road for future road improvement.

10.2 Water-borne Traffic

- 10.2.1 Hebe Haven has the busiest marine traffic in Sai Kung district. A public pier is located at the west coast of Hebe Haven and mainly serves tourists embarking for leisure boating. Two ‘kaito’ services plying between Hebe Haven and Leung Shuen Wan via Ma Nam Wat carry passengers and cargoes to and from these areas. There are three private clubs and one non-profit making water sports centre with over 700 private moorings for pleasure craft in Hebe Haven. The marine

traffic would further increase with the future expansion of yachting activities and berthing facilities of the marine clubs. Marina Cove also provides several floating jetties within its own development for leisure crafts.

- 10.2.2 Two small craft channels have been designated by the Marine Department in the Inner Port Shelter. A flash light house is located at the southern tip of Man Tau Tsui to guide marine traffic to and from Hebe Haven.

10.3 Public Transport Provision

The western part of the Area along Hiram's Highway is well served by public transport including franchised buses, public light buses and green mini-buses running to and from Sai Kung Town and East Kowloon. Many parts of the Area are also served by taxis. Parts of the Area including Sam Sing Wan and Ma Nam Wat are accessible by 'kaito' plying from Pak Sha Wan public pier only.

11. UTILITY SERVICES

- 11.1 The Area is unsewered and falls within the Port Shelter Water Pollution Control Zone. New developments should be provided with adequate on-site sewage treatment and disposal facilities. Under the Port Shelter Sewerage Master Plan (SMP), Pak Sha Wan, Ta Ho Tun and Che Keng Tuk will be provided with sewers. These sewers will be linked to Sai Kung Sewage Treatment Plant in Sai Kung Town through pumping stations both in Ta Ho Tun and outside the Area. The sewerage system for Ho Chung and Nam Wai Areas will be linked to the local sewage treatment plants at Ho Chung and Wo Mei under the Port Shelter Sewerage Works, which are tentatively scheduled to commence construction in 2019 the earliest. These sewerage packages are subject to further revision depending on the availability of public funds.
- 11.2 Potable water, electricity and telephone services are available in the Area. It is envisaged that there will be no significant problem to provide such services to the new developments.

12. CULTURAL HERITAGE

- 12.1 Sites of Archaeological Interest (SAI), such as Nam Wai SAI, Ta Ho Tun SAI and Sam Sing Wan SAI, are located within the Area.
- 12.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These new items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded to the official website of the AAB at <http://www.aab.gov.hk>.
- 12.3 Prior consultation with the Antiquities and Monuments Office (AMO) should be made if any development, redevelopment or rezoning proposals that might affect

the above sites of archaeological interest, new item(s) pending grading assessment and their immediate environs. If disturbance to the site of archaeological interest is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAI. For example, whether detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works, e.g. road widening and laying of utility services, have been and will be implemented through the Local Public Works Programmes, the on-going RPIS Development Programmes and the Rural Public Works Programme as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoning indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of a draft plan including interim development permission area plan covering such land or building and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to the Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be

always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to environmental improvement or upgrading to the Area may be considered favourably by the Board.

- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans for the Area and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such material as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 12 October 1990 on land included in the plan of the Hebe Haven IDPA or on or after 17 August 1990 on land included in the plan of the Ho Chung IDPA, may be subject to enforcement proceedings under the Town Planning Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.