

Appendix C

Replacement Page of the Supporting Planning Statement

5 PLANNING JUSTIFICATIONS

5.1 Rationalising Valuable Land Resources No Longer Serving ‘Road’ Function for Housing Purpose

- 5.1.1 Since the Proposed Amendments to the Draft Sai Kung Town OZP No. S/SK-SKT/2 exhibited in 2006, the Application Site has been reserved as an area shown as ‘Road’ for potential road projects along the existing Tai Mong Tsai Road for almost 20 years. With the gazettal of the HH2 works’ Scheme and Plan in 2020, it is confirmed that the Application Site will no longer be required as part of the future road extent upon improvement.
- 5.1.2 With reference to a recent Sai Kung District Council Paper (Document No. 42/24)¹⁹, it is observed that the Government is also taking the initiative to review land uses of area which is no longer required by the Hiram’s Highway Stage 1 work in Ho Chung, Sai Kung, including residential uses. Therefore, this Planning Application echoes with the Government direction to review and rationalise the long-term use of the Application Site at the highly visible and accessible entrance location of Sai Kung Town.
- 5.1.3 Immediately adjoining a “CDA(1)” site to its south with a comprehensive residential development for 972 private housing flats approved in 2022, a Proposed Residential Development with the same nature and scale, and by the same Applicants, at the Application Site is fully justified as an organic extension of the “CDA(1)” site ensuring compatibility.
- 5.1.4 The Application Site has taken into account the “leftover” area along the future extent of the realigned Tai Mong Tsai Road, rationalising the site boundary from land management perspective in long-term. Meanwhile, careful thought has also been in place in defining the Development Site, which deliberately excludes the area that falls within the limits of HH2 works area to accommodate interface issues during construction of the HH2. It is noted that the HH2 project is currently under the detailed design stage and the road alignment of the future widened Tai Mong Tsai Road is subject to change. Should there be an update to the road alignment, the site boundary of the proposed residential development will be revised in the future Land Grant accordingly. The completion year of the Proposed Residential Development set in 2032 tentatively will align with the targeted completion year of the HH2 to minimise interface issues during construction stage.

5.2 Ensuring Compatibility with the Surrounding Context

- 5.2.1 The Proposed Development has paid attention to ensure compatibility with the surroundings, which is characterised by a low- and medium-density private residential neighbourhood. The Proposed Development will adopt a plot ratio of about 1.5, in the same scale of the adjoining “CDA(1)” site. Moreover, to maintain the stepped building height concept in the Approved MLP of the “CDA(1)” site (descending from 10 storeys in the north to 4 storeys in the south), the Proposed Development, located to the immediate north of it, will also adopt a BH of 10 storeys (excluding 1 storey of basement carpark). The Proposed Development will

¹⁹ SKDC (DFWC) Document No. 42/24 - Proposed Amendment to the Approved Ho Chung Outline Zoning Plan S/SK-HC/11 to discuss in the Sai Kung District Council on 10 Sept 2024.