

Appendix D

Replacement Pages of the Revised Supporting Planning Statement

Executive Summary

This Supporting Planning Statement is submitted to the Town Planning Board for the Proposed Amendment to the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12 (the “OZP”) under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning from “Green Belt” (“GB”) zone and Area Shown as “Road” to “Residential (Group C)5” (“R(C)5”) zone at various lots in D.D. 210 and adjoining Government Land, Pak Wai, Sai Kung (the “Application Site”) to facilitate a low-density residential development (the “Proposed Amendment”).

The Application Site, with a site area of about 12,692m², is located in a low-density residential neighbourhood, with existing development in Marine Cove and low-rise houses in Pak Wai Village and Hing Keng Shek Village in its immediate surrounding. It is accessible from Hiram’s Highway, and the section has already completed the Phase 1 Improvement Work in 2021. Currently, the Application Site is occupied by **a commercial horticulture workshop and temporary structures**. Majority land area of the Application Site has been paved, and barely serves the planning intention of “GB” zone which *“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 outlet”* (extracted from the Notes of the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12).

Boosting housing production and building up land reserve have been one of the priority objectives of the Government. A steady supply of private housing, alongside public housing, has been equally important to meet the projected demand as laid out in the Long-Term Housing Strategy. In recent years, rounds of systematic review of “GB” zones have been initiated by the Government to identify appropriate sites for housing through rezoning. Since 2021, in the Sai Kung district, a total of 6 sites in “GB” zone have been rezoned for housing development. Echoing with the Government’s ongoing efforts to increase land supply to address territorial housing demand, the Proposed Amendment at the Application Site is a timely response to unleash the potential of a sizeable developable land at a scale compatible with the surroundings.

An Indicative Scheme has been formulated to demonstrate the feasibility of the Proposed Amendment to rezone the Application Site from “GB” and area shown as “Road” to “R(C)5” with a maximum plot ratio (“PR”) of 0.6 and a maximum building height (“BH”) of 4 storeys. In the Indicative Scheme, a total of 120 private residential units will be provided in four residential towers incorporated with environmentally sensitive design. Relevant technical assessments have been carried out to ascertain that there will be no insurmountable impacts on the surrounding environment.

The Proposed Amendment at the Application Site is fully justified based on the following grounds:

- Echoing with the Government’s Prevailing Policy to Increase Housing Supply;
- Tapping into Private Resources to Shouldering the Burden of Housing Supply by Rationalising Lands Not Serving “GB” Function
- Not Compromising the Integrity and Function of the Wider “GB” Zone;

ARUP

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃綱領根據《城市規劃條例》（第 131 章）第 12A 條，就位於西貢北圍丈量約份第 210 約內多個地段和毗連政府土地（「申請地點」），擬議修訂蠔涌分區計劃大綱草圖編號 S/SK-HC/12（「分區計劃大綱圖」），將申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅（丙類）5」地帶，以作擬議低密度住宅發展（「擬議修訂」）。

申請地點的總地盤面積為約 12,692 平方米，位於低密度住宅社區，鄰近有匡湖居以及北圍村和慶徑石村內的低矮屋宇。申請地點可從西貢公路到達，該路段已在 2021 年完成第一階段的西貢公路改善工程。申請地點現時主要用作為園景公司及臨時建築物，現時大部分的土地範圍沒有植被及已平整，難以體現現時「綠化地帶」的規劃意向，「利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地」（摘錄於蠔涌分區計劃大綱草圖編號 S/SK-HC/12 的註釋）。

近年政府積極增加房屋供應及土地儲備。私人房屋及公營房屋的供應需持續平穩來滿足在長遠房屋策略中的房屋需求。近年政府亦進行了多輪「綠化地帶」用地檢討，並以透過改劃合適用地以作房屋發展。由 2021 年起，西貢區共有六塊劃作「綠化地帶」用地的改劃以促進房屋發展。為回應政府現時增加土地供應的政策以滿足殷切的住屋需求，擬議修訂善用土地及釋放這位於西貢北圍低密度住宅社區的發展土地潛力。

申請人已制定一個指示性方案以證明擬議修訂的可行性。擬議修訂建議於申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅（丙類）5」地帶，最高地積比率為 0.6 及最高建築物高度為 4 層。指示性方案的四棟有環保設計的住宅大廈將提供合共 120 個單位。申請人亦已進行相關技術評估來確定指示性方案不會對周圍環境造成不可克服的影響。

擬議修訂具有以下合理改劃理由：

- 呼應政府的現行政策以增加房屋供應；
- 善用私人土地資源，理順荒廢多年未能體現「綠化地帶」規劃意向的土地，以減輕房屋需求的壓力；
- 不影響廣大範圍內「綠化地帶」的完整性及作用；
- 符合政府檢視合適「綠化地帶」發展潛力的政策方針及評估標準；
- 確保與周邊的發展互相協調；
- 提升景觀美化價值及改善地區環境；

ARUP

1. INTRODUCTION

- 1.1.1 This Supporting Planning Statement is submitted to the Town Planning Board (“TPB”) in support of a Planning Application under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development (“the Proposed Amendment”) at various lots in D.D. 210 and adjoining Government Land, Pak Wai, Sai Kung (“the Application Site”).
- 1.1.2 The Applicant proposes amendments to the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12 (“the OZP”) by rezoning the Application Site from “Green Belt” (“GB”) and Area shown as “Road” to the “Residential (Group C)5” (“R(C)5”) zone (“the Proposed Amendment”) with a maximum plot ratio (“PR”) of 0.6 and a maximum building height (“BH”) of 4 storeys, to facilitate a proposed low-density residential development.
- 1.1.3 The Application Site is bounded by Hing Keng Shek Road in its east, the Hiram’s Highway in its south and situated in a predominantly low-density residential neighbourhood. Currently, the Application Site has been occupied by a commercial horticulture workshop and temporary structures. Majority part of the Application Site has been paved. The Application Site also covers a portion of a footpath connecting to the existing temporary structures and village settlements to the north and northwest of the Application Site from Hing Keng Shek Road and Hiram’s Highway.
- 1.1.4 Following the completion of the first two rounds of “Green Belt” (GB) reviews in 2012 and 2013 respectively, the Chief Executive’s 2021 Policy Address reaffirmed that the Government would continue to review various land uses by conducting the third round of “GB” review to identify suitable sites to meet the pressing need for housing supply. Among the 77 GB sites identified with potential for housing development in the first two rounds of review, 45 sites have already been rezoned for housing development (as of January 2023). As the third round of “GB” review was completed in the end of 2022, the 255 hectares of “GB” clusters (30% of which is private land) identified will be proceeded with technical studies, with the target of initiating the rezoning for the second batch of sites in 2025-26, following completion of the rezoning for the first batch in 2024¹.
- 1.1.5 In line with Government’s initiative, the Applicant sees the opportunity to rationalise the long-wasted land that barely serves the function of “GB” for residential development at a scale which is compatible with the surrounding and proven to be technically feasible. The proposed development will be compatible with the existing developments in the surrounding and serves an opportunity to unleash lands in “GB” zone under private ownership, as suggested in the third round of “GB” review, to increase housing supply through private sector participation to alleviate Hong Kong’s acute housing demand.
- 1.1.6 An Indicative Scheme has been formulated to demonstrate the feasibility of the Proposed Amendment. The Indicative Scheme is for a low-density residential development and serves an opportunity to enhance the landscape amenity and living environment for the Ho Chung Neighbourhood. The Indicative Scheme will provide about 120 private residential units with an anticipated population of about 360. The thoughtful building

¹ Source: <https://www.legco.gov.hk/yr2024/english/panels/dev/papers/dev20241022cb1-1346-3-e.pdf>

2. SITE CONTEXT

2.1 Location

- 2.1.1 The Application Site is located at various lots in D.D. 210 and adjoining Government Land in Pak Wai, Sai Kung. It is bounded by Hing Keng Shek Road at its east, the Hiram's Highway at its south and situated in a predominantly low-density residential neighbourhood. With a site area of about 12,692 m², the Application Site falls within an area mainly zoned as "GB" and partly in area shown as "Road" in the Draft Ho Chung OZP No. S/SK-HC/12.
- 2.1.2 Please refer to **Figure 2.1** for the location plan of the Application Site.

2.2 Land status

- 2.2.1 The Application Site area is about 12,692m², which comprises of about 9,406m² (about 74% of the Application Site) of private lots held under Lots 13 (part), 14 (part), 15 (part), 16 (part), 17, 19 (part), 20, 21, 23, 25, 26, 27, 28, 29, 30, 31 (part), 32, 33, 34, 35, 36, 37, 38, 39, 40 (part), 41, 42, 45, 46 RP, 47 RP, 48 RP, 49 RP, 50 RP, 51 RP (part), 52 (part) and 53 RP in D.D. 210, and about 3,286m² (about 26%) of Government Land.
- 2.2.2 Please refer to **Figure 2.2** for the lot index plan of the Application Site.

2.3 Existing Land Use

- 2.3.1 The Application Site's site level ranges from about 4.1mPD to 5.7mPD which is at elevations comparatively lower than Pak Wai Village in the east (with a site level up to about 24.4mPD) and Hing Keng Shek Village in the north (with a site level up to about 55.7mPD). It also abuts an existing stream course along its eastern boundary.
- 2.3.2 Currently, the majority of the Application Site has been paved. The southern and western part of the Application Site is occupied by a commercial horticulture workshop and temporary structures. Some temporary structures which used for storage and vehicle parking are also found in the middle of the Application Site.
- 2.3.3 Vegetations with low amenity value are grown along the two sides of the Application Site. An existing stream is running along the eastern boundary of the Application Site. There is also an existing pedestrian footpath connecting Hing Keng Road and Hing Keng Village across the Application Site, providing pedestrian access from Hiram's Highway in the south to the village settlements and temporary structures in the north of the Application Site.
- 2.3.4 Please refer to **Figure 2.3** for the existing condition of the Application Site.

4. THE INDICATIVE SCHEME

4.1 Echoing the Government's Effort to Identify Suitable "GB" Sites in Private Land for Residential Redevelopment

4.1.1 The Application Site, located on the fringe of the "GB" zone, is directly accessible from the Hiram's Highway. The Hiram's Highway has undergone road widening works in the Stage 1 improvement project (completed in 2021) and is expected to be further enhanced with the ongoing Stage 2 improvement project (commenced in 2024). Notwithstanding the planning intention of the "GB" zone which 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 outlet"*, the Application Site has been largely paved and is currently occupied by a commercial horticulture workshop as well as temporary structures, which does not necessarily serving the function of a "GB". Given the Application Site is located within an established residential neighbourhood of Ho Chung and its highly accessible location, it is considered suitable to review its future use, as a response to Government's policy to identify suitable "GB" sites for housing development.

4.1.2 In response to the Chief Executive's target to continuously enhance "speed, quantity, quality and efficiency" in land production (2024 Policy Address), the Application Site, which has met the criteria adopted in the three rounds of "GB" review initiated by the Government, will provide an efficient solution to shouldering the Government's burden on catching housing supply target through private initiatives of residential development at an appropriate location.

4.2 Key Planning and Design Principles

4.2.1 **To Utilise Precious Private Land Resources Without Compromising on the Quality of Landscape and Environment** – The Application Site is located on the fringe of the "GB" zone adjoining established residential developments (adjoining "V", "R(D)" and "R(E)" zones) with direct connection with the Hiram's Highway. It has been occupied with land uses that hinder it from serving the intended "GB" function. Taking into consideration the profile of natural terrain, development intensity of existing residential development in the surrounding, including village houses in Pak Wai Village and Marina Cove (with existing residential towers up to 6 storeys) to the immediate south, an Indicative Scheme with compatible development intensity is proposed. The Indicative Scheme intends to be a low-density residential development subject to a maximum PR0.6 with a BH ranging from 3 to 4 storeys descending from the hillside in the north towards the main road in the south.

4.2.2 **To Adopt Sensitive Design to Ensure Compatibility to the Surroundings** – To respect the surrounding environment, the Indicative Scheme will adopt a sensitive design with urban oasis style that ensures compatibility and minimal disturbance. Careful attention has been paid to the boundary of the Application Site in order to avoid encroachment and minimise the potential impacts on the existing river course running along the eastern boundary. Following the profile of the natural terrain, the BH of the four residential towers are designed to descend from 4 storeys located closer to the hillside in the north to 3 storeys in the south. To minimise the potential noise nuisance arising from vehicular

Block 3 to facilitate social interaction and integration among residents. To create a child-friendly residential community, a children play area has also been proposed to provide convenient access for residents to enjoy.

- 4.4.10 To further complement the tree planting and create an urban oasis within a countryside setting, interesting landscape features and local open spaces, such as the floral garden and community farm, have also been introduced as community areas for residents to enjoy, appreciate and gather, promoting community interaction and integration among residents. Installations for fostering a sustainable ecology with zero-carbon features will also be explored at the detailed design stage.

4.5 Landscape Design Concept

Landscape Design

- 4.5.1 With the design concept of creating the urban oasis style, the landscape proposal for the Indicative Scheme will focus on quality and interesting landscaping features for the liveable neighbourhood, as well as an emphasis on ecological sustainability and community integration. For further details and elaboration of the landscape design, please refer to Appendix B.

- **Community Farm:** A dedicated space in the Application Site will be allocated for a community farm, providing residents with the opportunity to grow their own produces of different species in accordance with the change of seasons in a year, hence creating a colourful landscape and fostering a sense of community.
- **Floral Garden:** A floral garden will be provided in the northern portion of the Site near the proposed swimming pool and clubhouse. A variety of plant species will be featured in the floral garden to promote ecological diversity. It also serves as a pleasant community area for people to enjoy and gather, which promotes interaction and integration within the community.
- **Tree Row along the Public Footpath:** A row of tree is planted along the public footpath along the eastern boundary providing shading for public users, including villagers living nearby and hikers. The lush tree lining will also help create a more comfortable and inviting environment for pedestrians by providing shading and reducing the temperature of the surrounding area, especially during hot summer months.
- **Fence Wall:** A fence wall is proposed between the public footpath at the eastern part of the Application Site and the proposed development to provide privacy and security for the residents. The fence wall would be constructed mainly by perforated mesh with planting area underneath that support local biodiversity and blend in harmoniously with the surrounding natural setting.

Tree Preservation Proposal

- 4.5.2 Based on the updated tree survey, among the 130 nos. of trees surveyed, no old, valuable, rare or endangered species have been found. All the trees identified are common landscape species. A total of 103 existing trees is proposed to be felled due to poor health condition/conflict with proposed development. Specifically, due to a low suitability for

transplant and presence of climbers on trunk, the mature tree T59 is proposed to be felled. In compensation for trees to be felled, a total of 103 nos. of compensatory trees and 12 no. of new trees (not including the feature trees) are proposed in the Indicative Scheme. The implementation of proposed compensatory tree planting has achieved the compensatory planting ratio of 1:1 in terms of quantity as far as possible. Photographic record showing the trees along river at southern boundary are outside site boundary is provided for information.

Local Open Space Provision

- 4.5.3 The Indicative Scheme is in accordance with the open space requirement in the Hong Kong Planning Standards and Guidelines (HKPSG), which requires at least 1m² local open space per person. With an anticipated population of about 360 persons, not less than 360m² of local open space will be provided in the Indicative Scheme.

Greenery Provision

- 4.5.4 The Indicative Scheme is also in full compliance with the requirement of PNAP APP-152 that an area of not less than 20% of the total greenery will be provided. The Landscape Master Plan including Tree Survey Report and Tree Compensatory Plan is provided in **Appendix B**.

4.6 Traffic Arrangement, Pedestrian Connections, and Internal Transport Facilities

Vehicular Access

- 4.6.1 The vehicular access for the Indicative Scheme is located at Hing Keng Shek Road. The existing section of Hing Keng Shek Road between the proposed vehicular access and Hiram's Highway is proposed to be widened as a 6m-wide 2-lane single carriageway. The vehicular access to the basement car park is located between Residential Blocks 1 and 2.
- 4.6.2 Within the internal road network, a roundabout is proposed near the entrance location for vehicles entering the residential portions of the Site or the on-site sewage treatment plant for maintenance purpose.

Pedestrian Connections

- 4.6.3 There is an existing pedestrian footpath which provides access from Hiram's Highway to the village settlements and temporary structures in the north of the Application Site. Under the Indicative Scheme, a 2m-wide public footpath is proposed along the eastern portion of the Application Site to provide public users with an unrestricted 24-hour access between the Hiram's Highway in the south and the village settlements and temporary structures in the north of the Application Site. The public footpath will be aligned with a tree row to provide shading and pleasant pedestrian environment.

6. PLANNING JUSTIFICATIONS

6.1 Echoing the Government's Prevailing Policy to Increase Housing Supply

- 6.1.1 The Proposed Amendment for facilitating private residential development at the Application Site is in line with the Government's ongoing policy to boost the much-needed housing supply. According to the 2024 Policy Address, the Government restated its commitment in expediting up land supply for housing development by implementing various measures, such as streamlining the land development processes.
- 6.1.2 Moreover, according to the Long-Term Housing Strategy Annual Progress Report 2024, the total housing supply for the next 10-year period will be 440,000 units (in which the private housing supply target accounts for 30% of the total target, which is 132,000 units)²⁰. As mentioned above, there are 6 sites that have been rezoned for residential development in Sai Kung District since 2021. This demonstrates that the changing planning circumstances that favours the release of development potential of suitable "GB" sites in Sai Kung for housing development.
- 6.1.3 The Application Site is in proximity to the built-up residential developments in Ho Chun and is conveniently connected to the Hiram's Highway. With the completed Hiram's Highway Improvement Stage 1 and the ongoing Stage 2 improvement work, the traffic conditions in Sai Kung and accessibility of the Application Site will be further enhanced. In view of the enhancement in the capacity of the road traffic infrastructure in Sai Kung area and the Government's initiative to rezone suitable "GB" zones for residential use, the Proposed Amendment is regarded as a proactive response to the Government's policy and the changing planning context by tapping into private land resources. The Proposed Amendment will make optimal use of the land that does not serve the intended functions of "GB" zone and provide 120 residential units by 2031.

6.2 Tapping into Private Resources to Shouldering the Burden of Housing Supply by Rationalising Lands Not Serving "GB" Function

- 6.2.1 Despite being zoned as part of "GB" zone on the OZP for almost 30 years, the Application Site does not perform the function of "GB" which is *"for defining limits of urban and sub-urban development, contain urban sprawl and provide passive recreational outlets."* As shown in **Figure 2.3**, majority of the Application Site **is occupied by a commercial horticulture workshop and temporary structures**. The vegetation found at the Application Site are common species in Hong Kong with generally low conservation or ecological value.
- 6.2.2 Adjoining the existing built-up area in the surrounding, the Hiram's Highway, being well-served by public transport, the Application Site has yet to fully utilise its development

²⁰ Long Term Housing Strategy Annual Progress Report 2022 (for the 10-year period from 2023-24 to 2032-33). Retrieved from: https://www.hb.gov.hk/eng/policy/housing/policy/lths/LTHS_Annual_Progress_Report_2024.pdf

potential, which warrants a comprehensive review of the land uses for development compatible with the developments in its surroundings.

- 6.2.3 About 74% of the Application Site is occupied by private lot and the Applicant is keen to put forward the proposed residential development with a compatible scale with the surrounding. By making more efficient use of private land resources, it will help shoulder part of the burden of the Government’s housing supply.

6.3 In Line with the Government’s Initiatives and Criteria of Reviewing Suitable “GB” Zone for Housing Development

- 6.3.1 As outlined in **Section 3**, the Government conducted 3 stages of reviewing sites that fall within “GB” zones and exploring their development potential of sites to increase the land supply. The first two rounds of “GB” review have identified 77 sites in “GB” zones with potential for housing development, while the rezoning of the first batch of “GB” clusters identified in the third round of review has been completed in 2024.
- 6.3.2 Based on the criteria used in three rounds of “GB” review by the Government, **Table 6.3.1** below summarises the applicability of the Application Site, as a suitable “GB” site that warrants review for suitable land uses for housing purpose.

Table 6.3.1 Fulfilment of the Government’s Assessment Criteria in Reviewing “GB” Sites

Assessment Criteria adopted in Three Rounds of “GB” Review	Fulfilment of the Application Site
Stage 1 “GB” Review devegetated, deserted or formed, and those that are closer to existing urban areas and new towns	✓ The Application Site is mostly occupied by a commercial horticulture workshop and temporary structures. Trees with generally low amenity value can be found at the Application Site. ✓ The Application Site is conveniently connected to the Hiram’s Highway.

7. CONCLUSION

- 7.1.1 This S12A Planning Application is submitted for Proposed Amendment to the Draft Ho Chung OZP No. S/SK-HC/12 to rezone the Application Site from “Green Belt” and Area Shown as “Road” to “Residential (Group C)5” to facilitate a Proposed Residential Development at Various Lots in D.D. 210 and adjoining Government Land, Pak Wai, Sai Kung.
- 7.1.2 This Supporting Planning Statement has demonstrated the suitability and technical feasibility of the Proposed Amendment at the Application Site. Strong planning grounds have been provided to justify the rezoning proposal at the Application Site for the provision of about 120 residential units in a compatible scale with surrounding environment. The Proposed Amendment echoes the Government’s initiative to increase housing supply by optimising the usage of appropriate “GB” zones, including private lands which have also been examined in the third round of “GB” review. The Proposed Amendment is a win-win development as it allows the realisation of housing provision at a suitable location without compromising the integrity and function of the wider “GB” zone on the same OZP. Existing eyesores such as the temporary structures at the Application Site will be phased out and replaced by quality residential development with properly managed landscaping. Moreover, the affected footpath will be reprovisioned with enhanced design, including tree shading for public. Furthermore, the development scale and intensity of the Indicative Scheme have paid full respect to the surrounding developments and local planning context to ensure compatibility.
- 7.1.3 It has been also demonstrated in the technical assessments that the Proposed Amendment at the Application Site will not generate adverse impact on the surroundings in terms of landscape, traffic, visual, environmental, drainage, sewerage, geotechnical and water demand perspectives.
- 7.1.4 In view of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to give support to this S12A Planning Application.

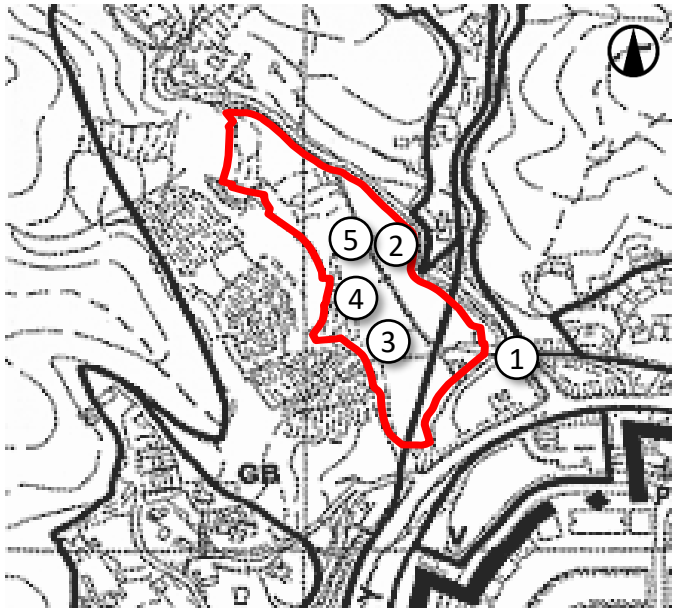
LEGEND



Application Site



① Existing Access to the Application Site



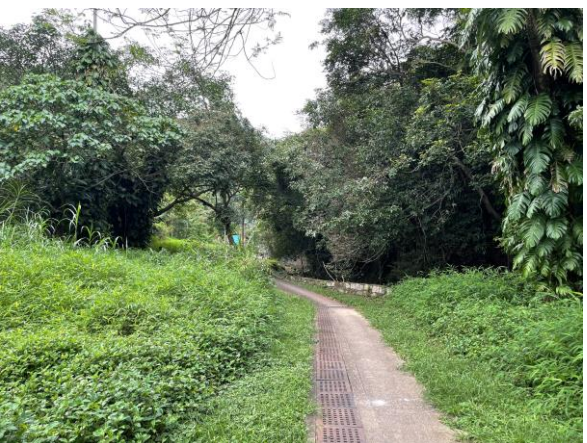
② Commercial Horticulture Workshop



③ Temporary uses



④ Temporary structures



⑤ Pedestrian Footpath Across the Application Site

Figure No.	Scale	Figure Title
2.3	-	Existing Condition of the Application Site
ARUP	Date	Source
	October 2025	Photo taken in May 2023 and October 2025