

就圖則作出申述
Representation Relating to Plan

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「申述人」全名
Full Name of "Representer": 先生 Mr. Ralph Wong

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/SK-SKT/7

申述詳情
Details of the Representation:

| 有關事項 Subject Matters | 你支持還是反對有關事項? Are you supporting or opposing the subject matter? | 理由 Reason |
|---------------------------|--|--|
| Proposed Amendment Item A | 反對 Oppose | <p>I live in Hong Kong and spend a lot of my free time in Sai Kung. I am writing as a regular visitor who cares deeply about the area and who strongly objects to the proposed rezoning of the Sha Ha waterfront site from "Village Type Development" to "Residential (Group B) 6", with a building height of up to 10 storeys on part of the site.</p> <p>My concern is straightforward. This is exactly the kind of site where development should stay low-rise and respectful of the shoreline. Once a bulky, mid-rise residential block is placed on this stretch of waterfront, the loss to Sai Kung's character will be permanent.</p> <p>What makes this proposal particularly troubling is that the tallest part is proposed at the waterfront side of the area rather than further back inland. That feels backwards.</p> |

Common sense suggests that buildings should step down towards the sea, not rise up at the shoreline and then drop behind it. A waterfront should feel open, breathable and connected to the landscape, not dominated by a wall of private development.

This is also consistent with how other waterfront areas in Hong Kong have been planned. In Hung Hom, building height controls were introduced so that developments along the waterfront would be lower, with heights increasing inland and towards the foothills. In Quarry Bay, the planning approach was similar: building heights along the waterfront and beside Quarry Bay Park were kept relatively lower to preserve openness and views to the harbour, with heights rising inland in stages. That is a sensible planning approach, and it should apply here too. Sai Kung is not just another site on a zoning plan. It is one of the few places in Hong Kong that still feels like a true seaside town. People go there because the waterfront is attractive, the setting is relaxed, and there is still a sense of space. The promenade, the beach, the views across the water and the lower-rise character are all part of that. Sha Ha is especially sensitive because it feels like one of the last remaining shoreline areas in this part of Sai Kung that has not yet been overwhelmed by heavy development.

There is also the wider public interest to think about. Sai Kung is an important destination for locals, overseas visitors, families, hikers, boat users and weekend visitors. Protecting the waterfront is not just about preserving a view for nearby residents. It is about preserving something that the whole community values and uses. I am also worried about traffic. Anyone who goes to Sai Kung regularly knows that getting in and out can already be frustrating, especially on weekends and public holidays. The roads towards Kowloon and the New Territories are often congested, and additional residential density in a sensitive waterfront location will only add to the pressure. Even if one development may seem limited in isolation, the cumulative effect is what matters. For all of these reasons, I respectfully ask

the Town Planning Board not to approve the proposal in its current form. If rezoning is still being considered, then the whole site should be kept to a genuinely low-rise scale, ideally no more than 3 storeys, so that it remains in keeping with the shoreline, the promenade and the broader character of Sai Kung.

I hope the Board will look at this site not just as a development opportunity, but as part of a much-loved public waterfront that, once altered, cannot be restored.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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