

The Secretary,
Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

June 12th, 2026

Dear Secretary,

Proposed Amendments To The Draft Sai Kung Town Outline Zoning Plan No. S/SK-SKT/7

Reference is made to the above mentioned announcement on April 26th 2026 and I am writing to object to the planning application No. Y/SK-SKT/4 .

The proposed amendment to the OZP to change the “V” Zone to permit a high end residential development, reflecting the latest minor changes to the proposed development of the subject site, continues to be **fundamentally flawed**.

The proposed development schemes represented a significant overdevelopment of a **waterfront site**, and were contrary to a well established Town Planning principle that restricts building heights on waterfront sites.

The latest cosmetic changes to the scheme do not address this key issue. Any development of this prime waterfront site **should not exceed the height of the WM Hotel** on the adjacent waterfront, which correctly follows the proper planning principle and provides an immediate precedent for waterfront sites in Sai Kung. A consistent low rise development on waterfront land is both important from a visual perspective and in order to maintain the integrity of the key principles of the original OZP.

The argument that the applicant made for a stepped development is **also misguided** because the stepped building height concept is applicable to large inland sites with building heights stepping down towards the waterfront. It is not applicable to waterfront sites such as the current V and OU zones.

There is a clear and obvious dividing line between low rise waterfront sites and inland residential sites such as CDA (1) and that is Wai Man Road. The planning principle of only permitting low rise developments on waterfront sites should maintained.

Wai Man Road is the **dividing line** between **inland sites** where medium height developments are permitted and **waterfront sites** (sites that have a frontage to the pedestrian promenade) where the maximum building height is and should remain 3 storeys.

As such the proposed Towers 2 and 3 in the latest scheme should be restricted to the same building height limit as Tower 1 and the revised height limit should be identical to that in the in the adjacent “OU” WM Hotel site.

There is simply no justification for any scheme that fails to respect this key planning principle and as such I object in the strongest possible terms to the proposed OZP amendment that would allow an inappropriate and unnecessary over development of the last waterfront site in this part of Sai Kung.

It would be a planning tragedy for future generations if the buildings were not kept low in height on the V Site or it will eradicate any sense of a Sai Kung as being a Tourism Gateway, or Leisure Garden, and by so doing, create an unfortunate precedent for future waterfront sites elsewhere in Hong Kong.

Please acknowledge safe receipt of this letter and my email address is [REDACTED]

Yours faithfully,



Tong Wai Lee
[REDACTED]

