

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED SAI KUNG TOWN OUTLINE ZONING PLAN NO. S/SK-SKT/6

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 10 February 2026 referred the approved Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/6 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Sai Kung Town OZP No. S/SK-SKT/7.

The draft Sai Kung Town OZP No. S/SK-SKT/7 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 24 April 2026 to 24 June 2026 during normal office hours at the following locations:-

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Sai Kung and Islands District Planning Office, 15th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Sai Kung District Office, 6th Floor, Sai Kung Tseung Kwan O Government Complex, 38 Pui Shing Road, Hang Hau, Tseung Kwan O, New Territories; and
- (vi) the Sai Kung Rural Committee, 1 Sai Kung Rural Committee Lane, Sai Kung, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 24 June 2026.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:-

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Sai Kung Town OZP No. S/SK-SKT/7 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong. The information on the place and hours at which the draft Sai Kung Town OZP No. S/SK-SKT/7 can be inspected and the electronic version of the draft Sai Kung Town OZP No. S/SK-SKT/7 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (http://www.tpb.gov.hk/en/plan_making/S_SK-SKT_7.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED SAI KUNG TOWN OUTLINE ZONING PLAN NO. S/SK-SKT/6
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site in Sha Ha from “Village Type Development” (“V”) to “Residential (Group B) 6” (“R(B)6”) with stipulation of building height (BH) restrictions.
- Item B – Rezoning of a site at Tai Mong Tsai Road from “Comprehensive Development Area (2)” (“CDA(2)”) to “Residential (Group B) 7” (“R(B)7”) with stipulation of BH restriction.
- Item C1 – Rezoning of four strips of land at Hiram’s Highway and Hong Ting Road from “Green Belt” (“GB”) and areas shown as ‘Road’ to “Residential (Group E) 1” (“R(E)1”).
- Item C2 – Rezoning of a site at the junction of Chui Tong Road and Hong Nin Path from “GB”, “R(E)1” and an area shown as ‘Road’ to “Open Space”.
- Item C3 – Rezoning of two pieces of land occupied by Hong Ting Road, Hong Nin Path and near Hiram’s Highway from “R(E)1” and “GB” to areas shown as ‘Road’.

Deletion of the five annotations ‘Road Junction (Subject to Detailed Design)’ and ‘Proposed Road (Form and Alignment Subject to Detailed Design)’ along Tai Mong Tsai Road, Po Tung Road and Hiram’s Highway.

II. Amendments to the Notes of the Plan

- (a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones.
- (b) Revision to the Remarks of the Notes for “Residential (Group B)” (“R(B)”) zone to incorporate development restrictions for new “R(B)6” and “R(B)7” sub-zones.
- (c) Incorporation of ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(B)6” only)’ under Column 1 of the Notes for “R(B)” zone; and corresponding revision of ‘Public Vehicle Park (excluding container vehicle)’ to ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’ under Column 2 of the Notes for “R(B)” zone.
- (d) Deletion of the set of Notes for the “CDA(2)” sub-zone.
- (e) Incorporation of a Remark in the Notes for “Other Specified Uses” annotated “Pier” (“OU(Pier)”) zone to include kiosk or premises not in excess of a maximum

total non-domestic gross floor area of 100m² for shop and services and eating place as ancillary uses.

- (f) Incorporation of 'Government Use' under Column 1, and 'Shop and Services' and 'Eating Place' under Column 2 of the Notes for "OU(Pier)" zone; and corresponding deletion of 'Government Use' under Column 2 of the Notes for "OU(Pier)" zone.
- (g) Incorporation of 'Flat' under Column 2 of the Notes for "Commercial" and "Government, Institution or Community" ("G/IC") zones.
- (h) Incorporation of 'Art Studio (excluding those involving direct provision of services or goods)' under Column 1 of Schedule II for the Notes for "Residential (Group E)" ("R(E)") zone; and corresponding revision of 'Place of Recreation, Sports or Culture' to 'Place of Recreation, Sports or Culture (not elsewhere specified)' under Column 2 of Schedule II for the Notes for "R(E)" zone in accordance with the Master Schedule of Notes to Statutory Plans (MSN).
- (i) Deletion of 'Market' from Column 2 of the Notes for "R(B)" and "R(E)" zones in accordance with the MSN.
- (j) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the Notes for "Residential (Group A)" ("R(A)") and "G/IC" zones in accordance with the MSN.
- (k) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 of the Notes for "V" zone; and corresponding deletion of 'Government Refuse Collection Point' and 'Public Convenience' under Column 2 of the Notes for "V" zone in accordance with the MSN.
- (l) Incorporation of 'Field Study/Education/Visitor Centre' under Column 2 of the Notes for "V" zone in accordance with the MSN.
- (m) Revision to the Chinese texts of the user term 'Research, Design and Development Centre' from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for Schedule II under "R(E)" and "G/IC" zones in accordance with the MSN.
- (n) Revision to the plot ratio, gross floor area and/or site coverage exemption clauses to clarify the provision related to caretaker's office, caretaker's quarters and recreational facilities in the Remarks of the Notes for "CDA(1)", "R(A)", "R(B)", "Residential (Group C)" and "R(E)" zones.
- (o) Editorial amendments to the Remarks of the Notes for "Other Specified Uses" annotated "Commercial and Tourism Related Uses (Including Hotel) (1)" and "Other Specified Uses" annotated "Commercial and Tourism Related Uses (Including Hotel) (2)" sub-zones.