

**DRAFT SAI KUNG TOWN OUTLINE ZONING PLAN NO. S/SK-SKT/7**

Amendments

Notes

Schedule of Uses

Explanatory Statement

**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 100m<sup>2</sup> 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.

**DRAFT SAI KUNG TOWN OUTLINE ZONING PLAN NO. S/SK-SKT/7**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted 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:
  - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, small unmanned aircraft take-off and landing facilities, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except on-street vehicle park and those specified in paragraph (7) above require permission from the Town Planning Board.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes,

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

**DRAFT SAI KUNG TOWN OUTLINE ZONING PLAN NO. S/SK-SKT/7**

**Schedule of Uses**

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**COMMERCIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place	Flat
Government Use (not elsewhere specified)	Government Refuse Collection Point
Institutional Use (not elsewhere specified)	House
Library	Off-course Betting Centre
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Convenience	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Rural Committee/Village Office	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

**Planning Intention**

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.

**Remarks**

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.75 and a maximum building height of 2 storeys (excluding basements), or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**COMPREHENSIVE DEVELOPMENT AREA (1)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Flat Government Refuse Collection Point Government Use (not elsewhere specified) House Institutional Use (not elsewhere specified) Place of Recreation, Sports or Culture Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
  - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;

(please see next page)

**COMPREHENSIVE DEVELOPMENT AREA (1)** (cont'd)

Remarks (cont'd)

- (v) the landscape and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5 and a maximum building height of 8 storeys (excluding basements), or the plot ratio and height of the existing building, whichever is the greater.
- (d) In determining the maximum plot ratio for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP A)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Religious Institution (Ancestral Hall only)	Petrol Filling Station
Residential Institution	Place of Entertainment
Rural Committee/Village Office	Private Club
School (in free-standing purpose-designed building only)	Public Convenience
Social Welfare Facility	Public Transport Terminus or Station (not elsewhere specified)
Utility Installation for Private Project	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution (not elsewhere specified)
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

(please see next page)

**RESIDENTIAL (GROUP A)** (cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (a) On land designated “Residential (Group A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 12 storeys (excluding basements), or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “Residential (Group A)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 6 storeys (excluding basements), or the plot ratio and height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP B)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Public Vehicle Park (excluding container vehicle) (on land designated “R(B)6” only) Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Recyclable Collection Centre Religious Institution Rural Committee/Village Office School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) On land designated “Residential (Group B) 1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 50,300m<sup>2</sup>, a maximum site coverage of 40% and a maximum building height of 13 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.

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**RESIDENTIAL (GROUP B)** (cont'd)

Remarks (cont'd)

- (b) On land designated “Residential (Group B) 2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 18,000m<sup>2</sup>, a maximum site coverage of 40% and a maximum building height of 5 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.
- (c) On land designated “Residential (Group B) 3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 11,000m<sup>2</sup>, a maximum site coverage of 40% and a maximum building height of 4 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.
- (d) On land designated “Residential (Group B) 4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2, a maximum site coverage of 40% and a maximum building height of 8 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (e) On land designated “Residential (Group B) 5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.4, a maximum site coverage of 40% and a maximum building height of 5 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (f) On land designated “Residential (Group B) 6”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5 and the maximum building height in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater. In determining the relevant maximum building height, any basement floor(s) may be disregarded. A public vehicle park shall be provided. In determining the maximum plot ratio, any floor space that is constructed or intended for use solely as public vehicle park, as required by the Government, may be disregarded.
- (g) On land designated “Residential (Group B) 7”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 23,145m<sup>2</sup> and the maximum building height in terms of number of storeys as stipulated on the Plan, or the gross floor area and height of the existing building, whichever is the greater. In determining the relevant maximum building height, any basement floor(s) may be disregarded.

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**RESIDENTIAL (GROUP B)** (cont'd)

Remarks (cont'd)

- (h) In determining the maximum gross floor area/plot ratio/site coverage for the purposes of paragraphs (a) to (g) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (i) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/plot ratio/site coverage/building height restrictions stated in paragraphs (a) to (g) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP C)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Utility Installation for Private Project	Government Use (not elsewhere specified)
	Institutional Use (not elsewhere specified)
	Library
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park
	(excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

**Planning Intention**

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

**Remarks**

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.75, a maximum site coverage of 40% and a maximum building height of 12m (3 storeys over 1 storey of carport), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio/site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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**RESIDENTIAL (GROUP C)** (cont'd)

Remarks (cont'd)

- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP E)**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule I: for open-air development or  
For building other than industrial or industrial-office building<sup>@</sup>

Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre
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**RESIDENTIAL (GROUP E)** (cont'd)

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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Social Welfare Facility  
Training Centre

(please see next page)

**RESIDENTIAL (GROUP E)** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule II: for existing industrial or industrial-office building <sup>@</sup>	
Ambulance Depot	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Art Studio (excluding those involving direct provision of services or goods)	Educational Institution (ground floor only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Off-course Betting Centre
Government Refuse Collection Point	Office (not elsewhere specified)
Government Use (not elsewhere specified)	Petrol Filling Station
Information Technology and Telecommunications Industries	Place of Entertainment (ground floor only)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods <sup>△</sup> )	Place of Recreation, Sports or Culture (not elsewhere specified)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Private Club
Public Convenience	Religious Institution (ground floor only)
Public Transport Terminus or Station	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom <sup>#</sup> which may be permitted on any floor)
Public Utility Installation	Training Centre
Public Vehicle Park (excluding container vehicle)	Vehicle Repair Workshop
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Wholesale Trade
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

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**RESIDENTIAL (GROUP E)** (cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

- Eating Place
- Educational Institution
- Exhibition or Convention Hall
- Institutional Use (not elsewhere specified)
- Library
- Off-course Betting Centre
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Public Clinic
- Religious Institution
- School (excluding kindergarten)
- Shop and Services
- Training Centre

Social Welfare Facility (excluding those involving residential care)

@ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

△ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

# Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

**Planning Intention**

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

(please see next page)

**RESIDENTIAL (GROUP E)** (cont'd)

Remarks

- (a) On land designated “Residential (Group E) 1”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2, a maximum site coverage of 40% and a maximum building height of 8 storeys (excluding basements).
- (b) On land designated “Residential (Group E) 2”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.75, a maximum site coverage of 40% and a maximum building height of 9m (2 storeys over 1 storey of carport).
- (c) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the relevant maximum plot ratio stated in paragraphs (a) and (b) above, or the plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –
  - (1) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to an existing building is for a non-domestic building; or
  - (2) the relevant maximum plot ratio stated in paragraphs (a) and (b) shall apply if any addition, alteration and/or modification to an existing building is for a domestic building.
- (d) In determining the maximum plot ratio/site coverage for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**VILLAGE TYPE DEVELOPMENT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancstral Hall only) Rural Committee/Village Office	Eating Place Field Study/Education/Visitor Centre Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

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- Eating Place
- Library
- School
- Shop and Services

**Planning Intention**

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(please see next page)

**VILLAGE TYPE DEVELOPMENT** (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**INDUSTRIAL (GROUP D)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Cargo Handling and Forwarding Facility (not elsewhere specified)	Animal Boarding Establishment
Eating Place (Canteen, Cooked Food Centre only)	Broadcasting, Television and/or Film Studio
Government Refuse Collection Point	Cargo Handling and Forwarding Facility (Container Freight Station, Logistics Centre only)
Government Use (not elsewhere specified)	Concrete Batching Plant
Industrial Use (not elsewhere specified)	Container Storage/Repair Yard
Open Storage (not elsewhere specified)	Container Vehicle Park/Container Vehicle Repair Yard
Public Convenience	Dangerous Goods Godown
Public Utility Installation	Eating Place (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Offensive Trades
Recyclable Collection Centre	Open Storage of Cement/Sand
Rural Workshop	Open Storage of Chemical Products/ Dangerous Goods
Shop and Services (Service Trades only)	Petrol Filling Station
Utility Installation for Private Project	Refuse Disposal Installation (Refuse Transfer Station only)
Vehicle Repair Workshop	Shop and Services (not elsewhere specified)
Warehouse (other than Dangerous Goods Godown)	Vehicle Stripping/Breaking Yard
Wholesale Trade	

Planning Intention

This zone is intended primarily for industrial uses that cannot be accommodated in conventional flat factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and a maximum building height of 3 storeys (excluding basements), or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**GOVERNMENT, INSTITUTION OR COMMUNITY**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Landing Pad Holiday Camp House Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (not elsewhere specified) Utility Installation for Private Project Zoo

**Planning Intention**

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(please see next page)

**GOVERNMENT, INSTITUTION OR COMMUNITY** (cont'd)

Remarks

- (a) On land designated “Government, Institution or Community”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 1 storey.
- (b) On land designated “Government, Institution or Community(1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys.
- (c) On land designated “Government, Institution or Community(2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys.
- (d) On land designated “Government, Institution or Community(3)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 4 storeys.
- (e) On land designated “Government, Institution or Community(4)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 5 storeys.
- (f) On land designated “Government, Institution or Community(5)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of a maximum building height of 8 storeys.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (a) to (f) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**OPEN SPACE**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

**Planning Intention**

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

**RECREATION**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Hotel House Place of Entertainment Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

**Planning Intention**

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

**Remarks**

- (a) No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 3 storeys.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**OTHER SPECIFIED USES**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Town Square with Recreational, Community and Commercial Uses” Only

Visitor Centre Park and Garden Pavilion Pedestrian Area Public Convenience Sitting Out Area	Eating Place Exhibition or Convention Hall Government Refuse Collection Point Government Use (not elsewhere specified) Place of Entertainment Place of Recreation, Sports or Culture Public Utility Installation Shop and Services Utility Installation for Private Project
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Planning Intention

This zone is intended for the provision of a town square with recreational, community and commercial uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building for recreational, community and/or commercial uses shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.8, a maximum site coverage of 30% and a maximum building height of 3 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Commercial and Tourism Related Uses (with Public Vehicle Park)” Only

Eating Place	Commercial Bathhouse/
Exhibition or Convention Hall	Massage Establishment
Government Use (not elsewhere specified)	Educational Institution
Library	Government Refuse Collection Point
Office	Hotel
Place of Entertainment	Off-course Betting Centre
Place of Recreation, Sports or Culture	Public Transport Terminus or Station
Private Club	Institutional Use (not elsewhere specified)
Public Clinic	Religious Institution
Public Convenience	Rural Committee/Village Office
Public Utility Installation	School
Public Vehicle Park	Social Welfare Facility
(excluding container vehicle)	Training Centre
Shop and Services	Wholesale Trade
Utility Installation for Private Project	

Planning Intention

This zone is intended for the provision of commercial and tourism related uses along with a public vehicle park.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and a maximum building height of 3 storeys (excluding basements), or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Commercial, Cultural and Recreational Related Uses  
(with Public Vehicle Park)” Only

Barbecue Spot	Commercial Bathhouse/
Eating Place	Massage Establishment
Exhibition or Convention Hall	Educational Institution
Field Study/Education/Visitor Centre	Flat
Government Use (not elsewhere specified)	Government Refuse Collection Point
Holiday Camp	Hotel
Library	Off-course Betting Centre
Office	Public Transport Terminus or Station
Picnic Area	Institutional Use (not elsewhere specified)
Place of Entertainment	Religious Institution
Place of Recreation, Sports or Culture	Rural Committee/Village Office
Private Club	School
Public Clinic	Social Welfare Facility
Public Convenience	Training Centre
Public Utility Installation	Wholesale Trade
Public Vehicle Park (excluding container vehicle)	
Shop and Services	
Theme Park	
Utility Installation for Private Project	

Planning Intention

This zone is intended for the provision of commercial, cultural and recreational related uses along with a public vehicle park (for at least 200 private cars and 30 coaches/buses) for about 11,000m<sup>2</sup> in gross floor area.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5 and a maximum building height of 8 storeys (excluding basements), or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

For "Commercial, Cultural and Recreational Related Uses  
(with Public Vehicle Park)" Only (cont'd)

Remarks (cont'd)

- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Commercial and Tourism Related Uses (with Public Open Spaces)” Only

Eating Place Exhibition or Convention Hall Government Use (not elsewhere specified) Library Open Space Place of Entertainment Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation Shop and Services Utility Installation for Private Project	Institutional Use (not elsewhere specified) Government Refuse Collection Point Pier Public Vehicle Park (excluding container vehicle) Rural Committee/Village Office School Social Welfare Facility Training Centre
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Planning Intention

This zone is intended for the provision of commercial and tourism related uses along with public open spaces including a waterfront promenade.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum site coverage of 10% and a maximum building height of 1 storey (excluding basements), or the site coverage and height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Commercial and Tourism Related Uses (Including Hotel)” Only

Eating Place	Educational Institution
Exhibition or Convention Hall	Government Refuse Collection Point
Government Use (not elsewhere specified)	Institutional Use (not elsewhere specified)
Hotel	Public Transport Terminus or Station
Library	Public Vehicle Park
Office	(excluding container vehicle)
Place of Entertainment	Religious Institution
Place of Recreation, Sports or Culture	Rural Committee/Village Office
Private Club	School
Public Clinic	Social Welfare Facility
Public Convenience	Training Centre
Public Utility Installation	
Shop and Services	
Utility Installation for Private Project	

Planning Intention

This zone is intended for the provision of commercial and tourism related uses including hotel.

Remarks

- (a) On land designated “Other Specified Uses” annotated “Commercial and Tourism Related Uses (Including Hotel) (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5, a maximum site coverage of 70% and a maximum building height of 3 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) On land designated “Other Specified Uses” annotated “Commercial and Tourism Related Uses (Including Hotel) (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5, a maximum site coverage of 30% and a maximum building height of 5 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio/site coverage for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

For "Commercial and Tourism Related Uses (Including Hotel)" Only (cont'd)

Remarks (cont'd)

- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Beach Related Leisure Uses" Only

Barbecue Spot Eating Place Picnic Area Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Shop and Services Public Utility Installation	Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Religious Institution Rural Committee/Village Office Social Welfare Facility Utility Installation for Private Project
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Planning Intention

This zone is intended for leisure facilities along the beach area so as to enhance the adjoining commercial and tourism related uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (excluding basements), or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Cultural/Heritage Tourism Related Uses" Only

Eating Place	Educational Institution
Exhibition or Convention Hall	Government Refuse Collection Point
Government Use (not elsewhere specified)	Institutional Use (not elsewhere specified)
Library	Private Club
Place of Entertainment	Religious Institution
Place of Recreation, Sports or Culture	Rural Committee/Village Office
Public Clinic	School
Public Convenience	Social Welfare Facility
Public Utility Installation	Utility Installation for Private Project
Shop and Services	

Planning Intention

This zone is intended for promotion of cultural/heritage tourism.

Remarks

- (a) Any new development, except addition, alteration and/or modification to an existing building, requires planning permission from the Town Planning Board.
- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.35 and a maximum building height of 1 storey (excluding basements), or the plot ratio and height of the existing building, whichever is the greater.
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Commercial Development (with Multi-storey Vehicle Park)” Only

Eating Place	Commercial Bathhouse/ Massage Establishment
Educational Institution	Government Refuse Collection Point
Exhibition or Convention Hall	Hotel
Government Use (not elsewhere specified)	Public Transport Terminus or Station
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
Rural Committee/Village Office	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

Planning Intention

This zone is intended for commercial and multi-storey vehicle park uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 23,722m<sup>2</sup>, of which not less than 17,396m<sup>2</sup> shall be provided for ‘Public Vehicle Park’, and a maximum building height of 10 storeys (excluding basements), or the gross floor area and height of the existing building, whichever is the greater.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

For “Commercial Development (with Multi-storey Vehicle Park)” Only (cont'd)

Remarks (cont'd)

- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Boat Servicing Area"

As specified on the Plan

Government Use  
Public Utility Installation

Planning Intention

This zone is intended for servicing and storage of boats.

Remarks

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 1 storey, or the height of the existing building, whichever is the greater.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Petrol Filling Station" Only

Petrol Filling Station

Government Use  
Public Utility Installation

Planning Intention

This zone is intended for the provision of petrol filling station serving the needs of the local residents and/or a wider district.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Public Transport Terminus" Only

Public Transport Terminus or Station

Government Use  
Public Utility Installation

Planning Intention

This zone is intended for the provision of public transport terminus or station serving the needs of the local residents and/or a wider district.

(please see next page)

**OTHER SPECIFIED USES** (cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Pier" Only

Government Use  
Pier

Eating Place  
Shop and Services  
Public Utility Installation

Planning Intention

This zone is intended for the provision of pier serving the needs of the local residents and/or a wider district.

Remarks

Kiosks or premises not in excess of a maximum total non-domestic gross floor area of 100m<sup>2</sup> for uses as eating place and shop and services are considered as ancillary to "Pier" use.

**GREEN BELT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

**Planning Intention**

The planning intention of this zone 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 outlets. There is a general presumption against development within this zone.

**Remarks**

Any filling or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Sai Kung Town Outline Zoning Plan No. S/SK-SKT/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**COUNTRY PARK**

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

**DRAFT SAI KUNG TOWN  
OUTLINE ZONING PLAN NO. S/SK-SKT/7**

**EXPLANATORY STATEMENT**

**DRAFT SAI KUNG TOWN  
OUTLINE ZONING PLAN NO. S/SK-SKT/7**

**EXPLANATORY STATEMENT**

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**DRAFT SAI KUNG TOWN**  
**OUTLINE ZONING PLAN NO. S/SK-SKT/7**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

**EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

**1. INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/7. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

**2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 On 29 October 2003, a directive was given by the Chief Executive, pursuant to section 3(1)(a) of the Town Planning Ordinance (the Ordinance), for the Board to prepare an OZP for the area of Sai Kung Town.
- 2.2 On 4 March 2005, the draft Sai Kung Town OZP No. S/SK-SKT/1, being the first statutory plan covering Sai Kung Town, was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 7 of the Ordinance.
- 2.3 On 19 December 2006, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance, approved the draft Sai Kung Town OZP, which was subsequently renumbered as S/SK-SKT/4. On 6 December 2011, the CE in C referred the approved OZP No. S/SK-SKT/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 4 June 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Sai Kung Town OZP, which was subsequently renumbered as S/SK-SKT/6. On 10 February 2026, the Secretary for Development referred the approved Sai Kung Town OZP No. S/SK-SKT/6 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 20 February 2026 under section 12(2) of the Ordinance.
- 2.5 On 24 April 2026, the draft Sai Kung Town OZP No. S/SK-SKT/7 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly involved rezoning of a site in Sha Ha from “Village Type Development” (“V”) to “Residential (Group B) 6” (“R(B)6”);

rezoning of a site at Tai Mong Tsai Road from “Comprehensive Development Area (2)” to “R(B)7” to reflect a completed comprehensive residential development; and rezoning of several pieces of land near the junction of Chui Tong Road and Hong Tsuen Road to rationalise the zoning boundary of the “Residential (Group E) 1” zone.

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate broad land-use zonings and major transport networks for Sai Kung Town area so that development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and control within the Area. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio (PR) calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Sai Kung Town area and not to overload its road network.

### **4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department (PlanD) and can be downloaded from the Board’s website at <http://www.tpb.gov.hk>.

### **5. THE PLANNING SCHEME AREA**

- 5.1 The Area, covering about 105 hectares (ha) of land, is bounded by Hiram’s Highway, Po Tung Road and Tai Mong Tsai Road in the north and west, Tsiu

Hang Special Area and Ma On Shan Country Park in the south and the coastline along Inner Port Shelter in the east. The boundary of the Area is shown in a heavy broken line on the Plan.

- 5.2 Being centrally located and close to Inner Port Shelter, the Area has been one of the earliest market places for fishermen and villagers in Sai Kung established about a hundred years ago. Traditionally, settlements were concentrated in Sai Kung Old Town, bounded by Yi Chun Street to the north and Lakeside Garden to the south. In the 1970s, the boundary of the town was extended to include Tui Min Hoi in the south and the current town centre in the north to cater for relocation of villagers and fishermen affected by the High Island Reservoir Project. Subsequently, the town was further expanded to the north for implementation of various Government, institution or community (GIC) facilities and public works projects, together with some new commercial or residential developments. Notwithstanding, the Area remains to serve as the centre for the provision of commercial, recreational, community facilities and transport services for the Sai Kung district.
- 5.3 The central part of the Area comprises a market town which includes mainly medium-rise composite buildings in the town centre and traditional settlements in the old town. In the northern extension in Sai Kung Town North, there are mixture of larger scale GIC and recreational facilities, existing and planned residential developments, commercial development and village houses, whereas the southern part of the Area comprises mainly rural area with natural hillslopes, some low to medium-rise residential developments and village settlements as well as the densely vegetated slopes within Tsiu Hang Special Area. With long history of settlements, the Area is rich in historic and heritage features. Being close to the countryside of Sai Kung and overlooking the Inner Port Shelter, the Area has been developed into a hub of tourism and recreational activities, and serves as a gateway to the recreational outlets in Sai Kung.
- 5.4 According to the recommended development strategy for South East New Territories (SENT) Sub-region completed in 2001, the sub-region should be developed into the “Leisure Garden of Hong Kong” with promotion of conservation and visitor attractions under a sustainable level of development. Now, Sai Kung Town is positioned as a ‘Tourism Gateway’ of Sai Kung so as to facilitate the promotion of tourism and recreation in the sub-region including Hong Kong UNESCO Global Geopark Sai Kung Region, country parks, special areas and marine parks in the rural part of Sai Kung. At the same time, its existing environment and character, together with the landscape and heritage features, should be well preserved.
- 5.5 Economic activities in the Area are predominantly in the local service sector, including mainly the retail, catering and GIC facilities in the town centre and old town. Industrial establishments in the southern part of the Area at Hong Ting Road, Hong Kin Road and in Tui Min Hoi include mainly the factories, godowns, workshops and open storage areas which have been phasing out.

## **6. POPULATION**

- 6.1 Based on the 2021 Population Census, the population of the Area as estimated by the PlanD is about 12,200, which is mainly located in the existing town centre.
- 6.2 Further expansion of population in the Area will be mainly in Sai Kung Town North. It is estimated that the total planned population of the Area would be about 14,900.

## **7. OPPORTUNITIES AND CONSTRAINTS**

- 7.1 Other than acting as a traditional centre for the provision of commercial and other facilities for the whole Sai Kung district, the Area also serves as a major transport interchange linking the rural parts of Sai Kung with the main urban areas. With the extension of MTR to Tseung Kwan O and Ma On Shan respectively, the Area continues to perform these important functions as a district centre and a link between rural Sai Kung and the urban areas.
- 7.2 The Area is rich in recreation and tourism resources. Possessing long seashore with magnificent view, its existing promenade has become a popular venue for leisure and recreational use. The Sai Kung Waterfront Park, renovated in 2003 with improved outdoor and covered rest area, catering facilities including area for alfresco dining and a visitors' information centre, serves as the focal point at the waterfront and facilitates integration of the existing developments at the town centre and new developments in Sai Kung Town North.
- 7.3 With a long history of development, Sai Kung Town inherits many historic and heritage features and has good potential for promotion of heritage and cultural tourism. Furthermore, serving as a gateway to a number of Country and Marine Parks, there is also good prospect for the promotion of eco-tourism.
- 7.4 There is a large area of undeveloped land in Sai Kung Town North which has good potential as town centre extension to be further developed into tourism, recreational, commercial and community uses to strengthen the role of the 'Tourism Gateway'.
- 7.5 The Area is accessible via Hiram's Highway, Po Tung Road and Tai Mong Tsai Road, and is largely served by public sewerage and fresh water supply system. Upon completion of the Hiram's Highway Improvement Stage 2 Project, traffic congestion would be expected to be relieved and could cope with the anticipated traffic growth.
- 7.6 The town centre is characterized with composite buildings for mainly domestic use, with commercial premises at the lower levels of the buildings. Large-scale commercial and tourism development in this area is considered not compatible with the character of the existing rural township. Moreover, existing commercial premises, which include mostly restaurants and local shops, are too small and not tailor-made to accommodate major commercial

and tourism uses. As most of the existing composite buildings have been developed for years and under multiple ownership, comprehensive redevelopment or restructuring of the town centre may not be feasible.

- 7.7 There are some industrial buildings, depots and temporary vehicle repair workshops along Hong Ting Road and Hong Kin Road in the southern part of the Area. Together with the concrete batching plant and open storage at the junction of Hong Kin Road and Hiram's Highway, they have restricted the potential for further developments in these parts of the Area. As they are located at the southern entrance to the town, they may also create an adverse image to the 'Tourism Gateway' and therefore have been zoned as appropriate zonings to encourage phasing out of existing industrial establishments.
- 7.8 There is an existing underground high pressure town gas transmission pipeline running along Hiram's Highway in the Area. In accordance with the "Guidance Note on Quantitative Risk Assessment (QRA) Study for High Pressure Town Gas Installations in Hong Kong", for any development proposal within 150 metres from the alignment of the pipe that will result in a significant increase in population, the future developer/consultant/contractor would be required to carry out a QRA study to assess the potential risks upon implementation of the development.
- 7.9 Other than the built-up area, the Area comprises many areas of high landscape value, including the densely vegetated knolls to the north of Sai Kung Outdoor Recreation Centre, and to the west of Sai Kung Sewage Treatment Works in Tui Min Hoi, and the one behind Tin Hau Temple and Hip Tin Temple at Po Tung Road in the old town. Part of the knolls is within Tsiu Hang Special Area and located close to Ma On Shan Country Park. These natural assets should be well preserved and not be compromised by any development proposals. In a wider context, the Area is surrounded by a rural hinterland with areas of high landscape value. This forms a magnificent backdrop to the town itself and serves as a visual relief to the urban developments. All of these should be well taken into account in planning for the Area.

## **8. GENERAL PLANNING INTENTION**

- 8.1 The general planning intentions of the Plan are to strengthen the role of Sai Kung Town as a 'Tourism Gateway' and a centre for the provision of commercial, recreational and GIC facilities for residents in the Sai Kung district; to improve the environmental quality; and to retain features of landscape and heritage significance.
- 8.2 In the designation of various land-use zones in the Area, consideration has been given to planning and urban design principles, natural environment, physical landform, existing settlement, heritage, land status, availability of infrastructure, development pressure, the strategic planning context, the sub-regional planning strategy and other relevant studies.

## **9. PLANNING AND URBAN DESIGN PRINCIPLES**

To accomplish the general planning intentions, the Plan has been prepared on the basis of the following planning and urban design principles:

- (a) To preserve the character of both the existing town centre and the old town, as a hub of activities for Sai Kung.
- (b) To enhance the image, identity and attractiveness of the Area, through the creation of a number of activity nodes along the existing and planned promenade at Sai Kung Town North (for commercial and tourism related uses including a ‘Gateway Centre’) and the old town area together with the Tin Hau Temple and Hip Tin Temple (as a ‘Cultural and Heritage Node’).
- (c) To preserve the character of rural township and to avoid overtaxing the infrastructures, with new residential developments being limited only to those with significant merits. The intensity of new developments will be duly controlled to ensure that they are compatible with the surrounding areas. In general, the existing development bulk in the town centre is adopted as a benchmark, from which the intensity of new developments in the peripheral areas is gradually reduced. Under the above principles, new residential developments are subject to a development intensity lower than that of the town centre.
- (d) To cater for the district or local recreational need and to provide landscape and visual relief, through the provision of public open spaces in the form of promenades, plaza, parks, gardens and playgrounds at appropriate locations. Open space corridors between major vantage points and the waterfront will be maintained.
- (e) To minimise traffic flow entering the town centre and to encourage the use of public transport through public transport terminus (PTTs) at the western fringe of the town and public vehicle parks in its vicinity.
- (f) To improve pedestrian circulation between strategic locations such as the PTTs and the activity nodes, through the improvement of pedestrian facilities and implementation of pedestrianization schemes.
- (g) To preserve the existing densely vegetated slopes at Tui Min Hoi as a natural buffer between the developed areas and the environmentally sensitive areas including Ma On Shan Country Park and Tsiu Hang Special Area.

## **10. LAND-USE ZONINGS**

### **10.1 Commercial (“C”) : Total Area 0.46 ha**

- 10.1.1 The planning intention of this zone is primarily for commercial developments, which may include shop, services, place of entertainment and eating places, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.

10.1.2 Two sites are under this zoning. The first one is occupied by the Nord Anglia International Pre-school Hong Kong at the end of Hong Kin Road fronting Inner Port Shelter. The other “C” site is located at the western fringe of Sai Kung Town North. This site comprises mainly private lots and is occupied by a 2-storey factory and several temporary workshops. The “C” zoning of this site would encourage redevelopment or restructuring of the existing industrial developments to commercial uses such as restaurants and retail shops. Development or redevelopment at both sites should be subject to a maximum PR of 0.75 and a maximum building height (BH) of 2 storeys (excluding basements).

10.2 Comprehensive Development Area (“CDA”) : Total Area 5.92 ha

10.2.1 This zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

10.2.2 The planning intention of the “CDA(1)” zone is for comprehensive development or redevelopment of the area for residential use with the provision of open space and other supporting facilities. A site for medium-rise residential development near the northwestern periphery of the Area is zoned “CDA(1)”. This site comprises a large piece of vacant land mainly under private ownership. Comprehensive residential development with public vehicle park has been approved at this site and the implementation programme would depend on the project proponent.

10.2.3 The “CDA(1)” site falls within Sha Ha Site of Archaeological Interest (SAI). Artifacts attributed to prehistoric and historic period have been yielded in the southeastern part of the site.

10.2.4 Development or redevelopment within this “CDA(1)” site is subject to a maximum PR of 1.5 and a maximum BH of 8 storeys (excluding basements). In addition, a stepped height design should be adopted for buildings within the site.

10.2.5 Planning brief setting out the planning parameters, the special design requirements to integrate the development with the character of the area, the stepped height concept and the provision of buffer open space between the developments with Tai Mong Tsai Road have been prepared to guide the future development of the CDA site.

10.2.6 Pursuant to section 4A(1) of the Ordinance, development or redevelopment proposal within this zone is subject to the approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted together with the relevant assessment reports as well as other materials to be specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. Development or

redevelopment will be in accordance with an approved MLP and it should be ensured that the nature and scale will be in keeping with the surrounding natural and rural landscape and land uses and will not exert adverse impacts on the limited road and other infrastructural provisions. A copy of the approved MLP will be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

10.3 Residential (Group A) (“R(A)”) : Total Area 2.29 ha

The planning intention of this zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The existing composite buildings in the town centre are under this zoning, which can be divided into two sub-areas as follows:

- (a) Residential (Group A)1 (“R(A)1”) – this includes the existing composite buildings to the north of Man Nin Street. Development or redevelopment in this sub-area should be subject to a maximum PR of 5 and a maximum BH of 12 storeys (excluding basements), or the PR and height of the existing building, whichever is the greater.
- (b) Residential (Group A)2 (“R(A)2”) – this includes the existing composite buildings to the south of Man Nin Street and two sites to the north of Man Nin Street which are occupied by 6-storey buildings. Development or redevelopment in this sub-area should be subject to a maximum PR of 5 and a maximum BH of 6 storeys (excluding basements), or the PR and height of the existing building, whichever is the greater.

10.4 Residential (Group B) (“R(B)”) : Total Area 9.37 ha

The planning intention of this zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone can be divided into seven sub-areas as follows:

- (a) Residential (Group B)1 (“R(B)1”) – this includes the Lakeside Garden which is an existing rural public housing estate developed by Hong Kong Housing Society. Development or redevelopment at this site should be subject to a maximum gross floor area (GFA) of 50,300m<sup>2</sup>, a maximum site coverage (SC) of 40% and a maximum BH of 13 storeys (excluding basements).
- (b) Residential (Group B)2 (“R(B)2”) – this includes the Tui Min Hoi Chuen which is an existing rural public housing estate developed by Hong Kong Housing Society. Development or redevelopment at this site should be subject to a maximum GFA of 18,000m<sup>2</sup>, a maximum SC of 40% and a maximum BH of 5 storeys (excluding basements).
- (c) Residential (Group B)3 (“R(B)3”) – this includes the existing Man Yee

Fishermen Estate to the immediate east of Tui Min Hoi Chuen. Development or redevelopment at this site should be subject to a maximum GFA of 11,000m<sup>2</sup>, a maximum SC of 40% and a maximum BH of 4 storeys (excluding basements).

- (d) Residential (Group B)4 (“R(B)4”) – this includes a residential development, namely Park Mediterranean, at Hong Tsuen Road to the immediate northeast of Tui Min Hoi Electricity Substation. Development or redevelopment at this site should be subject to a maximum PR of 2, a maximum SC of 40% and a maximum BH of 8 storeys (excluding basements).
- (e) Residential (Group B)5 (“R(B)5”) – this includes a residential development, namely 133 Portofino, at Hong Kin Road to the immediate east of Sai Kung Outdoor Recreation Centre. Development or redevelopment at this site should be subject to a maximum PR of 1.4, a maximum SC of 40% and a maximum BH of 5 storeys (excluding basements).
- (f) Residential (Group B)6 (“R(B)6”) – this includes a site in Sha Ha to the immediate north of WM Hotel. Development or redevelopment at this site should be subject to a maximum PR of 1.5. The PR control is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

Following the overall stepped BH profile of Sai Kung Town North descending from the inland side towards the waterfront, the proposed residential development at this site is subject to maximum BHs of 10 storeys in the western part and 3 storeys in the eastern part as shown on the Plan. The lower maximum BH of 3 storeys in the eastern part will alleviate the visual impact towards the waterfront area including the beach in Sha Ha and adjoining area intended for low-rise beach related leisure uses. In determining the relevant maximum BH, any basement floor(s) may be disregarded.

A public vehicle park with not less than 120 parking spaces shall be provided within the site.

As there is high pressure underground town gas pipeline running along Wai Man Road, Sha Ha Road and Tai Mong Tsai Road, non-building zone or buffer distance shall be considered in detailed design stage. These requirements will be incorporated through administrative means, subject to agreement with relevant Government departments as appropriate, so as to ensure proper implementation.

Part of the “R(B)6” site falls within Sha Ha SAI, where artifacts from both prehistoric and historic periods have been yielded. To mitigate the possible impacts on the SAI, archaeological works before and during construction stage may be required, subject to the proposed development

scope. Prior consultation with the Antiquities and Monuments Office (AMO) should be made for any works, development, redevelopment or rezoning proposals that may affect the SAI and its immediate environs.

- (g) Residential (Group B)7 (“R(B)7”) – this includes The Mediterranean, which is a private residential development at Tai Mong Tsai Road. Development or redevelopment at this site should be subject to a maximum GFA of 23,145m<sup>2</sup> and a maximum BH of 8 storeys as shown on the Plan. In determining the relevant maximum BH, any basement floor(s) may be disregarded. A non-building area with widths of about 15m and 5m, which has been incorporated in the land lease, is designated along Tai Mong Tsai Road and the remaining boundaries respectively to minimise visual impacts on the surroundings and greeneries. Besides, a breezeway along the southwest direction should be maintained to facilitate air ventilation and to improve the micro-climate. A stepped height principle should also be maintained in the area so that building heights would decrease gradually towards the proposed town square at its southeast. Part of the “R(B)7” site falls within Sha Ha SAI. The small corner in the western end falls within the works area of the Hiram’s Highway Improvement Stage 2 Project – Dualling of Hiram’s Highway from Marina Cove to Sai Kung Town.

10.5 Residential (Group C) (“R(C)”) : Total Area 0.51 ha

The planning intention of this zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The existing development Costa Bello at the waterfront of Tui Min Hoi is under this zoning. To ensure its compatibility with the adjoining village type developments, development or redevelopment at this site should be subject to a maximum PR of 0.75, a maximum SC of 40% and a maximum BH of 12m (3 storeys over 1 storey of carport).

10.6 Residential (Group E) (“R(E)”) : Total Area 2.53 ha

10.6.1 The planning intention of this zone is primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. In submitting residential development or redevelopment proposals, the applicant is required to provide adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address any potential industrial or residential interface problem. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial or residential interface problem. Any modification of use from non-industrial to industrial uses within existing industrial establishments will also require the permission of the Board.

10.6.2 This zone can be divided into two sub-areas as follows:

- (a) Residential (Group E) 1 (“R(E)1”) – this includes two sites near the junction of Chui Tong Road and Hong Tsuen Road, which are currently occupied by five industrial buildings. To avoid overtaxing the infrastructure and to be compatible with the adjacent developments, development or redevelopment at this zone would be subject to a maximum PR of 2, a maximum SC of 40% and a maximum BH of 8 storeys (excluding basements). Building blocks within this zone should be arranged in a stepped manner, with maximum building height at the north, descending to the south and west. Effective mitigation measures should be implemented to resolve the interface problem with the remaining industrial buildings in the vicinity and environmental impact from the traffic of Hiram’s Highway.
- (b) Residential (Group E)2 (“R(E)2”) – this includes a site at the junction of Hiram’s Highway and Hong Kin Road, which is currently occupied by open storage yards and concrete batching plants. The “R(E)” zoning would encourage phasing out of the existing uses which are visually obtrusive and not compatible with the surrounding rural environment. As the site is located at the southern entrance to Sai Kung Town and is adjacent to the densely vegetated Tsiu Hang Special Area, more stringent restriction on the development intensity is necessary to ensure that it will blend in with the rural character of the surrounding area. Development or redevelopment at this site should be subject to a maximum PR of 0.75, a maximum SC of 40% and a maximum BH of 9m (2 storeys over 1 storey of carport).

10.7 Village Type Development (“V”) : Total Area 10.86 ha

- 10.7.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 10.7.2 The boundaries of the “V” zones are drawn up having regard to the existing village ‘environs’, outstanding Small House demand and various site constraints. Areas of difficult terrain and dense vegetation are not included in this zone.

- 10.7.3 Two recognized villages, namely Tui Min Hoi and Sha Ha, are under this zone. Sai Kung Old Town, Lake Court at Hong Kin Road and four settlement areas of previous fishermen, namely Kwun Mun Fishermen Village, Fishermen New Village, Ming Shun Village and St. Peter's Villages which are not recognized villages, are also zoned "V" to retain the existing village character.
- 10.7.4 All villages are accessible via either public road or some sub-standard vehicular access roads and are supplied with potable water, public sewerage system, electricity and telephone services.

10.8 Industrial (Group D) ("I(D)") : Total Area 0.40 ha

- 10.8.1 The planning intention of this zone is primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed industrial buildings.
- 10.8.2 Three sites at Tui Min Hoi near Sai Kung Sewage Treatment Works are under this zoning. Two of them are currently used for industrial purposes and the remaining one is used as an open-air car and lorry park. These sites provide an opportunity for the relocation of the existing temporary workshops operating at Hong Tsuen Road, which would otherwise cause interface problems with the residential development nearby. To ensure compatibility with the surrounding low-rise developments and greenery backdrop, development or redevelopment in this zone should be subject to a maximum PR of 3 and a maximum BH of 3 storeys (excluding basements). Adequate lorry parking spaces should be provided within the new developments in these sites.

10.9 Government, Institution or Community ("G/IC") : Total Area 13.00 ha

- 10.9.1 The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 10.9.2 To provide a stepped height profile for Sai Kung Town, to maintain compatible building masses in the local setting, to meet the minimum height requirement for designated GIC facilities, to enhance clarity on the BH profile of future developments of the "G/IC" sites in Sai Kung Town and to ensure compatibility with their surroundings, this zone is divided into six sub-areas subject to different BH restrictions as follows:
- (a) "Government, Institution or Community" – the major

existing facilities under this sub-area include the Sai Kung Swimming Pool, the Sai Kung Squash Courts, the Sai Kung Tennis Courts, the Man Yee Wan Village Recreation Centre, the Tin Hau Temple and Hip Tin Temple, the Sai Kung Wholesale Fish Market, the Haven of Hope Sai Kung Enhanced Home and Community Care Services, the Water Supplies Department Sai Kung Depot, the Tui Min Hoi Fresh Water Service Reservoir, a sewage pumping station and the proposed salt water pumping station at the waterfront in Tui Min Hoi, the former Sai Kung Tui Min Hoi Mutual Aid Committee Office, three refuse collection points and three electricity sub-stations. A site in Sha Ha with no designated use is partly occupied as works area of Hiram's Highway Improvement Stage 2 Project. Development shall not exceed a maximum BH of 1 storey.

- (b) "Government, Institution or Community(1)" – the major existing facilities under this sub-area include the Sai Kung Tang Shiu Kin Sports Ground, a sewage pumping station near the waterfront, a telephone exchange, the Sai Kung Market, the Sai Kung Rural Committee office, the former Sai Kung Fish Marketing Organization Primary School and the Sai Kung Sewage Treatment Works at the waterfront. Development shall not exceed a maximum BH of 2 storeys.
- (c) "Government, Institution or Community(2)" – the major existing facilities under this sub-area include the Sai Kung Central Lee Siu Yam Memorial School, the Sai Kung Police Station, the Sai Kung Jockey Club Town Hall, the Sai Kung Fire Station, the Chinese Full Gospel Church, Yi Chun Street Public Toilet and two undesignated "G/IC" sites. Development shall not exceed a maximum BH of 3 storeys.
- (d) "Government, Institution or Community(3)" – the existing facility under this sub-area includes the Sai Kung Mona Fong Family Medicine Clinic at Sai Kung Town Centre. Development shall not exceed a maximum BH of 4 storeys.
- (e) "Government, Institution or Community(4)" – an existing electricity sub-station, the Hong Kong Academy along Wai Man Road and the Marine Police East Divisional Headquarters are under this sub-area. Development shall not exceed a maximum BH of 5 storeys.
- (f) "Government, Institution or Community(5)" – the existing facility under this sub-area includes the Sai Kung Government Offices at Sai Kung Town Centre. Development shall not exceed a maximum BH of 8 storeys.

10.10 Open Space (“O”) : Total Area 4.69 ha

- 10.10.1 The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the need of local residents as well as the general public.
- 10.10.2 The Area has provided the opportunity for the provision of a continuous waterfront promenade extending all the way from Sha Ha in the north to the Marine Police East Divisional Headquarters in the south. This promenade connects the existing Sai Kung Town waterfront promenade to the coastal areas of Tui Min Hoi. The promenade together with the adjoining town centre and old town, Sai Kung Waterfront Park, are major tourist attractions and leisure outlets for the local community and represent unique features of Sai Kung Town.
- 10.10.3 The major existing facilities under this zoning include Wai Man Road Playground, the beach in Sha Ha, Sha Tsui Playground, Man Yee Playground and the basketball courts at Yi Chun Street in the town centre, and Sai Kung Park and Yi Chun Street Playground in the old town.
- 10.10.4 The area in front of the Tin Hau Temple and Hip Tin Temple is also under this zoning. This public open space, together with the temples, will form a heritage or cultural tourism node. Furthermore, together with the existing Sha Tsui Playground, Man Yee Playground, the basketball courts at Yi Chun Street and the “Other Specified Uses (Commercial and Tourism Related Uses (with Public Open Spaces))” zone at the waterfront, an open space corridor towards the waterfront is formed, which also acts as a visual corridor from Tin Hau Temple to Inner Port Shelter in a southwest to northeast direction.

10.11 Recreation (“REC”) : Total Area 6.49 ha

- 10.11.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism or eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
- 10.11.2 The Sai Kung Outdoor Recreation Centre at Hong Kin Road is the only site under this zoning. A wide range of recreation and sports facilities such as swimming pool, mini-soccer pitch, basketball court, tennis court, children play area, indoor games hall are provided. Residential development will generally not be allowed except it is necessary to support the recreational use. The supporting residential development would be subject to a maximum PR of 0.2 and a maximum BH of 3 storeys.

10.12 Other Specified Uses (“OU”) : Total Area 12.56 ha

The planning intention of this zone is primarily for the provision of land for specific uses serving the needs of the local residents and/or a wider district. There are a total of 12 “OU” zones in the Area with different specified uses, which are detailed as follows:

- (a) “OU” annotated “Town Square with Recreational, Community and Commercial Uses” – the planning intention of this zone is for the provision of a town square with recreational, community and commercial uses. The site would provide a town square and a piazza for residents and visitors thus reinforcing the gateway concept as conceived in the Study on SENT Strategy Review. The ‘town square’ could also serve as a major venue for holding festival events and celebrations and a prominent venue for providing tourist visitor centre(s), heritage display and exhibition gallery, souvenir shops, cafeterias and restaurants, etc. The provision and design of the recreational, community and commercial uses should be integrated with the ‘town square’ development and in accordance with the special design requirements.

The development of the recreational, community and commercial uses requires the approval by way of a planning application under section 16 of the Ordinance so as to facilitate appropriate planning control over the development mix, scale, design and layout of development, in particular integration with the provision of a town square within the site. In order to provide guidance for co-ordinated developments and to ensure proper control on the overall scale and design of various components within the site, a design guideline will be prepared.

In view the site is centrally located at the Sai Kung North, its close proximity to the low-rise coastal development and adjoining outdoor open-air public space, to ensure compatibility with the surrounding developments, development or redevelopment of recreational, community and commercial uses in this zone should be subject to a maximum PR of 0.8, a maximum SC of 30% and a maximum BH of 3 storeys (excluding basements).

- (b) “OU” annotated “Commercial and Tourism Related Uses (with Public Vehicle Park)” – the planning intention of this zone is for the provision of commercial and tourism related uses along with a public vehicle park. The existing Jockey Club Kau Sai Chau Public Golf Course’s Public Car Park at the waterfront in Sai Kung Town North is under this zoning. Subject to detailed design, the building at this site could become a landmark for the Area, and serve as a ‘Gateway Centre’ to provide supporting facilities for tourists. To ensure compatibility with the waterfront setting, development or redevelopment at this site should be subject to a maximum PR of 3 (including vehicle park) and a maximum BH of 3 storeys (excluding basements). At present, about 520 vehicle parking spaces are provided within the vehicle park, including 240 spaces for the golfers. This level of vehicle parking provision should

be retained in the development or redevelopment of this site.

- (c) “OU” annotated “Commercial, Cultural and Recreational Related Uses (with Public Vehicle Park)” – the planning intention of this zone is for the provision of commercial, cultural and recreational uses along with a public vehicle park in Sai Kung Town North. To ensure compatibility with the surrounding environment, development or redevelopment of the site should be subject to a maximum PR of 1.5 and a maximum BH of 8 storeys (excluding basements). The stepped height concept should be adopted for buildings within the site. A public vehicle park for at least 200 cars and 30 coaches/buses will have to be provided as part of the development on this site (to be taken into account in the PR calculation). To ensure easy maneuvering of vehicles, this public vehicle park should be about 11,000m<sup>2</sup> in gross floor area. This site falls within Sha Ha SAI.
- (d) “OU” annotated “Commercial and Tourism Related Uses (with Public Open Spaces)” – the planning intention of this zone is for the provision of commercial and tourism related uses along with public open spaces including a waterfront promenade. The existing promenade along the waterfront of Sai Kung Town North, town centre and the old town, together with Sai Kung Waterfront Park and along the Sai Kung Wholesale Fish Market in the southwest are under this zoning. Serving as a convenient linkage between the town centre and the pier, this area is considered suitable to be developed into a leisure or gathering place for the visitors and boat trippers. To enhance its attractiveness for visitors, commercial and catering facilities including gift-shop, area for alfresco dining and visitors information centre may be permitted along with the public open spaces. Together with the proposed ‘Gateway Centre’ to the north, they could provide comprehensive supporting facilities to tourists. To ensure compatibility with the waterfront setting and provision of adequate public open space, development or redevelopment at this site would be subject to a maximum SC of 10% and a maximum BH of 1 storey (excluding basements). A width of about 6m, as part of the existing promenade, should be preserved as a public passageway.
- (e) “OU” annotated “Commercial and Tourism Related Uses (Including Hotel)” – the planning intention of this zone is for the provision of commercial and tourism related uses including hotel. Two sites are under this zoning, which are detailed as follows:
  - (i) “Commercial and Tourism Related Uses (Including Hotel) (1)” – this includes the existing WM Hotel along the waterfront of Sai Kung Town North. To ensure compatibility with the waterfront setting and the adjacent ‘Gateway Centre’, development at this site should be subject to a maximum PR of 1.5, a maximum SC of 70% and a maximum BH of 3 storeys (excluding basements).
  - (ii) “Commercial and Tourism Related Uses (Including Hotel) (2)” – this includes the New Beach Resort Hotel in Sha Ha. In line with the restrictions under the lease, development or redevelopment at

this site should be subject to a maximum PR of 1.5, a maximum SC of 30% and a maximum BH of 5 storeys (excluding basements).

- (f) “OU” annotated “Beach Related Leisure Uses” – the planning intention of this zone is for leisure facilities along the beach area so as to enhance the adjoining commercial and tourism related uses. The coastal area to the south of the New Beach Resort Hotel, which is currently occupied by restaurants and BBQ areas and Goofy Waves Water Sports Club and Academy, is under this zoning. To ensure that the development or redevelopment in this area will blend in well with the surrounding, development or redevelopment in this zone should be subject to a maximum PR of 0.2 and a maximum BH of 2 storeys (excluding basements).
- (g) “OU” annotated “Cultural/Heritage Tourism Related Uses” – the planning intention of this zone is for promotion of cultural or heritage tourism. The former Sai Kung Primary School at the fringe of the old town is under this zoning. Located next to the Tin Hau Temple and Hip Tin Temple, this site is considered suitable to be developed into a node for promotion of cultural or heritage tourism. The existing buildings, constructed in 1951, are historic items and should be retained as far as possible. Forming an integral part of the rural township, they could be converted into a heritage centre with provision of other supporting facilities for tourists. Any development, except addition, alteration and/or modification to the existing buildings, requires planning permission from the Board. All development, including modification, alteration or addition to or redevelopment of the existing buildings should be subject to a maximum PR of 0.35 and a maximum BH of 1 storey (excluding basements).
- (h) “OU” annotated “Commercial Development (with Multi-storey Vehicle Park)” – the planning intention of this zone is for commercial and multi-storey vehicle park uses. Dock 1A at the junction of Hiram’s Highway and Chui Tong Road, which provides 380 public parking spaces for private car, light bus, taxi, goods vehicle, coach and bus, and floor space for shop and restaurant uses, is under this zoning. Development or redevelopment in this zone should be subject to a maximum GFA of 23,722m<sup>2</sup>, of which not less than 17,396m<sup>2</sup> shall be provided for public vehicle park use, and a maximum BH of 10 storeys (excluding basements).
- (i) “OU” annotated “Boat Servicing Area” – the planning intention of this zone is for servicing and storage of boats. The existing boatyards at the waterfront of Tui Min Hoi are under this zoning. To avoid significant environmental nuisances to the nearby residents, the boat servicing activities in this zone should be confined to minor works for the small fishing and leisure boats. To prevent excessive building bulk at the waterfront, development or redevelopment in this zone should not exceed one storey.

- (j) “OU” annotated “Petrol Filling Station” – the planning intention of this zone is for the provision of petrol filling station serving the needs of the local residents and/or a wider district. The existing petrol filling station on the south-bound of Hiram’s Highway at Sai Kung Tuk is under this zoning.
- (k) “OU” annotated “Public Transport Terminus” – the planning intention of this zone is for the provision of public transport terminus or station serving the needs of the local residents and/or a wider district. Three PTTs are designated in the Area, including the existing PTT and public light bus terminus fronting Sai Kung Public Pier, the existing public light bus terminus adjacent to Sai Kung Waterfront Park and the existing PTT at Mei Yu Street.
- (l) “OU” annotated “Pier” – the planning intention of this zone is for the provision of pier serving the needs of the local residents and/or a wider district. The existing Sai Kung Pier and the two landing platforms for the ferry to Jockey Club Kau Sai Chau Public Golf Course’s Public Car Park at the promenade in Sai Kung Town North and at Sai Kung Hoi Pong Street are under this zoning.

10.13 Green Belt (“GB”) : Total Area 12.00 ha

- 10.13.1 The planning intention of this zone 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 outlets. There is a general presumption against development within this zone. Development within this zone will be strictly controlled. Any building development requires permission from the Board and development proposals will be considered on their individual merits taking into account the relevant Guidelines published by the Board.
- 10.13.2 Areas under this zoning include mainly the densely vegetated slopes to the north of Sai Kung Outdoor Recreation Centre, west of Tui Min Hoi Chuen and west of Sai Kung Sewage Treatment Works.
- 10.13.3 As filling or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

10.14 Country Park (“CP”) : Total Area 7.70 ha

- 10.14.1 Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority. Approval from the Board is not required.
- 10.14.2 The densely vegetated slope at the southern fringe of the Area, which is part of the gazetted Tsiu Hang Special Area and Ma On

Shan Country Park, is endowed with natural landscape and diversity of habitats, is under this zoning.

#### 10.15 Minor Relaxation Clause

For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stipulated in the Notes of the Plan or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

### 11. COMMUNICATION AND TRANSPORT

#### 11.1 Road Network

11.1.1 Hiram's Highway, Po Tung Road and Tai Mong Tsai Road, running along the western boundary of the Area, serve as the major distributors linking Sai Kung Town with the surrounding areas. To cope with the anticipated traffic growth, the Hiram's Highway Improvement Project has been launched by phases to improve the section between Clear Water Bay Road and Sai Kung Town. Hiram's Highway Improvement Stage 2 Project – Dualling of Hiram's Highway between Marina Cove to Sai Kung Town was authorised in October 2021. The improvement works commenced in 2024. Upon completion of the works, the accessibility of the Area will be enhanced.

11.1.2 Man Nin Street and Fuk Man Road, branching off Po Tung Road, are the two existing local roads serving the town centre. Wai Man Road connecting Fuk Man Road and Tai Mong Tsai Road is the major access in the Sai Kung Town North area. Hong Kin Road and Chui Tong Road, branching off the Hiram's Highway, serve Tui Min Hoi and the areas in the south.

#### 11.2 Public Transport Facilities

The Area is well served by public transport running along Hiram's Highway and Tai Mong Tsai Road including franchised buses and public light buses running to and from Kowloon, Sha Tin, Tseung Kwan O and the rural parts of Sai Kung. Three PTTs are designated in the Area, including the existing PTT and public light bus terminus fronting Sai Kung Public Pier, the existing public light bus terminus adjacent to Sai Kung Waterfront Park and the existing PTT at Mei Yu Street. Most of the Area is also accessible by taxis. Ferry and "kaito" services to the outlying islands in Port Shelter are also provided in Sai Kung Public Pier.

#### 11.3 Vehicle Parking Facilities

The major existing vehicle parks in the Area include the Jockey Club Kau Sai Chau Public Golf Course's Public Car Park in Sai Kung Town North which provides about 520 parking spaces (including 240 spaces for the golfers) and a multi-storey vehicle park in Dock 1A at the junction of Hiram's Highway and Chui Tong Road, which provides about 380 public parking spaces for private cars, goods vehicles and coaches. Metered parking spaces are available on street in the town centre, near Lakeside Garden and Marine Police East Divisional Headquarters. Public parking spaces are available in some of the private residential developments in the town centre. There is an existing open-air coach car park next to Sai Kung Tang Shiu Kin Sports Ground at Fuk Man Road. There are also public parking spaces to be provided within some planned developments in Sai Kung Town North.

#### 11.4 Pedestrian Network

The promenade along the waterfront serves as the major pedestrian link connecting different parts of Sai Kung Town. In the old town, the existing pedestrian streets will be retained allowing access from the town centre to Tui Min Hoi. In other parts of the Area, footpaths will be provided and landscaped. Appropriate signage will be provided where necessary.

### 12. UTILITY SERVICES

- 12.1 The Area is largely covered by sewerage system which collects and conveys sewage to Sai Kung Sewage Treatment Works (STW) at Tui Min Hoi for treatment and disposal. To cater for the anticipated increase of sewage to be generated within the catchment area and the extension of the upstream sewer network, upgrading to the capacity of the STW is being planned taking account of the implementation programme of the upstream sewerage works.
- 12.2 Potable water, gas, electricity and telephone services are available in the Area. Supply of seawater for flushing is currently not available in the Area. Therefore, temporary mains fresh water for flushing is provided.

### 13. CULTURAL HERITAGE

- 13.1 Within the boundary of the Area, there are Sha Ha SAI and a graded historic building, namely Tin Hau Temple and Hip Tin Temple at Po Tung Road (Grade 2).
- 13.2 The lists of declared monuments and proposed monuments, historic buildings and sites graded by the Antiquities Advisory Board (AAB), new items for grading assessment, Government historic sites identified by AMO of the Development Bureau and SAIs are published on AMO's website at <https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html>. The lists will be updated from time to time.
- 13.3 Prior consultation with AMO should be made for any works, development,

redevelopment or rezoning proposals that may affect the declared monuments, proposed monuments, historic buildings and sites graded by AAB, new items for grading assessment, Government historic sites identified by AMO, SAIs, or any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.

- 13.4 A number of development sites in Sai Kung Town North fall within Sha Ha SAI. Artifacts attributed to prehistoric and historic period have been yielded in part of these sites. The area with archaeological value is worthy of preservation. Prior consultation with AMO should be made for any works, development, redevelopment or rezoning proposals that may affect the SAI as well as their immediate environs. Should the infringement of development on these areas be unavoidable, appropriate mitigation measures should be implemented fully by the development project proponent in consultation with AMO.

#### **14. IMPLEMENTATION**

- 14.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 14.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period depending on the availability of resources. It will be undertaken through participation of both the public and private sectors.
- 14.3 Notwithstanding the above, minor improvement works have been and will be implemented through the Public Works Programme, the District Minor Works Programme and the Rural Public Works Programme as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zonings indicated on the Plan, provided that their proposals meet Government requirements.

#### **15. PLANNING CONTROL**

- 15.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various

licensing authorities.

- 15.2 The Plan provides a broad land use framework. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Architectural Services Department and the Highways Department. Implementation of these public works projects will be subject to the availability of resources. In the course of implementation of the Plan, the Sai Kung District Council would be consulted as appropriate.
- 15.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in consideration of the planning applications, will take into account all relevant planning considerations which may include guidelines published by the Board. The adopted department plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD**  
**APRIL 2026**