

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

**RNTPC Paper No. 4/19
For Consideration by the
Rural and New Town Planning Committee on 31.5.2019**

**PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN OUTLINE ZONING PLAN
NO. S/SK-HH/6**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Hebe Haven Outline Zoning Plan (OZP) No. S/SK-HH/6 (**Attachment I**) as shown on the draft OZP No. S/SK-HH/6A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) (**Attachment IV**) of the draft OZP is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

On 14.3.2006, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Hebe Haven OZP which was subsequently renumbered as S/SK-HH/6. On 31.3.2015, the CE in C referred the approved Hebe Haven OZP No. S/SK-HH/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

3. Background

- 3.1 According to the 2013 Policy Address, the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2014 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. This includes reviews on the government land currently vacant, under Short Term Tenancies or different short-term or government uses, as well as the reviews on "Green Belt" sites. In this regard, some 150 potential housing sites (including Amendment Item A mentioned below) were identified. In the 2017 Policy Address, through the on-going land use reviews, 26 additional potential housing sites (including Amendment Item C) have been further identified.
- 3.2 The currently proposed amendments to the OZP are mainly related to two potential housing sites in Hebe Haven, Sai Kung for private residential developments. Opportunity has also been taken to amend the OZP to reflect the existing uses of a carpark and a completed residential development (Amendment

Items B and D respectively) and to incorporate an authorized road scheme, as well as to revise the Notes to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN).

4. The Amendment Sites

Item A – Rezoning of a Site near the Junction of Hiram’s Highway and Heung Chung Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group C)4” (“R(C)4”) (Plans 1a, 2a, 3a and 4a)

- 4.1 A potential housing site near the junction of Hiram’s Highway and Heung Chung Road is proposed for private housing development. An indicative development scheme has been worked out to demonstrate the technical feasibility and the main development parameters are summarized below:

Site Area (about)	4,668m ² (including 3,517 m ² government land (GL) in northern portion; 991 m ² private land and 160 m ² GL in southern portion)
Plot Ratio (PR)	1.5
Site Coverage (SC)	40%
Building Height (BH)	6 storeys (excluding basements) (about 24mPD to 25mPD)
No. of Blocks	3 (including 2 in northern portion and 1 in southern portion)
No. of Flats (about)	100 (including 75 in northern portion and 25 in southern portion)

The Site and its Surrounding Areas

- 4.2 The site is bounded by Hiram’s Highway to the southwest and coastline of Pak Sha Wan to the northeast. Access to the site is via Hiram’s Highway. The northern portion of the site is on GL and was previously occupied by Highways Department (HyD) as a temporary maintenance depot. It is currently vacant. The southern portion of the site is mainly private land (for the purpose of agriculture only) used as a paint storage under Short Term Waiver (STW) with a small piece of GL under Short Term Tenancy (STT) for storage purposes in association with the STW (**Plan 2a**). However, no active industrial use was found during the site visits in March and May 2019. In order to facilitate the phasing out of the incompatible industrial use in the area, it is suggested rezoning also the private land to residential use. The site falls within an area zoned “G/IC” on the OZP. There is no designated use on the “G/IC” site.
- 4.3 To its immediate northwest is a vacant school building (i.e. ex-Sai Kung Central Primary School, 5 storeys of about 22.2mPD). It has been allocated to the Social Welfare Department for conversion into a social welfare services complex. On

its northeast and east is a large piece of water area (i.e. Pak Sha Wan) which is the estuary of Ho Chung River and is zoned “Coastal Protection Area” (“CPA”) on the OZP. As advised by the Director of Agriculture, Fisheries and Conservation (DAFC), the water area consists of a mangrove stand which is generally considered as an important habitat in Hong Kong (**Plan 4a**). On its immediate southeast is the public car park at Heung Chung Road. To its west is Hiram’s Highway and Nam Pin Wai Road Roundabout. On its further west and northwest across Hiram’s Highway are a public car park and a low-rise low-density residential development namely ‘Villa Royale’ (ranging from 18.6mPD to 20.9mPD). To the further north, east and south are low-density residential areas namely ‘Berkeley Bay Villa’ of about 12.8mPD; ‘Roseville Villas’ of about 27mPD and village type development in Wo Mei respectively (**Plan 5a**).

The Rezoning Proposal

- 4.4 The site is currently zoned “G/IC” on the OZP with no development restriction. It is generally surrounded by areas of low-density residential developments with PR ranging from 0.4 to 0.75 and BH of 2 to 3-storey high. To optimise the utilization of scarce land resources and meet the pressing housing demand in the territory, the site is proposed to be rezoned from “G/IC” to “R(C)4” with a maximum PR of 1.5 and BH of 25mPD. It is estimated that a total of about 100 flats can be provided assuming an average flat size of 70m².

Technical Assessments

Land Use Compatibility

- 4.5 The site is in a neighborhood comprising mainly low-rise low-density residential developments, football field, public car park and a vacant school building (planned for conversion to social welfare use). The proposed low-rise and low-density residential use at the site is considered compatible with the surrounding land uses.

Visual Aspect

- 4.6 The proposed residential development is subject to a maximum BH restriction of 25mPD. Based on the indicative development scheme (paragraph 4.1 above), PlanD has conducted a Visual Appraisal (VA) (**Attachment VI**) to assess the possible visual impact of the proposed residential development on the surrounding areas. As shown in the photomontages prepared by PlanD (**Plans 5b to 5e**), the residential development would not cause unacceptable visual impact to its vicinity when viewed from the viewing points (VPs) at Heung Chung (VP1), Nam Pin Wai Road roundabout (VP3) and Ho Chung Football Field (VP4) as it is partly screened off by the existing roadside/natural vegetation and only a small portion of the proposed residential development is visible. For the VP from the public car park at Heung Chung Road (VP2), more than half of the residential development is screened off by the existing tree groups, but part of the ridgeline of Buffalo Hill would be blocked by the upper part of the buildings blocks.

- 4.7 The Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) has no adverse comment on the VA and advises that mitigation measures such as façade treatment and landscape screening could be further explored to minimize the visual impact and enhance the visual interests of the proposed residential development at the detailed design stage.

Tree Survey Aspect

- 4.8 According to the tree survey conducted by the Lands Department (LandsD) (a copy is deposited at the Secretariat for Members' reference), approximately 87 trees were identified within the boundary of the site, with no rare, protected or endangered species and Registered Old and Valuable Trees. The dominant tree species are common in Hong Kong with fair to poor conditions.

Traffic Aspect

- 4.9 The proposed "R(C)4" site is accessible from Hiram's Highway connecting to Clear Water Bay Road. It is estimated that the proposed residential development would produce a total of about 100 flats assuming an average flat size of 70m². The Commissioner for Transport (C for T) advises that construction of the Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung has commenced in March 2016 for completion in end-2020. C for T considers that no adverse traffic impact arising from the proposed housing development is expected if its completion would tie in with the completion of the dualling and improvement works.
- 4.10 The site is well served by road-based public transport routes. Multiple franchised bus and green mini-bus (GMB) stops are located about 100m from the site. C for T has no in-principle objection to the proposed development from traffic perspective. C for T advises that, according to their observation, there is sufficient carrying capacity of the road-based public transport services including bus and GMB routes during peak hours. TD shall closely monitor the development and population intake of Sai Kung District and review the service arrangements with the public transport operators if necessary.

Environmental Aspect

- 4.11 The Director of Environmental Protection (DEP) has no in-principle objection to the rezoning proposal from environmental perspective. Nevertheless, as the northern portion of the proposed "R(C)4" zone was previously used as maintenance depot by HyD, the respective developer(s) should confirm if there is any land contamination issue at the site. Regarding the southern portion of the site, based on EPD's site visit in March 2019 along the site boundary, it appears that there is inactive use of the existing paint warehouse and colour mixing plant. DEP also advises that adequate buffer distance from Hiram's Highway is required to avoid adverse vehicular emissions. Relevant technical assessments (including land contamination assessment and noise impact assessment) and the requirement on provision of a 5m wide building setback from the kerb line of Hiram's Highway would be incorporated into the lease at the land disposal stage. Requirement of the building setback has also been included in paragraph 9.2.1 (d) of the ES of the OZP (**Attachment IV**).

Other Aspects

- 4.12 Given the small scale of the proposed development, concerned government departments have no adverse comment on the rezoning proposal from drainage and sewerage perspectives. Relevant technical assessments (including Sewerage Impact Assessment (SIA) and Drainage Impact Assessment (DIA), etc.) would be incorporated into the lease at the land disposal stage.

Item B – Rezoning of a Strip of Land at Heung Chung Road from “G/IC” to area shown as ‘Road’ (Plans 1a, 2a, 3a and 4a)

- 4.13 The site comprises a strip of land located near Heung Chung Road forming part of an existing car park and partly occupied by roadside planting. Opportunity has been taken to rezone the site from “G/IC” to area shown as ‘Road’ to reflect the existing condition as part of the Heung Chung Road carpark.

Item C – Rezoning of a Site to the South of Nam Wai from “GB” to “Residential (Group C)5” (“R(C)5”) (Plans 1b, 2b, 3b and 4b)

- 4.14 Another potential housing site to the south of Nam Wai is proposed for private housing development. An indicative development scheme has been worked out to demonstrate the technical feasibility and the main development parameters are summarized below:

Site Area (about)	6,990m ² (all on GL)
PR	1.3
SC	40%
BH	6 storeys (excluding basements) (about 41mPD to 49mPD)
No. of Blocks	7
No. of Flats (about)	130

The Site and its Surrounding Areas (Plan 2b)

- 4.15 The site is partly situated on vegetated slopes, partly occupied by temporary structures on formed terraces in the northern part and a village track, with elevation undulating between about 20mPD to 42mPD and steep slopes to its east and south. It falls within an area zoned “GB” on the OZP. According to DLO/SK, there are some existing temporary structures within an existing Government Land Permit (GLP) at the site and cancellation of the GLP, rehousing of affected occupants, clearance of temporary structures and other clearance items, such as crops, are necessary prior to developing the site. The site does not fall within any ‘village environs’ (‘VE’). The existing vehicular access to/from the site is via a village track leading to Nam Wai Road before joining Hiram’s Highway.

- 4.16 On its west is an existing stream running in the north-south direction connecting to Pak Sha Wan and sandwiches between the site and a low-rise and low-density residential development namely 'Colour By The River' (BH of 2 storeys over 1 story of carport) about 26mPD to 35mPD. On its south and east are steep vegetated slopes, with a knoll at 91.8mPD, zoned "Conservation Area" ("CA") on the OZP. There are some temporary structures to the immediate southeast of the site which are accessed via a village track cutting through the site. On its north are 2-3 storeys village houses at Nam Wai. To its further west are the elevated Hiram's Highway and New Hiram's Highway and some 2-3 storeys village house clusters in Wo Mei (**Plan 6a**).

The Rezoning Proposal

- 4.17 Taking into account the low-density residential character of the neighborhood with due considerations mentioned in paragraph 4.4 above, and given the constraint of access and natural topography, it is proposed to rezone the site from "GB" to "R(C)5" with a maximum PR of 1.3 and BH of 50mPD for private housing development. It is estimated that a total of about 130 flats can be provided assuming an average flat size of 70m².

Technical Assessments

Land Use Compatibility

- 4.18 The site is in a neighborhood comprising mainly low-rise, low-density residential developments and 2 to 3 storeys village house clusters. The proposed low-rise and low-density residential use at the site is considered not incompatible with the surrounding land uses.

Visual Appraisal

- 4.19 The proposed residential development is subject to a maximum BH restriction of 50mPD. Based on the indicative development scheme (paragraph 4.14 above), PlanD has conducted a VA (**Attachment VI**) to assess the possible visual impact of the proposed residential development on the surrounding areas. As shown in the photomontages prepared by PlanD (**Plans 6b to 6d**), the residential development would not cause unacceptable visual impact to its vicinity when viewed from the VPs at New Hiram's Highway (VP5) and a residential development to its north namely 'King River Villa' (VP7), as it is partly/completely screened off by the existing tree groups. For the viewing point at the access road leading to the site (VP6), more than half of the proposed residential development would be visible due to its close proximity, but view to the ridgeline of the knoll will not be adversely affected. CTP/UD&L, PlanD has no adverse comment on the VA and advises that mitigation measures such as building setback, façade treatment and landscape screening could be further explored to minimize the visual impact and enhance the visual interests of the proposed residential development at the detailed design stage.

Tree Survey and Landscape Aspect

- 4.20 According to the tree survey conducted by the LandsD (a copy is deposited at the Secretariat for Members' reference), approximately 150 trees of common species were identified, within the boundary of the site and the buffer area between the site and the existing stream, with no rare or endangered species and Old and Valuable Trees. They are mostly in fair condition. The majority of the existing trees are of diameters of breast height below 300mm. Nevertheless, a *Glochidion zelanicum* 香港算盤子 in mature size with conservation interest was identified within the site.
- 4.21 According to the Landscape Assessment by PlanD at **Attachment VII**, the site falls within the landscape character type of Nam Wai Coastal Plain with Terrestrial and High (Qualified) Landscape Value. Given the scale of development and existing topography, it is anticipated that the site will be substantially modified to accommodate the proposed development as well as site formation works, geotechnical works and other infrastructural works, such as the proposed access road. Most of the existing trees identified would be affected due to the possible site works. Significant irreversible impacts on existing landscape resources of the local area are anticipated. Nevertheless, with the possible landscape mitigation and design measures such as proper and adequate landscape treatment along the site boundary, green coverage and other quality landscape design and open space provision, the resulting landscape impact of the proposed development can be relatively reduced. To minimize tree felling within the site and its periphery, tree preservation clause should be included in the lease condition. On the other hand, the excavation works may impose potential impacts on the adjacent existing stream as well as the underground water. Thus, a green buffer of about 10m between the existing stream and the western boundary of the site has been retained as "GB", except the north-western part of the site abutting the stream (about 10m), which is a paved area and required to provide access to the site, will be designated as non-building area (NBA). Requirement of the NBA has also been included in paragraph 9.2.1 (e) of the ES of the OZP (**Attachment IV**).

Traffic Aspect

- 4.22 The proposed "R(C)5" site will be served by a proposed access road connecting to the junction at Hiram's Highway/Nam Wai Road. It is estimated that the proposed residential development would produce a total of about 130 flats. C for T advises that the construction of the Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung has commenced in March 2016 for completion in end 2020. He considers that no adverse traffic impact arising from the proposed housing development is expected if its completion would tie in with the completion of the dualling and improvement works.
- 4.23 The site is served by a number of road-based public transport services. Location of the existing franchised bus and GMB stops are around 350m walking distance from the site. C for T advises that, according to their observation, there is sufficient carrying capacity of the bus and GMB routes during peak hours. TD shall closely monitor the development and population intake of Sai Kung District

and review the service arrangements with the public transport operators if necessary.

Ecological Aspect

- 4.24 According to the advice from DAFC, there are no significant faunal or floral records within the site. However, there is an existing stream to the immediate west of the site. About 10m between the existing stream and the western boundary of the site has been retained as “GB” as a green buffer to avoid disturbance to the natural stream and its vegetated riverbank (paragraph 4.21 above).

Environmental Aspect

- 4.25 While DEP has no adverse comment on the rezoning proposal from environmental perspective, he advises that the respective developer(s) should confirm if there is any potential land contamination issue at the site and SIA is required to confirm the proper on-site sewage treatment system to be provided as there is no existing or committed planned public sewerage in the vicinity of the site. Requirement of land contamination review and SIA would be incorporated into the lease at the land disposal stage.

Other Aspects

- 4.26 The future developer shall be requested to carry out DIA to demonstrate the proposed development will not cause unacceptable increase in risk of flooding in areas upstream of, adjacent or downstream of the development. Geotechnical Engineering Office of CEDD comments that a Natural Terrain Hazard Study (NTHS) is required for the proposed development. Requirement of DIA and NTHS would be incorporated into the lease at the land disposal stage.
- 4.27 As the site falls within the Nam Wai Site of Archaeological Interest (SAI), the future developer is requested to seek prior agreement with the Antiquities and Monuments Office (AMO) on the details of a detailed Archaeological Impact Assessment (AIA) to evaluate the archaeological impact imposed by the proposed development. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the future developer in consultation with AMO. Requirement of AIA would be incorporated into the lease at the land disposal stage.

Item D – Rezoning of a Site to the south of Nam Wai from “GB” to “Residential (Group C)6” (“R(C)6”) (Plans 1b, 2b, 3b and 4b)

- 4.28 The site, of about 4,030m², is located to the south of Nam Wai. The site is private land and currently occupied by an existing residential development namely ‘Colour By The River’ (Plan 2b). It falls within an area zoned “GB” on the OZP.
- 4.29 The site is the subject of a planning application (No. A/SK-HH/14) for residential development approved on review with conditions by the Board on 23.4.1999 and

an application for amendments to the approved development proposal (No. A/SK-HH/14-1) was subsequently approved with conditions on 9.2.2006. The occupation permit of the residential development was issued on 5.5.2008.

- 4.30 As the development is completed, it is proposed to rezone the site from “GB” to “R(C)6” with a maximum PR of 0.35 and BH of 3 storeys to reflect its current use.

5. Inclusion of Authorized Road Scheme of Dualling of Hiram’s Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung

Pursuant to section 13A of the Ordinance, road scheme authorized by the CE in C under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) shall deem to be approved under the Ordinance. The road scheme of the “Dualling of Hiram’s Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung” authorized by the CE in C on 4.10.2011 is proposed to be incorporated into the OZP for public information (**Plan 1a**). The inclusion of the authorized road scheme and deletion of the affected “G/IC” and “GB” zones (area coloured green on **Plan 2a**) are not regarded as amendment items under the Ordinance and an annotation will be added on the OZP indicating that it is for information only.

6. Provision of GIC Facilities and Open Space

- 6.1 Taking into account the two proposed private residential developments, the planned population of the Planning Scheme Area as estimated by PlanD would be about 7,100 persons. Based on the requirements in Hong Kong Planning Standards and Guidelines (HKPSG) and the planned population, as shown in **Attachment V**, the planned provision for GIC facilities in the area is generally adequate to meet the demand of the overall planned population (including the increase in population from the proposed housing developments) except for primary school (-9 classrooms) and hospital (-39 beds). Hospital beds which are assessed on a wider district basis and can be addressed by the provision in the adjoining area.
- 6.2 The Education Bureau (EDB) advises in view of projected surplus of public sector primary school places in Sai Kung District, EDB will continue to keep in review the latest population projections, the schedule of population intake of major housing developments as well as the supply and demand of school places in Sai Kung District, and launch the school building programme concerned as and when appropriate.
- 6.3 For open space provision, there is adequate provision of district open space within the area. However, there is a shortfall of about 0.56 ha local open space in the area. In this regard, adequate private open space would be provided within the proposed residential developments to meet the demand generated by the residents. It is also noted that there is a surplus provision of about 1.34 ha local open space in the adjacent Clear Water Bay Peninsula North Area.

7. **Proposed Amendments to Matters shown on the Plan**

The proposed amendments as shown on the draft Hebe Haven OZP No. S/SK-HH/6A at **Appendix II** are as follows:

(a) **Item A** (about 0.47 ha)

Rezoning a site near the junction of Hiram's Highway and Heung Chung Road from "G/IC" to "R(C)4" with a maximum PR of 1.5 and BH of 25mPD.

(b) **Item B** (about 0.03 ha)

Rezoning a strip of land at Heung Chung Road from "G/IC" to area shown as 'Road' to reflect the existing use as part of the car park.

(c) **Item C** (about 0.70 ha)

Rezoning a site to the south of Nam Wai from "GB" to "R(C)5" with a maximum PR of 1.3 and BH of 50mPD.

(d) **Item D** (about 0.40 ha)

Rezoning a site to the south of Nam Wai from "GB" to "R(C)6" with a maximum PR of 0.35 and BH of 3 storeys.

(e) An annotation indicating the authorized road scheme of the "Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung" will be shown on the OZP for information.

8. **Proposed Amendments to the Notes of the OZP**

The proposed amendments to the Notes of the OZP (with additions highlighted in ***bold and italics*** and deletions in 'crossed-out') are at **Appendix III** for Members' consideration. The proposed amendments are summarized as follows:

"R(C)" zone

- 8.1 In relation to Items A, C and D, the Remarks for "R(C)" zone will be revised to incorporate development restrictions for "R(C)4", "R(C)5" and "R(C)6" sub-areas.

Technical amendments

- 8.2 In accordance with the latest amendments to the MSN in relation to the subsuming of 'Market' use under 'Shop and Services' use endorsed by the Board on 28.12.2018, the following amendments to the Notes will be made:

- (a) deletion of 'Market' from Column 1 use in "Commercial" zone;

- (b) deletion of 'Market' from Column 2 use in "Residential (Group D)" and "Village Type Development" zones; and
- (c) revising 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in "G/IC" zone.

9. Revision to the Explanatory Statement (ES) of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in '~~crossed-out~~') are at **Appendix IV** for Members' consideration.

10. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/SK-HH/7.

11. Consultation

Consultation with Sai Kung Rural Committee, District Council and locals

- 11.1 On 1.3.2019, the Sai Kung Rural Committee (SKRC) was consulted on the proposed OZP amendments. The SKRC members raised concerns on the building bulk of the proposed developments, road capacity, adequacy of car parking spaces to support the proposed residential developments and to meet the demand of local villagers and potential adverse drainage and environmental impacts on the surrounding area. They also commented that sufficient supporting infrastructure should be provided in the area.
- 11.2 On 8.4.2019, a meeting was held between Village Representatives (VRs) and villagers of Nam Wai and Wo Mei Villages and PlanD on the proposed OZP amendments. The VRs and villagers raised similar concerns on the building bulk of the proposed developments, road capacity and potential adverse drainage, environmental and traffic impacts on the surrounding area and provision of sufficient supporting infrastructure.
- 11.3 On 7.5.2019, the Sai Kung District Council (SKDC) was consulted on the proposed OZP amendments. Members expressed grave concerns on traffic congestion problems of Hiram's Highway; shortfall of GIC facilities in the Hebe Haven area and thus the Amendment Item A site should be maintained for GIC use; and drainage and flooding problems in the area in particular the streams at Nam Wai and Ho Chung. Some members from rural areas also complained about land available for Small House developments and zoning of private land of villagers as "GB" and "CA" for conservation purpose. SKDC passed a motion with support of all members objecting to the proposed OZP amendments and requested for further consultation with the concerned villagers.

- 11.4 In response, PlanD explained at the SKDC meeting that the Government needs to identify suitable land to meet the needs of both private and public housings. Relevant government departments confirm that there is no need to reserve the Amendment Item A site for any GIC use. Relevant departments also have no objection to the proposed developments under Amendment Items A and C from traffic, drainage and environmental aspects.
- 11.5 As for the potential traffic impact resulted from the proposed developments, C for T advises that no insurmountable problem on traffic at Hiram's Highway and Nam Pin Wai Roundabout is envisaged from the proposed developments. However, as Hiram's Highway is already operating over its capacities with congestion during peak period, it is recommended that the proposed developments should tie in with the completion of the Hiram's Highway Improvement Stage 1 by end 2020. Regarding the flooding concern near Heung Chung, Drainage Services Department (DSD) advises that the general area of Nam Wai (including Heung Chung) is being monitored as one of the storm surge spots. Besides, rainstorm inspection will be carried out by DSD when heavy rain is imminent to the area. For the concern on reducing the 'VE' area of Nam Wai, LandsD advises that according to their records, the Amendment Item C site does not fall within the 'VE' of Nam Wai.

Departmental Consultation

- 11.6 The proposed amendments to the OZP have been circulated to relevant bureaux/departments for comments and their comments have been incorporated into the above paragraphs, where appropriate:
- (a) Secretary for Development;
 - (b) Antiquities and Monuments Office, Development Bureau;
 - (c) Secretary for Education;
 - (d) District Lands Officer/Sai Kung, Lands Department;
 - (e) Commissioner for Transport;
 - (f) Chief Highway Engineer/New Territories East, Highways Department;
 - (g) Chief Engineer3/Major Works, Major Works Project Management Office, Highways Department;
 - (h) Chief Engineer/Mainland South, Drainage Services Department;
 - (i) Chief Engineer/Consultants Management, Drainage Services Department;
 - (j) Chief Engineer/Construction, Water Supplies Department;
 - (k) Director of Food, Environment and Hygiene;
 - (l) Director of Agriculture, Fisheries and Conservation;
 - (m) Director of Fire Services;
 - (n) Director of Environmental Protection;
 - (o) Project Manager/ East Development Office, Civil Engineering and Development Department (CEDD);
 - (p) Chief Engineer/Port Works, CEDD;
 - (q) Hong Kong Police Force (Sai Kung Division, Operation, District Commander);
 - (r) Head (Geotechnical Engineering Office), Civil Engineering and Development Department;
 - (s) District Officer/Sai Kung, Home Affairs Department;

- (t) Chief Engineer (Works), Home Affairs Department;
- (u) Chief Building Surveyor/New Territories East2, & Rail, Buildings Department
- (v) Director of Leisure and Cultural Services;
- (w) Director of Social Welfare (Project Planning Unit);
- (x) Director of Marine; and
- (y) Chief Town Planner/Urban Design and Landscape, Planning Department.

Public Consultation

- 11.7 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/SK-HH/7 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The SKDC will be further consulted on the amendments during the exhibition period of the amended OZP.

12. Decision Sought

Members are invited to:

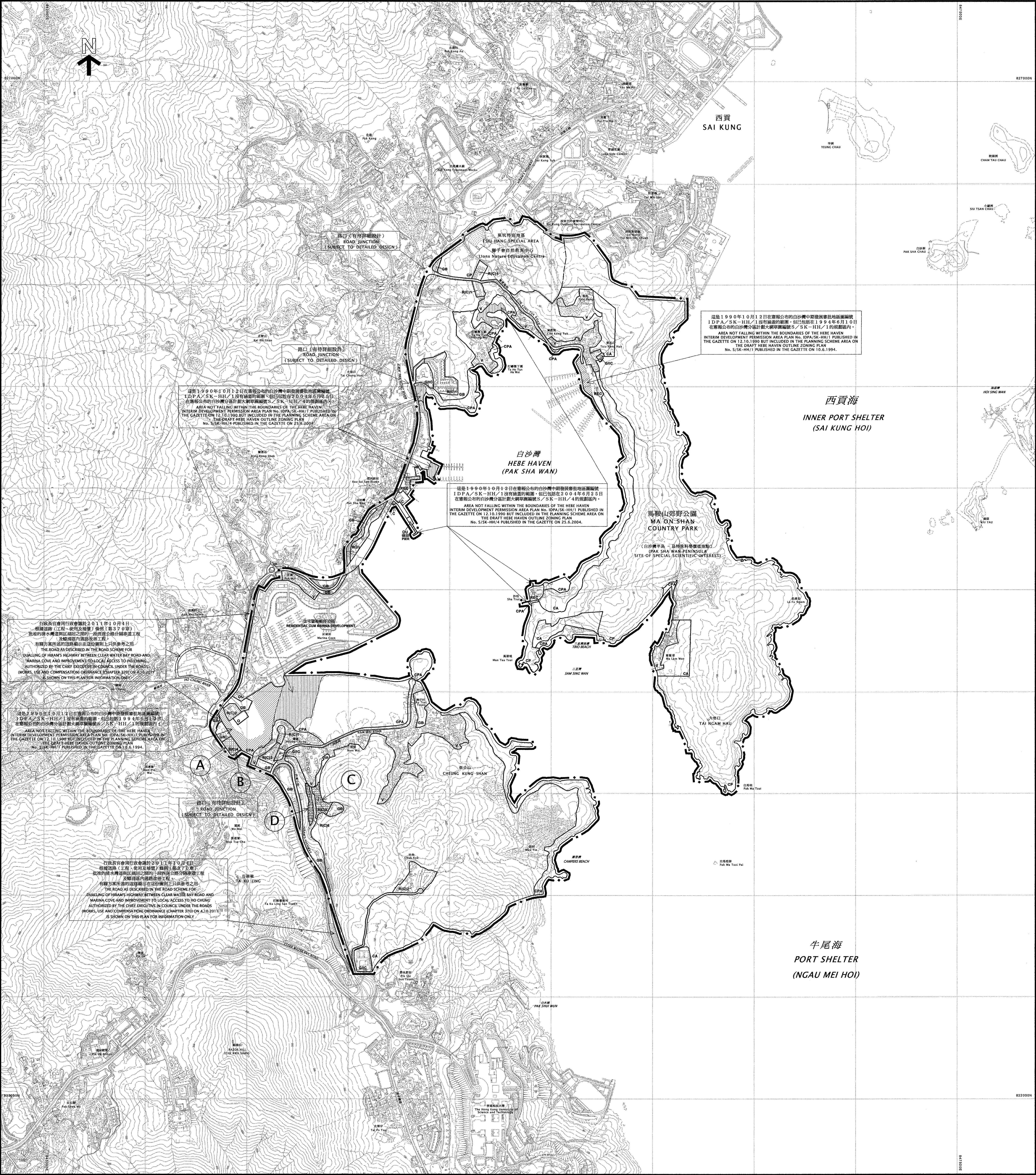
- (a) agree to the proposed amendments to the approved Hebe Haven OZP No. S/SK-HH/6 and that the draft OZP No. S/SK-HH/6A at **Appendix II** (to be renumbered as S/SK-HH/7 upon exhibition) and its Notes at **Appendix III** are suitable for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Appendix IV** for the draft Hebe Haven OZP No. S/SK-HH/6A (to be renumbered as S/SK-HH/7) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

13. Attachments

Attachment I	Approved Hebe Haven OZP No. S/SK-HH/6 (reduced to A3 size)
Attachment II	Draft Hebe Haven OZP No. S/SK-HH/6A
Attachment III	Revised Notes of the Draft Hebe Haven OZP No. S/SK-HH/6A
Attachment IV	Revised Explanatory Statement of the Draft Hebe Haven OZP No. S/SK-HH/6A
Attachment V	Provision of Major Community Facilities and Open Space in Hebe Haven Area
Attachment VI	Visual Appraisal for Amendment Items A and C
Attachment VII	Landscape Assessment for Amendment Item C
Plans 1a and 1b	Location Plans of the Proposed Amendment Items
Plans 2a and 2b	Site Plans
Plans 3a and 3b	Aerial Photos
Plans 4a and 4b	Site Photos

Plans 5a to 5e	Viewing Points of Photomontages and Photomontages of the proposed residential development at Amendment Item A site
Plans 6a to 6d	Viewing Points of Photomontages and Photomontages of the proposed residential development at Amendment Item C site

**PLANNING DEPARTMENT
MAY 2019**



圖例
NOTATION

ZONES

COMMERCIAL

RESIDENTIAL (GROUP C)

RESIDENTIAL (GROUP D)

VILLAGE TYPE DEVELOPMENT

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

RECREATION

OTHER SPECIFIED USES

GREEN BELT

CONSERVATION AREA

COASTAL PROTECTION AREA

COUNTRY PARK

地帶

商業

住宅 (丙類)

住宅 (丁類)

鄉村式發展

政府、機構或社區

休憩用地

康樂

其他指定用途

綠化地帶

自然保育區

海岸保護區

郊野公園

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

交通

主要道路及路口

其他

規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	0.34	0.09	商業
RESIDENTIAL (GROUP C)	7.16	1.94	住宅 (丙類)
RESIDENTIAL (GROUP D)	0.92	0.25	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	23.73	6.42	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	2.39	0.65	政府、機構或社區
OPEN SPACE	0.27	0.07	休憩用地
RECREATION	4.90	1.33	康樂
OTHER SPECIFIED USES	25.68	6.85	其他指定用途
GREEN BELT	20.45	5.53	綠化地帶
CONSERVATION AREA	113.87	30.75	自然保育區
COASTAL PROTECTION AREA	36.69	9.93	海岸保護區
COUNTRY PARK	127.53	34.50	郊野公園
MAJOR ROAD ETC.	5.81	1.59	主要道路等
TOTAL PLANNING SCHEME AREA	369.64	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / S K - H H / 6 的修訂
AMENDMENTS TO APPROVED PLAN No. S / S K - H H / 6

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A

AMENDMENT ITEM B

AMENDMENT ITEM C

AMENDMENT ITEM D

修訂項目 A 項

修訂項目 B 項

修訂項目 C 項

修訂項目 D 項

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的白沙灣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HEBE HAVEN - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

0 200 400 600 800 1000 METRES

0 200 400 600 800 METRES

規劃署遵照城市規劃委員會指示製備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No.

S / S K - H H / 6 A

APPROVED DRAFT HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/6A

(Being an ~~Approved~~ *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) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of a draft plan including interim development permission area plan covering any such land or building conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with the permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including interim development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without permission from the Town Planning Board.
- (6) Except to the extent that paragraph (4) applies, any use or development of land or building falling within the boundaries of the Plan but not within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date when such land or building was first included within the boundaries of the Plan or an earlier draft or approved outline zoning plan published by notice in the Gazette without permission from the Town Planning Board.

- (7) 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.
- (8) Road junctions, alignment of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (9) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (10) in relation to areas zoned “Conservation Area” or “Coastal Protection Area” :
- (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or layby, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of first publication in the Gazette of the notice of a draft plan including interim development permission area plan covering such building, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (10) In areas zoned “Conservation Area” or “Coastal Protection Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) 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

(iii) provision of amenity planting by Government; and

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (11) In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

- (12) (a) Except in the area zoned "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph 12(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant planning permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (13) Unless otherwise specified, all buildings, 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.

- (14) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"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).

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
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Government Use (not elsewhere specified)	Petrol Filling Station
Hotel	Residential Institution
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Market	
Off-course Betting Centre	
Office	
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)	
Recyclable Collection Centre	
Religious Institution	
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 serving the immediate neighbourhood.

Remarks

(Please see next page)

COMMERCIAL (cont'd)

Remarks

- (a) ~~On land designated as "Commercial",~~ 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 11.15m, or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft Hebe Haven Outline Zoning Plan No. S/SK-HH/4, whichever is the greater.
- (b) In determining the relevant 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 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.

Column 1
Uses always permitted

Column 2
Uses that may be permitted with or
without conditions on application
to the Town Planning Board

Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Government Refuse Collection Point
	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

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~~

(Please see next page)

RESIDENTIAL (GROUP C) (Continued)

Remarks

- (a) On land designated “Residential (Group C)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.6, a maximum site coverage of 30%, and a maximum building height of 9m and 2 storeys over 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) On land designated “Residential (Group C)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20%, and a maximum building height of 9m and 2 storeys over 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (c) On land designated “Residential (Group C)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.21, a maximum site coverage of 10.5%, and a maximum building height of 9m and 2 storeys over 1 storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (d) *On land designated “Residential (Group C)4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, 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 25mPD, or the plot ratio and height of the existing building, whichever is the greater.*
- (e) *On land designated “Residential (Group C)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and a maximum building height of 50mPD, or the plot ratio and height of the existing building, whichever is the greater.*
- (f) *On land designated “Residential (Group C)6”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than that annotated with #, 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 3 storeys, or the plot ratio and height of the existing building, whichever is the greater.*

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

- (~~d~~ **g**) In determining the relevant maximum plot ratio/site coverage for the purposes of paragraphs (a) to (~~e~~)**(f)** 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~~ ~~and~~ caretaker's quarters, ~~or~~ ~~and~~ recreational facilities for the use and benefit of all the owners and 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~~ **h**) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (a) to (~~e~~)**(f)** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (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
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) 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 # Residential Institution# School # Shop and Services Social Welfare Facility # Utility Installation for Private Project
<hr/> In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House: <hr/>	
Eating Place Library School Shop and Services	

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

Remarks

(Please see next page)

RESIDENTIAL (GROUP D) (cont'd)

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6 m).
- (c) In determining the maximum plot ratio and site coverage 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, ~~and/or~~ caretaker's quarters, ~~or~~ **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, site coverage and 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.

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 Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified)# 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) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

Eating Place
Library
School
Shop and Services

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. 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.

Remarks

(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 which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, 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.

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
<p>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) 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</p>	<p>Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) 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 (<i>not elsewhere specified</i>) Utility Installation for Private Project Zoo</p>

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.

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 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, Sport 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 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 (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Marina Pier 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 (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (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
<div>For ‘Residential cum Marina Development’ Only</div> <div>Flat House Eating Place Shop and Services Marina</div> <div>Government Use Public Utility Installation</div>	
<u>Planning Intention</u>	
This zone is intended for a mixed development of residential, marina and limited commercial retail uses.	
<u>Remarks</u>	
<p>(a) On land designated “Other Specified Uses (Residential cum Marina Development)”, 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 total maximum gross floor area of 70,606m² (including a maximum commercial gross floor area of 5,574m² and a maximum gross floor area of 3,716m² for a yacht club and associated facilities) and a maximum building height of 3 storeys including carport (10.66m) or the total gross floor area and the building height of the building which was in existence on the date of the first publication in the Gazette of the notice of draft Hebe Haven Outline Zoning Plan No. S/SK-HH/4, whichever is the greater.</p> <p>(b) In determining the relevant 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, andor caretaker’s quarters for the use and benefit of all the owners and 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.</p> <p>(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area 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.</p>	

(Please see next page)

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 'Pier' Only

Pier

Government Use
Marine Fuelling Station
Public Utility Installation

Planning Intention

This zone is intended primarily for the provision of land for pier use serving the needs of the community.

Remarks

Kiosks not greater than 10m² each in area and not more than 10 in number for uses as 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 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 Burial Ground Cable Car Route and Terminal Building 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) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) 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
(Please see next page)

GREEN BELT (cont'd)

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 Hebe Haven Outline Zoning Plan No. S/SK-HH/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<hr/>	
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Refuse Collection Point
Nature Trail	Government Use
On-Farm Domestic Structure	(not elsewhere specified)
Picnic Area	House (Redevelopment only)
Wild Animals Protection Area	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic
	Microwave Repeater, Television
	and/or Radio Transmitter
	Installation
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.
- (b) 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 maintenance and repair 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 Hebe Haven Outline Zoning Plan No. S/SK-HH/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<hr/>	
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Use
Nature Trail	House (Redevelopment only)
On-Farm Domestic Structure	Pier
Picnic Area	Public Convenience
Wild Animals Protection Area	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Utility Installation for Private Project

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

(Please see next page)

COASTAL PROTECTION AREA (cont'd)

Remarks

- (a) On land falling within the boundaries of the interim development permission area plan, no redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.
- (b) On land not falling within the boundaries of the interim development permission area plan, no redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft Hebe Haven Outline Zoning Plan No. S/SK-HH/4.
- (c) On land falling within the boundaries of the interim development permission area plan,
 - (i) any filling of pond, 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 maintenance or repair 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 development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance; and
 - (ii) 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 maintenance or repair 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 Hebe Haven Outline Zoning Plan No. S/SK-HH/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (d) On land not falling within the boundaries of the interim development permission area plan, any filling of land/pond 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 maintenance or repair 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 Hebe Haven Outline Zoning Plan No. S/SK-HH/4 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.

APPROVED *DRAFT* HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/6A

EXPLANATORY STATEMENT

Explanatory Statement

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APPROVED ~~DRAFT~~ HEBE HAVEN OUTLINE ZONING PLAN NO. S/SK-HH/6A

(Being an ~~Approved~~ ***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 ~~Approved~~ ***draft*** Hebe Haven Outline Zoning Plan (OZP) No. S/SK-HH/6A (the Plan). 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 PROCEDURE

- 2.1 The land within the ~~approved~~ ***draft*** OZP, except patches of coastal areas previously not covered by any statutory plans, and three areas previously covered by the Ho Chung Interim Development Permission Area (IDPA) Plan No. IDPA/SK-HC/1 notified in the Gazette on 17-8: ***August*** 1990, was previously included in the Hebe Haven IDPA Plan No. IDPA/SK-HH/1. The Hebe Haven IDPA Plan was prepared by the Director of Planning and notified in the Gazette on 12-10: ***October*** 1990. The land within the IDPA Plan was subsequently included in the draft Hebe Haven Development Permission Area (DPA) Plan No. DPA/SK-HH/1, which was prepared by the Board and notified in the Gazette on 12-7: ***July*** 1991.
- 2.2 On 29-3: ***March*** 1994, the then Governor in Council approved the draft DPA Plan under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The approval of the draft DPA Plan was notified in the Gazette under section 9(5) of the Ordinance on 8-4: ***April*** 1994.
- 2.3 On 17-5: ***May*** 1993, a directive was given by the then Governor, pursuant to section 3(1)(a) of the Ordinance, for the Board to prepare an OZP for the area of Hebe Haven.
- 2.4 On 13-5: ***May*** 1994, the then Governor directed the Board to amend the boundary of the planning scheme area of the draft Hebe Haven OZP to cover the water body fronting Hong Kong Marina and an area to the south of Marina Cove.
- 2.5 On 10-6: ***June*** 1994, the draft Hebe Haven OZP No. S/SK-HH/1 was exhibited for public inspection under section 5 of the Ordinance. On 6-8: ***August*** 1999, the draft OZP No. S/SK-HH/2 incorporating amendments was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the exhibition period.
- 2.6 On 22-2: ***February*** 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Hebe Haven OZP, which was subsequently renumbered as S/SK-HH/3. On 3-3: ***March*** 2000, the approved Hebe Haven OZP No. S/SK-HH/3 was exhibited for public inspection

under section 9(5) of the Ordinance. On ~~5-9~~ **September** 2003, the CE in C referred the approved Hebe Haven OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

- 2.7 On ~~29-10~~ **October** 2003, under the power delegated by the Chief Executive, the Secretary for Housing, Planning and Lands directed the Board to amend the boundary of the Planning Scheme Area of the draft Hebe Haven OZP to cover the newly formed coastal features and mangroves at the bay area of Ta Ho Tun, the estuaries of Pak Kong and Ho Chung rivers, and the extended water body of Hebe Haven Yacht Club and the new Pak Sha Wan Public Pier.
- 2.8 On ~~25-6~~ **June** 2004, the draft Hebe Haven OZP No. S/SK-HH/4 incorporating amendments was exhibited for public inspection under section 5 of the Ordinance. These amendments include designating the above coastal features and mangroves, and historical remains of Nam Wai ex-salt pan as “Coastal Protection Area” for protection and conservation purposes, rezoning a number of sites to reflect the existing and committed uses ~~such as the Ho Chung Football Field, Pak Sha Wan Public Pier, and a few commercial and recreational uses at the east and west banks of Pak Sha Wan, and revising the Notes of the Plan to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board.~~ During the exhibition period, no objection was received.
- 2.9 On ~~15-4~~ **April** 2005, the draft Hebe Haven OZP No. S/SK-HH/5, incorporating mainly amendment to the definition of “existing building” in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. ***During the exhibition period, no objection was received.***
- 2.10 On ~~14-3~~ **March** 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hebe Haven OZP, which was subsequently renumbered as S/SK-HH/6. On ~~24-3~~ **March** 2006, the approved Hebe Haven OZP No. S/SK-HH/6 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.11 ***On 31 March 2015, the CE in C referred the approved Hebe Haven OZP No. S/SK-HH/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 17 April 2015 under section 12(2) of the Ordinance.***
- 2.12 ***On _____2019, the draft Hebe Haven OZP No. S/SK-HH/7 (the Plan), incorporating amendments mainly to rezone two sites to facilitate private residential development, including one near the road junction of Hiram’s Highway and Heung Chung Road and the one to the south of Nam Wai, was exhibited for public inspection under section 5 of the Ordinance.***

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate broad land-use zonings and major transport networks for the Hebe Haven area so that development and redevelopment within 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 within the Planning Scheme 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.

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 Planning Scheme Area 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 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 and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) is about 370 hectares. It is located approximately 10.5 kilometres to the north-east of Kowloon and 1.5 kilometres south of Sai Kung Town. It comprises the entire coastal areas of Hebe Haven (Pak Sha Wan) and the surrounding hillslopes. The eastern part of the Area where the Hebe Haven Peninsula lies is largely covered by hillslopes and woodland. This area is within the Ma On Shan Country Park. On the northern side of the gulf are Tsiu Hang Special Area and some established villages and low-density residential development. Marine-related activities including yacht clubs and boat manufacturing and repairing workshops are concentrated along the west coast of the gulf east of Hiram's Highway. Marina Cove, an existing residential cum marina development, which is the largest residential development in the Area, is located on the western coast. To the south-western part of the gulf are some village developments including Heung Chung, Nam Wai and Au Tsai Tsuen. Further south of these villages is the hilly woodland of Cheung Kung Shan and Chuk Kok.
- 5.2 The gulf itself is a scenic area and the surrounding land area consists of large tracts of undisturbed woodland. In the midst of the woodland are small clusters of villages and low-density residential developments. A portion of the Area falls within the boundary of Ma On Shan Country Park and ~~is divided into two Special Areas, i.e. Tsiu Hang Special Area and Pak Sha Wan Peninsula, with the former being~~ *where* the Lions Nature Education Centre *is located* and the latter being a "Site of Special Scientific Interest" ("SSSI").
- 5.3 The main economic activities in the Area are commercial and marine-related industrial activities. Some commercial establishments such as restaurants and retail outlets and industrial undertakings including boat-building and boat-repairing are located along the western coast of the gulf serving as

supporting facilities for water sports. Agricultural activities are declining with agricultural land lying fallow. The inadequate provision of transport infrastructure in the Area and the substandard existing local roads have greatly affected the accessibility and thus development of the Area.

- 5.4 Village development in the Area generally consists of a mixture of traditional village houses of single-storey stone dwellings and more recently built houses of 2 to 3 storeys. Nam Wai and Che Keng Tuk Villages are two of the oldest settlements in Sai Kung district. Other private housing schemes include Marina Cove, Berkeley Bay Villa and Hebe Villa.

6. POPULATION

~~According to the 2001 census~~ *Based on the 2016 Population By-Census*, the population ~~in of~~ the Area was ~~about 4,900.~~ *estimated by the Planning Department as about 5,450.* The majority of the existing population is distributed in the low-density residential areas and the various villages. It is estimated that the planned population *of the Area* would be about ~~6,500~~ *7,100*.

7. OPPORTUNITIES AND CONSTRAINTS

- 7.1 The Area has a high scenic value. The gulf itself and the surrounding areas consist of significant coastal or natural features and large tracts of undisturbed woodland. A portion of the Area falls within the Ma On Shan Country Park with dense vegetation and natural features of high landscape value. ~~In particular, the pinewood in Pak Sha Wan Peninsula is of regional significance.~~ The *Pak Sha Wan* Peninsula together with Cheung Kung Shan and its surrounding hillslopes form the mouth of Hebe Haven which is of strategic importance to the Area and thus should be conserved. A number of mature trees of ecological value exists in the hilly area of Chuk Kok. These natural resources should be conserved and any urban type development which would affect the natural character of the Area is not permitted.
- 7.2 Hebe Haven is ideal for water based recreation. It is easily accessible by “kaitos” to outlying islands, and functions as a major mooring area. The recreational potential of the Area should be fully realised. Besides, there is big demand for berthing and other supporting facilities along the coastal frontage as the gulf is well-sheltered. Two yacht clubs, Hong Kong Marina and Royal Hong Kong Yacht Club, are located at the north-eastern side of the gulf. These establishments have expanded their operations as well as the berthing and car parking facilities. The concentration of the marine-related activities along the gulf has made the Area one of the tourist attractions in the Sai Kung district.
- 7.3 There is a strong demand for village-type and residential cum marina developments in the Area, especially in the fallow agricultural lowland and foothill areas along the coastal front. With the opening of the Ma On Shan - Nai Chung Link and the Tseung Kwan O Tunnel, accessibility to the Area has been greatly enhanced. This, together with the scenic environment and the availability of marine frontage, have resulted in huge development pressure in the Area.

- 7.4 Existing poor and substandard internal access roads are major development constraints in the Area. Widening and upgrading of these roads would be difficult due to topographical and other site constraints such as the fragmented ownership of land along the alignments. The local roads would need to be improved if further developments are to be implemented.

8. GENERAL PLANNING INTENTION

- 8.1 The planning intention for the Area is primarily to conserve the natural landscape features and the rural character of the Area. The Pak Sha Wan Peninsula-SSSI, the Mau Tin headland, the Cheung Kung Shan area and its surrounding hillslopes consist of areas of natural vegetation and undisturbed woodland of high landscape value. These areas provide a variety of habitats and a natural setting at the gulf of Hebe Haven. Urban developments in these areas are not recommended, whilst uses that are in line with conservation proposes such as nature or ecology study centres are considered compatible with the surrounding environment. Apart from conservation, it is also the planning intention to promote marine-related recreational uses along the coastal front of Hebe Haven. Private initiatives to improve the planning and infrastructure of these areas for various recreational activities are also encouraged.
- 8.2 In the designation of various zones in the Area, consideration has been given to the natural environment, physical landform, existing settlement, land status, availability of infrastructure and local development pressures. Territorial Development Strategy and other studies are also taken into consideration.

9. LAND-USE ZONINGS

9.1 Commercial ("C") : Total Area 0.34 ha

- 9.1.1 The planning intention of this zone is primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood. The zone comprises an existing commercial cluster with restaurant, yacht and boat rental and local retail shops near the Pak Sha Wan Public Pier. Development within this zone is subject to a maximum plot ratio of 1.5 and a maximum building height of 11.15m or the plot ratio and height of the existing building, whichever is the greater.
- 9.1.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the maximum plot ratio and maximum building height restrictions stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.2 Residential (Group C) ("R(C)") : Total Area 5.59 **7.16** ha

- 9.2.1 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. This zone is divided into ~~three~~ *six* sub-areas:

- (a) Residential (Group C)1 (“R(C)1”) – residential developments in this sub-area are subject to a maximum plot ratio of 0.6, a maximum site coverage of 30% and a maximum building height of 9m with 2 storeys over one storey of carport.

This sub-area covers three residential sites, namely Granville Villa in Heung Chung, Hebe Villa on both sides of Che Keng Tuk Road adjoining Tsiu Hang Special Area and a ~~proposed~~ residential development at the previous Man Kei Toi Government Quarters site.

- (b) Residential (Group C)2 (“R(C)2”) – residential developments in this sub-area are subject to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 9m with 2 storeys over one storey of carport.

This sub-area covers two groups of residential areas. The first one is Berkeley Bay Villa located to the east of Hiram’s Highway and south of Marina Cove. Another group is the residential developments at the hilly area of Chuk Kok.

- (c) Residential (Group C)3 (“R(C)3”) – residential developments in this sub-area are subject to a maximum plot ratio of 0.21, a maximum site coverage of 10.5% and a maximum building height of 9m with 2 storeys over one storey of carport.

This sub-area covers the existing residential developments in Heung Chung.

- (d) ***Residential (Group C)4 (“R(C)4”) – residential developments in this sub-area are subject to a maximum plot ratio of 1.5 and a maximum building height of 25mPD.***

This sub-area covers a site near the junction of Heung Chung Road and Hiram’s Highway. As the site is abutting Hiram’s Highway, a building setback of 5m from the kerb line of Hiram’s Highway should be provided to avoid adverse vehicular emissions.

- (e) ***Residential (Group C)5 (“R(C)5”) – residential developments in this sub-area are subject to a maximum plot ratio of 1.3 and a maximum building height of 50mPD.***

This sub-area covers a site to the south of Nam Wai. A non-building area of about 10m wide at the-north-western part of the site from the existing stream should be provided to avoid disturbance to the natural stream and its vegetated riverbank. Proper and adequate landscape treatment should be provided along the periphery of the site in

accordance with the Hong Kong Planning Standards and Guidelines to enhance the appearance of any man-made slopes and the associated retaining structures.

- (f) *Residential (Group C)6 (“R(C)6”) – residential developments in this sub-area are subject to a maximum plot ratio of 0.35 and a maximum building height of 3 storeys.*

This sub-area covers an existing residential development namely Colour By The River located to the south of Nam Wai.

- 9.2.2 The above residential sub-areas mainly reflect the existing character and development intensity. The reasons for the development restrictions are mainly to conserve the existing character and intensity of the developments so as to blend in well with the surrounding natural environment and rural character as well as not to overload the limited infrastructural facilities, particularly the transport network in the Area.
- 9.2.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the maximum plot ratio, maximum site coverage and maximum building height restrictions stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3 Residential (Group D) (“R(D)”) : Total Area 0.92 ha

- 9.3.1 The planning intention of this zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. This is in line with the Government policy of designating ‘residential upgrading areas’ in the urban fringe in the late 1980’s to encourage self improvement or redevelopment of temporary domestic structures by properly designed permanent houses. Within this zoned area, new replacement houses are encouraged to be constructed in permanent materials. Each plot shall be provided with water supply and connections for sewage disposal. To avoid pollution, the site shall be connected to Government reticulatory sewage treatment facilities. For safety and hygienic purposes, fire hydrants and refuse collection points shall be provided.
- 9.3.2 Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m). Residential development (other than New Territories Exempted House) shall not result in a total development in excess of a maximum plot ratio of 0.2, a site coverage of 20% and a maximum building height of 2 storeys (6m).

- 9.3.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the maximum plot ratio, maximum site coverage and maximum building height restrictions stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.3.4 The “R(D)” designation could encourage redevelopment of buildings in a poor state and to provide them with necessary basic infrastructural provision. This zoning provides the opportunity and incentive for individual owners or developers to improve and upgrade the areas. Besides, it provides a proper planning control on the redevelopment and ensures the provision of basic facilities to serve these developments.
- 9.3.5 The group of residential structures near the coastal area of Hebe Haven is within this zoning. At present, some domestic structures, commercial uses and other ancillary uses related to marine activities such as anchorage areas for boats and pier are within this zone. Upon realignment of Hiram’s Highway, the existing marine access would be cut off and the “R(D)” zoning is considered appropriate for the area for general residential improvement with set back from the main road. As the site has good accessibility, other uses such as shops, car parks, restaurants may be permitted upon application to the Board.

9.4 Village Type Development (“V”) : Total Area 23.73 ha

- 9.4.1 The planning intention of this zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. 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. Selective commercial and community uses serving the needs of the villagers and in support of 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.
- 9.4.2 The boundaries of the “V” zones are drawn up having regard to the existing village “environs”, outstanding Small House demand for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, streamcourses and burial grounds are not included in the zone. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans.
- 9.4.3 There are a number of recognised villages zoned “V” in the Area, ~~which. — The larger ones are~~ ***recognised villages include*** Ta Ho Tun Sheung Wai, Ta Ho Tun Ha Wai, Che Keng Tuk, and Tsiu Hang Hau, ~~Heung Chung~~ ***Wo Mei, Nam Wai, Tsiu Hang, Ma Nam Wat and Pak***

~~Wai and Au Tsai Tsuen.~~ In 2001 **2016**, the population residing in these villages was about ~~2,600~~ **2,400**. These villages are either located on the lower hillslopes or situated on the coastal lowland areas; ~~and sufficient developable land has been reserved within the zone to meet the outstanding Small House demand in the forthcoming ten years.~~

- 9.4.4 All villages except Ma Nam Wat are accessible via some sub-standard local roads. Ma Nam Wat is accessible by boats from Sai Kung Town. All villages are supplied with potable water, electricity and telephone services. As public drainage and sewerage systems are not available, sewage disposal and surface run-off are treated by means of septic tanks and soakaway system.
- 9.4.5 Proposals for vehicular access upgrading and environmental improvement of villages to help consolidate the village fabric have mostly been planned or implemented in the Rural Planning and Improvement Strategy (RPIS) Development Programme.
- 9.4.6 ~~Two historical buildings, i.e. Tin Hau Temple in Nam Wai and Lo's Ancestral Hall in Ta Ho Tun, fall within this zone. The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be consulted if and when there is any development or redevelopment proposal affecting these buildings.~~
- 9.4.76 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the maximum building height restriction stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.5 Government, Institution or Community ("G/IC") : Total Area ~~2.89~~ **2.39** ha

- 9.5.1 The planning intention of this zone is 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.
- 9.5.2 ~~Four~~ **Five** sites are zoned for such purpose in the Area and most of them have already been developed for their intended uses. A free-standing private nursery and a village office at Tsiu Hang Hau as well as a religious institution at the entrance of Nam Wai Road are within this zone. The site to the north-western shoreline of Hebe Haven is to be redeveloped for a Care and Attention Home for the Elderly **with day care service**. To the south of Marina Cove ~~is a site for two primary schools. Part of the site has been developed for the~~ **is the ex-Sai Kung Central Primary School which is planned for a social welfare services complex.** ~~while the remaining area is reserved for another primary school.~~ At the southern corner of the Area

where *near* the junction of Clear Water Bay Road and Hiram's Highway is Cheng Chek Chee Secondary School.

9.6 Open Space ("O") : Total Area 0.27 ha

9.6.1 The planning intention of this zone is primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Uses in support of the recreational developments may be permitted subject to planning permission.

9.6.2 This zone reflects the existing Ho Chung Football Field near Berkeley Bay Villa.

9.7 Recreation ("REC") : Total Area 4.90 ha

9.7.1 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/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

9.7.2 The coastal strips in the north-eastern and western parts of the gulf area are zoned for such purpose. The elongated area to the east of Hiram's Highway is in a dilapidated condition with an uncoordinated development pattern and a mixture of recreational uses, and boat storage and repairing. The planning intention is to promote marine-related recreational uses in this area. Private initiatives to redevelop or improve the conditions of the area is encouraged. To the eastern coast of the Hebe Haven gulf lies the existing Hong Kong Marina and Royal Hong Kong Yacht Club. There are plans for future expansion of yachting facilities. Future reclamation of the sea area would be involved. A scout leader training center in Sha Tsui is also zoned for recreational purpose.

9.7.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the maximum plot ratio and maximum building height restrictions stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.8 Other Specified Uses ("OU") : Total Area 25.68 ha

This zone denotes land allocated or reserved to provide land for specific uses, including the following :

- (a) the existing Marina Cove which is zoned "OU" annotated "Residential cum Marina Development" has been fully developed with low-density housing in accordance with the approved Master Layout Plan. A number of commercial and marina facilities have also been provided in the scheme.

Development in this zone is subject to a maximum gross floor area of 70,606m² (including a maximum commercial gross floor area of 5,574m² and a maximum gross floor area of 3,716m² for a Yacht Club and associated facilities) and a maximum building height of 3 storeys including carport (10.66m). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the maximum gross floor area and maximum building height restrictions stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits; and

- (b) the existing public pier at Pak Sha Wan which is zoned “OU” annotated “Pier”.

9.9 Green Belt (“GB”) : Total Area 21.70 **20.45** ha

- 9.9.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features including foothills, lower hillslopes, spurs, isolated knolls, woodland, vegetated land as well as amenity areas, and to contain urban sprawl as well as to provide passive recreational outlets. The woodland areas north of Man Kei Toi and south of Tsiu Hang Special Area are some examples under this zoning.
- 9.9.2 There is a general presumption against development within this zone. Development proposals will be considered on their individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.9.3 As filling and 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.

9.10 Conservation Area (“CA”) : Total Area 113.67 ha

- 9.10.1 The planning intention of this zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as ~~SSSI~~ or Country Park from the adverse effects of development. These areas often constitute topographical features in rural areas, and may be used to separate sensitive natural systems such as those in the Ma On Shan Country Park from the adverse effects of developments. Topographical features of woodland or areas of scenic value should be protected by avoiding the encroachment of any urban-type development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area, or essential infrastructure projects with overriding public interest may be permitted.

- 9.10.2 This zone covers areas of steep terrain or hillslopes with natural vegetation and undisturbed woodland of high landscape value. In the Pak Sha Wan Peninsula, hillslopes adjoining the Country Park overlooking the gulf ~~and the pinewood along the north-western coast which is of regional significance~~ are zoned for this purpose. The largest piece of land under this zoning lies in the southern part of the Area in Cheung Kung Shan, Mau Tin and Chuk Kok. The conservation of these areas is of strategic significance as they are located at the mouth of Hebe Haven. The Mau Tin Headland and the Chuk Kok Peninsula are the extension of the Razor Hill and Hebe Knoll ranges. These, together with Pak Sha Wan Peninsula, form an important “green gateway” to Hebe Haven. The land covers areas of natural vegetation and undisturbed woodland of high landscape value; ~~particularly in Chuk Kok area where rare species of territorial importance~~ worthy of conservation ~~are found~~.
- 9.10.3 Filling and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.11 Coastal Protection Area (“CPA”) : Total Area 36.69 ha

- 9.11.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area, or essential infrastructure projects with overriding public interest may be permitted.
- 9.11.2 The coastal area in Mau Tin, the estuary in Nam Wai, Ho Chung, Pak Kong, Ta Ho Tun Sheung Wai, part of the Trio Beach, the coastal area north of Ma Nam Wat and several strips of land in the northern and eastern sides of the gulf are within this zone. These areas contain many interesting features including cliffs, caves, rocks, small coves with sandy beaches and marsh land mangrove habitat. These areas which are of high scenic quality and value are not yet spoilt by any urban development and should therefore be conserved.
- 9.11.3 The zoning also covers the ex-salt pan **at Nam Wai**, ~~within the Nam Wai Archaeological Site~~ which is of high archaeological and historical value **and** ~~as well as~~ ecological significance. It is one of the two historical salt pans remaining in Hong Kong and it is located in an inter-tidal mudflat area with well-developed uncommon healthy mangroves patches reaching a height of 4m and egrets foraging within the area. The ecological, ~~archaeological~~ and historical values of the area is protected by this zoning.

- 9.11.4 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.12 Country Park ("CP") : Total Area 127.53 ha

- 9.12.1 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 and approval from the Board is not required.
- 9.12.2 The boundaries of the "CP" zone generally follow those of the gazetted Country Parks. The Ma On Shan Country Park in Pak Sha Wan Peninsula and the Tsiu Hang Special Area, endowed with their natural landscape and diversity of habitats, are zoned "CP". An outdoor ~~study~~ **nature education** centre has been set up in the Tsiu Hang Special Area. ~~Pak Sha Wan Peninsula serves as an "open-air laboratory" for the study centre.~~

10. COMMUNICATIONS

10.1 Road Network

- 10.1.1 Access to the Area is via Hiram's Highway, which is ~~the primary distributor~~ **a rural road** of Sai Kung district. It runs along the western boundary of the Area and links Sai Kung Peninsula with Kowloon via Clear Water Bay Road. There are a number of local roads branching off Hiram's Highway, ~~with Che Keng Tuk Road and Nam Wai Road being the two larger ones.~~ They provide access to individual institutional and village developments. However, most of the internal access roads are narrow and meandering and none of them is built up to highway standard at present.
- 10.1.2 *The road scheme of Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung was authorised by the CE in C on 4 October 2011. Pursuant to section 13A of the Ordinance, the road scheme authorised by the CE in C under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) shall be deemed to be approved under the Ordinance and the road scheme is shown on the Plan for information only. The aim of the project is to relieve the current traffic congestion, accommodate the anticipated traffic growth and cope with unexpected incidents. Construction of the road scheme commenced in 2016 and is expected to be completed by 2020. Preliminary design and investigation works for the Hiram's Highway Improvement Stage 2 project are currently in progress.*

- 10.1.3 To improve accessibility in the Nam Wai area, land has been reserved for the future widening of Nam Wai Road and its junction improvement with Hiram's Highway. The alignment is tentative and is subject to change upon finalisation of the proposed alignment by relevant Government departments. Similar land reservation has also been made on both sides of Che Keng Tuk Road for future road improvement.

10.2 Water-borne Traffic

- 10.2.1 Hebe Haven has the busiest marine traffic in Sai Kung district. A public pier is located at the west coast of Hebe Haven and mainly serves tourists embarking for leisure boating. Two 'kaito' services plying between Hebe Haven and Leung Shuen Wan via Ma Nam Wat carry passengers and cargoes to and from these areas. There are three private clubs and one non-profit making water sports centre with over 700 private moorings for pleasure craft in Hebe Haven. The marine traffic would further increase with the future expansion of yachting activities and berthing facilities of the marine clubs. Marina Cove also provides several floating jetties within its own development for leisure crafts.
- 10.2.2 Two small craft channels have been designated by the Marine Department in the Inner Port Shelter. A flash light house is located at the southern tip of Man Tau Tsui to guide marine traffic to and from Hebe Haven.

10.3 Public Transport Provision

The western part of the Area along Hiram's Highway is well served by public transport including franchised buses, public light buses and green mini-buses running to and from Sai Kung Town and East Kowloon. Many parts of the Area are also served by taxis. Parts of the Area including Sam Sing Wan and Ma Nam Wat are accessible by 'kaito' plying from Pak Sha Wan public pier only.

11. UTILITY SERVICES

- 11.1 The Area is unsewered and falls within the Port Shelter Water Pollution Control Zone. New developments should be provided with adequate on-site sewage treatment and disposal facilities. Under ~~Stage 2~~ of the Port Shelter Sewerage Master Plan (SMP), Pak Sha Wan, Ta Ho Tun and Che Keng Tuk will be provided with sewers. These sewers will be linked to Sai Kung Sewage Treatment Plant in Sai Kung Town through pumping stations both in Ta Ho Tun and outside the Area. The sewerage system for ~~Marina Cove~~ **Ho Chung** and Nam Wai **Areas** will be linked to ~~pumping stations in Nam Wai and along Hiram's Highway near Heung Chung under Stage 3 of the SMP~~ **the local sewage treatment plants at Ho Chung and Wo Mei under the Port Shelter Sewerage Works, which are tentatively scheduled to commence construction in 2017 2019 the earliest.** Both sewerage systems are tentatively scheduled to ~~commence construction in 2006 the earliest.~~ These sewerage packages are subject to further revision depending on the availability of public funds.

- 11.2 Potable water, electricity and telephone services are available in the Area. It is envisaged that there will be no significant problem to provide such services to the new developments.

12. CULTURAL HERITAGE

~~The ex salt pan in Nam Wai, several historic buildings and areas, such as Nam Wai archaeological site, Lo's Ancestral Hall in Ta Ho Tun, Tin Hau Temple in Nam Wai, are located within the Area. These historic buildings and sites are worthy of preservation. The AMO of the LCSD should be consulted well in advance on any development or redevelopment proposals affecting the sites of historic interest as well as its immediate environs.~~

- 12.1 *Sites of Archaeological Interest (SAI), such as Nam Wai SAI, Ta Ho Tun SAI and Sam Sing Wan SAI, are located within the Area.***
- 12.2 *On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These new items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded to the official website of the AAB at <http://www.aab.gov.hk>.***
- 12.3 *Prior consultation with the Antiquities and Monuments Office (AMO) should be made if any development, redevelopment or rezoning proposals that might affect the above sites of archaeological interest, new item(s) pending grading assessment and their immediate environs. If disturbance to the site of archaeological interest is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAI. For example, whether detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.***

13. IMPLEMENTATION

- 13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 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 the participation of both the public and private sectors.

- 13.3 Notwithstanding the above, minor improvement works, e.g. road widening and laying of utility services, have been and will be implemented through the **Local Public Works Programmes**, the **on-going RPIS Development Programmes** **and the Rural Public Works Programme** ~~or the Local Public Works Improvement Programmes~~ 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 zoning indicated on the Plan, provided that their proposals meet Government requirements.

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of a draft plan including interim development permission area plan covering such land or building and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no action is required to make such use conform to the Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans for the Area and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Secretariat of the Board and the Planning Department. Application forms and guidance notes for planning application are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such material as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 12-10- **October** 1990 on land included in the plan of the Hebe Haven IDPA or on or after 17-8- **August** 1990 on land included in the plan of the Ho Chung IDPA, may be subject to enforcement proceedings under the Town Planning Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the

Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD
~~MARCH 2006~~MAY 2019

**Provision of Open Space and Major Community Facilities
in Hebe Haven Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population ^a)	Provision		Surplus/Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	0.68 ha	0.67 ha	0.67 ha	-0.01 ha
Local Open Space	10 ha per 100,000 persons [#]	0.68 ha	0.12 ha	0.12 ha	-0.56 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	7 classrooms	29 classrooms	29 classrooms	+22 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	9 classrooms	0 classroom	0 classroom	-9 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged of 3 to under 6	3 classrooms	7 classrooms	7 classrooms	+4 classrooms
District Police Station	1 per 200,000 – 500,000 persons	0.01	0	0	-0.01
Divisional Police Station	1 per 100,000 – 200,000 persons	0.04	0	0	-0.04
Hospital	5.5 beds per 1,000 persons	39 beds	0	0	-39 beds ^b
Clinic/Health Centre	1 per 100,000 persons	0.07	0	0	-0.07
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0.01	0	0	-0.01
Integrated Children and Youth Services Centres	1 for 12,000 persons aged 6-24	0.08	0	0	-0.08
District Elderly Community Centres	1 for 170,000 persons in each new development area	N.A.	0	0	N.A. ^c

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population ^a)	Provision		Surplus/Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Neighbourhood Elderly Centres	1 for 15,000 to 20,000 persons in a cluster of new and redeveloped housing areas	N.A.	0	0	N.A. ^d
Day Care Centers/ Day Care Units (Centre-base)	17.2 subsidized places per 1,000 elderly persons aged 65 or above ~ ^	12	0 [△]	90 [△]	+78
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ~	38	0 [△]	310 [△]	+272
Integrated Family Services Centres	1 per 100,000 to 150,000 persons	0.05	0	0	-0.05
Library	1 district library for every 200,000 persons	0.04	0	0	-0.04
Sports Centre	1 per 50,000 to 65,000 persons [#]	0.11	0	0	-0.11
Sports Ground/Sports Complex	1 per 200,000 to 250,000 persons [#]	0.03	0	0	-0.03
Swimming Pool Complex - standard	1 complex per 287,000 persons [#]	0.02	0	0	-0.02

Note

^a The planned population of the Area would be about 7,100 persons.

^b The provision of hospital beds would be monitored and addressed by the Hospital Authority on a regional basis.

^c Provision of District Elderly Community Centres is only applicable for new development area. The OZP area is not a new development area.

^d Provision of Neighbourhood Elderly Centres is only applicable for clusters of new and redeveloped housing areas with 15,000 to 20,000 persons. No such new cluster in the OZP area.

[#] The requirements excludes planned population of transients and the provision is based on the information as at May 2019.

[△] Figures are provided by Social Welfare Department (as at January 2019). The figures refer to the number of subsidized RCHE places only.

~ This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development progress as appropriate.

[^] The facilities belong to the centre-based facilities of Community Care Services (CCS). The planning standard of the CCS Facilities (including both centre-based and home-based) is population-based. There is no ridge distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.

**Visual Appraisal for the Proposed Residential Developments
in “Residential (Group C)4” and “Residential (Group C)5” Zones
in Hebe Haven, Sai Kung**

1. Purpose

- 1.1 To meet the pressing need for housing supply, two sites in Hebe Haven, Sai Kung are proposed to be rezoned for private residential developments: (i) a site located near the junction of Hiram’s Highway and Heung Chung Road is proposed to be rezoned to “Residential (Group C)4” (“R(C)4”) (Amendment Item A on **Plan V1a** and **V2**); and (ii) a site located to the south of Nam Wai is proposed to be rezoned to “Residential (Group C)5” (“R(C)5”) (Amendment Item C on **Plans V1b** and **V15**).
- 1.2 This visual appraisal is to examine the possible visual impact of the proposed residential developments under Amendment Items A and C at the respective sites after the rezoning. With the proposed plot ratio (PR), Site Coverage (SC) and building height (BH), the proposed residential developments at the “R(C)4” and “R(C)5” zones would have visual impact on the surrounding areas in terms of the development scale, form, massing, and its spatial relationship with the overall local townscape or surrounding landscape. The purpose of this visual appraisal is to assess the potential visual impact of the proposed residential developments. This visual appraisal could facilitate the Rural and New Town Planning Committee of the Town Planning Board to visualise the three-dimensional relationship of the proposed residential developments with the surrounding context.

2. Methodology

The visual impact of the proposed residential developments will be assessed by adopting the following methodology:

- (a) Identification of the overall visual context and character within the wider context of the area in Hebe Haven.
- (b) Selection of appropriate viewing points to demonstrate the visual impact of the proposed residential developments. The selected vantage points should be easily accessible and popular to the public and/or tourists and be able to demonstrate the visual impact of the proposed residential developments on the adjacent neighbourhood areas.
- (c) Illustration of the overall visual impact of the proposed residential developments at the site by using computer-generated photomontages.
- (d) Evaluating the overall visual impact of each of the proposed residential developments.

3. The Proposed Developments and Visual Appraisal

As per para. 4.5 of TPB PG-No. 41, the visual appraisal should focus on public views and local vantage points as these areas are easily accessible and popular to the public. It will also assess the impact on sensitive public viewers from most influenced viewing points (VPs). The visually sensitive receivers (VSRs) may include users of nearby open spaces and pedestrian passers-by in the surrounding neighbourhood. A range of public VPs are selected to effectively represent the public views. Developments on the sites with the proposed development parameters are reflected through the indicative development schemes. Plans demonstrate the public VPs which have been selected for the visual appraisal.

Proposed Amendment Item A

- 3.1. The proposed “R(C)4” site (Amendment Item A in **Plan V3**) comprises the northern and southern portions. The northern portion is a piece of government land (about 3,517m²) and is currently vacant. The southern portion comprises mainly private lots (about 991m²) and a small piece of vacant government land (about 160m²) (i.e. total area about 1,151m²) (**Plans V5 and V6**). The proposed “R(C)4” site has a total area of about 4,668m² and is subject to a maximum PR of 1.5 and BH of 25mPD. A schematic layout of the proposed residential development is at **Plan V10**. It is assumed that the northern and southern portions of the site would be developed separately. The development mass and scale of the proposed residential development would be as below.

Proposed “R(C)4” Site	Northern Portion	2 building blocks 6 storeys residential units or 5 storeys residential units on 1 storey lobby / recreation floor (24.05 mPD)
	Southern Portion	1 building block 5 storeys residential units on 1 storey lobby / recreation floor (24.55 mPD)

- 3.2. Along the south-western boundaries of the “R(C)4” site, a building setback area of 5m wide is proposed from the kerb line of Hiram’s Highway to minimize any adverse vehicular emission impact according to the Hong Kong Planning Standards and Guidelines (**Plan V10**).
- 3.3. The proposed “R(C)4” site is located at the waterfront area of Pak Sha Wan with Hiram’s Highway running along the southwest. The characteristics of the surrounding areas are as follows (**Plans V2 and V4**):
- (a) to the northeast is a large piece of water area (i.e. Pak Sha Wan) which is the estuary of Ho Chung River and is zoned “Coastal Protection Area” on the OZP. Some water areas along the coast are occupied by mangrove stand which is important habitat in Hong Kong;
 - (b) to the immediate northwest is a vacant school building (i.e. ex-Sai Kung Central Primary School) (22.2mPD) (**Plan V7**). Further northwest across Hiram’s Highway is a low-rise low-density residential development “Villa Royale” (18.6 to 20.9mPD) and an area zoned “Comprehensive Development Area” (“CDA”) (both covered by Ho Chung OZP) where

planning permission for a low-rise low-density residential development scheme (14.3mPD) as part of the “CDA” site has been obtained;

- (c) to the immediate west is Hiram’s Highway connecting to Nam Pin Wai Road Roundabout;
 - (d) a public car park is located to the west across Hiram’s Highway and to the southeast is another public car park at Heung Chung Road (**Plan V8**);
 - (e) to the north of the mangrove stand is a low-rise residential development “Berkeley Bay Villa” (12.8mPD) and Ho Chung Football Field respectively (**Plan V9**) while the coastal area of Heung Chung has been developed into two low-rise low-density residential developments (Roseville Villas (27mPD) and Royal Bay (25.6mPD)) and some 2-3 storeys village houses; and
 - (f) to the south across Hiram’s Highway are some 2-3 storeys village house clusters in Wo Mei (area covered by Ho Chung OZP).
- 3.4. On a wider scale, visual elements including knolls, mountains and ridges with dense vegetations and water bodies (water channel and the sea) could be identified. Vegetated mountains and knolls surrounding the proposed “R(C)4” site include Buffalo Hill to the northwest; Kwai Au Shan to the southwest; and Razor Hill to the southeast. The major water body is Pak Sha Wan to the east which is also the estuary of Ho Chung River; however the water body is only visible from the east of the site due to local topography.

Viewpoint 1 – Landing Point at Heung Chung

- 3.5. This long-range static VP is located at a landing point at the coastal area of Heung Chung. There are low-rise residential developments (i.e. Roseville Villas and Royal Bay) and 2-3 storeys village houses in this area which is easily accessible by the public and is a prominent location viewing to the proposed residential development at the proposed “R(C)4” site. Given the less transient nature of public viewers and the public perception of value attached to this VP, the visual sensitivity of this VP is considered to be medium.
- 3.6. When viewed from **VP1 (Plan V11)**, the proposed residential development at the “R(C)4” site is only partly visible because it is partly screened off by the existing coastal natural vegetations. Also, while the building height of the proposed residential development at the “R(C)4” site (about 24.05mPD to 24.55mPD) is slightly higher than that of the adjoining school building (about 22.2mPD), it would not cause any significant visual incompatibility with the surroundings and would blend into the overall environment. In a wider context, even with the proposed residential development at the “R(C)4” site, the view to the ridgeline of Buffalo Hill in the northwest would not be affected. The effect of visual change is considered to be **slightly adverse**.

Viewpoint 2 – Public Car Park at Heung Chung Road

- 3.7. This short-range VP is kinetic considering the residents of Heung Chung Village and users of the existing public car park at Heung Chung Road which is easily

accessible by the public. In spite of the distance between this VP and the proposed residential development at the “R(C)4” site, the nature of public viewers is considered transient and as such the visual sensitivity of this VP is considered to be medium.

- 3.8. When viewed from **VP2 (Plan V12)**, about half of the proposed residential development at the “R(C)4” site is screened off by the existing trees group. Due to the proximity of VP2 to the proposed residential development at the “R(C)4” site, the buildings’ visual mass would appear to be large from this VP and part of the ridgeline of Buffalo Hill would be blocked by the upper part of the building blocks. The visual impact is **moderately adverse** as the majority of the proposed residential development at the “R(C)4” site is visible at this VP.
- 3.9. To minimize the visual impact of the proposed residential development at the “R(C)4” site at VP2, the future developer should attenuate the moderately adverse visual impact by implementing design features including adoption of facade treatment, landscape screening, and other greening measures to be further explored at the detailed design stage.

Viewpoint 3 – Nam Pin Wai Road Roundabout

- 3.10. This is a medium-range kinetic VP as it is a busy roundabout with very heavy traffic flow and represents the pedestrians travelling to/from public transport stops located at the roundabout. The visual sensitivity of this VP is considered low given its distance from the proposed residential development at the “R(C)4” site and the transient nature of public viewers.
- 3.11. When viewed from **VP3 (Plan V13)**, the proposed residential development is largely screened off by the existing roadside vegetation. The visual impact is further minimized as the site level of the proposed residential development (about 3.7mPD) is lower than that of the roundabout (about 5.3mPD), and that the building height and bulk is similar to that of the adjacent ex-Sai Kung Central Primary School. A small portion of the proposed residential development is visible from this VP and the proposed residential development would encroach onto the ridgeline of the unnamed knoll but the view to the ridgeline of Razor Hill in the southeast would not be affected. The visual impact of the proposed residential development at the “R(C)4” site at this VP is considered to be **slightly adverse**.

Viewpoint 4 – Ho Chung Football Field

- 3.12. This long-distance kinetic VP is located to the north of the proposed residential development of the “R(C)4” site and represents the users of the football field. The visual sensitivity of this VP is considered low given its fair distance from the site and the majority of the football field’s users would be actively involved in various sports and activities.
- 3.13. When viewed from **VP4 (Plan V14)**, the proposed residential development is partly screened off by the vegetation surrounding the football field and only the upper part of the proposed residential development is visible. The building height of the proposed residential development (24.05mPD to 24.55mPD) is not significantly higher than that of the adjoining school building (22.2mPD). The

ridgeline of Hebe Knoll would be partially blocked by the upper part of the building blocks but it would not cause any significant visual incompatibility with the surroundings and would blend into the overall environment. In a wider context, even with the proposed residential development, the view to the ridgeline of Kwai Au Shan in the southwest would not be affected. The effect of visual change is considered to be **slightly adverse**.

Conclusion

- 3.14. Based on the visual appraisal at the four VPs mentioned above, it can be concluded that the proposed residential development near the junction of Hiram's Highway and Heung Chung Road will not cause unacceptable visual impact to the subject vicinity, with application of proper building design and screening measures. The moderately adverse visual impact brought upon by the proposed residential at VP2 will be attenuated by the design features including adoption of facade treatment, landscape screening, and other greening measures to be further explored at the detailed design stage.

Proposed Amendment Item C

- 3.15. The proposed "R(C)5" site (Amendment Item C in **Plan V16**) comprises government land (about 6,990m²) currently occupied by some temporary structures (**Plan V18**). The proposed "R(C)5" site is subject to a maximum PR of 1.3 and BH of 50mPD. A schematic layout of the proposed residential development is at **Plan V20**. The development mass and scale of the proposed residential development comprises 6-storey residential units (estimated maximum building height of 41.25 to 48.95mPD) and 5-storey residential units above 1 storey recreation floor (48.95mPD).
- 3.16. The proposed "R(C)5" site is located in a valley to the south of Nam Wai and east of Hiram's Highway. The characteristics of the surrounding areas are as follows (**Plan V17**):
- (a) to the west is an existing stream running in the north-south direction. Across the stream is a low-rise residential development 'Colour By The River' (26.4 to 35.1mPD) (**Plan V18**);
 - (b) to the south and east are vegetated slopes zoned 'Conservation Area' on the OZP with a knoll at 91.8mPD. There are some temporary structures to the immediate southeast of the site;
 - (c) to the north of the site are village houses at Nam Wai including 'King River Villa' (14.7 to 16.3mPD) (**Plans V18 and V19**); and
 - (d) further west are elevated roads Hiram's Highway and New Hiram's Highway and some 2-3 storeys village house clusters in Wo Mei (area covered by Ho Chung OZP) (**Plan V19**).
- 3.17. The major visual elements include a stream to the west; and a knoll and Cheung Kung Shan to the east.

Viewpoint 5 – Near the Intersection of Hiram’s Highway to New Hiram’s Highway towards Sai Kung

- 3.18. This long-range kinetic VP is near the intersection of Hiram’s Highway and New Hiram’s Highway and represents vehicles, pedestrians and cyclists travelling up/down New Hiram’s Highway and Hiram’s Highway. Given the transient nature of public viewers and the public perception of value attached to this VP, the visual sensitivity of this VP is considered low.
- 3.19. While the proposed building height ranges from 41.25 to 48.95mPD, when viewed from **VP5 (Plan V21)**, the proposed residential development at the “R(C)5” site is separated from the VP by a downhill slope and is completely screened off by existing natural vegetation alongside Hiram’s Highway. It would not cause any significant visual incompatibility with the surroundings. The effect of visual change is considered to be **negligible**.

Viewpoint 6 – Access Road Leading to the Proposed “R(C)5” Site and Colour By The River

- 3.20. This short-range kinetic VP is close to the main entrance of an existing residential development, namely ‘Colour By The River’, which is easily accessible by residents and visitors to parts of Nam Wai Village. The visual sensitivity of this VP is considered to be high.
- 3.21. When viewed from **VP6 (Plan V22)**, more than half of the proposed residential development’s building bulk is visible. Due to the proximity of **VP6** to the proposed residential development at the “R(C)5” site, the visual mass of the building blocks, would appear to be large from this VP and part of the ridgeline of knoll would be blocked by the upper part of the building blocks. The visual impact is **moderately adverse** as the majority of the proposed residential development at the “R(C)5” site is visible at this VP.
- 3.22. To minimize the visual impact of the proposed residential development at this VP, the future developer should explore various design measures, such as building setback, façade treatment and landscape screening, at detailed design stage.

Viewpoint 7 – King River Villa, Nam Wai

- 3.23. This medium-range kinetic VP is representative of the pedestrians at Nam Wai Village. The area is frequented by villagers and users of an existing car parking area nearby. The visual sensitivity of this VP is considered to be low.
- 3.24. When viewed from **VP7 (Plan V23)**, only a small portion of the proposed residential development in the “R(C)5” site is visible from this VP. The proposed residential development would not result in the reduction of visual openness and is not visually incompatible with the surrounding area. As such, the visual effect of visual change of the proposed residential development at this VP is considered to be **slightly adverse**.

Conclusion

- 3.25. Based on the visual appraisal at the three VPs mentioned above, it can be concluded that the proposed residential development to the south of Nam Wai will not cause unacceptable visual impact to the surrounding areas, with application of proper building design and screening measures. The moderately adverse visual impact brought upon by the proposed residential development at VP6 will be attenuated by the design features including adoption of facade treatment, landscape screening, and other greening measures to be further explored at the detailed design stage.

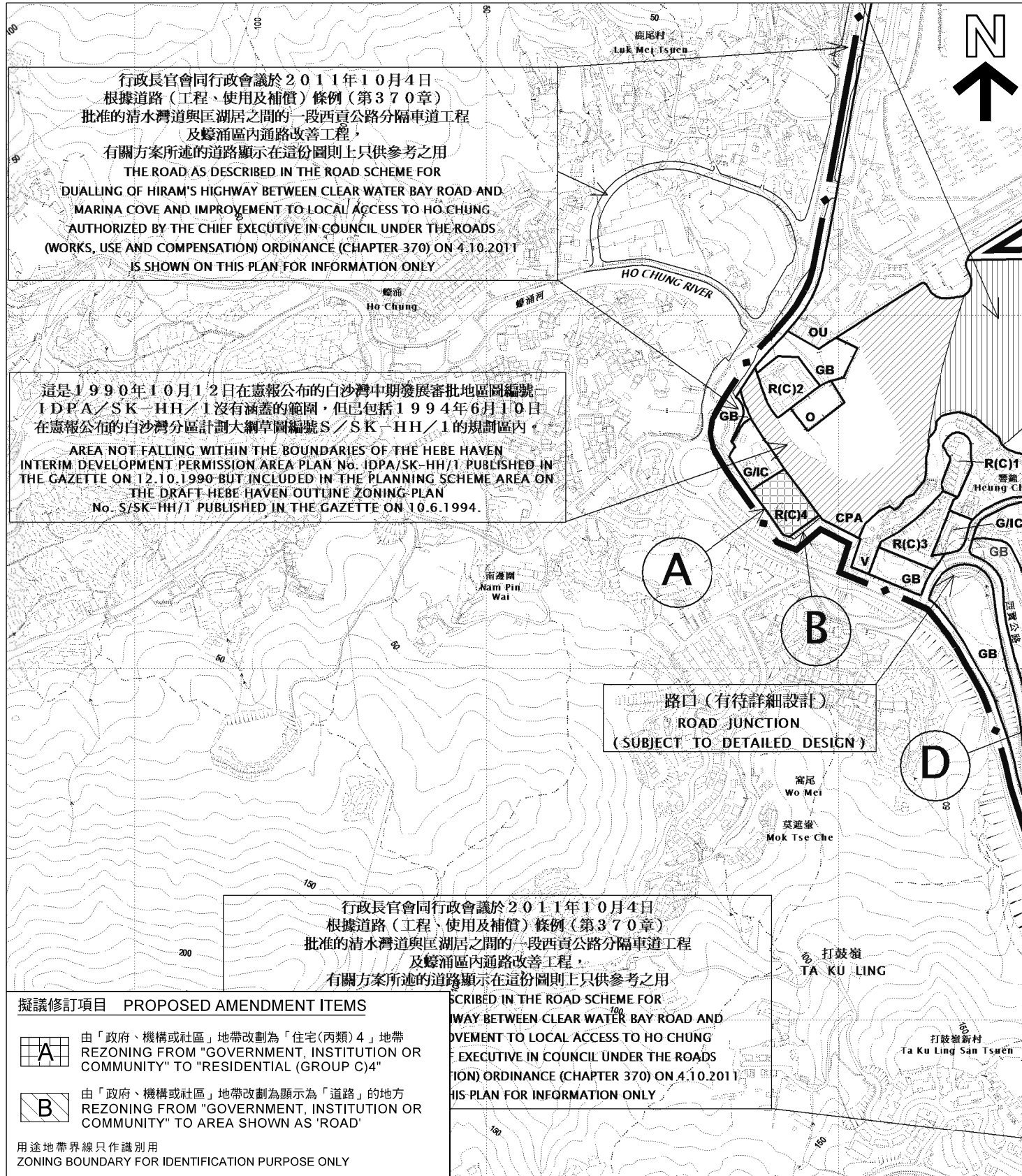
Attachments

Plans V1a and V1b	Proposed Amendments to the Approved Hebe Haven OZP No. S/SK-HH/6
Plan V2	Site Plan of Amendment Item A
Plan V3	Aerial Photo of Amendment Item A
Plan V4	Viewing Points of Photomontages of the Proposed Residential Development of Amendment Item A
Plans V5 to V9	Site Photos of Surrounding Areas of Amendment Item A
Plan V10	Indicative Development Scheme of Amendment Item A
Plans V11 to V14	Photomontages of the Proposed Residential Development of Amendment Item A
Plan V15	Site Plan of Amendment Item C
Plan V16	Aerial Photo of Amendment Item C
Plan V17	Viewing Points of Photomontages of the Proposed Residential Development of Amendment Item C
Plans V18 and V19	Site Photos of Surrounding Areas of Amendment Item C
Plan V20	Indicative Development Scheme of Amendment Item C
Plans V21 to V23	Photomontages of the Proposed Residential Development of Amendment Item C

**PLANNING DEPARTMENT
MAY 2019**



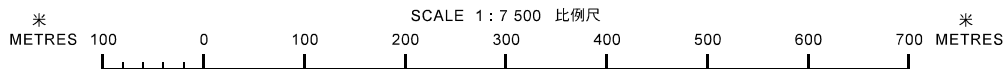
核准的白沙灣分區計劃大綱圖編號S/SK-HH/6
APPROVED HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6



核准的白沙灣分區計劃大綱圖編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE
APPROVED HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6

本摘要圖於2019年4月23日擬備，所根據的資料為
於2006年3月14日核准的分區計劃大綱圖編號S/SK-HH/6
EXTRACT PLAN PREPARED ON 23.4.2019 BASED ON
OUTLINE ZONING PLAN No. S/SK-HH/6 APPROVED ON 14.3.2006

位置圖 LOCATION PLAN
白沙灣分區計劃大綱核准圖編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6



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PLANNING
DEPARTMENT

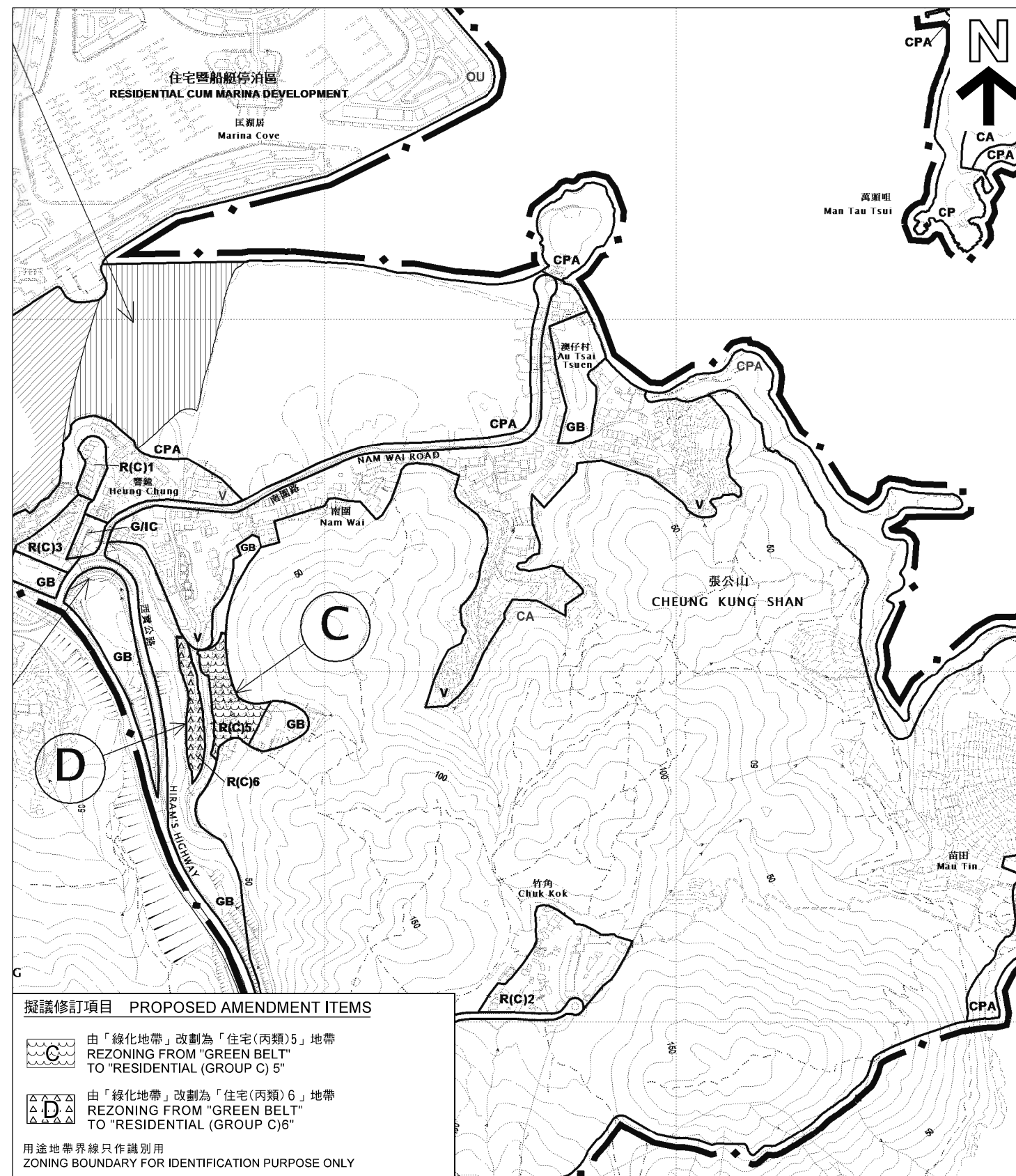


參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V1a



核准的白沙灣分區計劃大綱圖編號S/SK-HH/6
APPROVED HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6



核准的白沙灣分區計劃大綱圖編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE
APPROVED HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6

本摘要圖於2019年4月23日擬備，所根據的資料為
於2006年3月14日核准的分區計劃大綱圖編號S/SK-HH/6
EXTRACT PLAN PREPARED ON 23.4.2019 BASED ON
OUTLINE ZONING PLAN No. S/SK-HH/6 APPROVED ON 14.3.2006

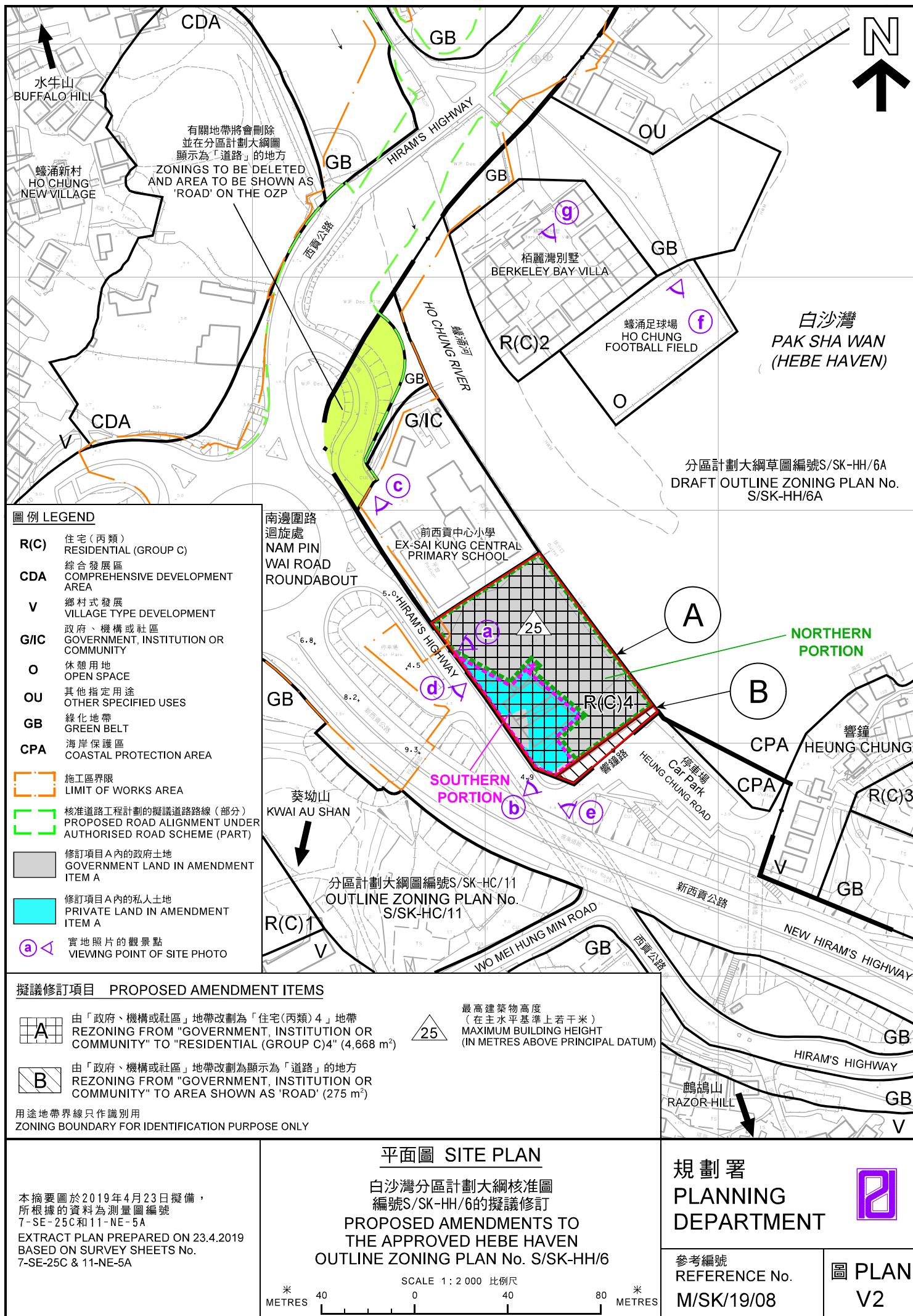


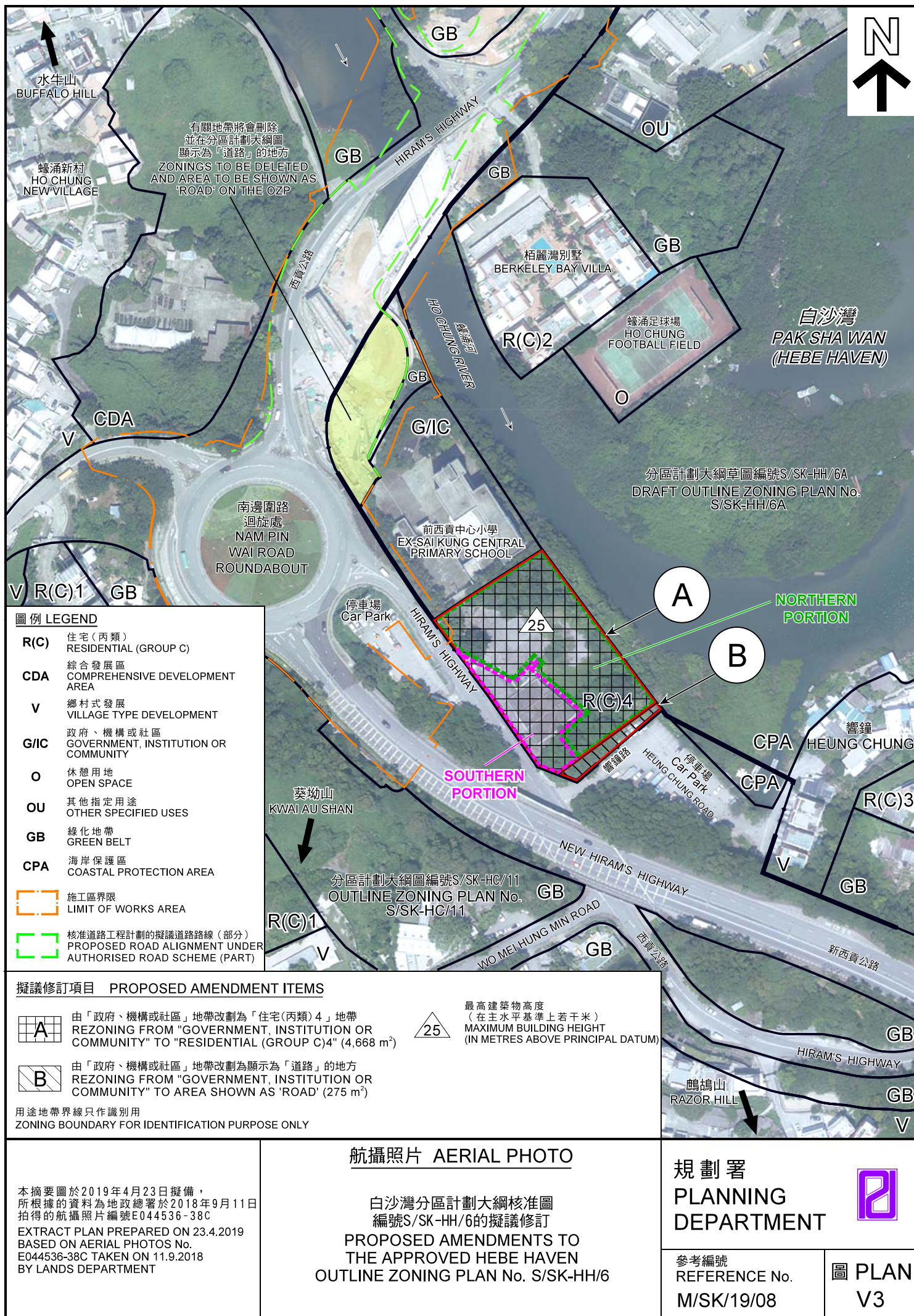
規劃署
PLANNING
DEPARTMENT

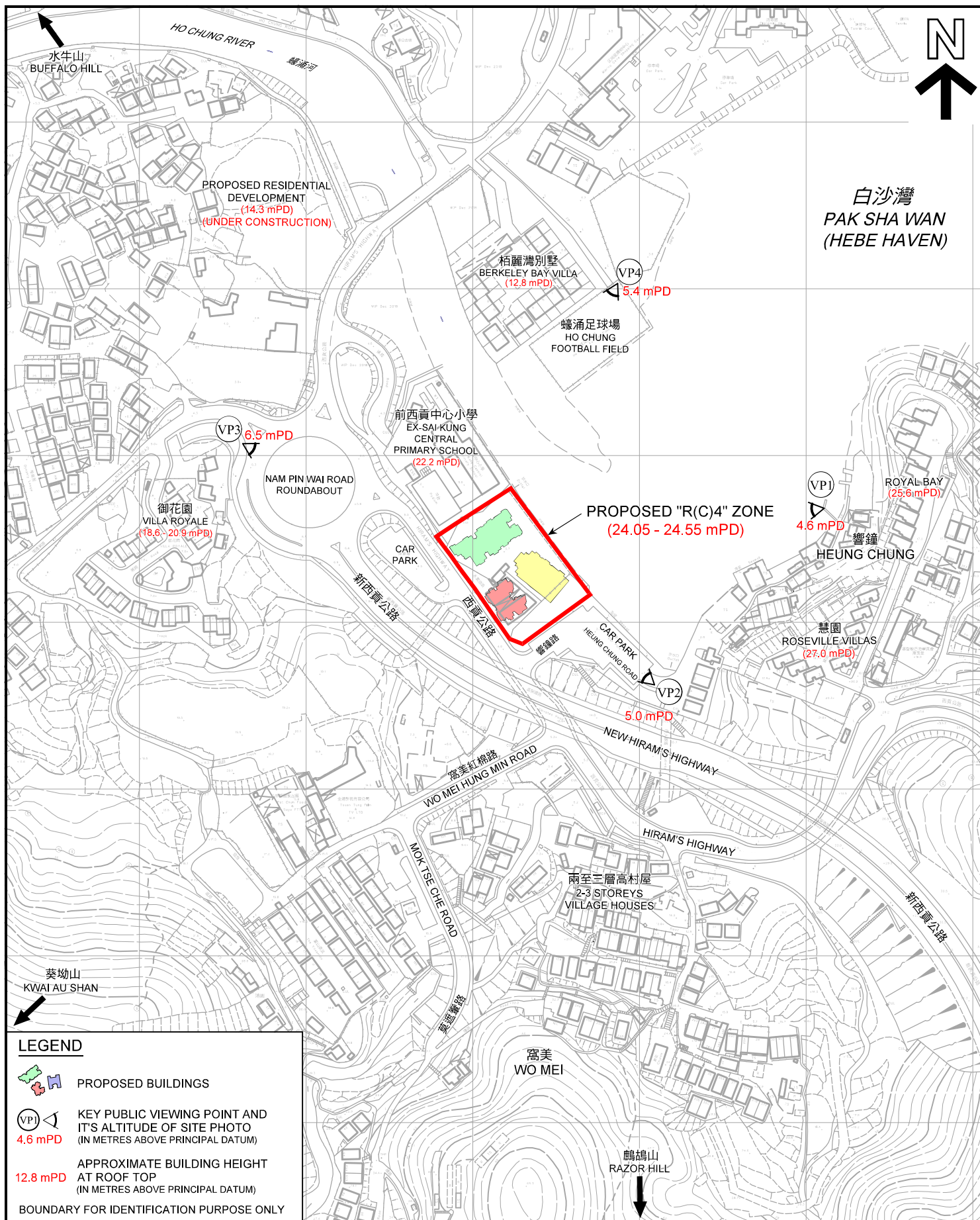
參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V1b









合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目A

AMENDMENT ITEM A

SCALE 1 : 3 000 比例尺

米 60 0 60 120 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V4

本摘要圖於2019年4月23日擬備，
所根據的資料為測量圖編號
7-SE-25C及25D和11-NE-5A、5B、5C及5D
EXTRACT PLAN PREPARED ON 23.4.2019
BASED ON SURVEY SHEETS No.
7-SE-25C & 25D AND 11-NE-5A, 5B, 5C & 5D

SITE PHOTO TAKEN AT LOCATION (a)



SITE CONDITIONS WITHIN THE PROPOSED "R(C)4" ZONE
(NORTHERN PORTION)

本圖於2019年4月23日擬備，所根據的
資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019 BASED ON
SITE PHOTO TAKEN ON 20.11.2018

實地照片 SITE PHOTO

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN
OUTLINE ZONING PLAN No. S/SK-HH/6

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V5

SITE PHOTO TAKEN AT LOCATION (b)



VIEW FROM TEMPORARY PUBLIC CARPARK TO THE WEST OF THE PROPOSED "R(C)4" ZONE
(SOUTHERN PORTION)

地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019 BASED ON SITE PHOTOS TAKEN ON 20.11.2018

實地照片 SITE PHOTO

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN
OUTLINE ZONING PLAN No. S/SK-HH/6

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V6

SITE PHOTO TAKEN AT LOCATION (c)



EX-SAI KUNG CENTRAL PRIMARY SCHOOL

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019 BASED ON
SITE PHOTO TAKEN ON 20.11.2018

實地照片 SITE PHOTO

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN
OUTLINE ZONING PLAN No. S/SK-HH/6

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/19/08



圖 PLAN
V7

SITE PHOTO TAKEN AT LOCATION (d)



TEMPORARY PUBLIC CARPARK TO THE WEST OF THE PROPOSED "R(C)4" ZONE

SITE PHOTO TAKEN AT LOCATION (e)



PUBLIC CAR PARK AT HEUNG CHUNG ROAD

實地照片 SITE PHOTO

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN
OUTLINE ZONING PLAN No. S/SK-HH/6

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V8

本圖於2019年4月23日擬備，所根據的
資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019 BASED ON
SITE PHOTOS TAKEN ON 20.11.2018

SITE PHOTO TAKEN AT LOCATION (f)

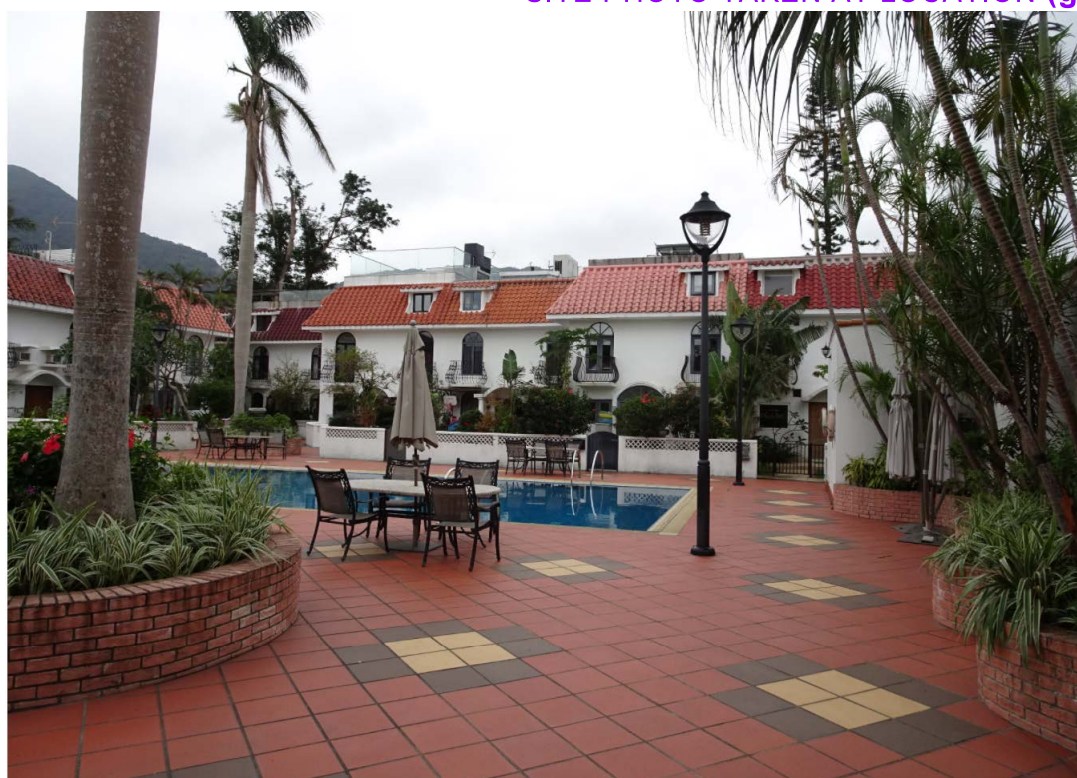


PROPOSED
"R(C)4" ZONE

EX-SAI KUNG CENTRAL
PRIMARY SCHOOL

HO CHUNG FOOTBALL FIELD

SITE PHOTO TAKEN AT LOCATION (g)



BERKELEY BAY VILLA

實地照片 SITE PHOTO

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN
OUTLINE ZONING PLAN No. S/SK-HH/6

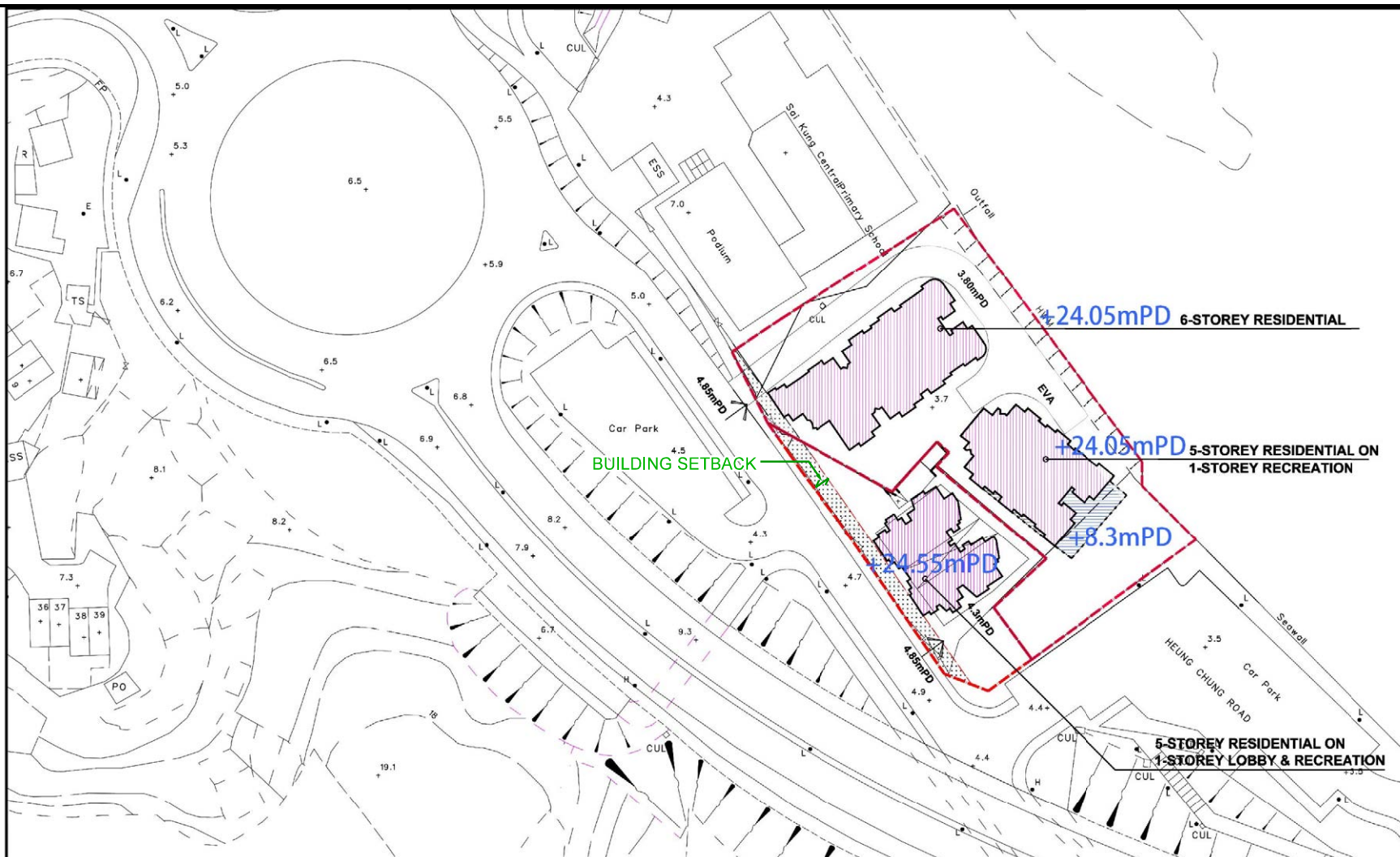
規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V9

本圖於2019年4月23日擬備，所根據的
資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019 BASED ON
SITE PHOTOS TAKEN ON 20.11.2018



DEVELOPMENT STUDY AT HEBE HAVEN

PLANNING
DEPARTMENT



File Ref.

Plan No.

M/UD/16/37/09

本圖於2019年4月23日擬備
PLAN PREPARED ON 23.4.2019

發展方案的示意圖 INDICATIVE DEVELOPMENT SCHEME

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目A
AMENDMENT ITEM A

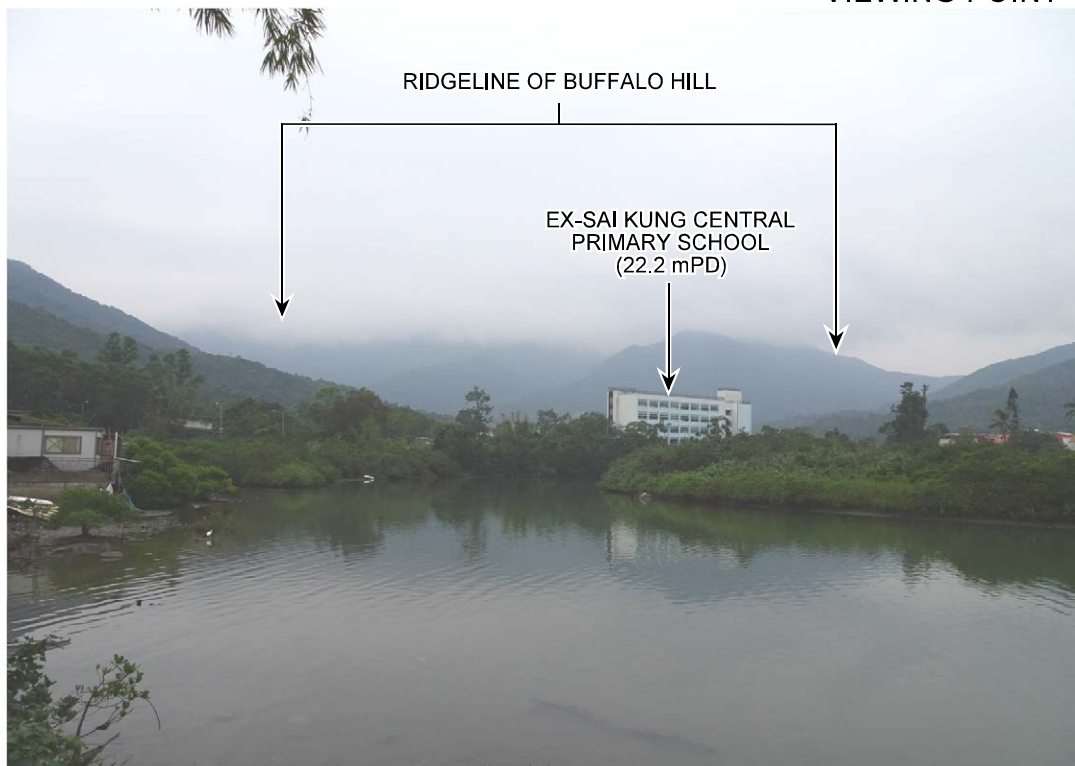
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V10

VIEWING POINT 1



EXISTING VIEW



PROPOSED SCHEME
VIEW FROM HEUNG CHUNG

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月27日的實地照片
PLAN PREPARED ON 23.4.2019
BASED ON SITE PHOTO
TAKEN ON 27.11.2018

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目A
AMENDMENT ITEM A

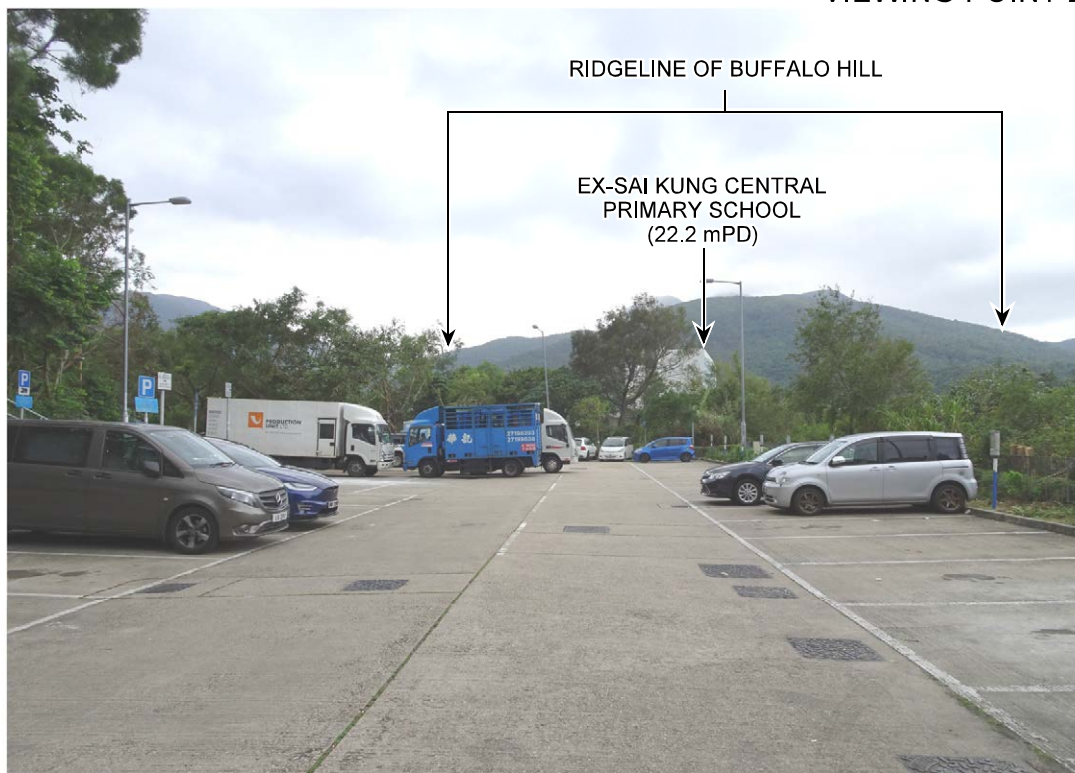
規劃署
PLANNING
DEPARTMENT



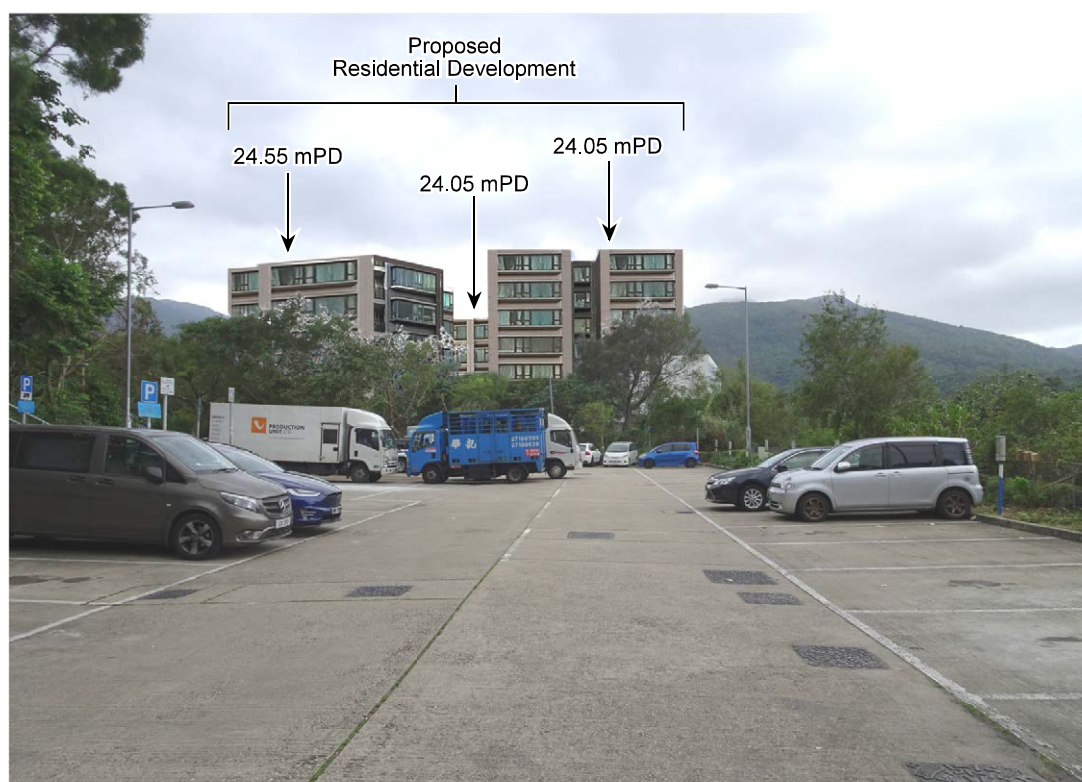
參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V11

VIEWING POINT 2



EXISTING VIEW



PROPOSED SCHEME
VIEW FROM HEUNG CHUNG ROAD CARPARK

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019
BASED ON SITE PHOTO
TAKEN ON 20.11.2018

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目A
AMENDMENT ITEM A

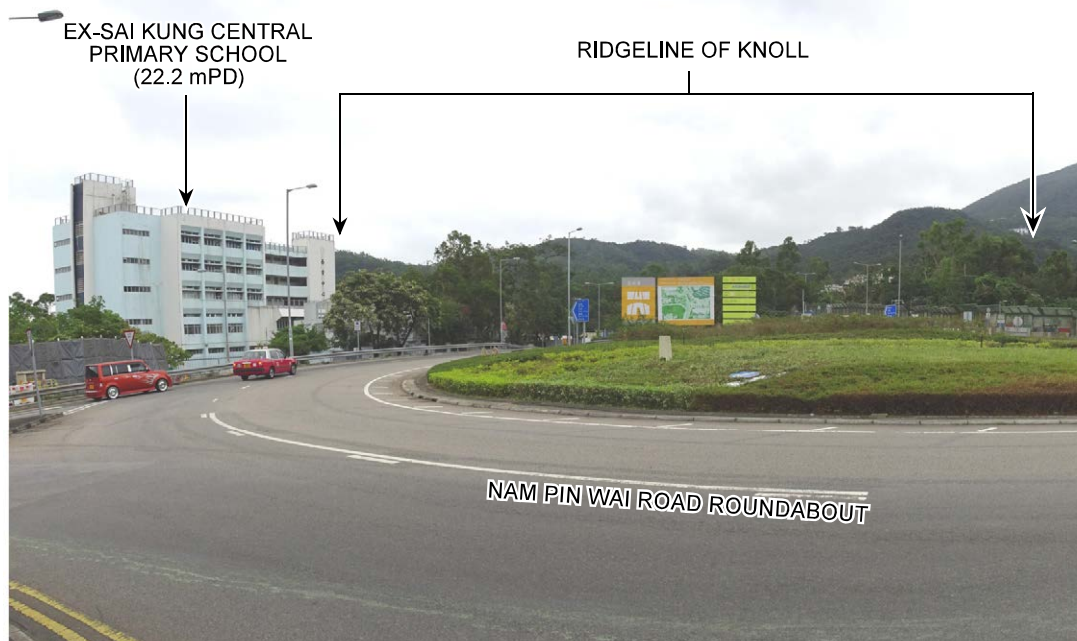
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V12

VIEWING POINT 3



EXISTING VIEW



PROPOSED SCHEME
VIEW FROM NAM PIN WAI ROAD ROUNDABOUT

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019
BASED ON SITE PHOTO
TAKEN ON 20.11.2018

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V13

VIEWING POINT 4



EXISTING VIEW



PROPOSED SCHEME
VIEW FROM HO CHUNG FOOTBALL FIELD

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月27日的實地照片
PLAN PREPARED ON 23.4.2019
BASED ON SITE PHOTO
TAKEN ON 27.11.2018

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

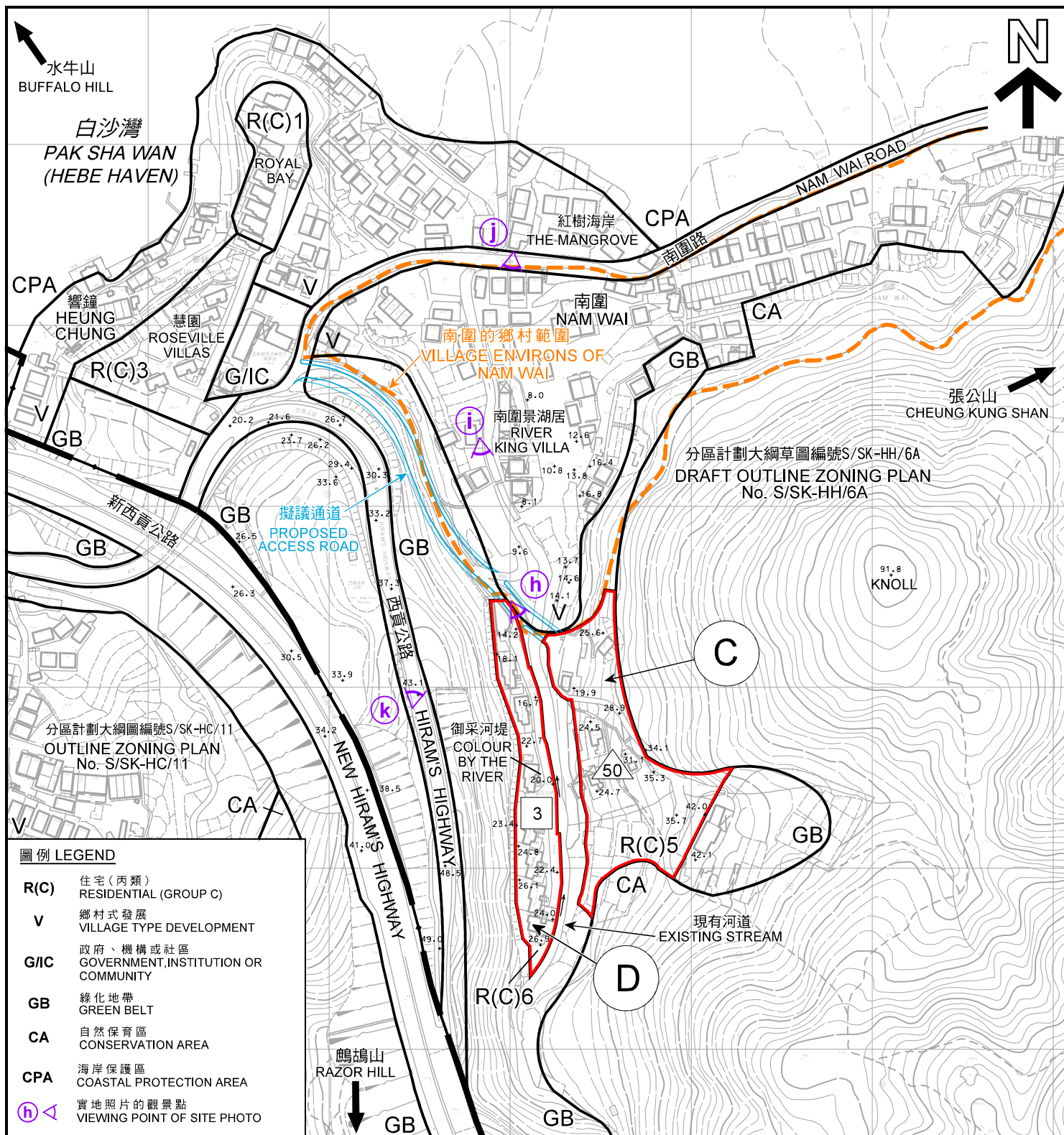
白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT

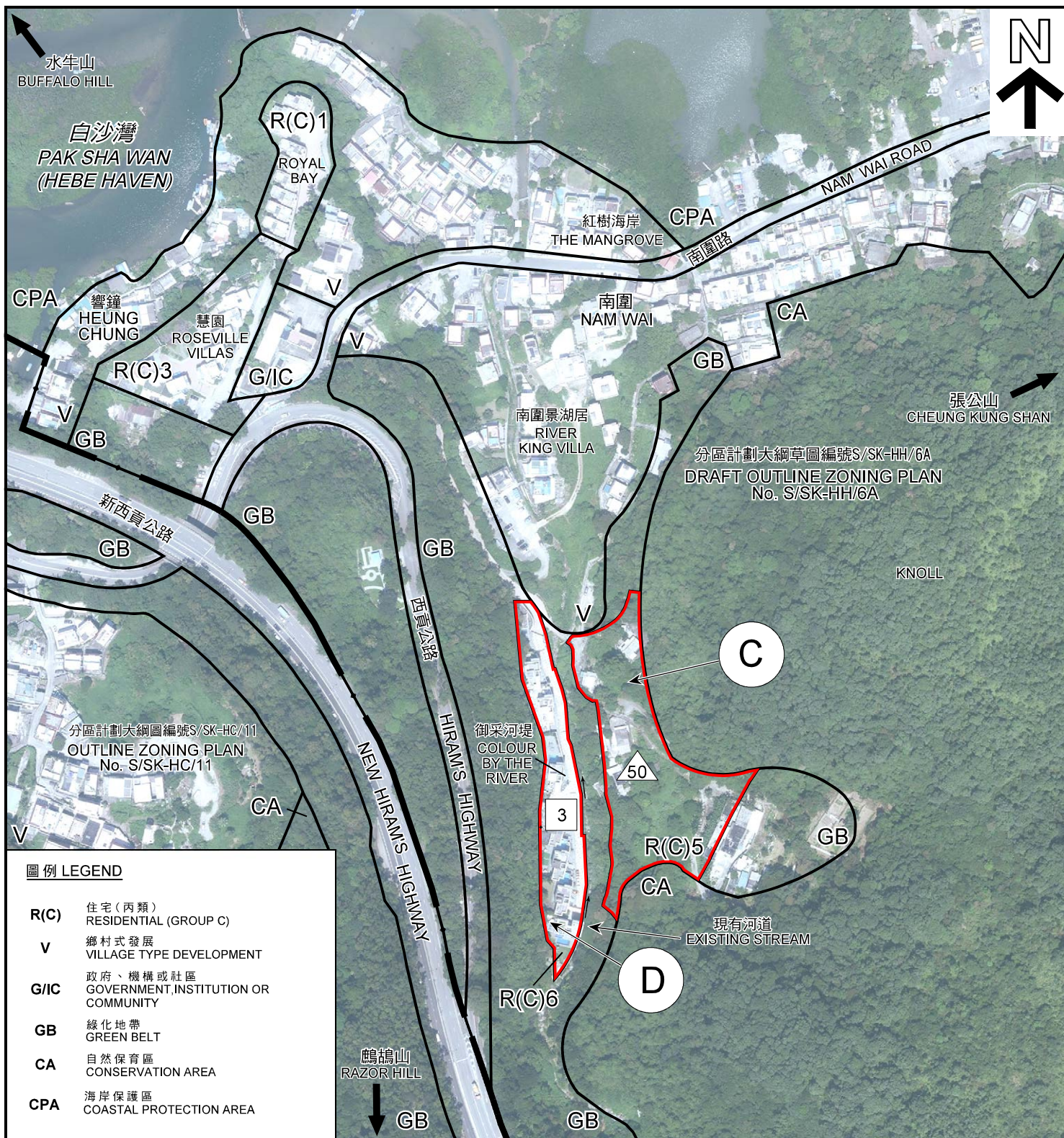


參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V14



<p>擬議修訂項目 PROPOSED AMENDMENT ITEMS</p> <p>C 由「綠化地帶」改劃為「住宅(丙類)5」地帶 REZONING FROM "GREEN BELT" TO "RESIDENTIAL (GROUP C)5" (6,990 m²)</p> <p>D 由「綠化地帶」改劃為「住宅(丙類)6」地帶 REZONING FROM "GREEN BELT" TO "RESIDENTIAL (GROUP C)6" (4,030 m²)</p> <p>用途地帶界線只作識別用 ZONING BOUNDARY FOR IDENTIFICATION PURPOSE ONLY</p>	<p>平面圖 SITE PLAN</p> <p>白沙灣分區計劃大綱核准圖 編號S/SK-HH/6的擬議修訂</p> <p>PROPOSED AMENDMENTS TO THE APPROVED HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6</p> <p>SCALE 1: 3 000 比例尺</p> <p>米 60 0 60 120 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. M/SK/19/08</p> <p>圖 PLAN V15</p>
<p>本摘要圖於2019年4月23日擬備， 所根據的資料為測量圖編號 11-NE-5A、B、C和D EXTRACT PLAN PREPARED ON 23.4.2019 BASED ON SURVEY SHEETS No. 11-NE-5A, B, C & D</p>		



圖例 LEGEND

- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶
GREEN BELT
- CA** 自然保育區
CONSERVATION AREA
- CPA** 海岸保護區
COASTAL PROTECTION AREA

擬議修訂項目 PROPOSED AMENDMENT ITEMS

- C** 由「綠化地帶」改劃為「住宅(丙類)5」地帶
REZONING FROM "GREEN BELT"
TO "RESIDENTIAL (GROUP C)5" (6,990 m²)
- D** 由「綠化地帶」改劃為「住宅(丙類)6」地帶
REZONING FROM "GREEN BELT"
TO "RESIDENTIAL (GROUP C)6" (4,030 m²)

- 50** 最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
- 3** 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

用途地帶界線只作識別用
ZONING BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN
OUTLINE ZONING PLAN No. S/SK-HH/6

本摘要圖於2019年4月23日擬備，
所根據的資料為測量圖編號
11-NE-5A、B、C和D
EXTRACT PLAN PREPARED ON 23.4.2019
BASED ON SURVEY SHEETS No.
11-NE-5A, B, C & D

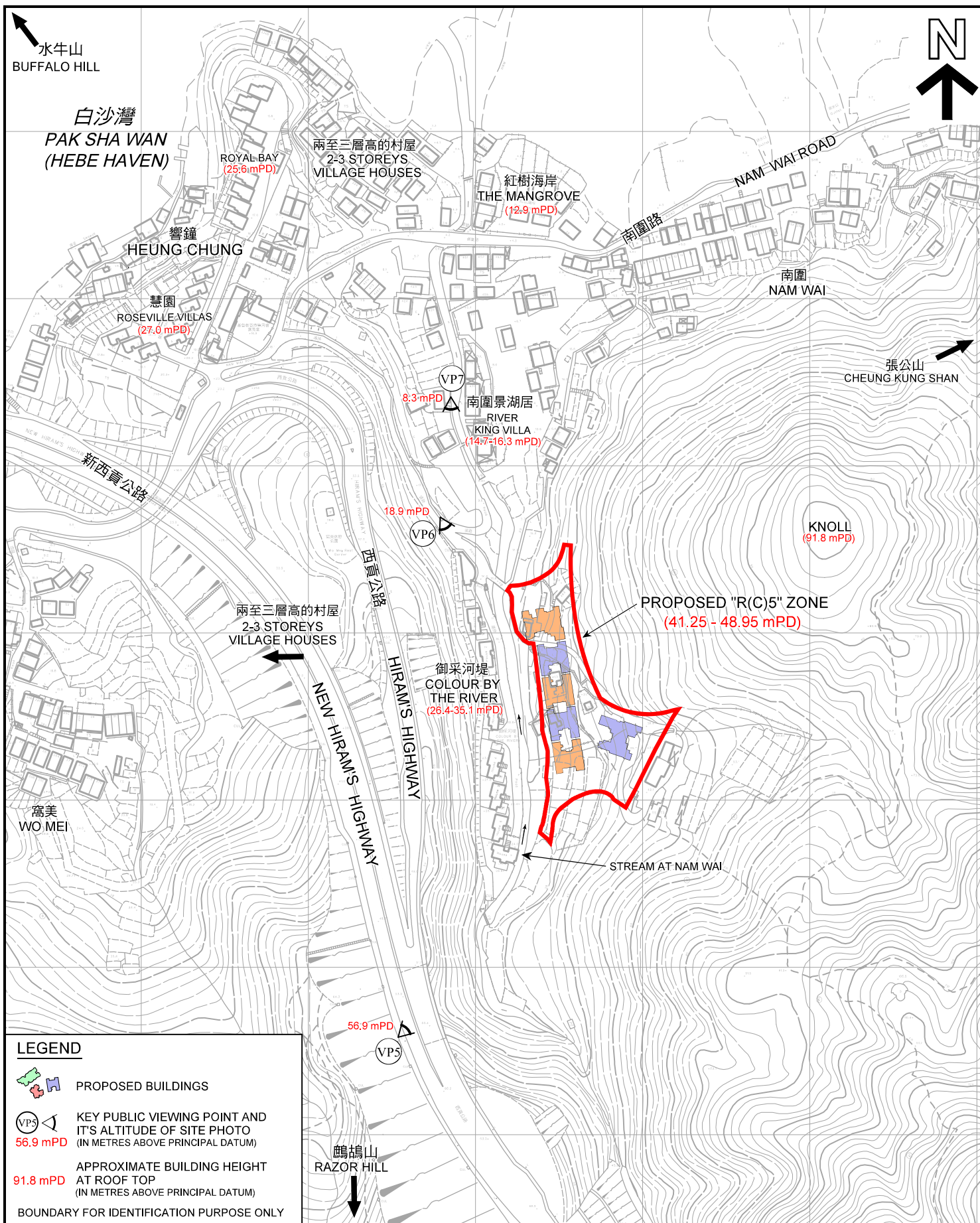
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米 60 0 60 120 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V16



合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目 C
AMENDMENT ITEM C

SCALE 1 : 3 000 比例尺

米 60 0 60 120 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V17

本摘要圖於2019年4月23日擬備，
所根據的資料為測量圖編號
7-SE-25C及25D和11-NE-5A、5B、5C及5D
EXTRACT PLAN PREPARED ON 23.4.2019
BASED ON SURVEY SHEETS No.
7-SE-25C & 25D AND 11-NE-5A, 5B, 5C & 5D

SITE PHOTO TAKEN AT LOCATION (h)



攝於2018年4月30日的實地照片 SITE PHOTO TAKEN ON 30.4.2018

EXISTING STRUCTURES IN PROPOSED "R(C)5" ZONE (LEFT) AND
COLOUR BY THE RIVER (RIGHT)

SITE PHOTO TAKEN AT LOCATION (i)



攝於2018年11月20日的實地照片 SITE PHOTO TAKEN ON 20.11.2018

RESIDENTIAL HOUSES ALONG THE NAM WAI STREAM

實地照片 SITE PHOTO

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN
OUTLINE ZONING PLAN No. S/SK-HH/6

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V18

本圖於2019年4月23日擬備
PLAN PREPARED ON 23.4.2019

NAM WAI

SITE PHOTO TAKEN AT LOCATION (j)



攝於2018年7月11日的實地照片 SITE PHOTO TAKEN ON 11.7.2018

NAM WAI ROAD

SITE PHOTO TAKEN AT LOCATION (k)



攝於2018年4月30日的實地照片 SITE PHOTO TAKEN ON 30.4.2018

HIRAM'S HIGHWAY (TOWARDS KOWLOON)

實地照片 SITE PHOTO

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN
OUTLINE ZONING PLAN No. S/SK-HH/6

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V19

本圖於2019年4月23日擬備
PLAN PREPARED ON 23.4.2019



Potential Residential Development at Nam Wai GBII-15
Indicative Layout (P.R. 1.3)

PLANNING
DEPARTMENT



File Ref.
M/UD/18/41/03

Plan No.
V4b

發展方案的示意圖
INDICATIVE DEVELOPMENT SCHEME

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目 C
AMENDMENT ITEM C

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

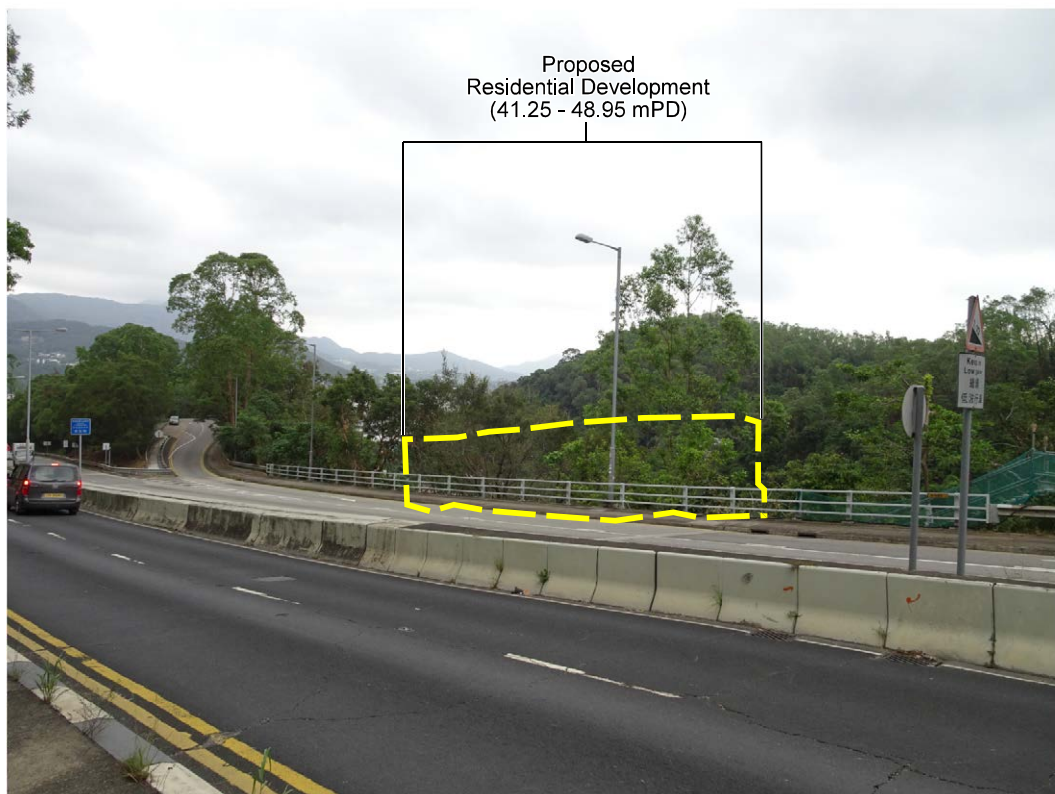
圖 PLAN
V20

本圖於2019年4月23日擬備
PLAN PREPARED ON 23.4.2019

VIEWING POINT 5



EXISTING VIEW



PROPOSED SCHEME
VIEW FROM NEW HIRAM'S HIGHWAY

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019
BASED ON SITE PHOTO
TAKEN ON 20.11.2018

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目 C
AMENDMENT ITEM C

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V21

VIEWING POINT 6



EXISTING VIEW



PROPOSED SCHEME
VIEW FROM ACCESS ROAD

本圖於2019年4月23日擬備，所根據的資料為攝於2019年1月11日的實地照片
PLAN PREPARED ON 23.4.2019
BASED ON SITE PHOTO
TAKEN ON 11.1.2019

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目 C
AMENDMENT ITEM C

規劃署
PLANNING
DEPARTMENT



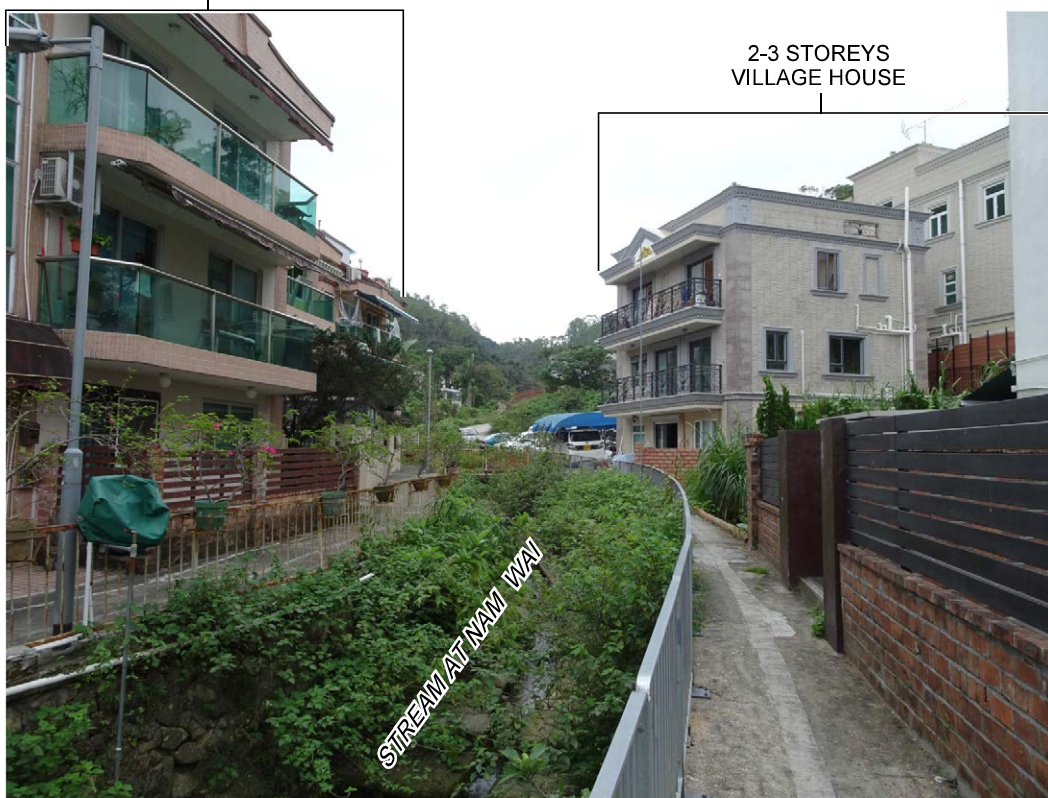
參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V22

RIVER KING VILLA
(16.3 mPD)

VIEWING POINT 7

2-3 STOREYS
VILLAGE HOUSE



EXISTING VIEW



PROPOSED SCHEME
VIEW FROM RIVER KING VILLA

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019
BASED ON SITE PHOTO
TAKEN ON 20.11.2018

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目 C
AMENDMENT ITEM C

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/08

圖 PLAN
V23

**Landscape Assessment on Proposed Amendments to Approved Hebe Haven
Outline Zoning Plan (OZP) No. S/SK-HH/6
Rezone a Site near Nam Wai in Hebe Haven, Sai Kung from “Green Belt” (“GB”)
to “ Residential (Group C)” (“R(C)5”)**

1. Introduction

The Site, located at Nam Wai, Hebe Haven, Sai Kung, falls within an area zoned “Green Belt” (“GB”) on the approved Hebe Haven Outline Zoning Plan (OZP) No. S/SK-HH/6. The total land area is approximately 6,990 m². The Site is situated on existing terraces and vegetated slopes, partly occupied by some temporary structures, near a low-density residential neighbourhood on its east. The Site is proposed to be rezoned from “GB” to “Residential (Group C) 5” within maximum plot ratio of 1.3 and a maximum building height of 50mPD for low-density residential use.

2. Landscape Baselines

The Site, with elevation undulating between +13.8mPD to +42mPD, is situated on existing terraces and vegetated slopes in Nam Wai. Some temporary structures and single storey buildings are scattering in the northern part of the Site accessible by local roads. The rest of the Site is generally well vegetated with semi-natural woodlands, in particular at the southern part with dense vegetation identified. An existing stream is found running along the western side of the Site, with another seasonal dried stream running across the southern part of the Site connecting to the existing stream abovementioned.

2.1. Landscape Resources

According to the aerial photos as at 29 May 2017 (Figure 1), site visits dated 24.11.2017 and 21.3.2018, as well as the tree survey report¹ prepared by DLO’s consultant, the following landscape resources are broadly identified in the subject site:

2.1.1. Sloped Topography

The site is well vegetated and undulating with 28.2 metres topographical variation ranged from +13.8mPD to +42mPD. Some temporary structures and single storey buildings are located on the formed terraces and along the

¹ The tree survey report was prepared by DLO’s consultant on 18 Oct 2017 to estimate the quantity and assess the general condition of the existing trees. The development site boundary is smaller than the tree survey boundary.

local roads at the northern part of the site. The topography of southern and western part of the site is relatively undisturbed, and is considered as having high and qualified landscape value (Figure 2).

2.1.2. Woodland

With reference to the tree survey report prepared by Lands Department (LandsD), approximately 149 trees of common species were identified and 33 tree species are recorded. The most dominant species include native tree species, such as *Mallotus paniculatus* 白楸 (28 nos.), *Macaranga tanarius* var. *tomentosa* 血桐 (24 nos.), and *Ficus hispida* 對葉榕 (16 nos.). They are mostly in fair conditions. Majority of the existing trees are of diameter of breast height (DBH) below 300mm. 5 nos. are mature trees which attained DBH of over 500mm with overall height up to 18m. No rare/protected/endangered plant species or Registered Old and Valuable Trees (OVT) or potentially registrable OVT was recorded within the subject site. Nevertheless, a *Glochidion zeylanicum* 香港算盤子 in mature size with conservation interest was identified within the Site.

2.1.3. Existing stream

There is an existing natural stream sandwiches between the adjacent low-rise residential development known as ‘Colour By the River’ and the Site, with another seasonal dried stream connected across the southern part of the Site. The natural stream is in fair condition with rocky streambed and vegetated embankment in a natural setting, and with natural water fed from upper terrains throughout the year. The natural streambed consists of bedrocks, boulders and gravels. There is a vehicular road to the west of the stream along an existing residential development ‘Colour By the River’. The vehicular road was supported with cantilever structure overhanging above a small portion of the stream, maintaining the natural embankment with riparian vegetation alongside and underneath the cantilever structure.

2.2. Overall Landscape Character

With reference to the Landscape Value Mapping of Hong Kong, the Site is located at the fringe of Nam Wai. It falls within the landscape character types: Nam Wai Coastal Plain (Figure 3), with Terrestrial and High(Qualified) Landscape Value.

With reference to the OZP (Figure 4), the extant “GB” serves as a green buffer between the adjacent residential developments and the Conservation Area to the west of the Site. It also forms part of the continuous green buffer and provides a sense of tranquillity for the residential neighbourhood.

3. Preliminary Assessment on Landscape Impact

3.1. Source of Landscape Impact

Given the existing topography and the scale of development, it is likely that site clearance, construction of roadside retaining structures and site formation works, such as slope cutting, land excavation and backfilling, are required for the building platforms and associated road works to accommodate the proposed development.

3.2. Potential Impact on Existing Landscape Resources

Modification of existing topography will be substantial and irreversible. Site clearance and total removal of semi-natural woodlands accounting for adverse impact on most of the existing trees and other vegetation atop within the Site would also be unavoidable.

The excavation work may impose potential impacts on existing natural stream next to “Colour By the River” as well as the underground water. In this regard and with reference to ETWB TCW No. 5/2005 “Protection of Natural Streams/rivers from Adverse Impacts Arising from Construction Works”, comments from other departments, such as AFCD, LandsD, GEO and DSD should be sought.

3.3. Potential Impact on Existing Landscape Characters

With some village type developments on its west and north, the proposed residential development at the Site is considered not entirely incompatible with the surroundings. Nevertheless, the landscape character of the local area would be altered, it would inevitably impose landscape impacts due to the irreversible change of the Site’s land use, land form and vegetation covered, and may also impose potential impact on the adjacent stream.

4. Possible Landscape Mitigation Measures

4.1. Potential Landscape Buffer along Existing Stream as Suggested by AFCD

With reference to the comment from AFCD dated 3.4.2018 ref. (3) AF GR DVL-P/SK/HH, “a strip of “Green Belt” along the existing stream as a buffer zone” was advised. AFCD also suggests in the memo dated 26.4.2018 ref. (5) AF GR DVL-P/SK/HH that “a buffer zone” of 10m to protect the natural stream to the west is recommended”. AFCD’s recommendation of designating a 10m buffer zone is supported as development control. It is noted that a large portion of the western boundary has been set back from the stream by 10m. For the north-western part of the Site immediately next to the stream, non-building area should be considered with AFCD’s advice.

4.2. Preservation of Existing Trees and Compensatory Tree Planting

To minimize the likely tree felling within the Site and its periphery, tree preservation clause should be included in the lease condition. Any proposed tree removal shall be critically assessed at design stage with justifications and be adequately compensated in accordance with the prevailing Practice Note promulgated by LandsD.

4.3. Landscape Treatment for the Site Boundary

Due to the site formation works, it is anticipated that the retaining structures would be constructed along the boundary of the proposed development. Proper and adequate landscape treatments should be provided along the boundary of the site as per the requirement in paragraph 2.7.1(c) of the Chapter 4, Hong Kong Planning Standards and Guidelines (HKPSG). The guidelines and good practices in maximizing landscape planting opportunities within the site as stipulated in the GEO Publication No. 1/2011 “Technical Guidelines on Landscape Treatment for Slopes” should be fully explored to enhance the appearance of man-made slopes and the associated retaining structures, and making them ecologically acceptable and sustainable.

4.4. Green Coverage and other Quality Landscape Design

In general, the provision of site coverage of greenery should be in accordance with Building Department's PNAP APP-152 "Sustainable Building Design Guidelines". With reference to the PNAP, for site area less than 20,000m², a minimum 20% greenery area should be provided. As such, new amenity planting of trees, shrubs, annuals, groundcovers, climbers, grasses and other types of living plants shall be provided to improve the overall quantity and quality of surrounding greenery area. For planning, designing and installing greening in buildings, PNAP ADV-35 on "Greening in Building" shall be followed. In addition, due consideration at design stage shall be encouraged to explore and select appropriate native and/or indigenous plant species for vegetation diversity as well as local ecological enhancement.

4.5. Open Space Provisions

In terms of quantity, a minimum of 1 m² per person local open space should be provided within the site in accordance with the HKPSG. In this regard, the landscaped amenity space, with passive/active recreation use, would serve as new landscape features in the proposed development. With the increase of projected population within the district, the provision of district open space should also meet the requirement as stipulated in paragraph 1.8.2, Chapter 4 of the HKPSG.

5. Conclusion

Given the scale and existing topography of the Site, it is anticipated that the Site will be substantially modified to accommodate the proposed developments as well as the associated site formation works, geotechnical works and other infrastructure works, such as access roads. Most of the existing trees identified would be affected due to the possible site works. Significant irreversible impacts on existing landscape resources of the local area are anticipated. Nevertheless, with the possible landscape mitigation and design measures abovementioned, the resulting landscape impact can be relatively reduced.

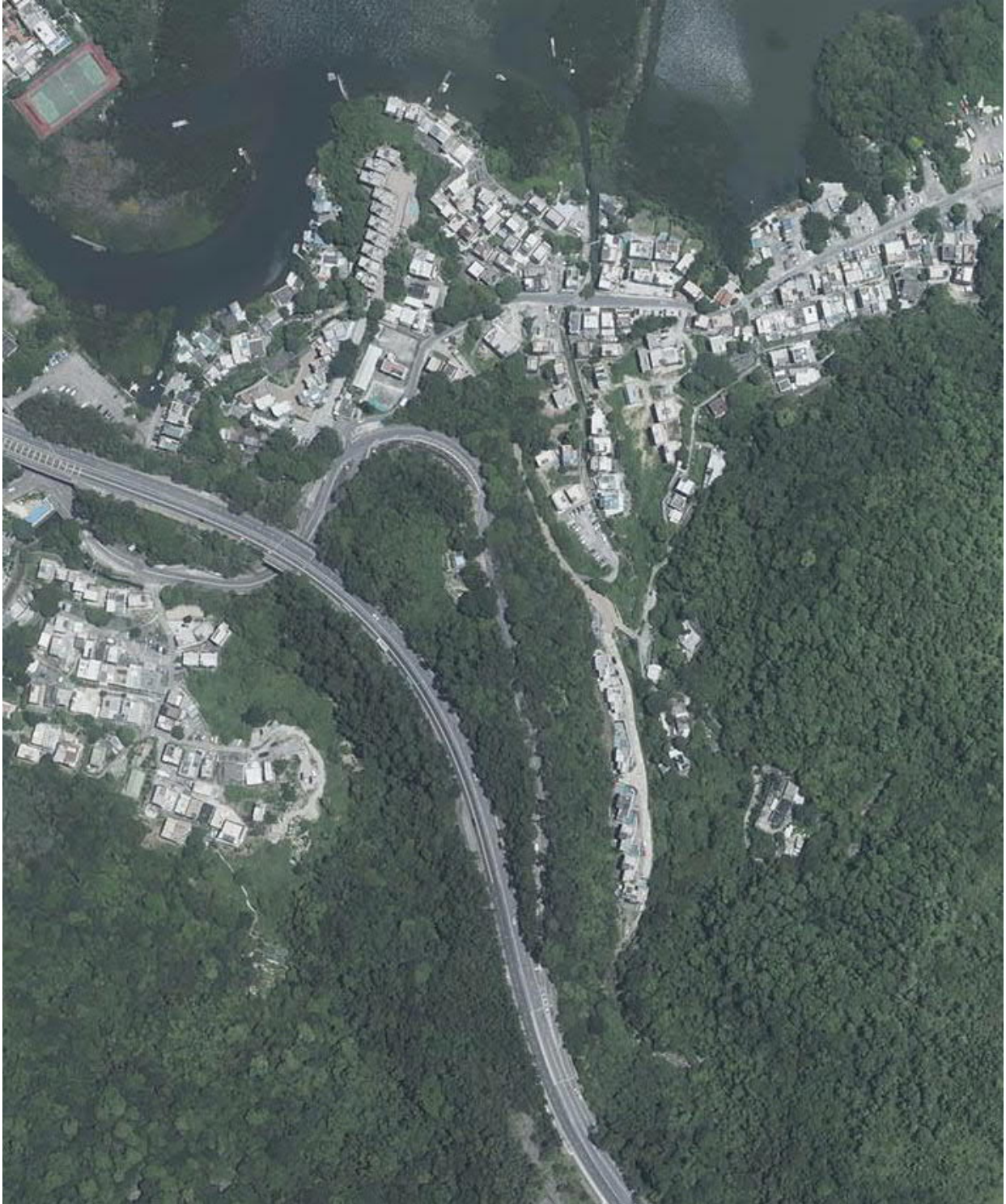


Figure 1: Aerial photo as at 29.5.2017

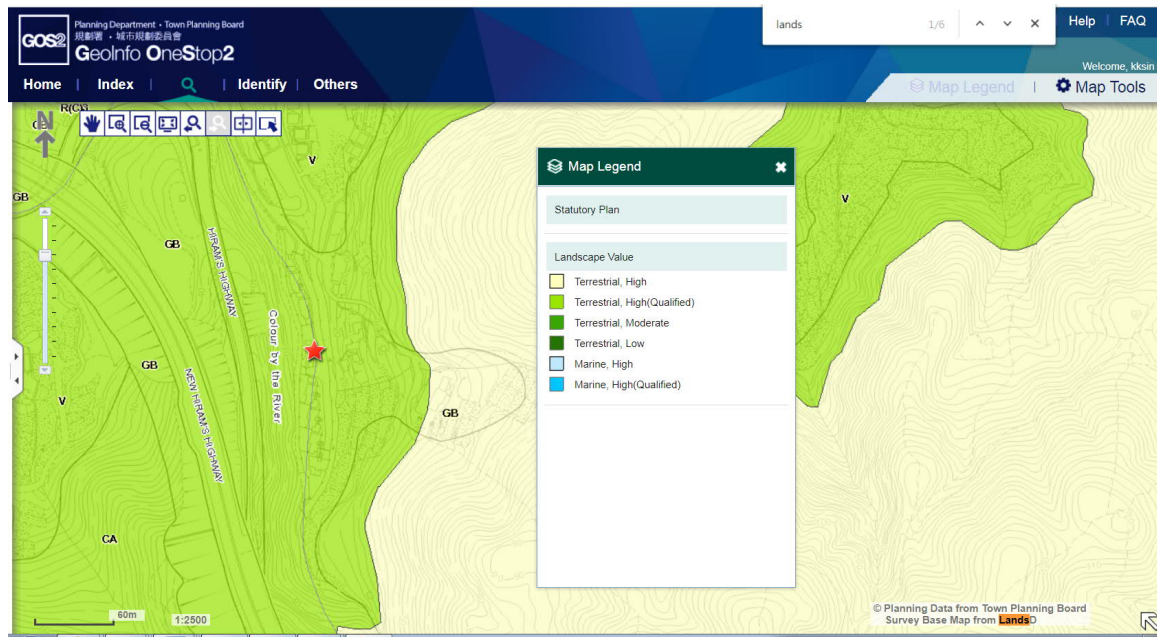


Figure 2: Landscape Value

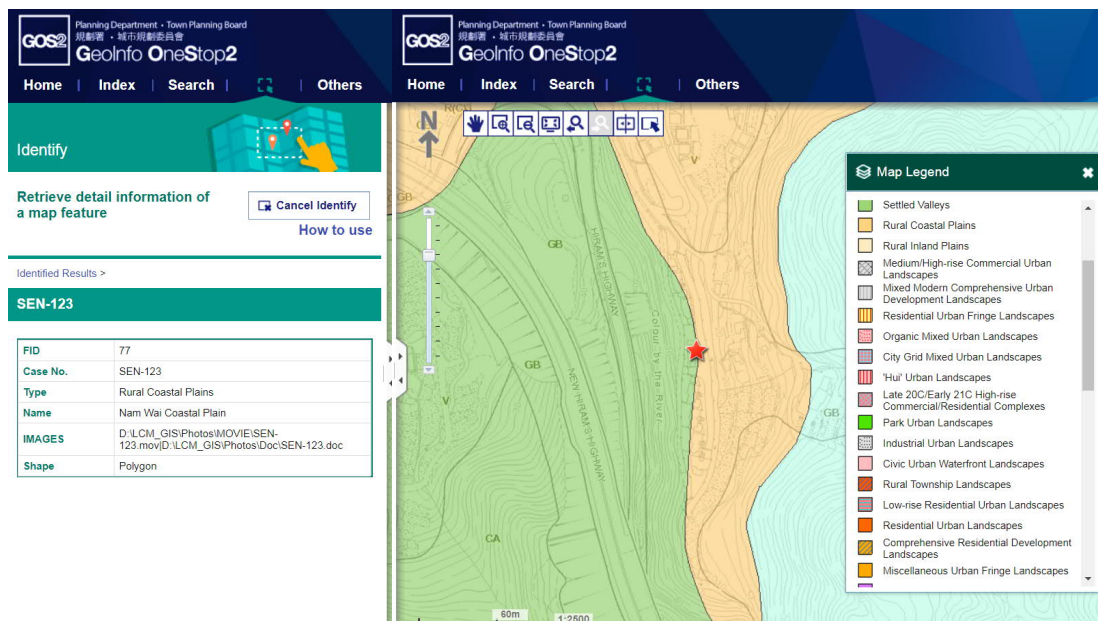


Figure 3: Landscape Character

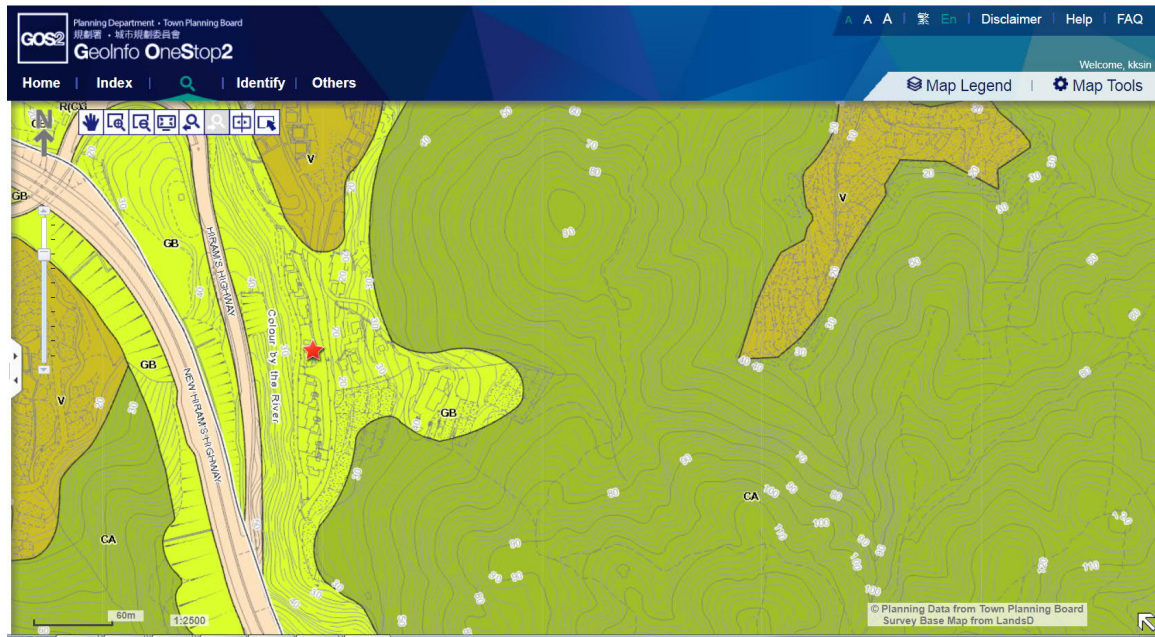
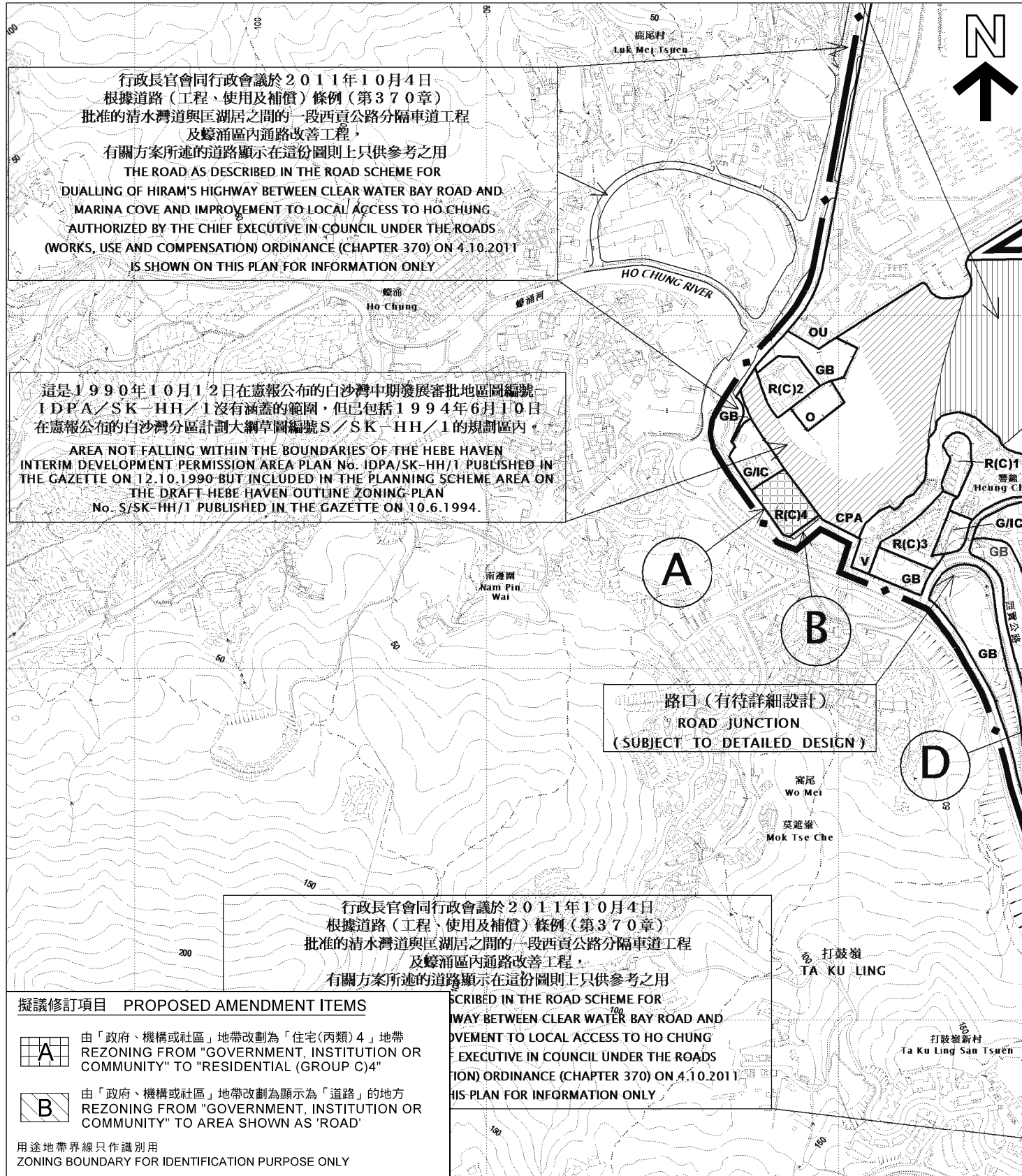


Figure 4: OZP No. S/SK-HH/6



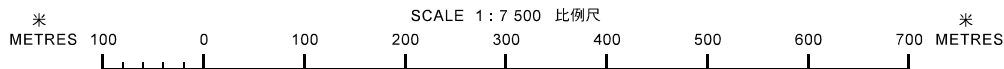
核准的白沙灣分區計劃大綱圖編號S/SK-HH/6
APPROVED HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6



核准的白沙灣分區計劃大綱圖編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE
APPROVED HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6

本摘要圖於2019年4月23日擬備，所根據的資料為
於2006年3月14日核准的分區計劃大綱圖編號S/SK-HH/6
EXTRACT PLAN PREPARED ON 23.4.2019 BASED ON
OUTLINE ZONING PLAN No. S/SK-HH/6 APPROVED ON 14.3.2006

位置圖 LOCATION PLAN
白沙灣分區計劃大綱核准圖編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6



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PLANNING
DEPARTMENT

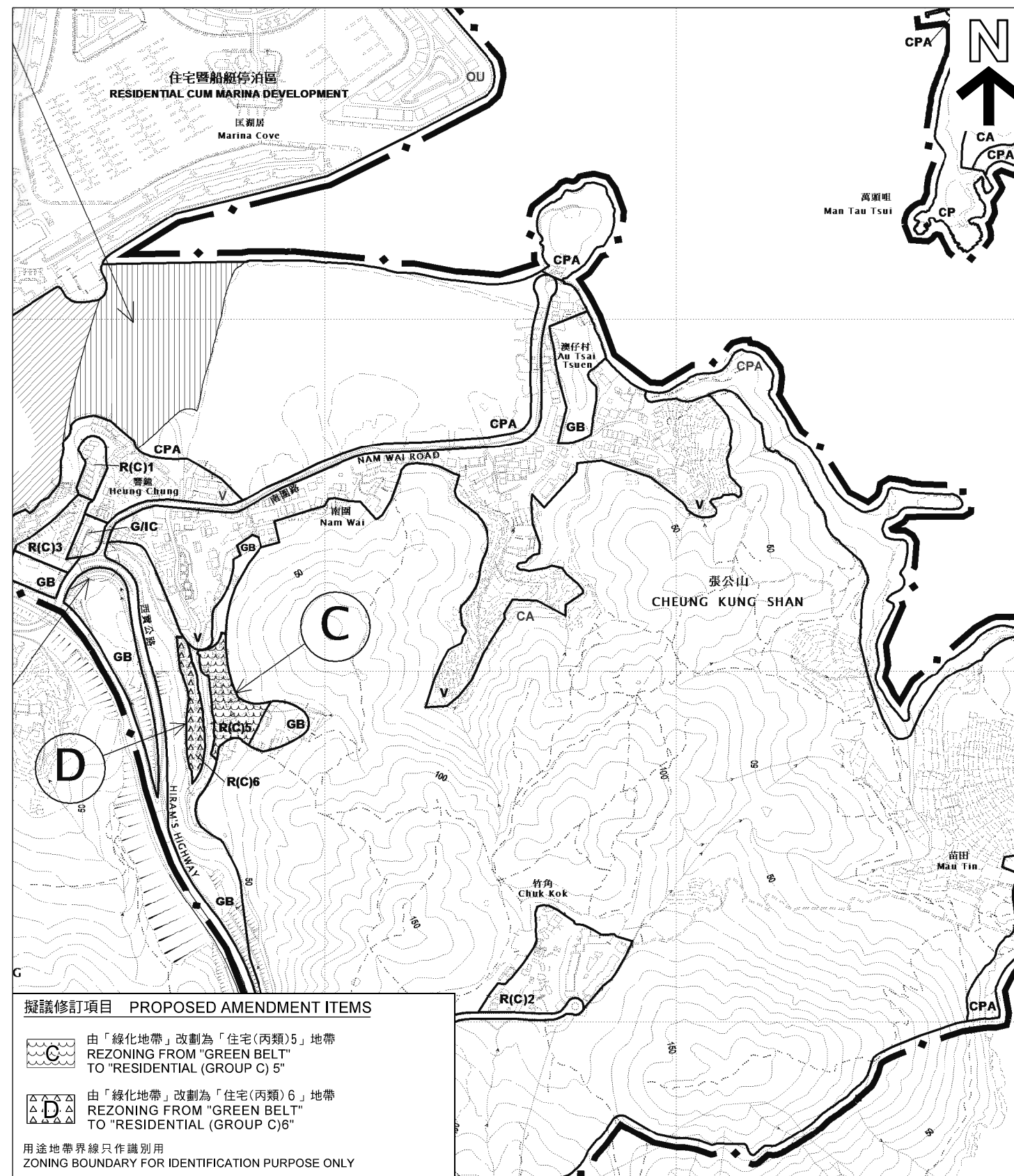


參考編號
REFERENCE No.
M/SK/19/14

圖 PLAN
1a



核准的白沙灣分區計劃大綱圖編號S/SK-HH/6
APPROVED HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6



擬議修訂項目 PROPOSED AMENDMENT ITEMS



由「綠化地帶」改劃為「住宅(丙類)5」地帶
REZONING FROM "GREEN BELT"
TO "RESIDENTIAL (GROUP C) 5"



由「綠化地帶」改劃為「住宅(丙類)6」地帶
REZONING FROM "GREEN BELT"
TO "RESIDENTIAL (GROUP C) 6"

用途地帶界線只作識別用
ZONING BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

核准的白沙灣分區計劃大綱圖編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE
APPROVED HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6

位置圖 LOCATION PLAN

白沙灣分區計劃大綱核准圖編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6

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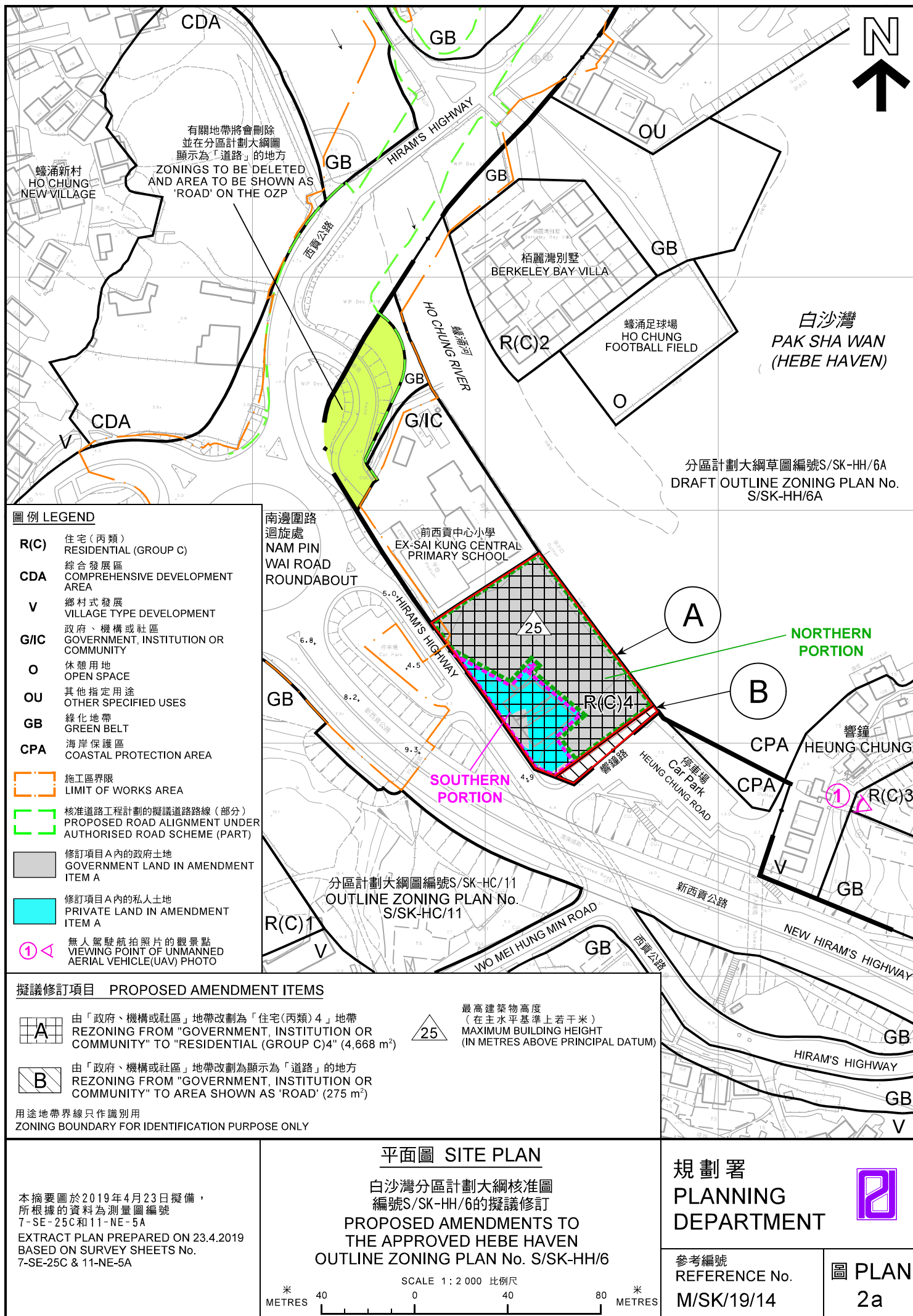
本摘要圖於2019年4月23日擬備，所根據的資料為
於2006年3月14日核准的分區計劃大綱圖編號S/SK-HH/6
EXTRACT PLAN PREPARED ON 23.4.2019 BASED ON
OUTLINE ZONING PLAN No. S/SK-HH/6 APPROVED ON 14.3.2006

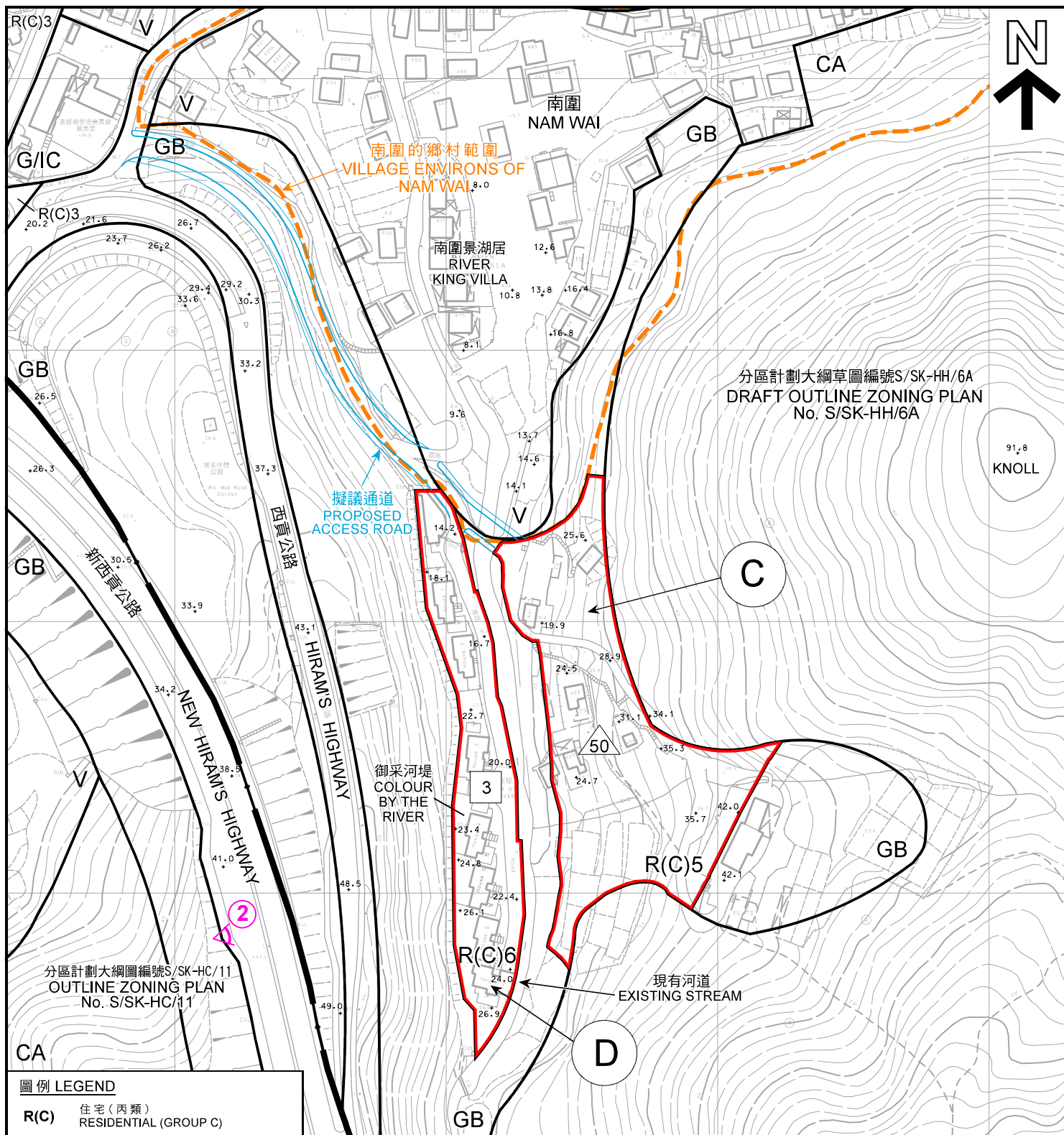
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/14

圖 PLAN
1b





圖例 LEGEND

- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶
GREEN BELT
- CA** 自然保育區
CONSERVATION AREA
- ②** 無人駕駛航拍照片的觀景點
VIEWING POINT OF UNMANNED AERIAL VEHICLE(UAV) PHOTO

擬議修訂項目 PROPOSED AMENDMENT ITEMS

- C** 由「綠化地帶」改劃為「住宅(丙類)5」地帶
REZONING FROM "GREEN BELT"
TO "RESIDENTIAL (GROUP C)5" (6,990 m²)
- D** 由「綠化地帶」改劃為「住宅(丙類)6」地帶
REZONING FROM "GREEN BELT"
TO "RESIDENTIAL (GROUP C)6" (4,030 m²)

用途地帶界線只作識別用
ZONING BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

- 50** 最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
- 3** 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

平面圖 SITE PLAN

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN
OUTLINE ZONING PLAN No. S/SK-HH/6

SCALE 1 : 2 000 比例尺

米 40 0 40 80 米
METRES

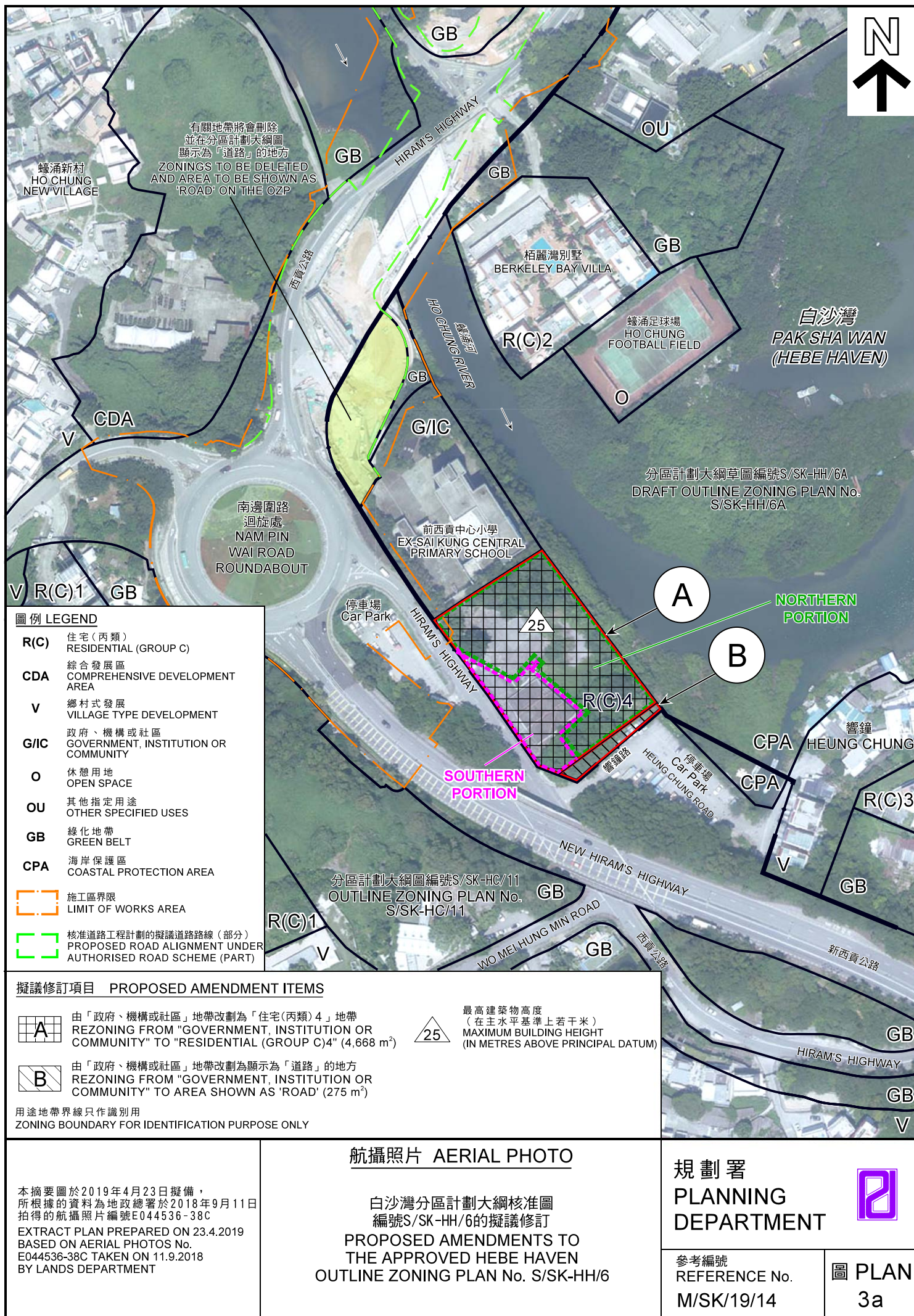
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PLANNING
DEPARTMENT

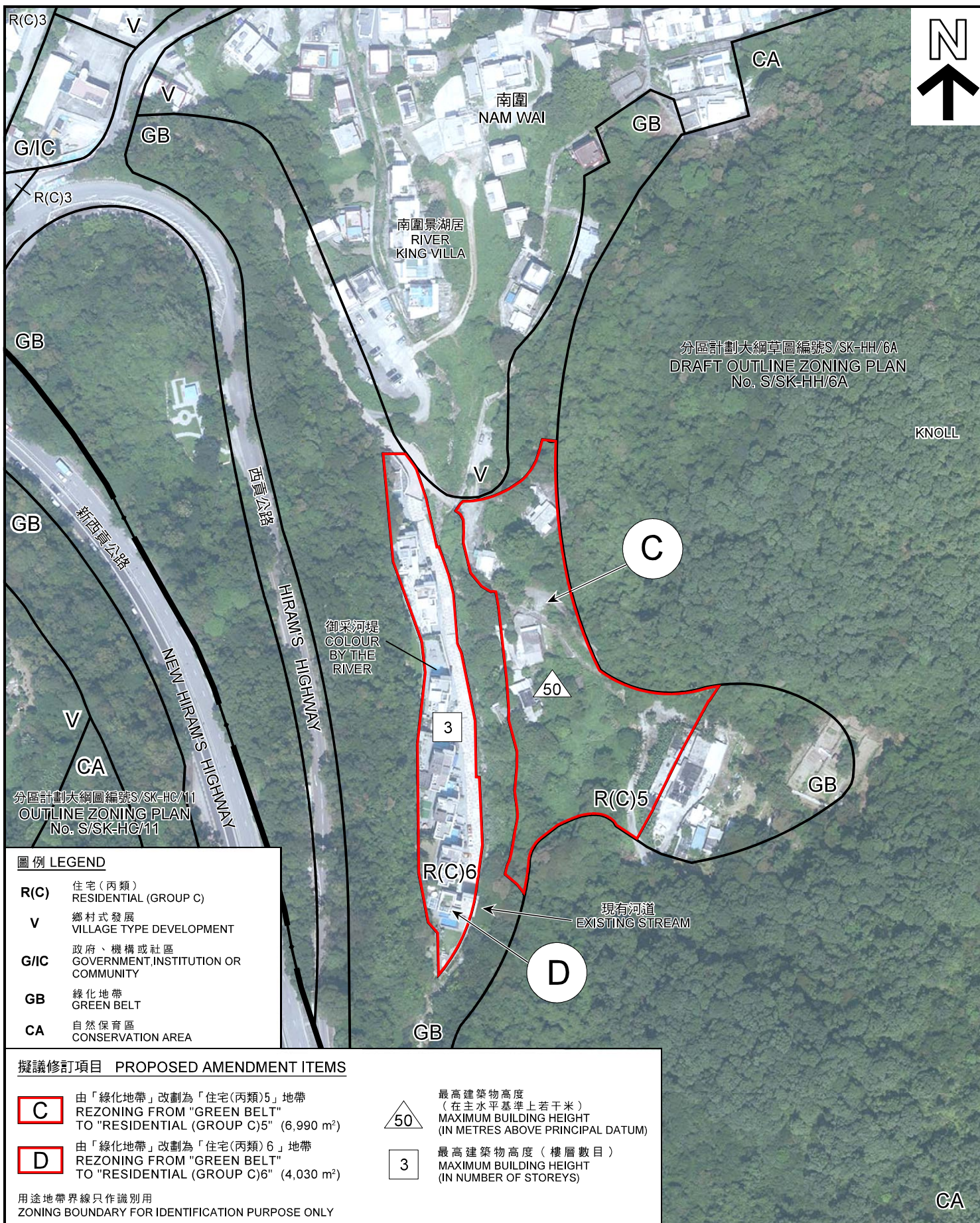


參考編號
REFERENCE No.
M/SK/19/14

圖 PLAN
2b

本摘要圖於2019年4月23日擬備，
所根據的資料為測量圖編號
11-NE-5A、B、C和D
EXTRACT PLAN PREPARED ON 23.4.2019
BASED ON SURVEY SHEETS No.
11-NE-5A, B, C & D





航攝照片 AERIAL PHOTO

白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN
OUTLINE ZONING PLAN No. S/SK-HH/6

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PLANNING
DEPARTMENT

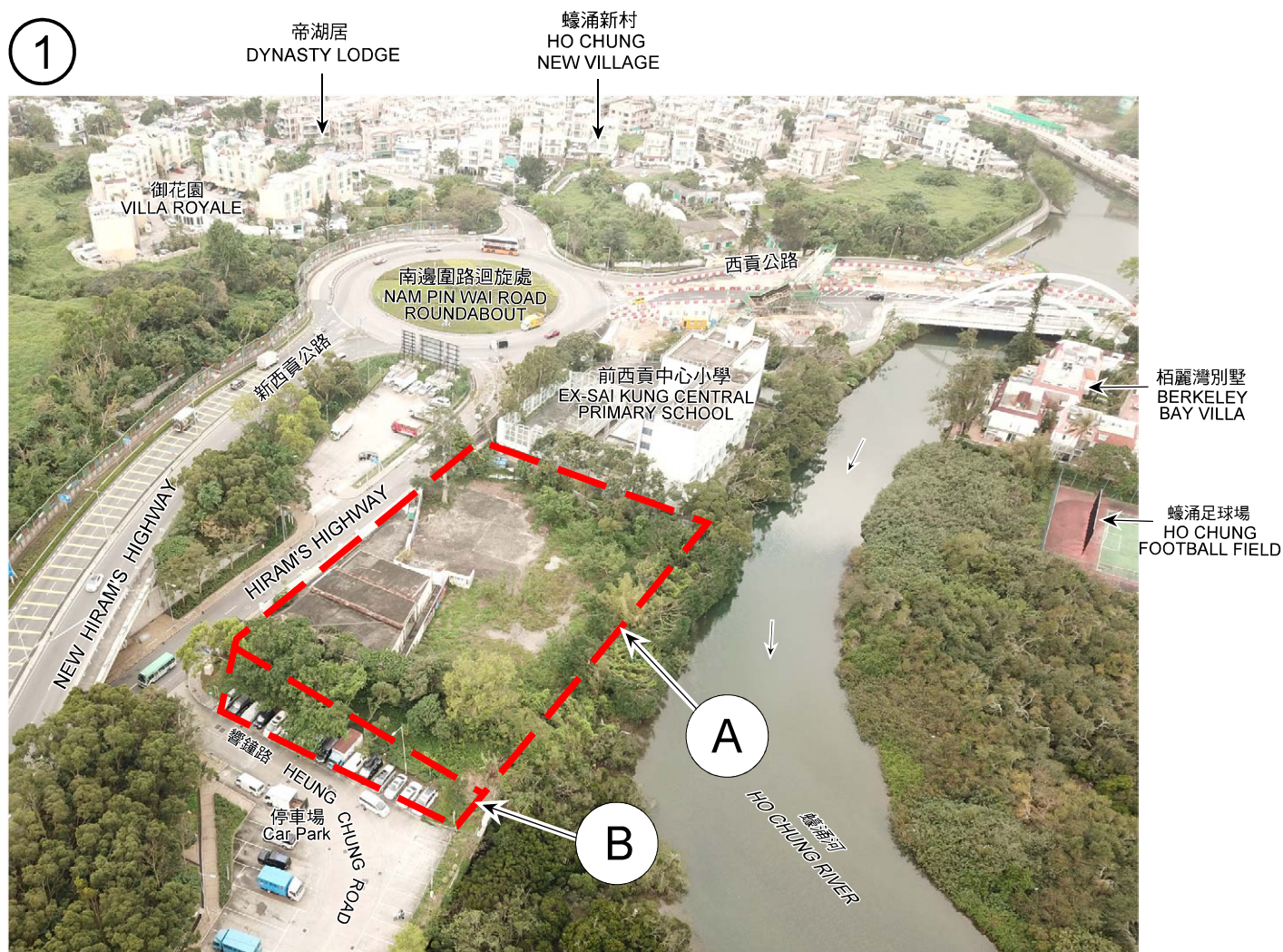


參考編號
REFERENCE No.
M/SK/19/14

圖 PLAN
3b

本摘要圖於2019年4月23日擬備，
所根據的資料為地政總署於2018年9月11日
拍得的航攝照片編號E044536C
EXTRACT PLAN PREPARED ON 23.4.2019
BASED ON AERIAL PHOTO No.
E044536C TAKEN ON 11.9.2018
BY LANDS DEPARTMENT

①



地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年4月23日擬備，
所根據的資料為規劃署資訊系統及
土地供應組於2019年3月21日
擬備的無人駕駛航拍照片
EXTRACT PLAN PREPARED ON 23.4.2019
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 27.3.2019
BY INFORMATION SYSTEMS AND LAND
SUPPLY SECTION, PLANNING DEPARTMENT

實地照片 SITE PHOTO
白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN
OUTLINE ZONING PLAN No. S/SK-HH/6

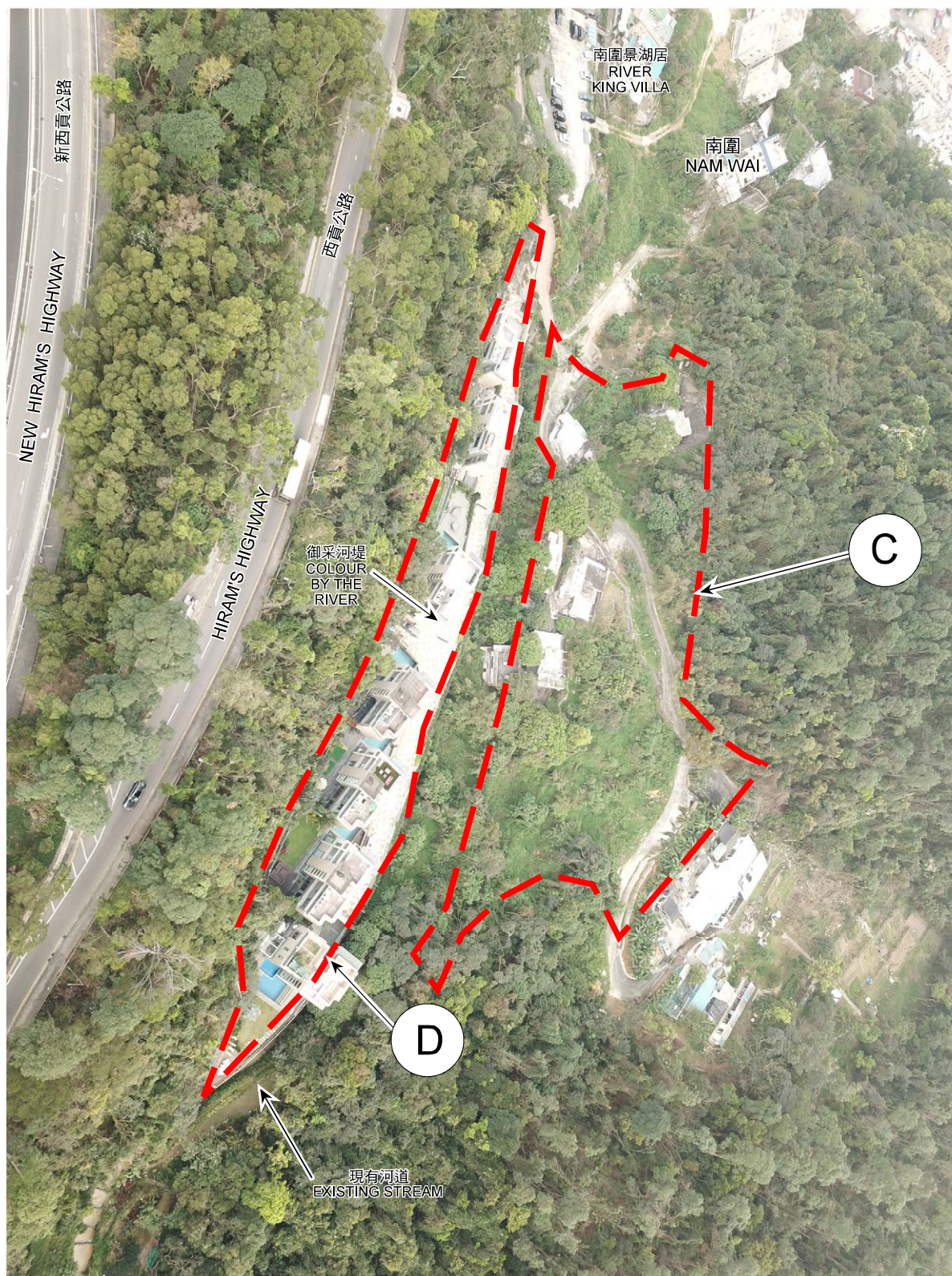
**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
M/SK/19/14

圖 **PLAN**
4a

2



地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年4月23日擬備，
所根據的資料為規劃署資訊系統及
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(UAV) PHOTO TAKEN ON 27.3.2019
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SUPPLY SECTION, PLANNING DEPARTMENT

實地照片 SITE PHOTO

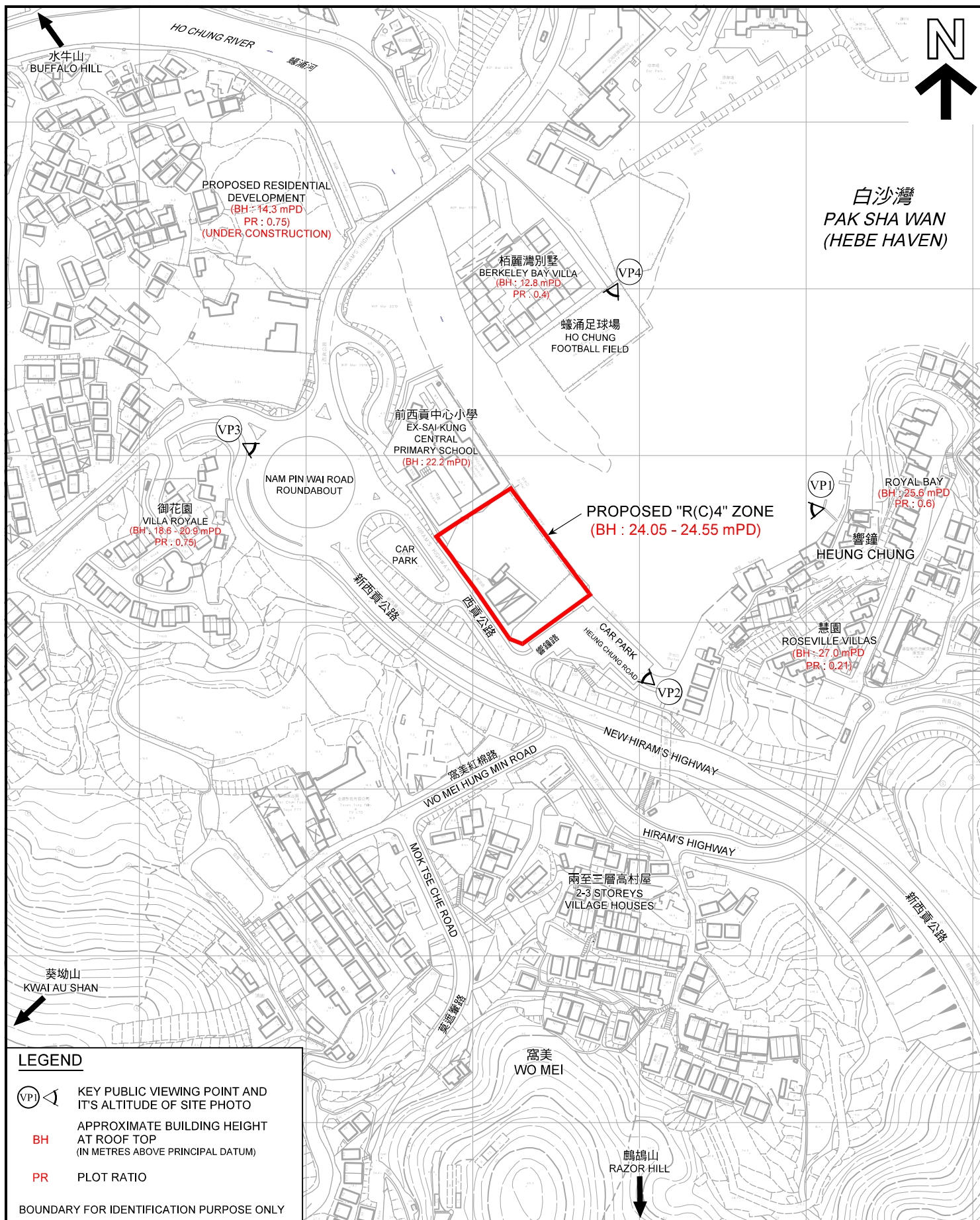
白沙灣分區計劃大綱核准圖
編號S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED HEBE HAVEN
OUTLINE ZONING PLAN No. S/SK-HH/6

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/14

圖 PLAN
4b



合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目A

AMENDMENT ITEM A

SCALE 1 : 3 000 比例尺

米 60 0 60 120 米
METRES

規劃署
PLANNING
DEPARTMENT

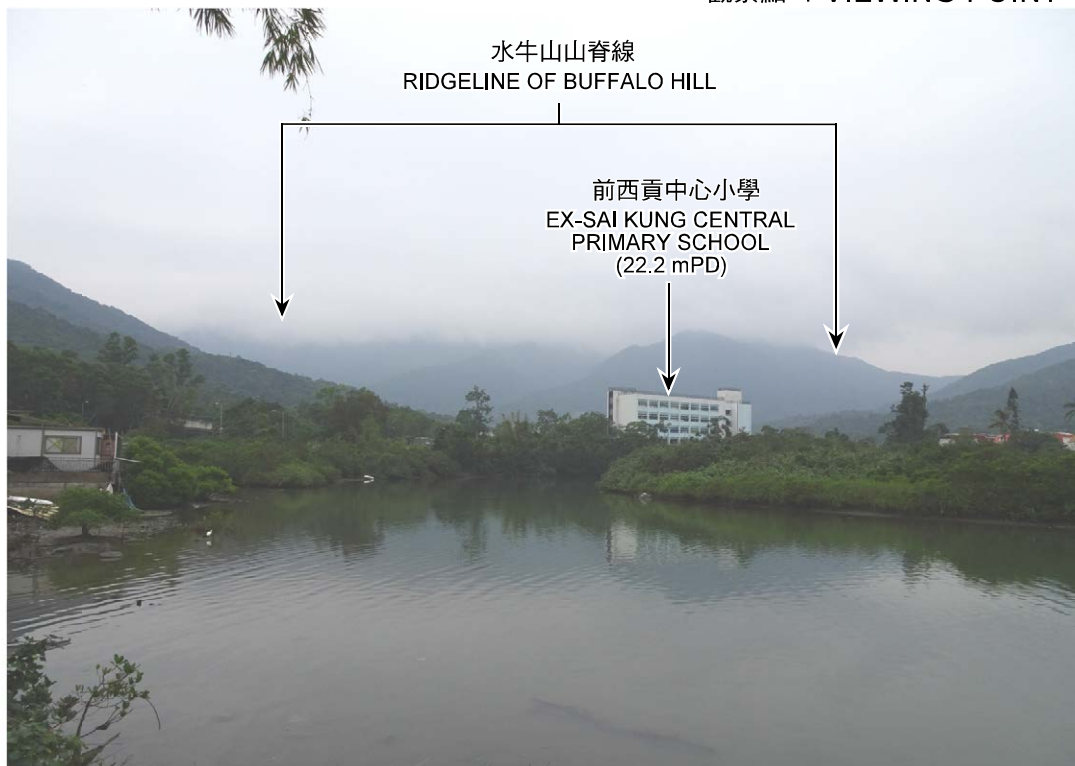


參考編號
REFERENCE No.
M/SK/19/14

圖 PLAN
5a

本摘要圖於2019年4月23日擬備，
所根據的資料為測量圖編號
7-SE-25C及25D和11-NE-5A、5B、5C及5D
EXTRACT PLAN PREPARED ON 23.4.2019
BASED ON SURVEY SHEETS No.
7-SE-25C & 25D AND 11-NE-5A, 5B, 5C & 5D

觀景點 1 VIEWING POINT 1



現有景觀 EXISTING VIEW



擬議方案 PROPOSED SCHEME
從響鐘遠眺 VIEW FROM HEUNG CHUNG

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月27日的實地照片
PLAN PREPARED ON 23.4.2019
BASED ON SITE PHOTO
TAKEN ON 27.11.2018

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/14

圖 PLAN
5b

觀景點 2 VIEWING POINT 2

水牛山山脊線
RIDGELINE OF BUFFALO HILL

前西貢中心小學
EX-SAI KUNG CENTRAL
PRIMARY SCHOOL
(22.2 mPD)



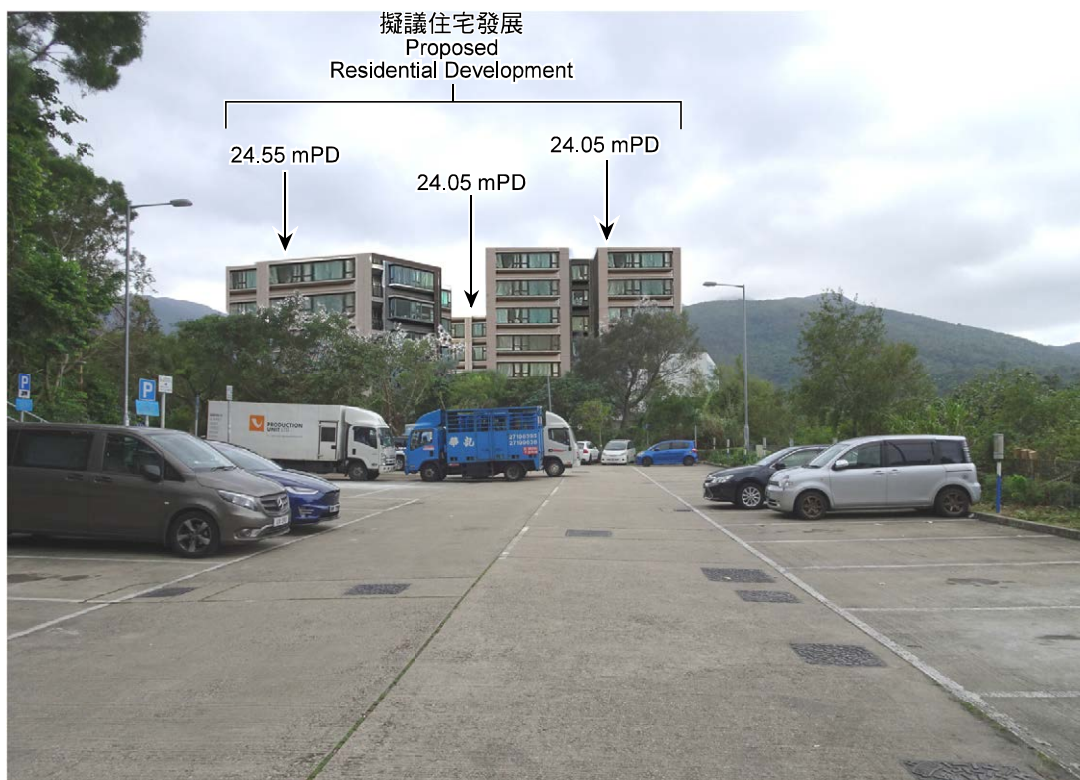
現有景觀 EXISTING VIEW

擬議住宅發展
Proposed
Residential Development

24.55 mPD

24.05 mPD

24.05 mPD



擬議方案 PROPOSED SCHEME

從響鐘路停車場眺望 VIEW FROM HEUNG CHUNG ROAD CARPARK

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目 A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT

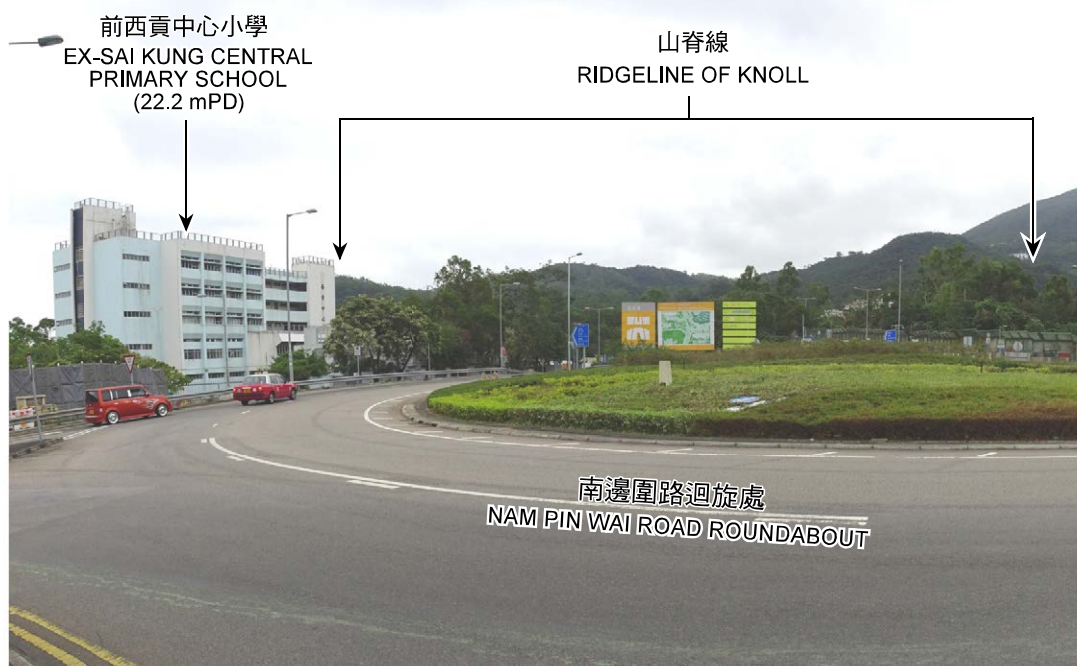


參考編號
REFERENCE No.
M/SK/19/14

圖 PLAN
5c

本圖於2019年4月23日擬備，所根據的
資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019
BASED ON SITE PHOTO
TAKEN ON 20.11.2018

觀景點 3 VIEWING POINT 3



現有景觀 EXISTING VIEW



擬議方案 PROPOSED SCHEME

從南邊圍路迴旋處遠眺 VIEW FROM NAM PIN WAI ROAD ROUNDABOUT

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019
BASED ON SITE PHOTO
TAKEN ON 20.11.2018

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/14

圖 PLAN
5d

觀景點 4 VIEWING POINT 4



現有景觀 EXISTING VIEW



擬議方案 PROPOSED SCHEME
從蠔涌足球場遠眺 VIEW FROM HO CHUNG FOOTBALL FIELD

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月27日的實地照片
PLAN PREPARED ON 23.4.2019
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TAKEN ON 27.11.2018

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

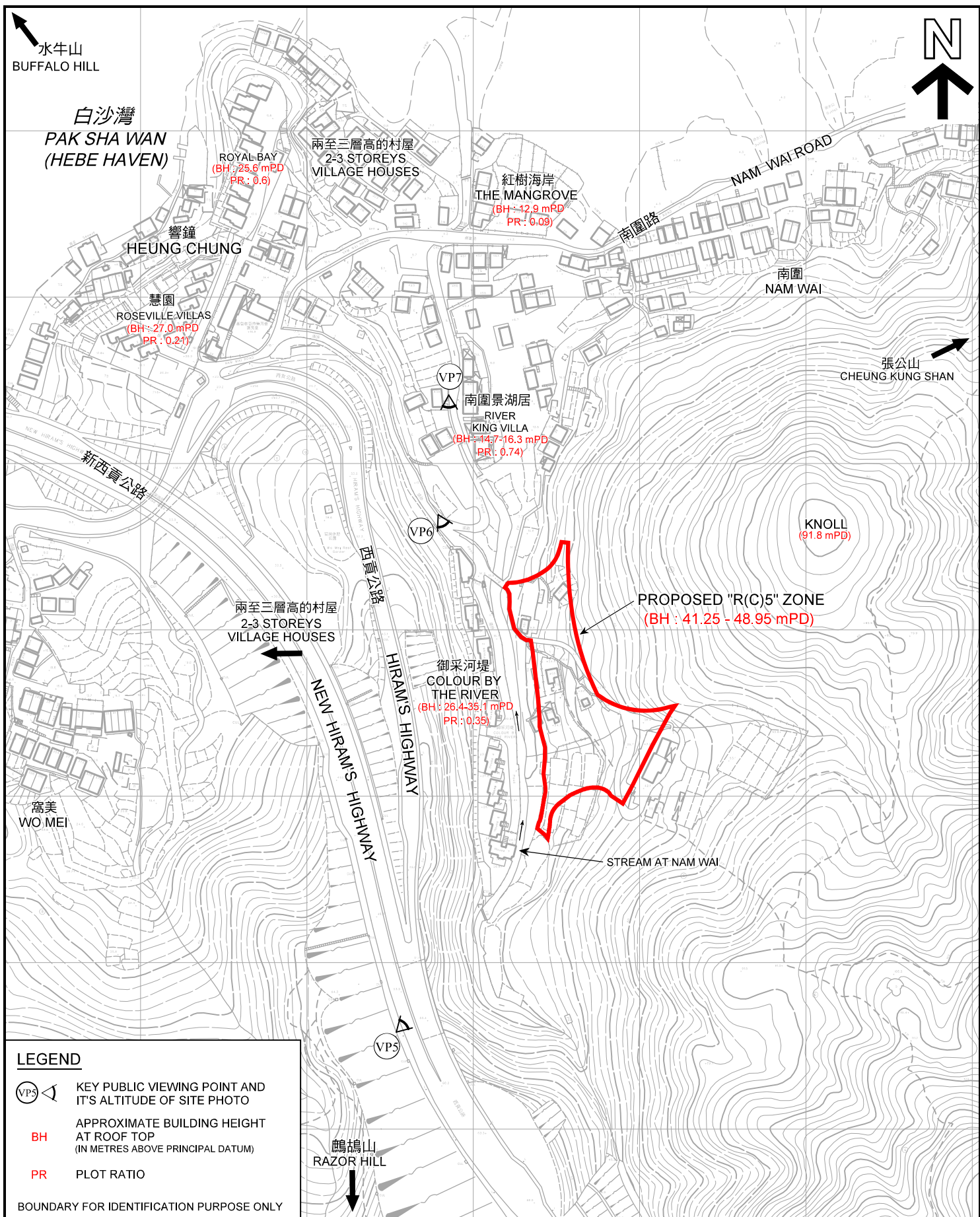
白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/14

圖 PLAN
5e



LEGEND

- VP5 KEY PUBLIC VIEWING POINT AND ITS ALTITUDE OF SITE PHOTO
- BH APPROXIMATE BUILDING HEIGHT AT ROOF TOP (IN METRES ABOVE PRINCIPAL DATUM)
- PR PLOT RATIO

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

合成照片的觀景點及擬議住宅發展的合成照片 VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目 C
AMENDMENT ITEM C

SCALE 1 : 3 000 比例尺

米 60 0 60 120 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/19/14

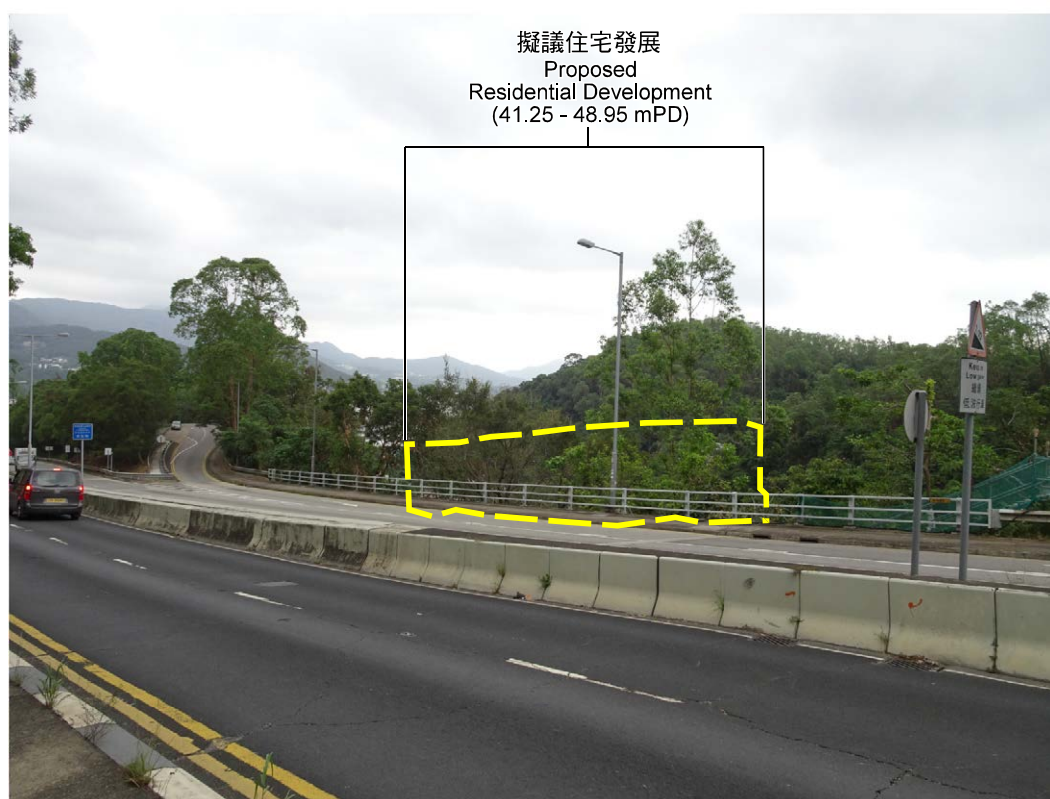
圖 PLAN
6a

本摘要圖於2019年4月23日擬備，
所根據的資料為測量圖編號
7-SE-25C及25D和11-NE-5A、5B、5C及5D
EXTRACT PLAN PREPARED ON 23.4.2019
BASED ON SURVEY SHEETS No.
7-SE-25C & 25D AND 11-NE-5A, 5B, 5C & 5D

觀景點 5 VIEWING POINT 5



現有景觀 EXISTING VIEW



擬議方案 PROPOSED SCHEME
從新西貢公路遠眺 VIEW FROM NEW HIRAM'S HIGHWAY

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019
BASED ON SITE PHOTO
TAKEN ON 20.11.2018

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
S/SK-HH/6的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目 C
AMENDMENT ITEM C

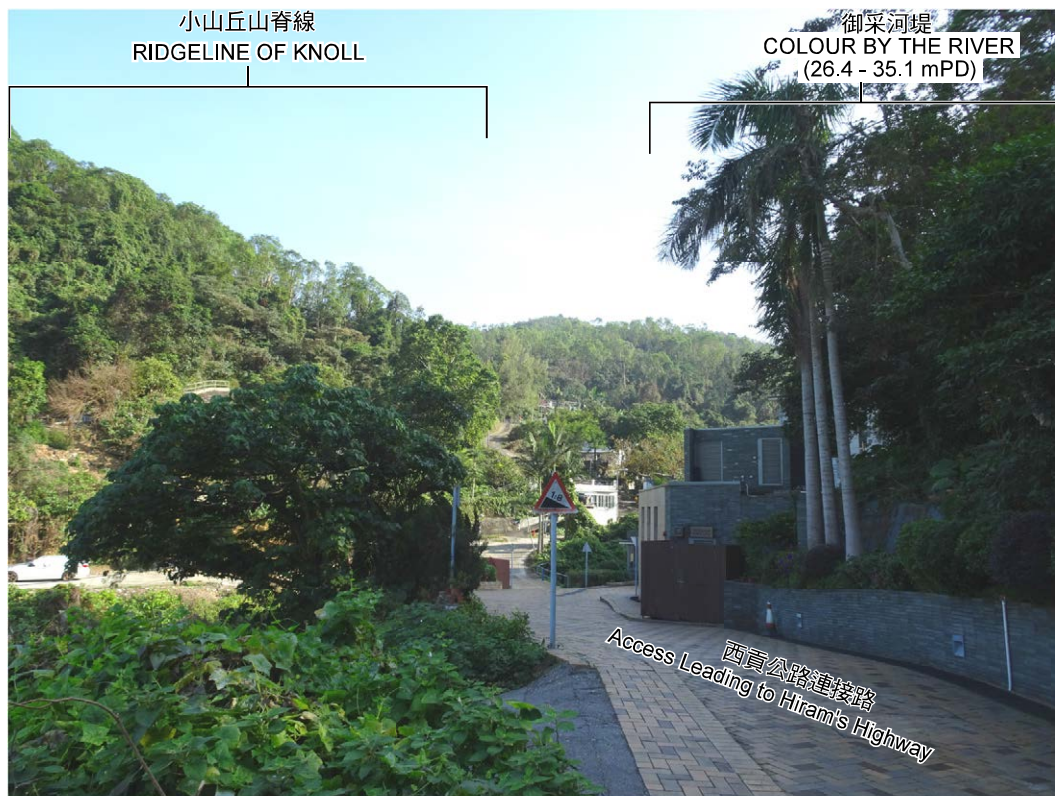
規劃署
PLANNING
DEPARTMENT



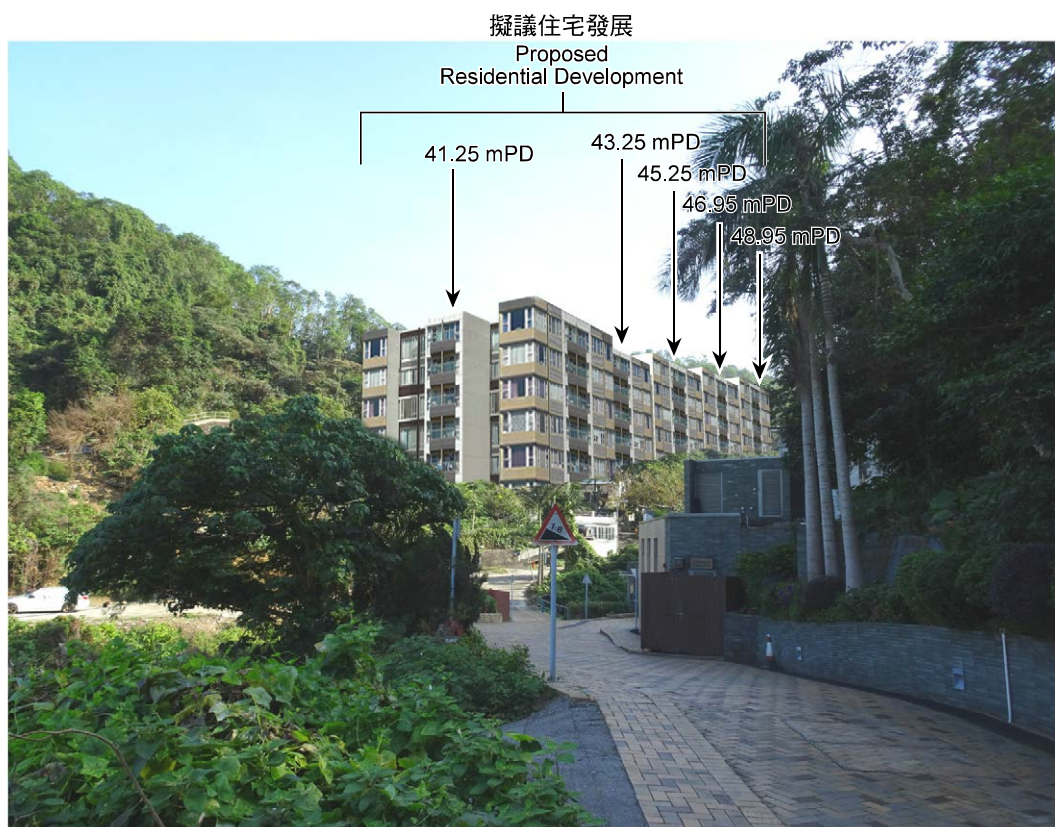
參考編號
REFERENCE No.
M/SK/19/14

圖 PLAN
6b

觀景點 6 VIEWING POINT 6



現有景觀 EXISTING VIEW



擬議方案 PROPOSED SCHEME
從連接路眺望 VIEW FROM ACCESS ROAD

本圖於2019年4月23日擬備，所根據的資料為攝於2019年1月11日的實地照片
PLAN PREPARED ON 23.4.2019
BASED ON SITE PHOTO
TAKEN ON 11.1.2019

合成照片的觀景點及擬議住宅發展的合成照片
VIEWING POINTS OF PHOTOMONTAGES AND PHOTOMONTAGES
OF THE PROPOSED RESIDENTIAL DEVELOPMENT

白沙灣分區計劃大綱核准圖編號
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修訂項目 C
AMENDMENT ITEM C

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M/SK/19/14

圖 PLAN
6c

南園景湖居
RIVER KING VILLA
(16.3 mPD)

觀景點 7 VIEWING POINT 7

兩至三層高的村屋
2-3 STOREYS
VILLAGE HOUSE



現有景觀 EXISTING VIEW



擬議住宅發展
Proposed
Residential Development
(41.25 - 48.95 mPD)

擬議方案 PROPOSED SCHEME
從南園景湖居遠眺 VIEW FROM RIVER KING VILLA

本圖於2019年4月23日擬備，所根據的資料為攝於2018年11月20日的實地照片
PLAN PREPARED ON 23.4.2019
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HEBE HAVEN OUTLINE ZONING PLAN No. S/SK-HH/6
修訂項目 C
AMENDMENT ITEM C

規劃署
PLANNING
DEPARTMENT



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圖 PLAN
6d