

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

**RNTPC Paper No. 5/12
For Consideration By the
Rural and New Town Planning Committee
on 10.8.2012**

**Proposed Amendments to the Approved Sai Kung Town
Outline Zoning Plan No. S/SK-SKT/4**

**Proposed Amendments to the
Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/4**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/4 (**Appendix II**) and its Notes (**Appendix III**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Appendix IV**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP.

2. Status of the Current Approved Sai Kung Town OZP No. S/SK-SKT/4

- 2.1 On 19.12.2006, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance, approved the draft OZP which was subsequently renumbered as S/SK-SKT/4. On 19.1.2007, the approved OZP No. S/SK-SKT/4 (**Appendix I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 6.12.2011, the CE in C referred the approved OZP to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. On 23.12.2011, the reference was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 The Government is committed to expanding land resources for Hong Kong through a multi-pronged approach to build up land reserve with a view to meeting housing, social and economic development needs. In this connection, the 2011-2012 Policy Address put forward various measures including examination of government, institution or community (GIC) sites without specific development plans. Two sites at Hong Tsuen Road and Hong Kin Road zoned "Government, Institution or Community(4)" ("G/IC(4)") and "Government, Institution or Community" ("G/IC") respectively on the approved OZP No. S/SK-SKT/4 have been identified by the Government for having potential for housing development. Both sites are Government land, each with a site area of about 0.87 ha and about 0.35 ha respectively (**Plans 1 to 3**).

- 3.2 Part of the site at Hong Tsuen Road was previously planned for school development while the remaining part has no designated GIC use. The Secretary for Education has confirmed that the planned school is no longer required at the site. Departmental consultation has revealed that the site is also not required for any GIC use. The site at Hong Kin Road is being used as a plant nursery by the Leisure and Cultural Services Department (LCSD). An alternative site at Tui Min Hoi has been identified for relocating the plant nursery and LCSD has no objection to releasing the site at Hong Kin Road for other uses. There is no alternative GIC use proposed for both sites which could therefore be released for residential development.
- 3.3 The two sites at Hong Tsuen Road and Hong Kin Road are within the Consultation Zone (CZ) of the Potentially Hazardous Installation (PHI) of Pak Kong Water Treatment Works (PKWTW) (**Plan 1**). A Hazard Assessment (HA) for the proposed residential development has been carried out. An Executive Summary of the HA is at **Appendix V**. A copy of the whole report is deposited at the Board Secretariat for Members' inspection, if required. The findings of the HA show that the proposed residential development at the two sites would not result in unacceptable fatal risk impact with respect to the operation of PKWTW. On 8.2.2012, the Coordinating Committee on Land-Use Planning and Control Relating to Potentially Hazardous Installation (CCPHI) endorsed the HA.
- 3.4 Having considered the above, assessments have been carried out in consultation with concerned departments to look into the potentials for residential developments at the two sites. The assessments have confirmed that there are no insurmountable technical problems to rezone the two sites for residential development with development intensity similar to the adjacent developments. Details of the characteristics of the sites and their surroundings, planning assessments and the rezoning proposals are described in paragraphs 4 to 7 below.

4. The Sites

The Site at Hong Tsuen Road

- 4.1 The site at Hong Tsuen Road (about 0.87ha) is located to the southwest of Sai Kung Town at Tui Min Hoi. The site is currently occupied by various temporary uses under short term tenancies including workshop for re-cycling of waste materials, works area for sewerage project, contractor's depot and open storage etc (**Plans 1 to 4**).
- 4.2 The surrounding areas of the site (**Plan 2**) are:
- (a) to the west is Hiram's Highway and further west is Man Sau Sun Tsuen zoned "Residential (Group D)" ("R(D)") on the approved Pak Kong and Sha Kok Mei OZP No. S/SK-PK/11;
 - (b) to the south are Tui Min Hoi Electricity Substation, Water Supplies Department's Substation (Waterworks Depot) and the Sai Kung Fire Station;
 - (c) to the southeast are some temporary open car parks and vehicle workshops

within an undesignated "G/IC(2)" site at Hong Tsuen Road, densely vegetated slopes zoned "Green Belt" ("GB") and the Sai Kung Outdoor Recreation Centre zoned "Recreation" ("REC"); and

- (d) to the northeast are an existing petrol filling station zoned "Other Specified Uses" annotated 'Petrol Filling Station' ("OU(PFS)"), a cluster of 4-storey industrial buildings (i.e. Four Seas Group Building, the China Paint Manufacturing Co. Ltd and Pricerite which are mainly godown, warehouse, shops and offices) zoned "Residential (Group E)1" ("R(E)1") and the residential development of Lakeside Garden of 8 to 13 storeys zoned "Residential (Group B)1" ("R(B)1").

The Site at Hong Kin Road

4.3 The site at Hong Kin Road (about 0.35ha) is located to the south of Sai Kung Town at Tui Min Hoi and currently being used as a plant nursery by LCSD (**Plans 1 to 3 and 5**). The site is flat and formed, with a few trees at the periphery.

4.4 The surrounding areas of the site (**Plan 2**) are:

- (a) to the west and northwest are Sai Kung Outdoor Recreation Centre zoned "REC" and densely vegetated slopes zoned "GB";
- (b) to the south across Hong Kin Road are 5-storey Tui Min Hoi Chuen which is a rural public housing estate zoned "R(B)2" and 4-storey Fishermen Housing Estate zoned "R(B)3"; and
- (c) to the east is 3-storey Kwun Mun Fishermen New Village zoned "Village Type Development" ("V").

5. The Rezoning Proposals

The proposed "R(B)4" zoning for the site at Hong Tsuen Road

5.1 The site at Hong Tsuen Road is proposed to be rezoned from "G/IC(4)" to "R(B)4" with a maximum plot ratio (PR) of 2, a maximum site coverage (SC) of 40% and a maximum building height (BH) of 8 storeys (excluding basements) taking account of the following:

Compatibility with the Surrounding Landuses

- (a) The site (0.87ha) is located adjacent to an area zoned "R(E)1", the planning intention of which is to phase out the existing industries through redevelopment for residential use. According to the OZP, "R(E)1" is subject to a maximum PR of 2, a maximum SC of 40% and a maximum BH of 8 storeys (excluding basements). To the further east is the existing Lakeside Garden which is zoned "R(B)1" with a maximum GFA of 50,300m² (i.e. PR of about 2.27), a maximum SC of 40% and a maximum BH of 13 storeys (excluding basements). Across Hiram's Highway is the existing residential settlement zoned "R(D)" on the

approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11 which is subject to a maximum PR of 0.2 and a maximum BH of 2 storeys (6m). A site (currently occupied by open storage yards and concrete batching plants) at the junction of Hiram's Highway and Hong Kin Road, at the fringe of the Sai Kung Town and adjacent to the Tsiu Hang Special Area (zoned "Country Park") is zoned "R(E)2" with a maximum PR of 0.7, SC of 40% and BH of 2 storeys over a storey of carport (9m). The planning intention of "R(E)2" is to encourage phasing out of the existing uses which are visually obtrusive and not compatible with the surrounding rural environment. In view of the neighbouring residential uses, its proximity to the Sai Kung Town Centre and location adjacent to the "R(E)1" zone, the proposed residential development at the site with development parameters similar to the adjoining "R(E)1" zone (i.e. PR of 2, BH of 8 storeys and SC of 40%) would blend in well with the existing and planned developments in the surrounding areas. A photomontage has been prepared for the proposed residential development at **Plan 6a**. The vantage point is taken at the higher point at Man Sau Sun Tsuen about 180m northwest of the site at Hong Tsuen Road (**Plan 2**). **Plan 6a** shows that the proposed "R(B)4" development represents an improvement to the overall permeability and the physical appearance from the viewpoint of visual impact.

Industrial/Residential Interface Problem

- (b) The site is adjacent to a cluster of industries (i.e. Four Seas Group Building, the China Paint Manufacturing Co. Ltd and Pricerite) currently zoned "R(E)1" which aims to phase out the industrial use for residential development. Apart from China Paint Manufacturing Co. Ltd, these industrial buildings do not involve manufacturing activities and are being used as godowns, warehouses, offices and shops. Under the "R(E)1" zone, only 'Non-polluting Industrial Use' is always permitted in the existing industrial buildings whilst 'industrial use' is subject to the Board's approval. The current "R(E)1" zone has put in place an appropriate zoning mechanism to regulate industrial uses on site and to encourage redevelopment to residential uses. The proposed "R(B)" zoning of the site will unlikely result in industrial/residential interface problem as the adjoining Four Seas Group Building site cannot be put under polluting industrial use without planning permission. The site at Hong Tsuen Road for residential development is considered acceptable by the departments concerned including the Environmental Protection Department (EPD).

Traffic Noise and Emission Problem

- (c) Being situated adjacent to Hiram's Highway, residential development at this site may be susceptible to the noise and emission from the traffic of Hiram's Highway. Whilst there is no objection to the residential development at the site, EPD advises that the noise and emission problems could be dealt with by building line setback and noise barrier or other options/mitigation measures at the detailed design stage. In order to provide flexibility for the future developer to identify the most appropriate means to deal with the traffic noise and emission issues, EPD has agreed that an appropriate requirement for submission of environmental assessment demonstrating compliance with the relevant

standards/criteria stipulated in the Hong Kong Planning Standards and Guidelines could be incorporated as part of the lease conditions for residential development at the site.

Traffic Impact

- (d) The site at present is accessible via Hong Tsuen Road. Under the Hiram's Highway Stage 2 Improvement Project, Hiram's Highway would be widened. Adverse traffic impact is not envisaged for the proposed rezoning of the site to residential use, especially when the road improvement works are completed. Both the Commissioner for Transport (C for T) and the Chief Engineer 3/Major Works, Major Works Project Management Office, Highways Department (CE3/MW, MWPMO, HyD) have no objection to the proposed residential development at the site.

Landscape Impact

- (e) Although there are some vegetations at the site, LCSD has confirmed that there are no old and valuable trees on site. The existing vegetation therefore would not impose constraint for the proposed residential development. The Chief Town Planner/Urban Design & Landscape (CTP/UD&L) of Planning Department agrees that the site is appropriate for residential development from the landscape viewpoint. Besides, tree preservation clause could be incorporated in the lease conditions.

Improvement to the Area

- (f) The site and its surrounding areas are being occupied by temporary uses including workshop for re-cycling of waste materials, works area for sewerage project, contractor's depot and open storage, representing eyesores to the area. Residential development at the site will make better use of the scarce land resources, while achieving the planning purposes of upgrading the area and meeting increasing demand for housing.

The proposed "R(B)5" zoning for the site at Hong Kin Road

- 5.2 The site at Hong Kin Road is proposed to be rezoned from "G/IC" to "R(B)5" with a maximum PR of 1.4, a maximum SC of 40% and a maximum BH of 5 storeys (excluding basements) based on the following factors and considerations:

Compatibility with the Surrounding Landuses

- (a) The site is flat, located at a secluded area and well served by existing Hong Kin Road. No environmental issues such as noise or emission problems are involved. The site also has the advantage of an open view to the east towards the seafront. Using the site for residential development is compatible with the surrounding land uses and represents a better use of limited land resources in meeting housing needs.

- (b) As mentioned in paragraph 4.4, the surrounding developments (i.e. Tui Min Hoi Chuen and Fishermen Housing Estate) are currently zoned “R(B)2” and “R(B)3”¹ respectively to reflect the existing residential uses. Residential development at the site is compatible with the residential clusters in the neighbouring areas. Residential development subject to a maximum PR of 1.4, a maximum BH of 5 storeys and a maximum SC of 40% at the site would blend in well with the surrounding development. A photomontage based on these parameters has been prepared at **Plan 6b**. The vantage point is taken at the back of Kwun Mun Fishermen Village about 60m southeast of the site at Hong Kin Road (**Plan 2**). **Plan 6b** shows that residential development at the site will retain the general local character of the area and will not cause any visual impact.

Traffic Impact

- (c) The site is accessible via Hong Kin Road. C for T has confirmed that such small scale development would not have adverse impact on the existing traffic network in the area.

Landscape Impact

- (d) Although there are some trees at the sites, they are located at the periphery of the site which could be protected through design of the development. CTP/UD&L agrees that the site is suitable for residential development from the landscape planning point of view. LCSD has confirmed that there are no old and valuable trees on site. Tree preservation clause could also be incorporated in the lease conditions as appropriate.

- 5.3 The proposed rezoning of the two sites for housing developments has been circulated to the following Government departments for comments. No objection and no insurmountable problem for the two proposed rezoning sites have been raised by the Government departments consulted:

- (a) Director of Environmental Protection;
- (b) Director of Leisure and Cultural Services;
- (c) Commissioner for Transport;
- (d) Director of Fire Services;
- (e) Director of Agriculture, Fisheries and Conservation;
- (f) Chief Highway Engineer/New Territories, Highways Department;
- (g) Chief Engineer 3/Major Works, Major Works Project Management Office, Highways Department;
- (h) Chief Building Surveyor/New Territories East 2 & Rail, Buildings Department;
- (i) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (j) District Lands Officer/Sai Kung;
- (k) Head of the Geotechnical Engineering Office, Civil Engineering and

¹ The development at the “R(B)2” zone is restricted to a maximum GFA of 18,000m² (i.e. PR of about 1.4 based on the site area excluding slope), a maximum SC of 40% and a maximum BH of 5 storeys (excluding basements) while that at the “R(B)3” zone is restricted to a maximum of 11,000m² (i.e. PR of about 1.03 based on the site area excluding slope), a maximum SC of 40% and a maximum BH of 4 storeys (excluding basements).

- Development Department;
- (l) District Officer/Sai Kung;
 - (m) Chief Engineer/Sewerage Projects, Drainage Services Department;
 - (n) Chief Engineer Mainland South, Drainage Services Department;
 - (o) Project Manager (New Territories East), Civil Engineering and Development Department; and
 - (p) Chief Engineer/Development(2), Water Supplies Department.

6. Proposed Amendments to Matters shown on the Plan

6.1 Amendment Item A : Rezoning of a site at Hong Tsuen Road from "G/IC(4)" to "R(B)4" [about 0.87 ha] (Plans 1 to 3)

A piece of land to the immediate northeast of Tui Min Hoi Electricity Substation at Hong Tsuen Road is proposed to be rezoned from "G/IC(4)" to "R(B)4" with a maximum PR of 2.0, a maximum SC of 40% and a maximum BH of 8 storeys (excluding basements).

6.2 Amendment Item B : Rezoning of a site at Hong Kin Road from "G/IC" to "R(B)5" [about 0.35 ha] (Plans 1 to 3)

A piece of land to immediate east of Sai Kung Outdoor Recreation Centre at Hong Kin Road is proposed to be rezoned from "G/IC" to "R(B)5" with a maximum PR of 1.4, a maximum SC of 40% and a maximum BH of 5 storeys (excluding basements).

7. Proposed Amendments to the Notes of the OZP

- 7.1 To accord with the above proposed amendment **Item A**, Remarks for the new "R(B)4" sub-area stipulating a maximum PR of 2, a maximum SC of 40% and a maximum BH of 8 storeys (excluding basements) are proposed to be added to Notes for the "R(B)" zone of the OZP.
- 7.2 To accord with the above proposed amendment **Item B**, Remarks for the new "R(B)5" sub-area stipulating a maximum PR of 1.4, a maximum SC of 40% and a maximum BH of 5 storeys (excluding basements) are proposed to be added to the Notes for the "R(B)" zone of the OZP.
- 7.3 The above proposed amendments have been incorporated in the draft Notes at **Appendix III** with additions (*bold and italic*) for Members' consideration.

8. Revision of the Explanatory Statement of the OZP

- 8.1 The Explanatory Statement (ES) of the SKT OZP has been revised to reflect the above amendments and to update the general information of various land use zones where appropriate.

8.2 The updated ES (with additions in ***bold and italics*** and deletions in ~~crossed-out~~) is at **Appendix IV** for Members' consideration.

9. Plan Number

Upon gazette, the OZP will be renumbered as S/SK-SKT/5.

10. Consultation

- 10.1 The proposed amendments have been circulated to relevant Government departments for comments. Their comments have been incorporated where appropriate.
- 10.2 The Sai Kung District Council will be consulted on the amendments during the exhibition period of the draft OZP No. S/SK-SKT/4A (to be renumbered as S/SK-SKT/5 upon exhibition) for public inspection under section 5 of the Ordinance.

11. Decision Sought

Members are invited to:

- (a) agree that the proposed amendments to the approved OZP No. S/SK-SKT/4 as shown on the draft OZP No. S/SK-SKT/4A (to be renumbered as S/SK-SKT/5 upon exhibition) at **Appendix II** and the draft Notes at **Appendix III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Appendix IV** for the draft OZP No. S/SK-SKT/4A (to be renumbered as S/SK-SKT/5) as an expression of the planning intentions and objectives of the Board for various land use zonings on the Plan and the revised ES will be published together with the draft Plan.

12. Attachments

Appendix I	Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/4 (Reduced Scale)
Appendix II	Draft Sai Kung Town Outline Zoning Plan No. S/SK-SKT/4A
Appendix III	Revised Notes of the draft Sai Kung Town Outline Zoning Plan No. S/SK-SKT/4A
Appendix IV	Revised Explanatory Statement of the draft Sai Kung Town Outline Zoning Plan No. S/SK-SKT/4A

Appendix V	Executive Summary of the Assessment of Chlorine Hazard to the Proposed Developments at Hong Tsuen Road and Hong Kin Road
Plan 1	Location Plan of Proposed Amendment Items A and B Sites
Plan 2	Site Plan of Proposed Amendment Items A and B
Plan 3	Aerial Photo of Proposed Amendments A and B
Plan 4	Site Photo of Proposed Amendment Item A
Plan 5	Site Photo of Proposed Amendment Item B
Plan 6a	Photomontage for Housing Development at Amendment Item A
Plan 6b	Photomontage for Housing Development at Amendment Item B

PLANNING DEPARTMENT
AUGUST 2012



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL (GROUP D)	I(D)	工業 (丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COUNTRY PARK	CP	郊野公園
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK		郊野公園界線
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.46	0.44	商業
COMPREHENSIVE DEVELOPMENT AREA	7.53	7.20	綜合發展區
RESIDENTIAL (GROUP A)	2.29	2.19	住宅 (甲類)
RESIDENTIAL (GROUP B)	5.39	5.15	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.51	0.49	住宅 (丙類)
RESIDENTIAL (GROUP E)	2.73	2.61	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	12.00	11.47	鄉村式發展
INDUSTRIAL (GROUP D)	0.40	0.38	工業 (丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	14.23	13.60	政府、機構或社區
OPEN SPACE	4.45	4.25	休憩用地
RECREATION	6.49	6.20	康樂
OTHER SPECIFIED USES	12.56	12.01	其他指定用途
GREEN BELT	12.15	11.51	綠化地帶
COUNTRY PARK	7.70	7.36	郊野公園
MAJOR ROAD ETC.	15.72	15.04	主要道路等
TOTAL PLANNING SCHEME AREA	104.51	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2006年12月19日根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
19 DECEMBER 2006

LAM Chik-ting, Tony 林植廷
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的西貢市分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
SAI KUNG TOWN - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺
* METRES 100 0 200 400 600 800 METRES *

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

圖則編號
PLAN No. S/SK-SKT/4



圖例
NOTATION

ZONES

COMMERCIAL

COMPREHENSIVE DEVELOPMENT AREA

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP B)

RESIDENTIAL (GROUP C)

RESIDENTIAL (GROUP E)

VILLAGE TYPE DEVELOPMENT

INDUSTRIAL (GROUP D)

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

RECREATION

OTHER SPECIFIED USES

GREEN BELT

COUNTRY PARK

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

BOUNDARY OF COUNTRY PARK / SPECIAL AREA

PETROL FILLING STATION

C

CDA

R(A)

R(B)

R(C)

R(E)

V

I(D)

G/IC

O

REC

OU

GB

CP

P F S

地帶

商業

綜合發展區

住宅（甲類）

住宅（乙類）

住宅（丙類）

住宅（戊類）

鄉村式發展

工業（丁類）

政府、機構或社區

休憩用地

康樂

其他指定用途

綠化地帶

郊野公園

交通

主要道路及路口

其他

規劃範圍界線

郊野公園 / 特別地區界線

加油站

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	0.46	0.44	商業
COMPREHENSIVE DEVELOPMENT AREA	7.53	7.20	綜合發展區
RESIDENTIAL (GROUP A)	2.29	2.19	住宅（甲類）
RESIDENTIAL (GROUP B)	6.62	6.33	住宅（乙類）
RESIDENTIAL (GROUP C)	0.51	0.49	住宅（丙類）
RESIDENTIAL (GROUP E)	2.73	2.61	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	12.00	11.47	鄉村式發展
INDUSTRIAL (GROUP D)	0.40	0.38	工業（丁類）
GOVERNMENT, INSTITUTION OR COMMUNITY	13.00	12.43	政府、機構或社區
OPEN SPACE	4.45	4.25	休憩用地
RECREATION	6.49	6.20	康樂
OTHER SPECIFIED USES	12.56	12.01	其他指定用途
GREEN BELT	12.15	11.61	綠化地帶
COUNTRY PARK	7.70	7.36	郊野公園
MAJOR ROAD ETC.	15.72	15.03	主要道路等
TOTAL PLANNING SCHEME AREA	104.61	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 - S K T / 4 的修訂
AMENDMENTS TO APPROVED PLAN No. S/SK-SKT/4

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

修訂項目 A 項

修訂項目 B 項

（參看附表）
(SEE ATTACHED SCHEDULE)

DRAFT APPROVED SAI KUNG TOWN OUTLINE ZONING PLAN NO. S/SK-SKT/44(Being an **Draft** Approved Plan for the Purposes of the Town Planning Ordinance)**NOTES**

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

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

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except on-street vehicle park and those specified in paragraph (7) above require permission from the Town Planning Board.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes,

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

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

DRAFT APPROVED SAI KUNG TOWN OUTLINE ZONING PLAN NO.
S/SK-SKT/4A

Schedule of Uses

	<u>Page</u>
Commercial	1
Comprehensive Development Area (1)	2
Comprehensive Development Area (2)	4
Residential (Group A)	6
Residential (Group B)	8
Residential (Group C)	10
Residential (Group E)	12
Village Type Development	17
Industrial (Group D)	19
Government, Institution or Community	20
Open Space	22
Recreation	23
Other Specified Uses	24
Green Belt	39
Country Park	40

COMMERCIAL

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

Planning Intention

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

Remarks

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

COMPREHENSIVE DEVELOPMENT AREA (1)

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

Planning Intention

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

Remarks

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

(please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (cont'd)

Remarks (cont'd)

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

COMPREHENSIVE DEVELOPMENT AREA-(2)

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

Planning Intention

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

Remarks

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

(please see next page)

COMPREHENSIVE DEVELOPMENT AREA (2) (cont'd)

Remarks (cont'd)

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

RESIDENTIAL (GROUP A)

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

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

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

(please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Planning Intention

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

Remarks

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

RESIDENTIAL (GROUP B)

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

Planning Intention

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

Remarks

- (a) On land designated "Residential (Group B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 50,300m², a maximum site coverage of 40% and a maximum building height of 13 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

- (b) On land designated "Residential (Group B)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 18,000m², a maximum site coverage of 40% and a maximum building height of 5 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.
- (c) On land designated "Residential (Group B)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 11,000m², a maximum site coverage of 40% and a maximum building height of 4 storeys (excluding basements), or the gross floor area, site coverage and height of the existing building, whichever is the greater.
- (d) *On land designated "Residential (Group B)4", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2, a maximum site coverage of 40% and a maximum building height of 8 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.*
- (e) *On land designated "Residential (Group B)5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.4, a maximum site coverage of 40% and a maximum building height of 5 storeys (excluding basements), or the plot ratio, site coverage and height of the existing building, whichever is the greater.*
- (f) In determining the maximum gross floor area/*plot ratio*/site coverage for the purposes of paragraphs (a) to (e) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or 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.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/*plot ratio*/site coverage/building height restrictions stated in paragraphs (a) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

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

Planning Intention

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

Remarks

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

(please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

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

RESIDENTIAL-(GROUP E)

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

**Schedule I: for open-air development or
for building other than industrial or industrial-office building[@]**

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

(please see next page)

RESIDENTIAL (GROUP E) (cont'd)

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

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

(please see next page)

RESIDENTIAL (GROUP E) (cont'd)

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

(please see next page)

RESIDENTIAL (GROUP E) (cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

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

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

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

Planning Intention

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

(please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Remarks

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

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Government Refuse Collection Point
House (New Territories Exempted House only)	Government Use (not elsewhere specified)#
On-Farm Domestic Structure	House (not elsewhere specified)
Religious Institution	Institutional Use (not elsewhere specified)#
(Ancestral Hall only)	Place of Recreation, Sports or Culture
Rural Committee/Village Office	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 reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Remarks

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

INDUSTRIAL (GROUP D)

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

Planning Intention

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

Remarks

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

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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

(please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks

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

OPEN SPACE

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

Planning Intention

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

RECREATION

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

Planning Intention

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

Remarks

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

OTHER SPECIFIED USES

For “Town Square with Recreational-, Community and Commercial Uses” Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Visitor Centre Park and Garden Pavilion Pedestrian Area Public Convenience Sitting Out Area	Eating Place Exhibition or Convention Hall Government Refuse Collection Point Government Use (not elsewhere specified) Place of Entertainment Place of Recreation, Sports or Culture Public Utility Installation Shop and Services Utility Installation for Private Project

Planning Intention

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

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Commercial and Tourism Related Uses (with Public Vehicle Park)" Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place	Commercial Bathhouse/ Massage Establishment
Exhibition or Convention Hall	Educational Institution
Government Use (not elsewhere specified)	Government Refuse Collection Point
Library	Hotel
Office	Off-course Betting Centre
Place of Entertainment	Public Transport Terminus or Station
Place of Recreation, Sports or Culture	Institutional Use (not elsewhere specified)
Private Club	Religious Institution
Public Clinic	Rural Committee/Village Office
Public Convenience	School
Public Utility Installation	Social Welfare Facility
Public Vehicle Park (excluding container vehicle)	Training Centre
Shop and Services	Wholesale Trade
Utility Installation for Private Project	

Planning Intention

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

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Barbecue Spot	Commercial Bathhouse/ Massage Establishment
Eating Place	Educational Institution
Exhibition or Convention Hall	Flat
Field Study/Education/Visitor Centre	Government Refuse Collection Point
Government Use (not elsewhere specified)	Hotel
Holiday Camp	Off-course Betting Centre
Library	Public Transport Terminus or Station
Office	Institutional Use (not elsewhere specified)
Picnic Area	Religious Institution
Place of Entertainment	Rural Committee/Village Office
Place of Recreation, Sports or Culture	School
Private Club	Social Welfare Facility
Public Clinic	Training Centre
Public Convenience	Wholesale Trade
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Shop and Services	
Theme Park	
Utility Installation for Private Project	

Planning Intention

This zone is intended for the provision of commercial, cultural and recreational related uses along with a public vehicle park (for at least 200 private cars and 30 coaches/buses) for about 11,000m² in gross floor area.

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

Remarks (cont'd)

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Commercial and Tourism Related Uses (with Public Open Spaces)" Only

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

Planning Intention

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

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

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

Planning Intention

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

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

Remarks (cont'd)

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Beach Related Leisure Uses" Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Barbecue Spot	Government Refuse Collection Point
Eating Place	Government Use (not elsewhere specified)
Picnic Area	Institutional Use (not elsewhere specified)
Place of Entertainment	Public Vehicle Park
Place of Recreation, Sports or Culture	(excluding container vehicle)
Private Club	Religious Institution
Public Clinic	Rural Committee/Village Office
Public Convenience	Social Welfare Facility
Shop and Services	Utility Installation for Private Project
Public Utility Installation	

Planning Intention

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

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Cultural/Heritage Tourism Related Uses" Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place	Educational Institution
Exhibition or Convention Hall	Government Refuse Collection Point
Government Use (not elsewhere specified)	Institutional Use (not elsewhere specified)
Library	Private Club
Place of Entertainment	Religious Institution
Place of Recreation, Sports or Culture	Rural Committee/Village Office
Public Clinic	School
Public Convenience	Social Welfare Facility
Public Utility Installation	Utility Installation for Private Project
Shop and Services	

Planning Intention

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

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Commercial Development (with Multi-storey Vehicle Park)" Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place	Commercial Bathhouse/
Educational Institution	Massage Establishment
Exhibition or Convention Hall	Government Refuse Collection Point
Government Use (not elsewhere specified)	Hotel
Institutional Use (not elsewhere specified)	Public Transport Terminus or Station
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
Rural Committee/Village Office	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 23,722m², of which not less than 17,396m² shall be provided for 'Public Vehicle Park', and a maximum building height of 10 storeys (excluding basements), or the gross floor area and height of the existing building, whichever is the greater.

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

Remarks (cont'd)

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Boat Servicing Area"

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
As specified on the Plan	Government Use Public Utility Installation

Planning Intention

This zone is intended for servicing and storage of boats.

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Petrol Filling Station" Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Petrol Filling Station	Government Use Public Utility Installation

Planning Intention

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Public Transport Terminus" Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Public Transport Terminus or Station	Government Use Public Utility Installation

Planning Intention

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Pier" Only

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Pier	Government Use Public Utility Installation

Planning Intention

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

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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Reserve	Crematorium (within a Religious Institution or extension of existing Crematorium only)
Nature Trail	Field Study/Education/Visitor Centre
On-Farm Domestic Structure	Government Refuse Collection Point
Picnic Area	Government Use (not elsewhere specified)
Public Convenience	Holiday Camp
Tent Camping Ground	House
Wild Animals Protection Area	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

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

COUNTRY PARK

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

EXPLANATORY STATEMENT

DRAFT APPROVED SAI KUNG TOWN
OUTLINE ZONING PLAN NO. S/SK-SKT/4A

**DRAFT APPROVED SAI KUNG TOWN
OUTLINE ZONING PLAN NO. S/SK-SKT/4A**

EXPLANATORY STATEMENT

<u>CONTENTS</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURES	1
3. OBJECT OF THE PLAN	42
4. NOTES OF THE PLAN	2
5. THE PLANNING SCHEME AREA	2
6. POPULATION	3
7. OPPORTUNITIES AND CONSTRAINTS	3
8. GENERAL PLANNING INTENTION	45
9. PLANNING AND URBAN DESIGN PRINCIPLES	5
10. LAND USE ZONINGS	6
10.1 Commercial	56
10.2 Comprehensive Development Area	6
10.3 Residential (Group A)	7
10.4 Residential (Group B)	8
10.5 Residential (Group C)	89
10.6 Residential (Group E)	9
10.7 Village Type Development	910
10.8 Industrial (Group D)	10
10.9 Government, Institution or Community	4011
10.10 Open Space	12
10.11 Recreation	4213
10.12 Other Specified Uses	13
10.13 Green Belt	17
10.14 Country Park	4718
11. COMMUNICATION AND TRANSPORT	18
12. UTILITY SERVICES	19
13. CULTURAL HERITAGE	19
14. IMPLEMENTATION	4920
15. PLANNING CONTROL	20

DRAFT APPROVED SAI KUNG TOWN OUTLINE ZONING PLAN NO. S/SK-SKT/4A

(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 *draft* approved Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/4A. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

2.1 On 29 October 2003, a directive was given by the Chief Executive, pursuant to section 3(1)(a) of the Town Planning Ordinance (the Ordinance), for the Board to prepare an OZP for the area of Sai Kung Town.

2.2 On 4 March 2005, the draft Sai Kung Town OZP No. S/SK-SKT/1, being the first statutory plan covering Sai Kung Town, was exhibited for public inspection under section 5 of the Ordinance. *The OZP was subsequently amended twice and exhibited for public inspection under section 7 of the Ordinance.* During the plan exhibition period, 11 valid objections were received. After giving preliminary and further considerations to the objections, the Board decided to propose amendments to the OZP to meet/partially meet two of the objections. One objection was subsequently withdrawn.

~~On 9 December 2005, the draft Sai Kung Town OZP No. S/SK-SKT/2, incorporating mainly amendments to the definitions of "existing use of any land or building" and "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. During the plan exhibition period, no objection was received.~~

~~2.4 On 4 May 2006, the draft Sai Kung Town OZP No. S/SK-SKT/3, incorporating mainly the rezoning of a "Government, Institution or Community" zone at Mei Yuen Street to the "Other Specified Uses" annotated "Town Square with Recreational, Community and Commercial Uses", building height restrictions for all "Government, Institution or Community" sites and corresponding amendments to the Notes of the OZP, was exhibited for public inspection under section 7 of the Ordinance. During the plan exhibition period, no objection was received.~~

~~2.32.5~~ On 19 December 2006, the Chief Executive in Council (*CE in C*) under section 9(1)(a) of the Ordinance approved the draft Sai Kung Town OZP which was subsequently renumbered as S/SK-SKT/4. On 19 January 2007, the approved Sai Kung Town OZP No. S/SK-SKT/4 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance. *On 6 December 2011, the CE in C referred the approved OZP No. S/SK-SKT/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference of the OZP was notified in the Gazette on 23 December 2011 under section 12(2) of the Ordinance.*

- 2.4 *On xxx, the draft Sai Kung Town OZP No. S/SK-SKT/5(the Plan), incorporating the amendments to rezone a site at Hong Tsuen Road from "Government, Institution or Community (4)" to "Residential (Group B)4" and a site at Hong Kin Road from "Government, Institution or Community" to "Residential (Group B)5" and corresponding amendments to the Notes of the OZP, 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 Sai Kung Town 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 and control only. 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 proceeds.

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 in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained ~~from~~ *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), covering about 105 ha of land, is bounded by Hiram's Highway, Po Tung Road and Tai Mong Tsai Road in the north and west, Tsiu Hang Special Area and Pak Sha Wan Peninsula in the south and the coastline along Inner Port Shelter in the east. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 Being centrally located and close to Inner Port Shelter, the Area has been one of the earliest market places for fishermen and villagers about a hundred years ago. Traditionally, settlements were concentrated in the old town, bounded by Yi Chun Street to the north and Lakeside Garden to the south. In the 1970s, the boundary of the town was extended to include Tui Min Hoi in the south and the current town centre in the north to cater for relocation of villagers and fishermen affected by the High Islands Reservoir Project. Subsequently, the town was further expanded for implementation of various Government, institution or community (GIC) facilities and public works projects, together with some new commercial/residential developments. Notwithstanding, the Area remains to serve as the centre for the provision of commercial, recreational and transport services for the Sai Kung district.

- 5.3 The central part of the Area comprises a market town which includes mainly medium-rise composite buildings in the town centre and traditional settlements in the old town. In the north there are some fallow agricultural land and the reclamation area, which are ready for development, whereas the southern part comprises mainly rural area with natural hillslopes. With long history of settlements, the Area is rich in historic and heritage features. Being close to the countryside of Sai Kung and overlooking the Inner Port Shelter, the Area has been developed into a hub of tourist and recreational activities and serves as a gateway to the recreational outlets in Sai Kung.
- 5.4 With improved accessibility, pressure has been building up in the Area for further residential, recreational and tourism developments. According to the recommended development strategy (RDS) for South East New Territories (SENT) Sub-region approved by the Committee on Planning and Land Development on 15 August 8, 2001, the sub-region should be developed into the "Leisure Garden of Hong Kong" with promotion of conservation and visitor attractions under a sustainable level of development. For Sai Kung Town, a concept of "Tourism Gateway" is proposed so as to facilitate the promotion of tourism and recreation in the sub-region. At the same time, its existing environment and character, together with the landscape and heritage features, should be well preserved.
- 5.5 Economic activities in the Area are predominantly in the local service sector, including mainly the retail, catering and GIC facilities in the town centre and old town. Industrial establishments in the Area include mainly the factories, godowns, workshops and open storage areas at Hong Tsuen Road and in Tui Min Hoi.

6. POPULATION

- 6.1 According to the *2011 Census* ~~2001 Population Census~~, the population of the Area was about *11,900* ~~14,000~~, which is located mainly in the existing town centre.
- 6.2 Further expansion of population in the Area will be mainly in Sai Kung Town North. It is estimated that the total planned population of the Area would be about ~~18,500~~ *19,900*.

7. OPPORTUNITIES AND CONSTRAINTS

- 7.1 Other than acting as a traditional centre for the provision of commercial and other facilities for the whole Sai Kung district, the Area also serves as a major transport interchange linking the rural parts of Sai Kung with the main urban areas. With the extension of MTR and ~~KCR~~ to Tseung Kwan O and Ma On Shan respectively, the Area would continue to perform these important functions as a district centre and a link between rural Sai Kung and the urban areas.
- 7.2 The Area is rich in recreation and tourism resources. Possessing long seashore with magnificent view, its existing promenade has become a popular venue for leisure and recreational use. The Sai Kung Waterfront Park, renovated in 2003 with improved outdoor/covered rest area, catering facilities including area for alfresco dining and a visitors' information centre, serves as the focal point at the waterfront and facilitates integration of the existing developments at the town centre and new developments in Sai Kung Town North.

- 7.3 With a long history of development, Sai Kung Town inherits many historic and heritage features and has good potential for promotion of heritage/cultural tourism. Furthermore, serving as a gateway to a number of Country and Marine Parks, there is also good prospect for the promotion of eco-tourism.
- 7.4 There is a large area of vacant land in Sai Kung Town North. Upon completion of the work of infrastructure provision in 2005, there is good potential for this part to be further developed for a variety of mixed but compatible uses.
- 7.5 The Area is accessible via Hiram's Highway, Po Tung Road and Tai Mong Tsai Road, and is well served by public sewerage and fresh water supply networks. However, there are significant constraints in the capacity of these infrastructures to cater for large scale developments.
- 7.6 The town centre is characterized with composite buildings for mainly domestic use, with commercial premises at the lower levels of the buildings. Large-scale commercial and tourism development in this area is considered not compatible with the character of the existing rural township. Moreover, these commercial premises, which include mostly restaurants and local shops, are too small and not tailor-made to accommodate major commercial and tourism uses. Limited traffic and transport infrastructure is another constraint for more intensive commercial development. As most of the existing composite buildings have been developed for years and under multiple ownership, comprehensive redevelopment/restructuring of the town centre may not be feasible.
- 7.7 There are some industrial buildings, depots and temporary vehicle repair workshops along Hong Tsuen Road in the southern part of the Area. Together with the concrete batching plant and open storage at the junction of Hong Kin Road and Hiram's Highway, they have restricted the potential for further developments in these parts of the Area. As they are located at the southern entrance to the town, they may also create an adverse image to the town and therefore should be encouraged to be phased out or relocated.
- 7.8 The southwestern part of the Area falls within the 1km Consultation Zone (CZ) of Pak Kong Water Treatment Works (PKWTW), which is a Potentially Hazardous Installation (PHI). The Hazard Assessment (HA), Planning Study and Action Plan for the PKWTW have been undertaken by the Water Supplies Department and have been approved by the Coordinating Committee on Landuse, Planning and Control relating to *Potentially Hazardous Installation (CCPHI)* PHI in 2004. *A further HA for the proposed residential developments at Hong Tseun Road and Hong Kin Road respectively was carried out by consultants in 2011 and endorsed by the CCPHI on 8 February 2012.* Any change which will increase the population in the CZ should be subject to further assessment.
- 7.9 Other than the built-up area, the Area comprises many areas of high landscape value, including the densely vegetated knolls to the north of Sai Kung Outdoor Recreation Centre and to the west of Sai Kung Sewage Treatment Works in Tui Min Hoi, and the one behind Tin Hau and Kwan Ti Temples *and Hip Tin Temple at Po Tung Road* in the old town. These natural assets should be well preserved and not be compromised by any development proposals. In a wider context, the Area is surrounded by a rural hinterland with areas of high landscape value. This forms a magnificent backdrop to the town itself and serves as a visual relief to the urban developments. All of these should be well taken into account in planning for the Area.

8. GENERAL PLANNING INTENTION

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

9. PLANNING AND URBAN DESIGN PRINCIPLES

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

- (a) To preserve the character of both the existing town centre and the old town, as a hub of activities for the SENT sub-region.
- (b) To enhance the image, identity and attractiveness of the Area, through the creation of a number of activity nodes along the existing and planned promenade at Sai Kung Town North (for commercial and tourism related uses including a 'Gateway Centre') and the old town area together with the Tin Hau and Kwan Ti Temples *and Hip Tin Temple* (as a 'Cultural and Heritage Node').
- (c) To preserve the character of rural township and to avoid overtaxing the infrastructures, with new residential developments being limited only to those with significant merits. The intensity of new developments will be duly controlled to ensure that they are compatible with the surrounding areas. In general, the existing development bulk in the town centre is adopted as a benchmark, from which the intensity of new developments in the peripheral areas is gradually reduced. Under the above principles, new residential developments are confined to only three locations, all with *subject to* a development intensity significantly lower than that of the town centre.
- (d) To cater for the district/local recreational need and to provide landscape and visual relief, through the provision of public open spaces in the form of promenades, plaza, parks, gardens and playgrounds at appropriate locations. Open space corridors between major vantage points and the waterfront will be maintained.
- (e) To minimize traffic flow entering the town centre and to encourage the use of public transport, through the implementation of a 'park-and-enjoy' facility comprising a new public transport *terminus* interchange (PT+T) at the western fringe of the town and a public vehicle park in its vicinity.
- (f) To improve pedestrian circulation between strategic locations such as the PT+T and the activity nodes, through the improvement of pedestrian facilities and implementation of pedestrianization schemes.
- (g) To preserve the existing densely vegetated slopes at Tui Min Hoi as a natural buffer between the developed areas and the environmentally sensitive areas including Ma

On Shan Country Park and Tsiu Hang Special Area.

10. LAND-USE ZONINGS

10.1 Commercial ("C") : Total Area 0.46 ha

- 10.1.1 The planning intention of this zone is primarily for commercial developments, which may include shop, services, place of entertainment and eating places, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.
- 10.1.2 Two sites are under this zoning. The first one is located at the waterfront of Tui Min Hoi. Commanding a view towards the town centre, this site has a good potential to be developed for restaurants and retail outlets. The other "C" site is located at the western fringe of Sai Kung Town North. This site comprises mainly private lots and is occupied by a 2-storey factory and several temporary workshops. The "C" zoning of this site would encourage redevelopment or restructuring of the existing industrial developments for commercial uses such as restaurants and retail shops. Development/redevelopment at both sites should be subject to a maximum plot ratio (PR) of 0.75 and building height (BH) of 2 storeys (excluding basements). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.2 Comprehensive Development Area ("CDA") : Total Area 7.53 ha

- 10.2.1 This zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Two sites for medium-rise development (i.e. "CDA(1)" and "CDA(2)") along the proposed realigned Tai Mong Tsai Road near the north-western periphery of the Area are under this zoning.
- 10.2.2 The planning intention of the "CDA(1)" zone is for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The "CDA(1)" site comprises a large piece of fallow agricultural land mainly under private ownership. The development programme of this site depends on private initiatives.
- 10.2.3 The planning intention of the "CDA(2)" zone is for comprehensive development/redevelopment of the area for commercial and residential uses with the provision of open space and other supporting facilities. The "CDA(2)" site is located to the southwest of the "CDA(1)" site. It covers an area which includes the former Sha Kok Mei Temporary Housing Area, Sai Kung Interim Housing and a section of the existing Tai Mong Tsai Road. ~~Part of the "CDA(2)" site will only be available for development upon the realignment of Tai Mong Tsai Road.~~ For early implementation of development, a phased development may be considered.

- 10.2.4 Both the “CDA(1)” and “CDA(2)” sites fall within Sha Ha Archaeological Site. Artifacts attributed to prehistoric and historic period have yielded in the south-eastern part of the sites. The area with archaeological value is worthy of preservation and thus any development or redevelopment on it should be avoided as far as possible. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure & Cultural Services Department is required for any development proposals affecting the area as well as their immediate environs. Should the infringement of development on these areas are unavoidable, appropriate mitigation measures should be implemented fully by the development project proponent in consultation with the AMO.
- 10.2.5 To ensure compatibility with the surrounding environment, development/redevelopment of the site should be subject to a maximum PR of 1.5 and BH of 8 storeys (excluding basements). In addition, a stepped height design should be adopted for buildings within the site. To provide flexibility for innovative design adapted to the characteristics of particular site, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 10.2.6 Planning briefs setting out the planning parameters, the special design requirements to integrate the development with the character of the area, the stepped height concept and the provision of buffer open space between the developments with Tai Mong Tsai Road *have been* would be prepared to guide the future development of the two CDA sties.
- 10.2.7 Pursuant to section 4A(1) of the Ordinance, development/redevelopment proposal within this zone is subject to the approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted together with the relevant assessment reports as well as other materials to be specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. Development/redevelopment will be in accordance with an approved MLP and it should be ensured that the nature and scale will be in keeping with the surrounding natural and rural landscape and land uses and will not exert adverse impacts on the limited road and other infrastructural provisions. A copy of the approved MLP will be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

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

- 10.3.1 The planning intention of this zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The existing composite buildings in the town centre are under this zoning, which can be divided into 2 sub-areas as follows:
- (a) Residential (Group A)1 (“R(A)1”) – this includes the existing composite buildings to the north of Man Nin Street. Development/redevelopment in this sub-area should be subject to a maximum PR of 5 and BH of 12 storeys (excluding basements),

or the PR and height of the existing building, whichever is the greater.

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

10.3.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.4 Residential (Group B) ("R(B)") : Total Area ~~5.39~~ 6.62 ha

10.4.1 The planning intention of this zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone can be divided into ~~5~~ 3 sub-areas as follows:

- (a) Residential (Group B)1 ("R(B)1") – this includes the Lakeside Garden which is an existing rural public housing estate developed by Hong Kong Housing Society. Development/redevelopment at this site should be subject to a maximum gross floor area (GFA) of 50,300m², site coverage (SC) of 40% and BH of 13 storeys (excluding basements).
- (b) Residential (Group B)2 ("R(B)2") – this includes the Tui Min Hoi Chuen which is an existing rural public housing estate developed by Hong Kong Housing Society. Development/redevelopment at this site should be subject to a maximum GFA of 18,000m², SC of 40% and BH of 5 storeys (excluding basements).
- (c) Residential (Group B)3 ("R(B)3") – this includes the existing Man Yee Fishermen Housing Estate to the immediate east of Tui Min Hoi Chuen. Development/redevelopment at this site should be subject to a maximum GFA of 11,000m², SC of 40% and BH of 4 storeys (excluding basements).
- (d) *Residential (Group B)4 – this includes a site to the immediate northeast of Tui Min Hoi Electricity Substation at Hong Tsuen Road. Development/redevelopment at this site should be subject to a maximum plot ratio (PR) of 2, SC of 40% and BH of 8 storeys (excluding basements).*
- (d) *Residential (Group B)5 ("R(B)5") – this includes a site Hong Kin Road to the immediate east of Sai Kung Outdoor Recreation Centre. Development/redevelopment at this site should be subject to a maximum PR of 1.4, SC of 40% and BH of 5 storeys (excluding basements).*

- 10.4.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/**PR**/SC/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

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

- 10.5.1 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. The existing development 'Costa Bello' at the waterfront of Tui Min Hoi is under this zoning. To ensure its compatibility with the adjoining village type developments, development/redevelopment at this site should be subject to a maximum PR of 0.75, SC of 40% and BH of 12m (3 storeys over 1 storey of carport). To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the PR/SC/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.6 Residential (Group E) ("R(E)") : Total Area 2.73 ha

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

- 10.6.2 This zone can be divided into 2 sub-areas as follows:

- (a) Residential (Group E)1 ("R(E)1") – this includes a site at the junction between Hong Tsuen Road and Chui Tong Road, which is currently occupied by five industrial buildings. The site is located adjacent to the 13-storey Lakeside Garden and the 10-storey Star Plaza. To avoid overtaxing the infrastructure and to be compatible with the adjacent developments, development/redevelopment at this zone would be subject to a maximum PR of 2, SC of 40% and BH of 8 storeys (excluding basements). Building blocks within this zone should be arranged in a stepped manner, with maximum building height at the north, descending to the south and west. Effective mitigation measures should be implemented to resolve the interface problem with the remaining industrial buildings in the vicinity and environmental impact from the traffic on Hiram's Highway.
- (b) Residential (Group E)2 ("R(E)2") – this includes a site at the junction of Hiram's Highway and Hong Kin Road, which is currently occupied by open storage yards and concrete batching plants. The "R(E)" zoning would encourage phasing out of the existing uses which are visually obtrusive and not compatible with the surrounding rural environment. As the site is located at the southern entrance to Sai Kung Town and is adjacent to the densely vegetated Tsiu Hang Special Area, more stringent restriction on

the development intensity is necessary to ensure that it will blend in with the rural character of the surrounding area. Development/redevelopment at this site should be subject to a maximum PR of 0.75, SC of 40% and BH of 9m (2 storeys over 1 storey of carport).

- 10.6.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/SC/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.7 Village Type Development ("V") : Total Area 12 ha

- 10.7.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 10.7.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the 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.
- 10.7.3 All ~~two~~ three recognised villages in the Area, namely Fui Yiu Ha, Tui Min Hoi and Sha Ha, are under this zone. The boundaries of the "V" zones are drawn up having regard to the existing village 'environs', outstanding Small House demand and various site constraints.
- 10.7.4 The old town, Lake Court at Hong Kin Road and three settlement areas of previous fishermen, namely Kwun Mun Fishermen New Village, Ming Shun Village and St. Peter's Villages are also under this zoning in order to preserve their existing character of village type development.

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

- 10.8.1 The planning intention of this zone is primarily for industrial uses that cannot be accommodated in conventional flattened factories due to extensive land and/or high ceiling requirements. It is also for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed industrial buildings.
- 10.8.2 Three sites at Tui Min Hoi near Sai Kung Sewage Treatment Works are under this zoning. Two of them are currently used for industrial purposes and the remaining one is used as an open-air car and lorry park.

These sites provide an opportunity for the relocation of the existing temporary workshops operating at Hong Tsuen Road, which would otherwise cause interface problems with the planned residential development nearby, and the provision of liquefied petroleum gas vehicle repair workshops. To ensure compatibility with the surrounding low-rise developments and greenery backdrop, development/redevelopment in this zone should be subject to a maximum PR of 3 and BH of 3 storeys (excluding basements). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. Adequate lorry parking spaces should be provided within the new developments in these sites.

10.9 Government, Institution or Community ("G/IC") : Total Area 14.23 13 ha

- 10.9.1 The planning intention of this zone is primarily for the provision of Government, institution and 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.
- 10.9.2 To provide a stepped height profile for Sai Kung Town, to maintain compatible building masses in the local setting, to meet the minimum height requirement for designated GIC facilities, to enhance clarity on the building height profile of future developments of the "G/IC" sites in Sai Kung Town and to ensure compatibility with their surroundings, it is considered appropriate to impose BH restrictions for all the "G/IC" zones in Sai Kung Town. This zone is divided into 6 sub-areas subject to different building height restrictions as follows:
- (a) "Government, Institution or Community" – the major existing facilities under this sub-area include the Sai Kung Public Swimming Pool and Sports Complex, the Man Yi Wan Village Recreational Centre, the Tin Hau and ~~Kwan Ti~~ Temple *and Hip Tin Temple*, the fish wholesale market, the Tui Min Hoi Nursery, the Tui Min Hoi Market, the Water Supplies Department Sai Kung Sub-station, the Tui Min Hoi Service Reservoir, the sewage pumping station and the proposed salt water pumping station at the waterfront at Tui Min Hoi, the Sai Kung Tui Min Hoi Mutual Aid Committee Office, refuse collection points and electricity sub-stations. Development shall not result in a maximum building height of 1 storey.
 - (b) "Government, Institution or Community(1)" – the major existing facilities under this sub-area include the Sai Kung Tang Siu Kin Sports Ground, a sewage pumping station near the waterfront, a telephone exchange, the Sai Kung Market, the Sai Kung Rural Committee office, a former *Fish Marketing Organization* (FMO) Sai Kung Primary School and the Sai Kung Sewage Treatment Works at the waterfront site. Development shall not

result in a maximum building height of 2 storeys.

- (c) “Government, Institution or Community(2)” – the major existing facilities under this sub-area include the Sai Kung Central Lee Siu Yam Memorial School, the Sai Kung Police Station, the Jockey Club Sai Kung Town Hall, the Sai Kung Fire Station, the Chinese Full Gospel Church, a latrine, ~~a proposed car park at Sai Kung Tuk~~ and 2 undesignated “G/IC” sites. Development shall not result in a maximum building height of 3 storeys.
- (d) “Government, Institution or Community(3)” – the existing facility under this sub-area includes the Mona Fong Polyclinic at Sai Kung Town Centre. Development shall not result in a maximum building height of 4 storeys.
- (e) “Government, Institution or Community(4)” – an existing electricity sub-station along Wai Man Road, a proposed school along Wai Man Road, ~~another proposed school in Sai Kung Tuk~~, and the Marine Police East Divisional Headquarters are under this sub-area. Development shall not result in a maximum building height of 5 storeys.
- (f) “Government, Institution or Community(5)” – the existing facility under this sub-area includes the Sai Kung Government Offices at Sai Kung Town center. Development shall not result in a maximum building height of 8 storeys.

10.9.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the BH restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.10 Open Space (“O”) : Total Area 4.45 ha

- 10.10.1 The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses servicing the need of local residents as well as the general public.
- 10.10.2 The Area has provided the opportunity for the provision of a continuous waterfront promenade extending all the way from the former Sai Sha Hotel to the Marine Police East Divisional Headquarters to the south. This promenade will connect the existing Sai Kung Town waterfront promenade to the coastal areas of Tui Min Hoi. The promenade together with the adjoining town centre and old town, Sai Kung Waterfront Park, would become a major tourist attraction and leisure outlet for the local community and represent an unique feature of Sai Kung Town.
- 10.10.3 The major existing facilities under this zoning include Wai Man Road Playground and the beach in Sai Kung Town North, Sha Tsui Playground, Man Yee Playground and the basketball courts at Yi Chun Street in the town centre and Sai Kung Park and Yi Chun Street Playground in the old town.

- 10.10.4 The area in front of the Tin Hau and Kwan Ti Temples *and Hip Tin Temple* is also under this zoning. This public open space, together with the temples, will form a heritage/cultural tourism node. Furthermore, together with the existing Sha Tsui Playground, Man Yee Playground, the basketball courts at Yi Chun Street and the “Other Specified Uses (Commercial and Tourism Related Uses (with Public Open Spaces))” zone at the waterfront, an open space corridor towards the waterfront will be formed.

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

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

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

- 10.12.1 The planning intention of this zone is primarily for the provision of land for specific uses serving the needs of the local residents and/or a wider district. There are a total of twelve “OU” zones in the Area with different specified uses, which are detailed as follows:
- (a) “OU” annotated “Town Square with Recreational, Community and Commercial Uses” – the planning intention of this zone is for the provision of a town square with recreational, community and commercial uses. The site would provide a town square and a piazza for residents and visitors thus reinforcing the gateway concept as conceived in the Study on SENT Strategy Review. The ‘town square’ could also serve as a major venue for holding festival events and celebrations and prominent venue for providing tourist visitor centre(s), heritage display and exhibition gallery, souvenir shops, cafeterias and restaurants, etc. The provision and design of the recreational, community and commercial uses should be integrated with the ‘town square’ development and in accordance with the special design requirements.

The development of the recreational, community and commercial uses requires the approval by way of a planning application under section 16 of the Ordinance so as to facilitate appropriate planning control over the development mix, scale, design and layout of

development, in particular integration with the provision of a town square within the site. In order to provide guidance for co-ordinated developments and to ensure proper control on the overall scale and design of various components within the site, a design guideline will be prepared.

In view the site is centrally located at the Sai Kung North, its close proximity to the low-rise coastal development and adjoining outdoor open-air public space, to ensure compatibility with the surrounding developments, development/redevelopment of recreational, community and commercial uses in this zone should be subject to a maximum PR of 0.8, a maximum SC of 30% and a maximum BH of 3 storeys (excluding basements). To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the PR/SC/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- (b) “OU” annotated “Commercial and Tourism Related Uses (with Public Vehicle Park)” – the planning intention of this zone is for the provision of commercial and tourism related uses along with a public vehicle park. The existing Jockey Club Kau Sai Chau Public Golf Course Car Park at the waterfront in Sai Kung Town North is under this zoning. Subject to detailed design, the building at this site could become a landmark for the Area, and serve as a ‘Gateway Centre’ to provide supporting facilities for tourists. To ensure compatibility with the waterfront setting, development/redevelopment at this site should be subject to a maximum PR of 3 (including vehicle park) and BH of 3 storeys (excluding basements). To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. At present, about 520 vehicle parking spaces are provided within the vehicle park, including 240 spaces for the golfers. This level of vehicle parking provision should be retained in the development/redevelopment of this site.
- (c) “OU” annotated “Commercial, Cultural and Recreational Related Uses (with Public Vehicle Park)” – the planning intention of this zone is for the provision of commercial, cultural and recreational uses along with a public vehicle park in Sai Kung Town North. To ensure compatibility with the surrounding environment, development/redevelopment of the site should be subject to a maximum PR of 1.5 and BH of 8 storeys (excluding basements). The stepped height concept should be adopted for buildings within the site. A public vehicle park for at least 200 cars and 30 coaches/buses will have to be provided as part of the development on this site (to be taken into account in the PR calculation), so as to complement the proposed public transport *terminus* interchange (PTTI) to the south, and to serve as a ‘park-and-enjoy’ facility. To ensure easy maneuvering of vehicles, this public vehicle park should be about 11,000m² in gross floor area. This site falls

within Sha Ha Archaeological Site. Artifacts attributed to prehistoric and historic period have yielded in the south-eastern part of the site. The area with archaeological value is worthy of preservation and thus any development or redevelopment on it should be avoided as far as possible. Prior consultation with the *Antiquities and Monuments Office (AMO)* is required for any development proposals affecting the area as well as their immediate environs. Should the infringement of development on these areas ~~be~~ ^{are} unavoidable, appropriate mitigation measures should be implemented fully by the development project proponent in consultation with the AMO. To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- (d) “OU” annotated “Commercial and Tourism Related Uses (with Public Open Spaces)” - the planning intention of this zone is for the provision of commercial and tourism related uses along with public open spaces including a waterfront promenade. The existing promenade along the waterfront of Sai Kung Town North, town centre and the old town, together with Sai Kung Waterfront Park and its proposed extension to the southwest are under this zoning. Serving as a convenient linkage between the town centre and the pier, this area is considered suitable to be developed into a leisure/gathering place for the visitors and boat trippers. To enhance its attractiveness for visitors, commercial and catering facilities including gift-shop, area for alfresco dining and visitors information centre may be permitted along with the public open spaces. Together with the proposed ‘Gateway Centre’ to the north, they could provide comprehensive supporting facilities to tourists. To ensure compatibility with the waterfront setting and provision of adequate public open space, development/redevelopment at this site would be subject to a maximum SC of 10% and BH of one storey (excluding basements). To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the SC/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. Notwithstanding, a width of about 6m, as part of the existing promenade, should be preserved as a public passageway.
- (e) “OU” annotated “Commercial and Tourism Related Uses (Including Hotel)” – the planning intention of this zone is for commercial and tourism related uses including hotel. Two sites are under this zoning, which are detailed as follows:
 - (i) “Commercial and Tourism Related Uses (Including Hotel) (1)” – this includes a vacant site along the waterfront of Sai Kung Town North. To ensure compatibility with the waterfront setting and the adjacent ‘Gateway Centre’, development at this site should be subject to a maximum PR of 1.5, SC of 70% and BH of 3 storeys (excluding

basements).

- (ii) "Commercial and Tourism Related Uses (Including Hotel (2))" – this includes the previous Beach Resort Hotel, which is a piece of private land. In line with the restrictions under the lease, development/redevelopment at this site should be subject to a maximum PR of 1.5, SC of 30% and BH of 5 storeys (excluding basements).
 - (iii) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/SC/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (f) "OU" annotated "Beach Related Leisure Uses" – the planning intention of this zone is for leisure facilities along the beach area so as to enhance the adjoining commercial and tourism related uses. The coastal area to the south of the previous Beach Resort Hotel, which is currently occupied by restaurants, BBQ areas, swimming pool and a water sports centre, is under this zoning. To ensure that the development/redevelopment in this area will blend in well with the surrounding, development/redevelopment in this zone should be subject to a maximum PR of 0.2 and BH of 2 storeys (excluding basements). To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (g) "OU" annotated "Cultural/Heritage Tourism Related Uses" – the planning intention of this zone is for promotion of cultural/heritage tourism. The previous Sai Kung Primary School at the fringe of the old town is under this zoning. Located next to the Tin Hau and Kwan Ti Temples *and Hip Tin Temple*, this site is considered suitable to be developed into a node for promotion of cultural/heritage tourism. The existing buildings, constructed in 1951, are historic items and should be retained as far as possible. Forming an integral part of the rural township, they could be converted into a heritage centre with provision of other supporting facilities for tourists. Any development, except addition, alteration and/or modification to the existing buildings, requires planning permission from the Board. All development, including modification, alteration or addition to or redevelopment of the existing buildings should be subject to a maximum PR of 0.35 and BH of 1 storey (excluding basements). To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. To be compatible with the adjoining temples and village type developments, the AMO should be consulted well in advance regarding the architectural style, colour scheme and finishing materials for redevelopment, modification, alteration or addition to

the existing buildings and structures.

- (h) “OU” annotated “Commercial Development (with Multi-storey Vehicle Park)” – the planning intention of this zone is for commercial and multi-storey vehicle park uses. The Star Plaza at the junction of Hiram’s Highway and Chui Tong Road, which provides more than 350 public parking spaces for private car, light bus, taxi, goods vehicle, coach and bus, and floor space for shop and restaurant uses, is under this zoning. Development/redevelopment in this zone should be subject to a maximum GFA of 23,722m², of which not less than 17,396m² shall be provided for public vehicle park use, and BH of 10 storeys (excluding basements). To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the GFA/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (i) “OU” annotated “Boat Servicing Area” – the planning intention of this zone is for servicing and storage of boats. The existing boatyards at the waterfront of Tui Min Hoi are under this zoning. To avoid significant environmental nuisances to the nearby residents, the boat servicing activities in this zone should be confined to minor works for the small fishing and leisure boats. To prevent excessive building bulk at the waterfront, development/redevelopment in this zone should not exceed one storey.
- (j) “OU” annotated “Petrol Filling Station” – the planning intention of this zone is for the provision of petrol filling station serving the needs of the local residents and/or a wider district. The existing petrol filling station on the south-bound of Hiram’s Highway at Sai Kung Tuk is under this zoning.
- (k) “OU” annotated “Public Transport Terminus” – the planning intention of this zone is for the provision of public transport terminus or station serving the needs of the local residents and/or a wider district. The proposed *PTT* ~~PTI~~ at the western fringe of the Area and the existing *PTT* ~~PTI~~ at the eastern end of Fuk Man Road (boundary to be revised) and public light bus terminus adjacent to Sai Kung Waterfront Park are under this zoning.
- (l) “OU” annotated “Pier” – the planning intention of this zone is for the provision of pier serving the need of the local residents and/or a wider district. The existing Sai Kung Pier and the landing platform for the ferry to Jockey Club Kau Sai Chau Public Golf Course at the promenade in Sai Kung Town North are under this zoning.

10.13 Green Belt (“GB”) : Total Area 12.15 ha

- 10.13.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.

There is a general presumption against development within this zone.

10.13.2 Areas under this zoning include mainly the densely vegetated slopes to the north of Sai Kung Outdoor Recreation Centre, west of Tui Min Hoi Chuen and southwest of Sai Kung Sewage Treatment Works.

10.13.3 As filling or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

10.14 Country Park ("CP") : Total Area 7.70 ha

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

10.14.2 The densely vegetated slope at the southern fringe of the Area, which is part of the gazetted Tsiu Hang Special Area and Ma On Shan Country Park and is endowed with natural landscape and diversity of habitats, is under this zoning.

11. COMMUNICATION AND TRANSPORT

11.1 Road Network

11.1.1 The Hiram's Highway, Po Tung Road and Tai Mong Tsai Road, running along the western boundary of the Area, serve as the major distributors linking Sai Kung Town with the surrounding areas. ~~The section of Hiram's Highway between Po Lo Che Road and Po Tung Road has been upgraded in 1998.~~ Improvement to *this* the remaining section of Hiram's Highway, Po Tung Road and Tai Mong Tsai Road *under the Hiram's Highways Stage 2 Improvement Project is under planning.* ~~tentatively scheduled to commence in 2009 and complete in 2013.~~

11.1.2 Fuk Man Road, separating the town centre from Sai Kung Town North, serves both parts of the Area. Construction of the road network for Sai Kung Town North ~~was~~ has completed in 2006.

11.1.3 Man Nin Street and Fuk Man Road, branching off Po Tung Road, are the two existing local roads serving the town centre. Hong Kin Road and Chui Tong Road, branching off the Hiram's Highway, serve Tui Min Hoi and the areas in the south.

11.2 Public Transport Facilities

The Area is served by public transport including buses, public light buses and green mini-buses, linking with Kowloon, Shatin, Tseung Kwan O and the rural parts of Sai Kung. Three ~~PTTs~~ *PTTs* are designated in the Area, including the existing *PTT* ~~PTT~~ and public light bus terminus adjacent to Sai Kung Waterfront Park and a proposed *PTT* ~~PTT~~ at the western periphery of the Area. The existing *PTT* ~~PTT~~ will be shifted slightly to the northwest to facilitate the provision of a new public open space at the waterfront.

11.3 Vehicle Parking Facilities

The major existing vehicle parks in the Area include the Jockey Club Kau Sai Chau Public Golf Course Car Park in Sai Kung Town North which provides about 520 parking spaces (including 240 spaces for the golfers) and a multi-storey vehicle park in Star Plaza at the junction of Hiram's Highway and Chui Tong Road, which provides about 350 parking spaces for private cars, goods vehicles and coaches. Public vehicle parks are also available on street and in some of the private residential developments in the town centre. There is an existing open-air coach park next to Sai Kung Tang Shiu Kin Sports Ground at Fuk Man Road. The public vehicle park to be provided in the adjacent "OU" annotated "Commercial, Cultural and Recreational Related Uses (with Public Vehicle Park)" zone, together with the new *PTT* ~~PTI~~, will serve as a 'park-and-enjoy' facility.

11.4 Pedestrian Network

The promenade along the waterfront serves as the major pedestrian link connecting different parts of Sai Kung Town. To facilitate pedestrian circulation between the new *PTT* ~~PTI~~ at the western periphery of the Area and the commercial and tourism related uses at the waterfront, pedestrianization scheme will be implemented for some of the new roads to be constructed in Sai Kung Town North. In the old town, the existing pedestrian streets will be retained. In other parts of the Area, footpaths will be provided and landscaped. Subways, footbridges and more information guidance (e.g. signage) will be provided where necessary.

12. UTILITY SERVICES

12.1 The Area is covered by sewerage system which collects and conveys sewage to Sai Kung Sewage Treatment Works (STW) at Tui Min Hoi for treatment and disposal. To cater for the anticipated increase of sewage to be generated within the catchment area *and the extension of the upstream sewer network*, upgrading to the capacity of the STW is *being planned taking account of* ~~tentatively scheduled to commence in 2007 and complete in 2010, subject to the availability of public resources~~ *the implementation programme of the upstream sewerage works.*

12.2 Supplies of potable water, gas, electricity and telephone service are available in the Area. Supply of seawater for flushing is currently not available in the Area and, therefore, temporary mains fresh water for flushing is provided.

13. CULTURAL HERITAGE

~~The Tin Hau and Kwan Ti Temples at Yi Chun Street are categorized by the AMO as Grade III monuments. The buildings of the previous Sai Kung Primary School adjacent to the temples are also historical items and should be retained as far as possible. Furthermore, a substantial area in Sai Kung Town North falls within the Sha Ha Archaeological Site. According to the AMO, a 'non-excavation area' should be designated within this Archaeological Site to preserve the main relics, which are believed to be of about 4,000 years ago. Besides, both Sha Ha and Tui Min Hoi are historic villages. These historic buildings, site and villages are worthy of preservation. The AMO should be consulted well in advance on any development or redevelopment proposals affecting the sites of historic interest as well as its immediate environs.~~

Tin Hau Temple and Hip Tin Temple accorded as Grade 2 historic building at Po Tung

Road fall within the Plan. The Sha Ha Site of Archaeological Interest is located at the north of Sai Kung Town. Relics dated to Neolithic Period, Bronze Age, Sui, Tang and Five Dynasties, Song and Yuan Dynasties were unearthed in the area. Details of the historic building and site of archaeological interest have been uploaded onto AMO's official website. Prior consultation with the AMO of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above historic building or site of archaeological interest and their immediate environs.

14. IMPLEMENTATION

- 14.1 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period depending on the availability of resources. It will be undertaken through participation of both the public and private sectors.
- 14.2 Notwithstanding the above, minor improvement works, e.g. road widening and laying of utility services have been and will be implemented through the Public Works Programme, the Local Public Works Improvement Programme, the on-going Rural Planning and Improvement Strategy Development Programme or the Rural Public Works Programme as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoning indicated on the Plan, provided that their proposals meet Government requirements.

15. PLANNING CONTROL

- 15.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 15.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by *the Civil Engineering and Development Department* ~~the Territory Development Department~~ in conjunction with the client departments and the works departments, such as the ~~Civil Engineering and Development Department~~, the Architectural Services Department and the Highways Department. In the implementation of the Plan, the Sai Kung District Council would be consulted as appropriate.

- 15.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental plans and guidelines published by the Board. The adopted department plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD

AUGUST 2012 JANUARY 2007



核准的西貢市分區計劃大綱圖編號S/SK-SKT/4
APPROVED SAI KUNG TOWN OUTLINE ZONING PLAN No. S/SK-SKT/4

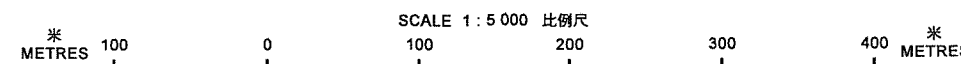


核准的西貢市分區計劃大綱圖編號S/SK-SKT/4的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
SAI KUNG TOWN OUTLINE ZONING PLAN No. S/SK-SKT/4

- 擬議修訂項目 PROPOSED AMENDMENT ITEMS**
- A** 由「政府、機構或社區(4)」地帶改劃為「住宅(乙類)4」地帶
REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY(4)" TO "RESIDENTIAL (GROUP B)4"
- B** 由「政府、機構或社區」地帶改劃為「住宅(乙類)5」地帶
REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)5"

本摘要圖於2012年8月1日擬備，所根據的資料為
於2006年12月19日核准的分區計劃大綱圖編號S/SK-SKT/4
EXTRACT PLAN PREPARED ON 1.8.2012 BASED ON
OUTLINE ZONING PLAN No. S/SK-SKT/4 APPROVED ON 19.12.2006

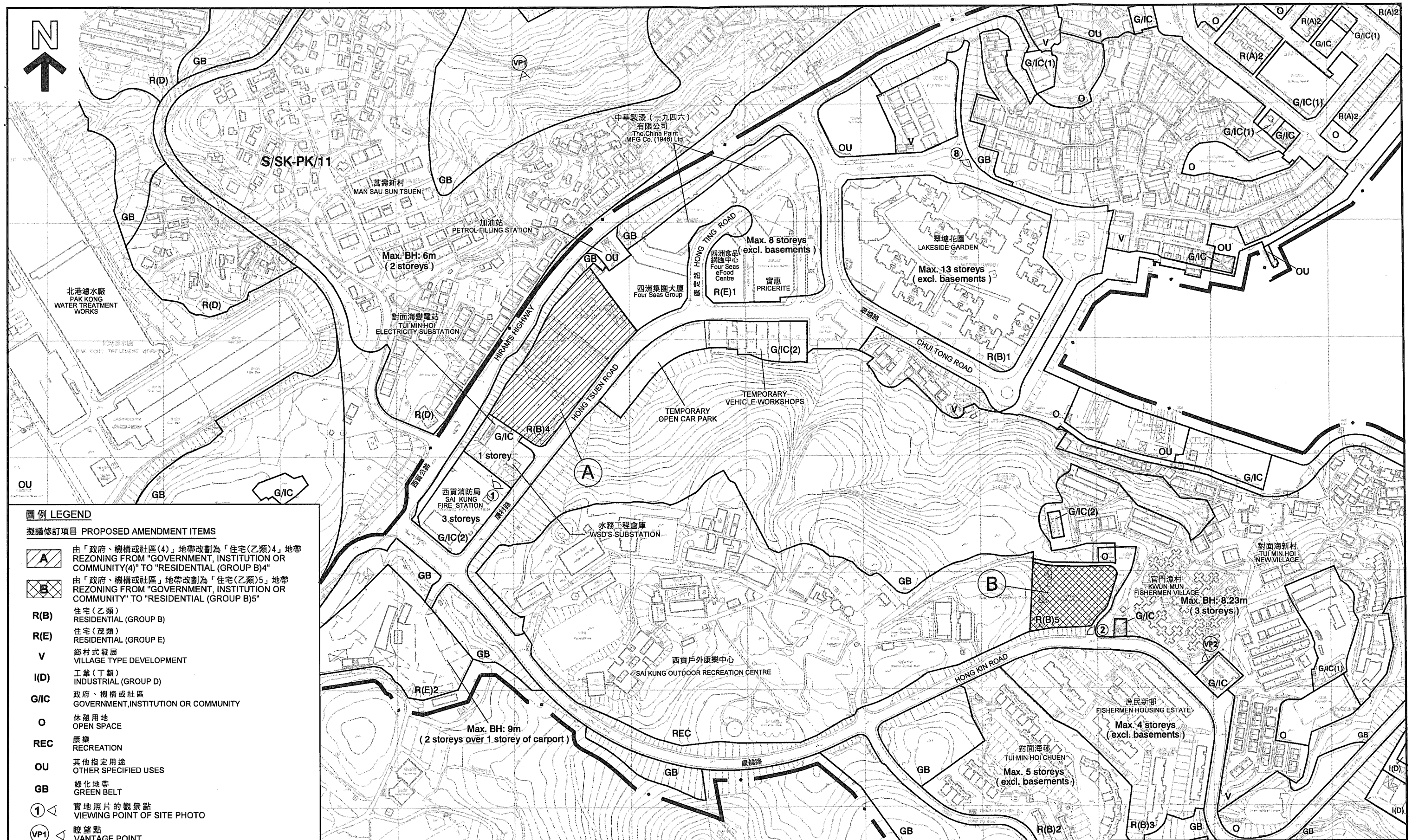
位置圖 LOCATION PLAN
比較現存地點與擬議修訂項目A及B地點
COMPARISON OF THE EXISTING SITES AND PROPOSED AMENDMENT
ITEMS A AND B SITES



規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/12/01

圖 PLAN
1



PLAN



擬議修訂項目 PROPOSED AMENDMENT ITEMS



由「政府、機構或社區(4)」地帶改劃為「住宅(乙類)4」地帶
REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY(4)" TO "RESIDENTIAL (GROUP B)4"



由「政府、機構或社區」地帶改劃為「住宅(乙類)5」地帶
REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)5"

本摘要圖於2012年1月6日擬備，所根據的資料為地政總署
於2011年1月19日拍得的航攝照片編號CS32073
EXTRACT PLAN PREPARED ON 6.1.2012
BASED ON AERIAL PHOTO No. CS32073
TAKEN ON 19.1.2011 BY LANDS DEPARTMENT

航攝照片
AERIAL PHOTO

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/12/01

圖 PLAN
3

1



本圖於2012年7月26日擬備，所根據
的資料為攝於2011年10月26日的實地照片
PLAN PREPARED ON 26.7.2012
BASED ON SITE PHOTO TAKEN ON
26.10.2011

實地照片(項目A) SITE PHOTO (ITEM A)

住宅地點
康村路
RESIDENTIAL SITE
HONG TSUEN ROAD

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/12/01

圖 PLAN
4

②



申請處所界線只作識別用
APPLICATION PREMISES BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本圖於2012年7月26日擬備，所根據
的資料為攝於2011年10月26日的實地照片
PLAN PREPARED ON 26.7.2012
BASED ON SITE PHOTO TAKEN ON 26.10.2011

實地照片(項目B) SITE PHOTO (ITEM B)

擬議地點-康健路
(現有對面海樹苗圃)
PROPOSED SITE - HONG KIN ROAD
(EXISTING TUI MIN HOI PLANT NURSERY)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/12/01

圖 PLAN
5

VP1



現在 EXISTING



擬議 PROPOSED

合成照片(項目A) PHOTOMONTAGE (ITEM A)

擬議改劃為「住宅(乙類)4」－ 康村路
PROPOSED REZONE TO
"RESIDENTIAL (GROUP B)4" -
HONG TSUEN ROAD

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/12/01

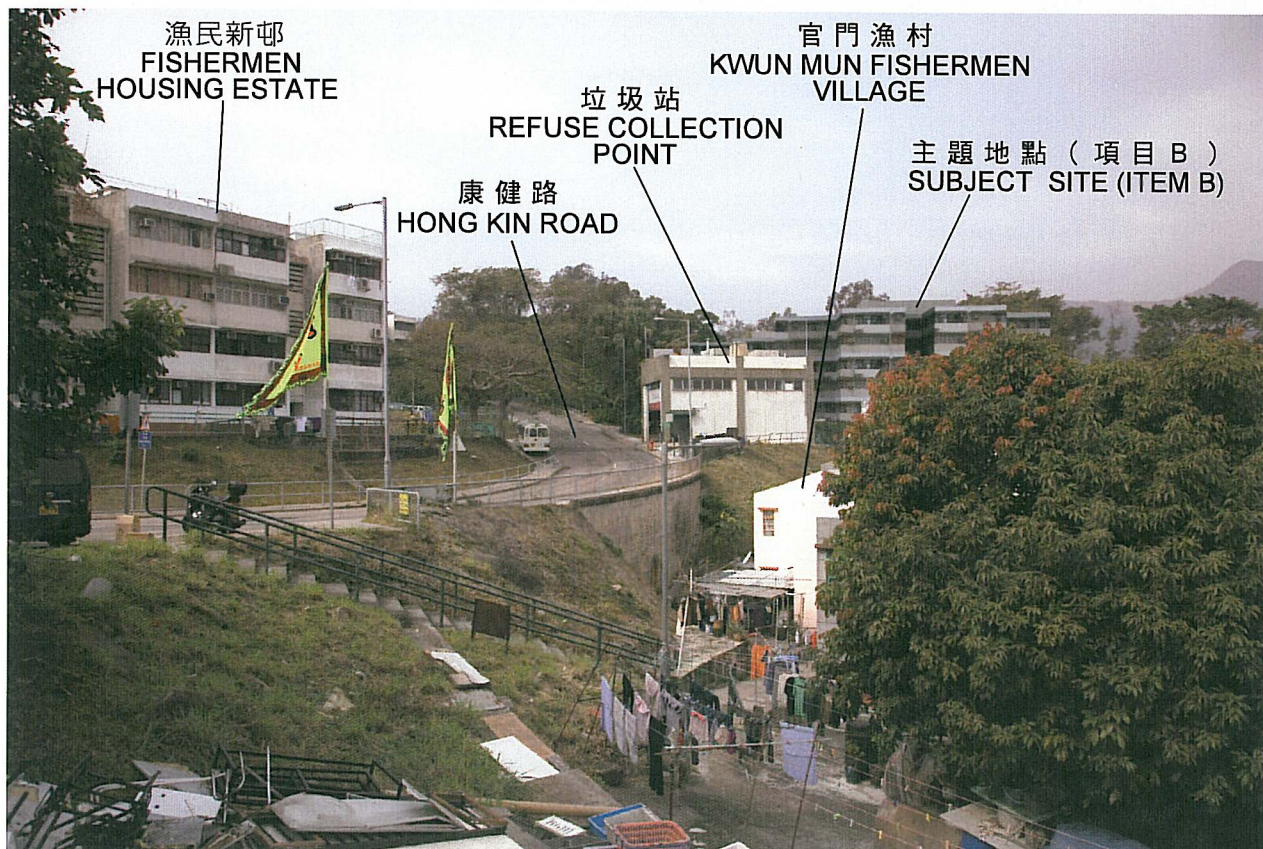
圖 PLAN
6a

本圖於2012年7月26日擬備，所根據
的資料為攝於2012年1月11日的實地照片
PLAN PREPARED ON 26.7.2012
BASED ON SITE PHOTO TAKEN ON 11.1.2012

VP2



現在 EXISTING



擬議 PROPOSED

合成照片(項目 B) PHOTOMONTAGE (ITEM B)

擬議改劃為「住宅(乙類)5」－康健路
PROPOSED REZONE TO
"RESIDENTIAL (GROUP B)5" -
HONG KIN ROAD

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/12/01

圖 PLAN
6b

本圖於2012年7月26日擬備，所根據
的資料為攝於2012年1月11日的實地照片
PLAN PREPARED ON 26.7.2012
BASED ON SITE PHOTO TAKEN ON 11.1.2012



**Agreement No. NTE 2/2011
- Assessment of Chlorine Hazard to the
Proposed Developments at Hong Tsuen
Road and Hong Kin Road, Sai Kung**

Executive Summaries (Report Ref. 293292/10.06/C)

December 2011
Civil Engineering and Development Department

Confidential

ENVIRON

Mott MacDonald
Mott MacDonald

**Agreement No. NTE 2/2011 - Assessment of
Chlorine Hazard to the Proposed Developments
at Hong Tsuen Road and Hong Kin Road, Sai
Kung**

Executive Summaries (Report Ref. 293292/10.06/C)

December 2011

Civil Engineering and Development Department

~~Confidential~~

Issue and revision record

Revision	Date	Originator	Checker	Approver	Description
A	Sep 2011	Various	Mike Cheung	James Kam	First Issue
B	Nov 2011	Various	Mike Cheung	James Kam	Final
C	Dec 2011	Various	Mike Cheung	James Kam	Revised Final

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

Content

Chapter	Title	Page
CONTENTS		
1	Executive Summaries	1

Figure

Figure 1	Location Plan
Figure 2	Individual Risk Contour
Figure 3	Societal Risk Level for Scenario 1 (Baseline)
Figure 4	Societal Risk Level for Scenario 2 (Site A in construction)
Figure 5	Societal Risk Level for Scenario 3 (Site A in operation)
Figure 6	Societal Risk Level for Scenario 4 (Site B in construction)
Figure 7	Societal Risk Level for Scenario 5 (Site B in operation)
Figure 8	Societal Risk Level for Scenario 6 (Site A in construction + Site B in construction)
Figure 9	Societal Risk Level for Scenario 7 (Site A in construction + Site B in operation)
Figure 10	Societal Risk Level for Scenario 8 (Site A in operation + Site B in construction)
Figure 11	Societal Risk Level for Scenario 9 (Site A in operation + Site B in operation)

1 Executive Summaries

1.1.1 Two pieces of Government Land (the Sites), one located at Hong Tsuen Road (Site A) and the other at Hong Kin Road (Site B), Sai Kung, N.T. zoned "Government, Institution or Community" under the approved Sai Kung Town Outline Zoning Plan NO. S/SK-SKT/4 (SKOZP), are proposed to be rezoned to residential use. Site A is with an estimated population of about 1,000 persons while Site B is with an estimated population of about 200 persons. The location plan of the sites is shown on **Figure 1**.

1.1.2 This Study includes a Quantitative Risk Assessment of different scenarios as agreed in the Methodology Report as below:

Scenario	Tentative Year	Hong Tsuen Road (Site A)	Hong Kin Road (Site B)
1 (baseline)	2014	No population	No population
2	2014	Construction population in place	No population
3	2017	Operational population in place	No population
4	2014	No population	Construction population in place
5	2017	No population	Operational population in place
6	2014	Construction population in place	Construction population in place
7	2017	Construction population in place	Operational population in place
8	2017	Operational population in place	Construction population in place
9 (full operation)	2017	Operational population in place	Operational population in place

1.1.3 The assessment has been conducted based on the assessment methodology and the calibrated model (tool after calibration with the result in the report titled "Reassessment of Chlorine Hazard for Eight Existing Water Treatment Works: Hazard Assessment for Pak Kong Water Treatment Works" (referred as HA-PKWTW thereafter)) presented in the Methodology Report, the hazard events and frequencies shown in the Hazard Identification Report, as well as the projected population data for Site A, Site B and surroundings in the Data Report.

1.1.4 According to the individual risk result shown in **Figure 2** based on the latest operational scenario of Pak Kong WTW with improvement work of access road implemented, the individual risk levels at Site A and Site B are between 1E-08 & 1E-09 per year. Both risk levels are lower than the criterion of 1E-05 per year stated in the HKPSG and are considered acceptable.

Confidential

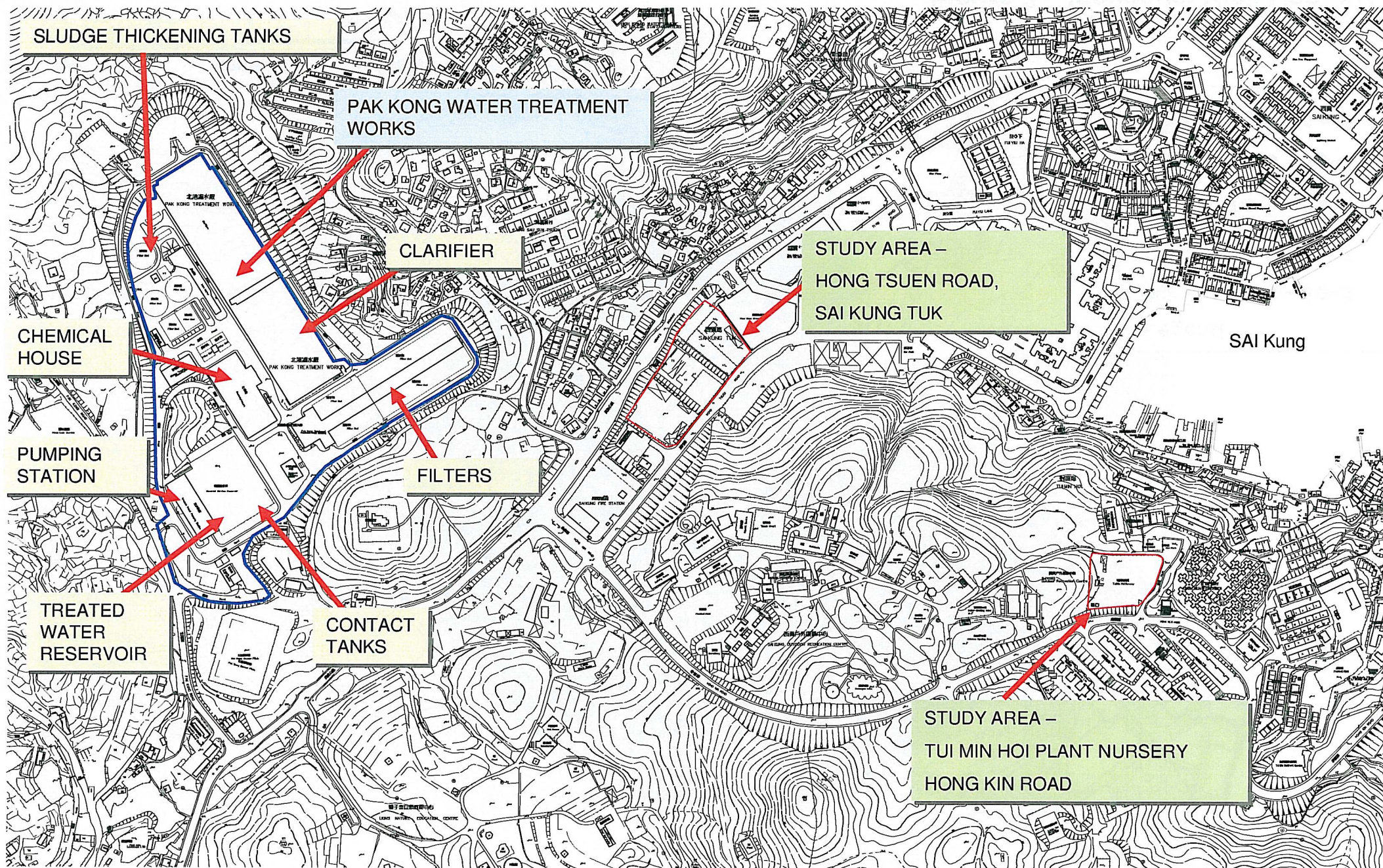
1.1.5 **Figure 3 to Figure 11** shows the societal risk levels of 9 different scenarios. According to the result, societal risk levels for all scenarios taking into account all population in the consultation zone are within acceptable region.

1.1.6 The summary of Potential Loss of Life (PLL) results for each scenario is tabulated below. According to the PLL result, contribution from construction and operation of Site A and Site B ranges from 0.01% to 1.12% of the overall PLL. The contribution of Site A and Site B to the overall risk level is limited and would not result in any significant impact

Scenario (Year)	PLL (background population)	PLL (Site A)	PLL (Site B)	Overall PLL	% of PLL due to Site A & B
1 (2014)	2.102E-05	-	-	2.102E-05	-
2 (2014)	2.102E-05	2.359E-07 (C)	-	2.125E-05	1.11%
3 (2017)	2.172E-05	1.987E-07 (O)	-	2.192E-05	0.91%
4 (2014)	2.102E-05	-	1.064E-09 (C)	2.102E-05	0.01%
5 (2017)	2.172E-05	-	1.647E-09 (O)	2.172E-05	0.01%
6 (2014)	2.102E-05	2.359E-07 (C)	1.064E-09 (C)	2.126E-05	1.12%
7 (2017)	2.172E-05	2.359E-07 (C)	1.647E-09 (O)	2.196E-05	1.08%
8 (2017)	2.172E-05	1.987E-07 (O)	1.064E-09 (C)	2.192E-05	0.91%
9 (2017)	2.172E-05	1.987E-07 (O)	1.647E-09 (O)	2.192E-05	0.91%
Note: (C) – construction phase; (O) – operational phase					

1.1.7 Therefore, it is concluded that the proposed development would not result in unacceptable fatal risk impact with respect to the operation of Pak Kong Water Treatment Works nearby.

Figures



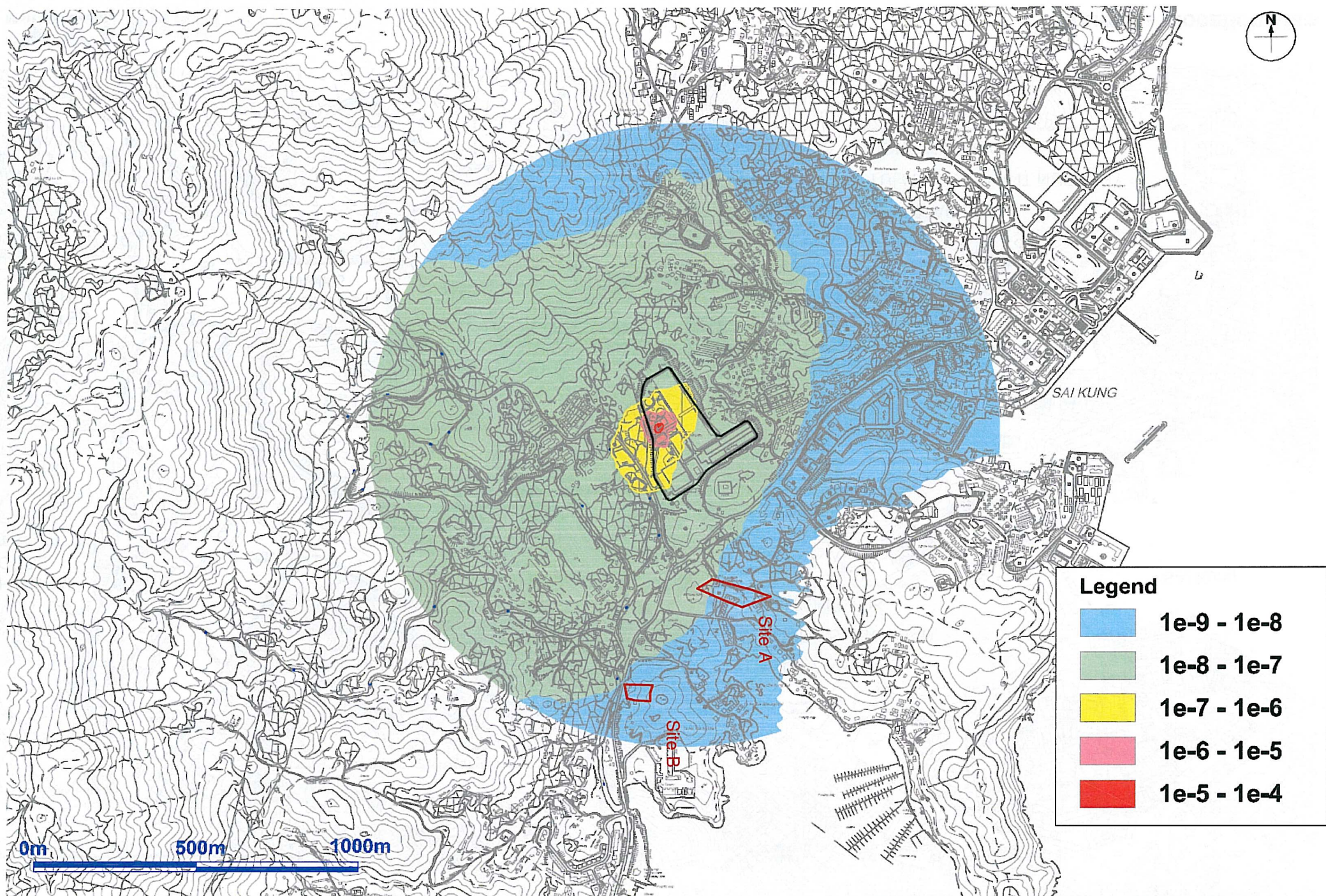
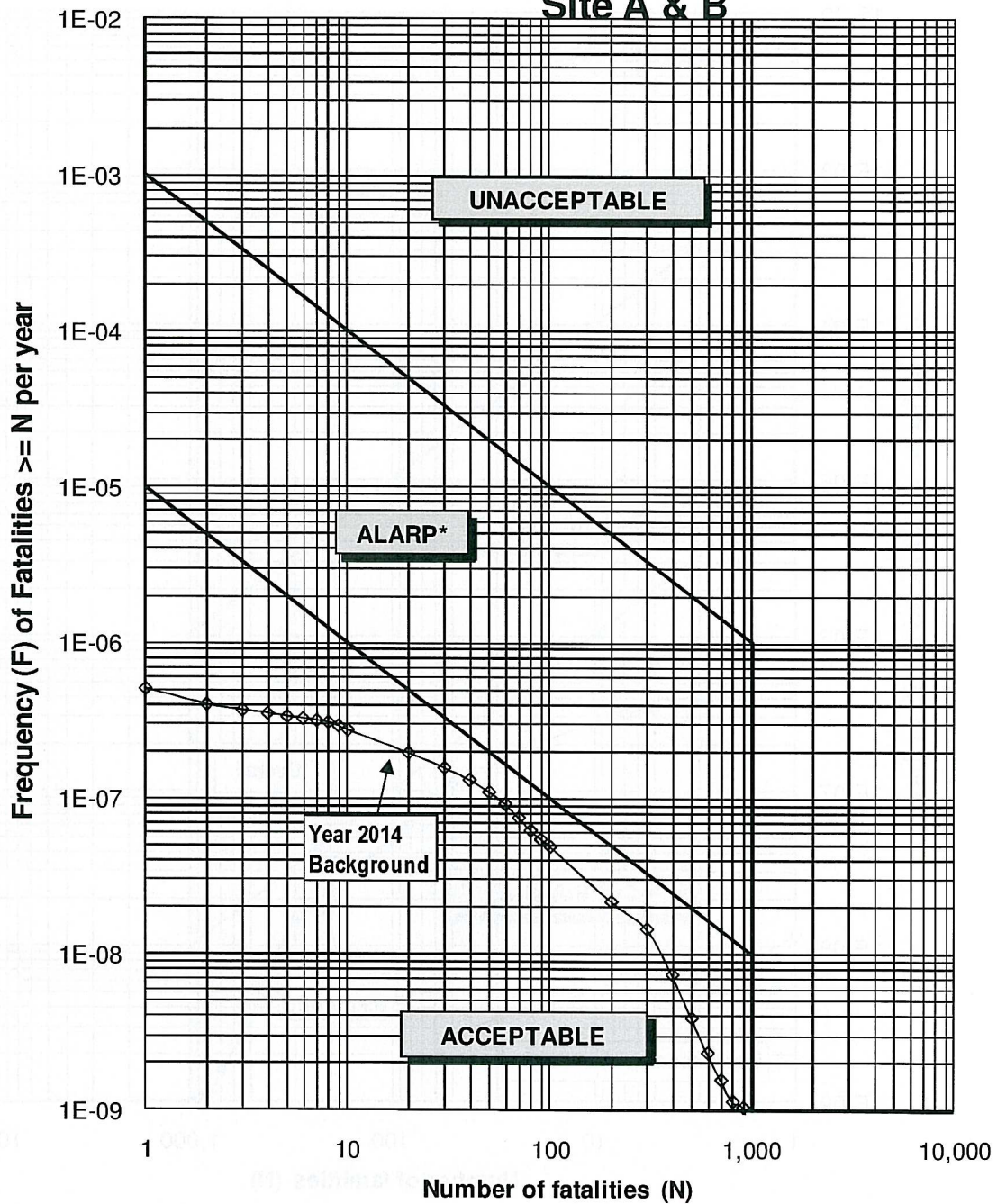


Figure 2 – Individual Risk Contour

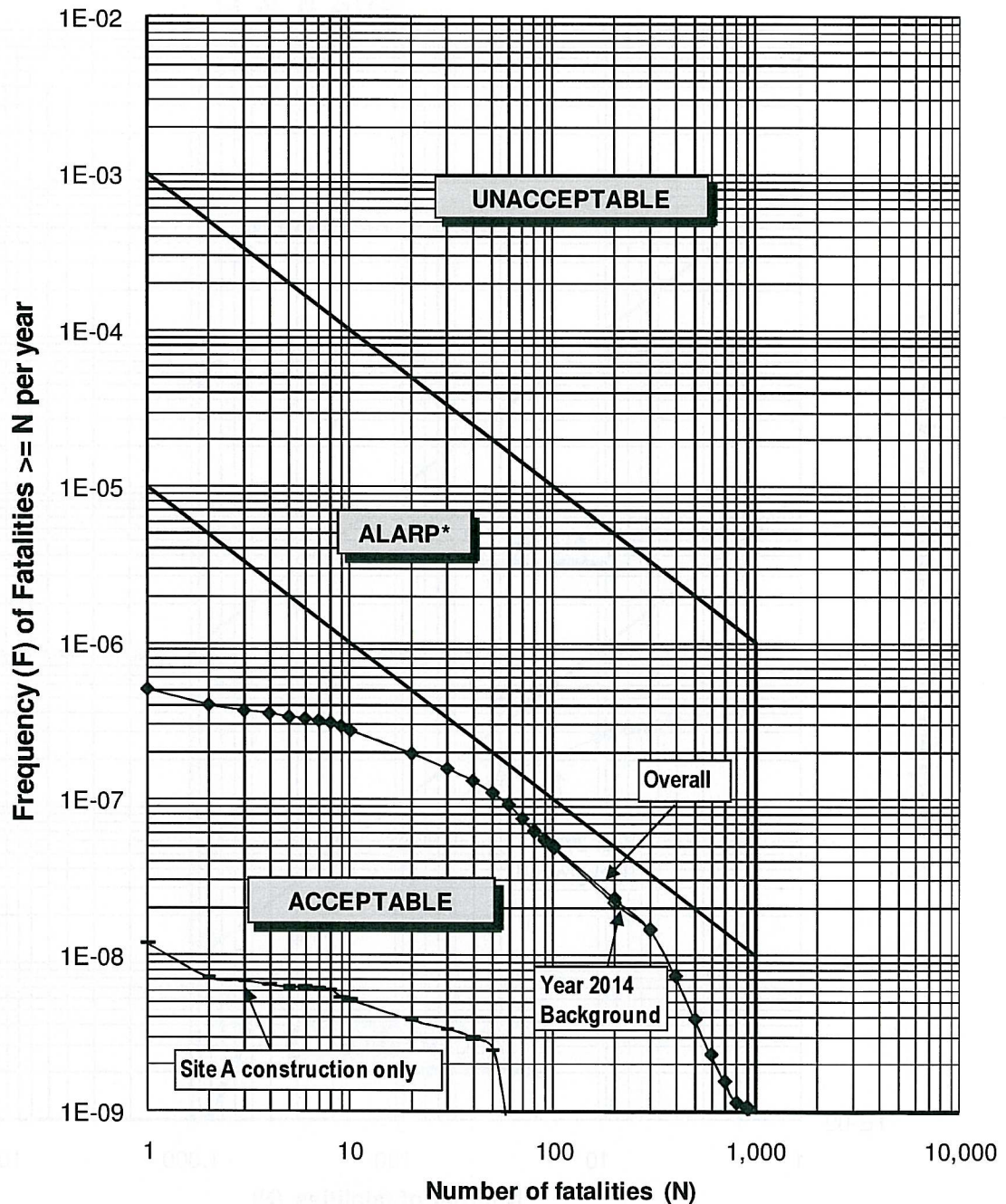
PKWTW - Societal Risk for Scenario 1 **Yr 2014 - No Construction and Operation of** **Site A & B**



* Risk within this region should be reduced to as low as reasonably practicable

Figure 3 – Societal Risk Level for Scenario 1 (2014)

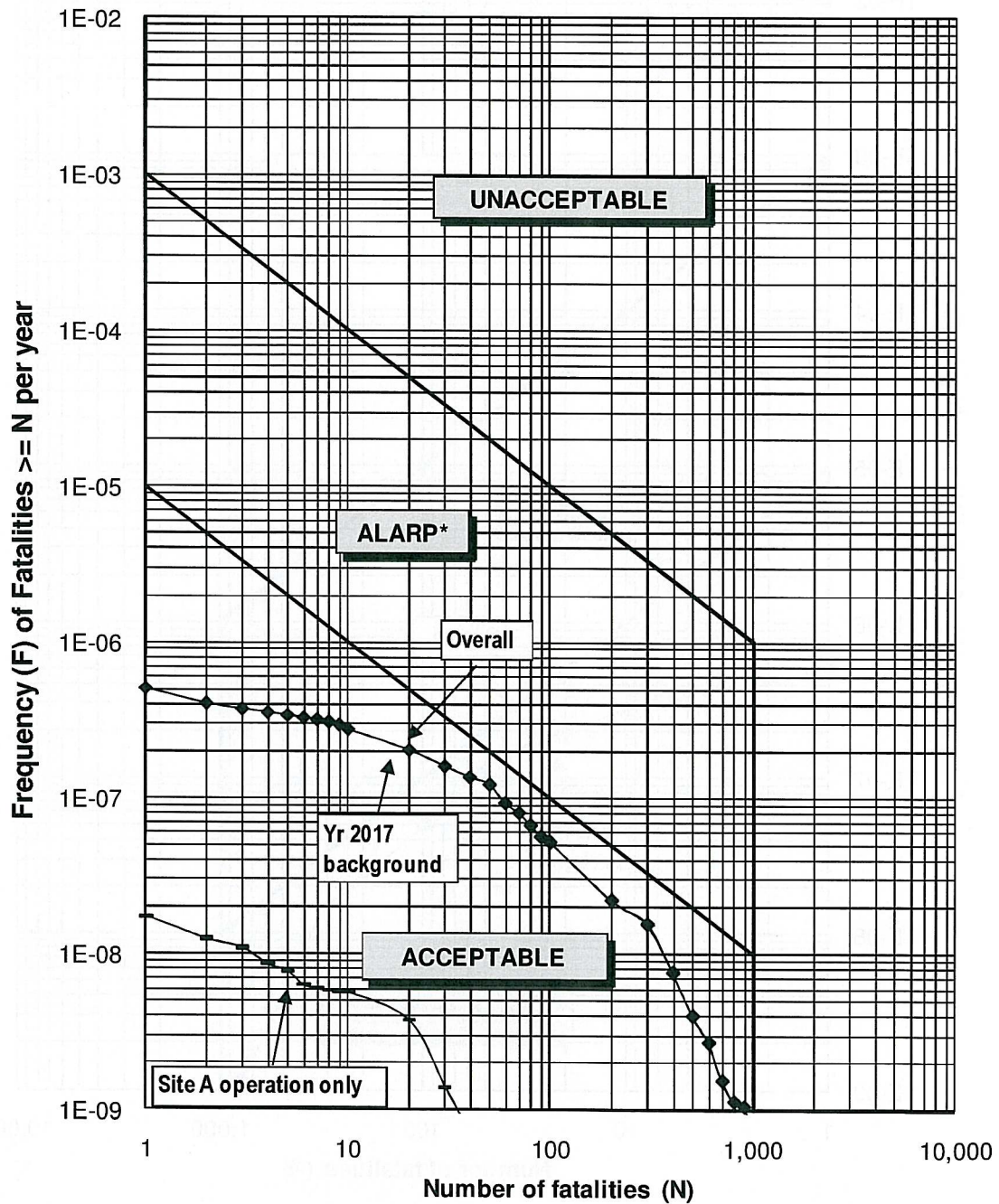
PKWTW - Societal Risk for Scenario 2 Yr 2014 with Construction of Site A



* Risk within this region should be reduced to as low as reasonably practicable

Figure 4 – Societal Risk Level for Scenario 2 (Site A in Construction)

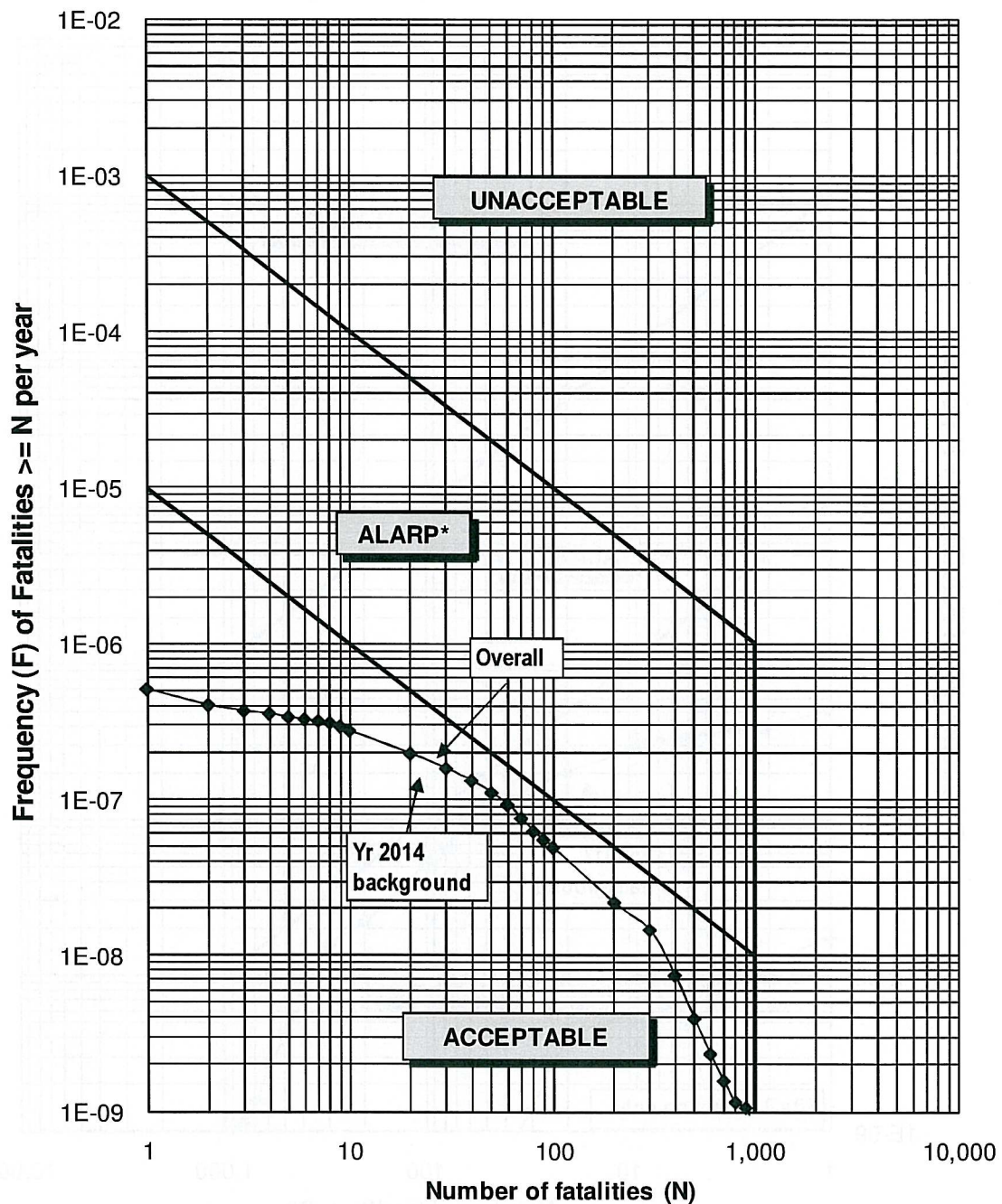
PKWTW - Societal Risk for Scenario 3 Yr 2017 with Operation of Site A



* Risk within this region should be reduced to as low as reasonably practicable

Figure 5 – Societal Risk Level for Scenario 3 (Site A in Operation)

PKWTW - Societal Risk for Scenario 4 Yr 2014 with Construction of Site B

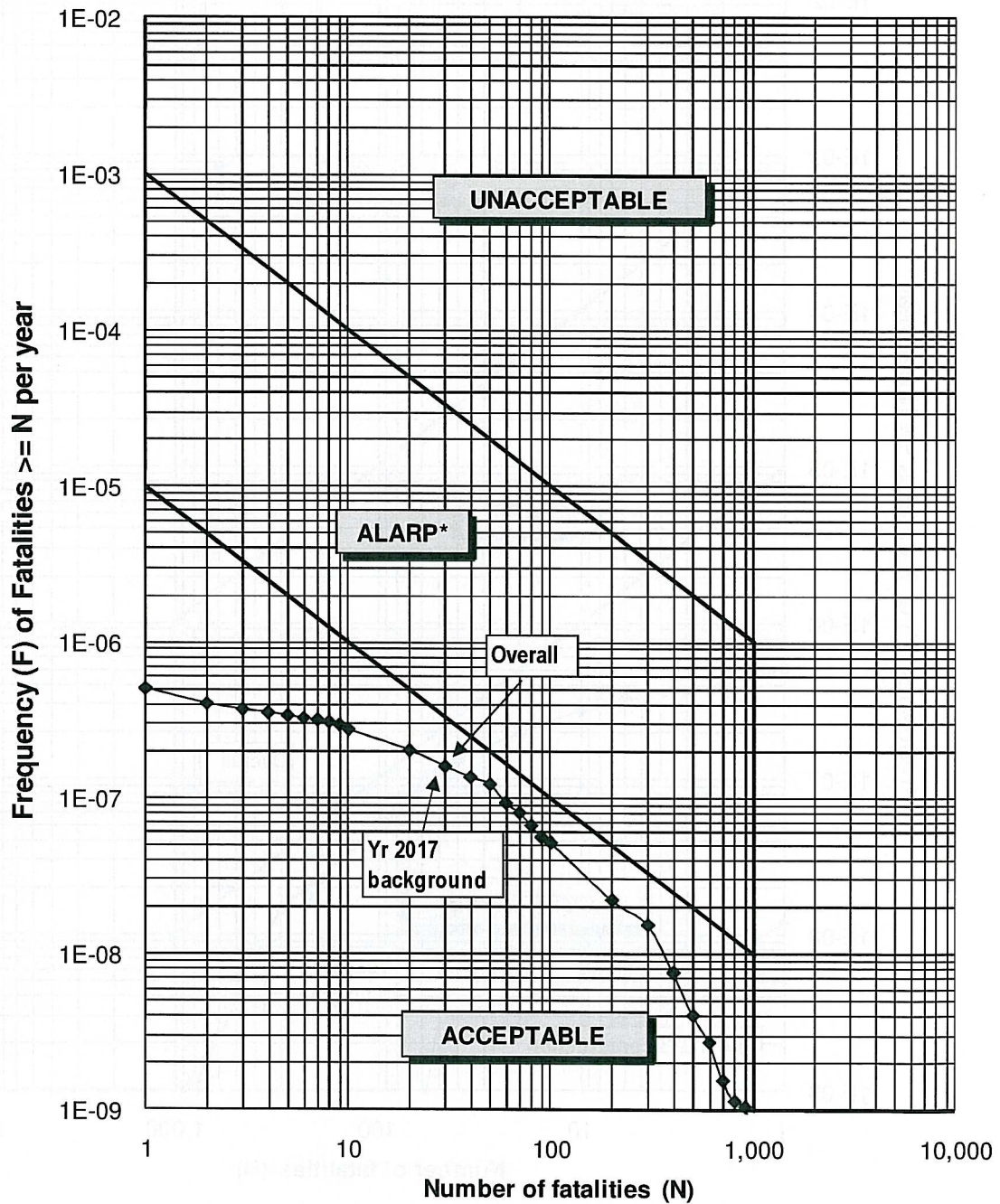


* Risk within this region should be reduced to as low as reasonably practicable

Note: Frequency for "Site B construction only" is below $1E-09$ and therefore not shown here

Figure 6 – Societal Risk Level for Scenario 4 (Site B in Construction)

PKWTW - Societal Risk for Scenario 5 Yr 2017 with Operation of Site B

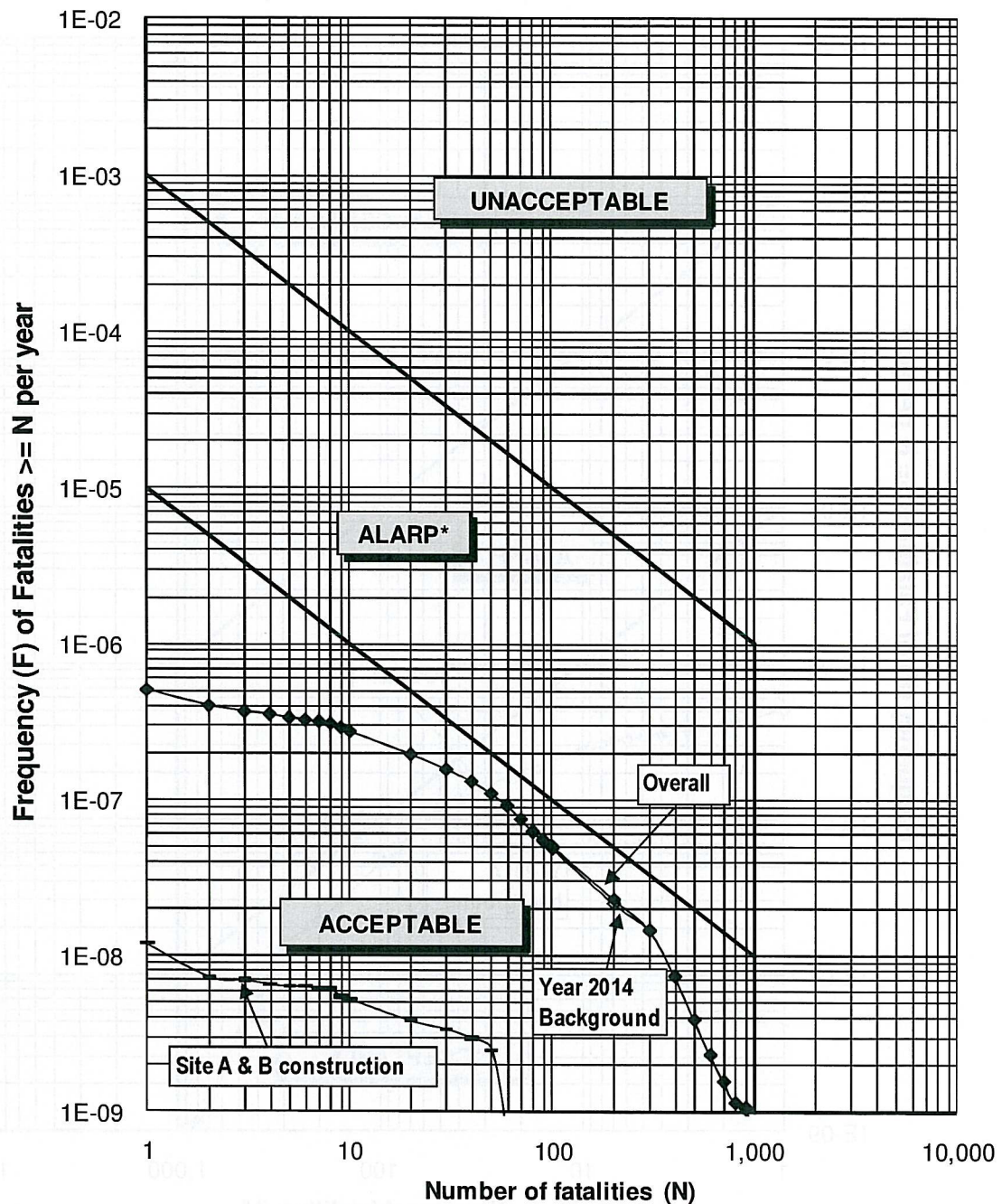


* Risk within this region should be reduced to as low as reasonably practicable

Note: Frequency for "Site B operation only" is below $1E-09$ and therefore not shown here

Figure 7 – Societal Risk Level for Scenario 5 (Site B in Operation)

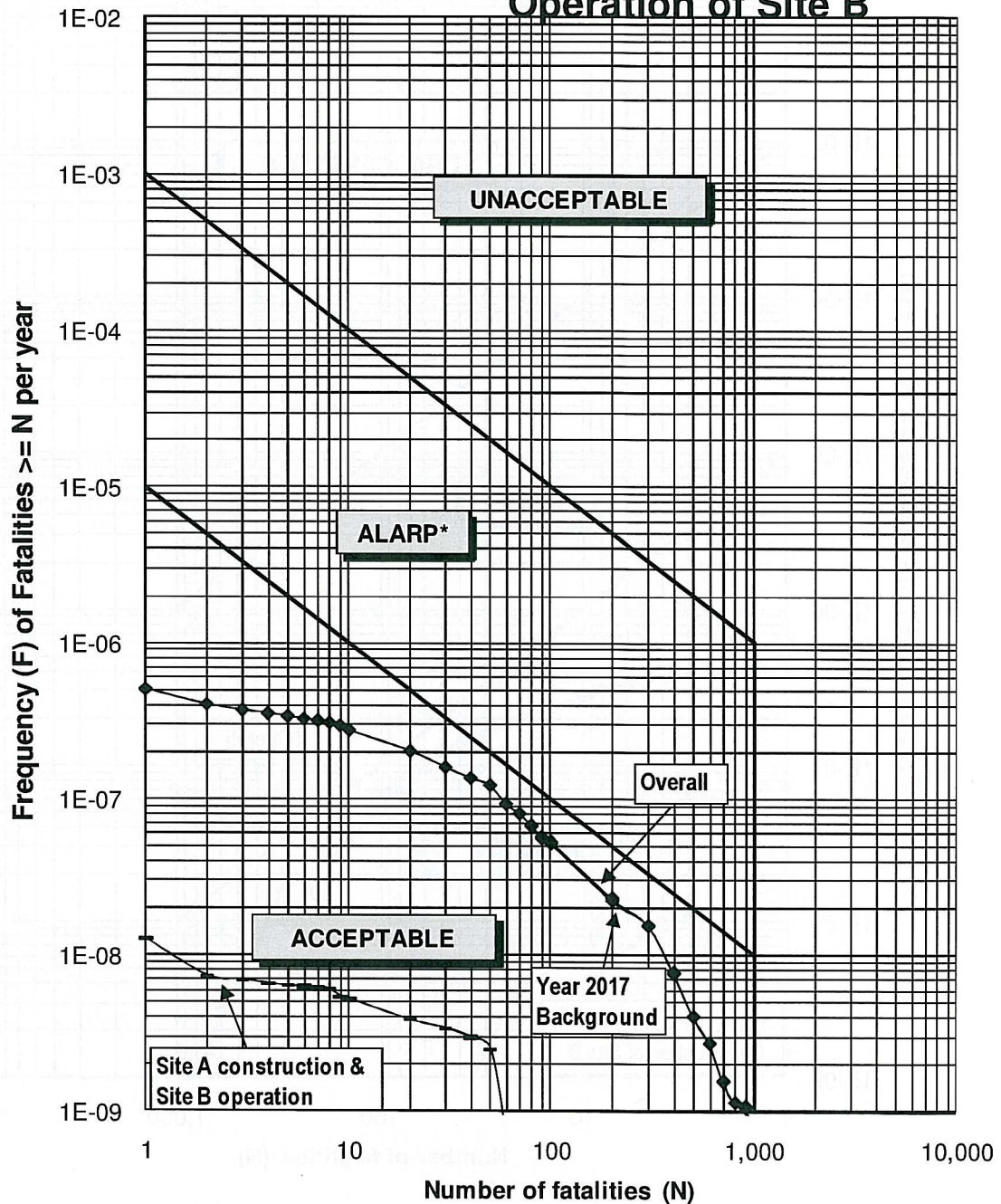
PKWTW - Societal Risk for Scenario 6 Yr 2014 with Construction of Site A & B



* Risk within this region should be reduced to as low as reasonably practicable

**Figure 8 – Societal Risk Level for Scenario 6
(Site A in Construction + Site B in Construction)**

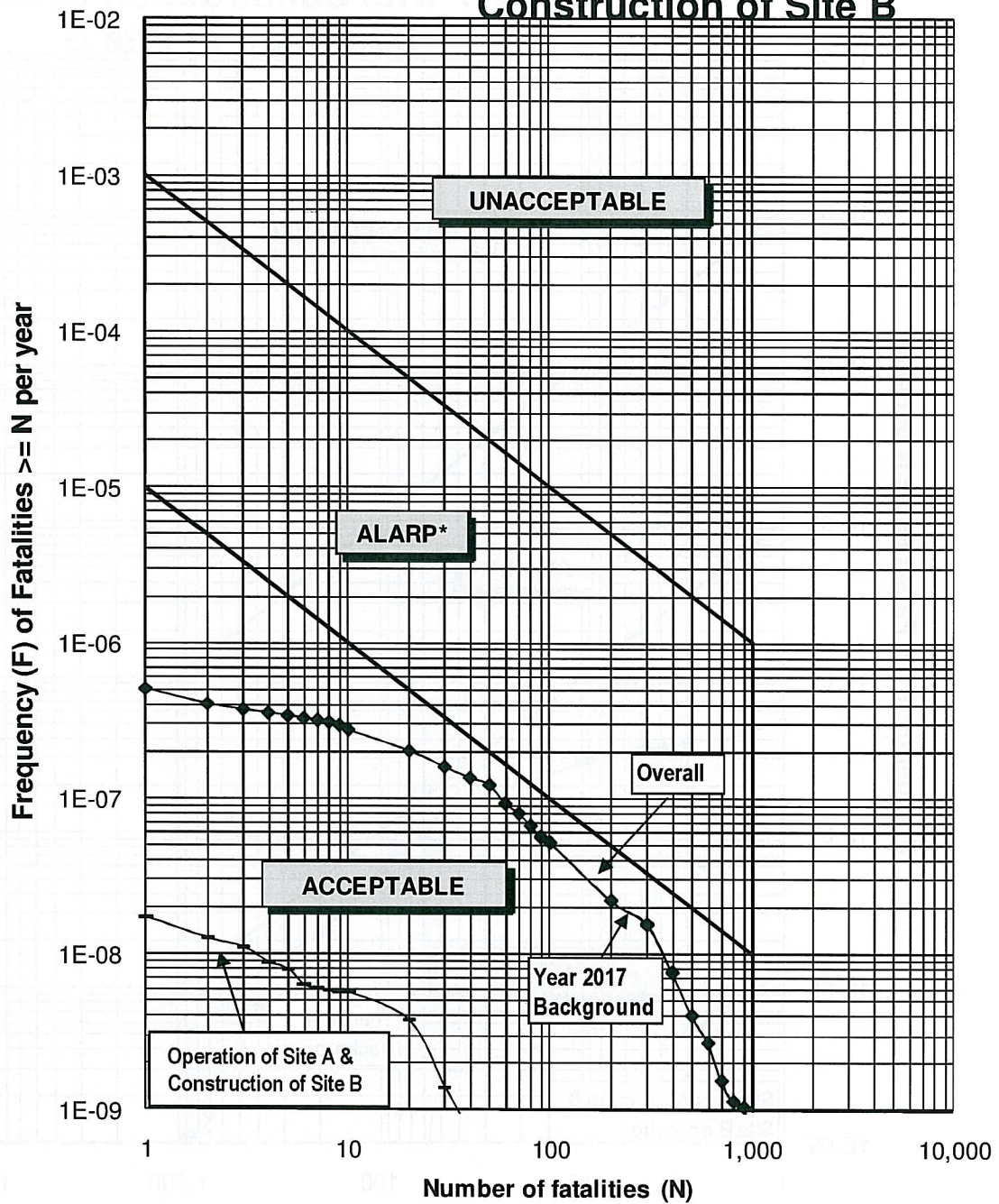
PKWTW - Societal Risk for Scenario 7 Yr 2017 with Construction of Site A & Operation of Site B



* Risk within this region should be reduced to as low as reasonably practicable

**Figure 9 – Societal Risk Level for Scenario 7
(Site A in Construction + Site B in Operation)**

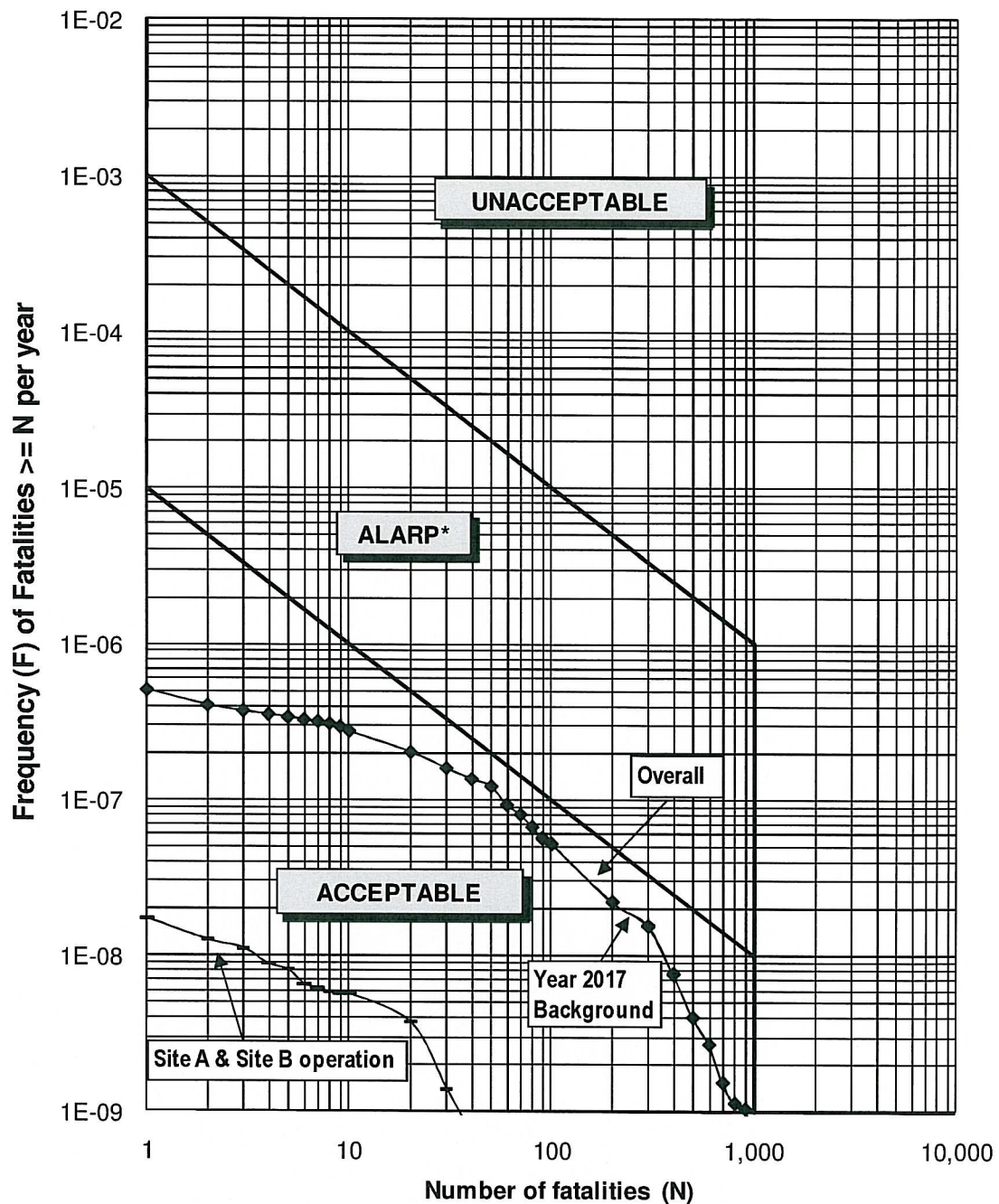
PKWTW - Societal Risk for Scenario 8 Yr 2017 with Operation of Site A & Construction of Site B



* Risk within this region should be reduced to as low as reasonably practicable

**Figure 10 – Societal Risk Level for Scenario 8
(Site A in Operation + Site B in Construction)**

PKWTW - Societal Risk for Scenario 9 Yr 2017 with Operation of Site A & B



* Risk within this region should be reduced to as low as reasonably practicable

**Figure 11 – Societal Risk Level for Scenario 9
(Site A in Operation + Site B in Operation)**