

# TOWN PLANNING BOARD

TPB Paper No. 11019

For Consideration by  
the Town Planning Board on 12.9.2025

DRAFT SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/21  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H9/21-R1 AND R2

**DRAFT SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/21  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H9/21-R1 AND R2**

Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/H9/21-) Total: 2
<p><b><u>Amendments to the Plan (Plan H-1)</u></b></p> <p><b><u>Item A</u></b> Rezoning of a site occupied by the Former Shau Kei Wan Market (SKWM) Building and the SKWM Building Sitting-out Area (SOA) from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)7” (“R(A)7”) with stipulation of building height restriction (BHR).</p> <p><b><u>Item B</u></b> Rezoning of a site occupied by the Kam Wah Street Rest Garden from “G/IC” to “Open Space” (“O”).</p>	<p><b><u>Support Item A &amp; Item B (1)</u></b> <b>R1:</b> Individual</p> <p><b><u>Support Item B but Oppose Item A (1)</u></b> <b>R2:</b> Individual</p>

Note: The names of the representers are attached at **Annex III**. Soft copy of the submissions is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at [https://www.tpb.gov.hk/en/plan\\_making/S\\_H9\\_21.html](https://www.tpb.gov.hk/en/plan_making/S_H9_21.html) and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

## **1. Introduction**

- 1.1 On 23.5.2025, the draft Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/21 (the Plan) at **Annex I**, together with the Notes and Explanatory Statement (ES)<sup>1</sup>, were exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments to the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, two valid representations were received. On 8.8.2025, the Board agreed to consider all the representations collectively in one group.
- 1.3 This Paper is to provide the Board with information for consideration of the representations. The list of representers is at **Annex III**. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

<sup>1</sup> The Notes and ES are available at the Board’s website at [https://www.tpb.gov.hk/en/plan\\_making/S\\_H9\\_21.html](https://www.tpb.gov.hk/en/plan_making/S_H9_21.html).

## 2. **Background**

### *Item A – Rezoning of the Site at the Former SKWM Building and the SKWM Building SOA for Private Residential Development (about 1,490m<sup>2</sup>)*

- 2.1 Increasing land supply through a multi-pronged approach to support housing and other development needs has been a key policy direction of the Government. In pursuit of this policy initiative, the Government has been carrying out various land use reviews on an on-going basis, including reviews on the Government land currently vacant, under Short Term Tenancies or different short-term government uses, and on sites reserved for Government, Institution and Community (GIC) uses but without concrete development plan or sites used for various government purposes which are no longer required or could be relocated, with a view to identifying suitable sites for conversion to residential use. The Former SKWM Building, located at Shau Kei Wan Main Street East and closed since 2018 due to the low occupancy rate and patronage, along with the adjacent SKWM Building SOA (**Plan H-1**), has been identified as having potential for private residential development. Preliminary technical assessments have been conducted and they indicated that there will be no insurmountable technical problems of the proposed development with regards to traffic and transport, noise, air quality, visual, landscape, and other infrastructural aspects.
- 2.2 To facilitate the proposal, the Item A site has been rezoned from “G/IC” to “R(A)7”, subject to a maximum domestic plot ratio (PR) of 8 for Class A site, 9 for Class B site and 10 for Class C site, or a maximum non-domestic PR of 15 and a BHR of 120mPD as stipulated on the OZP.

### *Item B – Reflecting the As-built Condition of Kam Wah Street Rest Garden (about 101m<sup>2</sup>)*

- 2.3 The amendment includes the rezoning of a site currently occupied by part of the Kam Wah Street Rest Garden to the immediate west of Shing Wong Temple (**Plan H-1**) from “G/IC” to “O” to reflect the as-built condition and align with its Government Land Allocation (GLA) boundary.

### *Amendments to the Notes of the OZP*

- 2.4 In relation to the above amendment Item A, the Notes of the “R(A)” zone has been revised to incorporate the development restrictions for the new “R(A)7” sub-zone as mentioned in paragraph 2.2 above. Any floor space constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded in determining the maximum PR for the “R(A)7” sub-zone.

### *The Draft OZP*

- 2.5 On 25.5.2025, the Metro Planning Committee (MPC) agreed that the above amendments to the approved Shau Kei Wan OZP No. S/H9/20 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant MPC Paper No. 2/25 is available at the Board’s website<sup>2</sup> and the extract of the minutes of the MPC meeting is at **Annex IV**. The draft Shau Kei Wan OZP No. S/H9/21 was then gazetted on 23.5.2025.

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<sup>2</sup> The MPC Paper No. 2/25 and the attachments are available at the Board’s website at [https://www.tpb.gov.hk/en/meetings/MPC/Agenda/764\\_mpc\\_agenda.html](https://www.tpb.gov.hk/en/meetings/MPC/Agenda/764_mpc_agenda.html)

### 3. Local Consultation

#### *Prior to Submission of the Proposed Amendments to the MPC*

- 3.1 On 11.3.2025, PlanD consulted the District Facilities and Works Committee (DFWC) of the Eastern District Council (EDC) on the proposed amendments to the OZP. In general, DFWC members had no objection to Items A and B. However, for Item A, while Members acknowledged the development needs of the site, they expressed concerns about the provision of public or community facilities that would benefit the local community within the proposed development. They urged the Government to consider incorporating such facilities on the site and made some suggestions including multi-purpose room(s) for table tennis facilities; meeting venues for incorporated owners in the neighbourhood; facilities for the elderly; a public dental clinic; a public vehicle park; and exhibition space to promote intangible cultural heritage in Shau Kei Wan, such as the Tam Kung Festival and dragon boat racing. Their views and comments have been incorporated into the MPC Paper No. 2/25 mentioned in paragraph 2.5 above and the extract of minutes of the DFWC of EDC meeting is enclosed at **Annex V**.

#### *Upon Gazettal of the Draft OZP*

- 3.2 Upon gazettal of the draft OZP on 23.5.2025, EDC members were notified that members of the public could submit representations on the amendments in writing to the Secretary of the Board during the statutory exhibition period. A representation (**R1**) from an EDC member, expressing her support to Items A and B and suggesting provision of a public dental clinic at Item A site, was received.

### 4. The Representation Sites and Their Surrounding Areas

- 4.1 The representation sites have the following characteristics:

#### *Item A (Plans H-1 to H-3 and H-4a)*

- 4.1.1 The Item A site (about 1,490m<sup>2</sup>), comprising solely government land and abutting Shau Kei Wan Main Street East on its western boundary, is currently occupied by the Former SKWM Building and the SKWM Building SOA<sup>3</sup>. The Former SKWM Building (**Photo 1 on Plan H-4a**), constructed in 1972, is a four-storey structure. The first and second floors, previously used as a market, are now vacant, while the third and roof floors are currently utilized by the Leisure and Cultural Services Department for table tennis facilities (**Photo 3 on Plan H-4b**) and a children's playground (**Photo 4 on Plan H-4b**) respectively.
- 4.1.2 The Item A site enjoys excellent connectivity to public transport, with Shau Kei Wan MTR Station (**Plan H-2**) located about 120m to the northwest, Shau Kei Wan Tram Terminus (**Plan H-2**) about 30m to the southwest, Shau Kei Wan Bus Terminus (**Plan H-5**) approximately 200m to the west, and several bus/ minibus stops conveniently located within a 150m radius.
- 4.1.3 The surrounding areas of the Item A site are predominantly residential developments, intermixed with various GIC facilities and open spaces. To

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<sup>3</sup> The SOA is currently hard-paved with planters, and does not install with benches or recreational facilities.

its immediate east, northeast and southeast lies the Hong Kong Housing Society's Ming Wah Dai Ha public rental housing estate, which is currently undergoing phased redevelopment and is zoned "Comprehensive Development Area" ("CDA"). To the north, south and west are a mix of old and new residential clusters zoned "R(A)" and "R(A)2". These residential developments are subject to BHRs of 100mPD and 120mPD, which increase progressively from the waterfront in the north to the inland areas in the south (**Plan H-5**). To the immediate south are the Shing Wong Temple (a Grade 3 historic building) and the Kam Wah Street Rest Garden. To the further south across Kam Wa Street is a refuse collection point and a public toilet, both zoned "G/IC" with a BHR of 3 storeys. The lower floors of the residential developments along Shau Kei Wan Main Street East, Kam Wa Street and Mong Lung Street, to the north and west of the site, are occupied by commercial uses such as shops and eating places.

- 4.1.4 Having considered (i) the high-rise and high-density residential neighbourhood surrounding the site; (ii) the excellent accessibility to public transport networks; and (iii) the availability of community and retail facilities in the neighbourhood, the Item A site is considered suitable for high-rise and high-density residential development. Therefore, it is zoned "R(A)7" on the OZP. The major development parameters of the Item A site are summarised as follows:

Site Area	About 1,490m <sup>2</sup>
Development Area (excluding the existing footpath at Shau Kei Wan Main Street East)	About 1,450m <sup>2</sup> (i) (ii)
Maximum PR	Domestic PR of 8 for Class A site, 9 for Class B site and 10 for Class C site <sup>(iii)</sup> , or Non-domestic PR of 15 <sup>(iv)</sup>
Maximum Building Height (BH)	120mPD <sup>(v)</sup>
No. of Block	1 <sup>(vi)</sup>
Estimated No. of Flats	About 200 <sup>(vi)</sup>
Estimated Population	About 520 <sup>(vi)</sup>
Assumed Average Flat Size	60m <sup>2</sup> <sup>(vi)</sup>

Notes:

- (i) The development area is subject to subsequent detailed site survey.
- (ii) The total gross floor area (GFA) will be calculated based on the development area.
- (iii) The definition of Class A, Class B and Class C sites shall be in accordance with the Building (Planning) Regulations.
- (iv) Provision of public/ community facilities within the site is being considered among relevant bureaux/ departments (B/Ds). The public/ community facilities, if any, are exempted from PR calculation under the OZP.
- (v) The BHR has taken into account the flexibility for architectural design, possible accommodation of permitted commercial facilities (shop and services/ eating places), public/ community facilities and aboveground carpark, interface issue with Shing Wong Temple, and adoption of the Modular Integrated Construction.
- (vi) Subject to change at detailed design stage, 2.6 persons per occupied flat is assumed for estimating the population.

**Item B (Plans H-1 to H-3 and H-4b)**

4.1.5 The Item B site (about 101m<sup>2</sup>), located immediately west of Shing Wong Temple, is zoned “O” to reflect the as-built condition of Kam Wah Street Rest Garden and align with its GLA boundary.

**4.2 Planning Intentions**

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) the “R(A)7” zone under Item A 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.
- (b) the “O” zone under Item B 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.

**5. The Representations**

**5.1 Subject of Representations**

5.1.1 During the two-month exhibition period, two valid representations were received, including one submitted by an EDC member (**R1**) supporting both Items A and B, and one submitted by an individual (**R2**) supporting Item B but opposing Item A.

5.1.2 The major grounds/ views of the representations and PlanD’s responses, in consultation with the relevant government bureaux/ departments (B/Ds), are summarised in paragraphs 5.2 and 5.3 below.

**5.2 Supportive Representations**

**5.2.1 Item A**

Major Ground(s)/ View(s)/ Suggestion(s)	Representation No.
(1) Item A is supported as the SKWM has been vacant for several years <sup>4</sup> , and its redevelopment would allow for better utilisation of land resources.	R1
(2) It is recommended that the Item A site includes a public dental clinic as part of the residential development.	
Responses	
(a) The supportive grounds or views are noted.	

<sup>4</sup> The Former SKWM Building was closed in 2018 due to the low occupancy rate and patronage.

In response to (2):

- (b) According to the Department of Health (DH), the Government attaches great importance to the oral health of its citizens. In response to the Working Group on Oral Health and Dental Care's recommendations that the Government transformed the current oral health and dental care system's tendency from being treatment-oriented to one that emphasises prevention, early identification, and timely intervention, the Government has formulated an oral health policy. Among others, the Government will adopt strategies of developing community-wide preventive primary oral health care, and providing essential dental services targeting underprivileged groups, in developing the oral health and dental care system. The essential dental services targeting underprivileged groups will focus on the provision of essential dental services, including both preventive and curative oral health and dental care services, through public services or subsidised models to underprivileged groups who have difficulties in accessing dental care services, including those with financial difficulties, persons with disabilities or special needs, and high-risk groups.
- (c) Targeting underprivileged groups with financial difficulties, the Community Dental Support Programme (CDSP) was launched by the DH on 26.5.2025 to provide government-subsidised dental services in collaboration with non-governmental organisations (NGOs). 32 NGOs are participating in the CDSP, providing about 80 dental service points covering all the 18 districts in Hong Kong, including six service points in the Eastern District.
- (d) DH has no plans to reserve the Item A site for constructing a facility in the Eastern District to provide public dental services. However, the feasibility of incorporating other suitable public facilities will be considered by the Government, taking into account the relatively small size of the site and the potential impact on the future development.

### 5.2.2 Item B

R1 and R2 support Item B without providing any grounds or views.

## 5.3 Opposing Representation

### 5.3.1 Item A

- (i) Provision of GIC Facilities

Major Ground(s)/ View(s)	Representation No.
(1) The rezoning of the site from "G/IC" to "R(A)7" would deprive the public of much-needed community facilities.	<b>R2</b>
(2) There is an urgent need for additional GIC facilities in the district. Compared to the last OZP	

<p>amendment in 2024<sup>5</sup>, there are increasing deficits in the provision of various GIC facilities, including Child Care Centres, Community Care Services Facilities, Residential Care Homes for the Elderly, Pre-school Rehabilitation Services, Day Rehabilitation Services, and Residential Care Services.</p>	
<p>(3) The table showing the provision of open space and major GIC facilities in Attachment VII of the MPC Paper No. 2/25<sup>2</sup> incorrectly indicates no shortfall in the provision of sports centres in the Shau Kei Wan Planning Scheme Area. For the planned population, the planned provision should include two sports centres.</p>	
<p>(4) The existing recreational facilities at the Former SKWM Building (i.e. table tennis facilities on the 3/F and children's playground on the R/F) will be removed.</p>	
<p><b>Responses</b></p>	
<p>In response to (1) and (2):</p> <p>(a) The site is located on Shau Kei Wan Main Street East, a prime urban location near the MTR Shau Kei Wan Station and Shau Kei Wan Bus Terminus, offering excellent transport links. The area is well supported by community facilities and infrastructure. The residential development at the site is compatible with the surrounding neighbourhood, which primarily consists of medium- to high-rise residential buildings.</p> <p>(b) PlanD has consulted the relevant B/Ds regarding the development plan for the Item A site. The Food and Environmental Hygiene Department has confirmed that there is no need for the reprovisioning of the public market. Other relevant B/Ds have also confirmed that there is no need to reserve the site for other GIC uses, and they have expressed no objections or negative views regarding the proposed rezoning for private residential development.</p> <p>(c) According to the provision standards under the Hong Kong Planning Standards and Guidelines (HKPSG), there would be shortfalls in the provision of hospital beds, a sports centre, a sports ground/ sport complex, child care centres, community care services facilities, residential care homes for the elderly, day rehabilitation services, and residential care services in the Eastern DC District (<b>Annex VI</b>)<sup>6</sup>. However, in the Shau Kei Wan Planning Scheme Area (<b>Annex VII</b>), while there are similar shortfalls in</p>	

<sup>5</sup> The attachments of the TPB Paper No. 10950 are available at the Board's website at: [https://www.tpb.gov.hk/en/uploads/TPB/general/R\\_S\\_H9\\_19\\_Appendix.pdf](https://www.tpb.gov.hk/en/uploads/TPB/general/R_S_H9_19_Appendix.pdf)

<sup>6</sup> In assessing the provision of GIC facilities and open space, the existing and planned provision in private developments, planned GIC facilities and open space without concrete implementation programme, and about 5% of domestic GFA reserved for social welfare facilities in planned public housing development projects have not been taken into account.



childcare, elderly and rehabilitation facilities, the requirements for sports centre and sports ground/ sport complex could be met.

- (d) Provision of GIC facilities would be carefully planned/ reviewed by relevant government B/Ds. Given the size of the Item A site (about 1,490m<sup>2</sup>), it will not be suitable to accommodate a standard sports centre (requiring a site area of 0.6 ha) or a sports ground/ sport complex (requiring a site area of 3 ha) as per the HKPSG. Regarding the provision for hospital beds, the Health Bureau adopts a wider spatial context/ cluster in the assessment.
- (e) Childcare, elderly and rehabilitation facilities are largely premises-based and the standards set for these facilities under HKPSG are long-term goals<sup>7</sup>. The Social Welfare Department has been adopting a multi-pronged approach to increase provision for various social welfare services through planned projects in the district or in the wider Hong Kong Island cluster to address the community demand. For example, some facilities will be provided at the Ming Wah Dai Ha redevelopment, the planned public housing developments at A Kung Ngam Village and at Shan Pin Terrace, and the redevelopment of the Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre. Indeed, the Government has been systematically implementing a policy requiring equivalent to 5% of the domestic GFA to be allocated for social welfare facilities in new public housing developments. Moreover, if initiated by and subject to policy support from the concerned government B/Ds, PlanD would assist in conducting site search to identify suitable sites for the required facilities. In any event, PlanD would continue to liaise with relevant government B/Ds to facilitate the provision of GIC facilities in future development/ redevelopment when opportunities arise.
- (f) The Government will consider the feasibility of incorporating appropriate public facilities within the Item A site, taking into account the relatively small size of the site and the potential impact on the future development.

In response to (3):

- (g) According to the provision standard of the HKPSG, one sports centre should be provided for 50,000 to 65,000 persons. Thus, there would be a shortfall of one sports centre in the Eastern District (**Annex VI**). Meanwhile, the planned resident population of the Shau Kei Wan Planning Scheme Area is about 122,500 and there is an existing sports centre, namely the Sai Wan Ho Sports Centre within the Planning Scheme Area. Therefore, there is no shortfall of sports centre in this Planning Scheme Area (**Annex VII**).

In response to (4):

- (h) There is currently a sports centre within the Shau Kei Wan Planning Scheme Area that provides table tennis facilities for public enjoyment. As

<sup>7</sup> The population-based planning standards for child care, elderly and rehabilitation facilities/ services were reinstated in HKPSG between 2018 and 2022 respectively, and they reflect the long-term targets towards which these facilities would be adjusted progressively.

mentioned in response (f) in paragraph 5.3.1 above, the Government will consider the feasibility of incorporating public facilities into the site, including the provision of table tennis facilities, taking into account the relatively small size of the site and the potential impact on the future development.

(ii) Visual and Air Ventilation Impacts

Major Ground(s)/ View(s)	Representation No.
The proposed development with a BHR of 120mPD would induce significant adverse air ventilation and visual impacts, particularly from the viewing point at the Shau Kei Wan Tram Terminus.	<b>R2</b>
Responses	
<p>(a) The surrounding areas of the Item A site are predominantly residential developments, intermixed with various GIC facilities and open spaces. These residential developments within “R(A)”, “R(A)2” and “CDA” zones are subject to BHRs of 100mPD and 120mPD, which increase progressively from the waterfront in the north to the inland areas in the south (<b>Plan H-5</b>). The proposed development forms part of the existing high-rise and high-density residential neighbourhood and its proposed scale is considered not incompatible with the surrounding residential neighbourhood in Shau Kei Wan. A Visual Appraisal (VA) was conducted (<b>Attachment V of MPC Paper No. 2/25<sup>2</sup></b>) to assess the potential visual impact arising from the proposed development. According to the VA, the potential visual impact of the proposed development at the site on surrounding visual sensitive receivers primarily ranges from “negligible” to “slightly adverse” (<b>Drawings H-1a to H-1g</b>). Only one viewpoint (VP) from the Shau Kei Wan Tram Terminus (Viewpoint 4) is rated “moderately adverse” (<b>Drawing H-1d</b>), mainly due to its close proximity to Item A site, which causes visual obstruction to the existing open sky view and the building gap between Ming Wai Dai Ha Phases 2 and 3 redevelopment. The Chief Town Planner/Urban Design &amp; Landscape, Planning Department (CTP/UD&amp;L, PlanD) and the Chief Architect/3, Architectural Services Department (CA/3, ArchSD) have no adverse comments on the VA and the rezoning proposal.</p> <p>(b) The Item A site does not fall within any category requiring an air ventilation assessment (AVA) according to the Joint Housing, Planning and Lands Bureau (HPLB) and Environment, Transport and Works Bureau (ETWB) Technical Circular No. 1/06. Moreover, based on the AVA (Expert Evaluation) conducted for the Shau Kei Wan OZP in 2008, the site does not fall within any identified air path or breezeway. Regarding the localised impact on micro-climate, relevant design measures, such as building setback, building separation, and site coverage of greenery, under the Sustainable Building Design Guidelines should be complied with in the detailed design stage, and such requirements, subject to approval from appropriate authority and requirements from relevant departments, would be included in the lease conditions of this land sale site.</p>	

(iii) Potential Interface Issue with Shing Wong Temple

Major Ground(s)/ View(s)	Representation No.
The site is not suitable for residential development due to interface issues with Shing Wong Temple located immediately to the south. Instead, it should be developed as a GIC complex, as GIC services operate during specific times of the day and can be appropriately situated in the southern area of the site.	R2
<b>Responses</b>	
<p>(a) The Shing Wong Temple is operated daily from 8:00 a.m. to 5:00 p.m. The joss paper furnace within the temple has been equipped with air pollution control devices and its operation should follow the <i>Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places</i> to minimize impacts on nearby residents. Furthermore, the emission of air pollutants from the temple is controlled under the <i>Air Pollution Control Ordinance</i>.</p> <p>(b) The future developer of the proposed residential/ commercial development would be required to submit an Air Quality Impact Assessment and propose necessary measures to address potential air quality impact arising from the existing Shing Wong Temple to the satisfaction of the Director of Environmental Protection (DEP). These measures may include avoiding openable windows and positioning fresh air intake <del>of for</del> mechanical ventilation on lower floors <del>at away from</del> the southern facade facing the temple. By implementing these mitigation measures, the proposed development is not expected to be subject to insurmountable environmental impacts. DEP has no in-principle objection to the proposed residential/ commercial development at the site.</p>	

## 6. Minor Boundary Adjustment

- 6.1 As mentioned in the previous MPC Paper No. 2/25<sup>2</sup> regarding the amendments to the Plan, opportunity were taken to slightly adjust zoning boundaries of two pieces of land to the immediate south of the proposed public housing development at A Kung Ngam Village from “Green Belt” (“GB”) to “Residential (Group A)6” (“R(A)6”) (about 85m<sup>2</sup>) and a piece of land from “Other Specified Uses” annotated “Comprehensive Recreational Development Area” (“OU(CRDA)”) to “R(A)6” (about 14m<sup>2</sup>) (**Plan H-6**) to reflect the latest extent of the proposed slope works of the public housing development as advised by the Civil Engineering and Development Department (CEDD). Such minor boundary adjustments have been incorporated into the Plan.
- 6.2 R2 raises concerns that the minor boundary adjustments were neither included in the schedule of amendments nor subjected to public consultation. They were also not discussed by the Board members; and their approval would set an undesirable precedent, encouraging further development within the “GB” zone by private developers without undergoing the proper planning process. R2 considers this approach inconsistent with the 2023 Policy Address, which stated that the Government has no plans to further utilize “GB” areas for large-scale development.

- 6.3 The minor boundary adjustments were made known to MPC through the mentioned MPC Paper. As with other OZPs, the covering Notes of the subject OZP states that boundaries between zones may be subject to minor adjustments as detailed planning proceeds. In other words, there is a provision in the OZP to allow minor boundary adjustments. The subject minor boundary adjustments are due to the refined design of geotechnical works by CEDD during the detailed design stage. The affected “GB” area constitutes only about 0.0185% of the total “GB” area under the extant Shau Kei Wan OZP. Given the very small size of the two concerned areas which are hardly visible on the small-scale OZP, these minor adjustments to zoning boundaries would not have any material implications on the land use zonings.

## **7. Departmental Consultation**

The following Government B/Ds have been consulted and their comments, if any, have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development;
- (b) Secretary for Home and Youth Affairs;
- (c) Secretary for Labour and Welfare;
- (d) CA/3, ArchSD;
- (e) Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Engineer/Hong Kong & Island, Drainage Services Department;
- (h) Chief Engineer/South and Sustainable Lantau 3, CEDD;
- (i) Chief Engineer/Special Duties (Works), CEDD;
- (j) Chief Estate Surveyor/Land Supply, Lands Department (LandsD);
- (k) Chief Highway Engineer/Hong Kong, Highways Department;
- (l) CTP/UD&L, PlanD;
- (m) Chief Town Planner/Housing and Office Land Supply, PlanD;
- (n) Chief Town Planner(1)/Town Planning Board, PlanD;
- (o) Commissioner for Heritage;
- (p) Commissioner for Transport;
- (q) Commissioner of Police;
- (r) DEP;
- (s) Director of Agriculture, Fisheries and Conservation;
- (t) Director of Electrical and Mechanical Services;
- (u) Director of Fire Services;
- (v) Director of Food and Environmental Hygiene;
- (w) Director of Health;
- (x) Director of Housing;
- (y) Director of Leisure and Cultural Services;
- (z) Director of Social Welfare;
- (aa) District Lands Officer/Hong Kong East, LandsD;
- (bb) District Officer (Eastern), Home Affairs Department;
- (cc) Government Property Administrator; and
- (dd) Head (Geotechnical Engineering Office), CEDD.

## 8. Planning Department's Views

- 8.1 The supportive views of **R1** on Items A and B and **R2(part)** on Item B are noted.
- 8.2 Based on the assessments in paragraph 5.3 above, PlanD does not support the remaining part of **R2** and considers that the draft OZP should not be amended to meet the representation for the following reasons:

### Item A

- (a) the Government has been carrying out various land use reviews on an on-going basis with a view to identifying suitable sites for conversion to residential use. Considering the high-rise and high-density residential neighbourhood surrounding the site; its excellent accessibility to public transport networks; and the availability of community and retail facilities in the neighbourhood, the site is considered appropriate for high-rise and high-density residential development; and
- (b) the provision of government, institution, and community (GIC) facilities is generally adequate to meet the demand of the planned population in accordance with Hong Kong Planning Standards and Guidelines (HKPSG), except for hospital beds, a sports centre, a sports ground/ sport complex, child care centres, community care services facilities, residential care homes for the elderly, day rehabilitation services, and residential care services in the Eastern District Council Area. These services/ facilities will be carefully planned/ reviewed by relevant government bureaux/ departments, and premises-based GIC facilities could be incorporated in future development/ redevelopment when opportunities arise. The Government will, taking into account the relatively small size of the site and the potential impact on the future development, consider the feasibility of incorporating appropriate public facilities within the site.

## 9. Decision Sought

- 9.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/ not to propose any amendment to the Plan to meet/ partially meet the representation.
- 9.2 Should the Board decide that no amendment should be made to the Plan to meet the representation, Members are also invited to agree that the Plan, together with its Notes and updated ES, are suitable for submission under section 8(1)(a) of the Ordinance to the Chief Executive in Council for approval.

## 10. Attachments

<b>Annex I</b>	Draft Shau Kei Wan OZP No. S/H9/21 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Shau Kei Wan OZP No. S/H9/20
<b>Annex III</b>	Index of Representations
<b>Annex IV</b>	Extract of Minutes of the MPC Meeting held on 2.5.2025
<b>Annex V</b>	Extract of Minutes of the DFWC of EDC Meeting held on 11.3.2025

<b>Annex VI</b>	Provision of Major Community Facilities and Open Space in the Eastern DC Area
<b>Annex VII</b>	Provision of Major Community Facilities and Open Space in Shau Kei Wan Planning Scheme Area
<b>Drawings H-1a to 1g</b>	Photomontages in the Visual Appraisal (Item A)
<b>Plan H-1</b>	Location Plan of the Representation Sites
<b>Plan H-2</b>	Site Plan of the Representation Sites
<b>Plan H-3</b>	Aerial Photo of the Representation Sites
<b>Plans H-4a and H-4b</b>	Site Photos of the Representation Sites
<b>Plan H-5</b>	Plan of BHRs Showing the Surrounding Developments of Item A Site
<b>Plan H-6</b>	Minor Boundary Adjustment

**PLANNING DEPARTMENT**  
**SEPTEMBER 2025**