

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

RNTPC Paper No. 4/26

**For consideration by the
Rural and New Town Planning Committee
on 27.3.2026**

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

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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/6 (**Attachment I**) as shown on the draft OZP No. S/SK-SKT/6A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 4.6.2013, 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/6. On 14.6.2013, the approved Sai Kung Town OZP No. S/SK-SKT/6 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 10.2.2026, the Secretary for Development referred the approved Sai Kung Town OZP No. S/SK-SKT/6 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 20.2.2026, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 The proposed amendments are mainly to take forward a partially agreed section 12A (s.12A) application, as well as to rezone several sites to reflect as-built development and rationalise zoning boundaries.
- 3.2 On 5.12.2025, the Rural and New Town Planning Committee (the Committee) of the Board, upon re-consideration, partially agreed to a s.12A application

(No. Y/SK-SKT/4)¹ to rezone a site in Sha Ha from “Village Type Development” (“V”) to “Residential (Group B) 6” (“R(B)6”) to facilitate a proposed residential development with a public vehicle park (PVP) (**Amendment Item A**). An extract of the minutes of the Committee meeting is at **Attachment V**.

- 3.3 In the 2019 Review of “Comprehensive Development Area” (“CDA”) Sites (2019 CDA Review) agreed by the Committee on 17.5.2019, a completed residential development at Tai Mong Tsai Road namely The Mediterranean currently zoned “CDA(2)” was proposed to be rezoned to suitable zoning to reflect its as-built conditions. It is therefore proposed to rezone the site to “R(B)7” with appropriate development restrictions (**Amendment Item B**).
- 3.4 There is a “Residential (Group E) 1” (“R(E)1”) zone in the southern entrance of Sai Kung Town intended primarily for phasing out existing industrial uses through redevelopment (or conversion) for residential use. However, the current zoning boundary does not match with the lot boundaries and the footprints of the existing industrial buildings on-site. It is proposed to rezone several pieces of land around the buildings to rationalise the zoning boundary (**Amendment Items C1 to C3**).
- 3.5 Opportunity is also taken to revise the Notes of the OZP to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN), where appropriate, and to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments to the OZP

Amendment Item A – Rezoning of a site at Sha Ha from “V” to “R(B)6” (about 1.15 ha) (Plans 1 and 2a to 2d, aerial photo in Plan 2e, site photos in Plans 2f and 2g and photomontages in Plans 2h and 2i)

- 4.1 The site, consists of private land of about 0.95 ha (83%) and about 0.20 ha of government land (17%), is located at the northern fringe of Sai Kung Town Centre facing Inner Port Shelter with about 550m away from the town centre (**Plans 1 and 2a**). The site is currently accessible from Sha Ha Road to its south, and Sha Ha Path and a local track from the north. Part of the site is currently occupied by temporary car parking and temporary structures (**Plans 2e to 2g**). The site is currently zoned “V” subject to a maximum building height (BH) of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.

¹ The RNTPC Paper No. Y/SK-SKT/4A and the attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/778_rnt_agenda.html

- 4.2 On 5.12.2025, the Committee, upon re-consideration², partially agreed to the s.12A application (No. Y/SK-SKT/4) to rezone the site to “R(B)6” subject to a maximum plot ratio (PR) of 1.5 with stipulation of stepped BH restrictions and the provision of PVP in the Notes of the OZP.
- 4.3 According to the applicants’ indicative scheme (the Indicative Scheme), the proposed residential development comprises three towers of 3 to 10 storeys, 14 3-storey detached houses and a 2-storey clubhouse (**Drawing 1**). The applicants also proposed to incorporate various planning and design requirements including stepped BH, non-building zone and 20m buffer distance for high pressure underground town gas pipeline, and provision of PVP in the ES. The estimated number of units is about 147 resulting in a planned population of about 427. Surrounded by existing and planned medium-rise private residential developments, village type developments, leisure and hotel development and low-rise residential development across Tai Mong Tsai Road, the proposed medium-density residential development is considered not incompatible with the surrounding developments which will serve as a transition from the vegetated mountain backdrop in the far north towards the low-rise development along the waterfront, and the medium-rise development in Sai Kung Town. At the application stage, technical assessments submitted by the applicants demonstrated that the proposed residential development is technically feasible, and concerned government bureau/departments (B/Ds) had no objection to or no adverse comment on the application.
- 4.4 To take forward the partially agreed s.12A application, it is proposed to rezone the site from “V” to “R(B)6”³ (**Plan 2a**) subject to a maximum PR of 1.5 and provision of a PVP. In the s.12A application, it is proposed to have a maximum BH of 10 storeys (excluding basements) for the whole site. To facilitate appropriate planning control over the proposed development, maintain the stepped BH profile in the area and address potential visual impact towards the waterfront to the east and village cluster to the north, it is proposed to stipulate maximum BHs of 3 storeys in the eastern part and 10 storeys in the western part, both excluding basements as shown on the Plan for the “R(B)6” zone (**Plans 2a, 2e, 2h and 2i**). For other development restrictions including the number of parking spaces to be provided in the PVP and the requirement of non-building area and buffer area for the high-pressure underground town gas pipeline as proposed under the s.12A application, they would be stipulated in the ES of the OZP (**Attachment IV**) which may be incorporated through administrative means, subject to agreement with relevant

² The s.12A application was first considered by the Committee on 26.1.2024 where the Committee decided not to agree to the application. The applicants subsequently lodged a judicial review (JR) application against the decision. On 21.5.2025, the Court of First Instance allowed the JR and ordered to quash the Board’s decision and directed the Board to re-consider the application. Upon receipt of further information from the applicants, the application was re-considered by the Committee on 5.12.2025.

³ According to Planning Department (PlanD)’s estimate, upon rezoning of the site to “R(B)6”, the available land in the remaining “V” zones in Sha Ha is about 0.3 ha which is equivalent to about 12 Small House sites. There is currently one outstanding Small House application being processed, which is outside the site, and no valid approved Small House application at the site. The 10-year Small House demand forecast of Sha Ha provided by Indigenous Inhabitant Representative as at 6.1.2014 is 11. There has been no further updated figure available since 2014.

B/Ds, for implementation.

Amendment Item B – Rezoning of a site at Tai Mong Tsai Road from “CDA(2)” to “R(B)7” (about 1.5 ha) (Plans 1 and 3a, aerial photo in Plan 3b and site photos in Plans 3c and 3d)

- 4.5 The Mediterranean is a medium-density residential development at Tai Mong Tsai Road completed in 2017 which is zoned “CDA(2)” on the OZP subject to a maximum PR of 1.5 and a maximum BH of 8 storeys (excluding basements). In the 2019 CDA Review, the Committee agreed to rezone the site to reflect the completed residential development.
- 4.6 To reflect the as-built conditions of the completed residential development, it is proposed to rezone the site from “CDA(2)” to “R(B)7” with stipulation of a maximum gross floor area (GFA) of 23,145m² and a maximum BH of 8 storeys as shown on the Plan. A small corner to the western end of the “CDA(2)” zone facing Tai Mong Tsai Road outside the lot boundary of The Mediterranean falls within the works area for widening of Tai Mong Tsai Road under the Hiram’s Highway Improvement Stage 2 (HH2) Project - Dualling of Hiram’s Highway from Marina Cove to Sai Kung Town to be completed by 2032. As advised by the Lands Department (LandsD), this area has been taken back by the Government and reallocated to the Highways Department (HyD) as works site of the HH2 Project. While this small area is proposed to be included in the “R(B)7” zone for the time being, the zonings of residual land along HH2 Project, including this small area would be reviewed and rationalised after completion of the HH2 Project.

Amendment Items C1 to C3 – Rezoning of several pieces of land near the junction of Chui Tong Road and Hong Tsuen Road from “Green Belt” (“GB”) and areas shown as ‘Road’ to “R(E)1”, from “GB”, “R(E)1” and an area shown as ‘Road’ to “Open Space” (“O”) and from “R(E)1” and “GB” to areas shown as ‘Road’ (about 0.63 ha) (Plans 1 and 4a, aerial photo in Plan 4b and site photos in Plans 4c to 4g)

- 4.7 There is a large “R(E)1” zone in the southern entrance of Sai Kung Town near the junction of Chui Tong Road and Hong Tsuen Road which is currently occupied by five largely vacant industrial buildings⁴. The “R(E)1” zone is intended primarily for phasing out existing industrial use through redevelopment (or conversion) for residential use. However, the boundary of “R(E)1” zone does not match with the lot boundaries and footprints of existing industrial buildings which are partly zoned “GB” and partly shown as ‘Road’⁵. A back lane at the side of Hiram’s Highway is also currently zoned “GB”. To facilitate redevelopment of the existing industrial buildings, and allow amalgamation of adjoining residual land to better utilise land resource, it is proposed to rezone four strips of land around the industrial buildings from

⁴ These include Four Seas Group Building, Four Seas eFood Centre, Pricerite Group Building and buildings of China Paint Manufacturing Company (1946) Ltd. which are in existence before the publication of the first Sai Kung Town OZP in 2005.

⁵ The ‘Road’ area was originally proposed for a cul-de-sac while the Transport Department (TD) and HyD have confirmed that there is no programme to implement this cul-de-sac.

“GB” and areas shown as ‘Road’ to “R(E)1” (**Amendment Item C1**) to rationalise the zoning boundary.

- 4.8 It is also proposed to rezone an existing sitting-out area sandwiched between Chui Tong Road and Hong Nin Path (**Plans 4e and 4f**) under the management and maintenance of HyD from “GB”, “R(E)1” and an area shown as ‘Road’ to “O” (**Amendment Item C2**) to reflect the as-built conditions. Besides, Hong Nin Path, a section of Hong Ting Road and a man-made slope next to Hiram’s Highway are currently zoned “R(E)1” and “GB” respectively where TD and HyD have no plan to permanently close the roads. It is therefore proposed to rezone them from “R(E)1” and “GB” to areas shown as ‘Road’ (**Amendment Item C3**) to reflect the as-built road alignment.

5. Provision of Government, Institution and Community (GIC) Facilities and Open Space

- 5.1 Taking into account the proposed amendments mentioned above, the planned population of Sai Kung District is estimated to be about 662,000 persons. As shown in the summary table (**Attachment VI**), the existing and planned provision for major GIC facilities are generally adequate to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and the concerned government B/Ds.
- 5.2 For the shortfalls in the provision of hospital beds, clinic/health centre, child care centre (CCC), community care services facilities (CCS) and various types of rehabilitation/residential care services in Sai Kung District, the HKPSG requirements for these facilities are long-term goals⁶ and assessed on a wider spatial context or on a regional/cluster basis, and the actual provision would be subject to consideration of the Health Bureau and Social Welfare Department in the planning and development process having regard to the prevailing service demand, policy directives and financial resources available as appropriate. Provision of these facilities will be carefully monitored, planned and reviewed by relevant government B/Ds.
- 5.3 Based on the previous provision standard⁷, there is a surplus of planned district and local open space of about 21.98 ha and 25.79 ha respectively in Sai Kung District. The overall provision of open space is sufficient to meet the demand of the planned population. Moreover, the proposed development under **Amendment Item A** will provide ancillary open space as per the prevailing HKPSG standard to serve their own residents.

⁶ The population-based planning standards for CCC, CCS and rehabilitation/residential care services facilities were reinstated in HKPSG between 2018 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively.

⁷ The new provision standard and refined criteria on countability for open space promulgated under Chapter 4 of the HKPSG on 30.12.2025 have not yet been reflected in **Attachment VI** as the figures are being updated. Nonetheless, changes in provision standard or countability of open space will not affect the usage and enjoyment of the existing open spaces by members of the public.

6. Proposed Amendments to Matters Shown on the OZP

6.1 The proposed amendments as shown on the draft Sai Kung Town OZP No. S/SK-SKT/6A at **Attachment II** are summarised below:

(a) **Amendment Item A** (about 1.15 ha)

Rezoning of a site in Sha Ha from “V” to “R(B)6” with stipulation of BH restrictions.

(b) **Amendment Item B** (about 1.5 ha)

Rezoning of a site at Tai Mong Tsai Road from “CDA(2)” to “R(B)7” with stipulation of BH restriction.

(c) **Amendment Item C1** (about 0.22 ha)

Rezoning of four strips of land at Hiram’s Highway and Hong Ting Road from “GB” and areas shown as ‘Road’ to “R(E)1”.

(d) **Amendment Item C2** (about 0.16 ha)

Rezoning of a site at the junction of Chui Tong Road and Hong Nin Path from “GB”, “R(E)1” and an area shown as ‘Road’ to “O”.

(e) **Amendment Item C3** (about 0.25 ha)

Rezoning of two pieces of the land occupied by Hong Ting Road, Hong Nin Path and near Hiram’s Highway from “R(E)1” and “GB” to areas shown as ‘Road’.

6.2 As the road scheme of HH2 Project was authorised by CE in C on 18.10.2021, the five annotations ‘Road Junction (Subject to Detailed Design)’ and ‘Proposed Road (Form and Alignment Subject to Detailed Design)’ along Tai Mong Tsai Road, Po Tung Road and Hiram’s Highway on the Plan are proposed to be deleted.

7. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised below:

Covering Notes

- (a) To facilitate low-altitude economy, paragraph (7)(a) of the covering Notes will be revised to allow provision, maintenance or repair of small aircraft take-off and landing facilities on land falling within the boundaries of the Plan, except where the uses or developments are specified in Column 2 of the Notes of

individual zones.

“R(B)” zone

- (b) In relation to **Amendment Item A**, the Notes and the Remarks of the “R(B)” zone are revised to incorporate the “R(B)6” sub-area with development restrictions and requirement on provision of a PVP incorporated. Besides, ‘Public Vehicle Park (excluding container vehicle)’ is incorporated as a Column 1 use for the “R(B)6” sub-area and ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 is correspondingly replaced by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (c) In relation to **Amendment Item B**, the Notes and the Remarks of the “R(B)” zone are revised to incorporate the “R(B)7” sub-area with development restrictions.

“CDA” zone

- (d) In relation to **Amendment Item B** above, the Notes and the Remarks for “CDA(2)” sub-area are deleted.

“Other Specified Uses” annotated “Pier” (“OU(Pier)”) zone

- (e) To provide flexibility for provision of ancillary uses within the piers zoned “OU(Pier)”, it is proposed to incorporate in the Remarks of the “OU(Pier)” zone that kiosk or premises not in excess of a maximum total non-domestic GFA of 100m² for uses as shop and services and eating place are also considered as ancillary to ‘Pier’ use. ‘Government Use’ is also proposed to be incorporated as Column 1 use while ‘Shop and Services’ and ‘Eating Place’ are proposed to be incorporated as Column 2 uses where provision of such uses is subject to approval of the Board through planning application.

“Commercial” (“C”) and “Government, Institution or Community” (“G/IC”) Zones

- (f) Currently, ‘House’ is a Column 2 use of the “C” and “G/IC” zones in the OZP but ‘Flat’ is neither a Column 1 nor 2 use. To provide flexibility, it is proposed to add ‘Flat’ as a Column 2 use of the “C” and “G/IC” zones so that flat development may be permitted through application to the Board. Notwithstanding, flat development in these two zones is still subject to approval of the Board through planning application and development restrictions of relevant zones.

Technical Amendments

- (g) In accordance with the latest MSN promulgated by the Board, the following technical amendments are proposed to be incorporated:
 - (i) to incorporate ‘Art Studio (excluding those involving direct provision of services or goods)’ use under Column 1 of Schedule II (for existing industrial or industrial-office building) of “R(E)” zone; and to

correspondingly update the Column 2 use of 'Place of Recreation, Sports or Culture' to 'Place of Recreation, Sports or Culture (not elsewhere specified)';

- (ii) as 'Market' use is subsumed under 'Shop and Services' use, to update the Notes for "C", "Residential (Group A)" ("R(A)", "R(B)", "R(E)" and "G/IC" zones;
 - (iii) to move 'Government Refuse Collection Point' and 'Public Convenience' uses from Column 2 to Column 1; and to add 'Field Study/Education/ Visitor Centre' use under Column 2 for "V" zone; and
 - (iv) the Chinese texts of the user term 'Research, Design and Development Centre' will be revised from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for Schedule II under "R(E)" and "G/IC" zones.
- (h) Revision is made to the clauses related to caretaker's quarters in the Remarks of the Notes for "CDA(1)", "R(A)", "R(B)", "Residential (Group C)" and "R(E)" zones.
- (i) Editorial amendments are incorporated in the Remarks for "Other Specified Uses" annotated "Commercial and Tourism Related Uses (Including Hotel)" zone.

8. **Revision to the ES of the OZP**

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

9. **Plan Number**

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

10. **Consultation**

Departmental Consultation

- 10.1 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to the relevant B/Ds for comment. No objection or adverse comments have been received and their comments (if any) have been incorporated to the OZP, where appropriate. The B/Ds include:

- (a) Secretary for Education;
- (b) Secretary for Health;
- (c) Commissioner for Transport;
- (d) Chief Highway Engineer/New Territories East, HyD;
- (e) Chief Engineer 4/Major Works, Major Works Project Management Office, HyD;
- (f) District Lands Officer/Sai Kung, LandsD;
- (g) Director of Environmental Protection;
- (h) Director of Agriculture, Fisheries and Conservation;
- (i) Director of Food and Environmental Hygiene;
- (j) Director of Health;
- (k) Chief Engineer (Works), Home Affairs Department (HAD);
- (l) Director of Social Welfare;
- (m) Director of Fire Services;
- (n) Commissioner of Police;
- (o) Director of Leisure and Cultural Services;
- (p) Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department;
- (q) Project Manager (East), Civil Engineering and Development Department (CEDD);
- (r) Head of Geotechnical Engineering Office, CEDD;
- (s) Chief Engineer/Mainland South, Drainage Services Department (DSD);
- (t) Principal Project Coordinator/Special Duty, DSD;
- (u) Director of Electrical and Mechanical Services;
- (v) Chief Engineer/Construction, Water Supplies Department;
- (w) Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau;
- (x) Director of Housing;
- (y) District Officer (Sai Kung), HAD; and
- (z) Chief Town Planner/Urban Design and Landscape, Planning Department.

Public Consultation

- 10.2 During the processing of the s.12A application No. Y/SK-SKT/4 in relation to **Amendment Item A**, public consultation had been conducted in accordance with the provisions under the pre-amended Ordinance⁸. Public comments on the application were considered by the Committee on 5.12.2025.
- 10.3 If the proposed amendments are agreed by the Committee, the draft OZP No. S/SK-SKT/6A (to be renumbered as S/SK-SKT/7 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. Sai Kung District Council and Sai Kung Rural Committee will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

⁸ The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

11. Decision Sought

Members are invited to:

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

12. Attachments

Attachment I	Approved Sai Kung Town OZP No. S/SK-SKT/6 (reduced scale)
Attachment II	Draft Sai Kung Town OZP No. S/SK-SKT/6A
Attachment III	Revised Notes of the Draft Sai Kung Town OZP No. S/SK-SKT/6A
Attachment IV	Revised ES of the Draft Sai Kung Town OZP No. S/SK-SKT/6A
Attachment V	Extract of Minutes of the Committee's Meeting on 5.12.2025 for s.12A application No. Y/SK-SKT/4
Attachment VI	Provision of Major Community Facilities and Open Space in Sai Kung District
Drawing 1	Indicative Scheme of s.12A application No. Y/SK-SKT/4
Plan 1	Location Plan
Plans 2a to 2g	Amendment Item A – Site Plan, Development Intensity of Surrounding Areas, Estimated Amount of Land Available for Small House Development within the “V” zones, Aerial Photo and Site Photos
Plans 2h and 2i	Amendment Item A – Photomontages of the Indicative Scheme
Plans 3a to 3d	Amendment Item B – Site Plan, Aerial Photo and Site Photos
Plans 4a to 4g	Amendment Item C – Site Plan, Aerial Photo and Site Photos

**PLANNING DEPARTMENT
MARCH 2026**