

TOWN PLANNING BOARD

TPB Paper No. 11071

**For consideration by
the Town Planning Board on 4.9.2026**

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

**CONSIDERATION OF
REPRESENTATIONS NO. TPB/R/S/SK-SKT/7-R1 TO R5**

**DRAFT SAI KUNG TOWN OUTLINE ZONING PLAN NO. S/SK-SKT/7
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/SK-SKT/7-R1 TO R5**

Subject of Representations	Representers (No. TPB/R/S/SK-SKT/7-)
<u>Amendments to the Plan</u> <u>Item A</u> Rezoning of a site in Sha Ha from “Village Type Development” (“V”) to “Residential (Group B) 6” (“R(B)6”) with stipulation of building height (BH) restrictions. <u>Item B</u> Rezoning of a site at Tai Mong Tsai Road from “Comprehensive Development Area (2)” (“CDA(2)”) to “Residential (Group B) 7” (“R(B)7”) with stipulation of BH restriction. <u>Item C1</u> Rezoning of four strips of land at Hiram’s Highway and Hong Ting Road from “Green Belt” (“GB”) and areas shown as ‘Road’ to “Residential (Group E) 1” (“R(E)1”). <u>Item C2</u> Rezoning of a site at the junction of Chui Tong Road and Hong Nin Path from “GB”, “R(E)1” and an area shown as ‘Road’ to “Open Space” (“O”). <u>Item C3</u> Rezoning of two pieces of land occupied by Hong Ting Road, Hong Nin Path and near Hiram’s Highway from “R(E)1” and “GB” to areas shown as ‘Road’. <u>Amendments to the Notes of the Plan</u> (a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft (SUA) take-off and landing facilities on land falling within the boundaries of the Outline Zoning	Total: 5 <u>Oppose Item A</u> R1 to R4: Individuals <u>Opposes Items A, and C1 to C3, and Amendments to the Notes (a), (f), (k) and (l), and Provides View on Item B</u> R5: Individual

Subject of Representations	Representers (No. TPB/R/S/SK-SKT/7-)
Plan (OZP) except where the uses or developments are specified in Column 2 of the Notes of individual zones. (f) Incorporation of ‘Government Use’ under Column 1, and ‘Shop and Services’ and ‘Eating Place’ under Column 2 of the Notes for “Other Specified Uses” annotated “Pier” (“OU(Pier)”) zone; and corresponding deletion of ‘Government Use’ under Column 2 of the Notes for “OU(Pier)” zone. (k) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “V” zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone in accordance with the Master Schedule of Notes to Statutory Plans (MSN). (l) Incorporation of ‘Field Study/ Education/Visitor Centre’ under Column 2 of the Notes for “V” zone in accordance with the MSN.	

Note: The names of the representers are attached at **Annex III**. Soft copies of the submissions are sent to Town Planning Board (the Board) Members via electronic means; and are also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_SK-SKT_7.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copies is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

- 1.1 On 24.4.2026, the draft Sai Kung Town OZP No. S/SK-SKT/7 (the OZP) (**Annex I**), together with its Notes and Explanatory Statement (ES)¹, were exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.

¹ The Notes and ES are available at the Board’s website at: https://www.tpb.gov.hk/en/plan_making/S_SK-SKT_7.html.

- 1.2 During the two-month exhibition period, five valid representations were received. On 17.7.2026, 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.

2. **Background**

Item A – Rezoning of a site at Sha Ha (Item A Site) for a private residential development with public vehicle park (PVP) (Plans H-2a to H-2h)

- 2.1 On 5.12.2025, the Rural and New Town Planning Committee (RNTPC) of the Board, upon re-consideration², partially agreed to a section 12A (s.12A) application for rezoning a site from “V” to “R(B)6” to facilitate a proposed private residential development with PVP (No. Y/SK-SKT/4)³.
- 2.2 To take forward the decision of the RNTPC, **Item A Site**, with an area of about 1.15 ha, has been rezoned from “V” to “R(B)6” subject to a maximum plot ratio (PR) of 1.5 and the provision of a PVP as stipulated in Notes of the OZP, and two-tier maximum BHs of 3 storeys and 10 storeys (both excluding basements) as stipulated on the OZP for the “R(B)6” zone. The ES of the OZP stipulates that a minimum of 120 parking spaces should be provided within the PVP, the requirements of non-building zone or buffer area for the high-pressure underground town gas pipeline shall be considered and prior consultation with the Antiquities and Monuments Office (AMO) should be made in respect of the archaeological works before and during construction stage.

Item B – Rezoning a site at Tai Mong Tsai Road (Item B Site) to reflect a completed residential development (Plans H-3a to H-3d)

- 2.3 To take forward the decision of the RNTPC on 17.5.2019 regarding the Review of Sites Designated “CDA” on Statutory Plans in the New Territories for the Years 2017/2019, **Item B Site**, with an area of about 1.5 ha and occupied by a private residential development named The Mediterranean, has been rezoned 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 (excluding basements) to reflect the completed residential development.

² The s.12A application was first considered by the RNTPC on 26.1.2024, at which the RNTPC 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 RNTPC on 5.12.2025.

³ Relevant paper and minutes of the RNTPC meeting are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/778_rnt_agenda.html and https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m778rnt_e.pdf respectively.

Items C1 to C3 – Rezoning of several pieces of land near the junction of Chui Tong Road and Hong Tsuen Road (Items C1 to C3 Sites) to rationalise zoning boundaries and to reflect the as-built conditions and road alignment (Plans H-4a to H-4g)

- 2.4 There is a “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 mainly occupied by five largely vacant industrial buildings⁴. However, the boundary of this “R(E)1” zone did not match with the lot boundaries and building footprints of the existing industrial buildings, which were partly zoned “GB” and partly shown as ‘Road’. To rationalise the zoning boundaries, four strips of land, i.e. the **Item C1** Sites, around the five largely vacant industrial buildings have been rezoned from “GB” and areas shown as ‘Road’⁵ to “R(E)1”.
- 2.5 **Item C2** Site, which is an existing sitting-out area sandwiched between Chui Tong Road and Hong Nin Path and is under the management and maintenance of the Highways Department (HyD), has been rezoned from “GB”, “R(E)1” and an area shown as ‘Road’ to “O” to reflect its existing as-built condition. **Item C3** Sites comprise two strips of land and road sections that have been rezoned from “R(E)1” and “GB” to areas shown as ‘Road’ to reflect the existing road alignment of Hong Nin Path, a section of Hong Ting Road and a man-made slope adjacent to Hiram’s Highway.

Amendments to the Notes and the ES of the OZP

- 2.6 The following amendments to the Notes of the OZP have been made:

Covering Notes

- (a) paragraph (7)(a) of the covering Notes has been revised to allow provision, maintenance or repair of SUA take-off and landing facilities on land falling within the boundaries of the OZP, except where the uses or developments are specified in Column 2 of the Notes of individual zones;

“R(B)” Zone

- (b) in relation to **Items A** and **B**, the Notes and the Remarks of the “R(B)” zone have been revised to incorporate development restrictions for “R(B)6” and “R(B)7” sub-zones;

“CDA” Zone

- (c) in relation to **Item B**, the Notes and the Remarks for “CDA(2)” sub-zone have been deleted;

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 and HyD have confirmed that there is no plan to implement this cul-de-sac.

“OU(Pier)” Zone

- (d) to provide flexibility for provision of ancillary uses within the piers, the development restrictions in the Remarks for the “OU(Pier)” zone have been amended so 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 considered as ancillary to ‘Pier’ use. ‘Government Use’ has also been incorporated as Column 1 use while ‘Shop and Services’ and ‘Eating Place’ have been incorporated as Column 2 uses, subject to approval by the Board through planning application(s);

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

- (e) to provide flexibility, ‘Flat’ has been added as a Column 2 use of the “C” and “G/IC” zones so that flat development may be permitted through application to the Board; and

Technical Amendments

- (f) to align with the latest MSN promulgated by the Board and to incorporate other technical and editorial amendments, the Notes for the “C”, “CDA(1)”, “Residential (Group A)” (“R(A)”), “R(B)”, “Residential (Group C)” (“R(C)”), “R(E)”, “V”, “G/IC” and “OU” annotated “Commercial and Tourism Related Uses (Including Hotel)” zones have been revised.

2.7 The ES of the OZP has been suitably revised to take into account the above amendments as well as to update the general information for various land use zones to reflect the latest status and planning circumstances of the Sai Kung Town Planning Scheme Area and to incorporate certain technical revisions.

The Draft OZP

2.8 On 27.3.2026, the RNTPC agreed that the proposed amendments to the approved Sai Kung Town OZP No. S/SK-SKT/6 were suitable for exhibition under section 5 of the Ordinance for public inspection⁶. Subsequently, the draft Sai Kung Town OZP No. S/SK-SKT/7 was gazetted on 24.4.2026.

3. Local Consultation

Upon gazettal of the draft OZP on 24.4.2026, members of Sai Kung District Council (SKDC) and Sai Kung Rural Committee (SKRC) were notified on the same date that members of the public can submit representations on the amendments in writing to the Secretary of the Board during the exhibition period. No representation from members of SKDC and SKRC was received.

⁶ Relevant paper and minutes of the RNTPC meeting are available at the Board’s website at: https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/785_rnt_agenda.html and https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m785rnt_e.pdf respectively.

4. The Representation Sites and their Surrounding Areas (Plan H-1)

- 4.1 The representation sites and their surrounding areas have the following characteristics:

Representation Site under Item A (Plans H-2a to H-2h)

- 4.1.1 **Item A** Site (about 1.15 ha), located at the northern fringe of Sai Kung Town Centre facing Inner Port Shelter with about 550m away from the town centre, is currently accessible from Sha Ha Road to its south, and Sha Ha Path and a local track from the north. Part of the **Item A** Site is currently occupied by temporary car parking and temporary structures (**Plans H-2e and H-2f**).
- 4.1.2 According to the applicants' Indicative Scheme under the partially agreed s.12A application No. Y/SK-SKT/4 to rezone **Item A** Site to "R(B)6" zone subject to a maximum PR of 1.5 with stipulation of stepped BH restrictions of maximum 3-storey and 10-storey, and the provision of PVP in the Notes of the OZP. The proposed residential development comprises three towers of 3 to 10 storeys, 14 3-storey detached houses and a 2-storey clubhouse (**Drawing H-1**).

Representation Site under Item B (Plans H-3a to H-3d)

- 4.1.3 **Item B** Site (about 1.5 ha) mainly comprises a medium-density residential development at Tai Mong Tsai Road, namely The Mediterranean, completed in 2017. A small portion of the "R(B)7" zone at its western edge fronting Tai Mong Tsai Road, located outside the lot boundary of The Mediterranean, falls within the works area for the 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. As advised by the Lands Department (LandsD), this area has been taken back by the Government and reallocated to the HyD as works site of the HH2 Project. The road widening works are scheduled for completion by 2032.

Representation Sites under Items C1 to C3 (Plans H-4a to H-4g)

- 4.1.4 **Item C1** Sites (about 0.22 ha) are four strips of land, which comprise government land (GL) and several small portions of private land of four largely vacant industrial buildings, at the southern entrance of Sai Kung Town near the junction of Chui Tong Road and Hong Tsuen Road (**Plans H-4c to H-4g**).
- 4.1.5 **Item C2** Site (about 0.16 ha) is an existing sitting-out area sandwiched between Chui Tong Road and Hong Nin Path and is under the management and maintenance of HyD (**Plans H-4e and H-4f**).
- 4.1.6 **Item C3** Sites (about 0.25 ha) comprise two strips of land and road sections including Hong Nin Path and Hong Ting Road and a man-made slope adjacent to Hiram's Highway (**Plans H-4c, H-4f and H-4g**).

4.2 Planning Intentions

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

- (a) the “R(B)” zone (**Items A and B**) is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board;
- (b) the “R(E)” zone (**Item C1**) is intended primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board; and
- (c) the “O” zone (**Item C2**) 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, five valid representations were received from five individuals, which include:

- (i) four individuals (**R1 to R4**) opposing **Item A**; and
- (ii) an individual (**R5**) opposing **Items A, C1, C2 and C3**, and amendments to the Notes (a), (f), (k) and (l), and providing view on **Item B**.

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

5.2 Adverse Representations

5.2.1 Item A

5.2.1.1 *Building Height and Visual Impact*

Major Grounds/Views	Representation No.
(1) Object to the proposed 10-storey BH restriction at Item A Site which is excessive, violates the established principle of low-rise developments along waterfront sites, is not in line with the distinctive and leisure character of Sai Kung area and creates adverse visual impact and wall effect along the waterfront.	R1 to R5

(2)	The stepped BH profile is inapplicable to a relatively small size of the Item A Site.	R1, R3 to R5
(3)	The proposed maximum BH of 10 storeys at the western portion of Item A Site is higher than the proposed 8-storey development at the adjacent “CDA(1)” site across Wai Man Road. Wai Man Road should be set as a defining boundary between coastal and inland areas.	R3 to R5
(4)	Visual Impact Assessment (VIA) for development exceeding 3 storeys at Item A Site should be conducted.	R3 and R5
Proposal		
(i)	Development at Item A Site should keep low-rise and follow the BH restriction of the adjacent WM Hotel, i.e. 3 storeys.	R1 to R5
Responses		
(a)	In response to (1) to (4) and (i): Item A is to take forward a s.12A application No. Y/SK-SKT/4 partially agreed by the RNTPC with stipulation of stepped BH restrictions and the provision of PVP in the Notes of the OZP. Various technical assessments have been conducted by the applicants to ascertain that the proposed development with the implementation of the proposed mitigation and design measures, would be acceptable from, amongst others, visual, traffic and environmental perspectives. Relevant B/Ds had no objection to or no adverse comment on the proposed residential development at the Item A Site. With reference to the Indicative Scheme submitted by the applicants (Drawing H-1 and Plan H-2a), about 34% at the southwestern portion of the “R(B)6” zone is proposed to have a maximum BH of 10 storeys (excluding basement) while the remaining 66% of the “R(B)6” zone along the waterfront is subject to a maximum BH of 3 storeys (excluding basement). According to the Urban Design Guidelines of the Hong Kong Planning Standards and Guidelines (HKPSG), varying BH and stepped BH profile can promote visual variety and enhance visual permeability between the waterfront and the hinterland, and maintain characteristics of built environment. A maximum BH restriction of 3 storeys at the waterfront side of the “R(B)6” zone (about 66%) at Item A Site is in line with the established principle of low-rise developments along waterfront sites and is compatible with the adjacent WM Hotel to the south, which comprises three 3-storey blocks within the “OU” annotated “Commercial and Tourism Related Uses (Including Hotel) (1)” zone. Furthermore, the comprehensive residential development within the “CDA(1)” zone across Wai Man Road to the immediate west of Item A Site was approved by the RNTPC on 14.1.2022 under application No. A/SK-SKT/28 with a minor relaxation of BH restriction from 8 storeys to 10 storeys. The approved scheme comprises 15 residential blocks with a stepped BH profile, ranging from 10-storey	

residential towers along Tai Mong Tsai Road and Wai Man Road to 4-storey residential towers at the south-eastern portion adjoining Mei Yuen Street. In this regard, the proposed maximum BH restriction of 10 storeys for the inland portion of the “R(B)6” zone (about 34%) at **Item A** Site is considered compatible with the approved development in the adjacent “CDA(1)” site and the overall BH of the surrounding areas. In this regard, the Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) considers that the proposed two-tier stepped BH restrictions of 3 storeys and 10 storeys, descending from the inland side towards the waterfront, are generally in line with the area-wide varying BH and stepped BH profile, such that the stepped BH restrictions have been incorporated into the Notes of the OZP.

The VIA prepared under the Indictive Scheme has demonstrated that the proposed development at the “R(B)6” zone would result in only slightly adverse visual impacts at two viewing points. Through incorporation of design and mitigation measures, including a stepped BH profile descending towards the waterfront side and village cluster to the north, a minimum 7.5m building setback from the site boundary along Wai Man Road and Sha Ha Road, and appropriate façade treatments, the visual impacts of the proposed development can be minimised. CTP/UD&L, PlanD had no comment on the application and considered that the proposed development was not incompatible with the existing/planned character of the area.

The rezoning proposal including relevant development requirements and design measures has been suitably translated into the Notes and ES for the “R(B)6” zone to ensure proper statutory and administrative planning control. Implementation of the requirements/design measures can be taken forward through subsequent contractual and/or administrative means. All relevant government departments consulted have no objection to or no adverse comments on the amendments of **Item A**.

5.2.1.2 Land for Small House Development within “V” Zone

Major Grounds/Views	Representation No.
(1) Rezoning of Item A Site from “V” to “R(B)6” for private residential development is considered inappropriate as Sha Ha villagers will apply Small House development in other villages in the same Heung.	R5
Responses	
(a) In response to (1): The rezoning is to take forward a s.12A application No. Y/SK-SKT/4 to rezone the site from “V” to “R(B)6” for a proposed residential development partially agreed by the RNTPC on 5.12.2025 with stipulation of stepped BH restrictions and the provision of PVP in the Notes of the OZP. In view of meeting the Small House demand of Sha Ha Village, the applicants of the	

s.12A application retained an area of over 1,700m² as “V” zone. As a result, there is a total of about 0.3 ha of land in “V” zone which is equivalent to about 12 Small House sites. According to PlanD’s estimation and the advice of the District Lands Officer/Sai Kung, LandsD (DLO/SK, LandsD), the remaining land in the “V” zone is sufficient to cater for both latest numbers of outstanding Small House application (i.e. 1 house) and 10-year Small House demand forecast provided by the Indigenous Inhabitant Representative of Sha Ha (i.e. 11 houses). The proposed development at **Item A** Site is considered acceptable as it could facilitate better utilisation of land and help address acute housing shortfall in the territory with the provision of PVP facilities in the district.

5.2.1.3 Traffic Aspect

Major Grounds/Views	Representation No.
(1) Additional residential development would pose pressure to traffic capacity.	R2
Responses	
(a) In response to (1): According to the submitted Traffic Impact Assessment, the proposed development would not induce adverse traffic impact on the surrounding road network. Besides, the traffic conditions in the vicinity would be improved upon completion of the HH2 Project being implemented by HyD, which is scheduled for completion by 2032. The Commissioner for Transport (C for T) had no in-principle objection to the application from traffic engineering viewpoint subject to timely implementation of the HH2 Project prior to population intake of the proposed development.	

5.2.1.4 Community Facilities

Major Grounds/Views	Representation No.
(1) No community benefits such as provision of bicycle parking facilities and community facilities despite inclusion of GL to the proposed development. There is a general deficit in community facilities in the district.	R5
Responses	
(a) In response to (1): According to the Indicative Scheme submitted by the applicants under application No. Y/SK-SKT/4, provision of 120 PVP spaces was proposed at Item A Site. The requirement for the provision of a PVP within Item A Site has been stipulated under the Remarks of the Notes for the “R(B)6” zone. Furthermore, the ES of the OZP has further explicitly stated that a PVP with	

not less than 120 parking spaces shall be provided within the “R(B)6” zone.

The existing and planned provision for major Government, Institution or Community (GIC) facilities are generally adequate to meet the demand in accordance with the requirements of HKPSG and the concerned government B/Ds. For the shortfalls in the provision of some GIC facilities in Sai Kung District, the HKPSG requirements for these facilities are long-term goals 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.

5.2.1.5 Other Aspects

Major Grounds/Views	Representation No.
(1) In terms of statutory procedures, PlanD had not provided responses to the public objections raised against applications No. Y/SK-SKT/3 and Y/SK-SKT/4. Furthermore, the RNTPC failed to take into account the public comments on application No. Y/SK-SKT/4, including those relating to BH, visual impact, coastal character, and consistency with HKPSG.	R3
(2) In the absence of material change in planning circumstances to justify for a departure from previous applications, the Board should decline approving the amendment.	
Responses	
(a) In response to (1): According to the statutory requirement under the pre-amended Ordinance, all public comments received in respect of applications submitted under the Ordinance, including those submitted under the pre-amended Ordinance, had been submitted together with the applicants’ proposal, departmental comments and planning assessments for consideration of RNTPC. No separate responses to individual public comments would be provided. Members of the public, including commenters on the applications, could refer to the relevant RNTPC papers and meeting minutes on the RNTPC’s deliberations and decisions. They could also observe the proceedings of the open meeting parts at the public viewing room in the North Point Government Offices if they wish so. In re-considering application No. Y/SK-SKT/4 on 5.12.2025, the RNTPC took into account all public comments previously received on the application, including those submitted by R3, which were included in the	

paper submitted to the RNTPC for consideration.	
(b)	In response to (2): In response to the first rejection ground of the previous application No. Y/SK-SKT/3 that land should be reserved for meeting the demand of Small House, a land area of 514m² was reserved in the “V” zone as proposed in the original submission under application No. Y/SK-SKT/4. The applicants, in the time of re-consideration of application No. Y/SK-SKT/4, further proposed to retain an additional 1,200m² of land within the “V” zone. As a result, a total area of over 1,700m² has been reserved within the “V” zone to meet the Small House demand of Sha Ha Village. Regarding the second rejection ground of the previous application No. Y/SK-SKT/3 relating to the potential adverse archaeological impact on the Sha Ha Site of Archaeological Interest, the applicants have showed efforts by submitting a Preliminary Archaeological Impact Assessment and proposing staged mitigation measures on which Executive Secretary (Antiquities and Monuments) 2, AMO, Development Bureau (ES(AM)2), AMO, DEVB) had no comment on the application.

5.2.2 Items C1 to C3

Major Grounds/Views		Representation No.
(1)	“GB” zoning of Items C1 to C3 Sites should be retained for the landscape features of Sai Kung District.	R5
(2)	There is no plan to develop a park at the “O” site.	
Responses		
(a)	In response to (1): The rezoning of Items C1 to C3 is intended to rationalise the zoning boundaries and reflect the existing conditions and road alignment. The areas previously zoned “GB” comprise only a back lane and a man-made slope adjoining to road. Therefore, the rezoning would not result in any loss of natural landscape resources.	
(b)	In response to (2): The “O” zoning is intended to reflect the existing as-built sitting-out area at Item C2 Site, which is under the management and maintenance of HyD.	

5.2.3 **Amendments to the Notes (a), (f), (k) and (l)**

Major Grounds/Views	Representation No.
(1) Allowing the provision, maintenance or repair of SUA take-off and landing facilities in common areas such as parks will lead to noise and safety concerns.	R5
(2) The type of proposed ‘Government Use’ within the “OU(Pier)” zone should be specified.	
(3) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for the “V” zone will remove the public scrutiny of the location and design of these facilities.	
(4) The incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone would further encourage abuse of the Small House policy and could be used to justify commercial operations under the guise of service centres.	
Responses	
(a) In response to (1): The amendment to the covering Notes of the OZP is to facilitate the provision, maintenance or repair of SUA take-off and landing facilities to take place within the boundaries of the OZP (except otherwise specified), which complements the Government’s policy to foster the development of low-altitude economy. Operations of SUAs weighing 150 kg or below will be governed by the Small Unmanned Aircraft Order (Cap. 448G) and other legislations in Hong Kong, and follow the relevant requirements and guidelines set out by relevant government B/Ds and regulatory authorities.	
(b) In response to (2): The inclusion of ‘Government Use’ under Column 1 of the Schedule of Uses for “OU(Pier)” zone is to allow flexibility in providing Government services and facilities for use by and for the benefit of the public. The provision of ‘Government Use’ will be monitored by relevant B/Ds.	
(c) In response to (3): The incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “V” zone, being in line with the latest MSN promulgated by the Board, is to streamline the provision of these common and essential facilities in village areas. Under the current practice, relevant government departments such as the Food and Environmental Hygiene Department would consult the concerned residents/ DC/RC on the provision of such facilities, as appropriate.	

(d) In response to (4):

Given the popularity of tours/visits to the villages in recent years, it is considered appropriate to add ‘Field Study/Education/Visitor Centre’, which is considered as low-impact leisure and recreational uses, under Column 2 of the Notes for “V” zone to cater for the demand for such uses where appropriate, which is in line with the latest MSN promulgated by the Board. To ensure no insurmountable impact on the surrounding areas and minimise the possible nuisance to the village environment, planning permission from the Board for such use is required.

5.3 Providing View

Item B

Major Ground/View	Representation No.
(1) Item B is a housekeeping matter.	R5
Response	
(a) The general view is noted.	

6. 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) C for T;
- (b) Chief Highway Engineer/New Territories East, HyD;
- (c) Chief Engineer 4/Major Works, Major Works Project Management Office, HyD;
- (d) DLO/SK, LandsD;
- (e) Director of Environmental Protection;
- (f) Director of Agriculture, Fisheries and Conservation;
- (g) Director of Food and Environmental Hygiene;
- (h) Chief Engineer (Works), Home Affairs Department (HAD);
- (i) Director of Social Welfare;
- (j) Director of Fire Services;
- (k) Commissioner of Police;
- (l) Director of Leisure and Cultural Services;
- (m) Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department;
- (n) Project Manager (East), Civil Engineering and Development Department (CEDD);
- (o) Head of Geotechnical Engineering Office, CEDD;
- (p) Chief Engineer/Mainland South, Drainage Services Department (DSD);
- (q) Principal Project Coordinator/Special Duty, DSD;
- (r) Director of Electrical and Mechanical Services;
- (s) Chief Engineer/Construction, Water Supplies Department;
- (t) ES(AM)2, AMO, DEVB;

- (u) Director of Housing;
- (v) District Officer (Sai Kung), HAD; and
- (w) CTP/UD&L, PlanD.

7. **Planning Department's Views**

7.1 The view of **R5 (part)** on **Item B** is noted.

7.2 Based on the assessments in paragraph 5.2 above, PlanD does not support **R1, R2, R3, R4 and R5 (part)** and considers that the OZP should not be amended to meet the representations for the following reasons:

Item A

- (a) **Item A** is to take forward a partially agreed section 12A application (No. Y/SK-SKT/4) for proposed residential development with a public vehicle park at the site. Various technical assessments have been conducted by the applicants to ascertain that the proposed development with the proposed mitigation and design measures implemented will be acceptable from, amongst others, visual, traffic and environmental perspectives, on which relevant governments bureaux/departments (B/Ds) had no objection or no adverse comment (**R1 to R5**);
- (b) with the stepped building height (BH) restrictions of maximum BHs of 3 storeys in the eastern part and 10 storeys in the western part stipulated on the Sai Kung Town Outline Zoning Plan (the OZP) for the “Residential (Group B) 6” zone, the proposed development is considered not incompatible with the existing and planned developments of the area and would achieve an overall stepped BH profile descending from the inland area towards the waterfront (**R1 to R5**);
- (c) with the rezoning of **Item A** Site, the remaining land available for Small House development in the “Village Type Development” (“V”) zone of Sha Ha is still sufficient to cater for both outstanding Small House application and 10-year Small House demand forecast. **Item A** Site is rezoned to facilitate better utilisation of land and help address acute housing shortfall in the territory with the provision of public parking facilities in the district (**R5**);

Items C1 to C3

- (d) **Items C1 to C3** are mainly to rationalise the zoning boundaries and to reflect the as-built conditions and road alignment of these sites. The “Open Space” zoning is to reflect an existing siting-out area at **Item C2** Site which is under the management and maintenance of the Highways Department (**R5**);

Amendments to the Notes (a)

- (e) allowing provision, maintenance or repair of small unmanned aircraft take-off and landing facilities under the covering Notes of the OZP is to facilitate the low-altitude economy development. Any proposals for the aforesaid uses will

be governed by other legislations in Hong Kong, and follow the relevant requirements and guidelines set out by relevant government B/Ds and regulatory authorities (R5);

Amendments to the Notes (f)

- (f) the amendment to the Notes for “Other Specified Uses” annotated “Pier” zone is intended to allow flexibility for provision of supporting/ancillary uses within the piers. The concerned sites are Government land. Any proposed development is subject to approval from relevant B/Ds and compliance with relevant legislation and other Government requirements (R5); and

Amendments to the Notes (k) and (l)

- (g) the incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1, and ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for the “V” zone, is in line with the Master Schedule of Notes to Statutory Plan promulgated by the Town Planning Board (the Board). The provisions of these facilities will follow the relevant established government procedures and/or require planning permission from the Board (R5).

8. Decision Sought

- 8.1 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 OZP to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the OZP, together with the Notes and updated ES, are suitable for submission under s.8(1)(a) of the Ordinance to the Chief Executive in Council for approval.

9. Attachments

Annex I	Draft Sai Kung Town OZP No. S/SK-SKT/7 (reduced size)
Annex II	Schedule of Amendments to the Approved Sai Kung Town OZP No. S/SK-SKT/6
Annex III	List of Representers
Annex IV	Provision of Major Community Facilities and Open Space in Sai Kung District Council Area
Drawing H-1	Indicative Scheme of Item A
Plan H-1	Location Plan of the Representations Sites
Plans H-2a to 2h	Site Plan, Development Intensity of Surrounding Areas, Aerial Photo, Site Photos and Photomontages of Indicative Scheme of Representation Site (Item A)

Plans H-3a to 3d Site Plan, Aerial Photo and Site Photos of Representation Site (**Item B**)

Plans H-4a to 4g Site Plan, Aerial Photo and Site Photos of Representation Site (**Item C**)

PLANNING DEPARTMENT
SEPTEMBER 2026