

Draft Sai Kung Town
Outline Zoning Plan No. S/SK-SKT/D

1. Purpose

This Paper is to seek Members' views on the draft Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-STK/D (**Appendix I**).

2. Background

2.1 On 5.8.2003, Members were consulted on the draft Sai Kung Town Outline Development Plan (ODP) No. D/SK-T/1C. While there were no adverse comments on the ODP, the ODP was subsequently endorsed by the Committee on Planning and Land Development on 4.11.2003 (**Appendix II**).

2.2 On 29.10.2003, a directive was given by the Chief Executive, pursuant to section 3(1)(a) of the Town Planning Ordinance, for the Town Planning Board (the Board) to prepare an OZP for the area of Sai Kung Town. A draft Sai Kung Town OZP was then prepared mainly based on the land use proposals of the ODP, taking into account the latest planning circumstances.

3. Existing Conditions and Population

3.1 The planning area of the OZP is bounded by Tai Mong Tsai Road to the north, Po Tung Road and Hiram's Highway to the west, Tsiu Hang Special Area and Pak Sha Wan peninsula to the south, and the coastline along Inner Port Shelter to the east. It covers about 104 ha of land. The existing town centre comprises mainly medium-rise housing blocks. To the south is the old town where much of the rural township character is still largely retained. To the further south is the Tui Min Hoi area where there are natural hill slope and low-rise developments for various uses including residential, recreational, industrial and Government, institution or community (G/IC) facilities. To the north is a large tract of fallow agriculture land and new reclamation with potential for new developments.

3.2 The existing population of the Area is about 14,116 persons. It is estimated that the population will be increased to around 16,961 persons upon full development, mainly attributed to the development of Sai Kung Town North.

4. The Planning Intention and Major Land Use Proposals

4.1 The planning and major land use proposals of the draft Sai Kung Town

OZP is mainly based on the ODP. To recap, the planning intention for the Area is to strengthen its role as a 'Tourism Gateway'; to enhance its existing functions for the provision of commercial, recreational and G/IC facilities for the residents of Sai Kung; and to preserve the major landscape features and area of heritage significance.

- 4.2 To enable the Area to become a 'Tourism Gateway', four sites near the waterfront at Sai Kung Town North are zoned "Other Specified Uses" ("OU") annotated "Commercial and Tourism Related Uses" (CTRU) with waterfront public open space, hotel or public vehicle park, where appropriate. Another waterfront site is zoned "OU" annotated "Beach Related Leisure Uses". Besides, the previous Sai Kung Public School site adjoining the Tin Hau and Kwan Ti Temples at Yi Chung Street is zoned "OU" annotated "Cultural/Heritage Tourism Related Uses" to support development of cultural tourism. A waterfront site at the north end of Hong Kin Road is also zoned "Commercial". Moreover, to enhance the accessibility of the area, a new public transport interchange (PTI) is planned at the western fringe of the town, with a proposed public vehicle park in its close proximity to serve as a 'park-and-enjoy' facility.
- 4.3 On the other hand, the existing PTI at Fuk Man Road is proposed to shift northward so as to release space for open space development to complement the newly renovated Sai Kung Waterfront Park. Part of the existing public car park in front of Tin Hau and Kwai Ti Temples is zoned "Open Space" ("O"). Together with the series of existing open space across the town centre and the aforesaid proposed open space at the existing PTI site, an unobstructed open space corridor towards the waterfront will be formed.
- 4.4 At present, a significant section of the shoreline at Tui Min Hoi is irregular, inaccessible and not properly maintained. To improve the situation and to provide additional recreational outlets, two pieces of "O" are proposed to link up with the existing promenade.
- 4.5 To cater for future local needs, a large piece of land has been reserved at Sai Kung Town north for G/IC uses. In order to improve the environment and to encourage phasing out of the existing industrial uses, the two sites west of Chui Tong Road and Hong Kin Road are zoned "Residential (Group E) 1" ("R(E)1" and "R(E)2" respectively to facilitate their redevelopment for residential use. Both sites are subject to restrictions on building intensity to ensure that they would blend in with the surrounding rural character.
- 4.6 There are two recognized villages in the Area, namely Sha Ha and Tui Min Hoi, both of which are designated "Village Type Development" ("V") zone on the OZP. To preserve the existing rural township character, the old town area, though not a recognised village, is also included under the "V" zone.
- 4.7 A significant part of the southern Sai Kung, which is covered by well-vegetated steep slopes, is zoned "Green Belt" to prevent the encroachment by development. Furthermore, part of this area is zoned "Country Park" to reflect the boundary of the gazetted Tsiu Hang Special

Area and Ma On Shan Country Park, and to protect the natural landscape and diversity of habitats.

5. New Land Use Proposals of the OZP

As compared with the ODP, the draft Sai Kung Town OZP No. S/SK-SKT/D shows the following new land use proposals:

5.1 Rezoning of the "Comprehensive Development Area (2)" ("CDA(2)") site to the north-east of Sai Kung Police Station to "Undetermined" ("U") (Plan 1)

The site comprises the ex-temporary housing area and the interim housing at the northwest periphery of the Area. During the consideration of the new OZP for the Area at its meeting on 21.5.2004, the Town Planning Board (the Board) considered it better to engage the local community in the consideration of the appropriate land use for the site. To convey a clear message to the public that there is not yet a definite land-use proposal for the site, the Board agreed to designate the site "U" on the OZP. However, a public vehicle park for at least 200 private cars and 30 coaches/buses is proposed to be provided as part of the development on this site.

5.2 Rezoning of the "Government" ("G") and "Other Specified Uses (Petrol Filling Station)" ("OU(PFS)") site to the north of the re-aligned Tai Mong Tsai Road as part of the "CDA" zone and Reduction of the plot ratio restriction (Plan 1)

The site to the north of the re-aligned Tai Mong Tsai Road, originally proposed to be reserved for "G" and "OU(PFS)" uses, is proposed to be integrated with the "CDA" site to the south to form an enlarged "CDA" zone. This is because a substantial part of the original "CDA" site, according to the Antiquities and Monuments Office of the Leisure and Cultural Services Department, would have to be designated as 'non-excavation area' to preserve the major relic deposit of Sha Ha Archaeological Site. This 'non-excavation' area will impose severe design constraint on the future development of the site. While there is no designated use for the "G" site, the proposed extension of the "CDA" zone will provide greater flexibility for the design and layout of the future development. Notwithstanding, to ensure its compatibility with the surrounding environment, the plot ratio for the whole site is proposed to be restricted to a maximum of 1.5.

5.3 Rezoning of "Other Specified Uses (Business)" ("OU (Business)") to "G/IC" and "Residential (Group E) 1" ("R(E)1") (Plan 2)

To clearly reflect the planning intention to facilitate the phasing out of the existing industrial use and their redevelopment for residential use, the two sites north of Hong Tsuen Road are proposed to be zoned "R(E)1". Notwithstanding, to ensure their compatibility with the surrounding rural character, both sites are subject to a maximum plot ratio of 2, a maximum

site coverage of 40% and a maximum building height of 8 storeys (excluding basements). Besides, the piece of Government land to the west is also proposed to be zoned "G/IC" for the provision of Government, institution and community facilities to serve the needs of the local residents and/or the region.

6. **Consultation**

On 21.5.2004, the Board deliberated the Sai Kung Town OZP and considered the Plan is suitable for submission to SKDC and Sai Kung Rural Committee for consultation. Members' views will be conveyed to the Board for consideration prior to exhibiting the draft OZP for public inspection.

7. **Attachment**

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|--------------|-----------------------------------------------------------------------------------------------|
| Appendix I | Draft Sai Kung Town Outline Zoning Plan No. S/SK-SKT/D |
| Appendix II | Sai Kung Town Outline Development Plan No. D/SK-T/2 |
| Appendix III | Notes of the Draft Sai Kung Town Outline Zoning Plan No. S/SK-SKT/D |
| Appendix IV | Explanatory Statement of the Draft Sai Kung Town Outline Zoning Plan No. S/SK-SKT/D |
| Plan 1 | Extract of Sai Kung Town ODP showing the boundary of the original "CDA(1)" and "CDA(2)" zones |
| Plan 2 | Extract of Sai Kung Town ODP showing the boundary of the "OU (Business)" zones |

**SAI KUNG DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
AUGUST 2004**



圖例 NOTATION

<ul style="list-style-type: none"> 政府辦事處 GOVERNMENT OFFICES 地區警署 REGIONAL POLICE STATION 消防局 SUB-DIVISIONAL FIRE STATION 巴士總站 BUS STATION 社區中心 COMMUNITY HALL 廟宇 TEMPLE 中學 SECONDARY SCHOOL 小學 PRIMARY SCHOOL 普通科診所 GENERAL CLINIC 	<ul style="list-style-type: none"> 戶外體育場 OUTDOOR STADIUM 室內康樂中心 INDOOR RECREATION CENTRE 康樂設施 COMING POOL COMPLEX 遊樂場 PLAY PARK 康樂中心 LOBBY PARK 巴士總站 BUS TERMINUS 巴士總站/巴士站/巴士站/巴士站 BUS STATION 巴士總站 PETROL FILLING STATION
<ul style="list-style-type: none"> L41 洗衣機 LAUNDRY RCP 收集廢物點 REFUSE COLLECTION POINT 	<ul style="list-style-type: none"> 電力站 ELECTRICITY SUBSTATION 緊急車輛通道 EMERGENCY VEHICULAR ACCESS
<ul style="list-style-type: none"> —— 規劃方案界線 PLANNING SCHEME BOUNDARY —— 區界 ZONING BOUNDARY —— 地段界線 SITE BOUNDARY 	<ul style="list-style-type: none"> —— 郊野公園界線 COUNTRY PARK BOUNDARY —— 行人專用徑 PEDESTRIAN STREET —— 緊急車輛通道/緊急車輛通道/緊急車輛通道 EMERGENCY CRASH GATE / BOLLARD

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

地帶 ZONES	土地用途及面積	
	公頃 HECTARES	百分比 PERCENTAGE
商業 COMMERCIAL	0.33	0.33
綜合發展區 COMPREHENSIVE DEVELOPMENT AREA	0.02	0.02
特別住宅區 SPECIAL RESIDENTIAL	0.80	0.83
住宅發展區第 1 類 RESIDENTIAL - ZONE 1	2.19	2.19
住宅發展區第 2 類 RESIDENTIAL - ZONE 2	1.12	1.07
住宅發展區第 3 類 RESIDENTIAL - ZONE 3	1.59	1.52
鄉村式發展 VILLAGE TYPE DEVELOPMENT	10.78	10.33
工業 INDUSTRIAL	0.46	0.38
政府 GOVERNMENT	12.08	11.66
機構或社區 INSTITUTION OR COMMUNITY	0.58	0.56
教育 EDUCATION	3.03	2.89
區內開放空間 DISTRICT OPEN SPACE	4.43	4.26
本地開放空間 LOCAL OPEN SPACE	2.12	2.03
住宅區 AMENITY	4.01	3.84
康樂 RECREATION	6.48	6.22
其他指定用途 OTHER SPECIFIED USES	0.80	0.77
綠化帶 GREEN BELT	0.37	0.36
郊野公園 COUNTRY PARK	0.08	0.77
道路 ROAD ETC.	16.00	15.51
總計 TOTAL PLANNING SCHEME AREA	104.33	100.00

註釋 NOTES

本圖上所有圖例均須按圖例所列之條件、用途、限制等執行。如圖例所列之條件、用途、限制等與本圖例所列之條件、用途、限制等不一致時，應以本圖例所列之條件、用途、限制等為準。如有任何更改，應經本局批准。本圖例所列之條件、用途、限制等，均須符合有關法例及規例之規定。如有任何更改，應經本局批准。本圖例所列之條件、用途、限制等，均須符合有關法例及規例之規定。如有任何更改，應經本局批准。

近期修訂紀錄表
TABLE OF RECENT AMENDMENT

修訂號碼	修訂內容	簽署	日期
AMENDMENT LETTER	AMENDMENT	SIGNATURE	DATE

西貢市發展大綱圖
SAI KUNG TOWN OUTLINE DEVELOPMENT PLAN

經採納
ADOPTED

簽署
Signed: CATHIE LAM

永久規畫及土地
PERMANENT SECRETARY FOR PLANNING AND LANDS

日期
DATE: 10.12.2003

西貢市發展大綱圖
SAI KUNG TOWN OUTLINE DEVELOPMENT PLAN

SCALE 1:50,000 比例尺

0 50 100 150 200 250 300 350 400 450 500 METRES

程序 ACTION	簽署 SIGNATURE	日期 DATE	樓號 REFERENCE
批准授權 SUBMISSION AUTHORIZED	SO. P. Y. TAM 譚佩儀 / 譚佩儀 AD-INT	13.10.2003	圖則號碼 SKT 1/3/124
核准授權 CIRCULATION AUTHORIZED	SO. MICHAEL C. F. CHAN 陳國治 / 陳國治 DFO	13.03.2003	圖則號碼 SKT 13.03.2003
備用 PREPARED	SO. C. C. LAU 劉卓卓 / 劉卓卓 DTP-INT	13.03.2003	圖則號碼 SKT 31.12.2003

規劃署 西貢規畫處
SAI KUNG DISTRICT PLANNING OFFICE
DISTRICT PLANNING DEPARTMENT

圖則編號
PLAN No. D/SK-T/2

Draft Sai Kung Town Outline Zoning Plan No. S/SK-SKT/D

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

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

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

in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

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

"existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

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

Draft Sai Kung Town Outline Zoning Plan No. S/SK-SKT/C

Schedule of Uses

(Draft)

Commercial	1
Comprehensive Development Area	2
Residential (Group A)	4
Residential (Group B)	6
Residential (Group C)	8
Residential (Group E)	10
Village Type Development	15
Industrial (Group D)	17
Government, Institution or Community	18
Open Space	19
Recreation	20
Other Specified Uses	21
Green Belt	33
Country Park	34

COMMERCIAL

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

Planning Intention

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

Remarks

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

COMPREHENSIVE DEVELOPMENT AREA

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

Planning Intention

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

Remarks

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

(please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)Remarks (cont'd)

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

RESIDENTIAL (GROUP A)

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

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

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

(please see next page)

RESIDENTIAL (GROUP A) (cont'd)Planning Intention

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

Remarks

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

RESIDENTIAL (GROUP B)

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

Planning Intention

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

Remarks

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

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)Remarks (cont'd)

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

RESIDENTIAL (GROUP C)

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

Planning Intention

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

Remarks

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

(please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

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

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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**Schedule I: for open-air development or
for building other than industrial or industrial-office building[@]**

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

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

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

(please see next page)

RESIDENTIAL (GROUP E) (cont'd)

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

(please see next page)

RESIDENTIAL (GROUP E) (cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

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

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

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

Planning Intention

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

(please see next page)

RESIDENTIAL (GROUP E) (cont'd)Remarks

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

VILLAGE TYPE DEVELOPMENT

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

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

Eating Place
 Library
 School
 Shop and Services

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)Remarks

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

INDUSTRIAL (GROUP D)

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

Planning Intention

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

Remarks

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

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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

OPEN SPACE

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

Planning Intention

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

RECREATION

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

Planning Intention

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

Remarks

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

OTHER SPECIFIED USES**For "Commercial and Tourism Related Uses (with Public Vehicle Park)" Only**

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

Planning Intention

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

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)**For "Commercial and Tourism Related Uses (with Public Open Spaces)" Only**

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

Planning Intention

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

Remarks

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

(please see next page)

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

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

Planning Intention

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

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

Remarks (cont'd)

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

(please see next page)

OTHER SPECIFIED USES (cont'd)
For "Beach Related Leisure Uses" Only

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

Planning Intention

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

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)For "Cultural/Heritage Tourism Related Uses" Only

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

Planning Intention

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

Remarks

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

(please see next page)

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

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

Planning Intention

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

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

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

Remarks (cont'd)

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

(please see next page)

OTHER SPECIFIED USES (cont'd)For "Boat Servicing Area"

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

Planning Intention

This zone is intended for light servicing and storage of boats.

Remarks

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

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Petrol Filling Station" Only

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

Planning Intention

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

(please see next page)

OTHER SPECIFIED USES (cont'd)**For "Public Transport Terminus" Only**

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

Planning Intention

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

(please see next page)

OTHER SPECIFIED USES (cont'd)For "Pier" Only

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

Planning Intention

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

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

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

Remarks

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

COUNTRY PARK

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

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

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

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

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

(Being a Draft Plan for the purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the draft Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/D. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 29.10.2003, a directive was given by the Chief Executive, pursuant to section 3(1)(a) of the Town Planning Ordinance (the Ordinance), for the Board to prepare an OZP for the area of Sai Kung Town.
- 2.2 On xx.xx.2004, the draft Sai Kung Town OZP No. S/SK-SKT/1 (the Plan), being the first statutory plan covering Sai Kung Town, was gazetted under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate broad land-use zonings and major transport networks for Sai Kung Town area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covers about 105 ha of land. It is bounded by Hiram's Highway, Po Tung Road and Tai Mong Tsai Road in the north and west, Tsiu Hang Special Area and Pak Sha Wan Peninsula in the south and the coastline along Inner Port Shelter in the east. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 Being centrally located and close to Inner Port Shelter, the Area has been one of the earliest market places for fishermen and villagers about a hundred years ago. Traditionally, settlements were concentrated in the old town, bounded by Yi Chun Street to the north and Lakeside Garden to the south. In the 1970s, the boundary of the town was extended to include Tui Min Hoi in the south and the current town centre in the north to cater for relocation of villagers and fishermen affected by the High Islands Reservoir Project. Subsequently, the town was further expanded for implementation of various Government, institution or community (GIC) facilities and public works projects, together with some new commercial/residential developments. Notwithstanding, the Area remains to serve as the centre for the provision of commercial, recreational and transport services to Sai Kung district.
- 5.3 The central part of the Area comprises a market town which includes mainly medium-rise composite buildings in the town centre and traditional settlements in the old town. In the north there are some fallow agricultural land and the new reclamation, which are ready for development, whereas the southern part comprises mainly rural area with natural hillslopes. With long history of settlements, the Area is rich in historic and heritage features. Being close to the countryside of Sai Kung and overlooking the Inner Port Shelter, the Area has been developed into a hub of tourist and recreational activities and serves as a gateway to the recreational outlets in Sai Kung.
- 5.4 With improved accessibility, pressure has been building up in the Area for further residential, recreational and tourism developments. According to the recommended development strategy (RDS) for South East New Territories (SENT) Sub-region approved by the Committee on Planning and Land Development on 15.8.2001, the sub-region should be developed into the "Leisure Garden of Hong Kong" with promotion of conservation and visitor attractions under a sustainable level of development. For Sai Kung Town, a concept of "Tourism Gateway" is proposed so as to facilitate the promotion of tourism and recreation in the sub-region. At the same time, its existing environment and character, together with the landscape and heritage features, should be well preserved.
- 5.5 Economic activities in the Area are predominantly in the local service sector, including mainly the retail, catering and GIC facilities in the town centre and old town. Industrial establishments in the Area include mainly the factories, godowns, workshops and open storage areas at Hong Tsuen Road and in Tui Min Hoi.

6. POPULATION

- 6.1 According to the 2001 Population Census, the population of the Area was about 14,116, which is located mainly in the existing town centre.
- 6.2 Further expansion of population in the Area will be mainly in Sai Kung Town North. It is estimated that the total planned population of the Area would be about 18,427.

7. OPPORTUNITIES AND CONSTRAINTS

- 7.1 Other than acting as a traditional centre for the provision of commercial and other facilities for the whole Sai Kung district, the Area also serves as a major transport interchange linking the rural parts of Sai Kung with the main urban areas. With the extension of MTR and KCR to Tseung Kwan O and Ma On Shan respectively, the Area would continue to perform these important functions as a local centre and a link between rural Sai Kung and the urban areas.
- 7.2 The Area is rich in recreation and tourism resources. Possessing long seashore with magnificent view, its existing promenade has become a popular venue for leisure and recreational use. The Sai Kung Waterfront Park, renovated in 2003 with improved outdoor/covered rest area, catering facilities including area for alfresco dining and a visitors' information centre, serves as one of the focal points at the waterfront and facilitates integration of the existing developments at the town centre and new developments in Sai Kung Town North.
- 7.3 With a long history of development, Sai Kung Town possesses many historic and heritage features and has good potential for promotion of heritage/cultural tourism. Furthermore, serving as a gateway to a number of Country and Marine Parks, there is also good prospect for the promotion of eco-tourism.
- 7.4 There is a large area of vacant land in Sai Kung Town North. Upon completion of the work of infrastructure provision in 2005, there is good potential for this part to be further developed.
- 7.5 The Area is accessible via Hiram's Highway, Po Tung Road and Tai Mong Tsai Road, and is well served by public sewerage and fresh water supply networks. However, there are significant constraints in the capacity of these infrastructures to cater for large scale developments.
- 7.6 The town centre is characterized with composite buildings for mainly domestic use, with commercial premises at the lower levels of the buildings. Large-scale commercial and tourism development in this area is considered not compatible with the character of the existing rural township. Moreover, these commercial premises, which include mostly restaurants and local shops, are too small and not tailor-made to accommodate major commercial and tourism uses. Limited traffic and transport infrastructure is another constraint for more intensive commercial development. As most of the existing composite buildings have been developed for years and under multiple ownership, comprehensive redevelopment/

restructuring of the town centre may not be feasible.

- 7.7 There are some industrial buildings, depots and temporary vehicle repair workshops along Hong Tsuen Road in the southern part of the Area. Together with the concrete batching plant and open storage at the junction of Hong Kin Road and Hiram's Highway, they have restricted the potential for further developments in these parts of the Area. As they are located at the southern entrance to the town, they may also create an adverse image to the town and therefore should be encouraged to be phased out or relocated.
- 7.8 The southwestern part of the Area falls within the 1km Consultation Zone (CZ) of Pak Kong Water Treatment Works (PKWTW), which is a Potentially Hazardous Installation (PHI). The Hazard Assessment (HA), Planning Study (PS) and Action Plan (AP) for the PKWTW are being undertaken by the Water Supplies Department. Pending the completion of the HA, PS and AP, any change which will increase the population in the CZ should be subject to further assessment.
- 7.9 Other than the built-up area, the Area comprises many areas of high landscape value, including the densely vegetated knolls to the north of Sai Kung Outdoor Recreation Centre and to the west of Sai Kung Sewage Treatment Works in Tui Min Hoi, and the one behind Tin Hau and Kwan Ti Temples in the old town. These natural assets should be well preserved and not be compromised by any development proposals. In a wider context, the Area is surrounded by a rural hinterland with areas of high landscape value. This forms a magnificent backdrop to the town itself and serves as a visual relief to the urban developments. All of these should be well taken into account in the planning for the Area.

8. GENERAL PLANNING INTENTION

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

9. PLANNING AND URBAN DESIGN PRINCIPLES

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

- (a) To preserve the character of both the existing town centre and the old town, as a hub of activities for the SENT sub-region.
- (b) To enhance the image, identity and attractiveness of the Area, through the creation

of a number of activity nodes along the existing promenade at Sai Kung Town North (for commercial and tourism related uses including a 'Gateway Centre') and the old town area together with the Tin Hau and Kwan Ti Temples (as a 'Cultural and Heritage Node').

- (c) To preserve the character of rural township and to avoid overtaxing the infrastructures, with new residential developments being limited only to those with significant merits. Nevertheless, the intensity of new developments will be duly controlled to ensure that they are compatible with the surrounding areas. In general, the existing development bulk in the town centre is adopted as a benchmark, from which intensity of the new developments in the peripheral areas is gradually reduced. Under the above principles, new residential developments are confined to only three locations, all with a development intensity significantly lower than that of the town centre.
- (d) To cater for the district/local recreational need and to provide landscape and visual relief, through reservation of public open spaces in the form of promenades, plaza, parks, gardens and playgrounds at appropriate locations. Through linear arrangement of the open spaces, view corridors between major vantage points and the waterfront will be maintained.
- (e) To minimize traffic flow entering the town centre and to encourage the use of public transport, through the implementation of a 'park-and-enjoy' facility comprising a new public transport interchange (PTI) at the western fringe of the town and a public vehicle park in its vicinity.
- (f) To improve pedestrian circulation between strategic locations such as the PTI and the activity nodes, through the improvement of pedestrian facilities and implementation of pedestrianisation schemes.
- (g) To preserve the existing densely vegetated slopes at Tui Min Hoi as a natural buffer between the developed areas and the environmentally sensitive areas including Ma On Shan Country Park and Tsiu Hang Special Area.

10. LAND-USE ZONINGS

10.1 Commercial ("C"): Total Area 0.33 ha

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

10.1.2 Two sites are under this zoning. The first one is located at the waterfront of Tui Min Hoi. Commanding a view towards the town centre, this site has a good potential to be developed for restaurants and retail outlets. The other "C" site is located at the western fringe of Sai Kung Town North. This site comprises mainly private lots and is occupied by a 2-storey factory and several temporary workshops. The "C" zoning of this site would encourage redevelopment or restructuring of the existing industrial developments for commercial uses such as

restaurants and retail shops. Development/redevelopment at both sites should be subject to a maximum plot ratio (PR) of 0.75 and building height (BH) of 2 storeys (excluding basements). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.2 Comprehensive Development Area ("CDA") : Total Area 6.05 ha

10.2.1 A site along the proposed realigned Tai Mong Tsai Road near the north-western periphery of the Area is zoned "CDA". The planning intention of this zone is for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

10.2.2 The site comprises a large piece of fallow agricultural land mainly under private ownership. The development programme of this site depends on private initiatives. According to the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD), a substantial part in the middle of the site should be retained as a 'non-excavation area' in order to preserve the major relic deposit of Sha Ha Archaeological Site. Consent from the AMO should be obtained prior to commencement of the development/redevelopment to ensure that the relic deposit would be properly preserved or excavated.

10.2.3 To ensure compatibility with the surrounding environment, development/redevelopment of the site should be subject to a maximum PR of 1.5 and BH of 8 storeys (excluding basements). In addition, a stepped height design should be adopted for the buildings within the site. To provide flexibility for innovative design adapted to the characteristics of particular site, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

10.2.4 Pursuant to section 4A(1) of the Ordinance, any development proposal under this zoning will require the approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted together with the relevant assessment reports as well as other materials to be specified in the Notes of the OZP for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP will be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

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

10.3.1 The planning intention of this zone is primarily for high-density residential developments. Commercial uses are always permitted on

the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The existing composite buildings in the town centre are under this zoning, which can be divided into 2 sub-areas as follows:

- (a) Residential (Group A)1 ("R(A)1") – this includes the existing composite buildings to the north of Man Nin Street. Development/redevelopment in this sub-area should be subject to a maximum PR of 5 and BH of 12 storeys (excluding basements), or the PR and height of the existing building, whichever is the greater.
- (b) Residential (Group A)2 ("R(A)2") – this includes the existing composite buildings to the south of Man Nin Street. Development/redevelopment in this sub-area should be subject to a maximum PR of 5 and BH of 6 storeys (excluding basements), or the PR and height of the existing building, whichever is the greater.

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

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

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

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

10.4.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/SC/BH restrictions may

be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

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

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

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

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

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

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

with the rural character of the surrounding area. Development/redevelopment at this site should be subject to a maximum PR of 0.75, SC of 40% and BH of 9m (2 storeys over one storey of carport).

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

10.7 Village Type Development ("V") : Total Area 12.15 ha

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

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

- 10.8.1 The planning intention of this zone is primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed industrial buildings.
- 10.8.2 Three sites at Tui Min Hoi near Sai Kung Sewage Treatment Works are under this zoning. Two of them are currently used for industrial purposes and the remaining one is used as an open-air car and lorry park. These sites provide an opportunity for the relocation of the existing temporary workshops operating at Hong Tsuen Road, which would otherwise cause interface problems with the planned residential development nearby, and the provision of LPG vehicle repair workshops. To ensure compatibility with the surrounding low-rise developments and

greenery backdrop, development/redevelopment in this zone should be subject to a maximum PR of 3 and BH of 3 storeys (excluding basements). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. Adequate lorry parking spaces should be provided within the new developments in these sites.

10.9 Government, Institution or Community ("G/IC") : Total Area 15.38 ha

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

10.9.2 The major existing facilities under this zoning include the Sai Kung Tang Shiu Kin Sports Ground, Sai Kung Public Swimming Pool and Sports Complex, Sai Kung Government Offices, Sai Kung Divisional Police Station, Sai Kung Fire Station, Marine Police East Divisional Headquarters, Yi Chun Street and Hong Kin Road Markets, Jockey Club Sai Kung Town Hall, Mona Fong Polyclinic, Sai Kung Sewage Treatment Works, Hong Fu Road Service Reservoir, Sai Kung Central Lee Siu Yam Memorial School, Tin Hau and Kwan Ti Temples, Sai Kung Rural Committee, the Chinese Full Gospel Church and the Government depots, public latrines, refuse collection points, sewage pump houses, electricity sub-stations and telephone exchange at various locations.

10.9.3 A large "G/IC" zone is proposed in the centre of Sai Kung Town North, which will accommodate two secondary schools, a sewage pump house, an indoor recreation centre (IRC) and a community centre (CC) of Sai Kung Rural Committee. The school sites will be screened from the sewage pump house by the IRC and CC so as to alleviate the potential odour impact caused by the pump house. Other major planned GIC facilities include a primary school at Hong Tsuen Road and a salt water pumping station at the waterfront of Tui Min Hoi.

10.10 Open Space ("O") : Total Area 4.18 ha

10.10.1 The planning intention of this zone is primarily for the provision of outdoor public open-air space for active and/or passive recreational uses servicing the need of local residents as well as the general public.

10.10.2 The major existing facilities under this zoning include Wai Man Road Playground and the beach in Sai Kung Town North, Sha Tsui Playground, Man Yee Playground and the basketball courts at Yi Chun Street in the town centre and Sai Kung Park and Yi Chun Street Playground in the old town.

- 10.10.3 The area in front of the Tin Hau and Kwan Ti Temples is also under this zoning. This proposed public open space, together with the temples, will form a heritage/cultural tourism node. Furthermore, together with the existing Sha Tsui Playground, Man Yee Playground, the basketball courts at Yi Chun Street and the "Other Specified Uses (Commercial and Tourism Related Uses (with Public Open Spaces))" zone at waterfront (para. 10.12.2 refers), an unobstructed view corridor towards the waterfront will be formed.
- 10.10.4 At present, a significant portion of the coastal area at Tui Min Hoi is not accessible and not properly maintained. To improve the situation and to provide additional recreational outlets, a promenade is proposed, which is also under this zoning.

10.11 Recreation ("REC") : Total Area 6.49 ha

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

10.12 Other Specified Uses ("OU") : Total Area 8.88 ha

- 10.12.1 The planning intention of this zone is primarily for the provision of land for specific uses serving the needs of the local residents and/or a wider district. There are a total of ten "OU" zones in the Area with different specified uses, which are detailed as follows:
- (a) "OU" annotated "Commercial and Tourism Related Uses (with Public Vehicle Park)" - the planning intention of this zone is for the provision of commercial and tourism related uses along with a public vehicle park. The existing Jockey Club Kau Sai Chau Public Golf Course Car Park at the waterfront in Sai Kung Town North is under this zoning. Subject to detailed design, the building at this site could become a landmark for the Area, and serve as a 'Gateway Centre' to provide supporting facilities for tourists. To ensure compatibility with the waterfront setting, development/redevelopment at this site should be subject to a maximum PR of 3 (including vehicle park) and BH of 3 storeys

(excluding basements). To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the PR/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. At present, about 520 vehicle parking spaces are provided within the vehicle park, including 240 spaces for the golfers. This level of vehicle parking provision should be retained in the development/redevelopment of this site.

- (b) "OU" annotated "Commercial and Tourism Related Uses (with Public Open Spaces)" - the planning intention of this zone is for the provision of commercial and tourism related uses along with public open spaces including a waterfront promenade. The existing promenade along the waterfront of Sai Kung Town North, town centre and the old town, together with Sai Kung Waterfront Park and its proposed extension to the southwest are under this zoning. Serving as a convenient linkage between the town centre and the pier, this area is considered suitable to be developed into a leisure/gathering place for the visitors and boat trippers. To enhance its attractiveness for visitors, commercial and catering facilities including gift-shop, area for alfresco dining and visitors information centre may be permitted along with the public open spaces. Together with the proposed 'Gateway Centre' to the north, they could provide comprehensive supporting facilities to the tourists. To ensure compatibility with the waterfront setting and provision of adequate public open space, development/redevelopment at this site would be subject to a maximum SC of 10% and BH of one storey (excluding basements). To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the SC/BH restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. Notwithstanding, a width of about 6m, as part of the existing promenade, should be preserved as a public passageway.
- (c) "OU" annotated "Commercial and Tourism Related Uses (Including Hotel)" - the planning intention of this zone is for commercial and tourism related uses including hotel. Two sites are under this zoning, which are detailed as follows:
- (i) "Commercial and Tourism Related Uses (Including Hotel) (1)" - this includes a vacant site along the waterfront of Sai Kung Town North. To ensure compatibility with the waterfront setting and the adjacent 'Gateway Centre', development at this site should be subject to a maximum PR of 1.5, SC of 70% and BH of 3 storeys (excluding basements).
- (ii) "Commercial and Tourism Related Uses (Including Hotel) (2)" - this includes the previous Beach Resort Hotel, which

is a piece of private land. In line with the restrictions under the lease, development/redevelopment at this site should be subject to a maximum PR of 1.5, SC of 30% and BH of 5 storeys (excluding basements).

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

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

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

10.13 Undetermined (“U”) : Total Area 4.13 ha

10.13.1 *The former Sha Kok Mei Temporary Housing Area, Sai Kung Interim Housing and a section of the existing Tai Mong Tsai Road is zoned*

“U”. The site is at the gateway to Sai Kung Town and is in-between the established town center to the south and new developments to the north and east. Subject to detailed studies, the site could be considered for residential, tourism, recreational, Government, institution and community uses. Any development or redevelopment in the “U” zone requires planning permission from the Board so as to ensure that the proposed development or redevelopment should be compatible to the adjacent established and proposed developments, and would not have adverse impacts to infrastructure provisions.

- 10.13.2 *Public vehicle park for at least 200 private cars and 30 coaches/buses will have to be provided as part of the development on this site (to be taken into account in the PR calculation), so as to complement the proposed public transport interchange to the south, and to serve as a ‘park-and-enjoy’ facility. To ensure easy maneuvering of vehicles, the public vehicle park would be about 11,000m² in area with at-grade and direct connection to public roads. A phased development may be considered to tie in with local infrastructure provision.*

10.14 Green Belt (“GB”) : Total Area 12.60 ha

- 10.14.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 10.14.2 Areas under this zoning include mainly the densely vegetated slopes to the north of Sai Kung Outdoor Recreation Centre, west of Tui Min Hoi Chuen and southwest of Sai Kung Sewage Treatment Works.

10.15 Country Park (“CP”) (Total Area 7.70 ha)

- 10.15.1 Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority. Approval from the Board is not required.
- 10.15.2 The densely vegetated slope at the southern fringe of the Area, which is part of the gazetted Tsiu Hang Special Area and Ma On Shan Country Park and is endowed with natural landscape and diversity of habitats, is under this zoning.

11. COMMUNICATION AND TRANSPORT

11.1 Road Network

- 11.1.1 The Hiram’s Highway, Po Tung Road and Tai Mong Tsai Road, running along the western boundary of the Area, serve as the major distributors linking Sai Kung Town with the surrounding areas. The section of Hiram’s Highway between Po Lo Che Road and Po Tung Road has been upgraded in 1998. Improvement to the remaining section of Hiram’s

Highway, Po Tung Road and Tai Mong Tsai Road is tentatively scheduled to commence in 2009 and complete in 2012.

11.1.2 Fuk Man Road, separating the town centre from Sai Kung Town North, serves both parts of the Area. Construction of the road network for Sai Kung Town North has commenced in 2002 and is scheduled to complete in 2005.

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

11.2 Public Transport Facilities

The Area is served by public transport including buses, public light buses and green mini-buses, linking with Kowloon, Shatin, Tseung Kwan O and the rural parts of Sai Kung. Three public transport termini are designated in the Area, including the existing PTI and public light bus terminus adjacent to Sai Kung Waterfront Park and a proposed PTI at the western periphery of the Area. The existing PTI will be shifted slightly to the northwest to facilitate the provision of a new public open space at the waterfront. The new PTI, together with the public vehicle park to be provided in the adjacent "U" zone, will serve as a 'park-and-enjoy' facility.

11.3 Vehicle Parking Facilities

The major existing vehicle parks in the Area include the Jockey Club Kau Sai Chau Public Golf Course Car Park in Sai Kung Town North which provides about 520 parking spaces (including 240 spaces for the golfers) and a multi-storey vehicle park in Star Plaza at the junction of Hiram's Highway and Chui Tong Road, which provides about 350 parking spaces for private cars, goods vehicles and coaches. Public vehicle parks are also available on street and in some of the private residential developments in the town centre. There is an existing open-air coach park next to Sai Kung Tang Shiu Kin Sports Ground at Fuk Man Road.

11.4 Pedestrian Network

The promenade along the waterfront serves as the major pedestrian link connecting different parts of Sai Kung Town. To facilitate pedestrian circulation between the new PTI at the western periphery of the Area and the commercial and tourism related uses at the waterfront, part-time pedestrianisation scheme will be implemented for some of the new roads to be constructed in Sai Kung Town North. In the old town, the existing pedestrian streets will be retained. In other parts of the Area, footpaths will be provided and landscaped. Subways and footbridges will be provided where necessary.

12. UTILITY SERVICES

12.1 The Area is covered by sewerage system which collects and conveys sewage to Sai Kung Sewage Treatment Works (STW) at Tui Min Hoi for treatment and disposal. To cater for the anticipated increase of sewage to be generated within the

catchment area, upgrading to the capacity of the STW is tentatively scheduled to commence in 2007 and complete in 2010, subject to the availability of public resources.

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

13. CULTURAL HERITAGE

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

14. IMPLEMENTATION

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

15. PLANNING CONTROL

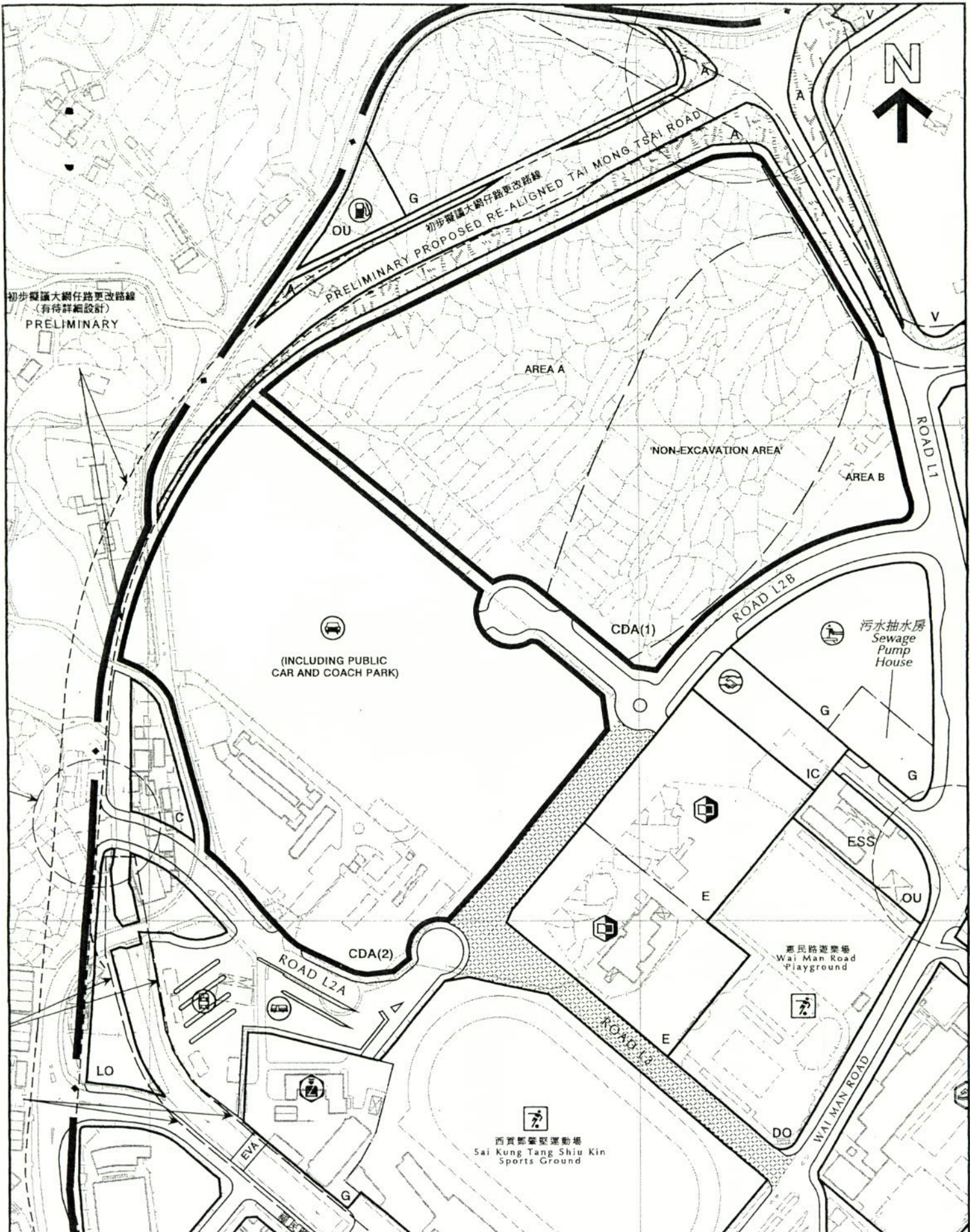
- 15.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

- 15.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Territory Development Department in conjunction with the client departments and the works departments, such as the Civil Engineering Department, the Architectural Services Department and the Highways Department. In the implementation of the Plan, the Sai Kung District Council would be consulted as appropriate.

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

**TOWN PLANNING BOARD
MAY 2004**

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初步擬議大網仔路更改路線
(有待詳細設計)
PRELIMINARY

初步擬議大網仔路更改路線
PRELIMINARY PROPOSED RE-ALIGNED TAI MONG TSAI ROAD

(INCLUDING PUBLIC
CAR AND COACH PARK)

NON-EXCAVATION AREA

惠民路遊樂場
Wai Man Road
Playground

西貢鄧榮堅運動場
Sai Kung Tang Shiu Kin
Sports Ground

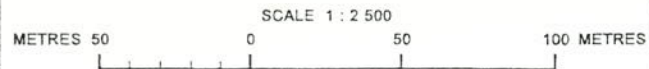
污水抽水房
Sewage
Pump
House

EXTRACT OF SAI KUNG TOWN
OUTLINE DEVELOPMENT PLAN
SHOWING THE BOUNDARY OF
THE ORIGINAL "CDA(1)" AND "CDA(2)" ZONES

規劃署 西貢規劃處
SAI KUNG
DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT

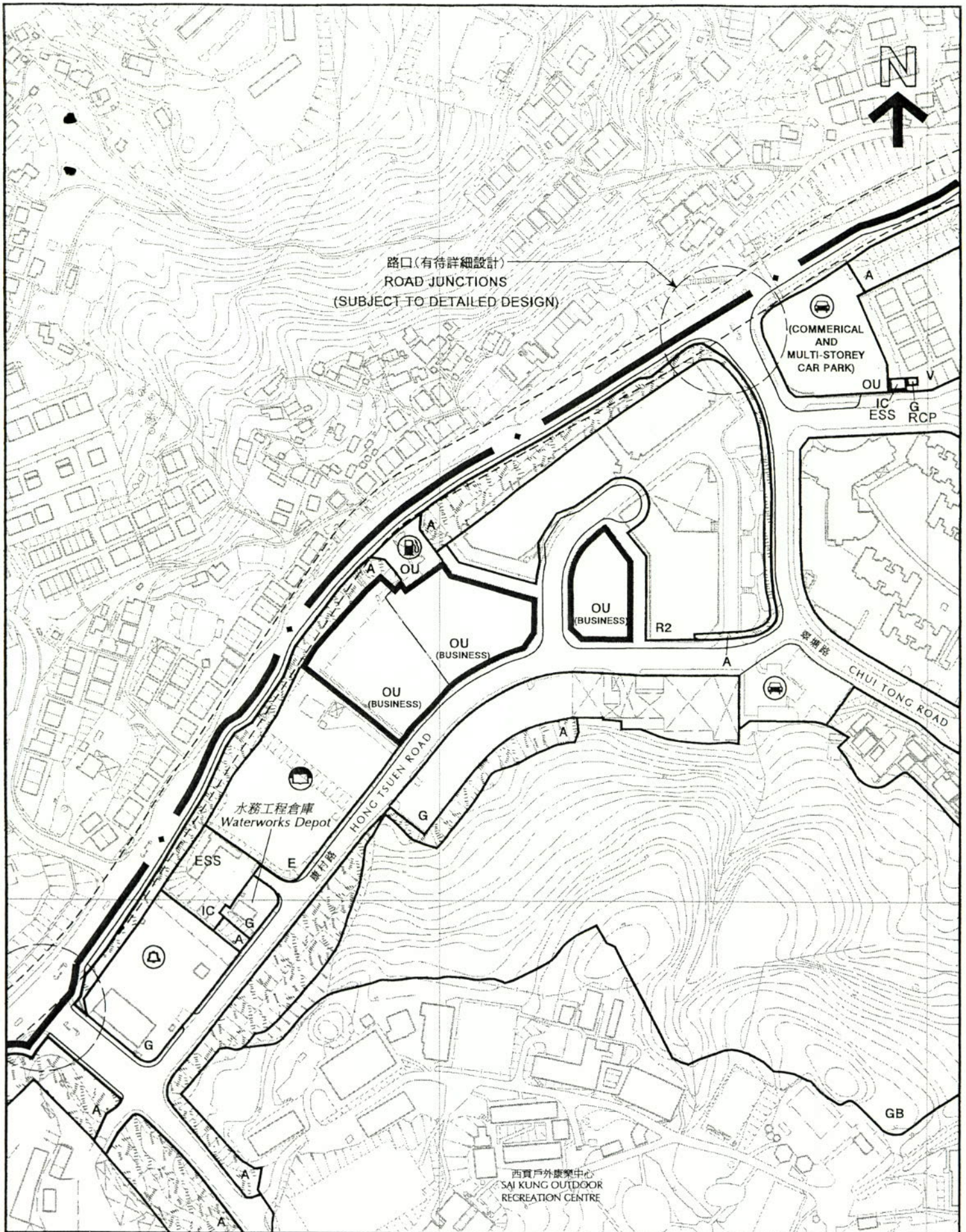


EXTRACT PLAN PREPARED ON 18.6.2004
BASED ON ADOPTED SAI KUNG TOWN
OUTLINE DEVELOPMENT PLAN
No. D/SK-T/2



M/SK-04/42

PLAN
1



EXTRACT PLAN PREPARED ON 18.6.2004
BASED ON ADOPTED SAI KUNG TOWN
OUTLINE DEVELOPMENT PLAN
No. D/SK-T/2

EXTRACT OF SAI KUNG TOWN
OUTLINE DEVELOPMENT PLAN
SHOWING THE BOUNDARY OF
THE "OU(BUSINESS)" ZONES

SCALE 1 : 2 500

METRES 50 0 50 100 METRES

規劃署 西貢規劃處
SAI KUNG
DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT



M/SK-04/42

PLAN
2