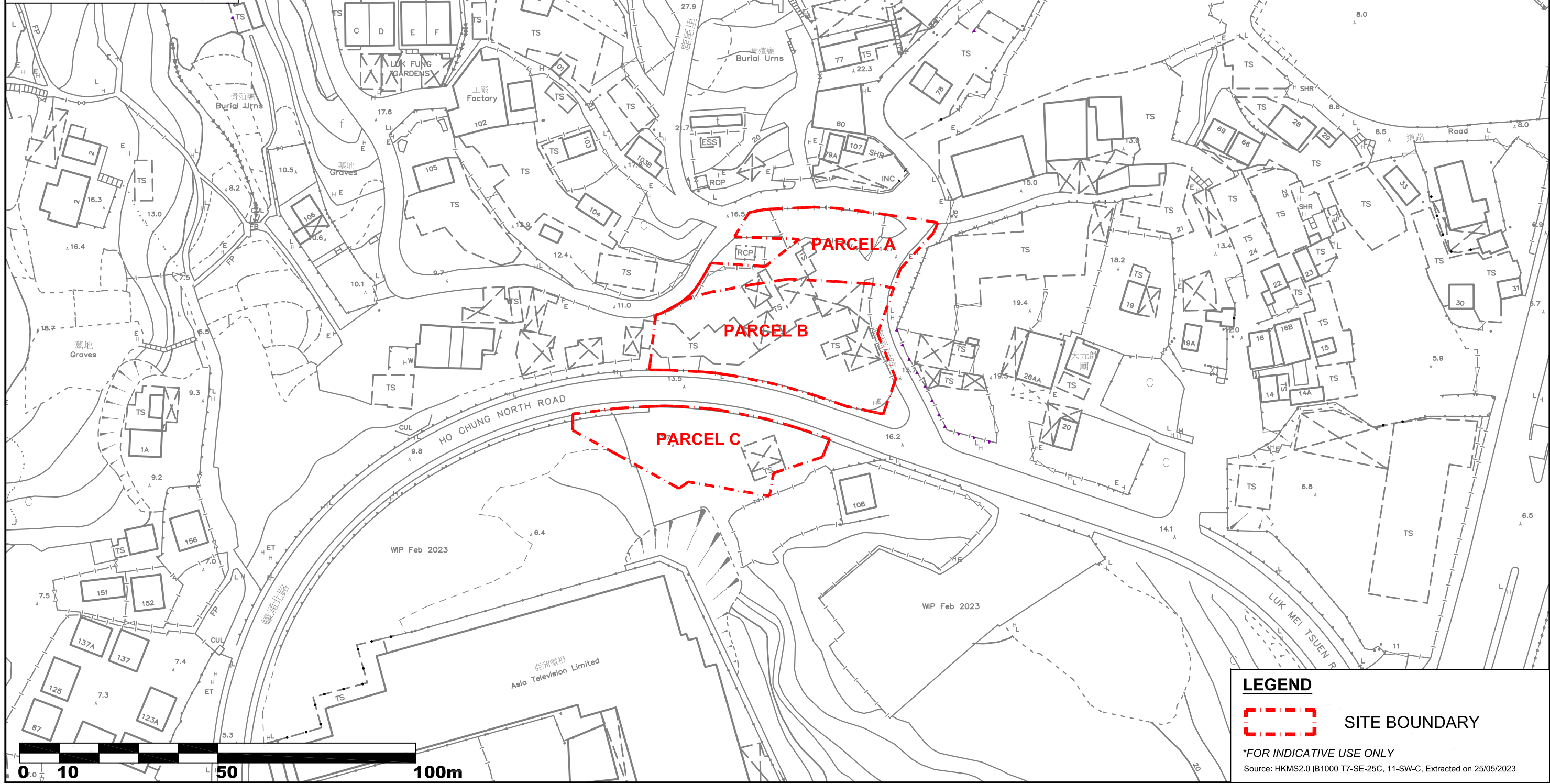


## Figures

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**LEGEND**  
 SITE BOUNDARY

\*FOR INDICATIVE USE ONLY  
 Source: HKMS2.0 IB1000 T7-SE-25C, 11-SW-C, Extracted on 25/05/2023

File Name :  
 Source :

**PRUDENTIAL** 利達行  
 SURVEYING · LAND ADVISORY · VALUATION 行

ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING  
 244 DES VOEUX ROAD CENTRAL HONG KONG  
 TEL: 2507 8333  
 FAX: 2598 6576

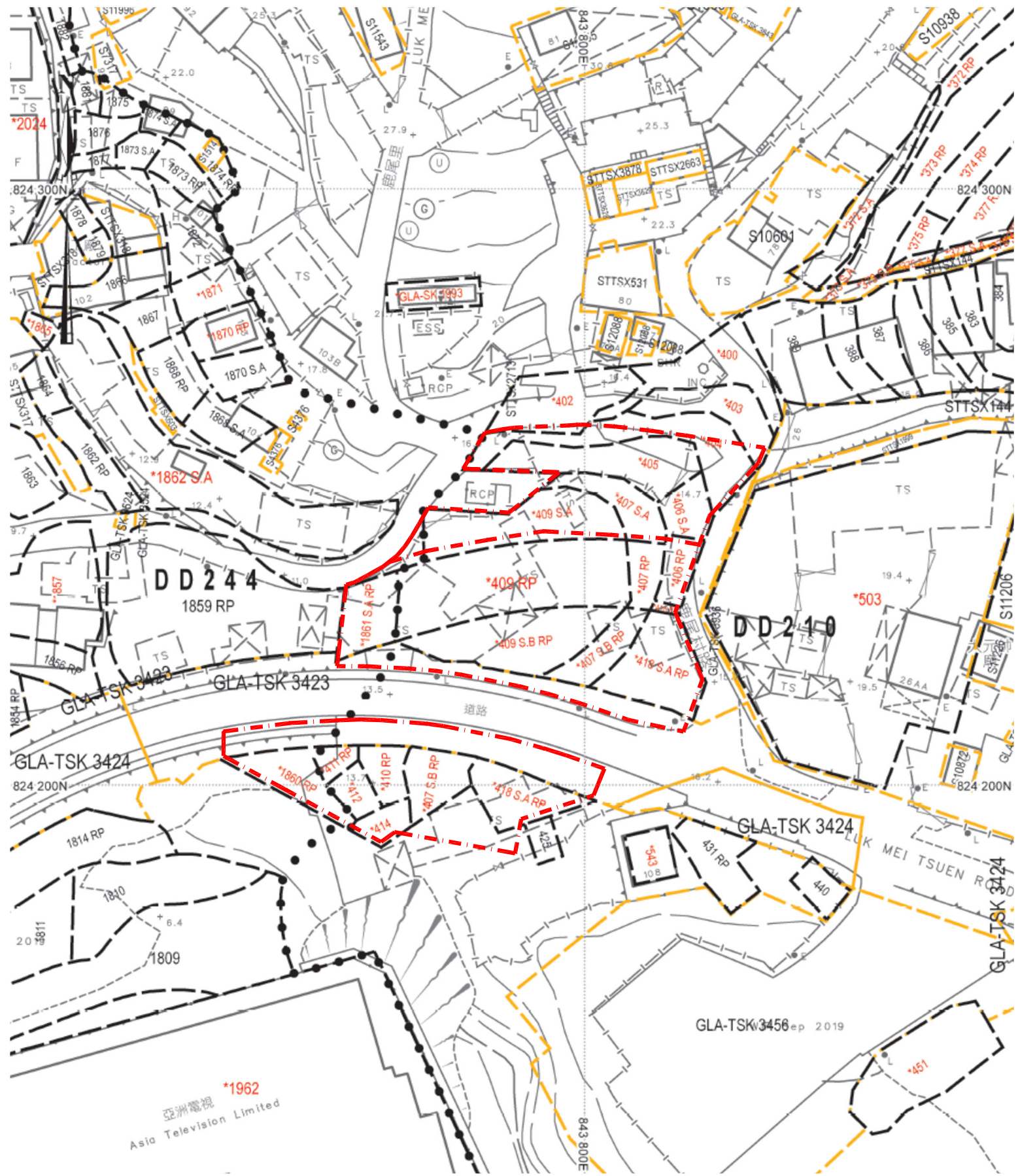
JOB TITLE:  
 Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong

Drawing Title  
**LOCATION PLAN**

Rev	Description	Date

Drawn	CN	Date	19/07/2023
Checked	RT	Approved	RT
Scale	1:1000 @ A3		

Drawing No.	Figure 1.1
Rev.	-



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**LEGEND**

 SITE BOUNDARY

Source: ags\_S00000034075\_0001 (14-Nov-2019), Extracted on 18/12/2019

File Name :  
Source :

 <p>ADDRESS: 2/F &amp; 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576</p>	<p>JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong</p>	<p>Drawing Title LOT INDEX PLAN</p>	Drawn	CN	Date	19/07/2023	Drawing No. Figure 1.2
			Checked	RT	Approved	RT	
			Scale	N.T.S.			Rev.
			Rev	Description		Date	-



**LEGEND**

SITE BOUNDARY

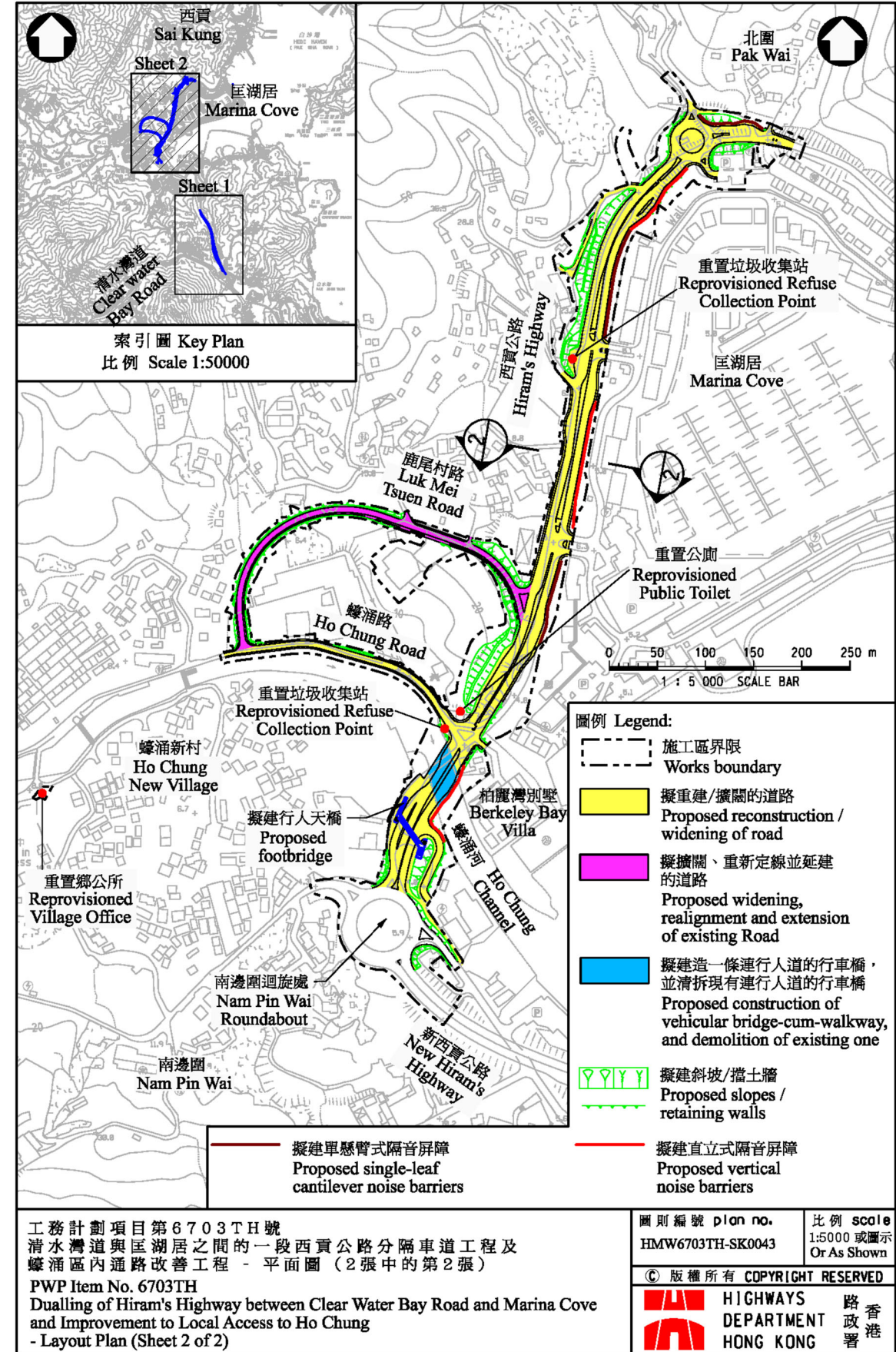
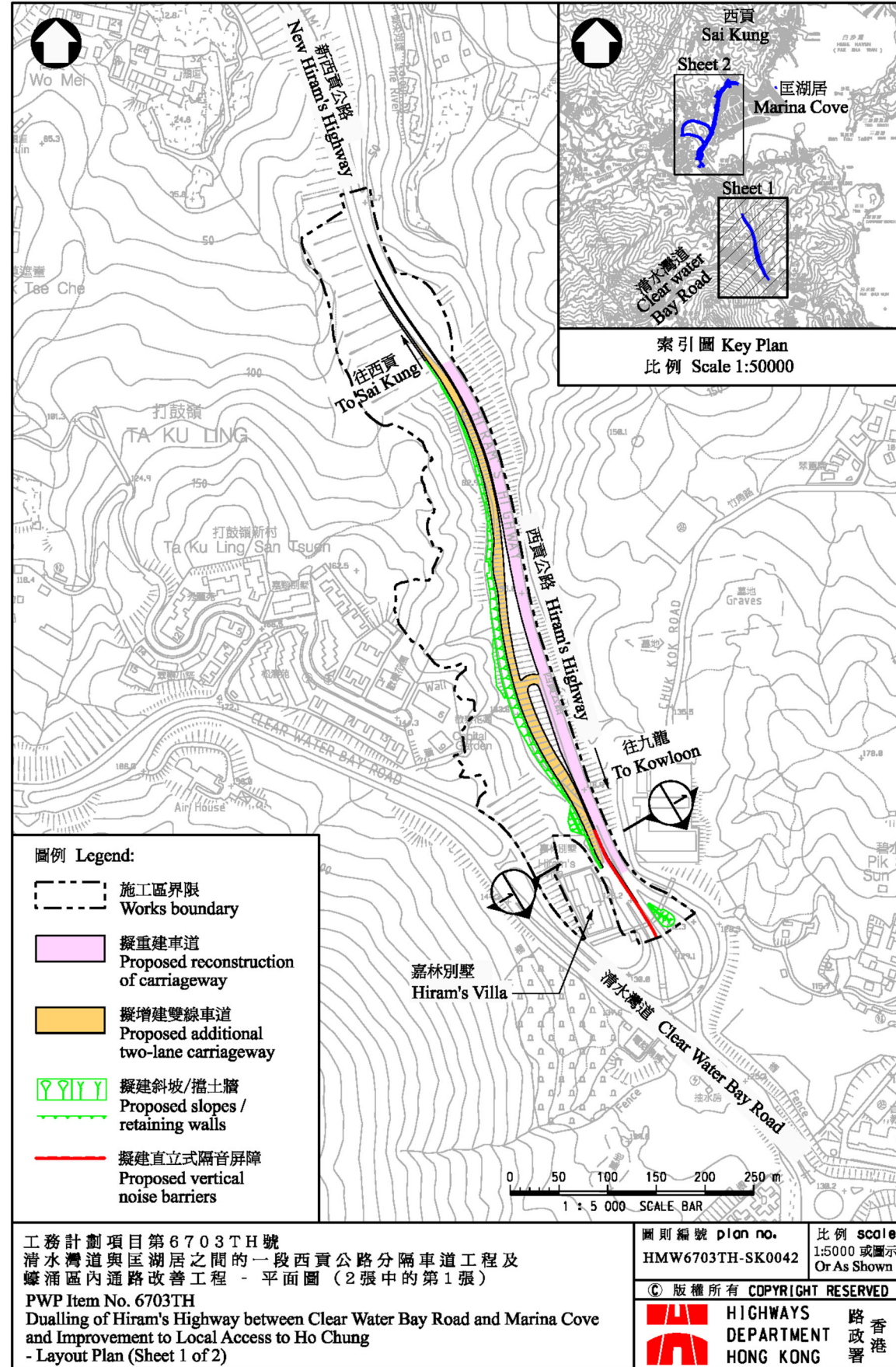
PLANNED DEVELOPMENT

Source: HKMS 2.0 Aerial Photo E154298C 6000' (9 Mar 2022)

File Name :  
Source :

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	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title <b>THE SITE AND ITS SURROUNDINGS</b>			Drawn CN	Date 08/08/2023	Drawing No. <b>FIGURE 2.1</b>
						Checked RT	Approved RT	
				Rev	Description	Date	Scale N.T.S.	Rev.



Source: Item for Public Works Subcommittee of Finance Committee PWSC(2015-16)22



ADDRESS: 2/F & 3/F TUNG HUP COMMERCIAL BUILDING  
244 DES VOEUX ROAD CENTRAL HONG KONG  
TEL: 2507 8333  
FAX: 2598 6576

JOB TITLE:

Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong

Drawing Title

LAYOUT PLAN OF THE HIRAM'S HIGHWAY IMPROVEMENT STAGE 1

Drawn	CN	Date	16/08/2023	Drawing No.	
Checked	RT	Approved	RT	Figure 2.2	
Scale	N.T.S.			Rev.	-
Rev	Description	Date			

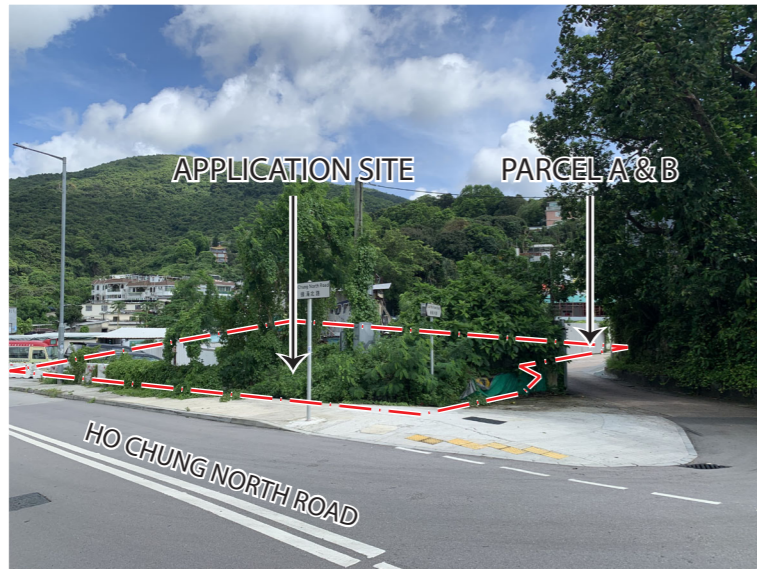


PHOTO A: NORTH WEST OF SITE



PHOTO C: SOUTHERN VIEW OF THE SITE FROM LUK MEI TSUEN ROAD



PHOTO B: SOUTH WEST OF SITE

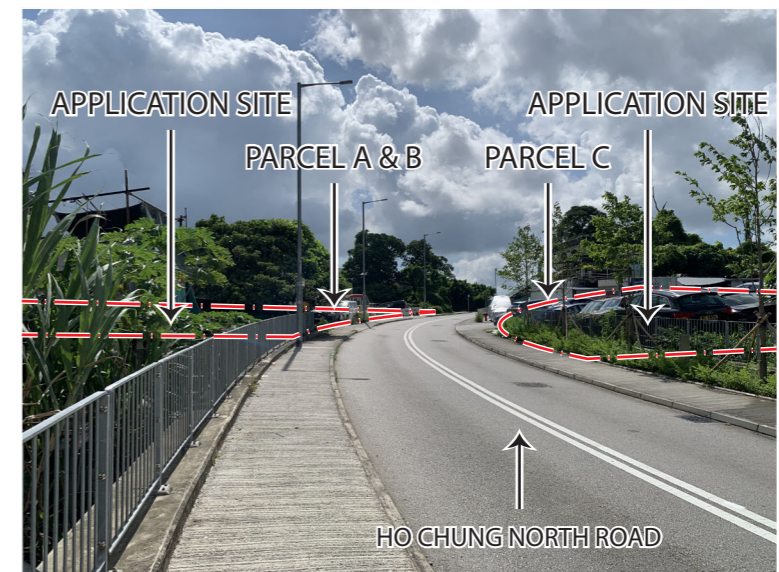
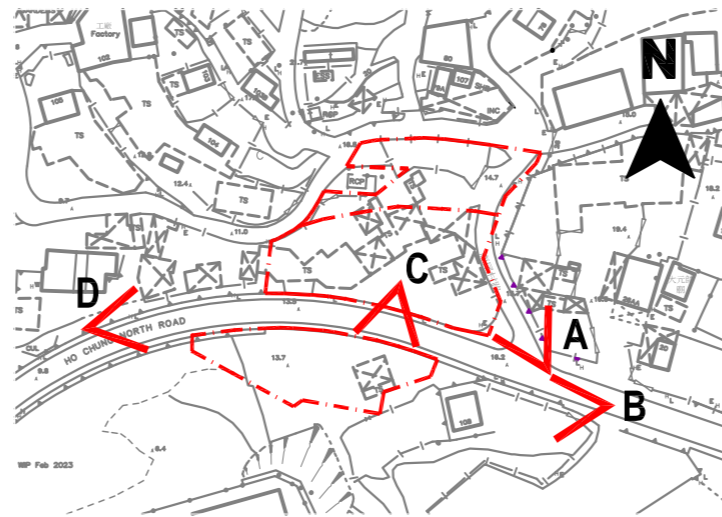


PHOTO D: EAST VIEW OF SITE ALONG HO CHUNG NORTH ROAD

\*FOR INDICATIVE USE ONLY

**LEGEND**



SITE BOUNDARY

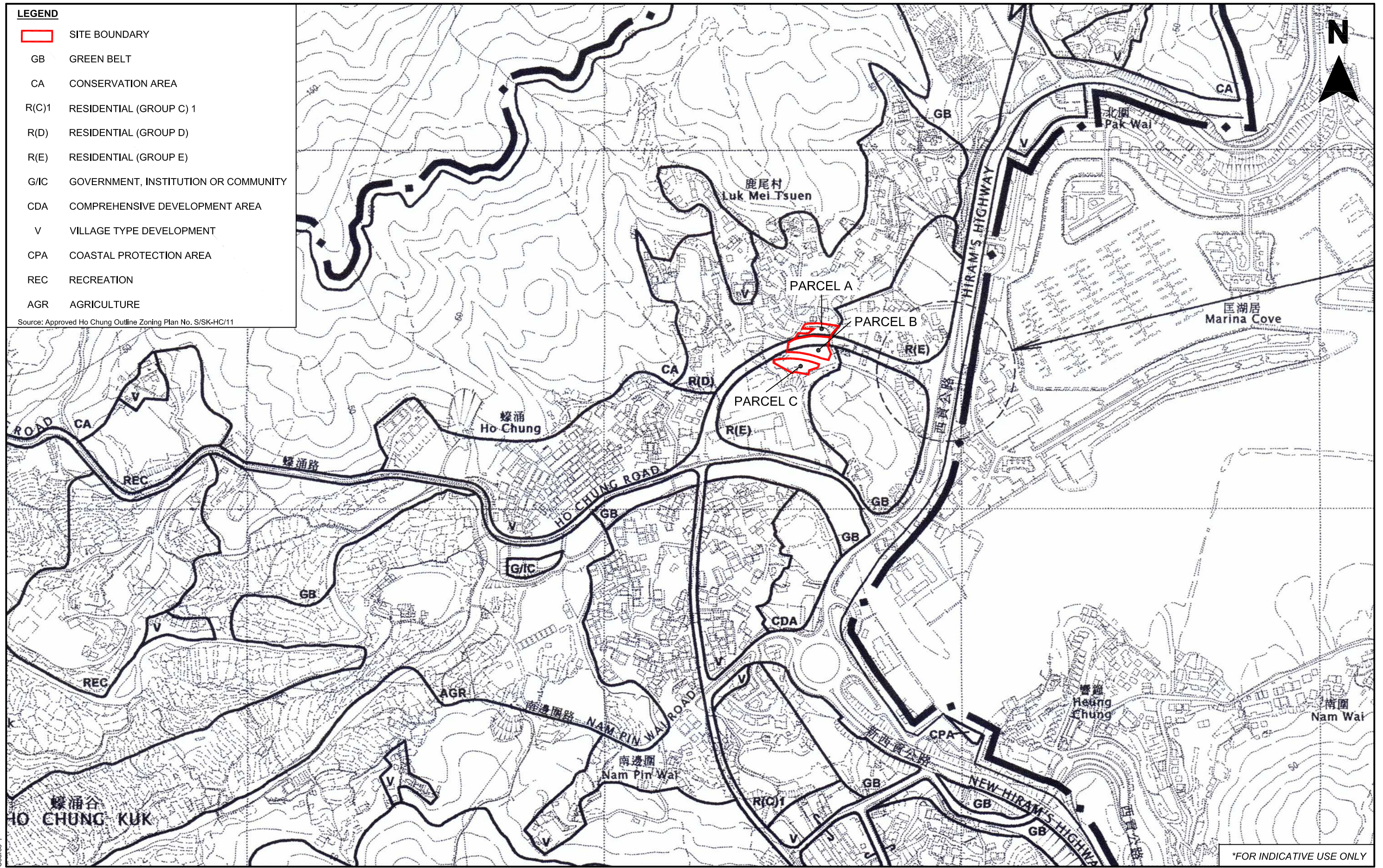
(Source: Photos Taken on 05 Jul 2023)

File Name :  
Source :

	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as 'Road' to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title SITE PHOTOS	Drawn CN	Date 08/08/2023	Drawing No. Figure 2.3
				Checked RT	Approved RT	
Rev	Description	Date	Scale N.T.S.	Rev.	-	

- LEGEND**
- SITE BOUNDARY
  - GB GREEN BELT
  - CA CONSERVATION AREA
  - R(C)1 RESIDENTIAL (GROUP C) 1
  - R(D) RESIDENTIAL (GROUP D)
  - R(E) RESIDENTIAL (GROUP E)
  - G/I/C GOVERNMENT, INSTITUTION OR COMMUNITY
  - CDA COMPREHENSIVE DEVELOPMENT AREA
  - V VILLAGE TYPE DEVELOPMENT
  - CPA COASTAL PROTECTION AREA
  - REC RECREATION
  - AGR AGRICULTURE

Source: Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11



\*FOR INDICATIVE USE ONLY

File Name :  
Source :



ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING  
244 DES VOEUX ROAD CENTRAL HONG KONG  
TEL: 2507 8333  
FAX: 2598 6576

JOB TITLE:  
Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong

Drawing Title  
THE SITE AND THE APPROVED HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/11

Rev	Description	Date


Drawn	CN	Date	08/08/2023
Checked	RT	Approved	RT
Scale	1:5000 @ A3		

Drawing No.	Figure 3.1
Rev.	-



- (6) 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.
- (7) Road junctions, alignment of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned "Site of Special Scientific Interest", "Conservation Area" or "Coastal Protection Area":
  - (a) maintenance, repair or demolition of a building;
  - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (c) maintenance or repair of road, watercourses, nullahs, sewer and drain;
  - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
  - (e) rebuilding of New Territories Exempted House;
  - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, by a New Territories Exempted House; and
  - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned "Site of Special Scientific Interest", "Conservation Area" or "Coastal Protection Area",
  - (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;

- (ii) 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
- (iii) provision of amenity planting by Government; and
- (b) the following uses or developments require permission from the Town Planning Board:
  - provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:
  - road and on-street vehicle park.
- (11) (a) Except in areas zoned "Site of Special Scientific Interest", "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:
  - structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
- (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Site of Special Scientific Interest", "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (12) 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.
- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title EXTRACT OF NOTES OF APPROVED HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/11	Drawn	CN	Date	15/08/2023	Drawing No. FIGURE 3.2
				Checked	RT	Approved	RT	
				Scale			Rev.	
				Rev	Description	Date		

**RESIDENTIAL (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
Agricultural Use	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (Redevelopment; Addition, Alteration and/or Modification to existing house only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Rural Committee/Village Office	House (not elsewhere specified)
	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 #
	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

(Please see next page)


**RESIDENTIAL (GROUP D) (Cont'd)**

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m<sup>2</sup> and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and 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.
- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and 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) Any filling of ponds, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

 <p>ADDRESS: 2/F &amp; 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576</p>	<p>JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong</p>	<p>Drawing Title EXTRACT OF SCHEDULE OF USES "R(D)"</p>	Drawn	CN	Date	15/08/2023	Drawing No. FIGURE 3.3
			Checked	RT	Approved	RT	
			Scale				Rev.
			Rev	Description	Date		

The sub-area falls within the Ho Chung Site of Archaeological Interest. The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be consulted well in advance on any development or redevelopment proposals affecting this site of archaeological interest as well as their immediate environs.

- (b) "R(C)2" – The residential development in this sub-area is subject to a maximum PR of 0.4, a maximum SC of 20% and a height not exceeding 9m with 2 storeys over one storey of carport.

This sub-area covers the area to the south-west of Hing Keng Shek which has mostly been developed into low-density residential houses. The site is only accessible via the sub-standard Hing Keng Shek Road.

9.2.3 The above sub-areas mainly reflect the existing character and development intensity. The development restrictions are mainly to conserve the existing character and intensity of the developments so as to blend in well with the surrounding natural environment and rural character as well as not to overload the limited infrastructural facilities, particularly the transport network in the Area.

9.2.4 Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. This provision is to allow the Board to consider proposals for building layout and design which, while not strictly complying with the stated restrictions, meet the planning objectives. It is hoped to encourage imaginative designs which are adapted to the characteristics of particular sites, and overcome the need for stilting or allow for the conservation of environmentally important natural features or mature vegetation. Each proposal will be considered on its own merits.

9.2.5 Some scattered areas outside existing private residential lots within this zone may not be suitable for residential development. Their suitability for development or inclusion into adjoining lots for development would be assessed individually at the land administration stage based on their visual and amenity value, accessibility and geotechnical, environmental, infrastructural and traffic impacts.

9.3 Residential (Group D) ("R(D)") : Total Area 6.78 ha

9.3.1 The planning intention of this zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the

Board. This is in line with the Government policy of designating 'residential upgrading areas' in the urban fringe in the late 1980's to encourage self-improvement or redevelopment of temporary domestic structures by properly designed permanent houses. Within this zone, new replacement houses are encouraged to be constructed in permanent materials. Each plot shall be provided with water supply and connections for sewage disposal. To avoid pollution, the site shall be connected to a Government reticulatory sewage treatment facilities. For safety and hygienic purposes, fire hydrants and refuse collection points shall be provided.

9.3.2 Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m<sup>2</sup> and a maximum building height of 2 storeys (6m). Residential development (other than NTEH) shall not result in a total development in excess of a maximum PR of 0.2, a maximum SC of 20% and a maximum building height of 2 storeys (6m). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of these restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.


9.3.3 This zone covers the majority part of Luk Mei Tsuen area. It consists of a mixture of residential, industrial and storage uses, many of which are accommodated in temporary structures without adequate provision of infrastructure. The lack of proper control together with relatively easy accessibility have encouraged haphazard and uncoordinated development causing detrimental effect to the environment.

9.3.4 The "R(D)" designation could encourage redevelopment of buildings in a poor state and to provide them with necessary basic infrastructural provision. This zoning provides the opportunity and incentive for individual owners or developers to improve and upgrade the areas. Besides, it provides a proper planning control on redevelopment and ensures the provision of basic facilities to serve the developments.

9.4 Residential (Group E) ("R(E)") : Total Area 3.86 ha

9.4.1 The planning intention of this zone is primarily for phasing out of existing industrial uses through redevelopment for low-rise and low-density residential use on application to the Board. In submitting redevelopment proposals to the Board, the developers are required to provide adequate information in their submission to ensure that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address any potential industrial/residential interface

File Name :  
Source :

 <b>PRUDENTIAL</b> <small>SURVEYING · LAND ADVISORY · VALUATION</small>	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title EXTRACT OF EXPLANATORY STATEMENT "R(D)"		Drawn CN	Date 15/08/2023	Drawing No. FIGURE 3.4
			Checked RT	Approved RT	Scale -	Rev.	
		Rev. Description Date					

**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 building**

Ambulance Depot	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
Rural Committee/Village Office	Flat
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Institutional Use (not elsewhere specified)
	Library
	Market
	Office
	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
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

**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
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**Schedule II: for existing industrial development**


Eating Place (Canteen only)	Office
Government Refuse Collection Point	Petrol Filling Station
Government Use (not elsewhere specified)	Public Convenience
Public Utility Installation	Public Vehicle Park (excluding container vehicle)
Recyclable Collection Centre	Shop and Services (ground floor only)
Rural Workshop	Vehicle Repair Workshop
Utility Installation for Private Project	Wholesale Trade
Warehouse (excluding Dangerous Goods Godown)	

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment 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.

Remarks

- (a) No new development (except 'New Territories Exempted Houses') shall exceed a maximum plot ratio of 0.4 and a maximum building height of 9m with 2 storeys over one storey of carport.
- (b) No addition, alteration and/or modification to or redevelopment of an existing building (except redevelopment to 'New Territories Exempted Houses') shall exceed the plot ratio and building height restrictions stated in paragraph (a) above, or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater, subject to redevelopment to the plot ratio in the latter restriction shall be permitted only if the existing building is a domestic building.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and 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.


	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title EXTRACT OF SCHEDULE OF USES "R(E)"	Drawn	CN	Date	15/08/2023	Drawing No. FIGURE 3.5A
				Checked	RT	Approved	RT	
Rev	Description	Date	Scale	-	Rev.			

**RESIDENTIAL (GROUP E)** (Cont'd)

Remarks (Cont'd)

- (d) 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 and caretaker's office, or caretaker's quarters and 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.

File Name :  
Source :

	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title EXTRACT OF SCHEDULE OF USES "R(E)"	Drawn CN	Date 15/08/2023	Drawing No. FIGURE 3.5B
				Checked RT	Approved RT	
Rev      Description      Date				Scale -	Rev.	

Board. This is in line with the Government policy of designating 'residential upgrading areas' in the urban fringe in the late 1980's to encourage self-improvement or redevelopment of temporary domestic structures by properly designed permanent houses. Within this zone, new replacement houses are encouraged to be constructed in permanent materials. Each plot shall be provided with water supply and connections for sewage disposal. To avoid pollution, the site shall be connected to a Government reticulatory sewage treatment facilities. For safety and hygienic purposes, fire hydrants and refuse collection points shall be provided.

9.3.2 Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m<sup>2</sup> and a maximum building height of 2 storeys (6m). Residential development (other than NTEH) shall not result in a total development in excess of a maximum PR of 0.2, a maximum SC of 20% and a maximum building height of 2 storeys (6m). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of these restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.3.3 This zone covers the majority part of Luk Mei Tsuen area. It consists of a mixture of residential, industrial and storage uses, many of which are accommodated in temporary structures without adequate provision of infrastructure. The lack of proper control together with relatively easy accessibility have encouraged haphazard and uncoordinated development causing detrimental effect to the environment.

9.3.4 The "R(D)" designation could encourage redevelopment of buildings in a poor state and to provide them with necessary basic infrastructural provision. This zoning provides the opportunity and incentive for individual owners or developers to improve and upgrade the areas. Besides, it provides a proper planning control on redevelopment and ensures the provision of basic facilities to serve the developments.

9.4 Residential (Group E) ("R(E)") : Total Area 3.86 ha

9.4.1 The planning intention of this zone is primarily for phasing out of existing industrial uses through redevelopment for low-rise and low-density residential use on application to the Board. In submitting redevelopment proposals to the Board, the developers are required to provide adequate information in their submission to ensure that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address any potential industrial/residential interface

problem. Whilst existing industrial uses would be tolerated, new industrial development are not permitted in order to avoid the perpetuation of the industrial/residential interface problem. Any modification of use from non-industrial to industrial uses within existing industrial establishments will also require the permission of the Board.


9.4.2 Two sites are zoned "R(E)", namely a site near Luk Mei Tsuen and a site to the north of Ho Chung Road. Development and redevelopment within this zone is subject to a maximum PR of 0.4 and a maximum building height not exceeding 9m with two storeys over one storey of carport as stipulated in the Notes of the Plan. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.4.3 The site near Luk Mei Tsuen currently consists of a mixture of residential, industrial and storage uses, many of which are accommodated in temporary structures without adequate infrastructural provision. The site to the north of Ho Chung Road is largely used as the ATV Production Centre. It is located close to Ho Chung Village. Majority of the site is mainly for the TV production whilst the remaining part is used for storage uses.

9.4.4 The accessibility of these sites will be further enhanced upon completion of the Hiram's Highway Improvement Stage 1 of Phase 4 including a new ring road connecting Ho Chung Road and Hiram's Highway. Residential use is preferred upon redevelopment as it is more compatible with the nearby Marina Cove development and the village settlements.

9.5 Village Type Development ("V") : Total Area 44.90 ha

9.5.1 The planning intention of this zone is to reflect existing recognised 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 NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title EXTRACT OF EXPLANATORY STATEMENT "R(E)"			Drawn CN	Date 15/08/2023	Drawing No. FIGURE 3.6
			Checked RT	Approved RT	Scale -	Rev.		
		Rev. Description Date						

**PARCEL A**

- APPLICATION SITE BOUNDARY  
= 793.158 m<sup>2</sup>
- LAND RE-GRANTED FROM EXISTING GOV'T LAND  
= 15.553 m<sup>2</sup>
- TOTAL AREA TO BE DEDICATED AS RIGHT OF WAY FOR VEHICULAR ACCESS  
= 128.768 m<sup>2</sup>
- TOTAL AREA TO BE DEDICATED AS RIGHT OF WAY FOR FOOTPATH  
= 85.862 m<sup>2</sup>

**PARCEL B**

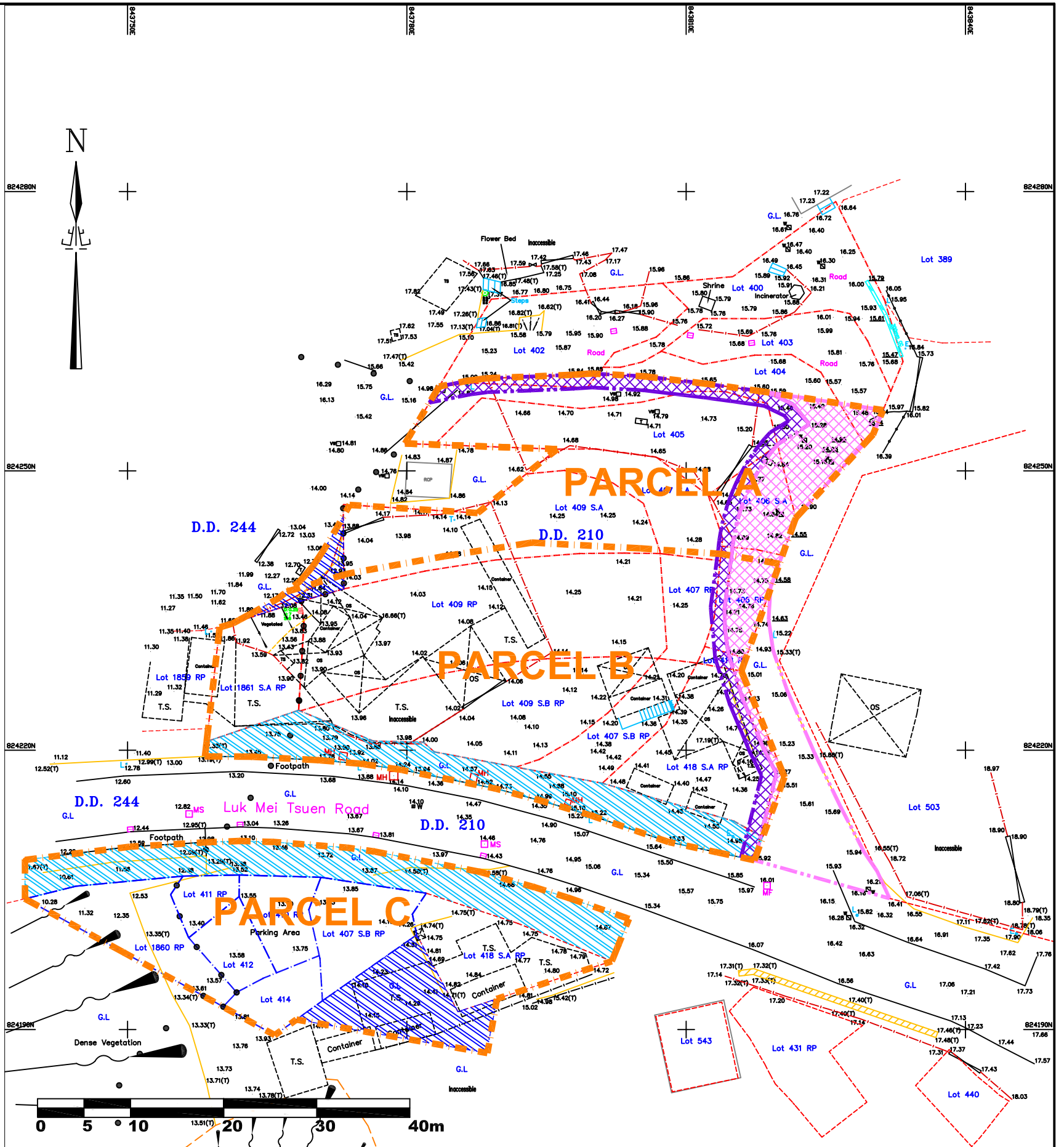
- APPLICATION SITE BOUNDARY  
= 1474.425 m<sup>2</sup>
- GOV'T LAND TO BE RE-ACQUIRED  
= 204.434 m<sup>2</sup>
- LAND RE-GRANTED FROM EXISTING GOV'T LAND  
= 12.869 m<sup>2</sup>
- TOTAL AREA TO BE DEDICATED AS RIGHT OF WAY FOR VEHICULAR ACCESS  
= 58.000 m<sup>2</sup>
- TOTAL AREA TO BE DEDICATED AS RIGHT OF WAY FOR FOOTPATH  
= 50.481 m<sup>2</sup>

**PARCEL C**

- APPLICATION SITE BOUNDARY  
= 922.579 m<sup>2</sup>
- GOV'T LAND TO BE RE-ACQUIRED  
= 248.573 m<sup>2</sup>
- LAND RE-GRANTED FROM EXISTING GOV'T LAND  
= 124.929 m<sup>2</sup>

**OVERALL**

- APPLICATION SITE BOUNDARY  
= 3190.162 m<sup>2</sup>
- GOV'T LAND TO BE RE-ACQUIRED  
= 453.008 m<sup>2</sup>
- LAND RE-GRANTED FROM EXISTING GOV'T LAND  
= 153.352 m<sup>2</sup>
- TOTAL AREA TO BE DEDICATED AS RIGHT OF WAY FOR VEHICULAR ACCESS  
= 186.768 m<sup>2</sup>
- TOTAL AREA TO BE DEDICATED AS RIGHT OF WAY FOR FOOTPATH  
= 136.342 m<sup>2</sup>



File Name :  
Source :



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TEL: 2507 8333  
FAX: 2598 6576

JOB TITLE:

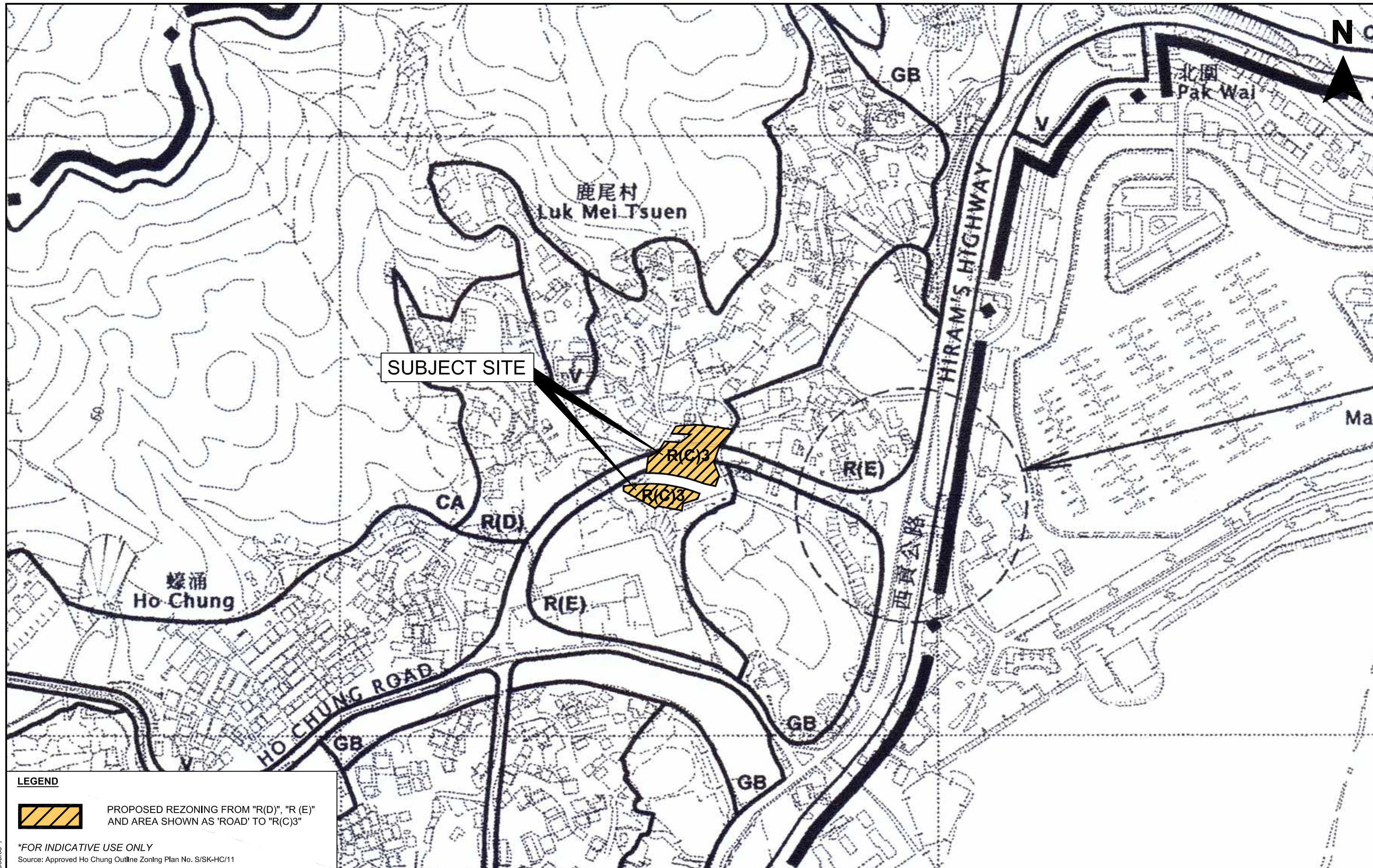
Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories, Hong Kong

Drawing Title

PROPOSED SURRENDER AND REGRANT OF LAND

1	Amended area on Parcel B	29/05/23	Drawn	CN	Date	08/08/2023	Drawing No.
2	Amended area on Parcel B	30/05/23	Checked	RT	Approved	RT	
3	Amended Parcels	08/08/23					
Rev	Description	Date	Scale	1:500 @ A3			Rev.

Figure 3.7



**LEGEND**



PROPOSED REZONING FROM "R(D)", "R (E)" AND AREA SHOWN AS 'ROAD' TO "R(C)3"

*\*FOR INDICATIVE USE ONLY*

Source: Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11

File Name :  
Source :



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244 DES VOEUX ROAD CENTRAL HONG KONG  
TEL: 2507 8333  
FAX: 2598 6576

**JOB TITLE:**

Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as 'Road' to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong

**Drawing Title**

PROPOSED AMENDMENT TO THE APPROVED OZP "R(C)3"

Drawn	CN	Date	15/08/2023	Drawing No.	
Checked	RT	Approved	RT	Figure 5.1	
Scale	1:3000 @ A3		Rev.	-	
Rev	Description	Date			



**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	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	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.


**RESIDENTIAL (GROUP C) (Cont'd)**

Remarks

- (a) On land designated "Residential (Group C)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 0.75, a maximum site coverage of 37.5% and a maximum building height of 9m with 2 storeys over one storey of carport or of a maximum plot ratio of 0.75, a maximum site coverage of 25% and a maximum building height of 12m with 3 storeys over one storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) On land designated "Residential (Group C)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 0.4, a maximum site coverage of 20% and a maximum building height of 9m with 2 storeys over one storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (c) **On land designated "Residential (Group C)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 plot ratio of 0.75, a maximum site coverage of 25% and a maximum building height of 12m with 3 storeys over one storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.**
- (d) ~~(e)~~ Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs ~~(a) and (b)~~ (a), (b) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (e) ~~(d)~~ In determining the maximum plot ratio and site coverage for the purposes of paragraphs ~~(a) and (b)~~ (a), (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and 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.

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File Name :  
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			Checked RT Approved RT	Scale Date	Rev.		
		Rev Description Date					

- 9.1.3 Development and redevelopment within this “CDA” site is subject to a maximum plot ratio (PR) of 0.75, a maximum site coverage (SC) of 25% and a maximum building height not exceeding 12m with 3 storeys over one storey of carport as stipulated in the Notes of the Plan. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of these restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. The implementation of the “CDA” zone largely depends on private initiatives for land assembly. However, in view of the sizeable area of the site, phased development could be carried out provided that the intention for comprehensive redevelopment of the whole site would not be prejudiced.
- 9.1.4 Pursuant to section 4A(1) of the Ordinance, any development/redevelopment proposal within this zone is subject to the approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted together with the relevant assessment reports and a landscape master plan as well as other materials as specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. Development/redevelopment will be in accordance with an approved MLP and it should be ensured that the nature and scale of new development will be in keeping with the surrounding natural landscape and land-uses and will not exert pressure on the limited road and other infrastructural provisions in the Area. A copy of the approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

9.2 Residential (Group C) (“R(C)”) : Total Area ~~3.30 ha~~ **3.62 ha**

- 9.2.1 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, and to restrict the future developments within the prescribed development parameters.
- 9.2.2 This zone can be divided into two sub-areas:
- (a) “R(C)1” - The residential development in this sub-area is subject to a maximum PR of 0.75, either with a maximum SC of 37.5% and a height not exceeding 9m with 2 storeys over one storey of carport, or with a maximum SC of 25% and a height not exceeding 12m with 3 storeys over one storey of carport.
- This sub-area covers only one site which is located in the area sandwiched between Hiram’s Highway and Nam Pin Wai Village.

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The sub-area falls within the Ho Chung Site of Archaeological Interest. The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be consulted well in advance on any development or redevelopment proposals affecting this site of archaeological interest as well as their immediate environs.


- (b) “R(C)2” – The residential development in this sub-area is subject to a maximum PR of 0.4, a maximum SC of 20% and a height not exceeding 9m with 2 storeys over one storey of carport.

This sub-area covers the area to the south-west of Hing Keng Shek which has mostly been developed into low-density residential houses. The site is only accessible via the sub-standard Hing Keng Shek Road.

- (c) “R(C)3” – **The residential development in this sub-area is subject to a maximum PR of 0.75, a maximum SC of 25% and a height not exceeding 12m with 3 storeys over one storey of carport.**

**This sub-area covers the area on western portion on both side of the Ho Chung North Road near Luk Mei Tsuen Road.**

- 9.2.3 The above sub-areas mainly reflect the existing character and development intensity. The development restrictions are mainly to conserve the existing character and intensity of the developments so as to blend in well with the surrounding natural environment and rural character as well as not to overload the limited infrastructural facilities, particularly the transport network in the Area.
- 9.2.4 Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. This provision is to allow the Board to consider proposals for building layout and design which, while not strictly complying with the stated restrictions, meet the planning objectives. It is hoped to encourage imaginative designs which are adapted to the characteristics of particular sites, and overcome the need for stilting or allow for the conservation of environmentally important natural features or mature vegetation. Each proposal will be considered on its own merits.
- 9.2.5 Some scattered areas outside existing private residential lots within this zone may not be suitable for residential development. Their suitability for development or inclusion into adjoining lots for development would be assessed individually at the land administration stage based on their visual and amenity value, accessibility and geotechnical, environmental, infrastructural and traffic impacts.

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			Checked RT Approved RT	Scale -	Rev. -	
Rev.	Description	Date	Date	Date	Date	Date