

Application for Amendment of Plan
Under Section 12A of the Town
Planning Ordinance (Cap. 131) to
Rezone the Application Site from
“Green Belt” and Area Shown as
“Road” to “Residential (Group C)5” for
Proposed Residential Development at
Various Lots in D.D. 210 and Adjoining
Government Land, Pak Wai, Sai Kung

Supporting Planning Statement

August 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Executive Summary

This Supporting Planning Statement is submitted to the Town Planning Board for the Proposed Amendment to the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12 (the “OZP”) under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning from “Green Belt” (“GB”) zone and Area Shown as “Road” to “Residential (Group C)5” (“R(C)5”) zone at various lots in D.D. 210 and adjoining Government Land, Pak Wai, Sai Kung (the “Application Site”) to facilitate a low-density residential development (the “Proposed Amendment”).

The Application Site, with a site area of about 12,692m², is located in a low-density residential neighbourhood, with existing development in Marine Cove and low-rise houses in Pak Wai Village and Hing Keng Shek Village in its immediate surrounding. It is accessible from Hiram’s Highway, and the section has already completed the Phase 1 Improvement Work in 2021. Currently, the Application Site is occupied by a vehicle repairing workshop, a commercial horticulture workshop, and temporary structures. Majority land area of the Application Site has been paved, and barely serves the planning intention of “GB” zone which *“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 outlet”* (extracted from the Notes of the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12).

Boosting housing production and building up land reserve have been one of the priority objectives of the Government. A steady supply of private housing, alongside public housing, has been equally important to meet the projected demand as laid out in the Long-Term Housing Strategy. In recent years, rounds of systematic review of “GB” zones have been initiated by the Government to identify appropriate sites for housing through rezoning. Since 2021, in the Sai Kung district, a total of 6 sites in “GB” zone have been rezoned for housing development. Echoing with the Government’s ongoing efforts to increase land supply to address territorial housing demand, the Proposed Amendment at the Application Site is a timely response to unleash the potential of a sizeable developable land at a scale compatible with the surroundings.

An Indicative Scheme has been formulated to demonstrate the feasibility of the Proposed Amendment to rezone the Application Site from “GB” and area shown as “Road” to “R(C)5” with a maximum plot ratio (“PR”) of 0.6 and a maximum building height (“BH”) of 4 storeys. In the Indicative Scheme, a total of 120 private residential units will be provided in four residential towers incorporated with environmentally sensitive design. Relevant technical assessments have been carried out to ascertain that there will be no insurmountable impacts on the surrounding environment.

The Proposed Amendment at the Application Site is fully justified based on the following grounds:

- Echoing with the Government’s Prevailing Policy to Increase Housing Supply;
- Tapping into Private Resources to Shouldering the Burden of Housing Supply by Rationalising Lands Not Serving “GB” Function
- Not Compromising the Integrity and Function of the Wider “GB” Zone;

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- Fully Compatible with the Surrounding Neighbourhood;
- Providing Merits and Enhancing the Landscape Amenity to the Locality;
- Resulting in NO Adverse Impacts on Surrounding Environment; and
- Setting a Desirable Precedent for Optimising Private Land Resources in “GB” Zone for Housing Supply

This Application has demonstrated Applicants’ genuine intention and commitment in taking forward the Proposed Amendment contributing to the much-needed housing supply in a suitable location and a compatible scale with the nearby existing development, without comprising the integrity of the wider “GB” zone. In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the Town Planning Board to give support to this Section 12A Application.

行政摘要

(內文如與英文版本有任何差異，應以英文版本為準)

本規劃綱領根據《城市規劃條例》（第 131 章）第 12A 條，就位於西貢北圍丈量約份第 210 約內多個地段和毗連政府土地（「申請地點」），擬議修訂蠔涌分區計劃大綱草圖編號 S/SK-HC/12（「分區計劃大綱圖」），將申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅（丙類）5」地帶，以作擬議低密度住宅發展（「擬議修訂」）。

申請地點的總地盤面積為約 12,692 平方米，位於低密度住宅社區，鄰近有匡湖居以及北圍村和慶徑石村內的低矮屋宇。申請地點可從西貢公路到達，該路段已在 2021 年完成第一階段的西貢公路改善工程。申請地點現時主要用作為汽車維修工場、園景公司及臨時建築物，現時大部分的土地範圍沒有植被及已平整，難以體現現時「綠化地帶」的規劃意向，「*利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地*」（摘錄於蠔涌分區計劃大綱草圖編號 S/SK-HC/12 的註釋）。

近年政府積極增加房屋供應及土地儲備。私人房屋及公營房屋的供應需持續平穩來滿足在長遠房屋策略中的房屋需求。近年政府亦進行了多輪「綠化地帶」用地檢討，並以透過改劃合適用地以作房屋發展。由 2021 年起，西貢區共有六塊劃作「綠化地帶」用地的改劃以促進房屋發展。為回應政府現時增加土地供應的政策以滿足殷切的住屋需求，擬議修訂善用土地及釋放這位於西貢北圍低密度住宅社區的發展土地潛力。

申請人已制定一個指示性方案以證明擬議修訂的可行性。擬議修訂建議於申請地點由「綠化地帶」及顯示為「道路」的地方改劃為「住宅（丙類）5」地帶，最高地積比率為 0.6 及最高建築物高度為 4 層。指示性方案的四棟有環保設計的住宅大廈將提供合共 120 個單位。申請人亦已進行相關技術評估來確定指示性方案不會對周圍環境造成不可克服的影響。

擬議修訂具有以下合理改劃理由：

- 呼應政府的現行政策以增加房屋供應；
- 善用私人土地資源，理順荒廢多年未能體現「綠化地帶」規劃意向的土地，以減輕房屋需求的壓力；
- 不影響廣大範圍內「綠化地帶」的完整性及作用；
- 符合政府檢視合適「綠化地帶」發展潛力的政策方針及評估標準；
- 確保與周邊的發展互相協調；
- 提升景觀美化價值及改善地區環境；

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- 不會對周邊環境造成負面影響； 及
- 建立良好的先例，善用在「綠化地帶」的土地以作房屋發展。

申請人對推進這個有助於在合適的地點提供急需的住房供應，與附近現有發展規模相容，並不影響廣大範圍內「綠化地帶」完整性的擬議修訂，持有誠懇和積極的態度。基於本規劃綱領所闡述的規劃增益和理據，我們懇請城市規劃委員會支持是次第 12A 條規劃申請。

1. INTRODUCTION

- 1.1.1 This Supporting Planning Statement is submitted to the Town Planning Board (“TPB”) in support of a Planning Application under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development (“the Proposed Amendment”) at various lots in D.D. 210 and adjoining Government Land, Pak Wai, Sai Kung (“the Application Site”).
- 1.1.2 The Applicant proposes amendments to the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12 (“the OZP”) by rezoning the Application Site from “Green Belt” (“GB”) and Area shown as “Road” to the “Residential (Group C)5” (“R(C)5”) zone (“the Proposed Amendment”) with a maximum plot ratio (“PR”) of 0.6 and a maximum building height (“BH”) of 4 storeys, to facilitate a proposed low-density residential development.
- 1.1.3 The Application Site is bounded by Hing Keng Shek Road in its east, the Hiram’s Highway in its south and situated in a predominantly low-density residential neighbourhood. Currently, the Application Site has been occupied by a vehicle repair workshop, a commercial horticulture workshop, and temporary structures. Majority part of the Application Site has been paved. The Application Site also covers a portion of a footpath connecting to the existing temporary structures and village settlements to the north and northwest of the Application Site from Hing Keng Shek Road and Hiram’s Highway.
- 1.1.4 Following the completion of the first two rounds of “Green Belt” (GB) reviews in 2012 and 2013 respectively, the Chief Executive’s 2021 Policy Address reaffirmed that the Government would continue to review various land uses by conducting the third round of “GB” review to identify suitable sites to meet the pressing need for housing supply. Among the 77 GB sites identified with potential for housing development in the first two rounds of review, 45 sites have already been rezoned for housing development (as of January 2023). As the third round of “GB” review was completed in the end of 2022, the 255 hectares of “GB” clusters (30% of which is private land) identified will be proceeded with technical studies, with the target of initiating the rezoning for the second batch of sites in 2025-26, following completion of the rezoning for the first batch in 2024¹.
- 1.1.5 In line with Government’s initiative, the Applicant sees the opportunity to rationalise the long-wasted land that barely serves the function of “GB” for residential development at a scale which is compatible with the surrounding and proven to be technically feasible. The proposed development will be compatible with the existing developments in the surrounding and serves an opportunity to unleash lands in “GB” zone under private ownership, as suggested in the third round of “GB” review, to increase housing supply through private sector participation to alleviate Hong Kong’s acute housing demand.
- 1.1.6 An Indicative Scheme has been formulated to demonstrate the feasibility of the Proposed Amendment. The Indicative Scheme is for a low-density residential development and serves an opportunity to enhance the landscape amenity and living environment for the Ho Chung Neighbourhood. The Indicative Scheme will provide about 120 private residential units with an anticipated population of about 360. The thoughtful building

¹ Source: <https://www.legco.gov.hk/yr2024/english/panels/dev/papers/dev20241022cb1-1346-3-e.pdf>

layout and disposition have ensured an environmentally acceptable design with local open spaces not less than 1m² per capita. Technical assessments conducted have also confirmed that the Proposed Amendment will not generate, nor be susceptible to adverse impacts on the surrounding area.

1.1.7 This Supporting Planning Statement is organised into the following sections in support of the suitability and feasibility of the Planning Application for the Proposed Amendment:

- **Section 2** describes the context of the Application Site and its surrounding areas;
- **Section 3** explains the planning context of the Application Site;
- **Section 4** presents the Indicative Scheme at the Application Site;
- **Section 5** summarises the amendment proposal to be incorporated into the Plan and Notes of the OZP;
- **Section 6** highlights the planning justifications and planning merits in support of the Proposed Amendment; and
- **Section 7** concludes the highlights and justifications of this Supporting Planning Statement.

2. SITE CONTEXT

2.1 Location

- 2.1.1 The Application Site is located at various lots in D.D. 210 and adjoining Government Land in Pak Wai, Sai Kung. It is bounded by Hing Keng Shek Road at its east, the Hiram's Highway at its south and situated in a predominantly low-density residential neighbourhood. With a site area of about 12,692 m², the Application Site falls within an area mainly zoned as "GB" and partly in area shown as "Road" in the Draft Ho Chung OZP No. S/SK-HC/12.
- 2.1.2 Please refer to **Figure 2.1** for the location plan of the Application Site.

2.2 Land status

- 2.2.1 The Application Site area is about 12,692m², which comprises of about 9,406m² (about 74% of the Application Site) of private lots held under Lots 13 (part), 14 (part), 15 (part), 16 (part), 17, 19 (part), 20, 21, 23, 25, 26, 27, 28, 29, 30, 31 (part), 32, 33, 34, 35, 36, 37, 38, 39, 40 (part), 41, 42, 45, 46 RP, 47 RP, 48 RP, 49 RP, 50 RP, 51 RP (part), 52 (part) and 53 RP in D.D. 210, and about 3,286m² (about 26%) of Government Land.
- 2.2.2 Please refer to **Figure 2.2** for the lot index plan of the Application Site.

2.3 Existing Land Use

- 2.3.1 The Application Site's site level ranges from about 4.1mPD to 5.7mPD which is at elevations comparatively lower than Pak Wai Village in the east (with a site level up to about 24.4mPD) and Hing Keng Shek Village in the north (with a site level up to about 55.7mPD). It also abuts an existing stream course along its eastern boundary.
- 2.3.2 Currently, the majority of the Application Site has been paved. The southern and western part of the Application Site is occupied by a vehicle repairing workshop, a commercial horticulture workshop, and temporary structures. Some temporary structures which used for storage and vehicle parking are also found in the middle of the Application Site.
- 2.3.3 Vegetations with low amenity value are grown along the two sides of the Application Site. An existing stream is running along the eastern boundary of the Application Site. There is also an existing pedestrian footpath connecting Hing Keng Road and Hing Keng Village across the Application Site, providing pedestrian access from Hiram's Highway in the south to the village settlements and temporary structures in the north of the Application Site.
- 2.3.4 Please refer to **Figure 2.3** for the existing condition of the Application Site.

2.4 Surrounding Land Use

- 2.4.1 The Application Site is situated in the Ho Chung neighbourhood mainly characterised by low to medium-rise residential buildings and village settlements, with scattered brownfields operations.
- 2.4.2 To the **immediate west** of the Application Site is a large piece of unmanaged vegetation cover and slope zoned “GB” and “Conservation Area” (“CA”). To the **further west** across the “GB” zone are the village houses within Luk Mei Tsuen under “Residential (Group D)” (“R(D)”) zone, which *“is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings”* (extracted from the Notes of the Draft Ho Chung OZP No. S/SK-HC/12).
- 2.4.3 To the **immediate south** of the Application Site is the Hiram’s Highway which is a strategic road connecting Sai Kung Town Centre, Kowloon East and Tseung Kwan O. Across the Hiram’s Highway, there is a public car park and a cluster of village houses in Pak Wai Village, which is a recognized village in the “Village Type Development” (“V”) zone with 3-storey village houses. To the **further south** of the Application Site has been fully developed with low to medium-rise residential development cum marina development, namely Marina Cove (with existing buildings up to 6 storeys), which is zoned as “Other Specified Uses (Residential cum Marina Development)” in the Approved Hebe Haven OZP No. S/SK-HH/8.
- 2.4.4 To the **east** of the Application Site across Hing Keng Shek Road is a cluster of low-rise village settlements of Pak Wai Village in “V” zone and slope areas in the “CA” zone with dense vegetation.
- 2.4.5 To the **immediate north** of the Application Site is the slope in the same “GB” zone as the Application Site and some scattered village houses within Hing Keng Shek Village in “V” zone. **Further north** across the “GB” zone is a cluster of low-rise residential houses in “V” zone, including Hillview Lodge and Bernard Garden, as well as other village houses of recognized villages, including Hing Keng Shek and Sam Fai Tin.
- 2.4.6 Please refer to **Figures 2.4a to 2.4b** for the surrounding uses of the Application Site.

2.5 Accessibility

- 2.5.1 The Application Site has access to/from the Hiram’s Highway, which is a strage road connecting to other areas in Sai Kung, Kowloon East and Tseung Kwan O. Following the completion of the Stage 1 improvement project of the Hiram’s Highway in 2021², the accessibility of the Application Site has been enhanced through road widening of sections between Clear Water Bay Road and Ta Ku Ling, and between Nam Pin Wai Roundabout and Marina Cove to dual carriageway. The traffic conditions in Sai Kung will be further enhanced with strengthened connectivity with Kowloon area upon the completion of the Stage 2 improvement project (ongoing) which will widen the sections of Hiram’s

² Source: https://www.hyd.gov.hk/en/our_projects/road_projects/703th_Hirams/index.html

Highway between Marina Cove and Sai Kung Town. The accessibility of the Application Site is anticipated to be further improved in the future.

- 2.5.2 Apart from anticipated connectivity improvement discussed above, the Application Site is currently well-served by public transport services, including franchised bus, red and green minibus with stops within 100m walking distance. Public transport services (with bus routes 92, 96R, 292P and 792M; minibus routes 1, 1A, 1S, 2, 12 and 101M) at Pak Wai provide convenient connection to Sai Kung town centre and other urban areas, such as Kwun Tong, Diamond Hill, Causeway Bay and Mong Kok etc.

3. PLANNING CONTEXT

3.1 Land Use Zoning

- 3.1.1 The Application Site falls within the “GB” zone and area shown as “Road” under the Draft Ho Chung OZP No. S/SK-HC/12. It has been designated as “GB” for over 30 years since the gazettal of the draft Ho Chung Development Permission Area (DPA) Plan No. DPA/SK-HC/1 in 1991.
- 3.1.2 According to the Notes of the OZP, the planning intention of the “GB” 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 outlet. There is a general presumption against development within this zone”*.
- 3.1.3 The Explanatory Statement (“ES”) further elaborates the planning intention of the subject “GB” zone *“primarily for defining the limits of urban and sub-urban development areas by natural features, including foothills, lower hillslopes, spurs, isolated knolls, woodland, vegetated land and amenity areas at urban fringe, and to contain urban sprawl as well as to provide passive recreational outlet and delineating roadside amenity areas”*.
- 3.1.4 While it is noted from the ES that *“part of the area under this zoning falls within the Ho Chung Site of Archaeological Interest. Relics dated to Neolithic, Bronze Age and historic periods were unearthed in the area... Prior consultation with the AMO of Development Bureau should be made if any development, redevelopment or rezoning proposals might affect the above historic building or sites of archaeological interest and their immediate environs”*, it is confirmed that no parts of the Application Site fall within the Ho Chung Site of Archaeological Interest (SAI).
- 3.1.5 In any area shown as ‘Road’, it is specified in the covering Notes that *“all uses or developments... require permission from the Town Planning Board”*.
- 3.1.6 Please refer to **Figures 3.1a to 3.1g** for the extracts of the Notes, Schedule of Uses, and ES of the Draft Ho Chung OZP No. S/SK-HC/12.

3.2 Government’s Multi-Pronged Approach to Increasing Housing Supply

- 3.2.1 In view of the pressing housing issue in Hong Kong, the Government has been adopting a multi-pronged approach to expediting land supply for housing via various land creation strategies³. It was stressed in the 2020 Policy Address that privately-owned land has always been an important source of housing supply⁴. Various policies have been introduced to unleash the development potential of private land and alleviate the shortage of land for housing development⁵.

³ Paragraph 96 of the 2020 Policy Address. Source: <https://www.policyaddress.gov.hk/2020/eng/p96.html>

⁴ Paragraph 101 of the 2020 Policy Address. Source: <https://www.policyaddress.gov.hk/2020/eng/p99.html>

⁵ Development Projects Facilitation Office, Development Bureau. Source: https://www.devb.gov.hk/en/issues_in_focus/development_projects_facilitation_office/index.html

- 3.2.2 The Government has been determined to sustain steady land supply for both public and private housing in the recent years to meet the keen housing demands in Hong Kong. To speed up land supply in the short-to-medium term, various measures, including the review of “GB” zone, have been adopted. Meanwhile, the Government is committed to streamlining the development-related processes in response to the society’s expectations for speedier land supply.
- 3.2.3 In 2022, the Government continued its efforts in identifying more land to meet the housing demand and increase land reserve, such as a new round of study on “GB” zone, review of vacant school premises sites and the consultancy study on Agricultural Priority Areas. It also strived to gradually redevelop brownfield sites in the New Territories for housing and other uses to ease the housing problems. According to the Long-Term Housing Strategy in 2024, a supply target of 132,000 units of private housing in the upcoming 10 years has been set, accounting for about 30% of the overall housing supply target⁶.
- 3.2.4 In view of the pressing need for housing supply, there is genuine opportunity for the Applicant, as an owner of a piece of disturbed and underutilised land locating in immediate proximity to the main road, to review the development potential of the Application Site to shoulder the Government’s burden through private initiatives in a timely manner.

3.3 Policy Initiatives for Rezoning of “Green Belt” Zone for Housing Sites

- 3.3.1 As mentioned in **Paragraph 3.3.2**, reviewing and rezoning “GB” sites for housing development has been one of the major measures of the Government to increase land for housing supply. Following the completion of the two rounds of “GB” review (Stage 1 in 2012 and Stage 2 in 2013 respectively), the Government has recognised rezoning of “GB” zones as a vital source of housing land supply due to their relatively low ecological value and committed to a new round of review of land zoned “GB” (Stage 3 “GB” Review)⁷. The Stage 3 “GB” Review which commenced in 2021 targeted at “*sites with higher gradient and farther away from the built-up area but still with road in the vicinity, including private land*”. **Table 3.3.1** below summarises the key assessment criteria of different rounds of “GB” Reviews initiated by the Government:

Table 3.3.1 Key Assessment Criteria of “Green Belt” Reviews Initiated by the Government

| Rounds of “GB” Review | Assessment Criteria |
|--|---|
| Stage 1 “GB” Review⁸ | - Devegetated, deserted and formed, and those that are closer to existing urban areas and new towns |
| Stage 2 “GB” Review⁹ | - In the fringe of built-up areas close to existing urban areas and new towns, and those |

⁶ Long Term Housing Strategy Annual Progress Report 2024. Source: https://www.hb.gov.hk/eng/policy/housing/policy/lths/LTHS_Annual_Progress_Report_2024.pdf

⁷ LC Paper No. CB(1)1395/20-21(01) Source: <https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/dev20211025cb1-1395-1-e.pdf>

⁸ LCQ10: Statistics on and rezoning of Green Belt sites. Source: <https://www.info.gov.hk/gia/general/201801/24/P2018012400288p.htm>

⁹ LCQ10: Statistics on and rezoning of Green Belt sites. Source: <https://www.info.gov.hk/gia/general/201801/24/P2018012400288p.htm>

| | |
|---|---|
| | vegetated areas with relatively less buffering effect and lower conservation value |
| Stage 3 “GB” Review¹⁰ | - Sites with higher gradient and farther away from the built-up area but still with roads in the vicinity, covering even private land |

3.3.2 In the first two stages of the “GB” review, a total of 77 sites with potentials for residential use have been shortlisted, and 45 of them have been rezoned from “GB” to housing sites. Stage 3 of the “GB” review, completed in the end of 2022, has further identified about 255 ha of “GB” clusters (about 30% being private land), with the completion of the rezoning of the first batch of these clusters in 2024 and the target of initiating rezoning for the second batch of sites in 2025-26¹¹.

3.3.3 Locally, a total of 6 “GB” sites in Sai Kung District, where the Application Site is located, have already been rezoned for private/public housing development during the previous rounds of land use reviews. Summary of the rezoning sites is shown in **Table 3.3.2** below.

Table 3.3.2 Rezoning of “GB” Sites initiated by the Government in Sai Kung District for Housing Development^{12 13}

| No. | Location | Site Area (in ha) | Rezoning Proposal and Development Restriction | No. of Flats | Status |
|-----|--|-------------------|--|----------------|--------------------|
| 1 | The junction of Pik Sha and Clear Water Bay Road ¹⁴ | 0.13 | - To “R(C)10” - Maximum PR of 0.6 - Maximum SC of 30% - Maximum BH of 3 storeys (including carport) | 4 (Private) | Rezoning Completed |
| 2 | South of Chiu Shun Road, Tseung Kwan O ¹⁵ | 0.46 | - To “R(A)8” - Maximum PR of 6.5 - Maximum BH of 130mPD | 600 (Public) | Rezoning Completed |
| 3 | East of Movie City, Tseung Kwan O | 2.26 | - To “R(A)7” - Maximum PR of 6.5 - Maximum BH of 210mPD | 2,900 (Public) | Rezoning Completed |

¹⁰ 2021 Policy Address. Source: https://www.devb.gov.hk/en/about_us/policy/2021-policy-address-supplement/policy-address-and-pasupplement-initiatives/index.html

¹¹ LC Paper No. CB(1)1346/2024(03). Source: <https://www.info.gov.hk/gia/general/202301/18/P2023011800376.htm?fontSize=1>

¹² Task Force on Land Supply Paper No. 10/2017. Retrieved from: https://www.devb.gov.hk/filemanager/en/content_1054/Paper_10_2017.pdf

¹³ 9 Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2021-22. Retrieved from: https://www.devb.gov.hk/filemanager/en/content_1251/devb-pl-e.pdf

¹⁴ RNTPC Paper No. 7/13. Retrieved from: https://www.info.gov.hk/tpb/en/papers/RNTPC/486-rntpc_7-13.pdf

¹⁵ RNTPC Paper No. 6/17. Retrieved from: <https://www.info.gov.hk/tpb/en/papers/papers.html>

| No. | Location | Site Area (in ha) | Rezoning Proposal and Development Restriction | No. of Flats | Status |
|-----|--|-------------------|--|----------------|--------------------|
| 4 | Northwest of Ying Yip Road, Tseung Kwan O | 1.59 | <ul style="list-style-type: none"> - To “R(A)7” - Maximum PR of 6.5 - Maximum BH of 170mPD | 1,600 (Public) | Rezoning Completed |
| 5 | West of Yau Yue Wan Village, Tseung Kwan O | 2.95 | <ul style="list-style-type: none"> - To “R(A)7” - Maximum PR of 6.5 - Maximum BH of 140mPD | 2,700 (Public) | Rezoning Completed |
| 6 | Ta Ku Ling, Tseung Lan Shue area ¹⁶ | 2.55 | <ul style="list-style-type: none"> - To “R(C)7” - Maximum GFA of 23,466m² (PR of about 1.3)¹⁷ - Maximum BH of 7 storeys (24m) | 330 (Private) | Rezoning Completed |

3.3.4 It is highlighted that the site in Ta Ku Ling was recently rezoned from “GB” to “R(C)7” for private housing development as one of the amendment items on the Draft Tseng Lan Shue OZP No. S/SK-TLS/9 and agreed by the TPB for submission to the CE in C for approval on 2 September 2022¹⁸. The rezoned “GB” site has a site area of about 2.55ha and is intended for private housing development providing about 330 flats in 14 nos. of 7-storey towers with a PR of about 1.3. In terms of land use and development intensity, the site was considered not incompatible with the surrounding areas given that there are existing low-density residential developments and village houses nearby. The Application Site shares similar context with this rezoned “GB” site by locating within a low to medium-density neighbourhood.

3.3.5 In addition, the Application Site is mostly paved with some peripheral vegetation of low conservation value and locates near to an existing residential area with existing and future’s convenient transport infrastructure connecting to Sai Kung town centre and other urban cores, meeting the criteria under the stages of “GB” Reviews with potential for housing development. Hence, the potential of the Application Site to serve as an immediate and effective contribution to housing supply in short-to-medium term through private sector involvement is worth a careful evaluation.

¹⁶ RNTPC Paper No. 1/22. Retrieved from: <https://www.info.gov.hk/tpb/en/papers/papers.html>

¹⁷ Of the site area of 2.55ha, about 0.76 ha is designated as non-building area (NBA) for associated access road and pedestrian facilities. The PR of the proposed residential development (with a total GFA of 23,466m²) on the development site (1.79 ha) is equivalent to about 1.3. (Source: RNTPC Paper No. 1/22. Retrieved from: <https://www.info.gov.hk/tpb/en/papers/papers.html>)

¹⁸ Minutes of 1280th Meeting of the Town Planning Board held on 2.9.2022. Retrieved from: https://www.info.gov.hk/tpb/en/meetings/TPB/Minutes/m1280tpb_e.pdf

3.4 Changing Planning Circumstances in the Immediate Surrounding

- 3.4.1 To accommodate the anticipated traffic growth and cope with unexpected incidents along the sections of Hiram's Highway, the Government has completed the Stage 1 improvement project in 2021 and commenced the stage 2 improvement project in 2024. The project scope is to widen the sections of Hiram's Highway between Marina Cove and Sai Kung Town, Po Tung Road and section of Tai Mong Tsai Road to the south of Sha Ha (**Figures 3.4a-b**).
- 3.4.2 First stage of the improvement project between Clear Water Bay Road and Marina Cove as well as the enhancement work on local access to Ho Chung was completed in February 2021. The widening of two sections of Hiram's Highway between Clear Water Bay Road and Ta Ku Ling and between Nam Pin Wai Roundabout and Marina Cove into dual carriageway helps relieve the traffic congestion, enhance the road safety, and improve the local access to Ho Chung and Luk Mei Tsuen. The improvement project has brought convenience to the future residents of the proposed residential development at the Application Site.
- 3.4.3 The Hiram's Highway Stage 2 improvement project, which focuses improving connections between Marina Cove to Sai Kung Town, has commenced in 2024¹⁹. The completion of two stages improvement works is anticipated to enhance the overall accessibility of the Application Site with more convenient connections to other parts of Sai Kung, Kowloon East and Tseung Kwan O areas. This would help shorten the commuting time and enhance travelling experience of both nearby residents and visitors.

¹⁹ Hiram's Highway Improvement Stage 2. Source: https://www.hyd.gov.hk/en/our_projects/road_projects/6806th/index.html

4. THE INDICATIVE SCHEME

4.1 Echoing the Government's Effort to Identify Suitable "GB" Sites in Private Land for Residential Redevelopment

- 4.1.1 The Application Site, located on the fringe of the "GB" zone, is directly accessible from the Hiram's Highway. The Hiram's Highway has undergone road widening works in the Stage 1 improvement project (completed in 2021) and is expected to be further enhanced with the ongoing Stage 2 improvement project (commenced in 2024). Notwithstanding the planning intention of the "GB" zone which 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 outlet"*, the Application Site has been largely paved and is currently occupied by a vehicle repairing workshop, a commercial horticulture workshop and temporary structures, which does not necessarily serving the function of a "GB". Given the Application Site is located within an established residential neighbourhood of Ho Chung and its highly accessible location, it is considered suitable to review its future use, as a response to Government's policy to identify suitable "GB" sites for housing development.
- 4.1.2 In response to the Chief Executive's target to continuously enhance "speed, quantity, quality and efficiency" in land production (2024 Policy Address), the Application Site, which has met the criteria adopted in the three rounds of "GB" review initiated by the Government, will provide an efficient solution to shouldering the Government's burden on catching housing supply target through private initiatives of residential development at an appropriate location.

4.2 Key Planning and Design Principles

- 4.2.1 **To Utilise Precious Private Land Resources Without Compromising on the Quality of Landscape and Environment** – The Application Site is located on the fringe of the "GB" zone adjoining established residential developments (adjoining "V", "R(D)" and "R(E)" zones) with direct connection with the Hiram's Highway. It has been occupied with land uses that hinder it from serving the intended "GB" function. Taking into consideration the profile of natural terrain, development intensity of existing residential development in the surrounding, including village houses in Pak Wai Village and Marina Cove (with existing residential towers up to 6 storeys) to the immediate south, an Indicative Scheme with compatible development intensity is proposed. The Indicative Scheme intends to be a low-density residential development subject to a maximum PR0.6 with a BH ranging from 3 to 4 storeys descending from the hillside in the north towards the main road in the south.
- 4.2.2 **To Adopt Sensitive Design to Ensure Compatibility to the Surroundings** – To respect the surrounding environment, the Indicative Scheme will adopt a sensitive design with urban oasis style that ensures compatibility and minimal disturbance. Careful attention has been paid to the boundary of the Application Site in order to avoid encroachment and minimise the potential impacts on the existing river course running along the eastern boundary. Following the profile of the natural terrain, the BH of the four residential towers are designed to descend from 4 storeys located closer to the hillside in the north to 3 storeys in the south. To minimise the potential noise nuisance arising from vehicular

traffic, an 8.5m-tall fence wall is proposed along the southern boundary of the Application Site facing Hiram's Highway. In addition, to better integrate with the surrounding environment, tree buffer will be proposed at the entrance connecting to the Hiram's Highway and along the boundary of the Application Site to provide a smooth transition and screen off any visual impact.

4.2.3 To Maintain the Existing Pedestrian Access across the Application Site by Reprovisioning Footpath with Enhanced Design along the River – Currently there is a public footpath running across the Application Site in a north-south direction connecting villages to the north to Hiram's Highway to the south. To ensure undisturbed pedestrian access, the affected footpath will be reprovisioned for public use along the eastern boundary of the Application Site next to the river, with enhanced design, including tree shading offered by a continuous tree row.

4.2.4 To Phase out Visual Eye Sores and Improve the Local Landscape Amenity – Based on the tree survey, all species identified in the Application Site are common landscape species and of low amenity value. Moreover, the current uses in the Application Site, including a vehicular repairing workshop and temporary structures, have hindered it from fulfilling the intended "GB" functions and is considered incompatible with the surrounding residential environment. Quality landscape designs and tree planting with species suitable for the locality as far as possible will be proposed with dedicated management and maintenance schedule as part of the proposed residential development. This will in turn enhance the local amenity and improve compatibility with surrounding neighbourhood environment.

4.2.5 To Overcome Specific Site Constraints and Create Liveable Neighbourhood – In view of the natural terrain and the possible geohazard risks, the western portion of the Application Site has been designed as local open space and landscape area with no erection of any residential structures. By addressing the specific site constraints through sensitive design, the Indicative Scheme strives to introduce interesting and quality landscaped open space and recreational facilities for the enjoyment of future users.

4.2.6 Please refer to **Appendix A** for the architectural scheme of the Indicative Scheme.

4.3 Key Development Parameters

4.3.1 The key development parameters of the Indicative Scheme are summarised in **Table 4.3.1** below.

Table 4.3.1 Key Development Parameters of the Indicative Scheme

| Development Parameters | Indicative Scheme |
|--|--|
| Site Area | About 12,692m ² |
| Plot Ratio (PR) | 0.6 |
| Total Domestic GFA | About 7,615.2m ² |
| No. of Residential Blocks | 4 |
| Building Height of Residential Blocks (No. of Storeys) | Block 1 – 4 storeys Block 2 – 4 storeys Block 3 – 4 storeys Block 4 – 3 storeys (excluding a 1-level basement) |

| | |
|---|--|
| Site Coverage | Not more than 20% |
| No. of Units | About 120 |
| Average Unit Size | About 63.5 m ² |
| Design Population ⁽¹⁾ | About 360 |
| Greenery Coverage | Not less than 20% |
| Local Open Space | Not less than 360m ² |
| Residents' Clubhouse | One 1-storey block with GFA of not more than 380.76m ² ⁽²⁾ |
| Internal Transport Provision | |
| No. of Car Parking Spaces | 79 |
| • Resident Car Parking Space | 71 |
| • Visitor Car Parking Space | 8 |
| No. of Motorcycle Parking Space | 2 |
| No. of Loading/Unloading (L/UL) Bay Provision | HGV: 4 |
| Tentative Completion Year | About 2031 |

Remarks:

⁽¹⁾ A person per flat (PPF) ratio of 3 is assumed, according to the average household size of District Council Constituency Area (Q02) Pak Sha Wan in 2021 Population Census.

⁽²⁾ According to APP-104, a maximum 5% of total domestic GFA could be applied for GFA concession for use as a clubhouse in a development with domestic GFA of up to 25,000m². The clubhouse GFA is proposed to be exempted from GFA calculation.

4.4 Building Design of the Indicative Scheme

Building Layout of the Indicative Scheme

- 4.4.1 The Application Site is situated at convenient location directly connected to Hiram's Highway, a strategic road connecting Sai Keung with Kowloon and Tseung Kwan O, overlooking Marina Cove and Sai Kung Bay beyond, with rolling hills behind and a stream running along the eastern boundary. The Application Site is in the Ho Chung neighbourhood with existing low- to medium-rise residential development. The building layout and building heights of the proposed residential towers above a basement carpark have been designed to aptly fit into the surrounding environment of the Application Site.
- 4.4.2 The Indicative Scheme is comprised of 4 Residential Blocks with an ancillary clubhouse block next to Residential Block 1. The building height of the four Residential Blocks are designed to descend from 4 storeys (Blocks 1, 2 and 3 located closer to the hillside in the north) to 3 storeys (Block 4 near the main road). All of them are in a compatible scale with the existing residential development nearby, such as the 3-storey village houses in the nearby "V" zones and Marina Cove with BH up to 6 storeys. By situating the clubhouse with a swimming pool and local open space in the northern part of the Application Site, not only does it provide a place for the future residents' enjoyment, but also maximise the separation between the residential blocks and the wider "GB" zone to the north of the

Application Site, minimising the impacts of the development on the integrity and functions of the “GB” zone.

4.4.3 The Indicative Scheme will provide about 120 nos. of residential unit with an anticipated population of about 360. An on-site sewage treatment plant will be provided at the southern portion of the Application Site to handle the sewage generated by the proposed development, in view that there are no existing public sewers in the vicinity of the Application Site for connection. A 2m-wide public footpath open for 24-hour access is proposed along the eastern boundary next to the river to re-provide the pedestrian connection between the Hiram’s Highway and the villages to the north of the Application Site, with an enhanced pedestrian comfort by continuous tree shading. All car park will be provided in the basement level to minimise the BH, with the run in/out located between Residential Blocks 1 and 2.

4.4.4 Please refer to **Appendix A** for the Architectural Plan of the Indicative Scheme.

Building Design

4.4.5 The Indicative Scheme has given due consideration to development intensity, in terms of the PR and BH, of the adjoining existing residential developments. Taking into account the lower site formation level of the Application Site, the Indicative Scheme with 4-storey residential blocks near the hillside and a 3-storey residential block nearer to the main road, will be compatible with the immediate residential neighbourhood, such as the village houses in Pak Wai and Marina Cove with existing residential towers up to a BH of 6 storeys.

4.4.6 To respect the existing natural terrain at the western and southern portion of the Application Site, all residential blocks will provide a setback of not less than 10m from the natural terrain to reduce potential risk. Considering that the Application Site is adjoining the Hiram’s Highway, the building orientation has been designed to minimise potential noise nuisance. Meanwhile, an 8.5m fence wall is proposed along the southern boundary between the proposed development and Hiram’s Highway to further mitigate noise impacts. All Residential Blocks have at least 15m buffer with the Hiram’s Highway to ensure future residents will not be affected by traffic-related air pollution.

4.4.7 Moreover, the landscape design of the Indicative Scheme aims to create pleasant environment for the enjoyment of the residents. The proposed landscape elements will provide private open space with style in harmony with the architectural scheme.

Maximised Greening Opportunity and Provision of Local Open Space

4.4.8 The Indicative Scheme has optimised the provision of greenery and fulfilled the requirement for local open space. While no building structures have been proposed in the western portion of the Application Site in view of the potential risks of the adjacent natural terrain, greening opportunities have been optimised by introducing tree planting that enhances compatibility of the proposed development with the surrounding rural settings while serving as a buffer for the proposed residential blocks from the slope.

4.4.9 Besides greenery, the Indicative Scheme is also proposed with local open space of not less than 360m². A Central Plaza and BBQ Area have been proposed to the north of Residential

Block 3 to facilitate social interaction and integration among residents. To create a child-friendly residential community, a children play area has also been proposed to provide convenient access for residents to enjoy.

- 4.4.10 To further complement the tree planting and create an urban oasis within a countryside setting, interesting landscape features and local open spaces, such as the floral garden and community farm, have also been introduced as community areas for residents to enjoy, appreciate and gather, promoting community interaction and integration among residents. Installations for fostering a sustainable ecology with zero-carbon features will also be explored at the detailed design stage.

4.5 Landscape Design Concept

Landscape Design

- 4.5.1 With the design concept of creating the urban oasis style, the landscape proposal for the Indicative Scheme will focus on quality and interesting landscaping features for the liveable neighbourhood, as well as an emphasis on ecological sustainability and community integration.

- **Community Farm:** A dedicated space in the Application Site will be allocated for a community farm, providing residents with the opportunity to grow their own produces of different species in accordance with the change of seasons in a year, hence creating a colourful landscape and fostering a sense of community.
- **Floral Garden:** A floral garden will be provided in the northern portion of the Site near the proposed swimming pool and clubhouse. A variety of plant species will be featured in the floral garden to promote ecological diversity. It also serves as a pleasant community area for people to enjoy and gather, which promotes interaction and integration within the community.
- **Tree Row along the Public Footpath:** A row of tree is planted along the public footpath along the eastern boundary providing shading for public users, including villagers living nearby and hikers. The lush tree lining will also help create a more comfortable and inviting environment for pedestrians by providing shading and reducing the temperature of the surrounding area, especially during hot summer months.
- **Fence Wall:** Except for the southern boundary where an 8.5m tall fence wall would be proposed to mitigate the noise impacts, a 2m tall fence wall will be installed along other sections of the site boundary. The fence wall will be constructed mainly by perforated mesh with planting area underneath, which would allow free air movement for humans and plants to live and grow healthily.

Tree Preservation Proposal

- 4.5.2 Based on the updated tree survey, among the 130 nos. of trees surveyed, no old, valuable, rare or endangered species have been found. All the trees identified are common landscape species. A total of 116 existing trees are proposed to be felled due to poor health condition/conflict with proposed development. Specifically, due to a low suitability for

transplant and presence of climbers on trunk, the mature tree T59 is proposed to be felled. In compensation for trees to be felled, a total of 116 nos. of compensatory trees and 12 no. of new trees (not including the feature trees) are proposed in the Indicative Scheme. The implementation of proposed compensatory tree planting has achieved the compensatory planting ratio of 1:1 in terms of quantity as far as possible. Photographic record showing the trees along river at southern boundary are outside site boundary is provided for information.

Local Open Space Provision

- 4.5.3 The Indicative Scheme is in accordance with the open space requirement in the Hong Kong Planning Standards and Guidelines (HKPSG), which requires at least 1m² local open space per person. With an anticipated population of about 360 persons, not less than 360m² of local open space will be provided in the Indicative Scheme.

Greenery Provision

- 4.5.4 The Indicative Scheme is also in full compliance with the requirement of PNAP APP-152 that an area of not less than 20% of the total greenery will be provided. The Landscape Master Plan including Tree Survey Report and Tree Compensatory Plan is provided in **Appendix B**.

4.6 Traffic Arrangement, Pedestrian Connections, and Internal Transport Facilities

Vehicular Access

- 4.6.1 The vehicular access for the Indicative Scheme is located at Hing Keng Shek Road. The existing section of Hing Keng Shek Road between the proposed vehicular access and Hiram's Highway is proposed to be widened as a 6m-wide 2-lane single carriageway. The vehicular access to the basement car park is located between Residential Blocks 1 and 2.
- 4.6.2 Within the internal road network, a roundabout is proposed near the entrance location for vehicles entering the residential portions of the Site or the on-site sewage treatment plant for maintenance purpose.

Pedestrian Connections

- 4.6.3 There is an existing pedestrian footpath which provides access from Hiram's Highway to the village settlements and temporary structures in the north of the Application Site. Under the Indicative Scheme, a 2m-wide public footpath is proposed along the eastern portion of the Application Site to provide public users with an unrestricted 24-hour access between the Hiram's Highway in the south and the village settlements and temporary structures in the north of the Application Site. The public footpath will be aligned with a tree row to provide shading and pleasant pedestrian environment.

Internal Transport Facilities

- 4.6.4 All internal transport facilities within the Application Site are provided in accordance with the high-end requirements of the HKPSG. Parking spaces for the residential towers would be provided on basement level to reduce the building height and bulk, while the loading/unloading bays will be provided on ground level.
- 4.6.5 Please refer to the **Appendix C** Traffic Impact Assessment for the details on the traffic and transport arrangement for the Indicative Scheme.

5. AMENDMENT PROPOSAL

5.1 Considerations for An Appropriate Zoning

- 5.1.1 In response to the Government's ongoing initiative to identify suitable sites for housing development, and with the fact that the existing condition of the Application Site may not be serving the planning intention of "GB", an appropriate zoning to realise the development potential of the Application Site should be in place to realise the Indicative Scheme discussed in **Section 4**. The key factors contributing to an appropriate and successful zoning is listed out in the following sub-sections.

5.2 Clear Planning Intention

- 5.2.1 The proposed zoning should carry a clear planning intention and development direction for the type of uses and development intensity on the Application Site. In the case of this Application Site, the zoning should clearly specify that the Application Site shall predominately be used for low-density residential development.

5.3 Appropriate Zoning Control

- 5.3.1 The proposed zoning should have appropriate zoning control over the proposed use, scale and intensity by designating restrictions on the PR and BH to guide the direction of the development towards the intended planning intention and to achieve optimisation of the development potential of the Application Site. Appropriate zoning control would also ensure that the Indicative Scheme will be compatible with the surroundings in the Sai Kung context.

5.4 Appropriate Zoning Flexibility

- 5.4.1 Some kind of flexibility has to be allowed in the zoning to allow flexibility in creative and innovative design and proposals, which can tie in more closely to community aspirations and market demands in the Sai Kung Area.

5.5 The Proposed Amendment

- 5.5.1 In relation to the overall policy direction of increasing land supply for housing development through rezoning "GB" sites, the Application Site which is close to existing built-up area, has low buffering effect and conservation value, and is well-served by existing road infrastructure in the vicinity has met suitable criteria in Stages 2 and 3 of the "GB" reviews. In light of the discussion in the above Sections, this Planning Application proposes amendment to the Plan and Notes of the Draft Ho Chung OZP No. S/SK-HC/12 by rezoning the Application Site from "Green Belt" (GB) and Area shown as "Road" to a sub-area, "Residential(Group C)5" ("R(C)5"), under the original "R(C)" zone with the same set of schedule of uses and a development intensity compatible with the surrounding context for private residential use.
- 5.5.2 As illustrated in the Indicative Scheme for the proposed low-density residential development, the "R(C)5" sub-zone will adopt the planning intention and schedule of uses of the original "R(C)" zone, while it will be subject to a maximum PR of 0.6 and a

maximum BH with 4 storeys (excluding basements) proposed in the Notes of the OZP covering the entire Application Site. In addition to the Proposed Amendments to the Plan and the Notes of the OZP, this Application proposes the below clause to the Explanatory Statement of the proposed “R(C)5” zone to maintain effective planning control over committed public planning gain:

- For “R(C)5” zone, should the public footpath be affected by any development or redevelopment proposals, it shall be reprovisioned.

5.5.3 The Proposed Amendment on the Plan is shown in **Figure 5.5a**. The Proposed Amendments to the Notes and ES of the OZP are illustrated in **Figures 5.5b to 5.5g** respectively.

6. PLANNING JUSTIFICATIONS

6.1 Echoing the Government's Prevailing Policy to Increase Housing Supply

- 6.1.1 The Proposed Amendment for facilitating private residential development at the Application Site is in line with the Government's ongoing policy to boost the much-needed housing supply. According to the 2024 Policy Address, the Government restated its commitment in expediting up land supply for housing development by implementing various measures, such as streamlining the land development processes.
- 6.1.2 Moreover, according to the Long-Term Housing Strategy Annual Progress Report 2024, the total housing supply for the next 10-year period will be 440,000 units (in which the private housing supply target accounts for 30% of the total target, which is 132,000 units)²⁰. As mentioned above, there are 6 sites that have been rezoned for residential development in Sai Kung District since 2021. This demonstrates that the changing planning circumstances that favours the release of development potential of suitable "GB" sites in Sai Kung for housing development.
- 6.1.3 The Application Site is in proximity to the built-up residential developments in Ho Chun and is conveniently connected to the Hiram's Highway. With the completed Hiram's Highway Improvement Stage 1 and the ongoing Stage 2 improvement work, the traffic conditions in Sai Kung and accessibility of the Application Site will be further enhanced. In view of the enhancement in the capacity of the road traffic infrastructure in Sai Kung area and the Government's initiative to rezone suitable "GB" zones for residential use, the Proposed Amendment is regarded as a proactive response to the Government's policy and the changing planning context by tapping into private land resources. The Proposed Amendment will make optimal use of the land that does not serve the intended functions of "GB" zone and provide 120 residential units by 2031.

6.2 Tapping into Private Resources to Shouldering the Burden of Housing Supply by Rationalising Lands Not Serving "GB" Function

- 6.2.1 Despite being zoned as part of "GB" zone on the OZP for almost 30 years, the Application Site does not perform the function of "GB" which is *"for defining limits of urban and sub-urban development, contain urban sprawl and provide passive recreational outlets."* As shown in **Figure 2.3**, majority of the Application Site is occupied by a vehicle repairing workshop, a commercial horticulture workshop, and temporary structures. The vegetation found at the Application Site are common species in Hong Kong with generally low conservation or ecological value.
- 6.2.2 Adjoining the existing built-up area in the surrounding, the Hiram's Highway, being well-served by public transport, the Application Site has yet to fully utilise its development

²⁰ Long Term Housing Strategy Annual Progress Report 2022 (for the 10-year period from 2023-24 to 2032-33). Retrieved from: https://www.hb.gov.hk/eng/policy/housing/policy/lths/LTHS_Annual_Progress_Report_2024.pdf

potential, which warrants a comprehensive review of the land uses for development compatible with the developments in its surroundings.

- 6.2.3 About 74% of the Application Site is occupied by private lot and the Applicant is keen to put forward the proposed residential development with a compatible scale with the surrounding. By making more efficient use of private land resources, it will help shoulder part of the burden of the Government's housing supply.

6.3 In Line with the Government's Initiatives and Criteria of Reviewing Suitable "GB" Zone for Housing Development

- 6.3.1 As outlined in **Section 3**, the Government conducted 3 stages of reviewing sites that fall within "GB" zones and exploring their development potential of sites to increase the land supply. The first two rounds of "GB" review have identified 77 sites in "GB" zones with potential for housing development, while the rezoning of the first batch of "GB" clusters identified in the third round of review has been completed in 2024.
- 6.3.2 Based on the criteria used in three rounds of "GB" review by the Government, **Table 6.3.1** below summarises the applicability of the Application Site, as a suitable "GB" site that warrants review for suitable land uses for housing purpose.

Table 6.3.1 Fulfilment of the Government's Assessment Criteria in Reviewing "GB" Sites

| Assessment Criteria adopted in Three Rounds of "GB" Review | Fulfilment of the Application Site |
|--|--|
| Stage 1 "GB" Review devegetated, deserted or formed, and those that are closer to existing urban areas and new towns | <p>✓ The Application Site is mostly occupied by a vehicle repairing workshop, a commercial horticulture workshop, and temporary structures. Trees with generally low amenity value can be found at the Application Site.</p> <p>✓ The Application Site is conveniently connected to the Hiram's Highway.</p> |

| Assessment Criteria adopted in Three Rounds of “GB” Review | Fulfilment of the Application Site |
|---|---|
| <p>Stage 2 “GB” Review in the fringe of built-up areas close to existing urban areas and new towns, and those vegetated areas with relatively less buffering effect and lower conservation value</p> | <p>✓ The Application Site is located in the fringe of built up area, adjoining Pak Wai Village and Marina Cove, which is an established low to medium density residential neighborhood in Ho Chung.</p> <p>✓ The Application Site is conveniently connected to the Hiram’s Highway, conveniently connected to Kowloon and Sai Kung area.</p> <p>✓ Based on the tree survey, existing trees at and near the Application Site possess low conservation value. All of them are in fair to poor condition and possess defects such as imbalanced form, leaning, major cavity, cracks, and splits.</p> |
| <p>Stage 3 “GB” Review sites with higher gradient and farther away from the built-up area but still with roads in the vicinity, covering even private land</p> | <p>✓ The “GB” zone in which the Application Site is located on a slopping topography. The Indicative Scheme demonstrates a sensitive and technically feasible design for a low density residential development.</p> <p>✓ The Application Site is bounded by Hing Keng Shek Road and the Hiram’s Highway and is well-served by public transport services, including franchised bus, red and green minibus with stops within 100m walking distance. The Improvement Projects of Hiram’s Highway have enhanced the connectivity of the Application Site with Sai Kung Town Centre, Kowloon East and Tseung Kwan O.</p> <p>✓ About 74% of the Application Site is private lot. Agreement to the Proposed Amendment will facilitate an early and certainty of implementation of residential development at the Application Site, bringing landscape and environmental upgrading to the area while providing about 120 flats at this convenient location to serve housing need.</p> |

- 6.3.3 As shown in **Table 3.3.2**, a total of 6 “GB” zones have been rezoned for residential development in the Sai Kung District, ranging from 0.13 to 2.95 ha, providing a total of 7,800 public housing units and 334 private housing units in the past 10 years. Among the 6 rezoned sites, the one in Tseng Lan Shue (2.55ha) with a PR 1.3 and BHR of 7 storeys shares similar context with the Application Site proposed for low-density residential development (rezoned as “R(C)7” the Approved Tseng Lan Shue OZP No. S/SK-TLS/10 gazetted in April 2023).

6.4 Not Compromising the Integrity and Function of the Wider “GB” Zone

- 6.4.1 Despite the rezoning of the Application Site from “GB” zone to “R(C)5” zone will inevitably reduce the total area of “GB” zone at the local area of Pak Wai, the overall planning intention *“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”* for the wider area will not be compromised due to the Proposed Amendment.
- 6.4.2 The Application Site is largely paved and is located at the periphery of the “GB” zone immediately adjoining the Hiram’s Highway and existing residential developments. The remaining “GB” area outside the Application Site which is currently covered by dense trees will be retained on the OZP. The wider “GB” zone will continue to serve as a landscape/visual buffer between the Application Site and the conservation area of Ho Chung. To better fit in the surrounding environment, a thoughtful landscape plan with careful selection of plant species, including native ones, and a tree compensatory proposal have been prepared to enhance visual amenity and establish pleasant landscape areas in the Application Site. A row of tree is also proposed to be planted along the eastern side of the Application Site, which also a smoother transition with the wider “GB” area and the conservation area and safeguard the wider “GB” area from encroachment by uncontrolled urban sprawl.
- 6.4.3 As such, rezoning the Application Site from “GB” zone to “R(C)5” zone will not jeopardise the planning intention and integrity of the wider “GB” zone. In turn, the Proposed Amendment will improve the local environment by replacing the existing under-managed land with a high-quality residential development with proper management and thoughtfully designed landscape. The Proposed Amendment will bring about an uplift of the landscape and visual amenity of the local area while ensuring compatibility with the surrounding developments by proposing quality and sensible design, reaching a win-win situation.

6.5 Fully Compatible with the Surrounding Neighbourhood

- 6.5.1 The proposed development intensity at the Application Site, i.e. a maximum domestic PR of 0.6 and a BHR of 3 to 4 storeys (excluding basements), is compatible with the surrounding neighbourhood. Existing residential developments near the Application Site include 3 storey village houses in Pak Wai Village, Bernard Garden, Luk Mei Tsuen, and Marine Cove with existing residential towers up to 6 storeys.
- 6.5.2 The Application Site is a low-lying area with elevations between 4.1mPD and 5.7mPD which is much lower than Pak Wai Village in the east (with a site level up to about 24.4mPD) and Hing Keng Shek Village in the north (with a site level up to about

55.7mPD). The proposed 3 and 4-storeys residential blocks at the Application Site (ranging from 16.475mPD to 19.8mPD) will be lower than the site formation of these existing villages.

- 6.5.3 To blend in with the locality, enhance visual amenity and establish pleasant landscape areas, lush greenery has been proposed at both sides of the Application Site. Moreover, the proposed 3 and 4-storey residential blocks in the Indicative Scheme would create a stepped building height profile which enhances the visual permeability and compatibility to the surrounding neighbourhood.

6.6 Providing Merits and Enhancing the Landscape Amenity to the Locality

- 6.6.1 The Proposed Amendment helps phase out the existing temporary structures and replace with quality modern residential development with careful traffic management. The Proposed Amendment also helps to alleviate the pressing housing need and provides alternative housing options with a total of about 120 residential units.
- 6.6.2 Under the Proposed Amendment, the landscape amenity of the Application Site will be enhanced with quality landscape design and greeneries with higher aesthetic value. The currently environment within the Application Site will also be replaced by modern and contemporary well-designed residential development with long-term management. Hence, the Proposed Amendment is anticipated to enhance the landscape amenity and upgrade the living environment, thus benefitting the wider local community of Pak Wai. Moreover, the affected footpath is proposed to be reprovisioned for public use along the eastern boundary of the Application Site next to the river with an enhanced design, including tree shading offered by a continuous tree row.
- 6.6.3 The Proposed Amendment has transformed the Application Site which is occupied by visual “eyesores” that are not serving the “GB” function to a win-win development that helps to address housing need while providing considerable public planning gains.

6.7 Resulting in NO Adverse Impacts to Surrounding Environment

- 6.7.1 Various technical assessments on different aspects, including visual, landscape, traffic, environmental, drainage, sewerage, geotechnical and water demand, have been conducted and included in **Appendices B to I**. Findings of the technical assessments confirmed that the Proposed Amendment is technically feasible and will not generate adverse impact on the future users on the Application Site and on the surrounding environment with appropriate mitigation measures and improvement works.

6.8 Setting a Desirable Precedent for Optimising Private Land Resources in “GB” Zone for Housing Supply

- 6.8.1 The Proposed Amendment unleashes development potential of a readily available and long-wasted site for a quality residential development compatible with the surrounding context. The Proposed Amendment strikes a balance in optimising the underutilised and

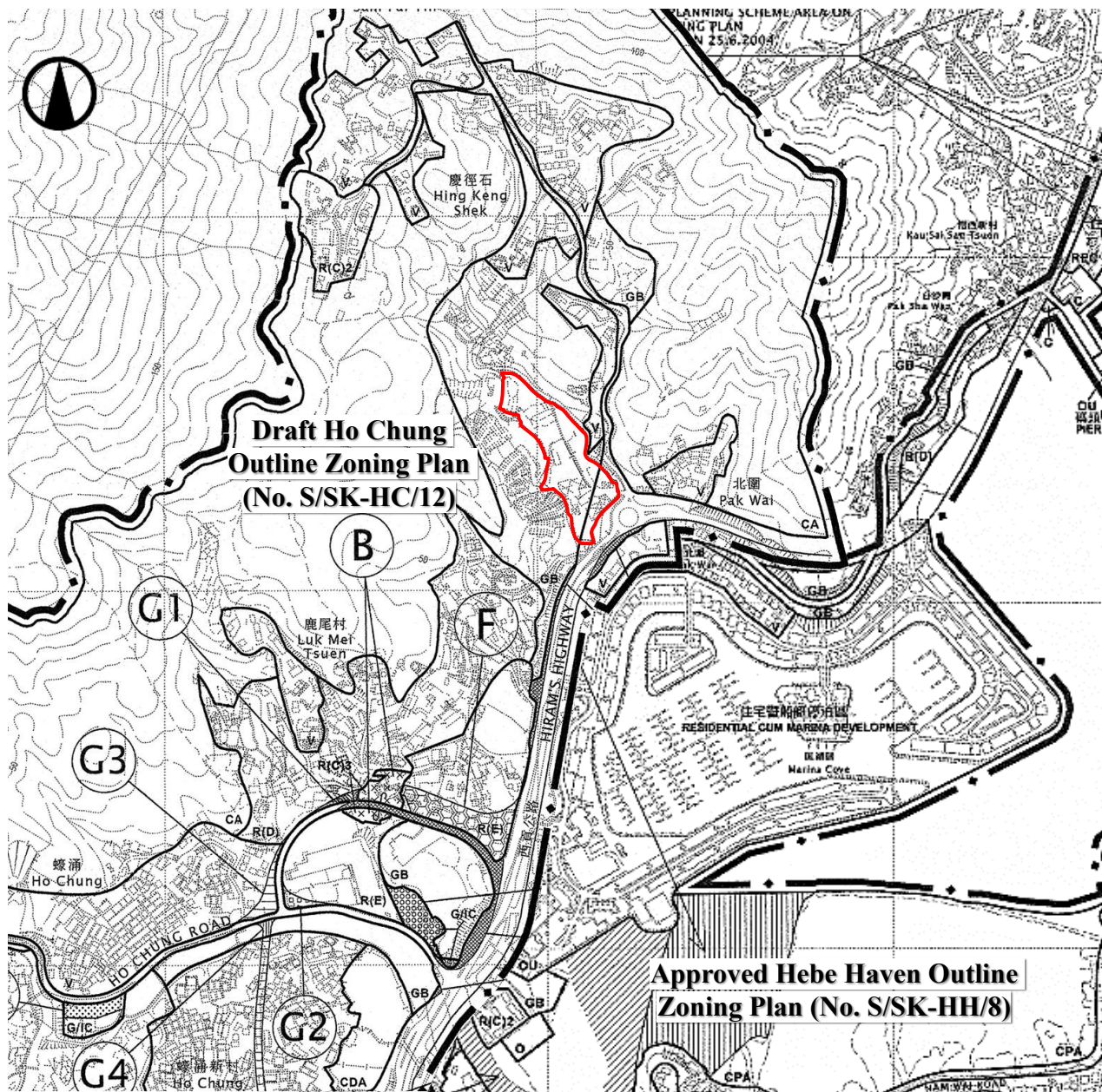
valuable land resources while providing sufficient greenery to blend in with the surrounding environment.

- 6.8.2 It is anticipated that the Proposed Amendment would enhance the living environment and living quality by enhancing the landscape amenity. It is also demonstrated that the Indicative Scheme formulated in support of the Proposed Amendment is technically feasible and no adverse impacts will be generated on the surrounding environment.
- 6.8.3 As such, it can be concluded that the Proposed Amendment would serve as a desirable precedent for reviewing suitable “GB” areas with underutilised private land to optimise their development potential and contribute to providing much needed housing supply in Hong Kong.

7. CONCLUSION

- 7.1.1 This S12A Planning Application is submitted for Proposed Amendment to the Draft Ho Chung OZP No. S/SK-HC/12 to rezone the Application Site from “Green Belt” and Area Shown as “Road” to “Residential (Group C)5” to facilitate a Proposed Residential Development at Various Lots in D.D. 210 and adjoining Government Land, Pak Wai, Sai Kung.
- 7.1.2 This Supporting Planning Statement has demonstrated the suitability and technical feasibility of the Proposed Amendment at the Application Site. Strong planning grounds have been provided to justify the rezoning proposal at the Application Site for the provision of about 120 residential units in a compatible scale with surrounding environment. The Proposed Amendment echoes the Government’s initiative to increase housing supply by optimising the usage of appropriate “GB” zones, including private lands which have also been examined in the third round of “GB” review. The Proposed Amendment is a win-win development as it allows the realisation of housing provision at a suitable location without compromising the integrity and function of the wider “GB” zone on the same OZP. Existing eyesores such as vehicle repairing workshop and temporary structures at the Application Site will be phased out and replaced by quality residential development with properly managed landscaping. Moreover, the affected footpath will be reprovisioned with enhanced design, including tree shading for public. Furthermore, the development scale and intensity of the Indicative Scheme have paid full respect to the surrounding developments and local planning context to ensure compatibility.
- 7.1.3 It has been also demonstrated in the technical assessments that the Proposed Amendment at the Application Site will not generate adverse impact on the surroundings in terms of landscape, traffic, visual, environmental, drainage, sewerage, geotechnical and water demand perspectives.
- 7.1.4 In view of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to give support to this S12A Planning Application.

Figures



LEGEND

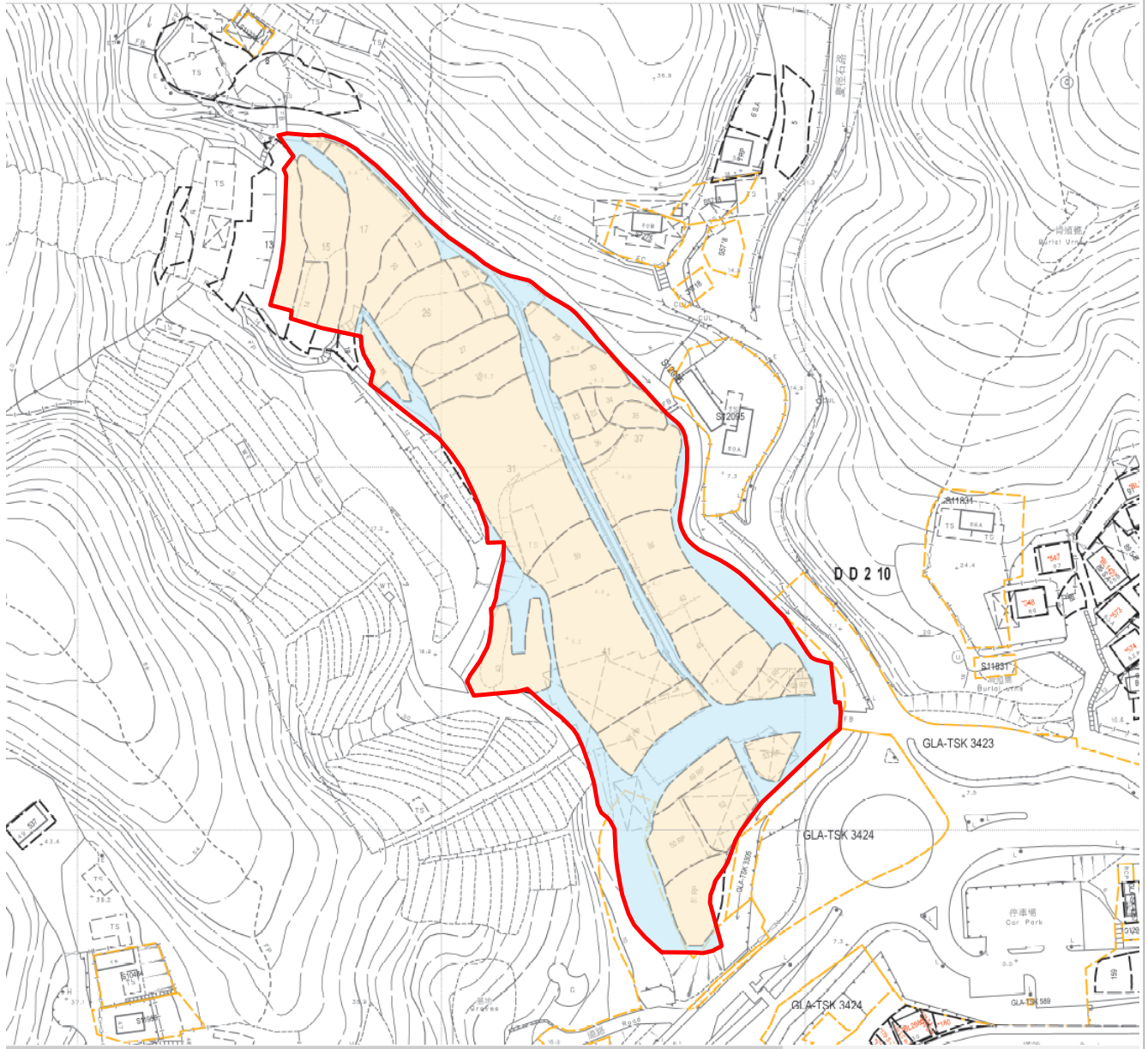


Application Site

ZONING

| | |
|------|--------------------------------------|
| C | Commercial |
| CDA | Comprehensive Development Area |
| R(C) | Residential (Group C) |
| R(D) | Residential (Group D) |
| R(E) | Residential (Group E) |
| CDA | Comprehensive Development Area |
| G/IC | Government, Institution or Community |
| GB | Green Belt |
| V | Village Type Development |
| CA | Conservation Area |
| CPA | Coastal Protection Area |
| OU | Other Specified Uses |
| O | Open Space |

| Figure No. | Scale | Figure Title |
|------------|------------|---|
| 2.1 | - | Location Plan |
| ARUP | Date | Source |
| | March 2025 | Extracted from the Draft Ho Chung Outline Zoning Plan(No. S/SK-HC/12) and Approved Hebe Haven Outline Zoning Plan (No. S/SK-HH/8) |



Application Site

Private Lot

Government Land



| | | |
|-------------------|--------------|---|
| Figure No. | Scale | Figure Title |
| 2.2 | - | Lot Index Plan |
| ARUP | Date | Source |
| | August 2023 | Extracted from Lot index Plan No. ags_S00000116034_0001 |

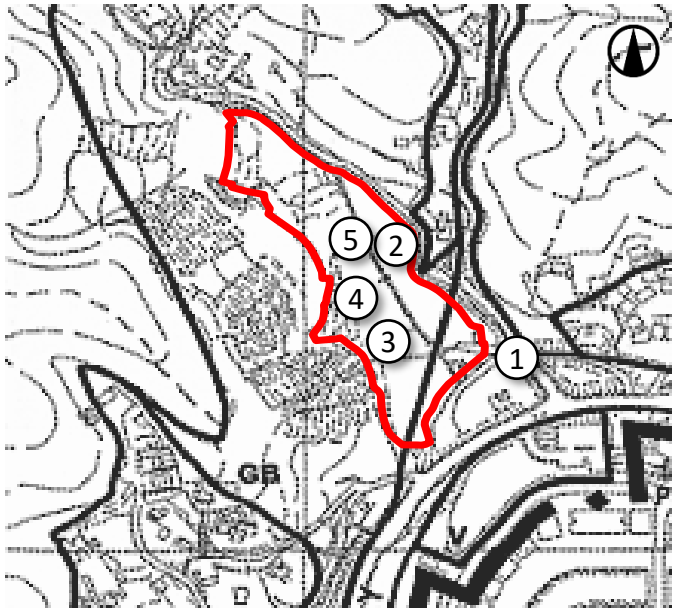
LEGEND



Application Site



① Existing Access to the Application Site



② Commercial Horticulture Workshop



③ Vehicle Repairing Workshop

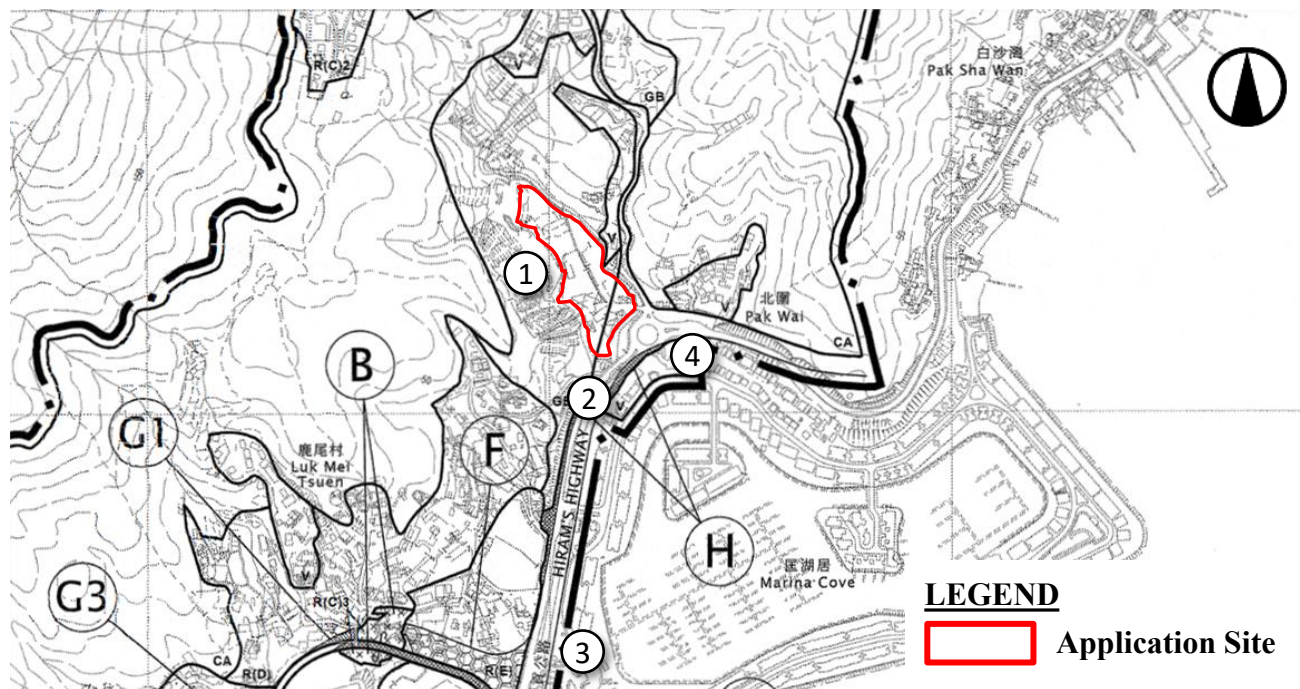


④ Temporary structures



⑤ Pedestrian Footpath Across the Application Site

| Figure No. | Scale | Figure Title |
|------------|---------------------|--|
| 2.3 | - | Existing Condition of the Application Site |
| ARUP | Date August 2023 | Source Photo taken in May 2023 |



① Unmanaged Vegetation Cover



② Hiram's Highway

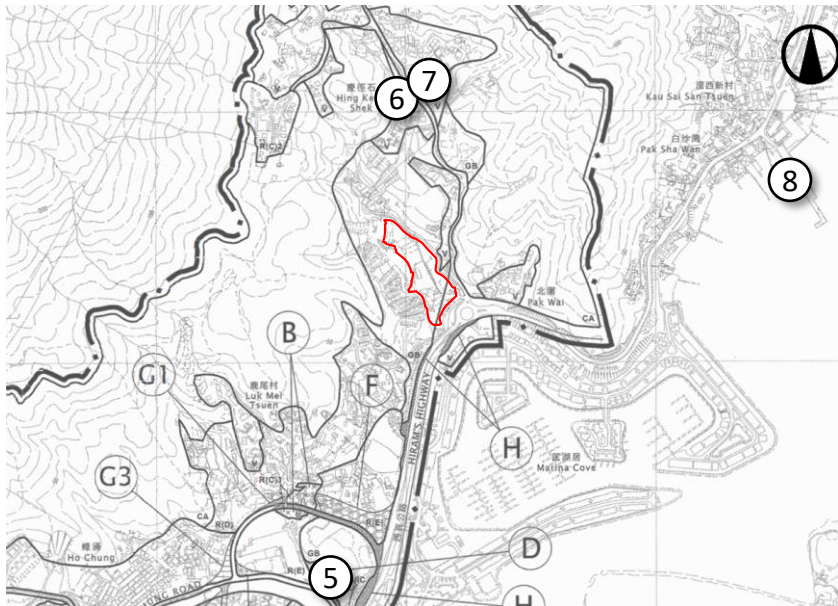


③ Marina Cove (existing buildings up to 6 storeys)



④ Pak Wai Village

| | | |
|------------|-------------|--|
| Figure No. | Scale | Figure Title |
| 2.4a | - | Surrounding Condition of the Application Site (1 of 2) |
| ARUP | Date | Source |
| | August 2023 | Photo taken in May 2023 |



LEGEND



Application Site



⑤ Che Kung Temple (Sai Kung)
(Grade 1 Historic Building)



⑥ Bernard Garden



⑦ Hing Keng Shek Village Office



⑧ Pak Sha Wan Pier

| | | |
|------------|-------------|--|
| Figure No. | Scale | Figure Title |
| 2.4b | - | Surrounding Condition of the Application Site (2 of 2) |
| ARUP | Date | Source |
| | August 2023 | Photo taken in May 2023 |

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 Burial Ground Cable Car Route and Terminal Building 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) Helicopter Landing Pad Holiday Camp 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) 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 |

(Please see next page)

| | | |
|---------------------------|-------------------------|---|
| Figure No. 3.1a | Scale - | Figure Title Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) – Schedule of Uses of “GB” Zone (1 of 2) |
| ARUP | Date May 2025 | Source Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |

GREEN BELT (Cont'd)

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 of land/pond or excavation of land, 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.

| | | | |
|-------------------|--------------|---------------------|---|
| <i>Figure No.</i> | <i>Scale</i> | <i>Figure Title</i> | Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) – Schedule of Uses of “GB” Zone (2 of 2) |
| 3.1b | - | | |
| ARUP | <i>Date</i> | <i>Source</i> | Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |
| | May 2025 | | |

vehicular access via the sub-standard Ho Chung Road but it is largely accessible via footpaths. Part of the area under this zoning falls within the Ho Chung SAI and a portion of Ho Chung Trackway SAI is located within the area under this zoning.

- 9.8.4 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

9.9 Green Belt ("GB") : Total Area 53.61 ha

- 9.9.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features, including foothills, lower hillslopes, spurs, isolated knolls, woodland, vegetated land and amenity areas at the urban fringe, and to contain urban sprawl as well as to provide passive recreational outlet and delineating roadside amenity areas.

- 9.9.2 There is a general presumption against development within this zone. Development within this zone will be strictly controlled. Development proposals will be considered on individual merits taking into account the relevant Town Planning Board Guidelines.

- 9.9.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

- 9.9.4 Part of the area under this zoning falls within the Ho Chung SAI and a portion of Ho Chung Trackway SAI is located within the area under this zoning.

9.10 Conservation Area ("CA") : Total area 138.30 ha

- 9.10.1 The planning intention of this zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development. Areas under this zone often constitute topographical features of woodland or vegetated areas of scenic value which should be protected from encroachment by development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the

| | | | |
|------------|----------|--------------|--|
| Figure No. | Scale | Figure Title | Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) – Explanatory Statement of “GB” Zone |
| 3.1c | - | | |
| ARUP | Date | Source | Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |
| | May 2025 | | |

DRAFT HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/12

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

NOTES

(N.B. This forms 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) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the interim development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including interim development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, 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 permission from the Town Planning Board.
- (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.

| | | | |
|-------------------|--------------|---------------------|--|
| <i>Figure No.</i> | <i>Scale</i> | <i>Figure Title</i> | Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) – Covering Notes (1 of 4) |
| 3.1d | - | | |
| ARUP | <i>Date</i> | <i>Source</i> | Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |
| | May 2025 | | |

- (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

| | | | |
|------------|----------|--------------|---|
| Figure No. | Scale | Figure Title | Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) – Covering Notes (2 of 4) |
| 3.1e | - | | |
| ARUP | Date | Source | Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |
| | May 2025 | | |

- (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.

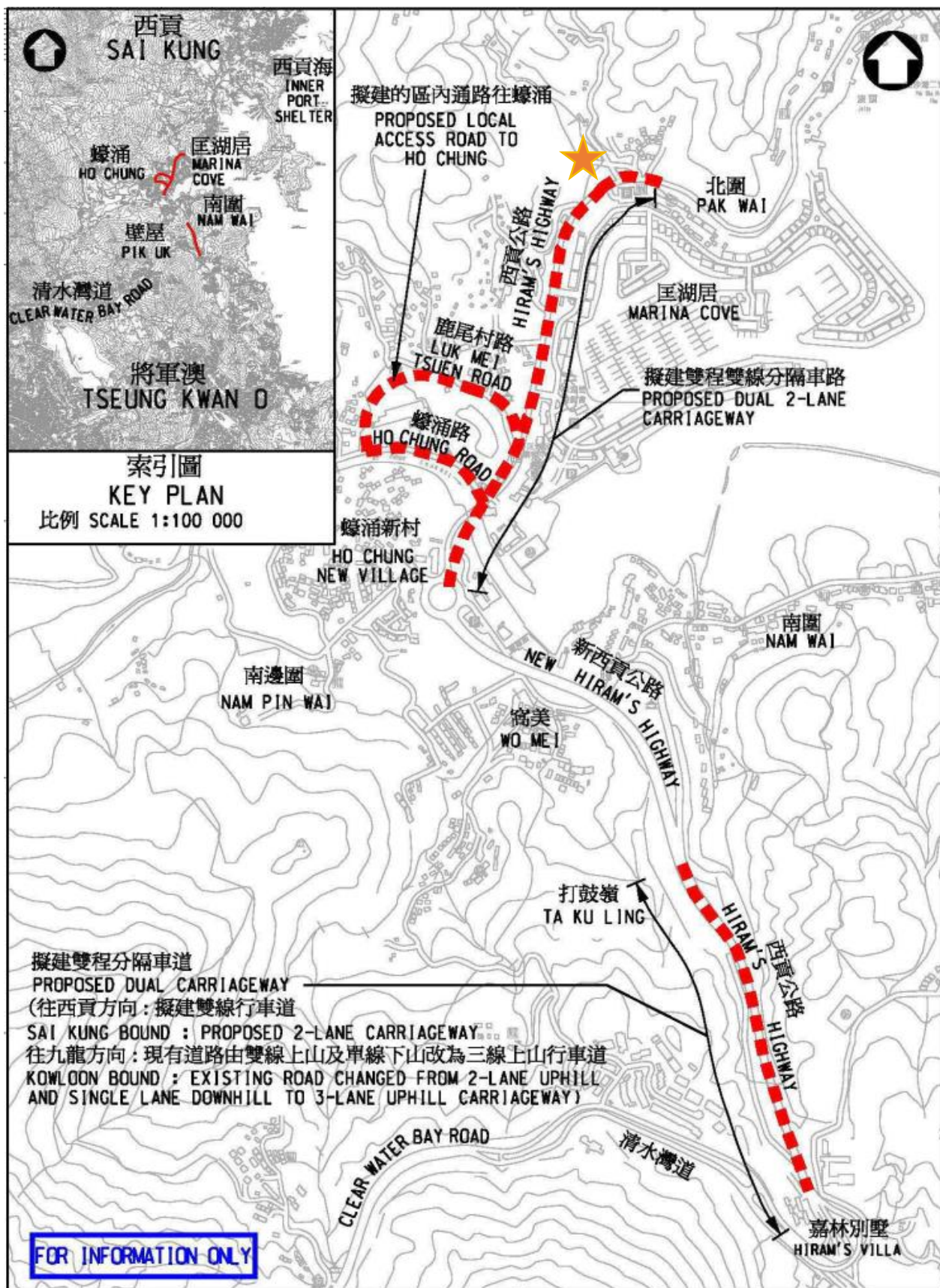
"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"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

| | | | |
|------------|----------|--------------|---|
| Figure No. | Scale | Figure Title | Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) – Covering Notes (3 of 4) |
| 3.1f | - | | |
| ARUP | Date | Source | Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |
| | May 2025 | | |

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).

| | | | |
|-------------------|--------------|---------------------|--|
| <i>Figure No.</i> | <i>Scale</i> | <i>Figure Title</i> | Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) – Covering Notes (4 of 4) |
| 3.1g | - | | |
| ARUP | <i>Date</i> | <i>Source</i> | Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |
| | May 2025 | | |

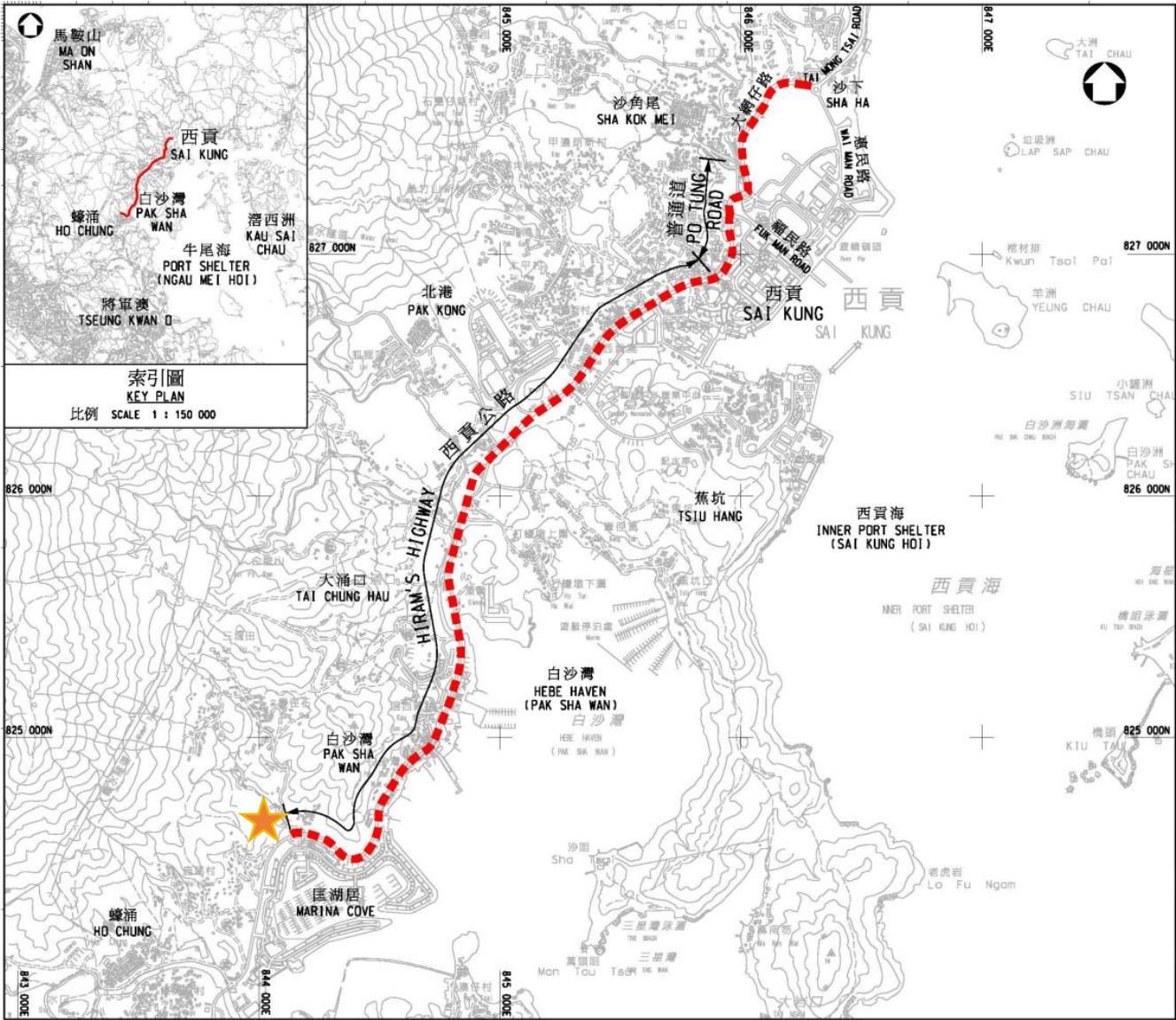


LEGEND



Application Site

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|------------|--------------|--|
| Figure No. | Scale | Figure Title |
| 3.4a | - | Hiram's Highway Improvement Stage 1 (Completed in 2021) |
| ARUP | Date | Source |
| | October 2023 | Hong Kong Highways Department (https://www.hyd.gov.hk/tc/our_projects/road_projects/703th_Hirams/703TH-PD0001-TC.pdf) |

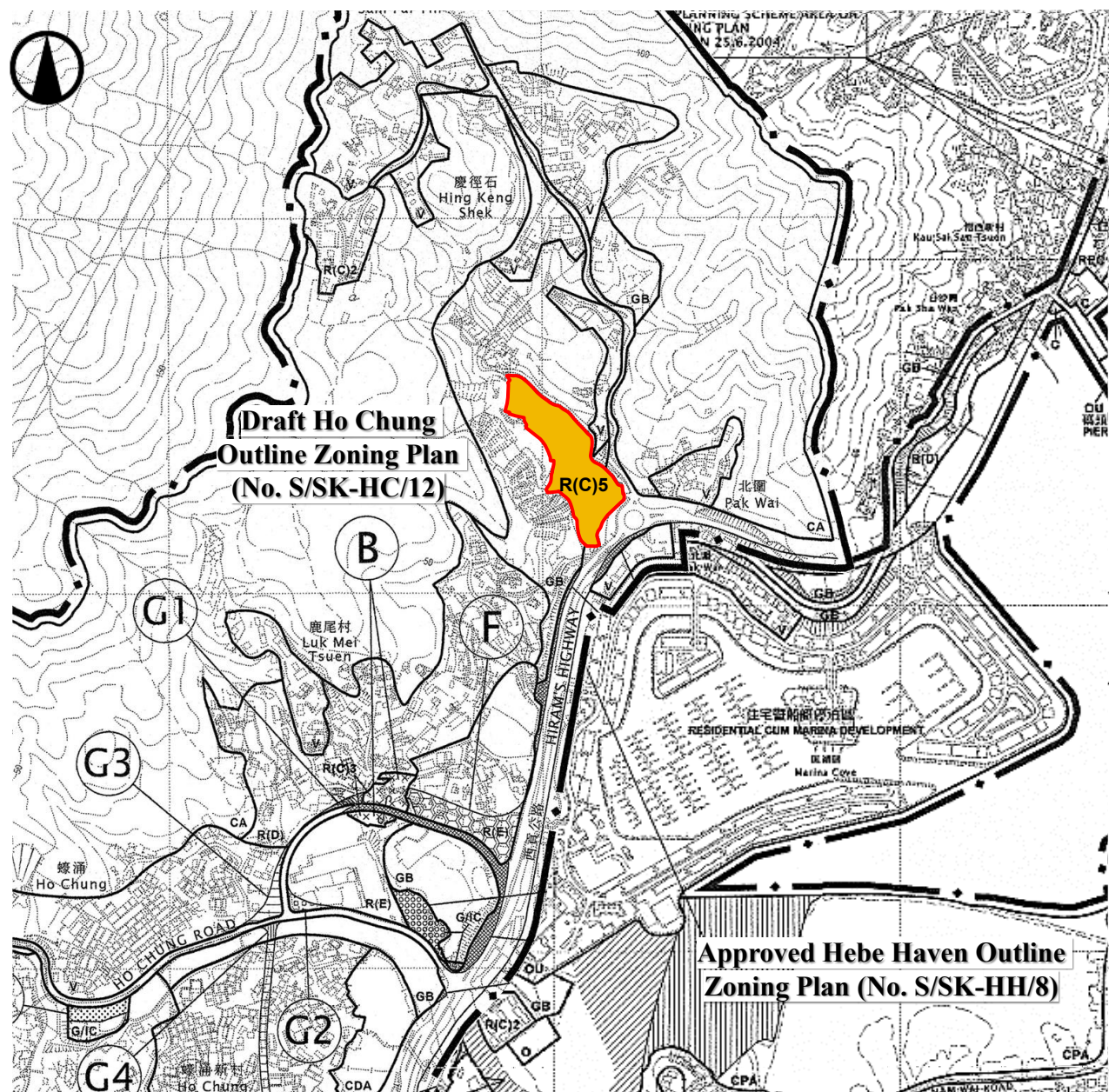


LEGEND



Application Site

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|------------|--------------|--|
| Figure No. | Scale | Figure Title |
| 3.4b | - | Hiram's Highway Improvement Stage 2 |
| ARUP | Date | Source |
| | October 2023 | Hong Kong Highways Department (https://www.hyd.gov.hk/tc/our_projects/road_projects/6806th/HMW6806TH-SK0161.pdf) |



LEGEND



Application Site



Outline Zoning Plan Boundary



Proposed “Residential (Group C)5” (“R(C)5”) Zone on Ho Chung OZP

ZONING

| | |
|--------------|--------------------------------------|
| C | Commercial |
| R(C)2 | Residential (Group C)2 |
| R(C)3 | Residential (Group C)3 |
| R(C)4 | Residential (Group C)4 |
| R(C)5 | Residential (Group C)5 |
| R(D) | Residential (Group D) |
| R(E) | Residential (Group E) |
| CDA | Comprehensive Development Area |
| G/IC | Government, Institution or Community |
| O | Open Space |
| OU | Other Specified Uses |
| GB | Green Belt |
| V | Village Type Development |
| CA | Conservation Area |
| CPA | Coastal Protection Area |

| | | | |
|-------------------|-------------------------|---------------------|--|
| Figure No. | Scale | Figure Title | Proposed Amendments to the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |
| 5.5a | - | | |
| ARUP | Date May 2025 | Source | Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) and Approved Hebe Haven Outline Zoning Plan (No. S/SK-HH/8) |

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 | Ambulance Depot 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.

(Please see next page)

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| Figure No. 5.5b | Scale - | Figure Title Proposed Amendments to the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) - Notes of the “R(C)” Zone (1 of 3) |
| ARUP | Date May 2025 | Source Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |

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 gross floor area (GFA) of 2,393m² and a maximum building height of 12m with 3 storeys over one storey of carport, or the GFA 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) On land designated "Residential (Group C) 4", 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 12m with 3 storeys over one storey of carport, 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. A non-building area (NBA) is designated and shall not be accountable for plot ratio calculation.
- (e) *On land designated "Residential (Group C) 5", 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 0.6 and a maximum building height of 4 storeys (excluding basements), 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.*

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| Figure No. | Scale | Figure Title |
| 5.5c | - | Proposed Amendments to the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) - Notes of the "R(C)" Zone (2 of 3) |
| ARUP | Date | Source |
| | May 2025 | Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/site coverage/building height restrictions stated in paragraphs (a) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (g) In determining the maximum plot ratio/GFA/site coverage for the purposes of paragraphs (a) to (e) 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.
- (h) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restriction as stated in paragraph (d) may be considered by the Town Planning Board on application under section 16 of the Town planning Ordinance.

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| <i>Figure No.</i> | <i>Scale</i> | <i>Figure Title</i> | Proposed Amendments to the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) - Notes of the "R(C)" Zone (3 of 3) |
| 5.5d | - | | |
| ARUP | <i>Date</i> | <i>Source</i> | Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |
| | May 2025 | | |

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 5.67 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 four 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 and it falls within the Ho Chung Site of Archaeological Interest (SAI).

- (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 gross floor area (GFA) of 2,393m² and a height not exceeding 12m with 3 storeys over one storey of carport.

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| Figure No. | Scale | Figure Title |
| 5.5e | - | Proposed Amendments to the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) – Explanatory Statement of the "R(C)" Zone (1 of 2) |
| ARUP | Date | Source |
| | May 2025 | Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |

This sub-area covers two linked land parcels at Ho Chung North Road which are located close to Hiram's Highway. This sub-area is intended for low-rise and low-density residential development.

- (d) "R(C)4" – The residential development in this sub-area is subject to a maximum PR of 0.75 and a height not exceeding 12m with 3 storeys over one storey of carport. A non-building area (NBA) is designated for an access road purpose where no development is permitted except road, footpath and other related facilities. This NBA shall not be accountable for PR calculation. A clause has been incorporated in the Notes of the "R(C)" zone to allow minor relaxation of the stated NBA restriction under exceptional circumstances based on individual merits.

This sub-area covers a site at Wo Mei Hung Min Road where part of the area under this zoning falls within the Ho Chung SAI.

- (e) "R(C)5" – *The residential development in this sub-area is subject to a maximum PR of 0.6 and a height not exceeding 4 storeys (excluding basements). This sub-area covers the area to the north-east of Luk Mei Tsuen and north-west of Marina Cove which have mostly been developed into low-density residential houses. The site is accessible from Hing Keng Shek Road and Hiram's Highway.*

9.2.3 For "R(C)5" zone, should the public footpath be affected by any development or redevelopment proposals, it shall be reprovisioned.

9.2.4 The GFA control under the "R(C)3" zone and the PR control under "R(C)4" zone are regarded as being stipulated in a "new or amended statutory plan" according to the Joint Practice Note No. 4 "Development Control Parameters Plot Ratio/Gross Floor Area", and shall be subject to the streamlining arrangements stated therein.

9.2.5 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.

9.2.6 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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| Figure No. | Scale | Figure Title |
| 5.5f | - | Proposed Amendments to the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) – Explanatory Statement of the "R(C)" Zone (2 of 2) |
| ARUP | Date | Source |
| | May 2025 | Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |

vehicular access via the sub-standard Ho Chung Road but it is largely accessible via footpaths. Part of the area under this zoning falls within the Ho Chung SAI and a portion of Ho Chung Trackway SAI is located within the area under this zoning.

- 9.8.4 As filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

9.9 Green Belt ("GB") : Total Area 52.54 ha

- 9.9.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features, including foothills, lower hillslopes, spurs, isolated knolls, woodland, vegetated land and amenity areas at the urban fringe, and to contain urban sprawl as well as to provide passive recreational outlet and delineating roadside amenity areas.
- 9.9.2 There is a general presumption against development within this zone. Development within this zone will be strictly controlled. Development proposals will be considered on individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.9.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.
- 9.9.4 Part of the area under this zoning falls within the Ho Chung SAI and a portion of Ho Chung Trackway SAI is located within the area under this zoning.

9.10 Conservation Area ("CA") : Total area 138.30 ha

- 9.10.1 The planning intention of this zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development. Areas under this zone often constitute topographical features of woodland or vegetated areas of scenic value which should be protected from encroachment by development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the

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| Figure No. | Scale | Figure Title |
| 5.5g | - | Proposed Amendments to the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) – Explanatory Statement of the "GB" Zone |
| ARUP | Date | Source |
| | May 2025 | Extracted from the Draft Ho Chung Outline Zoning Plan (No. S/SK-HC/12) |