

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

**RNTPC PAPER NO. 6/13
FOR CONSIDERATION BY
THE RURAL AND NEW TOWN PLANNING COMMITTEE
ON 19.4.2013**

**PROPOSED AMENDMENTS TO THE
APPROVED HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/9**

**Proposed Amendments to the
Approved Ho Chung Outline Zoning Plan No. S/SK-HC/9**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/9 (**Appendix II**) and its Notes (**Appendix III**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Appendix IV**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for the various land use zonings of the OZP.


2. Status of the Current Approved Ho Chung OZP No. S/SK-HC/9

- 2.1 On 31.10.2006, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance, approved the draft OZP which was subsequently renumbered as S/SK-HC/9. On 10.11.2006, the approved OZP No. S/SK-HC/9 (**Appendix I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 17.4.2012, the CE in C referred the approved OZP to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. On 27.4.2012, the reference was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

A s.12A planning application No. Y/SK-HC/3 was submitted in 2011 proposing to rezone a site (about 1,022m²) at Nam Pin Wai Road from "Residential (Group C)1" ("R(C)1") to "Village Type Development" ("V") to facilitate the processing of Small House developments within the site. On 5.8.2011, the Rural and New Town Planning Committee (RNTPC) of the Board agreed to the s.12A planning application No. Y/SK-HC/3 to rezone the site from "R(C)1" to "V" zone as the site is located within the 'Village Environs' ('VE') of Ho Chung Village and the proposed rezoning to "V" is compatible with existing Ho Chung Village just across Nam Pin Wai Road. The rezoning would alleviate the problem of shortage of land for Small House development in Ho Chung Village and there would be no insurmountable problems on drainage, landscape, environmental and traffic aspects (**Plan 1**). Opportunity is now taken to amend the approved OZP to reflect the approved application No. Y/SK-HC/3.

4. Proposed Amendments

- 4.1 The proposed amendments are intended to take forward the decision of the RNTPC on the application No. Y/SK-HC/3 on the rezoning of the site at Nam Pin Wai Road (about 1,022m²) from “R(C)1” to “V”. The site is currently vacant and covered by vegetation. It falls within the ‘VE’ of Ho Chung Village, and is surrounded by village houses and low-rise and low-density residential developments. The site is served by Nam Pin Wai Road to its north-west (**Plans 2 to 5**). Upon the rezoning of the site from “R(C)1” to “V”, the site could be used for small house developments which are considered compatible with the low-rise low-density development in the surroundings.
- 4.2 Besides the rezoning amendments mentioned above, it is also considered opportune to propose an amendment to the annotation of “V” zones on the OZP. There are currently three “V” zones separated by Wo Mei Hung Min Road and Mok Tse Che Road for the recognised village at Wo Mei (**Plan 6**). On the Ho Chung Interim Development Permission Area Plan No. IDPA/SK-HC/1 gazetted on 17.8.1990, two smaller “V” zones were designated to cater for Small House developments of Wo Mei (**Plan 7**). To take into account the Small House demand from indigenous villagers, three “V” zones including village expansion area had been designated for Wo Mei on the draft Ho Chung OZP No. S/SK-HC/1 gazetted on 20.5.1994 (**Plan 8**). The three “V” zones have largely remained unchanged since then. The eastern and southern “V” zones have been partly developed for small houses whilst the northern “V” zone which is also intended for small house development is currently occupied by some temporary uses (**Plans 9 to 11**). However, under the prevailing Small House Policy, Small House applications on the northern “V” zone will not be considered by Lands Department as the northern “V” zone does not encircle the ‘VE’ of Wo Mei. Given the planning intention explained above, technical amendment is thus proposed to the OZP by including a symbol “” on the plan to show that the intention of these three existing “V” zones at Wo Mei is to provide land for small house development for the same village (**Plan 6**).
- 4.3 Concerned departments including District Lands Office/Sai Kung, Lands Department have no objection to the proposed amendments.

5. Proposed Amendments to Matters shown on the Plan

- 5.1 The proposed amendments as shown on the draft Ho Chung OZP No. S/SK-HC/9A (the Plan) (**Attachment II**) are as follows:

Amendment Item A : Rezoning of a site at Nam Pin Wai Road from “R(C)1” to “V” (about 1,022m²) (Plans 2 and 3)

- 5.2 The site at Nam Pin Wai Road zoned “R(C)1” on the approved Ho Chung OZP No. S/SK-HC/9 is proposed to be rezoned to “V”.

Amendment Item B : Addition of a symbol on the Plan to link three “V” zones at Wo Mei (Plans 2 and 6)

- 5.3 Amendment is made to include a symbol “” on the plan to show that the three

existing “V” zones at Wo Mei are to provide land for small house development for the same village.

6. Proposed Amendments to the Notes of the OZP

Opportunity is taken to revise the exemption clause for plot ratio/site coverage calculation in relation to caretaker’s quarters in the Remarks of the Notes for “Comprehensive Development Area”, “R(C)”, “Residential (Group D)” and “Residential (Group E)” zones. A copy of the revised Notes (with additions in ***bold and italics*** and deletions in ~~crossed-out~~) is at **Appendix III** for Members’ consideration.

7. Revision of the Explanatory Statement of the OZP

7.1 The ES of the Ho Chung OZP has been revised to reflect the above amendments and to update the general information of various land use zones where appropriate.

7.2 The updated ES (with additions in ***bold and italics*** and deletions in ~~crossed-out~~) is at **Appendix IV** for Members’ consideration.

8. Plan Number

Upon gazette, the OZP will be renumbered as S/SK-HC/10.

9. Consultation

Departmental Consultation

9.1 The proposed amendments have been circulated to relevant Government departments for comments, and no major comments have been received.

District Council and Rural Committee Consultation

9.2 The Sai Kung District Council and Sai Kung Rural Committee will be consulted on the amendments during the exhibition period of the draft OZP No. S/SK-HC/9A (to be renumbered as S/SK-HC/10 upon exhibition) for public inspection under section 5 of the Ordinance.

10. Decision Sought

Members are invited to:

- (a) agree that the proposed amendments to the approved OZP No. S/SK-HC/9 as shown on the draft OZP No. S/SK-HC/9A (to be renumbered as S/SK-HC/10 upon exhibition) at **Appendix II** and its Notes at **Appendix III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Appendix IV** for the draft OZP No. S/SK-HC/9A (to be renumbered as S/SK-HC/10) as an expression of the planning intentions and objectives of the Board for various land use zonings on the Plan and the revised

ES will be published together with the draft Plan.

11. Attachments

Appendix I	Approved Ho Chung Outline Zoning Plan No. S/SK-HC/9 (Reduced Scale)
Appendix II	Draft Ho Chung Outline Zoning Plan No. S/SK-HC/9A
Appendix III	Revised Notes of the draft Ho Chung Outline Zoning Plan No. S/SK-HC/9A
Appendix IV	Revised Explanatory Statement of the draft Ho Chung Outline Zoning Plan No. S/SK-HC/9A
Plan 1	Site Plan of Rezoning Application No. Y/SK-HC/3
Plan 2	Location Plan of Proposed Amendment Item A
Plan 3	Site Plan of Proposed Amendment Item A
Plan 4	Aerial Photo of Proposed Amendment A
Plan 5	Site Photo of Proposed Amendment Item A
Plan 6	Location Plan of Proposed Amendment Item B
Plan 7	Extract of Ho Chung Interim Development Permission Area Plan No. IDPA/SK-HC/1
Plan 8	Extract of Draft Ho Chung OZP No. S/SK-HC/1
Plans 9 to 11	Site Photos of Three “V” Zones at Wo Mei

PLANNING DEPARTMENT
April 2013



圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP C)	R(C)	住宅（兩類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
RECREATION	REC	康樂
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	1.31	0.44	綜合發展區
RESIDENTIAL (GROUP C)	3.40	1.15	住宅（兩類）
RESIDENTIAL (GROUP D)	6.78	2.28	住宅（丁類）
RESIDENTIAL (GROUP E)	3.66	1.30	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	44.80	15.12	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.17	0.06	政府、機構或社區
RECREATION	7.55	2.55	康樂
AGRICULTURE	17.63	5.95	農業
GREEN BELT	55.08	18.59	綠化地帶
CONSERVATION AREA	138.31	48.68	自然保育區
COASTAL PROTECTION AREA	0.05	0.02	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	3.66	1.24	具特殊科學價值地點
MAJOR ROAD ETC	13.68	4.61	主要道路等
TOTAL PLANNING SCHEME AREA	295.28	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2006年10月31日根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 31 OCTOBER 2006

LAM Chik-ling, Tony 林植廷
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的蠔涌分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HO CHUNG - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺
METRES 0 200 400 600 800 1000 METRES

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/SK-HC/9



圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
RECREATION	REC	康樂
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

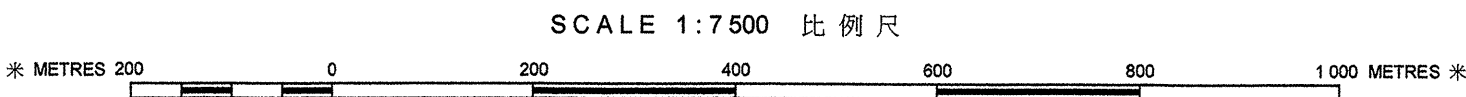
USES	大約面積及百分率 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
COMPREHENSIVE DEVELOPMENT AREA	1.31	0.44		綜合發展區
RESIDENTIAL (GROUP C)	3.30	1.11		住宅（丙類）
RESIDENTIAL (GROUP D)	6.78	2.29		住宅（丁類）
RESIDENTIAL (GROUP E)	3.86	1.30		住宅（戊類）
VILLAGE TYPE DEVELOPMENT	44.90	15.15		鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.17	0.06		政府、機構或社區
RECREATION	7.55	2.55		康樂
AGRICULTURE	17.63	5.95		農業
GREEN BELT	55.08	18.59		綠化地帶
CONSERVATION AREA	138.31	46.66		自然保育區
COASTAL PROTECTION AREA	0.05	0.02		海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	3.68	1.24		具特殊科學價值地點
MAJOR ROAD ETC.	13.68	4.62		主要道路等
TOTAL PLANNING SCHEME AREA	296.28	100.00		規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / S K - H C / 9 的修訂
AMENDMENTS TO APPROVED PLAN No. S/SK-HC/9

AMENDMENT EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第 5 條 展示的修訂
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項
(參看附表) (SEE ATTACHED SCHEDULE)	

香港城市規劃委員會依據城市規劃條例擬備的蠔涌分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HO CHUNG - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/SK-HC/9A

DRAFTAPPROVED HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/9A

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

- (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (iii) provision of amenity planting by Government; and
- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.
- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.
- (11)
 - (a) Except in areas zoned "Site of Special Scientific Interest", "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
 - (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Site of Special Scientific Interest", "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
 - (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“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 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).

DRAFTAPPROVED HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/9A

Schedule of Uses

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SITE OF SPECIAL SCIENTIFIC INTEREST	21

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	<ul style="list-style-type: none">Eating PlaceEducational InstitutionFlatGovernment Refuse Collection PointGovernment Use (not elsewhere specified)HotelHouse (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)Institutional Use (not elsewhere specified)LibraryMarketOfficePetrol Filling StationPlace of EntertainmentPlace of Recreation, Sports or CulturePrivate ClubPublic ClinicPublic ConveniencePublic Transport Terminus or StationPublic Utility InstallationPublic Vehicle Park (excluding container vehicle)Recyclable Collection CentreReligious InstitutionResidential InstitutionResearch, Design and Development CentreRural Committee/Village OfficeSchoolShop and ServicesSocial Welfare FacilityTraining CentreUtility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

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

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor areas for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development or redevelopment of an existing building shall result in a total development or redevelopment in excess of a maximum plot ratio of 0.75, a maximum site coverage of 25% and a maximum building height of 12m with 3 storeys over one storey of carport.
- (d) No addition, alteration and/or modification to an existing building shall result in a total development in excess of 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.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (f) In determining the maximum plot ratio and site coverage for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, ~~or~~**and** caretaker's quarters, ~~or~~ **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.

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)

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) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room; **and** caretaker’s office, **or** ~~and~~ caretaker’s quarters, ~~or~~ **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.

RESIDENTIAL (GROUP D)

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

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

Eating Place
Library
School
Shop and Services

(Please see next page)

RESIDENTIAL (GROUP D) (Cont'd)

Planning Intention

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

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, ~~and~~ caretaker's office, ~~or~~ ~~and~~ caretaker's quarters, ~~or~~ ~~and~~ recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Any filling of ponds, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial building	
Ambulance Depot Government Use (Police Reporting Centre, Post Office only) Rural Committee/Village Office Utility Installation for Private Project	Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Institutional Use (not elsewhere specified) Library Market Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule II: for existing industrial development

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

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

Remarks

- (a) No new development (except 'New Territories Exempted Houses') shall exceed a maximum plot ratio of 0.4 and a maximum building height of 9m with 2 storeys over one storey of carport.
- (b) No addition, alteration and/or modification to or redevelopment of an existing building (except redevelopment to 'New Territories Exempted Houses') shall exceed the plot ratio and building height restrictions stated in paragraph (a) above, or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater, subject to redevelopment to the plot ratio in the latter restriction shall be permitted only if the existing building is a domestic building.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Remarks (Cont'd)

- (d) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, **and** caretaker's office, ~~or~~ ~~and~~ caretaker's quarters, ~~or~~ **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.

VILLAGE TYPE DEVELOPMENT

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

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the 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) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of ponds, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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

RECREATION

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

Planning Intention

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

(Please see next page)

RECREATION (Cont'd)

Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of ponds, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

Any filling of land/pond, 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. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

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)

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.

CONSERVATION AREA

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 (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Utility Installation for Private Project

Planning Intention

This zoning is intended 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.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house, shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.
- (b) 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 maintenance and repair 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.

COASTAL PROTECTION AREA

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 (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Use
Nature Trail	Public Convenience
On-Farm Domestic Structure	Public Utility Installation
Picnic Area	Radar, Telecommunications Electronic
Wild Animals Protection Area	Microwave Repeater, Television and/or Radio Transmitter Installation
	Utility Installation for Private Project

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

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 maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ho Chung Outline Zoning Plan No. S/SK-HC/6 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

SITE OF SPECIAL SCIENTIFIC INTEREST

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Wild Animals Protection Area	Agricultural Use Field Study/Education/Visitor Centre Government Use Nature Reserve Nature Trail On-Farm Domestic Structure Public Convenience Public Utility Installation

Planning Intention

The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI.

There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

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, 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.

~~DRAFT~~APPROVED HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/9A

EXPLANATORY STATEMENT

DRAFTAPPROVED HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/9A

EXPLANATORY STATEMENT

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DRAFT~~APPROVED~~ HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/9A

(Being *a ~~Draft~~an Approved* Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the *draft approved* Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/9A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 The land within the draft OZP was previously included in the Ho Chung Interim Development Permission Area (IDPA) Plan No. IDPA/SK-HC/1, which was prepared by the Director of Planning and notified in the Gazette on 17.8.1990. The land within the IDPA Plan was subsequently included in the draft Ho Chung Development Permission Area (DPA) Plan No. DPA/SK-HC/1, which was prepared by the Board and notified in the Gazette on 12.7.1991 *under section 5 of the Town Planning Ordinance (the Ordinance)*.
- 2.2 On 22.2.1994, the then Governor in Council approved the draft Ho Chung DPA Plan No. ~~DPA/SK-HC/1~~ under section 9(1)(a) of ~~the Town Planning Ordinance (the Ordinance)~~, *which was subsequently renumbered as DPA/SK-HC/2*.
- 2.3 On 17.5.1993, a directive was given by the then Governor, pursuant to section 3(1)(a) of the Ordinance, for the Board to prepare an OZP for the area of Ho Chung.
- 2.4 On 20.5.1994, the draft Ho Chung OZP No. S/SK-HC/1 was exhibited for public inspection under section 5 of the Ordinance. Twenty-three valid objections to the draft OZP were received. After giving consideration to the objections, the Board decided to propose amendments to the draft OZP and its Notes to meet 15 objections. The proposed amendments to meet the objections were notified in the Gazette on 26.6.1998 and 26.2.1999 respectively under section 6(7) of the Ordinance. Since then, the OZP had

been amended three times and exhibited for public inspection under section 7 of the Ordinance.

- 2.5 On 27.11.2001, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ho Chung OZP, which was subsequently renumbered as S/SK-HC/5. On 9.12.2003, the CE in C referred the approved Ho Chung OZP No. S/SK-HC/5 to the Board for amendments under section 12(1)(b)(ii) of the Ordinance.
- 2.6 On 2.7.2004, the draft Ho Chung OZP No. S/SK-HC/6 incorporating amendments was exhibited for public inspection under section 5 of the Ordinance. These amendments include rezoning of a number of sites adjacent to the New Hiram's Highway to reflect the completion of Phases 1 and 2 of the Hiram's Highways Improvement Works and the existing site characteristics, and revisions to the Notes ~~of the Plan~~ to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board. During the exhibition period, no objection was received.
- 2.7 On 1.4.2005, the draft Ho Chung OZP No. S/SK-HC/7 incorporating mainly amendments to the Notes for the "Agriculture" zone to include control on filling of land, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, one objection was received. On 21.4.2006, the Board gave further consideration to the objection and decided to propose an amendment to partially meet the objection by amending the Remarks in the Notes for the "Agriculture" zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19.5.2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14.7.2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.
- 2.8 On 9.12.2005, the draft Ho Chung OZP No. S/SK-HC/8, incorporating amendment to the definition of "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.9 On 31.10.2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Chung OZP, which was subsequently renumbered as S/SK-HC/9. On 10.11.2006, the approved Ho Chung OZP No. S/SK-HC/9 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance. ***On 17.4.2012, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference of the OZP was notified in the Gazette on 27.4.2012 under section 12(2) of the Ordinance.***
- 2.10 ***On xx.xx.2013, the draft Ho Chung OZP No. S/SK-HC/9A (the Plan) incorporating amendments to rezone a site at Nam Pin Wai Road from***

“Residential (Group C)1” to “Village Type Development” and addition of two symbols on the Plan for linking three sites zoned “Village Type Development” at Wo Mei was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and major transport networks for the Ho Chung area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zoning, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Ho Chung area and not to overload its road network.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet changing needs.
- 4.2 For the guidance of general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board’s website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covers about 296 hectares of land. It is bounded by Hiram's Highway in the east, the Ma On Shan Country Park in the north and west and the foothills of Lower Hebe Hill in the south. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 The Area is located approximately 4.6 kilometres from Ping Shek in Kowloon and 3.5 kilometres south of Sai Kung Town. Except in the east, the other three sides of the Area are mainly hillslopes with large tracts of undisturbed woodland. A number of streamcourses and tributaries flow from the slopes to the lowland area. A major portion of the Area falls within Ho Chung valley, which extends for about 1.5 kilometres from Hiram's Highway to Kai Ham and Tai Lam Wu Villages in the west. The valley is rural in character with scattered village developments on the foothills and valley floors.
- 5.3 The development in the Area is dominated by village settlements consisting of a mixture of traditional single-storey village dwellings and modern 3-storey New Territories Exempted Houses (NTEHs). Ho Chung Village, established over 450 years ago, is one of the oldest and largest village settlements in Sai Kung. Other recognised villages in the Area include Pak Wai, Hing Keng Shek, Wo Mei, Mok Tse Che, Kai Ham, Tin Liu, Wang Che, Tai Lam Wu and Man Wo.
- 5.4 The Area, with extensive agricultural and industrial activities in the past, was used to be one of the main employment centres in Sai Kung district. Nevertheless, these activities have been on gradual decline. Whilst Ho Chung valley is still identified as one of the main agricultural areas in Sai Kung, only a small portion of the agricultural land is currently under active cultivation. Considerable number of industrial establishments have also moved out and the remaining ones are mainly concentrated in Ho Chung/Luk Mei area.

6. POPULATION

According to the 2011 Census, the population of the Area was about **6,300**. It is estimated that the planned population of the Area would be about **7,880**.

7. OPPORTUNITIES AND CONSTRAINTS

- 7.1 There is immense pressure for development in the Area especially in locations close to Hiram's Highway. The Area is about 8 kilometres from East Kowloon. ~~Upon the completion of Hiram's Highway Improvement Stage 1 of Phase 4 – Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove by 2010, accessibility to~~

the Area would be enhanced. The anticipated improved accessibility, the flat topography, and the scenic environment have resulted in high development pressure in the Area.

- 7.2 The Area has high scenic value and has a natural backdrop of mountain ranges. The surrounding countryside and foothills with significant landscape value are worthy of conservation and should be protected from development.
- 7.3 A large part of Ho Chung valley is low-lying and prone to periodic flooding during heavy rainfall. Indiscriminate site formation associated with ad hoc development and unauthorised storage uses would not only cause pollution to the streamcourses but also exacerbate the problem of flooding.
- 7.4 Development in the Area is severely constrained by the poor internal road network. At present, Ho Chung Road is the main internal access road serving the whole valley area. However, a major section of the road is a sub-standard waterworks service track reserved by the Water Supplies Department. Access to individual villages is mostly via narrow tracks with low design standards and limited capacity. Widening and upgrading of these tracks is difficult partly because of the fragmented ownership of land along the alignments and partly because of the topography.
- 7.5 The lack of sewerage infrastructure also poses additional development constraint in the Area. Moreover, a significant area in the western part of Ho Chung valley falls within the water gathering ground designated by the Water Supplies Department. Ad hoc development and unauthorised storage uses which would jeopardise the water resources are not permitted.
- 7.6 Large tracts of agricultural land in the Ho Chung valley have been left fallow for a variety of reasons, such as fragmented pattern of ownership, tiny size of land parcels, inaccessibility, relatively unattractive economic returns and the moving out of younger generation. Even for those areas under cultivation, the landowners' aspirations for development have undermined the certainty for tenant farmers to continue farming activities. In recent years, there have already been signs of conversion of agricultural land in Ho Chung valley into various open storage uses such as storage of building materials and car repairing workshops. These uses have caused much detrimental effect to the environment and gradually changed the character of the Area.

8. GENERAL PLANNING INTENTION

- 8.1 The planning intention for the Area is to consolidate existing village type development and to provide adequate land for village expansion and low-rise and low-density residential development in an orderly pattern. In this regard, adequate land is reserved for the improvement of the transport

and infrastructural provisions. It is also intended to conserve the peripheral hill slopes and the mature woodland of landscape significance in the lower slopes of Ho Chung valley, to promote agricultural and recreational activities in the valley floors, and to phase out the undesirable industrial uses including open storage and car repairing activities, which have proliferated in Ho Chung valley. Sites of archaeological and historical interest in the Area should be preserved as far as possible.

- 8.2 In the designation of various zones in the Area, consideration has been given to the natural environment, physical landform, existing settlement, land status, availability of infrastructure, development pressure, the *strategic planning context, the sub-regional planning strategy* ~~Territorial Development Strategy~~ and other relevant studies.

9. LAND USE ZONINGS

9.1 Comprehensive Development Area (“CDA”) : Total area 1.31 ha

- 9.1.1 The planning intention of this zone is to provide for comprehensive development/redevelopment of the area for low-rise and low-density residential and/or commercial uses with the provision of open space and other supporting facilities with the objective of improving the general environment. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 9.1.2 A site at Nam Pin Wai Road is zoned “CDA”. It consists of two ex-sauce production factories as well as a large tract of agricultural land, each under single ownership. ~~Although the major production lines of the sauce production factories have been moved out, the remaining operations have caused environmental nuisance to the locality and are incompatible with the surrounding residential uses.~~ The accessibility of the site will be greatly enhanced upon the full completion of the Hiram’s Highway Improvement. Since the site is in juxtaposition with Hiram’s Highway and partly falls within a floodplain, the “CDA” zone could ensure the incorporation of necessary environmental mitigation measures and the provision of adequate drainage, and sewerage facilities to minimise flooding hazard to the area. The “CDA” zoning is to provide incentive to encourage long-term comprehensive development of the area with a view to improving the quality of the general environment.
- 9.1.3 Development and redevelopment within this “CDA” site is subject to a maximum plot ratio (PR) of 0.75, a maximum site coverage (SC) of 25% and a maximum building height not exceeding 12m with 3 storeys over one storey of carport as stipulated in the Notes

of the Plan. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of these restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. The implementation of the “CDA” zone largely depends on private initiatives for land assembly. However, in view of the sizeable area of the site, phased development could be carried out provided that the intention for comprehensive redevelopment of the whole site would not be prejudiced.

9.1.4 Pursuant to section 4A(1) of the Ordinance, any development/redevelopment proposal within this zone is subject to the approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted together with the relevant assessment reports and a landscape master plan as well as other materials as specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. Development/redevelopment will be in accordance with an approved MLP and it should be ensured that the nature and scale of new development will be in keeping with the surrounding natural landscape and land-uses and will not exert pressure on the limited road and other infrastructural provisions in the Area. A copy of the approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

~~9.1.5 The entire area falls within the Ho Chung Archaeological Site, which has yielded cultural relics dated to late Neolithic Age of 4,000 years ago. The Antiquities and Monuments Office (AMO) should be consulted well in advance on any development or redevelopment proposals affecting this site of archaeological interest.~~

9.2 Residential (Group C) (“R(C)”) : Total Area ~~3.303.40~~ ha

9.2.1 The planning intention of this zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board, and to restrict the future developments within the prescribed development parameters.

9.2.2 This zone can be divided into two sub-areas:

- (a) “R(C)1” - The residential development in this sub-area is subject to a maximum PR of 0.75, either with a maximum SC of 37.5% and a height not exceeding 9m with 2 storeys over one storey of carport, or with a maximum SC of 25% and a height not exceeding 12m with 3 storeys over one storey of carport.

This sub-area covers only one site which is located in the area sandwiched between Hiram's Highway and Nam Pin Wai Village.

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

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

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

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

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

- 9.3.1 The planning intention of this zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. This is in line with the Government policy of designating ‘residential upgrading areas’ in the urban fringe in the late 1980’s to encourage self-improvement or redevelopment of temporary domestic structures by properly designed permanent houses. Within this zone, new replacement houses are encouraged to be constructed in permanent materials. Each plot shall be provided with water supply and connections for sewage disposal. To avoid pollution, the site shall be connected to a Government reticulatory sewage treatment facilities. For safety and hygienic purposes, fire hydrants and refuse collection points shall be provided.
- 9.3.2 Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m). Residential development (other than ~~NTEH~~ ~~New Territories Exempted House~~) shall not result in a total development in excess of a maximum PR of 0.2, a maximum SC of 20% and a maximum building height of 2 storeys (6m). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of these restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.3.3 This zone covers the majority part of Luk Mei Tsuen area. It consists of a mixture of residential, industrial and storage uses, many of which are accommodated in temporary structures without adequate provision of infrastructure. The lack of proper control together with relatively easy accessibility have encouraged haphazard and uncoordinated development causing detrimental effect to the environment.
- 9.3.4 The “R(D)” designation could encourage redevelopment of buildings in a poor state and to provide them with necessary basic infrastructural provision. This zoning provides the opportunity and incentive for individual owners or developers to improve and upgrade the areas. Besides, it provides a proper planning control on redevelopment and ensures the provision of basic facilities to serve the developments.

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

9.4.1 The planning intention of this zone is primarily for phasing out of existing industrial uses through redevelopment for low-rise and low-density residential use on application to the Board. In submitting redevelopment proposals to the Board, the developers are required to provide adequate information in their submission to ensure that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address any potential industrial/residential interface problem. Whilst existing industrial uses would be tolerated, new industrial development are not permitted in order to avoid the perpetuation of the industrial/residential interface problem. Any modification of use from non-industrial to industrial uses within existing industrial establishments will also require the permission of the Board.

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

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

9.4.4 The accessibility of these sites will be further enhanced upon completion of the Hiram’s Highway Improvement *Stage 1 of* Phase 4 including a new ring road connecting Ho Chung Road and Hiram’s Highway ~~in 2010~~. Residential use is preferred upon redevelopment as it is more compatible with the nearby Marina Cove development and the village settlements.

9.5 Village Type Development (“V”) : Total Area ~~44.90~~**44.80** ha

9.5.1 The planning intention of this zone is to reflect existing recognised and other villages and to provide land considered suitable for village expansion and reprovisioning of village houses affected by

Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

- 9.5.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.5.3 The boundaries of the “V” zones are drawn up having regard to the existing village “environs”, outstanding Small House demand for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, streamcourses and burial grounds are not included in the zone. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans.
- 9.5.4 There are a number of recognised villages zoned “V” in the Area. The larger ones are the village clusters of Ho Chung, Wo Mei and Hing Keng Shek. These villages are either located on the foothill slopes or situated on valley floors and lowland areas. ~~Sufficient developable land has been reserved within the zone to meet the Small House demand up to 2014.~~
- 9.5.5 Some other village type development areas, which are not recognised villages, are found in Luk Mei Tsuen, Ngau Pui Wo and Kau Tsin Uk. They are also zoned “V” to retain the existing village character.
- 9.5.6 All villages are accessible via some sub-standard vehicular access roads and are supplied with potable water, electricity and telephone services. As public ~~drainage and sewerage systems~~ *is* are not available at present, sewage disposal ~~*shall be*~~ and surface run-off are treated by septic tanks and soakaway system.
- 9.5.7 Some proposals for vehicular access upgrading and environmental improvement of villages to help consolidate the village fabric have mostly been planned and implemented in the Local Public Works Programme, the Rural Planning and Improvement Strategy (RPIS) Development Programme and the Rural Public Works Programme.

9.5.8 ~~Part~~Majority of the area under this zoning in ~~Ho Chung and Nam Pin Wai~~ falls within the Ho Chung *Site of Archaeological Interest*Site. *Relics dated to late Neolithic Bronze Age and historic periods were unearthed in the area. Six historical buildings, i.e. The Chan's Ancestral Hall (Grade 3) in Ho Chung Village, Ancestral Hall in Mok Tse Che Village and Conception Chapel as well as three old village houses at Nos. 31, 32 and 33 in Wo Mei Village, which falls within this zone, should also be preserved. The Conception Chapel is still in good condition and is open to the local villagers for worship purpose. The AMO should be consulted well in advance on****Details of the site of archaeological interest and historic building have been uploaded onto AMO's official website. Prior consultation with the AMO of the LCSD should be made if any development, or redevelopment or rezoning proposals might affecting the above historic building or sites of archaeological interest and their immediate enviornshistorical interests.***

9.6 Government, Institution or Community ("G/IC") : Total Area 0.17 ha

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

9.6.2 An existing pumping station to the south of Ho Chung Road is zoned for such purpose.

9.7 Recreation ("REC") : Total Area 7.55 ha

9.7.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. Residential development will generally not be allowed except where it can be established that such use, in the form of holiday accommodation, is ancillary and in support of the recreational use.

9.7.2 Residential development (other than NTEH) shall not result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m). To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of these restrictions may be considered by the

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

9.7.3 This zone comprises a large tract of agricultural land in the northern part of Ho Chung valley. ~~Part of the area under this zoning is currently occupied by a golf driving range centre which has been approved by the Board in 1999.~~ Development of the area would facilitate general improvement to landscape and environment. The area with relatively flat topography and easy accessibility is considered suitable for the development of a variety of land extensive recreational uses such as family recreation centre, theme park and holiday camps. The development could be a mixture of active and passive recreational uses and additional provision of infrastructural facilities may be required depending on the nature and scale of the proposed recreational and its ancillary uses.

9.7.4 The sub-standard Ho Chung Road would be the main constraint in developing the area. The road may not be able to cater for substantial additional traffic to be generated by the development. Road improvement may be required to facilitate future development.

9.8 Agriculture (“AGR”) : Total Area 17.63 ha

9.8.1 The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, which is in line with the current agricultural policy of promoting modern, efficient, intensive, safe and environmentally acceptable farming on land for agricultural use or rural activities through statutory zoning. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

9.8.2 Being well served by irrigation and servicing facilities, the agricultural land in Ho Chung valley is of “good” quality as classified by the Agriculture, Fisheries and Conservation Department (AFCD). ~~According to AFCD, around 17% (3 ha) of the agricultural land is at present under active cultivation.~~

9.8.3 The main farming activities in the area are the growing of vegetables, flowers and fruit trees. Rivers and streams provide the main source of water supply for irrigation. The area is only served by limited vehicular access via the sub-standard Ho Chung Road but it is largely accessible via footpaths.

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.

- 9.8.5 Part of the area under this zoning falls within the Ho Chung *Site of Archaeological Interest*. ~~An archaeological deposit, i.e. a section of the Ho Chung Customs Pass boulder trackway at Ho Chung Valley, is also located within this zone. The AMO should be consulted well in advance on~~ ***Relics dated to late Neolithic, Bronze Age and historic periods were unearthed in the area. Details of the site of archaeological interest have been uploaded onto AMO's official website. Prior consultation with the AMO of the LCSD should be made if*** any development, ~~or~~ redevelopment ***or rezoning*** proposals ***might*** affecting the ***above*** site of archaeological interest and the deposit as well as their immediate environs.

9.9 Green Belt ("GB") : Total Area 55.08 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 *Site of Archaeological Interest*. ***Relics dated to late Neolithic, Bronze Age and historic periods were unearthed in the area. A Grade 2 historical building of Ho Chung The Che Kung Temple (Grade 1) at Ho Chung Road also*** and an archaeological deposit (i.e. a section of Ho Chung Customs Pass boulder trackway at Shek Pok Wai) falls within this zone. ~~The AMO should be consulted well in advance on~~ ***Details of the site of archaeological interest and historic building have been uploaded onto AMO's official website. Prior consultation with the AMO of the LCSD should be made if*** any development, ~~or~~ redevelopment, ***or rezoning*** proposals ***might***

affecting the *above historic building or* sites of archaeological interest and *their immediate environs* historical interests.

9.10 Conservation Area (“CA”) : Total area 138.31 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 existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted on application to the Board. These uses may include small scale field study centre, education centre and visitor centre, public convenience, park and garden which would have insignificant impact on environment and infrastructural provision.

9.10.2 This zone comprises the hillslopes dropping towards the valley floors of Ho Chung. It covers water catchment areas, steep terrains and footslopes which remain in a relatively natural state with vegetation and undisturbed woodland forming a spectacular and valuable scenic landscape. These areas include the foothills of Ma On Shan Country Park and Lower Hebe Hill.

9.10.3 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.10.4 ~~An archaeological deposit, i.e. a section of the Ho Chung Customs Pass boulder trackway at Shek Pok Wai, falls within this zone and the AMO should be consulted well in advance on~~ *Part of the area under this zoning falls within the Ho Chung Site of Archaeological Interest. Relics dated to late Neolithic, Bronze Age and historic periods were unearthed in the area. Details of the site of archaeological interest have been uploaded onto AMO’s official website. Prior consultation with the AMO of the LCSD should be made if any development, or redevelopment or rezoning proposals might affecting this deposit as well as the above site of archaeological interest and their immediate environs.*

9.11 Coastal Protection Area (“CPA”) : Total area 0.05 ha

9.11.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area, or essential infrastructure projects with overriding public interest may be permitted.

9.11.2 The zoning mainly covers a small piece of coastal area near Heung Chung Village, which is of high ecological value.

9.11.3 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.12 Site of Special Scientific Interest (“SSSI”) : Total area 3.66 ha

9.12.1 The planning intention of this zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI. Activities or uses will be restricted to those necessary to sustain the site or to serve for educational purposes.

9.12.2 The site under this zoning is located on the upper Ho Chung valley. Within this site, there is a rich composition of flora including rare orchids, ferns and herbs, etc which are to be protected from increasing risks of hillfire and recreational pressure generated from the users of the adjoining Country Park. The rare plant of *Enkianthus quinqueflorus* has been identified in the area.

9.12.3 Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

10. COMMUNICATIONS

10.1 Road Network

10.1.1 Hiram's Highway is the major distributor running north-south through the lower Ho Chung valley and linking the Area with Kowloon via Clear Water Bay Road. Rapid development in Sai Kung and Tseung Kwan O over the recent decades has generated significant traffic demand in the Sai Kung area and would further aggravate the capacity problem of Hiram's Highway.

10.1.2 To cope with the anticipated traffic growth, the Hiram's Highway Improvement Project has been launched by phases to improve the section between Clear Water Bay Road and Marina Cove from the single 2-lane to dual 2-lane standard. It also includes the provision of an access road from the improved Hiram's Highway to the Ho Chung area. Adequate land has been reserved for the improvement works of Hiram's Highway. Phases 3 and 4 of the project fall within the Area. Phase 3 which is for the improvement of the section of Hiram's Highway between Nam Wai and Ho Chung was completed in December 2002. ~~Subject to funding availability, Stage 1 of~~ Phase 4 which includes the widening of the section of Hiram's Highway between Clear Water Bay Road and Marina Cove and the provision of an access road from Hiram's Highway to the Ho Chung area ***will be carried out subject to funding availability*** ~~is tentatively scheduled for completion in 2010.~~

10.1.3 At present, there are a number of local roads branching off from Hiram's Highway providing vehicular access to individual village developments. Most of these access roads are narrow with low design standard and limited capacity.

10.1.4 To improve the existing situation, land has been reserved for junction improvement of Hing Keng Shek Road. In addition, there are some committed works for the widening and upgrading of the local access roads in Mok Tse Che, Ho Chung and Hing Keng Shek under the RPIS Minor Rural Improvement Works Programme.

10.2 Public Transport Provision

The Area is well served by public transport along Hiram's Highway including franchised buses, public light buses and green mini-buses running to and from Sai Kung Town and East Kowloon. Most of the Area is also accessible by taxis via local tracks.

11. UTILITY SERVICES

- 11.1 The Area is unsewered and falls within the Port Shelter Water Pollution Control Zone. New developments should be provided with adequate on-site sewage treatment and disposal facilities. ***Provision should also be made to connect to the public sewerage system when available in the future.*** The Area is included in the scope of the project entitled “Port Shelter Sewerage, Stage 23 – Ho Chung and Pak Sha Wan Sewerage”. According to the proposed sewer alignments, sewage collected in the catchment areas of Ho Chung and Pak Sha Wan, including Wo Mei, Mok Tse Che, Ho Chung, Luk Mei Tsuen and Pak Wai etc., will be transferred to the existing sewerage system leading to the existing Sai Kung Sewage Treatment Works for treatment and disposal. The implementation of the sewerage works programme is currently under review, taking into account the availability of public resources.
- 11.2 Potable water supply, electricity and telephone services are available in the Area. It is envisaged that there will be no significant problem to provide such services to the new developments within the Area in the near future.
- 11.3 There is at present no gas main in the Ho Chung area. To cater for the future needs, the extension of gas supply to Ho Chung from Clear Water Bay Road via Hiram’s Highway is currently under planning.
- 11.4 To address the periodic flooding problem in the Ho Chung area, a study, “***Stormwater Drainage Master Plan for Sai Kung***”, was completed/commissioned by the Drainage Services Department. ***Recommended improvement measures to alleviate the flooding problem in Ho Chung River have been completed in 2009.*** to prepare a Stormwater Drainage Master Plan for Sai Kung. The study examined the existing stormwater drainage systems and recommended appropriate improvement measures to alleviate the flooding problem. The study has been substantially completed and the recommendations of the study are being considered by the Government.

12. CULTURAL HERITAGE

- 12.1 The existing village of Ho Chung and its adjoining area fall within the Ho Chung ***Site of Archaeological Interest*** Site where cultural relics of late Neolithic and Bronze Age dated from 4,000 years ago have been found. Also, the Che Kung Temple (***Grade 1***) at Ho Chung Road and Chan Ancestral Hall (***Grade 3***) in Ho Chung Village are situated within the area. is a declared Grade II historic building and aAny disturbance to these historic buildings which should be avoided as far as possible.
- 12.2 ***All the above site of archaeological interest and graded historic buildings are worthy of preservation. Prior consultation with the AMO of the LCSD should be made if any development, redevelopment or rezoning proposal***

might affect the above site of archaeological interest, historic buildings and their immediate environs. If disturbance of the site of archaeological interest or other areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence. ~~The AMO of the Leisure and Cultural Services Department should be consulted well in advance on any development or redevelopment proposals affecting the site of archaeological interest and the graded historic building as well as their immediate environs.~~

13. IMPLEMENTATION

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

14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are set out in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the IDPA plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no immediate action is required to make such use conform to this Plan, 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, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to environmental improvement or upgrading to the area may be considered favourably by the Board.

- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental plan and guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Offices of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 17.8.1990 on land included in the plan of the Ho Chung IDPA may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

蠔涌新村
HO CHUNG
NEW VILLAGE



蠔涌的鄉村範圍
VILLAGE
ENVIRONS OF
HO CHUNG

CDA

NAM PIN WAI ROAD

南邊圍路

改劃申請
REZONING APPLICATION
Y/SK-HC/3

AGR

GB

圖例 LEGEND

- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT
AREA
- R(C)1** 住宅(丙類)1
RESIDENTIAL (GROUP C)1
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- AGR** 農業
AGRICULTURE
- GB** 綠化地帶
GREEN BELT

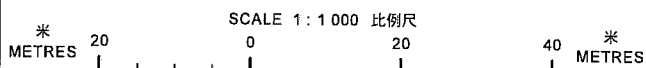
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

R(C)1

改劃申請 REZONING APPLICATION

把「住宅(丙類)1」地帶改劃為「鄉村式發展」地帶
西貢蠔涌丈量約份第244約多個地段
TO REZONE FROM "RESIDENTIAL (GROUP C)1" TO
"VILLAGE TYPE DEVELOPMENT"
VARIOUS LOTS IN D.D. 244, HO CHUNG, SAI KUNG

本摘要圖於2013年3月27日擬備，
所根據的資料為測量圖編號11-NE-5A
EXTRACT PLAN PREPARED ON 27.3.2013
BASED ON SURVEY SHEET No. 11-NE-5A

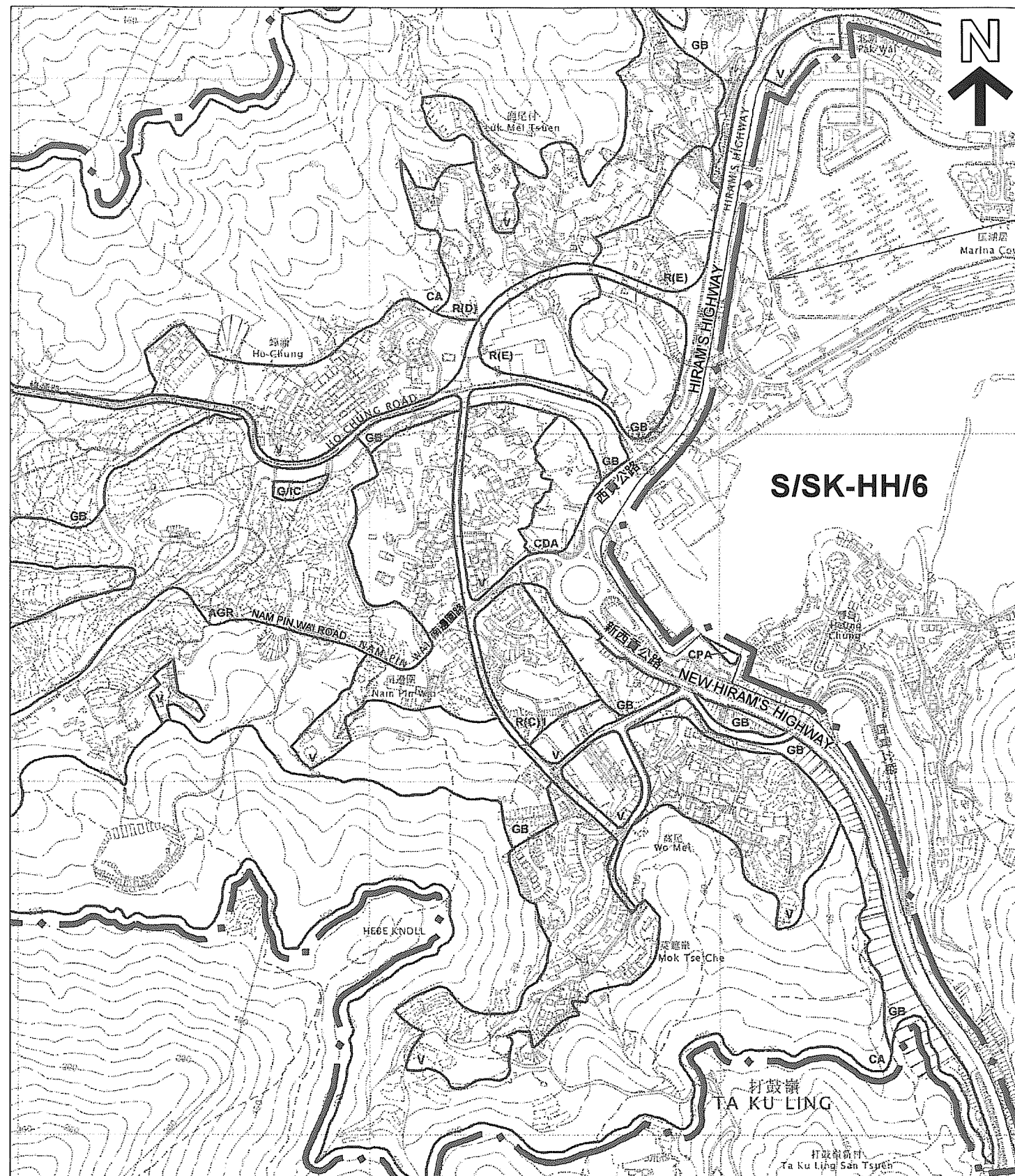


規劃署
PLANNING
DEPARTMENT

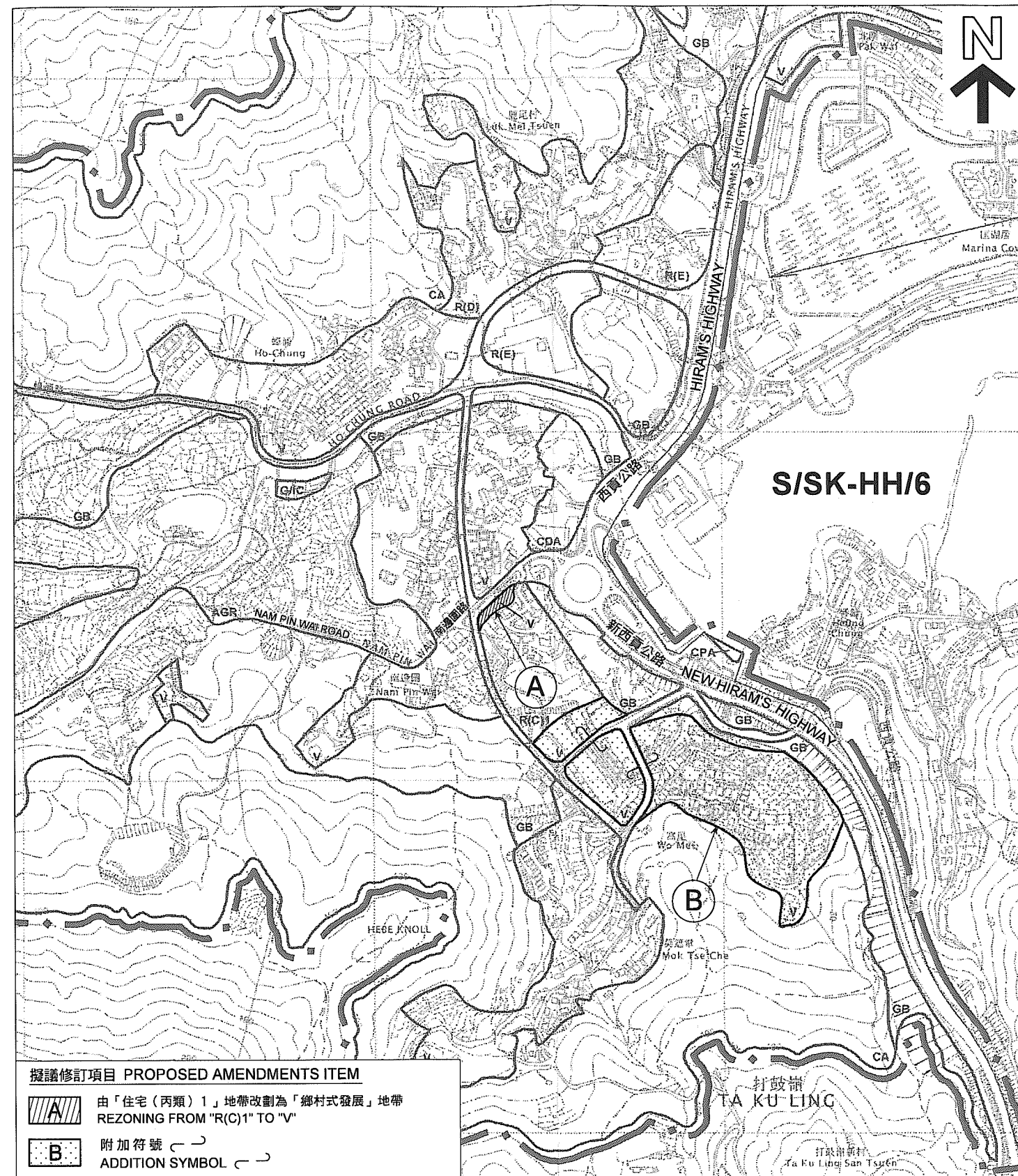


參考編號
REFERENCE No.
M/SK/13/11

圖 PLAN
1





核准的蠔涌分區計劃大綱圖編號S/SK-HC/9
APPROVED HO CHUNG OUTLINE ZONING PLAN No. S/SK-HC/9



擬議修訂項目 PROPOSED AMENDMENTS ITEM

A 由「住宅（丙類）1」地帶改劃為「鄉村式發展」地帶
REZONING FROM "R(C)1" TO "V"

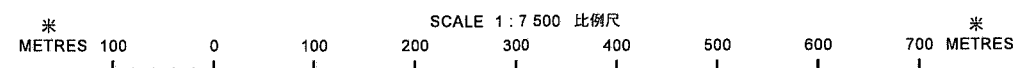
B 附加符號 
ADDITION SYMBOL 

核准的蠔涌分區計劃大綱圖編號S/SK-HC/9的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
HO CHUNG OUTLINE ZONING PLAN No. S/SK-HC/9

位置圖 LOCATION PLAN

比較現存地點與擬議修訂項目A及項目B

COMPARISON OF THE EXISTING SITES AND PROPOSED AMENDMENTS ITEM A AND ITEM B



本摘要圖於2013年4月9日擬備，所根據的資料為
於2006年10月31日核准的分區計劃大綱圖編號S/SK-HC/9
EXTRACT PLAN PREPARED ON 9.4.2013 BASED ON
OUTLINE ZONING PLAN No. S/SK-HC/9 APPROVED ON 31.10.2006

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/SK/13/11

圖 PLAN
2



蠔涌新村
HO CHUNG
NEW VILLAGE



CDA

NAM PIN WAI ROAD

南邊圍路


御花園
VILLA ROYALE

GB

AGR

圖例 LEGEND

擬議修訂項目
PROPOSED AMENDMENT ITEM

 由「住宅（丙類）1」地帶
改劃為「鄉村式發展」地帶
REZONING FROM "R(C)1" TO "V"

CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT
AREA

R(C)1 住宅（丙類）1
RESIDENTIAL (GROUP C)1

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

AGR 農業
AGRICULTURE

GB 綠化地帶
GREEN BELT

 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

地點界線只作識別用
SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

蠔涌分區計劃大綱核准圖編號S/SK-HC/9的擬議修訂項目 A
PROPOSED AMENDMENT ITEM A TO APPROVED
HO CHUNG OUTLINE ZONING PLAN No. S/SK-HC/9

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/11

圖 PLAN
3

米 20 0 20 40 米
METRES SCALE 1:1 000 比例尺

本摘要圖於2013年3月27日擬備，
所根據的資料為測量圖編號11-NE-5A
EXTRACT PLAN PREPARED ON 27.3.2013
BASED ON SURVEY SHEET No. 11-NE-5A

蠔涌新村
HO CHUNG
NEW VILLAGE



西貢公路 - HIRAM'S HIGHWAY

NAM PIN WAI ROAD
南邊圍路

御花園
VILLA ROYALE

A

圖例 LEGEND

擬議修訂項目 PROPOSED AMENDMENT ITEM



由「住宅（丙類）1」地帶
改劃為「鄉村式發展」地帶
REZONING FROM "R(C)1" TO "V"

地點界線只作識別用
SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2013年3月27日擬備，所根據的資料為地政總署於2012年9月28日拍攝的航攝照片編號CS39494
EXTRACT PLAN PREPARED ON 27.3.2013
BASED ON AERIAL PHOTO No.
CS39494 TAKEN ON 28.9.2012
BY LANDS DEPARTMENT

蠔涌分區計劃大綱核准圖編號S/SK-HC/9的擬議修訂項目A
PROPOSED AMENDMENT ITEM A TO APPROVED
HO CHUNG OUTLINE ZONING PLAN No. S/SK-HC/9

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/11

圖 PLAN
4

①



擬議修訂項目 A
PROPOSED AMENDMENT ITEM A

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本圖於2013年3月27日擬備，所根據
的資料為攝於2013年3月7日的實地照片
PLAN PREPARED ON 7.3.2013
BASED ON SITE PHOTO TAKEN ON 27.3.2013

實地照片 SITE PHOTO

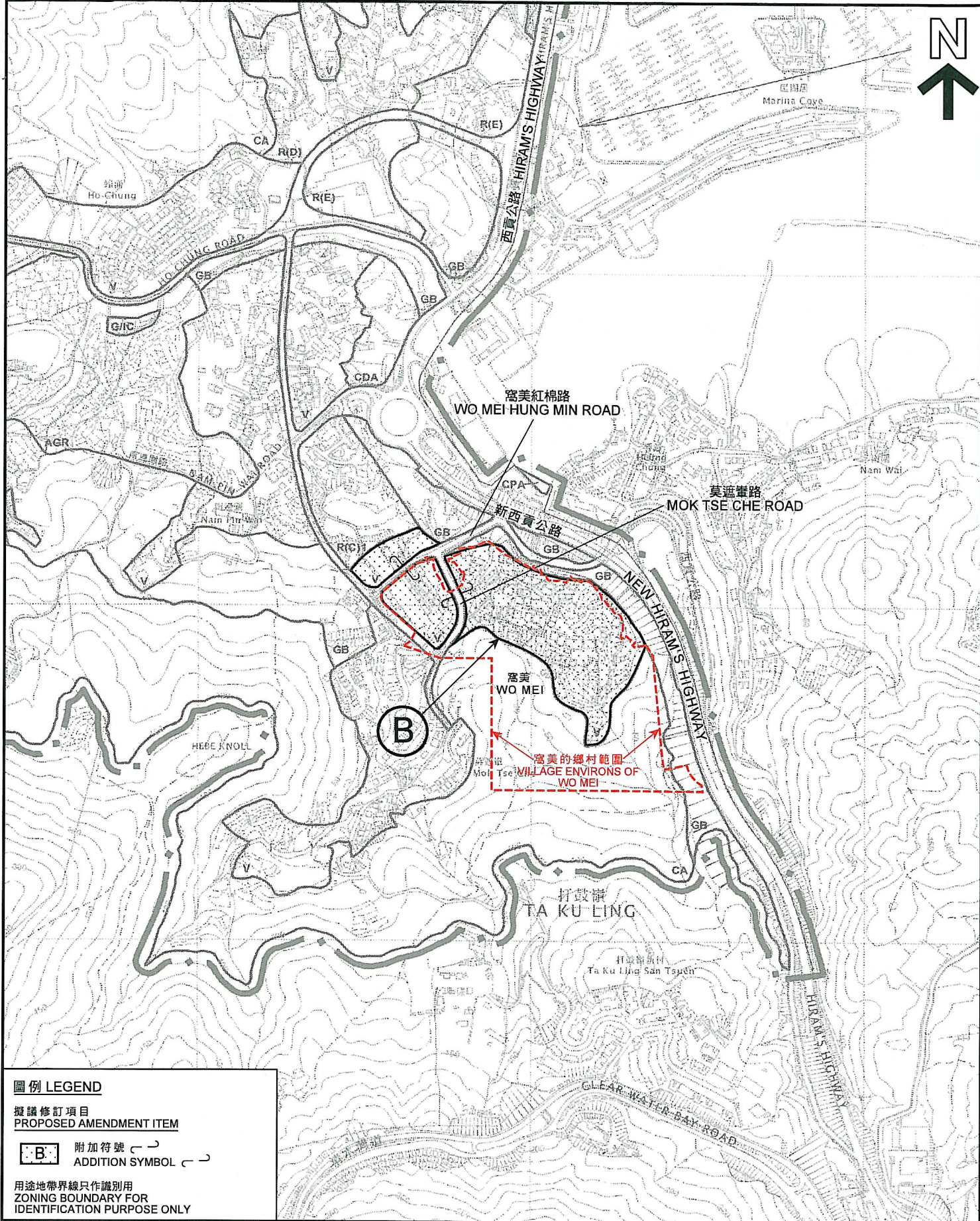
蠔涌分區計劃大綱核准圖編號S/SK-HC/9的擬議修訂項目 A
PROPOSED AMENDMENT ITEM A TO APPROVED
HO CHUNG OUTLINE ZONING PLAN No. S/SK-HC/9

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/11

圖 PLAN
5



圖例 LEGEND

擬議修訂項目
PROPOSED AMENDMENT ITEM

(B) 附加符號
ADDITION SYMBOL

用途地帶界線只作識別用
ZONING BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2013年4月9日擬備，
所根據的資料為
於2006年10月31日核准的分區計劃大綱圖
編號S/SK-HC/9
EXTRACT PLAN PREPARED ON 9.4.2013
BASED ON OUTLINE ZONING PLAN No.
S/SK-HC/9 APPROVED ON 31.10.2006

位置圖 LOCATION PLAN

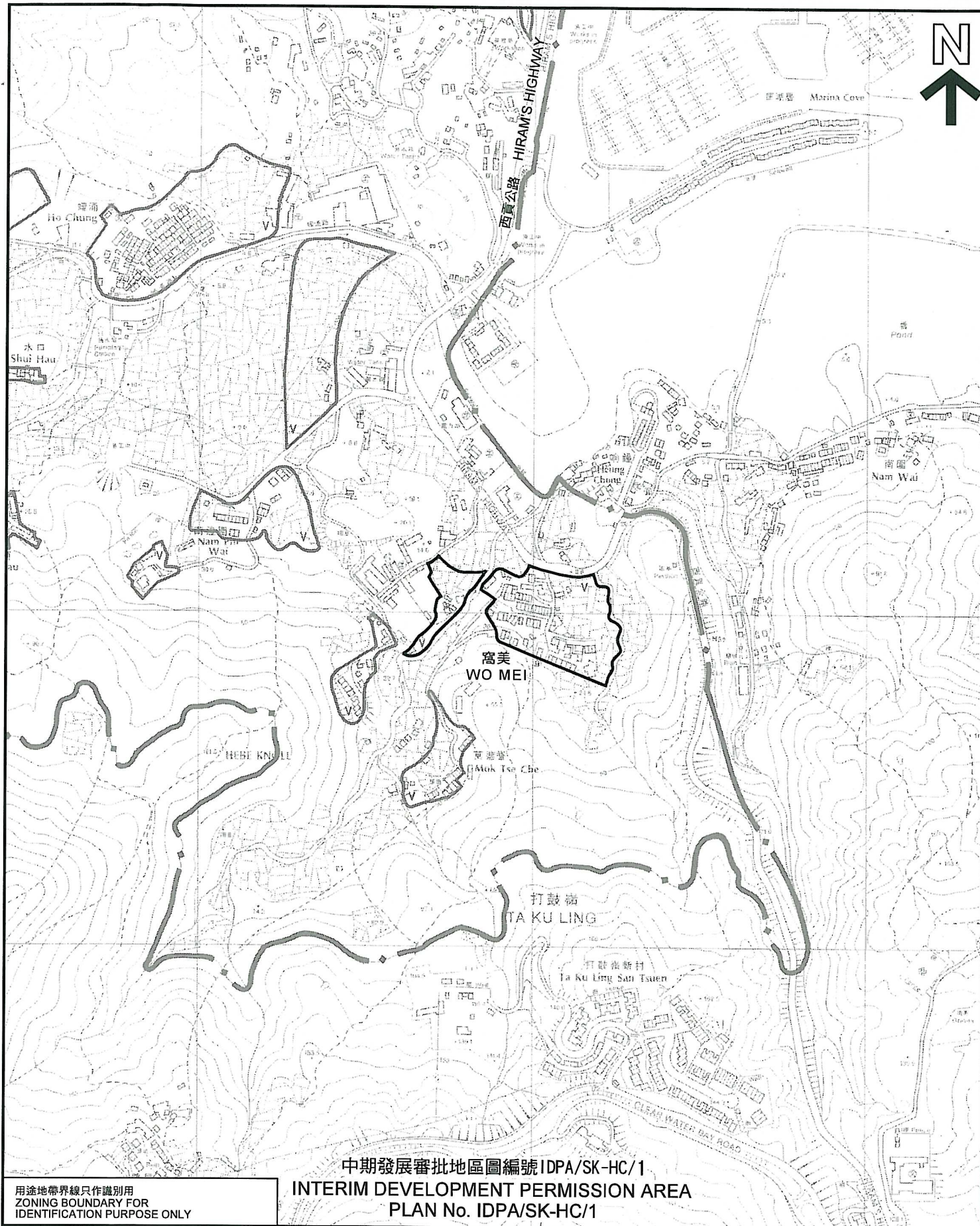
蠔涌分區計劃大綱核准圖編號S/SK-HC/9的擬議修訂項目 B
PROPOSED AMENDMENT ITEM B TO APPROVED
HO CHUNG OUTLINE ZONING PLAN No. S/SK-HC/9

米 METRES 100 0 100 200 300 METRES
SCALE 1 : 7 500 比例尺

**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
M/SK/13/11

**圖 PLAN
6**



用途地帶界線只作識別用
ZONING BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

蠔涌分區計劃大綱核准圖編號S/SK-HC/9的擬議修訂項目B
PROPOSED AMENDMENT ITEM B TO APPROVED
HO CHUNG OUTLINE ZONING PLAN No. S/SK-HC/9

米 SCALE 1:7 500 比例尺 米
METRES 100 0 100 200 300 METRES

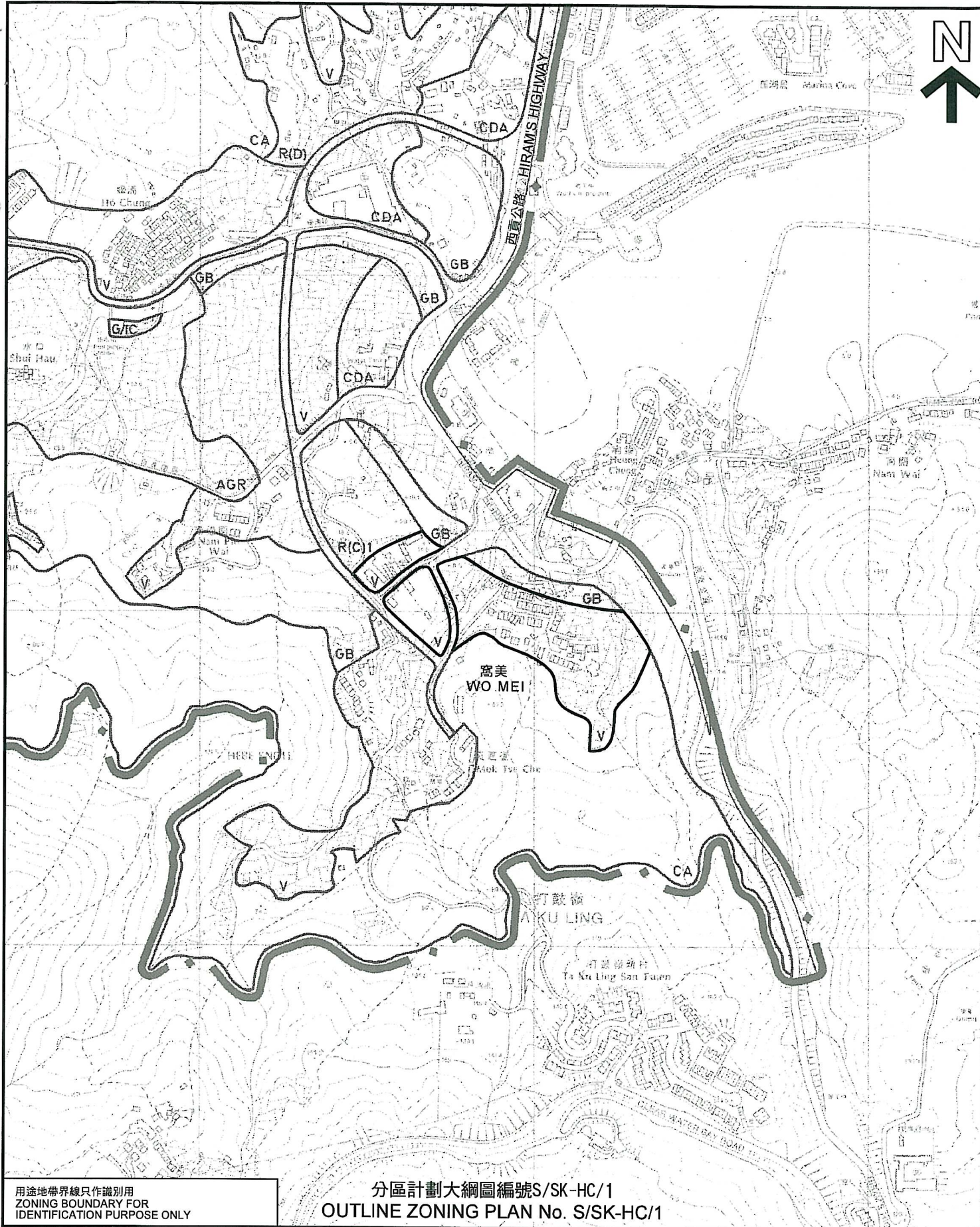
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/11

圖 PLAN
7

本摘要圖於2013年3月27日擬備，
所根據的資料為
於1990年8月17日公告的
中期發展審批地區圖編號 IDPA/SK-HC/1
EXTRACT PLAN PREPARED ON 27.3.2013
BASED ON INTERIM DEVELOPMENT
PERMISSION AREA PLAN No. IDPA/SK-HC/1
PUBLISHED ON 17.8.1990



分區計劃大綱圖編號S/SK-HC/1
OUTLINE ZONING PLAN No. S/SK-HC/1

規劃署
PLANNING
DEPARTMENT



蠔涌分區計劃大綱核准圖編號S/SK-HC/9的擬議修訂項目B
PROPOSED AMENDMENT ITEM B TO APPROVED
HO CHUNG OUTLINE ZONING PLAN No. S/SK-HC/9

PLAN

8



東面的「鄉村式發展」地帶
EASTERN "V" ZONE

本圖於2013年3月27日擬備，所根據
的資料為攝於2013年3月22日的實地照片
PLAN PREPARED ON 27.3.2013
BASED ON SITE PHOTO TAKEN ON 22.3.2013

實地照片 SITE PHOTO

蠔涌分區計劃大綱核准圖編號S/SK-HC/9的擬議修訂項目B
PROPOSED AMENDMENT ITEM B TO APPROVED
HO CHUNG OUTLINE ZONING PLAN No. S/SK-HC/9

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/11

圖 PLAN
9



南面的「鄉村式發展」地帶
SOUTHERN "V" ZONE

實地照片 SITE PHOTO

蠔涌分區計劃大綱核准圖編號S/SK-HC/9的擬議修訂項目B
PROPOSED AMENDMENT ITEM B TO APPROVED
HO CHUNG OUTLINE ZONING PLAN No. S/SK-HC/9

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/11

圖 PLAN
10

本圖於2013年3月27日擬備，所根據
的資料為攝於2013年3月22日的實地照片
PLAN PREPARED ON 27.3.2013
BASED ON SITE PHOTO TAKEN ON 22.3.2013



北面的「鄉村式發展」地帶
NORTHERN "V" ZONE



北面的「鄉村式發展」地帶
NORTHERN "V" ZONE

實地照片 SITE PHOTO

本圖於2013年3月27日擬備，所根據
的資料為攝於2013年3月22日的實地照片
PLAN PREPARED ON 27.3.2013
BASED ON SITE PHOTO TAKEN ON 22.3.2013

蠔涌分區計劃大綱核准圖編號S/SK-HC/9的擬議修訂項目B
PROPOSED AMENDMENT ITEM B TO APPROVED
HO CHUNG OUTLINE ZONING PLAN No. S/SK-HC/9

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/SK/13/11

圖 PLAN
11