



2024年11月22日 按照城市規劃條例第5條展示的  
核准圖編號 S/SK-HC/11 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/SK-HC/11 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
22 NOVEMBER 2024

Signed Ms Donna Tam 譚燕萍 簽署

SECRETARY 城市規劃委員會秘書  
TOWN PLANNING BOARD

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/12**

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/11  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Rezoning of a site in Wang Che from “Conservation Area” (“CA”) to “Village Type Development” (“V”).
- Item B – Rezoning of a site comprising two land parcels at Ho Chung North Road from “Residential (Group D)” (“R(D)”), “Residential (Group E)” (“R(E)”) and an area shown as ‘Road’ to “Residential (Group C) 3” (“R(C)3”); and addition of a symbol for linking up the two land parcels.
- Item C – Rezoning of a site at Wo Mei Hung Min Road from “Green Belt” (“GB”) to “R(C)4” and designation of the land in the middle as non-building area.
- Item D – Rezoning of a site at Ho Chung Road from “R(E)” and “GB” to “Government, Institution or Community” (“G/IC”).
- Item E – Rezoning of a site occupied by Ho Chung Lowland Raw Water Pumping Station from “Agriculture” (“AGR”) to “G/IC”.
- Item F – Rezoning of a site at the junction of Hiram’s Highway and Luk Mei Tsuen Road from “GB” and an area shown as ‘Road’ to “R(E)”.
- Item G1 – Rezoning of a site to the north of Ho Chung North Road from an area shown as ‘Road’ to “R(D)”.
- Item G2 – Rezoning of a site at the junction of Ho Chung Road and Ho Chung North Road from an area shown as ‘Road’ to “R(E)”.
- Item G3 – Rezoning of four sites separately at the junction of Ho Chung North Road and Ho Chung Road, Ho Chung Village and Mok Tse Che from areas shown as ‘Road’ to “V”.
- Item G4 – Rezoning of two sites separately at Ho Chung River and to the southeast of Nam Pin Wai from areas shown as ‘Road’ to “GB”.
- Item G5 – Rezoning of a site to the southeast of Nam Pin Wai from an area shown as ‘Road’ to “R(C)1”.
- Item H – Rezoning of four sections of Hiram’s Highway, Luk Mei Tsuen Road and Ho Chung North Road from “V”, “GB” and “R(E)” to areas shown as ‘Road’.

Deletion of the two symbols linking the three “V” zones in Wo Mei.

Since the road works have been completed, opportunity is taken to delete the annotation indicating ‘Road Junction (Subject to Detailed Design)’ at the junction of Hiram’s Highway and Luk Mei Tsuen Road.

## **II. Amendments to the Notes of the Plan**

- (a) Revision to the Remarks of the Notes for “R(C)” zone to incorporate “R(C)3” and “R(C)4” sub-areas with development restrictions.
- (b) Deletion of ‘Market’ from Column 2 of the Notes for “Comprehensive Development Area”, “R(D)”, “R(E)” and “V” zones.
- (c) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “G/IC” zone.
- (d) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “V” zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone.
- (e) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone.
- (f) Revision to the Remarks of the Notes for “CA”, “Coastal Protection Area” and “Site of Special Scientific Interest” zones on filling of land/pond or excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.

Town Planning Board

22 November 2024

**《蠔涌分區計劃大綱草圖編號 S/SK-HC/12》  
Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12**

**申述人名單  
Index of Representations**

<b>申述編號 Representation No.</b>	<b>提交編號 Submission No.</b>	<b>申述人名稱 Name of Representer</b>
TPB/R/S/SK-HC/12-R1	TPB/R/S/SK-HC/12-S2	Mary Mulvihill
TPB/R/S/SK-HC/12-R2	TPB/R/S/SK-HC/12-S1	The Hong Kong and China Gas Company Limited

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁  
<[https://www.tpb.gov.hk/tc/plan\\_making/S\\_SK-HC\\_12.html](https://www.tpb.gov.hk/tc/plan_making/S_SK-HC_12.html)> 查閱就《蠔涌分區計劃大綱草圖編號 S/SK-HC/12》提出的申述。

Representations in respect of the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12 are available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at <[https://www.tpb.gov.hk/en/plan\\_making/S\\_SK-HC\\_12.html](https://www.tpb.gov.hk/en/plan_making/S_SK-HC_12.html)>.



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Submission Number:  
TPB/R/S/SK-HC/12- S2

From:

Sent:

2025-01-22 星期三 23:33:07

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

PROPOSED AMENDMENTS TO THE APPROVED HO CHUNG  
OZP NO. S/SK-HC/11

Representation Number:  
TPB/R/S/SK-HC/12- R1

## PROPOSED AMENDMENTS TO THE APPROVED HO CHUNG OZP NO. S/SK-HC/11

Dear TPB Members,

**Item A** – (about 0.012 ha) Rezoning of a site in Wang Che from “Conservation Area” (“CA”) to “VTD”. Y/SK-HC/5 Approved 17/3/23

Strong objections, the “V” zone element is minuscule, less than 10%, half the site is Government Land and the Application Site falls within water gathering grounds, hence its zoning.

There is land available for about 66 Small House sites in the “V” zone. Lands Dept advised that there were 7 outstanding Small House applications within the ‘VE’ of Kai Ham (including Wang Che), but no figure on the 10-year Small House demand

forecast had been provided. Therefore, land available within the “V” zone could fully meet not only the outstanding Small House applications but also all legitimate NET House application for many years to come.

*The Site is located within WGG, the use of a septic tank and soakaway system*

*has to be avoided. The sewage generated from the proposed Small House would be stored in an underground holding tank which would be regularly cleared by a licensed contractor for further treatment outside the WGG.*

So proper disposal is effectively at the discretion of the applicant. Bearing in the mind the number of illegal structures, occupation of government land and number other offences that are rampant in villages, it is unacceptable that the application was approved when there is abundant land available in the village, some of it being used for parking.

In addition, soil nailing of a slope zoned ca and on Government Land close to the proposed development is required for slope stabilization and this would impact a number of trees both on and outside the site. That a detailed Tree Survey Report is required is indicative of the impact the development would have on the local flora. The cumulative impact and probability of damage to some of the trees is far too great to justify for the construction of a single dwelling.

**Item B** – (about 0.32 ha) Rezoning of a site comprising two land parcels at Ho Chung North Road from “Res (Group D)”, “Res (Group E)” and an area shown as ‘Road’ to “Res (Group C) 3” and addition of a symbol for linking up the two land parcels. Y/SK-HC/6 Approved 2/8/24 8 Villas / 16 Vehicle Parking / 12mts



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Object to inclusion of government land as it appears to be part of the public passage and should be excluded from site. The minutes of the meeting fail to adequately address the issue of land swap and management.

Object to height. Parking should be underground and the height of the villas the same of that of village houses, 8.23mts, to retain the rural landscape and reduce impact on the views of the mountains. Note that while the prevalent PR for the district is 0.75, surrounding homes are not as high as the proposed 4 floors.

Layout is appalling waste of land, effectively almost 50% of the site devoted to roads. This greatly reduces the amount of green coverage. Entrance to homes bordering road should be directly from the road, why create additional road surface. Obviously, no lessons taken from recent weather events and the folly of cementing over vast tracts of land at the expense of trees and plants.

Question the data provided re trees on the site. Has PlanD made an independent assessment? According to the Applicant *"two dead trees are proposed to be felled while the remaining four trees will be retained. The Applicant also proposes to plant a total of 29 new trees as compensatory trees."* This indicates that there are in fact many more trees on the site than 6 as developers never over compensate.

*"Overall planting design will be consisted of a mix of practicable, ornamental trees, evergreen hedges, and flowering shrubs"*, in other words any planting will be ornamental trees and shrubs.

That the administration continues to support rezoning to residential in an area with no public sewerage system should be questioned. Why are more people being encouraged to live in districts that do not have adequate public facilities?

**Item C** – (about 0.66 ha) Rezoning of a site at Wo Mei Hung Min Road from "Green Belt" to "Res (Group C) 4" and designation of the land in the middle as non-building area. Y/SK-HC/7 Approved 7/6/24 17 3-storey houses + Clubhouse

Strong Objections. The rezoning will effectively eliminate the current buffer that borders the highway. This is Sai Kung not MKK. Expectations are that the district would continue to provide a more rural aspect. The S.12 was submitted after the amendments to the process whereby public participation is excluded so we were deprived of the opportunity to question why would GB be rezoned to Res when the CE had announced in the 2023 Policy Address that:

*"As we have already identified **enough land for housing**, industry and other developments for the coming 30 years, the Government has no plan for the time being to further use the "Green Belt" areas for large-scale development."*

There are hundreds of vacant units, particularly in districts that are popular with expats, like Ho Chung. There is no justification for approval of plans like this that include the felling of a substantial number of trees, in this instance 100.

It is troubling to note that not a single member brought up this issue. This underlines that the planning process by now excluding the public is ultra vires as it is contrary to the intention of





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the ordinance that is based like a stool on four legs, the applicant, PlanD, members and the community.

Plan 4C is misleading. It shows the GB intact while 4B clearly includes it in the development area.

Object also to the height, this should be capped at the same height as village houses. Moreover, the justifications to increase height to 4 floors "*subject to a maximum PR of 0.75 and a maximum BH of 12m with 3 storeys over 1 storey of carport*" is contradicted by the statement "*parking spaces in front of individual house*". That "*the proposed development will blend in well*" is misleading.

**Item D** – (about 0.32 ha) Rezoning of a site at Ho Chung Road from "Res (Group E)" and "GB" to "G/IC" Che Kung Temple Grade 1 to reserve land for complementary development to the temple.

OBJECT TO THE INCORPORATION OF THE LARGER GREEN AREA, ANNOTATED VACANT TO THE LEFT. ANY FURTHER DEVELOPMENT OF THE TEMPLE CAN BE ACHIEVED ON THE STRIP CLOSE TO THE JUNCTION AND CURRENT FOOTPRINT.

**Item E** – (about 0.15 ha) Rezoning of a site occupied by Ho Chung Lowland Raw Water Pumping Station from "Agriculture" to "G/IC"

To reflect as built status.

HOWEVER, THE STRIP OF LAND IS BASICALLY RIVER BANK AND SHOULD BE CLEARED AND REPLANTED WITH TREES IN ORDER TO PROVIDE RECREATIONAL SPACE FOR THE VILLAGE ACROSS THE ROAD. IT SHOULD BE POSSIBLE TO CONNECT IT TO THE WATERFRONT CLOSE TO THE SECOND BRIDGE. OTHERWISE, REZONE TO 'OS' TO ADDRESS THE DEFICIT IN LOCAL OS.

THESE OZPS ARE ALWAYS ABOUT DEVELOPMENT AND COMMERCIALIZATION, NEVER ABOUT INCORPORATING FACILITIES THAT COULD ADDRESS THE LACK OF RECREATIONAL AND COMMUNITY FACILITIES IN THE OFTEN OVERBUILT VILLAGES

**Item F** – (about 0.58 ha) Rezoning of a site at the junction of Hiram's Highway and Luk Mei Tsuen Road from "GB" and an area shown as 'Road' to "Res (Group E)".

It is proposed to rezone this area together with original road reserve from "GB" and an area shown as 'Road' to "R(E)" to integrate with the adjoining "R(E)" zone for phasing out incompatible/temporary uses through redevelopment for residential use.

OBJECT. AGAIN AT LEAST A WIDE STRIP ALONGSIDE THE ROAD SHOULD BE RETAINED AS 'GB' ZONING SO THAT WHEN REDEVELOPMENT IS PLANNED A TREE LINED BUFFER IS PROVIDED ALONG THE ROAD. AGAIN, THE OZP FAILS TO



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DELIVER A PLANNING VISION THAT WOULD PROVIDE A MORE PLEASANT OUTLOOK ALONG OUR ROADS THAN ROWS OF CONCRETE BOXES.

THERE ARE EXAMPLES OF THIS IN URBAN AREAS, FOR EXAMPLE THE STRIP BETWEEN POLYU AND CHATHAM ROAD SOUTH IS ZONED OS. HOWEVER, GB IS MORE APPROPRIATE AS IT IS FENCED OFF AND THEREFORE DOES NOT PROVIDE ANY RECREATIONAL VALUE.

## POS AND GIC FACILITIES

The above developments in addition to other approved projects and the unknown number of units to be developed on rezoned lots and sites like Asia TV put a strain on local community services. This district is deficient in OS and many services. The response is to say that services are provided within the larger district, including TKO. This is unacceptable as TKO is a long way from Ho Chung.

Sai Kung on the other side, like TKO, is also deficient in many services. **The HKPSG for the larger area should be attached to the paper as it is far too easy to mislead gullible members with vague references to the general provision.**

**Item G4** – (about 0.08 ha) Rezoning of two sites separately at Ho Chung River and to the southeast of Nam Pin Wai from areas shown as 'Road' to "GB".

## SUPPORT THE ONLY POSITIVE ITEM ON THE AGENDA

**Item G1** – (about 0.05 ha) Rezoning of a site to the north of Ho Chung North Road from an area shown as 'Road' to "Res (Group D)".

**Item G2** – (about 0.07 ha) Rezoning of a site at the junction of Ho Chung Road and Ho Chung North Road from an area shown as 'Road' to "Res (Group E)".

**Item G3** – (about 0.92 ha) Rezoning of four sites separately at the junction of Ho Chung North Road and Ho Chung Road, Ho Chung Village and Mok Tse Che from

areas shown as 'Road' to "V".

**Item G5** – (about 0.13 ha) Rezoning of a site to the southeast of Nam Pin Wai from an area shown as 'Road' to "Res (Group C) 1".

G1 – G5 (excl G4): NUMEROUS SEPARATE LOCATIONS LUMPED UNDER ONE NUMBER SO DIFFICULT TO DISSECT.

OBJECT – WHERE POSSIBLE THE STRIPS BORDERING ROADS SHOULD BE ZONED GB. TREES PLANTED AND SERVE AS A BUFFER ZONE BETWEEN THE RESIDENCES





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AND THE ROADS IN LINE WITH G4. THEY COULD THEN BE INCORPORATED INTO FUTURE DEVELOPMENTS BUT THE ZONING WOULD ENSURE THAT A BUFFER IS PROVIDED BETWEEN RESIDENCES AND BUSY ROAD. THIS PROVIDES BETTER LIVING CONDITIONS; HELPS ABSORB POLLUTANTS GENERATED BY TRAFFIC AND PROVIDES A MORE PLEASANT STREETScape.

BUT THIS IS HK, ALL ABOUT EXPLOITING EVERY LAST INCH OF LAND.

**Item H** – (about 0.69 ha) Rezoning of four sections of Hiram's Highway, Luk Mei Tsuen Road and Ho Chung North Road from "V", "GB" and "Res (Group E)" to areas shown as 'Road'.

To reflect the alignment of these completed roads.

### **Amendments to the Notes of the Plan**

(d) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 of the Notes for "V" zone; and corresponding deletion of 'Government Refuse Collection Point' and 'Public Convenience' under Column 2 of the Notes for "V" zone.

OBJECT – DEPRIVES THE COMMUNITY OF HAVING A SAY IN BOTH THE LOCATION AND DESIGN OF THESE FACILITIES

(e) Incorporation of 'Field Study/Education/Visitor Centre' under Column 2 of the Notes for "V" zone.

OBJECT – THE INTENTION OF V ZONE IS TO PROVIDE HOUSING. THE PROPOSED USES CAN BE EXPLOITED TO PROVIDE A FRONT FOR COMMERCIAL OPERATIONS

(f) Revision to the Remarks of the Notes for "CA", "Coastal Protection Area" and "Site of Special Scientific Interest" zones on filling of land/pond or excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.

STRONGEST OBJECTIONS – THIS ALLOWS UNFETTERED EXCAVATION OF

LAND ON BOTH ZONES. UNDER THIS EXEMPTION GOVERNMENT DEPTS CAN DEVELOP WHATEVER THEY WISH ON WHAT IARE SUPPOSED TO BE PROTECTED SENSITIVE ECOLOGICAL AND CULTURAL SITES.

BY APPROVING ELIMINATION OF THESE PROTECTIVE CLAUSES, THE BOARD IS EFFECTIVELY RELINQUISHING ITS ROLE IN MONITORING DEVELOPMENTS THAT CAN HAVE DEVASTATING IMPACT ON THE LAND AND NATURAL RESOURCES.



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Mary Mulvihill





## 就圖則作出申述

## Representation Relating to Plan

Submission Number:

TPB/R/S/SK-HC/12- S1

Representation Number:

TPB/R/S/SK-HC/12- R2

參考編號

Reference Number:

241219-114731-25892

提交限期

Deadline for submission:

22/01/2025

提交日期及時間

Date and time of submission:

19/12/2024 11:47:31

「申述人」全名

Full Name of "Representer":

先生 Mr. Edmond Fong for The Hong Kong and China  
Gas Company Limited

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/SK-HC/12

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
Item C		Since the proposed development is in the close vicinity to our High-Pressure pipeline at Hiram's Highway, the project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk basing on the forecasted ultimate population and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.
Item D		Since the proposed development is in the close vicinity to our High-Pressure pipeline at Hiram's Highway, the project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk basing on the forecasted ultimate population and determine the necessary mitigation





		measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.
Item F		Since the proposed development is in the close vicinity to our High-Pressure pipeline at Hiram's Highway, the project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk basing on the forecasted ultimate population and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。 Any proposed amendments to the plan? If yes, please specify the details.		

**Sai Kung and Islands District**

[Mr Walter W.N. Kwong, District Planning Officer/Sai Kung and Islands (DPO/SKIs), Ms Tammy S.N. Kong, Senior Town Planner/Sai Kung and Islands (STP/SKIs), Mr Adrian S.N. Chiu, Town Planner/Sai Kung and Islands (TP/SKIs), and Mr Jackin H.Y. Yip, Assistant Town Planner/Sai Kung and Islands (ATP/SKIs), were invited to the meeting at this point.]

**Agenda Item 4**

[Open Meeting]

Proposed Amendments to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11  
(RNTPC Paper No. 6/24)

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**Presentation and Question Sessions**

9. With the aid of a PowerPoint presentation, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the proposed amendments to the approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Amendment Items (Items A to C were to take forward three section 12A (s.12A) applications agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board). Items D to H were mainly to reflect the as-built government, institution and community (GIC) facilities, road alignment of the completed Hiram's Highway Improvement Stage 1 project and local road improvement works, and to review the land uses of relevant areas. The proposed amendments included:

- (a) Item A – rezoning a site in Wan Che from “Conservation Area” to “Village Type Development” (“V”);
- (b) Item B – rezoning a site comprising two land parcels at Ho Chung North Road from “Residential (Group D)” (“R(D)”), “Residential (Group E)” (“R(E)”) and an area shown as ‘Road’ to “Residential (Group C)3”, and addition of a symbol to link up the two land parcels;

- (c) Item C – rezoning a site at Wo Mei Hung Min Road from “Green Belt” (“GB”) to “Residential (Group C)4” and stipulating the land in the middle as non-building area;
- (d) Item D – rezoning a site at Ho Chung Road from “R(E)” and “GB” to “Government, Institution or Community” (“G/IC”);
- (e) Item E – rezoning a site occupied by Ho Chung Lowland Raw Water Pumping Station from “Agriculture” to “G/IC”;
- (f) Item F – rezoning a site at the junction of Hiram’s Highway and Luk Mei Tsuen Road from “GB” and an area shown as ‘Road’ to “R(E)”;
- (g) Item G1 – rezoning a site to the north of Ho Chung North Road from an area shown as ‘Road’ to “R(D)”;
- (h) Item G2 – rezoning a site at the junction of Ho Chung Road and Ho Chung North Road from an area shown as ‘Road’ to “R(E)”;
- (i) Item G3 – rezoning four sites separately at the junction of Ho Chung North Road and Ho Chung Road, Ho Chung Village and Mok Tse Che from areas shown as ‘Road’ to “V”;
- (j) Item G4 – rezoning two sites separately at Ho Chung River and a vegetated slope to the southeast of Nam Pin Wai from areas shown as ‘Road’ to “GB”;
- (k) Item G5 – rezoning a site to the southeast of Nam Pin Wai from an area shown as ‘Road’ to “Residential (Group C)1”; and
- (l) Item H – rezoning four sections of Hiram’s Highway, Luk Mei Tsuen Road and Ho Chung North Road from “V”, “GB” and “R(E)” to areas shown as ‘Road’.



[Mr Paul Y.K. Au joined the meeting during the Planning Department (PlanD)'s presentation.]

10. As the presentation of PlanD's representative had been completed, the Chairperson invited questions from Members.

11. A Member raised the following questions:

*Item D*

- (a) noting that a piece of land to the northwest of Che Kung Temple would be rezoned to "G/IC" for compatible uses complementary to the temple, what compatible uses would be and whether such uses would require planning permission from the Board;

*Item F*

- (b) noting that the site would be rezoned from "GB" and an area shown as 'Road' to "R(E)" to integrate with the adjoining "R(E)" zone, whether the site was currently occupied by residential dwellings;

*Items G1 and G2*

- (c) the reason for rezoning the two sites from areas shown as 'Road' to "R(D)" and "R(E)";

*Item G3*

- (d) noting the concerns of the members of the Sai Kung District Council and the Sai Kung Rural Committee on the provision of emergency vehicular access (EVA) after rezoning the sites to "V", what fire safety requirements for New Territories Exempted Houses (NTEHs) were; and
- (e) the reason for not retaining Item G3 as areas shown as 'Road' to provide more public spaces among the village houses.

12. In response, Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, made the following main points:

*Item D*

- (a) Che Kung Temple had been zoned “GB” since the first Ho Chung OZP gazetted in 1994. Rezoning the site to “G/IC” was primarily to reflect the as-built conditions of the temple, its ancillary structures and an open area in front of the temple building. A piece of vacant government land to the immediate northwest of Che Kung Temple was also rezoned to “G/IC” for compatible uses complementary to the temple and/or other GIC uses. Although there was no concrete proposal from government departments at the current stage, any future use on that piece of vacant land would comply with the provisions under the “G/IC” zone. If the future use was a Column 2 use, planning permission from the Board would be required;

*Item F*

- (b) the site was currently occupied by scattered temporary structures for workshop and storage uses, as well as village dwellings, etc. It was proposed to rezone the site to “R(E)” to integrate with the adjoining “R(E)” zone, with a view to phasing out incompatible/temporary uses through redevelopment for residential use, thereby enhancing the overall environment. Planning permission for new residential development in the “R(E)” zone would be required to ensure that such development would be environmentally acceptable, and suitable mitigation measures, if required, would be implemented to address any potential industrial/residential interface problems;

*Items G1 and G2*

- (c) Items G1 and G2 sites originally reserved for improvement works for Ho Chung North Road were no longer required after completion of such road works. Rezoning of Items G1 and G2 sites to “R(D)” and “R(E)” respectively could rationalise the zoning boundaries of the two zones.

While Item G1 site was small in size with a few temporary structures, it was considered appropriate to integrate with the adjoining “R(D)” zone which was intended for improving and upgrading existing temporary structures within the rural areas through redevelopment for low-rise residential developments. Item G2 site was hard-paved and considered appropriate to form part of the adjoining “R(E)” zone for low-rise residential developments on application to the Board;

*Item G3*

- (d) the sites under Item G3 were originally planned for road improvement for villages and had been shown as ‘Road’ since the publication of the first Ho Chung OZP. However, relevant government departments confirmed that there was no plan to implement public roads and had no objection to rezoning those sites to “V” for better integration with the existing villages. While the areas were no longer shown as ‘Road’, local road works and/or provision of EVA through local public work by the Government was always permitted within the “V” zone. According to the “New Territories Exempted Houses – A Guide to Fire Safety Requirements” issued by the Lands Department, an EVA should be provided if the proposed house site was situated within a cluster of 10 houses or more. Nevertheless, if there were practical constraints rendering the provision of an EVA impracticable, the applicant of a Small House grant application could implement fire safety alternatives, such as an automatic sprinkler system, to fulfil the fire safety requirements for NTEHs; and
- (e) as the sites under Item G3 were mainly private land and located close to or within existing villages, it was proposed to rezone those areas to “V” for better utilisation of land. If the landowners intended to build Small Houses on those sites, they would need to submit Small House grant applications, which would be subject to scrutiny by relevant government departments. Relevant technical requirements, including means of fire escape and emergency services, would be considered and imposed in the Small House grant as appropriate.



13. Members had no question on the other items and generally considered that all the proposed amendments to the OZP were acceptable.

14. The Chairperson remarked that the proposed amendments were mainly to reflect the three agreed s.12A applications, the as-built GIC facilities and road alignments of the completed Hiram's Highway Improvement Stage 1 Project and local road improvement works, and land use review of relevant areas. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

15. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Ho Chung Outline Zoning Plan (OZP) and that the draft Ho Chung OZP No. S/SK-HC/11A at Attachment II of the Paper (to be renumbered as S/SK-HC/12 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Ho Chung OZP No. S/SK-HC/11A (to be renumbered as S/SK-HC/12 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

16. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

**Provision of Major Community Facilities and Open Space in Ho Chung Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus / Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	0.99 ha	0 ha	0 ha	-0.99 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	0.99 ha	0.04 ha	0.24 ha	-0.75 ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus / Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	0	0	N.A.
Library	1 district library for 200,000 persons  (assessed on a district basis)	0	0	0	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	4 classrooms	0 classrooms	0 classrooms	-4 classrooms
Primary School @	1 whole-day classroom for 25.5 persons aged 6-11  (assessed by EDB on a district/school network basis)	13 classrooms	0 classrooms	0 classrooms	-13 classrooms
Secondary School @	1 whole-day classroom for 40 persons aged 12-17  (assessed by EDB on a territory-wide basis)	9 classrooms	0 classrooms	0 classrooms	-9 classrooms

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus / Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Hospital	5.5 beds per 1,000 persons  (assessed by Hospital Authority on a regional/cluster basis)	56 beds	0 beds	0 beds	-56 beds
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons <sup>#</sup>  (assessed by SWD on a local basis)	40 places	0 places	0 places	-40 places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#</sup>  (assessed by SWD on a local basis)	0	0	0	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup>  (assessed by SWD on a service boundary basis)	0	0	0	0
District Elderly Community Centre	One in each new development area with a population of around 170,000 or above <sup>#</sup>  (assessed by SWD)	N.A.	0	0	N.A.



Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus / Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Neighbourhood Elderly Centre	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>  (assessed by SWD)	N.A.	0	0	N.A.
Community Care Services Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a district basis)	43 places	10 places	10 places	-33 places
Residential Care Home for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	54 places	0 places	0 places	-54 places
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0-6 <sup>#</sup>  (assessed by SWD on a district basis)	6 places	0 places	0 places	-6 places

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus / Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a district basis)	16 places	0 places	0 places	-16 places
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	25 places	0 places	0 places	-25 places
Community Rehabilitation Day Centre	1 centre per 420,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0

Note:

The planned population is about 9,900. If including transients, the overall planned population is about 10,100. All population figures have been adjusted to the nearest hundred.

Remarks:

@ Generally speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is planned on a territory-wide basis. The shortfall can be met by the provision in the

district.

# The requirements exclude planned population of transients.

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**Provision of Major Community Facilities and Open Space in Sai Kung District**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on planned population	Provision		Surplus / Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	68.03 ha	41.73 ha	86.71 ha	+18.68 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	68.03 ha	83.29 ha	88.42 ha	+20.39 ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>  (assessed on a district basis)	10	7	11	+1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>  (assessed on a district basis)	2	2	2	0
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>  (assessed on a district basis)	2	2	3	+1
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	1	1	1	0
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	3	1	3	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on planned population	Provision		Surplus / Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	1	0	0	-1
Community Hall	No set standard	N.A.	7	8	N.A.
Library	1 district library for 200,000 persons  (assessed on a district basis)	3	3	3	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	367 classrooms	396 classrooms	429 classrooms	+62 classrooms
Primary School <sup>@</sup>	1 whole-day classroom for 25.5 persons aged 6-11 <sup>#</sup>  (assessed by EDB on a district/school network basis)	996 classrooms	789 classrooms	969 classrooms	-27 classrooms
Secondary School <sup>@</sup>	1 whole-day classroom for 40 persons aged 12-17 <sup>#</sup>  (assessed by EDB on a territory-wide basis)	766 classrooms	766 classrooms	916 classrooms	+150 classrooms
Hospital	5.5 beds per 1,000 persons <sup>^</sup>  (assessed by Hospital Authority on a regional/cluster basis)	3,835 beds	1,520 beds	2,070 beds	-1,765 beds



Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on planned population	Provision		Surplus / Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	6	3	6	0
Child Care Centre	100 aided places per 25,000 persons <sup>#+</sup>  (assessed by SWD on a local basis)	2,721 places	920 places	1,520 places	-1,201 places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#+</sup>  (assessed by SWD on a local basis)	9	8	8	-1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup>  (assessed by SWD on a service boundary basis)	4	4	4	0
District Elderly Community Centre	One in each new development area with a population of around 170,000 or above <sup>#</sup>  (assessed by SWD)	N.A.	2	2	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on planned population	Provision		Surplus / Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Neighbourhood Elderly Centre	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>  (assessed by SWD)	N.A.	6	10	N.A.
Community Care Services Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#~+</sup>  (assessed by SWD on a district basis)	3,038 places	952 places	1,310 places	-1,728 places
Residential Care Home for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#+</sup>  (assessed by SWD on a cluster basis)	3,763 places	1,066 places	2,006 places	-1,757 places
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0-6 <sup>#</sup>  (assessed by SWD on a district basis)	530 places	427 places	577 places	+47 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above <sup>#+</sup>  (assessed by SWD on a district basis)	1,287 places	573 places	573 places	-714 places

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on planned population	Provision		Surplus / Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above <sup>#+</sup>  (assessed by SWD on a cluster basis)	2,014 places	600 places	641 places	-1,373 places
Community Rehabilitation Day Centre	1 centre per 420,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	1	0	1	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons <sup>#+</sup>  (assessed by SWD on a district basis)	2	1	1	-1
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	2	2	2	0

Note:

The planned population is about 680,300. If including transients, the overall planned population is about 697,400. All population figures have been adjusted to the nearest hundred.

Remarks:

- # The requirements exclude planned population of transients.
- @ Generally speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is planned on a territory-wide basis. The shortfall can be met by the provision in the district.
- ^ The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis.
- ~ Consisting of 40% centre-based CCS and 60% home-based CCS.
- + The deficit in provision is based on the District Council planned population while the SWD adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for those facilities are long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or

premises for the provision of more welfare services which are in acute demand.

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