

TOWN PLANNING BOARD

TPB Paper No. 11003

**For consideration by
the Town Planning Board on 3.4.2025**

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

**CONSIDERATION OF
REPRESENTATIONS NO. TPB/R/S/SK-HC/12-R1 AND R2**

DRAFT HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/12
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/SK-HC/12-R1 AND R2

Subject of Representations	Representers (No. TPB/R/S/SK-HC/12-)
<p><u>Amendments to the Plan</u></p> <p><u>Item A</u> Rezoning of a site in Wang Che from “Conservation Area” (“CA”) to “Village Type Development” (“V”).</p> <p><u>Item B</u> 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.</p> <p><u>Item C</u> 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 (NBA).</p> <p><u>Item D</u> Rezoning of a site at Ho Chung Road from “R(E)” and “GB” to “Government, Institution or Community” (“G/IC”).</p> <p><u>Item E</u> Rezoning of a site occupied by Ho Chung Lowland Raw Water Pumping Station from “Agriculture” (“AGR”) to “G/IC”.</p> <p><u>Item F</u> 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)”.</p>	<p>Total: 2</p> <p><u>Support Item G4, Oppose Items A to F, G1 to G3 and G5 and Amendments to the Notes (d) to (f), and Provide View on Item H</u> R1: Individual</p> <p><u>Provide Views on Items C, D and F</u> R2: The Hong Kong and China Gas Company Limited</p>

Subject of Representations	Representers (No. TPB/R/S/SK-HC/12-)
<p><u>Item G1</u> Rezoning of a site to the north of Ho Chung North Road from an area shown as ‘Road’ to “R(D)”.</p> <p><u>Item G2</u> 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)”.</p> <p><u>Item G3</u> 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”.</p> <p><u>Item G4</u> Rezoning of two sites separately at Ho Chung River and to the southeast of Nam Pin Wai from areas shown as ‘Road’ to “GB”.</p> <p><u>Item G5</u> Rezoning of a site to the southeast of Nam Pin Wai from an area shown as ‘Road’ to “R(C)1”.</p> <p><u>Item H</u> 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’.</p> <p><u>Amendments to the Notes of the Plan</u></p> <p>(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.</p> <p>(e) Incorporation of ‘Field Study/ Education/Visitor Centre’ under Column 2 of the Notes for “V” zone.</p>	

Subject of Representations	Representers (No. TPB/R/S/SK-HC/12-)
(f) Revision to the Remarks of the Notes for “CA”, “Coastal Protection Area” (“CPA”) and “Site of Special Scientific Interest” (“SSSI”) zones on filling of land/pond or excavation of land clause.	

Note: The names of the representers are attached at **Annex III**. Soft copies of the submissions are sent to Town Planning Board (the Board) Members via electronic means; and are also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_SK-HC_12.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copies is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

- 1.1 On 22.11.2024, the draft Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/12 (the Plan) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the OZP is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month exhibition period, two representations were received. On 5.3.2025, the Board agreed to consider all the representations collectively in one group.
- 1.3 This paper is to provide the Board with information for consideration of the representations. The list of representers and their submissions are at **Annexes III and IV** respectively. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

Item A – Proposed New Territories Exempted House (NTEH) (Small House) Development in Wang Che

- 2.1 To take forward the Rural and New Town Planning Committee (RNTPC) of the Board’s decision on 17.3.2023 to agree to a section 12A (s.12A) application (No. Y/SK-HC/5), a site in Wang Che has been rezoned from “CA” to “V” subject to the same development restrictions of the “V” zone to facilitate the development of a proposed NTEH (Small House) and associated site formation works.

Item B – Proposed Residential Development at Ho Chung North Road

- 2.2 To take forward the RNTPC’s decision on 2.8.2024 to agree to another s.12A application (No. Y/SK-HC/6) for a proposed residential development of eight 3-storey houses, two land parcels at Ho Chung North Road have been rezoned from “R(D)”, “R(E)” and an area shown as ‘Road’ to “R(C)3” subject to a maximum gross

floor area (GFA) of 2,393m² and a maximum building height (BH) of 12m with 3 storeys over 1 storey of carport.

Item C – Proposed Residential Development at Wo Mei Hung Min Road in Nam Pin Wai

- 2.3 To take forward the RNTPC’s decision on 7.6.2024 to agree to a s.12A application (No. Y/SK-HC/7) for a proposed residential development of 17 3-storey houses with ancillary facilities, a site at Wo Mei Hung Min Road in Nam Pin Wai has been rezoned from “GB” to “R(C)4” with a maximum plot ratio (PR) of 0.75 and a maximum BH of 12m with 3 storeys over 1 storey of carport. A strip of land in the middle within the “R(C)4” zone, which will be used as access road, has been designated as NBA where no development is permitted except road, footpath and other related facilities.

Items D and E – Reflecting the Existing Government, Institution or Community (GIC) Facilities

- 2.4 Che Kung Temple at Ho Chung Road together with a piece of vacant land to its immediate northwest has been rezoned from “GB” and “R(E)” to “G/IC” to reflect the existing development and to allow compatible use. The northern part of Ho Chung Lowland Raw Water Pumping Station and an existing bridge have also been rezoned from “AGR” to “G/IC” to mainly follow the land allocation boundary of the pumping station.

Items F, G1 to G5 and H – Amendments Related to Hiram’s Highway Improvement Stage 1 Project

- 2.5 The as-built road alignments of Hiram’s Highway Improvement Stage 1 project have been reflected as areas shown as ‘Road’ on the OZP while the original ‘Road’ reserve, which is not required for road use, and the adjoining land have been rezoned to “R(C)1”, “R(D)”, “R(E)”, “V” and “GB” to integrate with adjoining zones for better utilisation of land resources and reflect current site conditions.

Amendments to the Notes and the Explanatory Statement (ES) of the OZP

- 2.6 The following amendments to the Notes of the OZP have been made:

“R(C)” zone

- (i) in relation to **Items B and C**, the Remarks of the “R(C)” zone are revised to incorporate “R(C)3” and “R(C)4” sub-areas with relevant development restrictions and minor relaxation clause for NBA restriction; and

Technical amendments

- (ii) to align with the updated Master Schedule of Notes to Statutory Plans (MSN), technical amendments are proposed to the Notes for the “Comprehensive Development Area”, “R(D)”, “R(E)”, “V”, “G/IC”, “CA”, “CPA” and “SSSI” zones.

- 2.7 The ES of the OZP has been suitably revised in view of the above amendments as well as to update the general information for various land use zones to reflect the latest status and planning circumstances of the Ho Chung Planning Scheme Area (the Area) and to incorporate certain technical revisions.

The Draft OZP

- 2.8 On 25.10.2024, RNTPC agreed that the proposed amendments to the approved Ho Chung OZP No. S/SK-HC/11 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 6/24 is available at the Board's website¹ and the extract of the minutes of the RNTPC's meeting is at **Annex V**. Subsequently, the draft Ho Chung OZP No. S/SK-HC/12 was gazetted on 22.11.2024.

3. Local Consultation

Prior to Submission of the Proposed Amendments to RNTPC

- 3.1 During the processing of the respective s.12A applications relating to **Items A and B**, the applications were published for public comment in accordance with the provisions of the pre-amended Ordinance². In considering the respective s.12A applications on 17.3.2023 and 2.8.2024, RNTPC had taken into account the public comments received.
- 3.2 Sai Kung District Council (SKDC)'s District Facilities and Works Committee and Sai Kung Rural Committee (SKRC) were consulted on the proposed amendments to the OZP on 10.9.2024 and 28.8.2024 respectively. While members of both SKRC and SKDC generally welcomed the amendment items, some members expressed concerns on the rezoning of the 'Road' area in the middle of Ho Chung New Village to "V" (**Item G3**) as the concerned area is serving as emergency vehicular access and access road which would be obstructed by possible village development. Members' views and comments have been incorporated into RNTPC Paper No. 6/24.

Upon Gazettal of the Draft OZP

- 3.3 Upon gazettal of the draft OZP on 22.11.2024, members of SKDC and SKRC were notified on the same date that members of the public can submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation from SKDC and SKRC members was received.

¹ RNTPC Paper No. 6/24 and the attachments are available at the Board's website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/752_rnt_agenda.html.

² The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

4. The Representation Sites and their Surrounding Areas (Plan H-1)

4.1 The Representation Sites and their Surrounding Areas

Representation Site under Item A (Plans H-2a to 2c)

- 4.1.1 Representation site under **Item A** (Item A Site) (about 0.012 ha) is zoned “V” which is located at the periphery of the larger “V” zone of Wang Che and the existing village cluster that falls entirely within the village ‘environ’ (‘VE’) of Kai Ham (including Wang Che) and the water gathering ground (WGG). Bounded by an existing house to the immediate north, the village road connecting Wang Che with Ho Chung Road to its immediate east and densely vegetated slopes within the “CA” zone to the further south and west, the site is currently vacant with some groundcovers but no significant vegetation.
- 4.1.2 According to the applicant’s Indicative Scheme under the s.12A application (No. Y/SK-HC/5), the proposed development involves one NTEH (Small House) development with not more than 3 storeys, GFA of 195.09m² and BH of 8.23m and associated site formation works.

Representation Site under Item B (Plans H-3a to 3d)

- 4.1.3 Representation site under **Item B** (Item B Site) (about 0.32 ha), comprising two land parcels at Ho Chung North Road, is zoned “R(C)3” subject to a maximum GFA of 2,393m² and a maximum BH of 12m with 3 storeys over 1 storey of carport. Located close to Hiram’s Highway but outside the ‘VE’ of Ho Chung Village, most of the Item B Site is hard-paved and currently used for open storage, vehicle repair workshops and car parking uses with temporary structures and village dwellings scattered over the site. Part of Luk Mei Tsuen Road, which is an existing local track, is within the eastern portion of the site. The surrounding areas are in rural character mainly comprising low-rise and low-density village settlements and temporary structures for domestics, rural workshop and open storage uses within “V”, “R(D)” and “R(E)” zones with PR ranging from 0.2 to 0.75 and BH ranging from 2 to 3 storeys.
- 4.1.4 According to the applicant’s Indicative Scheme under the s.12A application (No. Y/SK-HC/6) (**Drawings H-1a to 1c**), the proposed residential development would have eight 3-storey detached houses each over 1 storey of carport with two car parking spaces with a maximum PR of 0.75, a maximum site coverage (SC) of 25% and a maximum BH of 12m. The eastern portion of the site, which is now an existing local track on private land, will be designated as a right-of-way for public use.

Representation Site under Item C (Plans H-4a to 4c)

- 4.1.5 Representation site under **Item C** (Item C Site) (about 0.66 ha) is zoned
-

“R(C)4” subject to a maximum PR of 0.75 and a maximum BH of 12m with 3 storeys over 1 storey of carport and a strip of land in the middle is designated as NBA where no development is permitted except road, footpath and other related facilities and shall not be accountable for PR calculation. Item C Site is currently partly used as a construction works site and partly used as a storage area of construction materials and construction site office while tree groups are found at the northern and southern fringes. The surrounding areas have rural residential character comprising low-rise and low-density residential developments in “R(C)” zones with PR ranging from 0.21 to 1.5 and BH ranging from 12m to 25m and village type developments in “V” zones.

- 4.1.6 According to the Indicative Scheme under the s.12A application (No. Y/SK-HC/7) (**Drawings H-2a to 2c**), the proposed development would be developed in two phases providing a total of 17 3-storey houses, car parking spaces in front of each individual house, a standalone 1-storey clubhouse and an access road serving the adjoining residential development in the middle. The proposed development would have a PR of 0.75 and a GFA of 4,016m² based on its development site, a SC of not more than 25% and a BH of 12m (3 storeys). The access road in the middle of the site is not included in the development site.

Representation Site under Item D (Plans H-5a to 5d)

- 4.1.7 Representation site under **Item D** (Item D Site) (about 0.32 ha) is zoned “G/IC”. It comprises Che Kung Temple, a Grade 1 historic building assessed by the Antiquities Advisory Board, its ancillary structures and open area, a pavilion to the south of the temple and a public convenience at the junction of Hiram’s Highway and Ho Chung Road. A piece of unleased and unallocated vacant government land (GL) (about 0.21 ha) to the northwest of the temple, which is covered with grass and currently not being used for any purpose, is also included in the “G/IC” zone for compatible uses complementary to the temple and/or other GIC uses.

Representation Site under Item E (Plans H-6a to 6c)

- 4.1.8 Representation site under **Item E** (Item E Site) (about 0.15 ha) is zoned “G/IC” which comprises the northern part of the existing Ho Chung Lowland Raw Water Pumping Station and an existing bridge to its east.

Representation Site under Item F (Plans H-7a to 7d)

- 4.1.9 Representation site under **Item F** (Item F Site) (about 0.58 ha) is zoned “R(E)” which is located at the junction of Hiram’s Highway and Luk Mei Tsuen Road and is mainly occupied by scattered temporary structures for workshop and storage uses, village dwellings, temple or for open storage and open-air vehicle repair workshops and a local track with sparse vegetation. Together with the adjoining area, the “R(E)” zone is intended for phasing out incompatible/temporary uses through redevelopment for residential use where all development is subject to a maximum PR of 0.4

and a maximum BH of 9m with 2 storeys over 1 storey of carport.

Representation Sites under Items G1 to G5 (Plans H-8a to 8g)

- 4.1.10 Representation sites under **Items G1 to G5** (Items G1 to G5 Sites) are at different locations in Luk Mei Tsuen, Ho Chung and Mok Tse Che. Item G1 Site (about 0.05 ha) is zoned “R(D)” which is a vegetated area with few structures located to the north of Ho Chung North Road and is adjacent to the periphery of Luk Mei Tsuen (**Plan H-8c**). Item G2 Site (about 0.07 ha) is zoned “R(E)” which is a paved area with sparse vegetation to the southwest of the abandoned Asia Television Limited (**Plan H-8c**).
- 4.1.11 Item G3 Site (about 0.92 ha) covers four areas zoned “V” which are mainly private land and located close to or within existing Ho Chung, Mok Tse Che and Wo Mei Villages and some are occupied by land uses serving the villages with minimal vegetation (**Plans H-8c to 8g**). Item G4 Site (about 0.08 ha) is zoned “GB” and comprises two areas which include a portion of Ho Chung River and a slope with dense vegetation located to the southwest of Nam Pin Wai (**Plans H-8d to 8f**). Item G5 Site (about 0.13 ha) is zoned “R(C)1” which is a vegetated land sandwiched between the existing “V” zone to the south of Nam Pin Wai and the existing “R(C)1” zone with two residential developments (**Plans H-8e and 8f**).

Representation Site under Item H (Plans H-9a to 9d)

- 4.1.12 Item H Site (about 0.69 ha) covers various areas shown as ‘Road’ to reflect the as-built alignment of the completed Hiram’s Highway improvement works.

4.2 Planning Intentions

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) the “R(C)” zone (**Items B, C and G5**) is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board;
- (b) the “R(D)” zone (**Item G1**) 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 Board;
- (c) the “R(E)” zone (**Items F and G2**) is intended primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board;
- (d) the “V” zone (**Items A and G3**) 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. 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;

- (e) the “G/IC” zone (**Items D and E**) is intended primarily for the provision of GIC 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; and
- (f) the “GB” zone (**Item G4**) 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.

5. The Representations

5.1 Subject of Representations

5.1.1 The two representations include:

- (i) one representation submitted by an individual (**R1**) supporting **Item G4**, opposing **Items A to F, G1 to G3 and G5** and amendments to the Notes (d) to (f), while providing view on **Item H**; and
- (ii) one representation submitted by the Hong Kong and China Gas Company Limited (**R2**) providing views on **Items C, D and F**.

5.1.2 The major grounds and views of the representations as well as their proposals (if any), and PlanD’s responses in consultation with the relevant government bureaux/departments (B/Ds), are summarised in paragraphs 5.2 to 5.4 below.

5.2 Supportive Representation

Major Grounds/Views	Representation No.
(1) Item G4 is supported.	R1
Responses	
(a) The supportive view is noted.	

5.3 Adverse Representations

5.3.1 Item A (“V” Zone in Kai Ham)

Major Grounds/Views	Representation No.
(1) There is sufficient available land within the “V” zone of Kai Ham (including Wang Che) to meet the outstanding Small House demand and all expected Small House applications in coming years. Half of the site is on GL.	R1
(2) The site is located within the WGG and the efficiency of sewage disposal through the proposed underground holding tank at the discretion of the land owner is not acceptable.	
(3) Located close to the slope within the “CA” zone, slope stabilisation works are required for the proposed development which would adversely affect the trees both within and outside the site. A detailed tree survey report is required to assess the impact on existing landscape. The cumulative impact on trees is hard to justify for a development of one single dwelling.	
Responses	
(a) In response to (1) to (3): Item A is to take forward a s.12A application No. Y/SK-HC/5 agreed by the RNTPC to facilitate a NTEH (Small House) development subject to not more than 3 storeys, GFA of 195.09m ² and BH of 8.23m and associated site formation works. The site is located at the periphery of the existing village cluster and the “V” zone of Wang Che which falls entirely within the ‘VE’ of Kai Ham (including Wang Che). The site is partly on GL (about 58.22m ² or 47%) and partly on private lot (about 65.03m ² or 53%) which was granted by way of exchange for Small House development shortly after the publication of the first Ho Chung OZP on 20.5.1994. According to the Indicative Scheme of the s.12A application (No. Y/SK-HC/5), the proposed Small House will be erected on the private lot portion while the remaining GL portion will be required for associated site formation works. According to the available information on Small House demand and supply ³ , the land available in the “V” zone of Kai Ham (including Wang Che) can fully meet the outstanding Small House applications. Having considered the planning circumstances of the application, the landscape setting of the site and surrounding areas, the purpose of occupying the	

³ According to District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD), the number of outstanding Small House applications for Kai Ham (including Wang Che) is 7 while the 10-year Small House demand forecast (as at 31.12.2024) is 90. Based on the latest estimate by PlanD, about 1.66 ha of land (including Item A Site) (equivalent to about 66 Small House sites) is available within the “V” zone of Kai Ham (including Wang Che).

adjoining GL for essential site formation and drainage works, and the need to respect the applicant's development right under lease, sympathetic consideration has been given to the s.12A application. Concerned departments had no objection to or no adverse comment on the application. Having taken into account public comments received, the RNTPC agreed to the s.12A application.

As demonstrated in the Sewerage Impact and Risk Assessments undertaken in the s.12A application, no insurmountable environmental impact would be induced by the proposed development with appropriate mitigation measures. Director of Environmental Protection (DEP) had no adverse comment on the impact assessments and the proposed use of underground holding tank and had no in-principle objection to the application. Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) had no comment on the application taken into account that there are conditions imposed on the land lease for pollution control within the WGG and the undertaking to comply with his department's requirement provided by the applicant of the s.12A application. The detailed arrangement of sewage disposal and its monitoring mechanism would be confirmed in the subsequent stages of implementation and approval by relevant government departments.

As shown in the Tree Survey Report of the s.12A application, while 12 existing trees were found within the area of slope stabilisation works, all existing trees would be retained under precautionary measures. Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) advised that significant adverse impact on the existing landscape was not anticipated and Director of Agriculture, Fisheries and Conservation (DAFC) had no strong view on the application. The concern of the existing trees to be affected by the slope stabilisation works had been addressed in the s.12A application stage.

5.3.2 **Item B** ("R(C)3" Zone at Ho Chung North Road)

Major Grounds/Views	Representation No.
(1) The public passage on GL should be excluded from the site.	R1
(2) The BH of the proposed development is excessive while parking facilities should be provided underground. The BH should be maintained same as the surrounding village houses to retain rural landscape and reduce visual impact.	
(3) Half of the site area is used for internal access which is an ineffective use of land and would greatly reduce the greening coverage.	
(4) The Tree Survey Report of the s.12A application is questionable including the number of existing trees and	

planting design.	
(5) It should be questioned that the Government approved a residential development in an area without public sewerage system.	
Responses	
<p>(a) In response to (1):</p> <p>Item B is to take forward the s.12A application (No. Y/SK-HC/6) agreed by the RNTPC to facilitate a private residential development with a maximum GFA of 2,393m² and a maximum BH of 12m with 3 storeys over 1 storey of carport. The Item B Site covers a section of Luk Mei Tsuen Road, a local track entirely within private land. In order to maintain public accessibility, the applicant of the s.12A application proposed to dedicate the concerned part of the local track in the Item B Site as vehicular access and a 1.5m-wide footpath and would be designated as right-of-way for public use to be managed and maintained by the applicant. DLO/SK, LandsD and Commissioner for Transport (C for T) had no objection to or no comment on the proposal. The detailed arrangement of right-of-way would be confirmed in the land exchange stage.</p>	
<p>(b) In response to (2):</p> <p>While the maximum BH of 12m with 3 storeys over 1 storey of carport under the “R(C)3” zone is slightly higher than the maximum BH of the nearby “R(D)” and “R(E)” zones, the proposed residential development is still in line with the existing and planned low-density and low-rise village settlement in the vicinity, including the village houses in the “V” zone with a maximum BH of 3 storeys (8.23m) and the existing and planned low-rise and low-density residential developments in the vicinity with BHs ranging from 9m to 12m. According to the Visual Impact Assessment conducted in the s.12A application, the proposed development would unlikely affect the visual character and overall townscape of the area, and significant adverse visual impact was not anticipated. CTP/UD&L, PlanD advised that the proposed development was not incompatible with the surrounding developments from urban design and visual perspectives.</p>	
<p>(c) In response to (3) and (4):</p> <p>As shown on the Conceptual Landscape Plan of the s.12A application, the greenery coverage was over 20% which complied with the requirements under relevant guidelines. According to the Broad-brush Tree Survey of the s.12A application, there were six trees within the site where two dead trees were proposed to be fell while the remaining four would be retained. Moreover, a total of 29 new trees would be planted which would achieve a compensation ratio of more than 1:1 in terms of number. CTP/UD&L, PlanD advised that no significant landscape impact was anticipated.</p>	

(d) In response to (5):

As indicated in the Sewerage and Drainage Impact Appraisals (SDIA) of the s.12A application, an on-site underground sewage treatment **plant system** was proposed for the development. Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD) **and DEP** had no in-principle objection to the SDIA reports, and the design of the sewage treatment **plant system** would be subject to the views and agreement of Environmental Protection Department and any relevant statutory requirements at subsequent implementation and detailed design stages. The applicant committed that all sewage would be conveyed to public sewerage system when available and the on-site sewage treatment **plant system** would then be abandoned. CE/MS, DSD and DEP advised that a proposed public sewerage system in the vicinity is under review.

5.3.3 **Item C** (“R(C)4” Zone in Wo Mei Hung Min Road)

Major Grounds/Views	Representation No.
(1) The rezoning of Item C Site will eliminate the current “GB” buffer from Hiram’s Highway. The rural character of the area should be maintained.	R1
(2) Given that enough land has been identified for housing and there are many vacant units in Ho Chung, the proposed development involving felling of a substantial amount of trees is not well justified.	
(3) The BH of the proposed development should be capped at the same height as village houses in the surroundings.	
(4) The opportunity for the public to make comment on the s.12A application has been deprived after the Ordinance was amended.	
Responses	
(a) In response to (1):	
<p>Item C is to take forward the s.12A application (No. Y/SK-HC/7) agreed by RNTPC to facilitate a private residential development with a maximum PR of 0.75 and a maximum BH of 12m with 3 storeys over 1 storey of carport with an access road in the middle. When the Item C Site was zoned “GB” on the first Ho Chung OZP in 1994, it formed a strip of buffer along the ‘Road’ area reserved for the improvement of Hiram’s Highway. Upon completion of the New Hiram’s Highway in 2004, the “GB” zone was extended to cover the unused road reserve to the immediate east of the Item C Site, which is now mainly occupied by cut-slopes adjoining the highway maintained by the Highways Department (HyD) with roadside amenity, trees and vegetation and forms a continuation of “GB” zones extending uphill towards the interchange of Hiram’s Highway and Clear Water Bay Road.</p>	

While Item C Site has been rezoned from “GB” to “R(C)4”, the remaining “GB” zone continues to serve as a landscape buffer between the highway and the surrounding rural developments. Located further away from the highway, Item C Site is suitable for residential development for better utilisation of the land and increasing house supply while the function of the “GB” buffer has not been eliminated.

(b) In response to (2) and (3):

According to the ES of the OZP, the general planning intention of Ho Chung is to consolidate the existing village type developments and to provide adequate land for the low-rise and low-density residential developments in orderly pattern. Item C Site is suitable for residential development and the proposed low-rise and low-density residential developments will blend in well with the surrounding natural environment and rural character comprising village type developments and low-rise and low-density residential developments (with PR ranging from 0.75 to 1.5 and BH ranging from 2 to 6 storeys), and will form an extension to the existing and planned low-rise residential developments in the area. CTP/UD&L, PlanD advised that the proposed development was not incompatible with the surrounding developments and landscape character.

According to the Landscape Master Plan of the s.12A application, the greenery coverage and open space provision would comply with the relevant guidelines and requirements. From landscape planning perspective, CTP/UD&L, PlanD noted that the proposed felling of 98 existing trees with no rare species would be compensated by planting of new standard/heavy standard trees mainly of native species, achieving a 1:1 compensation ratio, which was considered to alleviate the impact arising from the proposed development.

(c) In response to (4):

With the enactment of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 in 1.9.2023, the original public consultation for s.12A application under the Ordinance was ***dispensed*** to avoid duplicating with the public consultation during the statutory plan-making process under section 5 or 7 of the Ordinance following the acceptance of the application, and streamline the statutory planning process. The opportunity for the public to make comment on the rezoning proposal has not been deprived. The established practices for both statutory and administrative public consultation for statutory plan have also been duly followed.

5.3.4 Item D (“G/IC” Zone at Che Kung Temple)

Major Grounds/Views	Representation No.
(1) The rezoning of a large piece of vegetated land is	R1

objectable as the existing vacant land close to the temple should be sufficient for future development.	
Responses	
<p>(a) In response to (1):</p> <p>Besides Che Kung Temple, the open area, the pavilion to the south of the temple and a public convenience, Item D Site also covers a piece of unleased and unallocated vacant GL to the northwest of the temple (about 0.21 ha), which is covered with grass and currently not being used for any purpose. Given its close proximity to Che Kung Temple, this piece of land is suitable to be rezoned to “G/IC” for compatible uses complementary to the temple and/or other GIC uses. Nevertheless, the vegetated knoll to the north of the temple is retained as “GB” zone.</p>	

5.3.5 **Item E (“G/IC” Zone at Ho Chung Lowland Raw Water Pumping Station)**

Major Grounds/Views	Representation No.
(1) It is more suitable to rezone Item E Site, which is now a river bank, to “Open Space” (“O”) to provide recreational space for villagers and meet the shortfall in recreational and community facilities.	R1
Responses	
<p>(a) In response to (1):</p> <p>The Item E Site is rezoned to “G/IC” zone to mainly follow the boundary of the Permanent Government Land Allocation and combine with the existing “G/IC” zone of the Ho Chung Lowland Raw Water Pumping Station and to reflect the existing bridge which is a public facility. Regarding the representer’s view that it is more suitable to rezone the river bank to “O” zone, the river bank forms part of the Ho Chung Lowland Raw Water Pumping Station with the existing bridge serving as the access road across the river. Item E Site is hence not suitable for open space use.</p>	

5.3.6 **Items F, G1 to G3 and G5 (“R(E)” Zone at the Junction of Hiram’s Highway and Luk Mei Tsuen Road, “R(C)1”, “R(D)”, “R(E)” and “V” Zones at Different Locations in Luk Mei Tsuen, Ho Chung and Mok Tse Che)**

Major Grounds/Views	Representation No.
(1) The sites should be more suitable to be zoned as “GB” for tree-planted buffer along the roads to provide a more pleasant streetscape and better living conditions, and absorb vehicle pollutants.	R1

Responses
<p>(a) In response to (1):</p> <p>Item F Site zoned “R(E)” is a leftover area not required for road use after the completion of Luk Mei Tsuen Road, which mainly consists of private lots and is largely covered with scattered temporary structures for workshop and storage uses, village dwellings, temple, open storage and open-air vehicle repair workshops and a local track with sparse vegetation. The “R(E)” zoning is suitable for phasing out incompatible/temporary uses through redevelopment for residential use.</p> <p>Items G1 to G3 and G5 Sites are zoned “R(C)1”, “R(D)”, “R(E)” and “V” involving the original ‘Road’ reserve in Luk Mei Tsuen, Ho Chung and Mok Tse Che which can generally be divided into northern and southern portions. Northern portion involving Items G1, G2 and part of G3 Sites were reserved for local road improvement but were obsoleted after the completion of the Hiram’s Highway Improvement Stage 1 project. Southern portion involving Items G5 and the remaining G3 Sites consist of mainly private land and were originally planned for road improvement for the villages. However, relevant government departments confirmed that there is no plan to implement a road and considered that it could be released for other land uses. Therefore, it is considered appropriate to rezone the concerned areas to appropriate zonings to rationalise the zoning boundary of the respective zones for better utilisation of land. Major parts of Items G3 and G5 Sites are not located along the existing road.</p>

5.3.7 Other Aspects

Major Grounds/Views	Representation No.
<p>(1) The planned population arising from the proposed development in Items A to F and other approved development projects in the Area will put a strain on the community facilities. Moreover, provision of open space and GIC facilities in the Area should not be assessed based on a larger district perspective, i.e. whole Sai Kung District including Tseung Kwan O, as Tseung Kwan O is far away from Ho Chung. Such assessment is misleading.</p>	<p>R1</p>
Responses	
<p>(a) In response to (1):</p> <p>While there are shortfalls in the existing and planned provision for some GIC facilities in the Area (Annex VI), the existing and planned provision for major GIC facilities in Sai Kung District (Annex VII) are generally adequate to meet the demand in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and the requirement of relevant B/Ds. For health and welfare facilities, Health Bureau and Social Welfare Department are</p>	

adopting a wider spatial context/cluster in the assessment of provision of relevant community facilities. Besides, the population-based planning standards for child care, elderly and rehabilitation services/facilities reflect the long-term target towards which these facilities would be adjusted progressively. These facilities will be carefully planned/reviewed by relevant government B/Ds.

For the existing and planned provision for open space in the Area, while there are shortfalls in the provision of both district and local open space in the Area, there are surpluses in the provision in Sai Kung District.

5.3.8 Amendments to the Notes (d) to (f)

Major Grounds/Views	Representation No.
(1) Incorporating ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 for “V” zone will deprive the public’s right to comment on the location and design of these facilities.	R1
(2) The planning intention of “V” zone is to provide housing and the incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 for “V” zone will be exploited for commercial operations.	
(3) With the revision to the Remarks of the Notes for “CA”, “CPA” and “SSSI” zones to exempt filling of land/pond and excavation of land pertaining to public works co-ordinated or implemented by Government, and maintenance or repair works from the requirement of planning permission, the Board is effectively relinquishing its monitoring role of these developments, resulting in devastating impact on natural environment.	
Responses	
(a) In response to (1): The incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “V” zone, being in line with the latest MSN promulgated by the Board, is to streamline the provision of these common and essential facilities in village areas. Under the current practice, relevant government departments such as the Food and Environmental Hygiene Department would consult the concerned local residents/DCs/RCs on the provision of such facilities, as appropriate.	
(b) In response to (2): Given the popularity of tours/visits to the villages in recent years, it is considered appropriate to add ‘Field Study/Education/Visitor Centre’ under	

<p>Column 2 of the Notes for “V” zone to cater for the demand for such uses where appropriate, which is in line with the latest MSN promulgated by the Board. To ensure no insurmountable impacts on the surrounding areas and minimise the possible nuisance to the village environment, planning permission from the Board for such uses are required.</p>
<p>(c) In response to (3)</p> <p>The incorporation of exemption clause for government works on filling of land/pond or excavation of land pertaining to public works co-ordinated or implemented by the Government from the requirement for planning application in the conservation-related zones is in line with the latest MSN promulgated by the Board. The objective is to streamline the planning application process/mechanism.</p> <p>The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Public works co-ordinated or implemented by the Government will be in compliance with the relevant government requirements, prevailing ordinances and regulations. Statutory control over the developments in the conservation-related zones would not be undermined.</p>

5.4 Representations Providing Views

Major Grounds/Views	Representation No.
(1) Item H is to reflect the alignment of completed roads.	R1
(2) Since the proposed developments at Items C, D and F Sites are in close vicinity to the high-pressure pipeline at Hiram’s Highway, project proponents are required to conduct Quantitative Risk Assessment (QRA) to evaluate the potential risk based on the forecasted ultimate population and determine the necessary mitigation measures if required. The project proponents should consult and closely coordinate with the Hong Kong and China Gas Company in the design and construction stages and provide protective measures.	R2
Responses	
(a) In response to (1): Noted.	
(b) In response to (2): QRA of the risk associated with the Hong Kong and China Gas high pressure town gas pipeline was conducted in support of the s.12A application (No. Y/SK-HC/7) in relation to Item C Site which is close to the high-pressure	

pipeline at Hiram's Highway. The societal risk for both construction and operational phases lie within the "Acceptable" region of the Hong Kong Risk Guidelines. The tolerable risk was mainly due to the background population instead of the population induced by the proposed residential development. The maximum offsite individual risk was found to comply with Risk Guidelines for Hong Kong. No specific mitigation measures were therefore required. Director of Electrical and Mechanical Services (DEMS) had no comment from electricity supply safety and town gas safety points of view and advised the project proponent/consultant/works contractor to liaise with the Hong Kong and China Gas Company Limited during the design and construction stages of development.

Moreover, the requirement of QRA for any development proposal within 150 metres from the alignment of the pipe that will result in a significant increase in population has been specified in the ES of the OZP. The exact requirement of QRA and implementation of mitigation measures if necessary would be dealt with in the subsequent stages of land exchange application and/or building plan submission.

6. Departmental Consultation

6.1 The following government B/Ds have been consulted and their comments, if any, have been incorporated in the above paragraphs, where appropriate:

- (a) C for T;
- (b) Chief Highway Engineer/New Territories East, HyD;
- (c) Chief Engineer 5/Major Works, Major Works Project Management Office, HyD;
- (d) DLO/SK, LandsD;
- (e) DEP;
- (f) DAFC;
- (g) Director of Food and Environmental Hygiene;
- (h) Director of Health;
- (i) Chief Engineer (Works), Home Affairs Department (HAD);
- (j) Director of Social Welfare;
- (k) Director of Fire Services;
- (l) Commissioner of Police;
- (m) Director of Leisure and Cultural Services;
- (n) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (o) Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department;
- (p) Project Manager (East), Civil Engineering and Development Department (CEDD);
- (q) Head of Geotechnical Engineering Office, CEDD;
- (r) CE/MS, DSD;
- (s) Principal Project Coordinator/Special Duty, DSD;
- (t) DEMS;

- (u) CE/C, WSD;
- (v) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau;
- (w) Director of Housing;
- (x) District Officer (Sai Kung), HAD; and
- (y) CTP/UD&L, PlanD.

7. Planning Department's Views

- 7.1 The supportive view of **R1 (part)** on **Item G4** and views of **R1 (part)** on **Item H** and **R2** on **Items C, D and F** are noted.
- 7.2 Based on the assessments in paragraph 5 above, PlanD does not support R1 (part) and considers that the OZP should not be amended to meet the representations for the following reasons:
- (a) **Items A to C** are to take forward the decisions of the Rural and New Town Planning Committee on three agreed s.12A applications for proposed residential developments. The technical assessments undertaken by the applicants have demonstrated that the development proposals are technically feasible and will not cause significant adverse impacts to the surroundings, while concerned government bureaux/departments (B/Ds) had no objection to or no adverse comment on the proposed developments at the sites. The zonings and relevant development restrictions for these items on the Notes of the Outline Zoning Plan are considered appropriate;
 - (b) the “Government, Institution or Community” zonings are appropriate for the sites under **Items D and E** to reflect the existing site conditions and allow compatible uses complementary to Che Kung Temple. Relevant B/Ds have no objection to or no adverse comment on the rezonings;
 - (c) the sites under **Items F, G1 to G3 and G5** were the original ‘Road’ reserves or leftover area which are not required for road use after completion of the road works. It is considered appropriate to rezone them as “Residential (Group C) 1”, “Residential (Group D)”, “Residential (Group E)” and “Village Type Development” (“V”) zonings to rationalise the zoning boundary and better utilise land resources;
 - (d) the existing and planned provision of government, institution and community (GIC) facilities in Sai Kung District are generally sufficient to meet the demand of the planned population while there is surplus in the existing and planned provision of open space in Sai Kung District. The provision of GIC facilities and open space will be closely monitored by the relevant government B/Ds;
 - (e) the incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 and ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone is in line with the latest Master Schedule of Notes to Statutory Plans (MSN) promulgated by the Town

Planning Board (the Board). The provision of these facilities will follow the relevant procedures and/or require planning permission from the Board;

- (f) the incorporation of the exemption clause that filling of land/pond or excavation of land related to public works co-ordinated or implemented by the Government are exempted from the requirement for planning application in the “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”) and “Sites of Special Scientific Interest (“SSSI”) zones is in line with the latest MSN promulgated by the Board and will streamline the planning application process. The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Statutory control over the developments in the “CA”, “CPA” and “SSSI” zones would not be undermined; and
- (g) the opportunity for the public to make comment on rezoning proposal has not been deprived as the public can submit the representation in the statutory plan-making process. The established practices for both statutory and administrative public consultation for statutory plan have also been duly followed.

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the OZP to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the OZP, together with the Notes and updated ES, are suitable for submission under section 8(1)(a) of the Ordinance to the Chief Executive in Council for approval.

9. Attachments

Annex I	Draft Ho Chung OZP No. S/SK-HC/12 (reduced size)
Annex II	Schedule of Amendments to the Approved Ho Chung OZP No. S/SK-HC/11
Annex III	List of Representers
Annex IV	Submissions of Representers
Annex V	Extract of the Minutes of RNTPC Meeting held on 25.10.2024
Annex VI	Provision of Major Community Facilities and Open Space in Ho Chung Planning Scheme Area
Annex VII	Provision of Major Community Facilities and Open Space in Sai Kung District
Drawings H-1a to 1c	Indicative Scheme for the Proposed Development of Item B
Drawings H-2a to 2c	Indicative Scheme for the Proposed Development of Item C
Plan H-1	Location Plan of the Representations Sites

Plans H-2a to 2c	Site Plan, Aerial Photo and Site Photos of Representation Site (Item A)
Plans H-3a to 3d	Site Plan, Aerial Photo and Site Photos of Representation Site (Item B)
Plans H-4a to 4c	Site Plan, Aerial Photo and Site Photos of Representation Site (Item C)
Plans H-5a to 5d	Site Plan, Aerial Photo and Site Photos of Representation Site (Item D)
Plans H-6a to 6c	Site Plan, Aerial Photo and Site Photos of Representation Site (Item E)
Plans H-7a to 7d	Site Plan, Aerial Photo and Site Photos of Representation Site (Item F)
Plans H-8a to 8g	Site Plan, Aerial Photo and Site Photos of Representation Site (Items G1 to G5)
Plans H-9a to 9d	Site Plan, Aerial Photo and Site Photos of Representation Site (Item H)

**PLANNING DEPARTMENT
APRIL 2025**