

**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)

<i>Figure No.</i> 5.5b	<i>Scale</i> -	<i>Figure Title</i> <b>Proposed Amendments to the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/13) - Notes of the “R(C)” Zone (1 of 3)</b>
<b>ARUP</b>	<i>Date</i> April 2026	<i>Source</i> Extracted from the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/13)

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

Remarks

- (a) On land designated “Residential (Group C) 1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.75, a maximum site coverage of 37.5% and a maximum building height of 9m with 2 storeys over one storey of carport or of a maximum plot ratio of 0.75, a maximum site coverage of 25% and a maximum building height of 12m with 3 storeys over one storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) On land designated “Residential (Group C) 2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 9m with 2 storeys over one storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (c) On land designated “Residential (Group C) 3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 2,393m<sup>2</sup> and a maximum building height of 12m with 3 storeys over one storey of carport, or the GFA and height of the building, which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (d) On land designated “Residential (Group C) 4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.75 and a maximum building height of 12m with 3 storeys over one storey of carport, or the plot ratio and height of the building, which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater. A non-building area (NBA) is designated and shall not be accountable for plot ratio calculation.
- (e) *On land designated “Residential (Group C) 5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.6 and a maximum building height of 4 storeys (excluding basements), or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.*

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	<b>Proposed Amendments to the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/13) - Notes of the “R(C)” Zone (2 of 3)</b>
5.5c	-		
<b>ARUP</b>	<i>Date</i>	<i>Source</i>	Extracted from the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/13)
	April 2026		

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

Remarks (Cont'd)

- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/site coverage/building height restrictions stated in paragraphs (a) to (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (g) In determining the maximum plot ratio/GFA/site coverage for the purposes of paragraphs (a) to (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (h) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restriction as stated in paragraph (d) may be considered by the Town Planning Board on application under section 16 of the Town planning Ordinance.

<i>Figure No.</i> 5.5d	<i>Scale</i> -	<i>Figure Title</i> <b>Proposed Amendments to the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/13) - Notes of the "R(C)" Zone (3 of 3)</b>
<b>ARUP</b>	<i>Date</i> April 2026	<i>Source</i> Extracted from the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/13)

carport as stipulated in the Notes of the Plan. The implementation of the “CDA” zone largely depends on private initiatives for land assembly. However, in view of the sizeable area of the site, phased development could be carried out provided that the intention for comprehensive redevelopment of the whole site would not be prejudiced.

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

9.2 Residential (Group C) (“R(C)”) Total Area 5.67 ha

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

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

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

This sub-area covers only one site which is located in the area sandwiched between Hiram’s Highway and Nam Pin Wai Village and it falls within the Ho Chung Site of Archaeological Interest (SAI).

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

This sub-area covers the area to the south-west of Hing Keng Shek which has mostly been developed into low-density

<i>Figure No.</i> 5.5e	<i>Scale</i> -	<i>Figure Title</i> <b>Proposed Amendments to the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/13) – Explanatory Statement of the “R(C)” Zone (1 of 2)</b>
<b>ARUP</b>	<i>Date</i> April 2026	<i>Source</i> Extracted from the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/13)

residential houses. The site is only accessible via the sub-standard Hing Keng Shek Road.

- (c) “R(C)3” – The residential development in this sub-area is subject to a maximum gross floor area (GFA) of 2,393m<sup>2</sup> and a height not exceeding 12m with 3 storeys over one storey of carport.

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

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

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

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

- 9.2.3 *For “R(C)5” zone, should the public footpath be affected by any development or redevelopment proposals, it shall be reprovisioned.*
- 9.2.4 The GFA control under the “R(C)3” zone and the PR control under “R(C)4” zone are regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 9.2.5 The above sub-areas mainly reflect the existing character and development intensity. The development restrictions are mainly to conserve the existing character and intensity of the developments so as to blend in well with the surrounding natural environment and rural character as well as not to overload the limited infrastructural facilities, particularly the transport network in the Area.

Figure No.	Scale	Figure Title
5.5f	-	Proposed Amendments to the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/13) – Explanatory Statement of the “R(C)” Zone (2 of 2)
<b>ARUP</b>	Date	Source
	April 2026	Extracted from the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/13)

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

9.9 Green Belt (“GB”) : *Total Area 52.54 ha*

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

9.10 Conservation Area (“CA”) : *Total area 138.30 ha*

- 9.10.1 The planning intention of this zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	<b>Proposed Amendments to the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/13) – Explanatory Statement of the “GB” Zone</b>
5.5g	-		
<b>ARUP</b>	<i>Date</i>	<i>Source</i>	Extracted from the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/13)
	April 2026		

**Detailed Comments from Government Departments**

**Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):**

1. the concerned private lots are old schedule agricultural lots held under Block Government Lease which contains the restriction that no structure is allowed to be erected without the prior approval of the Government;
2. for the remaining existing structures within the application site (the Site), although they bear Squatter Survey numbers, they might not tally with the Squatter Survey records. Whether such existing structures are inconsistent with the Squatter Survey records would be subject to site inspection and survey. Her office would take appropriate follow-up actions if irregularities are detected;
3. there are existing structures found on the sites of (i) nine structures covered by the Modification of Tenancy (MoT) No. S1479 and Letter of Approval (LoA) No. SAS 603 bearing with Squatter Survey numbers, and (ii) 10 Squatter Survey numbers. In this connection, the concerned MoT, LoA and Squatter Survey numbers would be cancelled, if required, according to case priority;
4. it is observed that the location of the proposed footpath to the reprovisioned involves Government land. Should the planning application be approved by the Town Planning Board (the Board), whether such Government land would be granted to the applicants would be subject to the subsequent land exchange application;
5. regarding the location, alignment and width of the proposed public footpath to be reprovisioned, comments from District Officer (Sai Kung), Home Affairs Department (DO(SK), HAD) should be sought noting that it is managed and maintained by his office. Given the reprovisioning of the existing footpath might require closure of road under Cap. 370, advice from the Transport Department and the Highways Department should be sought; and
6. it is also noted that the area of the existing public footpath has been included in plot ratio (PR) and gross floor area (GFA) calculations.

**Comment of the Director of Environmental Protection (DEP):**

Future connection to public sewer, if available, is subject to the agreement of the Environmental Protection Department and the Drainage Services Department (DSD). The applicants would need to review the Sewerage Impact Assessment and assess the potential sewerage impact arising from the development, and where appropriate, to demonstrate the effectiveness of mitigation measures. The applicants are required to implement the sewer connection and mitigation works, if any, at its own cost to meet the satisfaction of DSD.

**Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):**

1. approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval;

2. for compliance of site coverage of greenery requirements under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152, submission should be made to Buildings Department for comments and approval; and
3. consideration of more tree planting along the site boundary between the clubhouse and the nearby tree clusters is recommended.

**Comment of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):**

The detailed drainage design should be circulated to his office at later stage.

**Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):**

1. existing water mains within the Site is likely to be affected. The applicants are required to either divert or protect the water mains found on site;
2. if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in Government land. The cost of diversion of existing water mains upon request will have to be borne by the applicants; and the applicants shall submit all relevant proposal to WSD for consideration and agreement before the works commence;
3. for those water mains in close vicinity to the Site where diversion is not required, the following conditions shall apply:
  - (a) existing water mains are affected and no development which requires resiting of water mains will be allowed;
  - (b) details of site formation work shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
  - (c) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (d) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
  - (e) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
  - (f) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.

**Comments of the Chief Building Surveyor/New Territories East 2 and Rail, BD (CBS/NTE2 & Rail BD):**

1. before any new building works (save for exempted works and minor works) are carried out, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) must be appointed to coordinate all new building works in accordance with the Buildings Ordinance (BO). However, the carrying out of minor works can follow the provision laid down under the Minor Works Control System;
2. before carrying out any above-mentioned works on leased land, the prior approval and consent of the BD should be obtained, otherwise they are UBW. An AP should be appointed as the coordinator for the proposed building works in accordance with the BO;
3. for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
4. unless the Site abuts on a specified street complying with the requirements under Building (Planning) Regulations (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the Site should be determined by the BA under B(P)R 19(3);
5. under B(P)R 5, every building shall be provided with means of obtaining access thereto from a street;
6. the Site shall be provided with emergency vehicular access in accordance with B(P)R 41D;
7. the applicants should note the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the SBD requirements under PNAP APP-152; and
8. detailed comments will be provided at plan submission stage.

**Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):**

1. it is noted that Feature Nos. 7SE-D/C154 and 7SE-D/F46 are located within and in the vicinity of the Site; and
2. the applicants should make necessary submissions to DLO and/or BA for approval if the geotechnical feature(s) could affect or be affected by the proposed development (if any) in accordance with the provisions of the BO at the development stage.

**Comment of the Director of Electrical and Mechanical Services (DEMS):**

The applicants are required to observe the requirements of the "Guidance Note on Quantitative Risk Assessment (QRA) Study for High Pressure Town Gas Installations in Hong Kong" of his office for carrying out the QRA.

**Comments of the District Officer (Sai Kung), Home Affairs Department (DO(SK), HAD):**

1. the concerned location is one of the flooding black spots. Drainage works are scheduled to be carried out in the vicinity of lamp post no. VE4018;
2. his office would not take up the management and maintenance responsibilities of the proposed vehicular access and the associated deck structure inside and solely used by or connected to the proposed development; and
3. it is noted that existing access inside the proposed development are connected to or used by some households. The applicants are advised to provide an access for the affected households during and after the construction of the proposed development.