



圖例
NOTATION

ZONES

COMPREHENSIVE DEVELOPMENT AREA

RESIDENTIAL (GROUP C)

RESIDENTIAL (GROUP D)

RESIDENTIAL (GROUP E)

VILLAGE TYPE DEVELOPMENT

GOVERNMENT, INSTITUTION OR COMMUNITY

RECREATION

AGRICULTURE

GREEN BELT

CONSERVATION AREA

COASTAL PROTECTION AREA

SITE OF SPECIAL SCIENTIFIC INTEREST

CDA

R(C)

R(D)

R(E)

V

GIC

REC

AGR

GB

CA

CPA

SSSI

地帶

綜合發展區

住宅（丙類）

住宅（丁類）

住宅（戊類）

鄉村式發展

政府、機構或社區

康樂

農業

綠化地帶

自然保育區

海岸保護區

具特殊科學價值地點

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

交通

主要道路及路口

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

其他

規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMPREHENSIVE DEVELOPMENT AREA	1.31	0.44	綜合發展區
RESIDENTIAL (GROUP C)	3.30	1.11	住宅（丙類）
RESIDENTIAL (GROUP D)	6.78	2.29	住宅（丁類）
RESIDENTIAL (GROUP E)	3.88	1.30	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	44.90	15.15	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.17	0.06	政府、機構或社區
RECREATION	7.55	2.55	康樂
AGRICULTURE	17.83	5.95	農業
GREEN BELT	55.00	18.59	綠化地帶
CONSERVATION AREA	138.31	46.68	自然保育區
COASTAL PROTECTION AREA	0.05	0.02	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	3.66	1.24	具特殊科學價值地點
MAJOR ROAD ETC.	13.88	4.62	主要道路等
TOTAL PLANNING SCHEME AREA	298.28	100.00	規劃範圍總面積

行政長官會同行政會議於2014年3月11日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
11 MARCH 2014

Signed Ms Kinnie WONG 黃潔怡女士 簽署
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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

SCALE 比例尺
0 200 400 600 800 1 000 METRES 米

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/11



圖例
NOTATION

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

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMPREHENSIVE DEVELOPMENT AREA	1.31	0.44	綜合發展區
RESIDENTIAL (GROUP C)	4.40	1.49	住宅（丙類）
RESIDENTIAL (GROUP D)	6.76	2.28	住宅（丁類）
RESIDENTIAL (GROUP E)	4.19	1.41	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	45.78	15.45	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	0.65	0.22	政府、機構或社區
RECREATION	7.55	2.55	康樂
AGRICULTURE	17.47	5.90	農業
GREEN BELT	53.61	18.09	綠化地帶
CONSERVATION AREA	138.30	46.68	自然保育區
COASTAL PROTECTION AREA	0.05	0.02	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	3.66	1.24	具特殊科學價值地點
MAJOR ROAD ETC.	12.55	4.23	主要道路等
TOTAL PLANNING SCHEME AREA	296.28	100.00	規劃範圍總面積

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

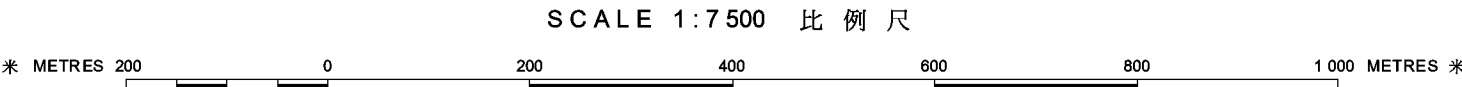
核准圖編號 S / S K - H C / 1 1 的修訂
AMENDMENTS TO APPROVED PLAN No. S/SK-HC/11

按照城市規劃條例第5條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 項 AMENDMENT ITEM A		修訂項目 G 1 項 AMENDMENT ITEM G1	
修訂項目 B 項 AMENDMENT ITEM B		修訂項目 G 2 項 AMENDMENT ITEM G2	
修訂項目 C 項 AMENDMENT ITEM C		修訂項目 G 3 項 AMENDMENT ITEM G3	
修訂項目 D 項 AMENDMENT ITEM D		修訂項目 G 4 項 AMENDMENT ITEM G4	
修訂項目 E 項 AMENDMENT ITEM E		修訂項目 G 5 項 AMENDMENT ITEM G5	
修訂項目 F 項 AMENDMENT ITEM F		修訂項目 H 項 AMENDMENT ITEM H	

（參看附表）
(SEE ATTACHED SCHEDULE)

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



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

圖則編號
PLAN No. S/SK-HC/11A

APPROVED DRAFT HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/11A

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

NOTES

(N.B. This forms part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the interim development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including interim development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the interim development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without permission from the Town Planning Board.
- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

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

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

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

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Site of Special Scientific Interest", "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

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

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

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building

works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPROVED-DRAFT HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/11A

Schedule of Uses

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COMPREHENSIVE DEVELOPMENT AREA

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

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

Remarks

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) No new development or redevelopment of an existing building shall result in a total development or redevelopment in excess of a maximum plot ratio of 0.75, a maximum site coverage of 25% and a maximum building height of 12m with 3 storeys over one storey of carport.
- (d) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio~~7~~/ site coverage ~~and~~/ building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (f) In determining the maximum plot ratio and site coverage for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or 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.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (a) On land designated “Residential (Group C) 1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.75, a maximum site coverage of 37.5% and a maximum building height of 9m with 2 storeys over one storey of carport or of a maximum plot ratio of 0.75, a maximum site coverage of 25% and a maximum building height of 12m with 3 storeys over one storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) On land designated “Residential (Group C) 2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 9m with 2 storeys over one storey of carport, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (c) *On land designated “Residential (Group C) 3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 2,393m² and a maximum building height of 12m with 3 storeys over one storey of carport, or the GFA and height of the building, which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.*
- (d) *On land designated “Residential (Group C) 4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.75 and a maximum building height of 12m with 3 storeys over one storey of carport, or the plot ratio and height of the existing 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.*
- (ee) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/ *GFA*/ site coverage and/ building height restrictions stated in paragraphs (a) ~~and (b) to (d)~~ above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (ef) In determining the maximum plot ratio/ *GFA* and/ site coverage for the purposes of paragraphs (a) ~~and (b) 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.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

- (g) *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.*

RESIDENTIAL (GROUP D)

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

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

Eating Place
Library
School
Shop and Services

(Please see next page)

RESIDENTIAL (GROUP D) (Cont'd)

Planning Intention

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

Remarks

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

RESIDENTIAL (GROUP E)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

Schedule I: for open-air development or for building other than industrial building

Ambulance Depot	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
Rural Committee/Village Office	Flat
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Institutional Use (not elsewhere specified)
	Library
	Market
	Office
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

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

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

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

Remarks

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

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Remarks (Cont'd)

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

VILLAGE TYPE DEVELOPMENT

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

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

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

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

Remarks

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

GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

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

RECREATION

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

Planning Intention

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

(Please see next page)

RECREATION (Cont'd)

Remarks

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

AGRICULTURE

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

Planning Intention

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

Remarks

Any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

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

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

(Please see next page)

GREEN BELT (Cont'd)

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Utility Installation for Private Project

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.

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

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house; shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan.
- (b) Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except ***public works co-ordinated or implemented by Government, and*** maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Utility Installation for Private Project

Planning Intention

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

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

Remarks

Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except ***public works co-ordinated or implemented by Government, and*** maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ho Chung Outline Zoning Plan No. S/SK-HC/6 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

SITE OF SPECIAL SCIENTIFIC INTEREST

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

Planning Intention

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

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

Remarks

Any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except ***public works co-ordinated or implemented by Government, and*** maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

~~APPROVED-DRAFT~~ HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/11A

EXPLANATORY STATEMENT

APPROVED DRAFT HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/11A

EXPLANATORY STATEMENT

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APPROVED DRAFT HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/11A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ ***draft*** Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 The land within the OZP was previously included in the Ho Chung Interim Development Permission Area (IDPA) Plan No. IDPA/SK-HC/1, which was prepared by the Director of Planning and notified in the Gazette on 17-~~8~~ ***August*** 1990. The land within the IDPA Plan was subsequently included in the draft Ho Chung Development Permission Area (DPA) Plan No. DPA/SK-HC/1, which was prepared by the Board and notified in the Gazette on 12-~~7~~ ***July*** 1991 under section 5 of the Town Planning Ordinance (the Ordinance).
- 2.2 On 22-~~2~~ ***February*** 1994, the then Governor in Council approved the draft Ho Chung DPA Plan under section 9(1)(a) of the Ordinance, which was subsequently renumbered as DPA/SK-HC/2.
- 2.3 On 17-~~5~~ ***May*** 1993, a directive was given by the then Governor, pursuant to section 3(1)(a) of the Ordinance, for the Board to prepare an OZP for the area of Ho Chung.
- 2.4 On 20-~~5~~ ***May*** 1994, the draft Ho Chung OZP No. S/SK-HC/1 was exhibited for public inspection under section 5 of the Ordinance. ~~Twenty-three valid objections to the draft OZP were received. After giving consideration to the objections, the Board decided to propose amendments to the draft OZP and its Notes to meet 15 objections. The proposed amendments to meet the objections were notified in the Gazette on 26.6.1998 and 26.2.1999 respectively under section 6(7) of the Ordinance. Since then, the OZP had been~~ ***was subsequently*** amended three times and exhibited for public inspection under section 7 of the Ordinance.

- 2.5—On 27.11. **November** 2001, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ho Chung OZP, which was subsequently renumbered as S/SK-HC/5. ***On 7 December 2001, the approved OZP No. S/SK-HC/5 was exhibited for public inspection under section 9(5) of the Ordinance.***
- 2.5 On 9.12. **December** 2003, the CE in C referred the approved Ho Chung OZP No. S/SK-HC/5 to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. ***The OZP was subsequently amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.***
- 2.6—On 2.7.2004, the draft Ho Chung OZP No. S/SK-HC/6 incorporating amendments was exhibited for public inspection under section 5 of the Ordinance. These amendments include rezoning of a number of sites adjacent to the New Hiram's Highway to reflect the completion of Phases 1 and 2 of the Hiram's Highways Improvement Works and the existing site characteristics, and revisions to the Notes to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board. During the exhibition period, no objection was received.
- 2.7—On 1.4.2005, the draft Ho Chung OZP No. S/SK-HC/7 incorporating mainly amendments to the Notes for the "Agriculture" zone to include control on filling of land, was exhibited for public inspection under section 7 of the Ordinance. During the exhibition period, one objection was received. On 21.4.2006, the Board gave further consideration to the objection and decided to propose an amendment to partially meet the objection by amending the Remarks in the Notes for the "Agriculture" zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19.5.2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14.7.2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.
- 2.8—On 9.12.2005, the draft Ho Chung OZP No. S/SK-HC/8, incorporating amendment to the definition of "existing building" in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.
- 2.96 On 31.10. **October** 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Chung OZP, which was subsequently renumbered as S/SK-HC/9. On 10.11. **November** 2006, the approved Ho Chung OZP No. S/SK-HC/9 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.7 On 17.4. **April** 2012, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference of the OZP was notified in the Gazette on 27.4. **April** 2012 under section 12(2) of

the Ordinance. *The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.*

~~2.10 On 10.5.2013, the draft Ho Chung OZP No. S/SK-HC/10 incorporating amendments to rezone a site at Nam Pin Wai Road from “Residential (Group C)1” to “Village Type Development” and addition of two symbols on the Plan for linking three sites zoned “Village Type Development” at Wo Mei was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, one representation was received. On 19.7.2013, the representation was published for 3 weeks for public comments, and no comment was received. After giving consideration to the representation on 1.11.2013, the Board decided not to propose any amendment to the draft OZP to meet the representation.~~

~~2.118~~ On 11.3. **March** 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Chung OZP, which was subsequently renumbered as S/SK-HC/11. On 21.3. **March** 2014, the approved Ho Chung OZP No. S/SK-HC/11 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.

2.9 On 10 January 2023, the CE in C referred the approved Ho Chung OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 20 January 2023 under section 12(2) of the Ordinance.

2.10 On ____ November 2024, the draft Ho Chung OZP No. S/SK-HC/12 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments to the Plan mainly involved the rezoning of a site in Wang Che from “Conservation Area” (“CA”) to “Village Type Development” (“V”); the rezoning of a site comprising two land parcels at Ho Chung North Road from “Residential (Group D)” (“R(D)”), “R(E)” and area shown as ‘Road’ to “R(C)3”; the rezoning of a site at Wo Mei Hung Min Road from “Green Belt” (“GB”) to “R(C)4”; the rezoning of a site at Ho Chung Road from “R(E)” and “GB” to “Government, Institution or Community” (“G/IC”); and various zoning amendments to reflect the latest planned and as-built developments/ road alignments.

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land-use zonings and major transport networks for the Ho Chung area so that development and redevelopment within the area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the road alignments and

boundaries between the land-use zones may be subject to minor alterations as detailed planning and development proceed.

- 3.3 Since the Plan is to show broad land use zoning, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Ho Chung area and not to overload its road network.

4. NOTES OF THE PLAN

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

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covers about 296 hectares of land. It is bounded by Hiram's Highway in the east, the Ma On Shan Country Park in the north and west and the foothills of Lower Hebe Hill in the south. The boundary of the Area is shown in a heavy broken line on the Plan.
- 5.2 The Area is located approximately 4.6 kilometres from Ping Shek in Kowloon and 3.5 kilometres south of Sai Kung Town. Except in the east, the other three sides of the Area are mainly hillslopes with large tracts of undisturbed woodland. A number of streamcourses and tributaries flow from the slopes to the lowland area. A major portion of the Area falls within Ho Chung Valley, which extends for about 1.5 kilometres from Hiram's Highway to Kai Ham and Tai Lam Wu Villages in the west. The valley is rural in character with scattered village developments on the foothills and valley floors.
- 5.3 The development in the Area is dominated by village settlements consisting of a mixture of traditional single-storey village dwellings and modern 3-storey New Territories Exempted Houses (NTEHs). Ho Chung Village, established over 450 years ago, is one of the oldest and largest village

settlements in Sai Kung. Other recognised villages in the Area include Pak Wai, Hing Keng Shek, Wo Mei, Mok Tse Che, Kai Ham, Tin Liu, Wang Che, Tai Lam Wu, ~~and~~ Man Wo *and Chuk Yuen*.

- 5.4 The Area, with extensive agricultural and industrial activities in the past, was used to be one of the main employment centres in Sai Kung district. Nevertheless, these activities have been on gradual decline. ~~Whilst~~ Ho Chung ~~Valley~~ is still identified as one of the main agricultural areas in Sai Kung, ~~only a small portion~~ *where some* of the agricultural land is currently under *very* active cultivation. Considerable number of industrial establishments have also moved out and the remaining ones are mainly concentrated in Ho Chung/Luk Mei area.

6. POPULATION

~~According to~~ *Based on* the ~~2016-2021~~ Population ~~By~~ Census, the population of the Area *as estimated by the Planning Department* was about ~~6,350~~**7,100**. It is estimated that the planned population of the Area would be about ~~9,200~~**10,100**.

7. OPPORTUNITIES AND CONSTRAINTS

- 7.1 There is immense pressure for development in the Area especially in locations close to Hiram's Highway. The Area is about 8 kilometres from East Kowloon. ~~Upon~~*With* the completion of Hiram's Highway Improvement Stage 1 ~~of Phase 4~~ – Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove *and Improvement to Local Access to Ho Chung*, accessibility to the Area ~~would be~~*has been* enhanced. The ~~anticipated~~ improved accessibility, the flat topography, and the scenic environment have resulted in *higher* development pressure in the Area.
- 7.2 The Area has high scenic value and has a natural backdrop of mountain ranges. The surrounding countryside and foothills with significant landscape value are worthy of conservation and should be protected from development.
- 7.3 A large part of Ho Chung Valley is low-lying and prone to periodic flooding during heavy rainfall. Indiscriminate site formation associated with ad hoc development and unauthorised storage uses would not only cause pollution to the streamcourses but also exacerbate the problem of flooding.
- 7.4 Development in the Area is severely constrained by the poor internal road network. At present, Ho Chung Road is the main internal access road serving the whole valley area. However, a major section of the road is a sub-standard waterworks service track maintained by the Water Supplies Department. Access to individual villages is mostly via narrow tracks with low design standards and limited capacity. Widening and upgrading of these tracks is difficult partly because of the fragmented ownership of land along the alignments and partly because of the topography. *Nevertheless, accessibility to Wo Mei and Mok Tse Che as well as Ho Chung and Luk Mei Tsuen has*

been vastly enhanced with Wo Mei Hung Min Road, Mok Tse Che Road, Ho Chung North Road and Luk Mei Tsuen Road completed.

7.5 *There is an existing underground high pressure town gas transmission pipeline running along Hiram's Highway in the Area. In accordance with the "Guidance Note on Quantitative Risk Assessment (QRA) Study for High Pressure Town Gas Installations in Hong Kong", for any development proposal within 150 metres from the alignment of the pipe that will result in a significant increase in population, the future developer/consultant/contractor would be required to carry out a QRA study to assess the potential risks upon implementation of the development.*

7.56 The lack of sewerage infrastructure also poses additional development constraint in the Area. Moreover, a significant area in the western part of Ho Chung 𠵼Valley falls within the water gathering ground designated by the Water Supplies Department. Ad hoc development and unauthorised storage uses which would jeopardise the water resources are not permitted. *In view of this, a project entitled "Port Shelter Sewerage, Stage 2" which aims to provide village sewerage in 17 unsewered areas in Sai Kung is undergoing. The design of the proposed sewerage networks is underway.*

7.67 Large tracts of agricultural land in the Ho Chung 𠵼Valley have been left fallow for a variety of reasons, such as fragmented pattern of ownership, tiny size of land parcels, ~~inaccessibility~~, relatively unattractive economic returns and the moving out of younger generation. Even for those areas under cultivation, the landowners' aspirations for development have undermined the certainty for tenant farmers to continue farming activities. *As the agricultural land in Ho Chung Valley is adjacent to Ho Chung Road which provides good accessibility, and Ho Chung River which provides water source for irrigation, such area is favourable for agricultural rehabilitation for different purposes, such as open field cultivation, plant nurseries, greenhouses and hydroponics.* In recent years, there have already been signs of conversion of agricultural land in Ho Chung 𠵼Valley into various open storage uses such as storage of building materials and car repairing workshops. These uses have caused much detrimental effect to the environment and gradually changed the character of the Area.

8. GENERAL PLANNING INTENTION

8.1 The planning intention for the Area is to consolidate existing village type development and to provide adequate land for village expansion and low-rise and low-density residential development in an orderly pattern. In this regard, adequate land is reserved for the improvement of the transport and infrastructural provisions. It is also intended to conserve the peripheral hill slopes and the mature woodland of landscape significance in the lower slopes of Ho Chung 𠵼Valley, to promote agricultural and recreational activities in the valley floors, and to phase out the undesirable industrial uses including open storage and car repairing activities, which have proliferated in Ho

~~Chung Valley~~ **the Area**. Sites of archaeological and historical interest in the Area should be preserved as far as possible.

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

9. LAND USE ZONINGS

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

9.1.1 The planning intention of this zone is to provide for comprehensive development/redevelopment of the area for low-rise and low-density residential and/or commercial uses with the provision of open space and other supporting facilities with the objective of improving the general environment. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

9.1.2 A site at Nam Pin Wai Road is zoned “CDA”. ~~It consists of, which was previously occupied by~~ two ex-sauce production factories as well as a large tract of agricultural land, ~~each under single ownership~~. The accessibility of the site ~~will be~~ **has been** greatly enhanced upon the full completion of the Hiram’s Highway Improvement **Stage 1 project**. Since the site is in juxtaposition with Hiram’s Highway and partly falls within a floodplain, the “CDA” zone could ensure the incorporation of necessary environmental mitigation measures and the provision of adequate drainage, and sewerage facilities to minimise flooding hazard to the area. The “CDA” zoning is to provide incentive to encourage long-term comprehensive development of the area with a view to improving the quality of the general environment.

9.1.3 Development and redevelopment within this “CDA” site is subject to a maximum plot ratio (PR) of 0.75, a maximum site coverage (SC) of 25% and a maximum building height not exceeding 12m with 3 storeys over one storey of carport as stipulated in the Notes of the Plan. ~~To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of these restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~ The implementation of the “CDA” zone largely depends on private initiatives for land assembly. However, in view of the sizeable area of the site, phased development could be carried out provided that the intention for comprehensive redevelopment of the whole site would not be prejudiced.

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

9.2 Residential (Group C) (“R(C)”) : Total Area ~~3.30~~4.40 ha

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

9.2.2 This zone can be divided into ~~two~~**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).***

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

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

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

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

- (c) ***“R(C)3” – The proposed residential development in this sub-area is subject to a maximum gross floor area (GFA) of 2,393m² and a height not exceeding 12m with 3 storeys over one storey of carport.***

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 proposed 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 plot ratio 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.

9.2.3 The above sub-areas mainly reflect the existing character and development intensity. The development restrictions are mainly to conserve the existing character and intensity of the developments so as to blend in well with the surrounding natural environment and rural character as well as not to overload the limited infrastructural facilities, particularly the transport network in the Area.

~~9.2.4 Minor relaxation of the stated restrictions may be considered by the Board on application under section 16 of the Ordinance. This provision is to allow the Board to consider proposals for building layout and design which, while not strictly complying with the stated restrictions, meet the planning objectives. It is hoped to encourage imaginative designs which are adapted to the characteristics of particular sites, and overcome the need for stilted or allow for the conservation of environmentally important natural features or mature vegetation. Each proposal will be considered on its own merits.~~

9.2.54 Some scattered areas outside existing private residential lots within this zone may not be suitable for residential development. Their suitability for development or inclusion into adjoining lots for development would be assessed individually at the land administration stage based on their visual and amenity value,

accessibility and geotechnical, environmental, infrastructural and traffic impacts.

9.3 Residential (Group D) (“R(D)”) : Total Area ~~6.786~~**6.76** ha

9.3.1 The planning intention of this zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board. This is in line with the Government policy of designating ‘residential upgrading areas’ in the urban fringe in the late 1980’s to encourage self-improvement or redevelopment of temporary domestic structures by properly designed permanent houses. Within this zone, new replacement houses are encouraged to be constructed in permanent materials. Each plot shall be provided with water supply and connections for sewage disposal. To avoid pollution, the site shall be connected to a Government reticulatory sewage treatment facilities. For safety and hygienic purposes, fire hydrants and refuse collection points shall be provided.

9.3.2 Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m). Residential development (other than NTEH) shall not result in a total development in excess of a maximum PR of 0.2, a maximum SC of 20% and a maximum building height of 2 storeys (6m). ~~To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of these restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

9.3.3 This zone covers the majority part of Luk Mei Tsuen area. It consists of a mixture of residential, industrial and storage uses, many of which are accommodated in temporary structures without adequate provision of infrastructure. The lack of proper control together with relatively easy accessibility have encouraged haphazard and uncoordinated development causing detrimental effect to the environment. ***Part of the area under this zoning falls within the Ho Chung SAI.***

9.3.4 The “R(D)” designation could encourage redevelopment of buildings in a poor state and to provide them with necessary basic infrastructural provision. This zoning provides the opportunity and incentive for individual owners or developers to improve and upgrade the areas. Besides, it provides a proper planning control on redevelopment and ensures the provision of basic facilities to serve the developments.

9.4 Residential (Group E) (“R(E)”) : Total Area ~~3.864~~**4.19** ha

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

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

9.4.3 The site near Luk Mei Tsuen currently consists of a mixture of residential, industrial and storage uses, many of which are accommodated in temporary structures without adequate infrastructural provision. The site to the north of Ho Chung Road is ~~largely used as~~ **partly occupied by** the ATV Production Centre **which is now abandoned**. ~~It is located close to Ho Chung Village. Majority of the site is mainly for the TV production whilst the remaining part is used for storage uses.~~ **Part of the area under this zoning falls within the Ho Chung SAI.**

9.4.4 The accessibility of these sites ~~will be~~ **has been** further enhanced upon completion of the Hiram’s Highway Improvement Stage 1 of ~~Phase 4~~ **project and improvement to local access to Ho Chung** including ~~a new ring road~~ **Ho Chung North Road and Luk Mei Tsuen Road** connecting Ho Chung Road and Hiram’s Highway. Residential use is preferred upon redevelopment as it is more compatible with the nearby Marina Cove development and the village settlements.

9.5 Village Type Development (“V”) : Total Area ~~44.90~~**45.78** ha

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

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

~~9.5.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

9.5.32 The boundaries of the “V” zones are drawn up having regard to the existing village “environs”, outstanding Small House demand for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, streamcourses and burial grounds are not included in the zone. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans.

9.5.43 There are a number of recognised villages zoned “V” in the Area. The larger ones are the village clusters of Ho Chung, Wo Mei and Hing Keng Shek. These villages are either located on the foothill slopes or situated on valley floors and lowland areas. *Some areas to the south of the “V” zone near Mok Tse Che are overlooked by steep natural terrain and may be affected by potential natural terrain landslide hazards. For future development in these areas, natural terrain hazard studies may be required to assess the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the development.*

9.5.54 Some other village type development areas, which are not recognised villages, are found in Luk Mei Tsuen, Ngau Pui Wo and Kau Tsin Uk. They are also zoned “V” to retain the existing village character.

9.5.65 All villages are accessible via *either public road or* some sub-standard vehicular access roads and are supplied with potable water, electricity and telephone services. As public sewerage system is not available at present, sewage disposal shall be treated by septic tanks and soakaway system.

9.5.76 Some proposals for vehicular access upgrading and environmental improvement of villages to help consolidate the village fabric have mostly been planned and implemented in the Local Public Works Programme, the ~~Rural Planning and Improvement Strategy (RPIS)~~*District Minor Works Programme* and the Rural Public Works Programme.

~~9.5.87~~ Part of the area under this zoning falls within the Ho Chung ~~Site of Archaeological Interest SAI~~. ~~Relics dated to late Neolithic Bronze Age and historic periods were unearthed in the area.~~ The Chan Ancestral Hall (Grade 3) in Ho Chung Village which falls within this zone should also be preserved. Details of the historic building have been uploaded onto AMO's official website. ~~Prior consultation with the AMO of the LCSD should be made if any development, redevelopment or rezoning proposals might affect the above historic building or site of archaeological interest and their immediate environs.~~

9.6 Government, Institution or Community ("G/IC") : Total Area ~~0.170~~**0.65** ha

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

9.6.2 Two sites are zoned "G/IC" in the Area. The site next to the junction of Hiram's Highway and Ho Chung Road is occupied by the Che Kung Temple (Grade 1), the oldest of its kind, as well as the adjoining land and an existing public convenience. Details of the historic building have been uploaded onto the Antiquities Advisory Board (AAB)'s official website. The "G/IC" zoning is to implement proper statutory planning control over the existing temple and allow compatible uses complementary to the temple and/or other GIC uses on the adjoining land. Part of the area under this zoning falls within the Ho Chung SAI.

~~9.6.23 An existing pumping station to a~~ **9.6.23 A site to the south of Ho Chung Road occupied by Ho Chung Lowland Raw Water Pumping Station is also in this zone-zoned for such purpose.**

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

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

9.7.2 Residential development (other than NTEH) shall not result in a total development in excess of a maximum plot ratio of 0.2 and a

maximum building height of 2 storeys (6m). ~~To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of these restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

9.7.3 This zone comprises a large tract of agricultural land in the northern part of Ho Chung Valley. Development of the area would facilitate general improvement to landscape and environment. The area with relatively flat topography and easy accessibility is considered suitable for the development of a variety of land extensive recreational uses such as family recreation centre, theme park and holiday camps. The development could be a mixture of active and passive recreational uses and additional provision of infrastructural facilities may be required depending on the nature and scale of the proposed recreational and its ancillary uses.

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

9.8 Agriculture (“AGR”) : Total Area ~~17.63~~**17.47** ha

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

9.8.2 Being well served by irrigation and servicing facilities, the agricultural land in Ho Chung ~~Valley~~ is of “good” quality as classified by the Agriculture, Fisheries and Conservation Department.

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 for such activities. However, filling of land specifically required under prior written instructions of Government

department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

~~9.8.5 Part of the area under this zoning falls within the Ho Chung Site of Archaeological Interest. Relics dated to late Neolithic, Bronze Age and historic periods were unearthed in the area. Prior consultation with the AMO of the LCSD should be made if any development, redevelopment or rezoning proposals might affect the above site of archaeological interest and their immediate environs.~~

9.9 Green Belt ("GB") : Total Area ~~55.08~~ **53.61** ha

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

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

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

9.9.4 ~~Part of the area under this zoning falls within the Ho Chung Site of Archaeological Interest~~ ***SAI and a portion of Ho Chung Trackway SAI is located within the area under this zoning.*** ~~Relics dated to late Neolithic, Bronze Age and historic periods were unearthed in the area. The Che Kung Temple (Grade 1) at Ho Chung Road also falls within this zone. Details of the site of archaeological interest and historic building have been uploaded onto AMO's official website. Prior consultation with the AMO of the LCSD should be made if any development, redevelopment or rezoning proposals might affect the above historic building or site of archaeological interest and their immediate environs.~~

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

9.10.1 The planning intention of this zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific

Interest or Country Park from the adverse effects of development. Areas under this zone often constitute topographical features of woodland or vegetated areas of scenic value which should be protected from encroachment by development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted on application to the Board. These uses may include small scale field study centre, education centre and visitor centre, public convenience, park and garden which would have insignificant impact on environment and infrastructural provision.

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

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

9.10.4 Part of the area under this zoning falls within the Ho Chung ~~Site of Archaeological Interest~~ ***SAI and a portion of Ho Chung Trackway SAI is located within the area under this zoning.*** ~~Relies dated to late Neolithic, Bronze Age and historic periods were unearthed in the area. Details of the site of archaeological interest have been uploaded onto AMO's official website. Prior consultation with the AMO of the LCSD should be made if any development, redevelopment or rezoning proposals might affect the above site of archaeological interest and their immediate environs.~~

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

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

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

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

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

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

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

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

9.13 For the zones where minor relaxation of relevant restrictions are applicable, based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/ building height / site coverage restrictions as stated in the relevant paragraphs above may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

10. COMMUNICATIONS

10.1 Road Network

10.1.1 Hiram's Highway is the major distributor running north-south through the lower Ho Chung Valley and linking the Area with Kowloon *and Tseung Kwan O* via Clear Water Bay Road. Rapid

development in Sai Kung and Tseung Kwan O over the recent decades has generated significant traffic demand in the Sai Kung area and would further aggravate the capacity problem of Hiram's Highway.

10.1.2 To cope with the anticipated traffic growth, the Hiram's Highway Improvement Project has been launched by phases to improve the section between Clear Water Bay Road and Marina Cove ~~from the single 2-lane to dual 2-lane standard. It also includes the provision of an access road from the improved Hiram's Highway to the Ho Chung area. Adequate land has been reserved for the improvement works of Hiram's Highway. Phases 3 and 4 of the project fall within the Area. Phase 3 which is for the improvement of the section of Hiram's Highway between Nam Wai and Ho Chung was completed in December 2002. Stage 1 of Phase 4 which includes the widening of the section of Hiram's Highway between Clear Water Bay Road and Marina Cove and the provision of an access road from Hiram's Highway to the Ho Chung area is planned to be carried out~~ ***Sai Kung Town. Hiram's Highway Improvement Stage 1 – Dualling of Hiram's Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung has been completed in 2021, and the accessibility of the Area as well as some villages in Ho Chung Valley has been enhanced.***

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

10.1.4 To improve the existing situation, land has been reserved for junction improvement of Hing Keng Shek Road ***in tandem with Hiram's Highway Improvement Stage 2 to improve the roads between Marina Cove and Sai Kung Town.*** ~~In addition, there are some committed works for the widening and upgrading of the local access roads in Mok Tse Che, Ho Chung and Hing Keng Shek under the RPIS Minor Rural Improvement Works Programme.~~

10.2 Public Transport Provision

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

11. UTILITY SERVICES

11.1 The Area is unsewered and falls within the Port Shelter Water Control Zone. New developments should be provided with adequate on-site sewage treatment and disposal facilities. Provision should also be made to connect to

the public sewerage system when available in the future. The Area is included in the scope of the project entitled “Port Shelter sSewerage, sStage 2”. The design of the proposed sewerage networks with local treatment plants is underway.

11.2 Potable water supply, electricity and telephone services are available in the Area. It is envisaged that there will be no significant problem to provide such services to the new developments within the Area in the near future. ***Gas supply is also available in part of the Area.***

~~11.3 There is at present no gas main in the Ho Chung area. To cater for the future needs, the extension of gas supply to Ho Chung from Clear Water Bay Road via Hiram’s Highway is currently under planning.~~

11.43 To address the periodic flooding problem in the Ho Chung area, a study, “Stormwater Drainage Master Plan for Sai Kung”, was completed by the Drainage Services Department. Recommended improvement measures to alleviate the flooding problem in Ho Chung River have been ~~completed in 2009~~ ***proposed under the Study. However, future developer of individual project may also carry out relevant drainage impact assessment to assess any further flood risk induced by the proposed development.***

12. CULTURAL HERITAGE

12.1 The existing village of Ho Chung and its adjoining area fall within the Ho Chung ~~Site of Archaeological Interest SAI~~ where cultural relics of late Neolithic and Bronze Age dated from 4,000 years ago have been found. ***A portion of Ho Chung Trackway SAI is located within the Area. Also Besides, there are historic buildings graded by the AAB in the area, namely the Che Kung Temple (Grade 1) at Ho Chung Road and the Chan Ancestral Hall (Grade 3) in Ho Chung Village are situated within the area.*** Any disturbance to these ~~historic~~ ***graded*** buildings should be avoided as far as possible. All the above ~~site of archaeological interest SAI~~ and graded ~~historic~~ buildings are worthy of preservation.

12.2 On ~~19.3. March~~ 2009, the ~~Antiquities Advisory Board (AAB)~~ released the list of 1,444 ~~historic~~ buildings, in which the ***and accorded grading to some buildings/structures within the Area have been accorded gradings.*** The AAB also released a number of new items in addition to the list of 1,444 ~~historic~~ buildings. These items are subject to the ***pending*** grading assessment by the AAB. Details of the list of 1,444 ~~historic~~ buildings and its new items have been uploaded onto the official website of the AAB at ***<http://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html>. The list will be updated from time to time.***

12.3 Prior consultation with the AMO of the ~~LCSD Development Bureau~~ should be made, if any ***works***, development, redevelopment or rezoning ~~proposal might~~ ***proposals may*** affect ***declared monuments, proposed monuments, historic buildings and sites graded by AAB, SAI and Government historic***

sites identified by AMO; the new items mentioned in paragraph 12.2 above; or any other buildings/structures identified with heritage value, both at grade and underground, the above site of archaeological interest, historic buildings and their immediate environs. If disturbance of the site of archaeological interest or other areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence. Information of the declared monuments, proposed monuments, historic buildings and sites graded by AAB, SAI and Government historic sites identified by AMO are available on the website of AMO at <https://www.amo.gov.hk/en/historic-buildings/hia/index.html>.

13. **IMPLEMENTATION**

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

14. **PLANNING CONTROL**

- 14.1 The types of permitted developments and uses on land within the Area are set out in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the IDPA plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the area. Although no ~~immediate~~ action is required to make such use conform to this Plan, any material change of such

use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to environmental improvement or upgrading to the area may be considered favourably by the Board.

- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental plan and guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Offices of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after ~~17-8~~ **August** 1990 on land included in the plan of the Ho Chung IDPA may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD
XXXX 201424

Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/SK-HC/5 Application for Amendment to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11, To rezone the application site from “Conservation Area” and “Village Type Development” to “Village Type Development”, Lot 764 in D.D. 249 and Adjoining Government Land, Wang Che, Sai Kung
(RNTPC Paper No. Y/SK-HC/5)

Presentation and Question Sessions

3. The following representatives from the Planning Department (PlanD), the applicant and his representatives were invited to the meeting at this point :

PlanD

Ms Caroline T.Y. Tang	- District Planning Officer/Sai Kung & Islands (DPO/SKIs)
Mr Matthew L.H. Tai	- Town Planner/Sai Kung & Islands (TP/SKIs)

Applicant

Mr Yip Tin Leung

Applicant's Representatives

Mr Raymond Yip

Albert So Surveyors Limited

Dr Albert So

Dr Wong Tsz Choi

Mr William Wong

Mr Calvin Leung

Cinotech Consultants Limited

Dr Colman Wong

4. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

5. With the aid of a PowerPoint presentation, Mr Matthew Tai, TP/SKIs, briefed Members on the background of the application, the proposed rezoning of the application site (the Site), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

6. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Dr Wong Tsz Choi, the applicant's representative, made the following main points :

- (a) the application was to rezone the Site from "Conservation Area" ("CA") (about 92.7%) and "Village Type Development" ("V") (about 7.3%) to "V" for a proposed New Territories Exempted House (NTEH) (Small House). The Site fell entirely within the Village 'Environs' ("VE") of Kai Ham. The private lot within the Site (i.e. Lot 764 in D.D. 249) was granted for Small House development on 17.6.1994 shortly after gazettal of the first Ho Chung Outline Zoning Plan (OZP) on 20.5.1994. As the majority of the Site had been zoned "CA" since the first OZP which had no provision for planning application for NTEH, the applicant proposed to rezone the Site to "V" to exercise his legitimate development right for a Small House development;
- (b) the zoning of the majority of the Site as "CA" had deprived the applicant of a fair opportunity to develop a Small House on the Site. The adjacent lot (Lot 763) that was granted for Small House development on the same day and zoned "V", was already developed in around 1998;
- (c) the proposed 3-storey Small House was compatible with the surrounding area, given that the Site was located at the periphery of the "V" zone with a cluster of Small Houses nearby. The footprint of the Small House would be within the the private lot and the government land (about 47.2% of the Site) was included purely for carrying out site formation works,

including construction of a platform, retaining walls and associated drainage facilities;

- (d) the proposed Small House was technically feasible, there would be no insurmountable environmental impacts, no trees would be affected and the additional traffic generated was tolerable. Concerned government departments had no objection to the application; and
- (e) the Site had unique history and the application was to recognise the development right under the lease. Hence, agreement to the application would not set an undesirable precedent and should be given sympathetic consideration.

7. As the presentations of PlanD's representative and the applicant's representative had been completed, the Chairman invited questions from Members.

8. A Member raised the following questions:

- (a) noting the lease of the Site (Lot 764) was granted for Small House development shortly after gazettal of the first Ho Chung OZP, the reason for zoning the majority of the Site as "CA";
- (b) noting that the Site fell within the Water Gathering Grounds (WGG) and was not served by public sewerage system, elaborations on the operation of underground sewage holding tank and how it could prevent pollution of the WGG; and
- (c) regarding an adverse public comment stating that land was still available within "V" zone in the vicinity, information on the demand for and number of outstanding applications for Small Houses for the concerned village.

9. Ms Caroline T.Y. Tang, DPO/SKIs, with the aid of some PowerPoint slides, made the following main points:

- (a) as the first OZP was drawn up before the use of digitalization, the zoning

boundaries were not very precise with the majority of the Site included under the “CA” zone. Had there been digitalization at the time, the entire Site should be included within the “V” zone where Small House development was always permitted; and

- (b) regarding land availability, according to the latest estimate by PlanD, there was land available for about 66 Small House sites in the “V” zone. Based on the information provided by Lands Department, there were seven 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 by the Indigenous Inhabitant Representative. Therefore, while land available within the “V” zone could fully meet the outstanding Small House applications, there was no basis to estimate whether land within the “V” zone concerned was available to cater for the long-term Small House demand.

10. Regarding sewerage treatments, Dr Colman Wong, the applicant’s representative, said that as the Site was located within WGG, the use of a septic tank and soakaway system was 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. The sewerage impact and risk assessment conducted to evaluate the safety and potential sewage risks to the WGG for using the underground holding tank revealed that with the implementation of preventive measures (e.g. an alarm system to alert the resident of any leakage of sewage so that immediate actions could be taken), no adverse environmental impact was anticipated.

11. As the applicant’s representatives had no further points to raise and there were no further questions from Members, the Chairman informed them that the hearing procedures for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee’s decision in due course. The Chairman thanked the applicant and his representatives and PlanD’s representatives for attending the hearing. They left the meeting at this point.

Deliberation Session

12. The Chairman recapitulated that as the relevant OZP was first prepared before the use of digitalization, the land use zoning boundaries were broad-brush and might not fully tally with individual lot boundaries. For the subject case, the majority of the Site with Small House development right was zoned “CA” since the first OZP. There was no provision for s.16 application for NTEH development in the “CA” zone, and the applicant had to submit a s.12A application to rezone the Site to “V”. Relevant technical assessments submitted demonstrated that there were no insurmountable problems, including the sewage treatment proposal and there was no objection nor adverse comment from relevant government departments. Should the Committee agree to the rezoning application, the proposed amendment to the OZP would be submitted to the Board for consideration prior to gazetting and the statutory consultation process would be undertaken in accordance with the Town Planning Ordinance.

13. A Member asked if similar zoning boundary issues were commonly found in other OZPs. In response, the Chairman said that there were similar discrepancies in other OZPs prepared in or before 1990s but such discrepancies were gradually rectified with digitalization of OZPs with more precise and accurate zoning boundaries.

14. After deliberation, the Committee decided to agree in-principle to the application. The proposed amendment to the Ho Chung OZP, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance.

Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/SK-HC/6 Application for Amendment to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11, To rezone the application site from “Residential (Group D)”, “Residential (Group E)” and area shown as ‘Road’ to “Residential (Group C) 3” and amend the Notes of the zone applicable to the site, Various Lots in D.D. 210 and D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung
(RNTPC Paper No. Y/SK-HC/6)

9. The following representatives from the Planning Department (PlanD) and the applicant’s representatives were invited to the meeting at this point:

PlanD

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 Jackin H.Y. Yip	-	Assistant Town Planner/Sai Kung and Islands

Applicant’s Representatives

Bestime Enterprises Limited

Mr Frank C.L. Wong

Mr H. Chan

Prudential Surveyors International Limited

Mr S.H. Yuen

Mr K.C. Lam

Presentation and Question Sessions

10. The Chairperson extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

11. With the aid of a PowerPoint presentation, Ms Tammy S.N. Kong, STP/SKIs, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Residential (Group D)" ("R(D)"), "Residential (Group E)" ("R(E)") and area shown as 'Road' to "Residential (Group C) 3" ("R(C)3") to facilitate a residential development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

12. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Frank C.L. Wong, the applicant's representative, made the following main points:

- (a) the proposed development, with a maximum plot ratio (PR) of 0.75 and a maximum building height (BH) of 12m with three storeys over one storey of carport, was devised with reference to the building density guidelines stipulated in the Hong Kong Planning Standards and Guidelines. A greenery coverage of not less than 20% would be provided within the Site. The proposed development was considered compatible with other proposed low-rise residential developments with a maximum PR of 0.75 in the vicinity;
- (b) the local access road along the eastern part of Parcels A and B of the Site (i.e. Luk Mei Tsuen Road) fell partly within the private land owned by the applicant. Portions of the private land currently occupied by Luk Mei Tsuen Road would be designated as right-of-way (ROW) to serve as the vehicular access and footpath and open for public use to facilitate local accessibility;

- (c) according to the submitted traffic impact assessment, no adverse traffic impact was anticipated from the proposed development. After the completion of the road widening works in Sai Kung, there was adequate traffic carrying capacity to cope with the traffic generated from the proposed development;
- (d) the visual appraisal revealed that upon completion of the proposed development, the larger mountain backdrop would still be visible from the Site. Significant adverse visual impact arising from the proposed development would not be anticipated; and
- (e) the proposed development was technically feasible from environmental, traffic, visual and infrastructural perspectives.

13. As the presentations of PlanD's representative and the applicant's representative were completed, the Chairperson invited questions from Members.

14. The Vice-chairperson and some Members raised the following questions:

The Proposal and the Surrounding Uses

- (a) the compatibility of the proposed development with the nearby residential developments;
- (b) whether there was any development proposal for the Asia Television Limited Building to the immediate south of Parcel C of the Site in the "R(E)" zone;
- (c) the rationale for PlanD's recommendation not to impose a site coverage (SC) restriction for the Site should the rezoning application be agreed;

The Access Road

- (d) upon completion of the proposed development, whether the access road (i.e.

western part of Luk Mei Tsuen Road) dedicated as ROW within the proposed development leading to Luk Mei Tsuen was a public road; and

- (e) the status and condition of the existing Luk Mei Tsuen Road.

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

- (a) the Site was surrounded by existing and proposed low-rise residential developments with similar development intensity (i.e. a maximum PR of 0.75), including the proposed residential development under construction in the “Comprehensive Development Area” zone to the south of the Site and the proposed residential development in Nam Pin Wai under another section 12A application (No. Y/SK-HC/7) for rezoning the site to “R(C)” agreed by the Committee in June 2024. Other low-density residential developments such as village clusters in Ho Chung and Marina Cove were also located in the vicinity. The proposed development was considered compatible with the existing and planned residential developments in the surroundings;
- (b) the Asia Television Limited Building, which was the subject of an approved section 16 planning application with its planning permission lapsed, was currently vacant without any development proposal under processing. Given that the subject building was located in the “R(E)” zone, residential redevelopment could be pursued after obtaining planning approval from the Town Planning Board (the Board);
- (c) SC restriction had been imposed under Building (Planning) Regulations (B(P)R) under the Buildings Ordinance (BO) for the purpose of controlling building bulk under the building control regime. According to the streamlined measure under Joint Practice Note No. 7 promulgated in August 2021, while the maximum SC permissible stipulated in the B(P)R continued to apply, if deemed necessary, PlanD might impose a more stringent SC restriction than that stipulated in the B(P)R on the Outline

Zoning Plan (OZP) for specific planning purposes on selected sites such as preserving local character, enhancing air ventilation, visual quality as well as permeability under the planning control regime. As advised by the Chief Town Planner/Urban Design and Landscape of PlanD, the proposed development was for low-density residential development, and the imposition of a more stringent SC control was not necessary, noting that other development controls on the maximum gross floor area/PR and BH would be recommended. Should the Committee agree to the rezoning application, the proposed amendments to the Ho Chung OZP including the proposed development restrictions would be submitted to the Board for consideration prior to gazetting in accordance with the Town Planning Ordinance;

The Access Road

- (d) the applicant would be required to apply for land exchange from the Lands Department. While the applicant committed to dedicating the concerned ROW for public use at the rezoning stage, relevant clauses on the provision of ROW as well as its management and maintenance responsibilities might be considered for incorporation into the land lease, in consultation with relevant government departments, to ensure subsequent fulfilment of the applicant's commitment, where appropriate; and
- (e) the eastern section of Luk Mei Tsuen Road connecting Ho Chung North Road and Hiram's Highway was a public road, which was currently managed and maintained by the Transport Department and the Highways Department while the western section, with part falling within Parcels A and B of the Site and leading to Luk Mei Tsuen to the north, was a local road mainly on private land.

16. Regarding the management and maintenance of ROW in the future, Mr Frank C.L. Wong, the applicant's representative, supplemented that the access road had been open for public use after liaison with the villagers/village representatives and had been maintained by the applicant for some years. As the proposed residential development at the Site would

be for the applicant's own use, the applicant undertook to permanently bear the responsibilities of the management and maintenance of the ROW.

17. The Vice-chairperson and a Member asked about the arrangement of the sewage treatment system and whether there would be the provision of other facilities such as a clubhouse at the Site. In response, Mr Frank C.L. Wong, the applicant's representative, said that given the location of the Site within the unsewered area at this juncture, an on-site underground sewage treatment system consisting of septic tanks and soil soakaway pits would be provided for collection, treatment and disposal of sewage from the proposed houses. The sewerage system of the proposed development would connect to public sewers when available. Should the current rezoning application be agreed, the proposed development and its sewage treatment proposal would have to comply with the BO and other regulations, which would require the applicant to properly address all technical issues of future connection to the public sewers. Mr Wong also indicated that no clubhouse facility would be provided at the Site.

18. In response to Members' enquires on the discrepancy between the area at the middle strip of Parcel B of the Site currently shown as 'Road' on the approved Ho Chung OZP and the as-built road alignment (i.e. Ho Chung North Road on Plan Z-2a of Paper), Mr Walter W.N. Kwong, DPO/SKIs, with the aid of some PowerPoint slides, explained that the area shown as 'Road' within Parcel B of the Site had been designated on the first Ho Chung Development Permission Area Plan since 1991 to cater for the road improvement works including widening/realignment of the existing roads. Nevertheless, the actual road alignment of the existing Ho Chung North Road completed in 2021, as part of Hiram's Highway Improvement Stage 1 Project for improvement of accessibility between the existing Ho Chung Road and Luk Mei Tsuen Road, shifted southwards from the area shown as 'Road' on the OZP. When opportunity arose, the OZP would be amended to reflect the as-built road alignment, and the area currently shown as 'Road' and its adjoining areas would be subject to review for other suitable zonings.

19. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives that the hearing procedures for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's

decision in due course. The Chairperson thanked PlanD's representatives and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

20. The Chairperson remarked that the proposed rezoning from "R(D)" and "R(E)" to "R(C)3" was required mainly due to an increase in the maximum PR from 0.2/0.4 to 0.75. The planning intentions of the "R(D)" and "R(E)" zones were primarily for upgrading rural environment and phasing out existing industrial use through redevelopment respectively. The proposed "R(C)3" zone, though with a higher maximum PR and BH than "R(D)" and "R(E)" zones, could facilitate redevelopment of the Site and improve the overall living environment of the area, which was in line with the general planning intention of Ho Chung to provide low-rise and low-density residential developments in an orderly pattern and help phase out incompatible and uncoordinated land uses. The submitted technical assessments had demonstrated its technical feasibility in terms of traffic, drainage, visual and environmental aspects. The applicant had committed to taking up the management and maintenance of ROW while the detailed arrangements could be dealt with separately through land exchange or lease modification under the lands regime as appropriate. Members were invited to express views on the application.

21. The Vice-chairperson and Members generally supported the application, considering the land use compatibility, better utilisation of land resources and improvement of rural environment. Some Members had the following observations/suggestions:

- (a) any redevelopment proposal of the Asia Television Limited Building to the south of the Site within the "R(E)" zone should take into account the planned/committed developments in its adjacent areas, including the subject rezoning application, for better land use planning;
- (b) whilst the applicant undertook to manage and maintain ROW which would be open for public use, there should be a proper mechanism (e.g. through lease clauses) to ensure that the future management and maintenance responsibilities of the concerned ROW would not be transferred to individual property owners in the future should the Site be subsequently

subdivided; and

- (c) since a section 12A planning application would not be imposed with approval conditions, there was doubt on whether the future connection to the public sewers at the Site, which was considered more desirable from environmental perspective, would be implemented.

22. In response to a Member's enquiry, the Chairperson said that each planning application should be assessed on its individual circumstances and a case-by-case basis. Should there be any redevelopment proposal for the Asia Television Limited Building in the "R(E)" zone, submitted through a section 16 planning application, it would be assessed based on a host of factors, including the proposed development parameters, justifications, technical feasibility, surrounding developments, etc.

23. The Committee noted that the issue of the management and maintenance of the ROW could be dealt with separately under the lands regime. Mr Lawrance S.C. Chan, Assistant Director/Regional 3, Lands Department said that the arrangement in relation to the ROW, if any, would be considered when processing application for land exchange for the proposed development in consultation with relevant government departments, particularly on land-related conditions from the department requiring and overseeing the matter, despite that requiring the applicant, who might not have any interest in the development subsequently, to manage and maintain ROW permanently was not the norm. Besides, the access road area might not necessarily be included as part of the land exchange. Regarding the sewage connection, the Committee also noted that while the Environmental Protection Department had no adverse comment on the on-site underground sewage treatment system as an interim measure, the applicant undertook to connect the proposed development to the public sewers as far as practicable in future.

24. With regard to a Member's question on the discrepancy between the area shown as 'Road' on the OZP and the as-built road alignment, the Chairperson explained that such discrepancy was not uncommon and mainly due to a change in planning circumstances, consideration of land resumption at the implementation stage of road works, etc. Pursuant to section 13A of the Town Planning Ordinance (the Ordinance), a road scheme authorized by the Chief Executive in Council under the Roads (Works, Use and Compensation)

Ordinance (Chapter 370) should be deemed to be approved under the Ordinance to obviate the need to handle repeated statutory procedures under road works and the planning regime. The authorized road scheme and its relevant alignment would be reflected and annotated on the OZP when opportunity arose. The Secretary supplemented that while part of the authorized road scheme of the “Dualling of Hiram’s Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung” had already been reflected on the Hebe Haven OZP in 2019, other relevant OZPs including the subject OZP would be reviewed and amended accordingly to reflect the completed road works (i.e. the alignment of the existing Ho Chung North Road).

25. After deliberation, the Committee decided to agree to the application, and the relevant proposed amendments to the Ho Chung OZP, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/SK-HC/7 Application for Amendment to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11, To rezone the application site from “Green Belt” to “Residential (Group C)1”, Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung
(RNTPC Paper No. Y/SK-HC/7A)

13. The Secretary reported that AECOM Asia Company Limited (AECOM) was one of the consultants of the applicants, and Mr Vincent K.Y. Ho had declared an interest for having current business dealings with AECOM. As Mr Vincent K.Y. Ho had no involvement in the application, the Committee agreed that he could stay in the meeting.

14. The following representatives from the Planning Department (PlanD) and the applicants’ representatives were invited to the meeting at this point:

PlanD

Ms Tammy S.N. Kong	-	Senior Town Planner/Sai Kung and Islands (STP/SKIs)
Mr Matthew L.H. Tai	-	Town Planner/Sai Kung and Islands (TP/SKIs)

Applicants’ Representatives

Top Deluxe Limited

Mr Thomas Lee

Mr James K.C. Lee

Arup Hong Kong Limited

Ms Theresa W.S. Yeung

Ms Jane C.K. Lau

Mr Johnny C.Y. So

Mr W.F. Yu

Mr H.W. Chan

LWK & Partners (HK) Limited

Mr C.M. Chan

Mr Gerald C.L. Yip

AXXA Group Limited

Mr Jason Y.S. Teo

Ms Sammy M.Y. Tang

LLA Consultancy Limited

Mr S.L. Ng

JMK Consulting Engineers Limited

Mr S.W. Liu

AECOM

Mr Patrick P.K. Lai

James Ng Surveyors Limited

Mr James Y.W. Ng

Presentation and Question Sessions

15. The Vice-chairman extended a welcome and explained the procedure of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

16. With the aid of a PowerPoint presentation, Mr Matthew L.H. Tai, TP/SKIs, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Green Belt" ("GB") to "Residential (Group C) 1" ("R(C)1") to facilitate a residential development, departmental comments, and the planning

considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

17. The Vice-chairman then invited the applicants' representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Theresa W.S. Yeung, the applicants' representative, made the following main points:

- (a) the proposed development parameters for the Site were the same as the "R(C)1" zone to its immediate west, i.e. a maximum plot ratio (PR) of 0.75, a maximum site coverage (SC) of 25% and a maximum building height (BH) of 12m with 3 storeys over one storey of carport. The proposed development was compatible with the residential development under construction at that adjacent "R(C)1" site in terms of layout and development intensity;
- (b) the access road in the middle of the Site would provide a connection for the residential development to the immediate west of the Site to/from Wo Mei Hung Min Road, and would provide access for the proposed development at the Site in the future. The access road was the subject of a section 16 application approved with conditions by the Committee in 2013;
- (c) the proposed rezoning was considered as a natural extension of the built-up residential areas. Apart from the house-type development under construction to the immediate west of the Site, there were a number of residential developments in the surrounding area. They included the rezoning of an area to the east of the Site from "Government, Institution or Community" to "R(C)4" (with a maximum PR of 1.5 and a maximum BH of 25mPD) for low-rise residential development approved in 2019, an approved house-type development in the "Comprehensive Development Area" zone (with a maximum plot ratio of 0.75 and a maximum BH of 12m) to the north, as well as the rezoning of an area to the further south in Ta Kwu Ling from "GB" to "R(C)7" (with a maximum gross floor area (GFA) of 23,466m² and a maximum BH of 7 storeys (24m) in Area (a)) for low-density residential development approved in 2022; and

- (d) according to the submitted technical assessments, the proposed development was technically feasible. Relevant government bureau/departments (B/Ds) had no in-principle objection to or no adverse comment on the rezoning application.

18. As the presentations of PlanD's representative and the applicants' representative were completed, the Vice-chairman invited questions from Members.

Indicative Development Scheme

19. Noting that the applicants had submitted two sets of development restrictions for the proposed development, a Member asked whether the approval of the proposed rezoning application would mean the agreement of both sets of development restrictions. In response, Ms Tammy S.N. Kong, STP/SKIs, said that while two sets of development restrictions with the same PR but different SCs and BHs were proposed by the applicants, the indicative scheme for the subject section 12A application (s.12A application) was based on a maximum PR of 0.75, a maximum SC of 25% and a maximum BH of 12m with 3 storeys over one storey of carport to demonstrate the technical feasibility of the proposed development. If the application was agreed by the Committee, the Planning Department suggested adopting the development restrictions of the indicative scheme as planning control. Furthermore, having considered the streamlined measures under Joint Practice Notes No. 5 and 7 regarding development control, the statutory planning restrictions of a maximum PR of 0.75 and a maximum BH of 12m with 3 storeys over one storey of carport were considered appropriate.

20. The Vice-chairman raised the following questions to the applicants' representatives:

- (a) noting that part of the Site was not owned by the applicants, what the development programme and phasing of the proposed development were; and
- (b) the need for a sewage treatment plant in the proposed development.

21. In response, Ms Theresa W.S. Yeung, Messrs James Y.W. Ng and H.W Chan, the applicants' representatives, made the following main points with the aid of some PowerPoint slides:

- (a) the Site would be developed in two phases. All private lots within the Site owned by the applicants (i.e. sites A, B and C) would be developed as the first phase. The remaining area comprised private lots owned by the third-party and government land. Should the application be agreed, the applicants would further discuss with the respective lot owners the implementation of the remaining phase; and
- (b) in view of the lack of a public sewerage system in the surrounding area, it was necessary to provide a private sewage treatment plant at the Site as an alternative option.

The Access Road

22. Some Members raised the following questions to the applicants' representatives:

- (a) whether there was pedestrian and vehicle segregation for the access road in the middle of the Site. For other internal space with shared use of vehicles and pedestrians, whether there were any design measures to ensure pedestrian safety;
- (b) whether the access road formed part of the residential development to the immediate west of the Site, and the rationale of including the access road in the subject application;
- (c) the status of the access road and whether it would be excluded from the PR/Gross Floor Area (GFA) calculation of the proposed development at the Site;
- (d) the future management and maintenance responsibilities of the access road; and

- (e) given that the Site was separated by the access road into two parts with development sites A, B and C, whether those sites would be treated as a single site by relevant government departments in processing the development proposal.

23. In response, Ms Theresa W.S. Yeung, Messrs C.M. Chan and Thomas Lee, the applicants' representatives, made the following main points with the aid of some PowerPoint slides:

- (a) the residential development under construction to the immediate west of the Site gained access to Wo Mei Hung Min Road through the access road in the middle of the Site. As the access road was 6m in width with 1.5m pavement on both sides, there was segregation for vehicles and pedestrians. For other internal circulation space, design measures to enhance pedestrian safety would be considered at the detailed design stage;
- (b) as the residential development in the "R(C)1" zone to the immediate west of the Site was completely landlocked, a section 16 application (No. A/SK-HC/223) for proposed house (ancillary road) covering the access road in the middle of the Site was approved by the Committee in 2013 to facilitate access to the residential development via Wo Mei Hung Min Road. As the road was located in the middle of the Site, it was included in the subject s.12A application for rezoning from "GB" to "R(C)1" zone to rationalise the zoning boundary and reflect its intended use;
- (c) the access road, which had been included in the lease of the residential development in the "R(C)1" site to the immediate west of the Site (i.e. Lot 2189 in D.D. 244 registered as New Grant No. 22828) as a non-building area and restricted for the purpose of vehicular and pedestrian access road, was not accountable for PR and SC calculation. The access road would not be included in the future land grant of the Site. The lease modification application for permitting the Site to have vehicular and pedestrian access over the access road was approved recently. While the access road was

included in the subject s.12A application, it would be excluded from PR/GFA calculation of the proposed development at the Site;

- (d) as majority of the Site and the adjacent “R(C)1” site were under the same owners, the management and maintenance responsibilities of the access road would be borne by the two developments and the details would be sorted out at a later stage; and
- (e) should the rezoning application be agreed, the applicants would apply to the Lands Department for land exchange. While the access road would not be included in the future land grant of the Site, the development sites would be considered as one new grant lot. For building plan submission, it was advised by the Buildings Department that the development parameters and supporting facilities of the two parts of the Site separated by the access road would be considered separately under the Buildings Ordinance.

24. In response to a Member’s question regarding PR/GFA calculation, Ms Tammy S.N. Kong, STP/SKIs, confirmed that the access road under the indicative scheme would be excluded from PR/GFA calculation of the proposed development at the Site. Appropriate development restrictions would be formulated to reflect the non-development site occupied by the access road. Details of the development restrictions to be set out in the Ho Chung Outline Zoning Plan (OZP) would be submitted to the Committee for consideration prior to gazetting of the proposed amendments to the OZP under section 5 of the Town Planning Ordinance (the Ordinance).

Function of the “GB” Zone and Greenery Provision

25. A Member asked PlanD’s representatives if the applicants’ justification that the strip of land along the eastern boundary of the Site could continue to serve as a landscape/visual buffer between the New Hiram’s Highway and the residential area of Nam Pin Wai was reasonable. In response, with the aid of a PowerPoint slide, Ms Tammy S.N. Kong, STP/SKIs, said that a strip of land along the eastern boundary of the Site was previously reserved for the planned improvement of Hiram’s Highway. Upon the completion of the New Hiram’s Highway in 2004, the “GB” zoning was extended to cover

the unused road reserve to the east. The strip of vegetated buffer to the immediate east of the Site, which was a cut-slope ranging from 15m to 20m in width maintained by the Highways Department, could serve as a landscape/visual buffer for the surrounding area.

26. A Member asked for the figure regarding the change in greenery area within the Site upon completion of the proposed development. In response, Ms Theresa W.S. Yeung and Mr Jason Y.S. Teo, the applicants' representatives, said that among the 99 existing trees to be affected by the proposed development, 98 trees were proposed to be felled and would be compensated by the planting of 98 new trees to achieve a compensation ratio of 1:1. One rare species, *Aquilaria sinensis*, was proposed to be transplanted within the Site. While no information on the existing greenery area within the Site was available, it was noted that the existing trees were mainly located in the northern part of the Site. According to the Landscape Master Plan, the proposed landscape area would achieve a greenery coverage of not less than 20% of the Site. Upon completion of the proposed development, the landscape quality of the Site would be enhanced as compared to the existing condition.

27. As the applicants' representatives had no further points to raise and there were no further questions from Members, the Vice-chairman informed the applicants' representatives that the hearing procedures for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicants of the Committee's decision in due course. The Vice-chairman thanked PlanD's representatives and the applicants' representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

28. The Vice-chairman remarked that this was a s.12A rezoning application and the applicants had submitted an indicative development scheme with relevant technical assessments to support the application. Relevant B/Ds had no objection to or no adverse comment on the application. Members were invited to express views on the application.

29. Members generally supported the application to rezone the Site from "GB" to "R(C)1". A Member expressed that while the area of the "GB" zone between the New Hiram's Highway and the residential area of Nam Pin Wai would be reduced after the rezoning, the strip of land along the eastern boundary of the Site could generally maintain the

buffering function of the “GB” zone. Another Member echoed and added that as the Site was zoned “GB” to form a strip of buffer along the ‘Road’ area reserved for the planned improvement of Hiram’s Highway, it was not serving the general “GB” function to define the urban and sub-urban development areas by natural features or to contain urban sprawl. Rezoning the Site to “R(C)1” for better utilisation of the land resources was acceptable given that the remaining “GB” zone to the east of the Site could continue to serve as a landscape/visual buffer for Hiram’s Highway. The Vice-chairman said that the proposed rezoning could be considered as an extension of the residential area to the east.

30. The Secretary said that should the current s.12A application be agreed, proposed amendments to the Ho Chung OZP, including the control to reflect the non-development site occupied by the access road under the indicative scheme, would be submitted to the Committee for consideration prior to gazetting of the proposed amendments to the OZP under section 5 of the Ordinance.

31. After deliberation, the Committee decided to agree to the application, and the relevant proposed amendments to the Ho Chung Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

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 [#]	0.99 ha	0 ha	0 ha	-0.99 ha
Local Open Space	10 ha per 100,000 persons [#]	0.99 ha	0.04 ha	0.24 ha	-0.75 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	0	0	0	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (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 [#] (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 [#] (assessed by SWD on a local basis)	0	0	0	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (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 [#] (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 [#] (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 [#] (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 [#] (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 [#] (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 [#] (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 [#] (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 [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (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 [#] (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.

October 2024