

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

RNTPC Paper No. 6/24

**For consideration by the
Rural and New Town Planning Committee
on 25.10.2024**

**PROPOSED AMENDMENTS TO THE
APPROVED HO CHUNG OUTLINE ZONING PLAN NO. S/SK-HC/11**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11 (**Attachment I**) as shown on the draft OZP No. S/SK-HC/11A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 11.3.2014, the Chief Executive in Council (CE in C), under section 9(1)(a) of the pre-amended Ordinance¹, approved the draft Ho Chung OZP which was subsequently renumbered as S/SK-HC/11. On 21.3.2014, the approved Ho Chung OZP No. S/SK-HC/11 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 10.1.2023, the CE in C referred the approved Ho Chung OZP No. S/SK-HC/11 to the Board for amendment under section 12(1)(b)(ii) of the pre-amended Ordinance. On 20.1.2023, the reference back of the OZP was notified in the Gazette under section 12(2) of the pre-amended Ordinance.

3. Background

- 3.1 The proposed amendments are mainly to take forward three agreed section 12A applications, as well as rezone sites to reflect the latest planned and as-built developments and the road alignment of completed Hiram's Highway

¹ The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

Improvement Stage 1 project.

- 3.2 On 17.3.2023, the Rural and New Town Planning Committee (the Committee) of the Board agreed in principle to a section 12A application (No. Y/SK-HC/5)² to rezone a site in Wang Che from “Conservation Area” (“CA”) to “Village Type Development” (“V”) for the development of a New Territories Exempted House (Small House) (NTEH (Small House)) and associated site formation works. An extract of the minutes of the Committee’s meeting is at **Attachment V**.
- 3.3 On 2.8.2024, the Committee agreed to another section 12A application (No. Y/SK-HC/6)³ to rezone two land parcels at Ho Chung North Road from “Residential (Group D)” (“R(D)”), “Residential (Group E)” (“R(E)”) and an area shown as ‘Road’ to “Residential (Group C) 3” (“R(C)3”) to facilitate a proposed residential development of eight 3-storey houses with a maximum gross floor area (GFA) of 2,393m² and a maximum building height (BH) of 12m with 3 storeys over 1 storey of carport. An extract of the minutes of the Committee’s meeting is at **Attachment VI**.
- 3.4 On 7.6.2024, the Committee agreed to a section 12A application (No. Y/SK-HC/7)⁴ to rezone a site at Wo Mei Hung Min Road, Nam Pin Wai from “Green Belt” (“GB”) to “R(C)1” to facilitate a proposed residential development of 17 3-storey houses with ancillary facilities with a maximum plot ratio (PR) of 0.75 and a maximum BH of 12m with 3 storeys over 1 storey of carport and an access road in the middle of the application site which should not be accountable for PR calculation. An extract of the minutes of the Committee’s meeting is at **Attachment VII**.
- 3.5 Che Kung Temple at Ho Chung Road which is a Grade 1 historic building has been zoned “GB” since the first Ho Chung OZP published in 1994. To reflect the as-built condition and allow compatible uses, it is proposed to rezone the temple together with a piece of vacant land to its immediate northwest from “GB” and “R(E)” to “Government, Institution or Community” (“G/IC”). It is also proposed to rezone the northern part of the existing Ho Chung Lowland Raw Water Pumping Station and an existing bridge from “Agriculture” (“AGR”) to “G/IC” to mainly follow the land allocation boundary of the pumping station.
- 3.6 Hiram’s Highway Improvement Stage 1 project has been completed in February 2021. As the alignments of the improved roads deviated from the ‘Road’ area as shown on the OZP, amendments to the OZP are necessary to reflect the as-built road alignments. Land use review is also carried out for the original ‘Road’ reserve.

² The RNTPC Paper No. Y/SK-HC/5 and the attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/715_rnt_agenda.html

³ The RNTPC Paper No. Y/SK-HC/6 and the attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/747_rnt_agenda.html

⁴ The RNTPC Paper No. Y/SK-HC/7A and the attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/743_rnt_agenda.html

- 3.7 Opportunity is also taken to revise the Notes of the OZP to incorporate the latest revisions of the Master Schedule of Notes (MSN) to Statutory Plans, where appropriate.

4. **Proposed Amendments to the OZP**

Amendment Item A – Rezoning of a site in Wang Che for NTEH (Small House) development (about 0.012 ha) (Plans 1 and 2a, aerial photo in Plan 2b and site photos in Plan 2c)

- 4.1 The site under Item A is currently vacant with some groundcovers but no significant vegetation. The site is located at the periphery of the “V” zone of Wang Che, to the southwest periphery of existing village cluster and falls entirely within the village ‘environ’ (‘VE’) of Kai Ham (including Wang Che) and water gathering ground (**Plan 2a**). The site is bounded by an existing house to the immediate north and a village road connecting Wang Che with Ho Chung Road to its immediate east respectively. To the further south and west are densely vegetated slopes within the “CA” zone.
- 4.2 On 17.3.2023, the Committee agreed in principle to the section 12A application (No. Y/SK-HC/5) to rezone the application site from “CA” to “V” to facilitate a NTEH (Small House) development and associated site formation works. The application site is partly on private lot (i.e. Lot 764 in D.D. 249) (about 65.03m² or 53%) and partly on government land (about 58.22m² or 47%). The private lot was granted by way of exchange for Small House development in 1994 shortly after the publication of first Ho Chung OZP. According to the applicant, the proposed NTEH (Small House) to be erected on the private lot portion will have not more than 3 storeys, GFA of 195.09m² and BH of 8.23m while the remaining government land portion will be used for associated site formation works, drainage facilities and slope stabilization as required by government departments. The proposed NTEH development is not incompatible with the surrounding village character in terms of land use and development intensity. At the application stage, sewerage impact and risk assessments were undertaken with mitigation measures recommended. Concerned government bureaux/departments (B/Ds) had no objection to or no adverse comment on the application.
- 4.3 To take forward the agreed application, it is proposed to rezone the site from “CA” to “V” subject to the same development restrictions of the “V” zone on the OZP.

Amendment Item B – Rezoning of a site comprising two land parcels at Ho Chung North Road for residential development (about 0.32 ha) (Plans 1 and 3a, aerial photo in Plan 3b and site photos in Plans 3c and 3d)

- 4.4 The site under Item B comprising two land parcels at Ho Chung North Road is located close to Hiram’s Highway but outside the ‘VE’ of Ho Chung Village (**Plan 3a**). Most of the site is hard-paved and currently used for open storage, vehicle repair workshops and car parking uses with temporary structures and

village dwellings scattered over the site. Part of an existing local track serving Luk Mei Tsuen is within the eastern portion of the site. The surrounding areas are in rural character mainly comprising low-rise and low-density village settlements and temporary structures for domestics, rural workshop and open storage within “V”, “R(D)” and “R(E)” zones with PR ranging from 0.2 to 0.75 and BH ranging from 2 to 3 storeys.

- 4.5 On 2.8.2024, the Committee agreed to the section 12A application (No. Y/SK-HC/6) to rezone the application site from “R(D)”, “R(E)” and an area shown as ‘Road’ to “R(C)3” to facilitate a proposed residential development. According to the applicant’s indicative scheme (**Drawings 1a to 1c**), the proposed development would have eight 3-storey detached houses each over 1 storey of carport with two car parking spaces with a GFA of 2,393m² and BH of 12m (3 storeys over 1 storey of carport). An existing local track is running along the eastern boundary of the site which will be designated as a right-of-way (ROW)⁵. While the intensity of the proposed residential development is higher than the adjoining “R(D)” and “R(E)” zones, the development is still in line with the existing low-density and low-rise village settlement and residential development in the vicinity. It could also facilitate redevelopment of the site and uplift the overall living environment of the area. At the application stage, technical assessments submitted by the applicant demonstrated the proposed residential development was technically feasible and concerned government B/Ds had no objection to or no adverse comment on the application.
- 4.6 Under the section 12A application, the applicant proposed to rezone the site to “R(C)3” subject to a maximum PR of 0.75, a maximum SC of 25% and a maximum BH of 12m with 3 storeys over 1 storey of carport. As stated in the RNTPC paper considered by the Committee, taking into account the GFA accountable issue of the ROW⁶ and the streamlined measures under Joint Practice Note (JPN) No. 7⁷, it is proposed to rezone the site from “R(D)”, “R(E)” and an area shown as ‘Road’ to “R(C)3” subject to a maximum GFA of 2,393m² and a maximum BH of 12m with 3 storeys over 1 storey of carport.

Amendment Item C – Rezoning of a site at Wo Mei Hung Min Road for residential development (about 0.66 ha) (Plans 1 and 4a, aerial photo in Plan 4b and site photos in Plan 4c)

- 4.7 The site under Item C is currently partly used as a construction works site and partly used as a storage area of construction materials and construction site

⁵ The remaining portion of the existing local track will be retained in the adjoining “R(D)” and “R(E)” zones.

⁶ As advised by the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2&Rail, BD), the ROW should be deducted from the site area for the purpose of PR calculation under the Buildings Ordinance. In view of BD’s advice and that the applicant has demonstrated the technical feasibility of the Indicative Scheme with a total GFA of 2,393m², it is considered more appropriate to stipulate GFA (instead of PR) control.

⁷ According to the streamlined measures under JPN No. 7 issued in August 2021, a SC restriction which is more stringent than that stipulated in the Building (Planning) Regulations would only be imposed in the OZP for specific planning purposes (e.g. preserving local character, enhancing air ventilation, visual quality as well as permeability) in selected sites.

office while tree groups are found at the northern and southern fringes (**Plans 4a and 4b**). The surrounding areas have rural residential character comprising low-rise and low-density residential and village type developments which are zoned “R(C)” and “V” with PR ranging from 0.21 to 1.5 and BH ranging from 12m to 25m.

- 4.8 On 7.6.2024, the Committee agreed to the section 12A application (No. Y/SK-HC/7) to rezone the application site from “GB” to “R(C)1” to facilitate a proposed residential development. According to the applicant’s indicative scheme (**Drawings 2a to 2c**), the proposed development would be developed in two phases (**Drawing 2b**) providing a total of 17 3-storey houses, car parking spaces in front of individual house, a standalone 1-storey clubhouse and an access road serving the adjoining residential development in the middle of the site where this access road is excluded from PR calculation. The proposed development would have a PR of 0.75, a GFA of 4,016m² and a BH of 12m (3 storeys). Located within a rural residential cluster totally surrounded by low-density and low-rise residential development and highways, the proposed development will blend in well and form an extension of the existing and planned residential development. At the application stage, technical assessments submitted by the applicant demonstrated the proposed residential development was technically feasible and concerned government departments had no objection to or no adverse comment on the application.
- 4.9 Under the section 12A application, the applicant proposed to rezone the site to “R(C)3” subject to two different sets of restrictions⁸ under the current “R(C)1” zone of the OZP. During the Committee’s consideration of the application, it was also agreed to impose control on the OZP to reflect the non-development site occupied by the access road. As stated in the RNTPC paper considered by the Committee, taking into account the streamlined measures under JPN No. 7, it is proposed to rezone the site from “GB” to “R(C)4” subject to a maximum PR of 0.75 and a maximum BH of 12m with 3 storeys over 1 storey of carport. The access road in the middle is proposed to designate as non-building area (NBA) where no development is permitted except road, footpath and other related facilities and shall not be accountable for PR calculation.

Amendment Item D – Rezoning of a site at Ho Chung Road (about 0.32 ha) (Plans 1 and 5a, aerial photo in Plan 5b and site photos in Plans 5c and 5d)

- 4.10 Che Kung Temple in Ho Chung is a Grade 1 historic building assessed by the Antiquities Advisory Board. Built over 100 years ago, the temple is one of the two Che Kung Temples in Hong Kong which has high built heritage value. The temple, ancillary structures and open area in front of the temple building have been zoned “GB” since the first Ho Chung OZP published in 1994. There is also a pavilion to the south of the temple and a new public convenience completed in 2022 at the junction of Hiram’s Highway and Ho Chung Road (**Plan 5a**). To reflect the as-built conditions, it is proposed to

⁸ A maximum PR of 0.75, a maximum SC of 25% and a maximum BH of 12m with 3 storeys over 1 storey of carport or a maximum PR of 0.75, a maximum SC of 37.5% and a maximum BH of 9m with 2 storeys over 1 storey of carport.

rezone the said temple, open area, public convenience and pavilion from “GB” to “G/IC”. It is also proposed to rezone a piece of vacant unleased and unallocated government land (about 0.21 ha), which is covered with grass and currently not being used for any purpose, to the northwest of the temple for compatible uses complementary to the temple and/or other GIC uses. The vegetated knoll to its north will be retained as “GB” zone. Prior consultation with the Antiquities and Monuments Office (AMO) shall be made on any development or redevelopment proposals that may affect the Che Kung Temple and its immediate environs.

Amendment Item E – Rezoning of northern part of the existing Ho Chung Lowland Raw Water Pumping Station and an existing bridge (about 0.15 ha) (Plans 1 and 6a, aerial photo in **Plan 6b** and site photos in **Plan 6c**)

- 4.11 Northern part of the existing Ho Chung Lowland Raw Water Pumping Station operated by Water Supplies Department (WSD) falls within the “AGR” zone. It is proposed to rezone this area and an existing bridge to its east from “AGR” to “G/IC” to mainly follow the boundary of Permanent Government Land Allocation and combine with the existing “G/IC” zone of the pumping station.

Amendment Items F to H – Amendments related to Hiram’s Highway Improvement Stage 1 project

- 4.12 Hiram’s Highway Improvement Stage 1 project included dualling of Hiram’s Highway between Clear Water Bay Road and Marina Cove and improvement to local access to Ho Chung. Amendment Items F to H are mainly to reflect the as-built road alignment and rezone the original ‘Road’ reserves and adjoining land for better utilisation of land resources upon land use review.

Amendment Item F – Rezoning of a site at the junction of Hiram’s Highway and Luk Mei Tsuen Road (about 0.58 ha) (Plans 1 and 7a, aerial photo in **Plan 7b** and site photos in **Plans 7c and 7d**)

- 4.13 Since the actual alignment of the completed Luk Mei Tsuen Road has shifted southwards, there is an area left between the actual alignment of Luk Mei Tsuen Road and the original ‘Road’ reserve (**Plan 7a**). While this area currently forms part of the larger “GB” zone on the OZP mainly covering the vegetated knoll to the north of Che Kung Temple, it is actually physically separated by Luk Mei Tsuen Road. This area together with the obsolete ‘Road’ reserve are fully covered with scattered temporary structures for workshop and storage uses, village dwellings, temple or for open storage and open-air vehicle repair workshops and a local track with sparse vegetation. It is therefore proposed to rezone this area together with original road reserve from “GB” and an area shown as ‘Road’ to “R(E)” to integrate with the adjoining “R(E)” zone for phasing out incompatible/temporary uses through redevelopment for residential use. The “R(E)” zone is subject to a maximum PR of 0.4 and a maximum BH of 9m with 2 storeys over 1 storey of carport.

Amendment Items G1 to G5 – Rezoning of various sites shown as ‘Road’ (about 1.25 ha) (Plans 1 and 8a, aerial photo in Plan 8b and site photos in Plans 8c to 8g)

- 4.14 Amendment Items G1 to G5 involve original ‘Road’ reserve in Luk Mei Tsuen, Ho Chung and Mok Tse Che which can generally be divided into northern and southern portions. Northern portion involves Amendment Items G1, G2 and part of G3 covering three small areas near and at the junction of Ho Chung North Road and Ho Chung Road. These areas were reserved for local road improvement but were obsoleted after the completion of the road works. Southern portion is a long strip of land extending from Ho Chung Road southwards to Mok Tse Che involving Amendment Items G4, G5 and the remaining G3. This strip of land is mainly private land and was originally planned for road improvement for villages and had been shown as ‘Road’ on the statutory plan since the publication of the Ho Chung Development Permission Area Plan on 12.7.1991. However, relevant government departments confirmed that there is no plan to implement a road and considered that could be released for other land uses, and have no objection to delete the ‘Road’ area on the OZP. Therefore, it is appropriate to review the future land use and rezone the concerned areas to appropriate zonings.
- 4.15 Amendment Item G1 (about 0.05 ha) covers a vegetated area with few structures to the north of Ho Chung North Road adjacent to the periphery of Luk Mei Tsuen (**Plan 8c**). Amendment Item G2 (about 0.07 ha) involves a paved area with sparse vegetation to the southwest of the abandoned Asia Television Limited (**Plan 8c**). The concerned areas not forming part of Ho Chung North Road are proposed to be rezoned from an area shown as ‘Road’ to “R(D)” and “R(E)” zones respectively to rationalise the zoning boundary of the respective zones.
- 4.16 Amendment Item G3 (about 0.92 ha) covers four sites. From north to south, the first three sites are entirely within ‘VE’ boundary of Ho Chung and the last one falls mostly within the ‘VE’ boundaries of Mok Tse Che and Wo Mei. The first site is located next to Ho Chung Village at the junction of Ho Chung Road and Ho Chung North Road which is partly paved and occupied by some village parking, partly covered with some vegetation and a pavilion (**Plan 8c**). The second site is in the middle of Ho Chung New Village which is hard paved, formed and occupied by some village parking or temporary structures (**Plans 8d and 8e**). The third site is near Nam Pin Wai to the south of Nam Pin Wai Road which is covered with vegetation and adjacent to some existing residential developments (**Plan 8e**). The remaining one covers local tracks, existing residential development, vegetated areas, slope, etc. (**Plans 8f and 8g**). As all of these areas are mainly private land and located close to or within existing villages while some of them are also occupied by land uses serving the villages, it is proposed to be rezoned to “V” for better utilisation of land.
- 4.17 Amendment Item G4 (about 0.08 ha) covers two sites which include a portion of Ho Chung River and a slope with dense vegetation located to the southwest of Nam Pin Wai to the immediate east of a larger “GB” zone (**Plans 8d to 8f**).

In view of the current site conditions, it is proposed to rezone these two areas to “GB” zone.

- 4.18 Amendment Item G5 (about 0.13 ha) involves a vegetated land sandwiched between the existing “V” zone to the south of Nam Pin Wai Road and the “R(C)1” zone with two residential developments where one is completed and one is being constructed at its eastern and northern parts which fall outside ‘VE’ (**Plans 8e and 8f**). It is proposed to rezone the concerned area to “R(C)1” zone to form part of the larger “R(C)1” zone for better utilisation of land.

Amendment Item H (total about 0.69 ha) (**Plans 1 and 9a**, aerial photo in **Plan 9b**, and site photos in **Plans 9c and 9d**)

- 4.19 It is proposed to rezone the areas currently occupied by the improved Hiram’s Highway, Luk Mei Tsuen Road and Ho Chung North Road from “V”, “GB” and “R(E)” to areas shown as ‘Road’ to reflect the alignment of these completed roads.

5. Provision of GIC Facilities and Open Space

- 5.1 Taking into account the proposed amendments above, the planned population of the planning scheme area of Ho Chung OZP (the Area) is estimated to be about 10,100 persons. A summary on the existing and planned provision of GIC facilities and open space for the Area is at **Attachment VIII**. The existing and planned provision for major GIC facilities are generally adequate to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and concerned B/Ds’ assessments, except those stated in paragraph 5.2 below.

GIC Facilities

- 5.2 According to the population-based planning standards for community facilities under HKPSG, there will be a shortfall in the provision of hospital beds, child care and elderly facilities, rehabilitation and residential care services in Ho Chung. However, Health Bureau and Social Welfare Department are adopting a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the population-based planning standards for child care, elderly and rehabilitation services/facilities were reinstated in the HKPSG in 2018, 2020 and 2022 respectively, and thus, they reflect the long-term target towards which these facilities would be adjusted progressively. These facilities should be carefully planned/reviewed by relevant government B/Ds, and premises-based GIC facilities could be incorporated in future development/ redevelopment in the wider district when opportunities arise.
- 5.3 While there are shortfalls in the planned provision for classrooms of kindergarten, primary and secondary schools in the Area, there are surpluses in the provision in Sai Kung District (including Tseung Kwan O). Education

Bureau will continue to monitor the latest school provision and the shortfall can be met by the provision in the district.

Open Space

- 5.4 For open space provision, while there are shortfall of 0.99 ha district open space and 0.75 ha local open space in the Area, there are surplus of 31.5 ha local open space and 12.8 ha district open space in Sai Kung District (including Tseung Kwan O).

6. Proposed Amendments to Matters Shown on the Plan

- 6.1 The proposed amendments as shown on the draft Ho Chung OZP No. S/SK-HC/11A (**Attachment II**) are as follows:

(a) Amendment Item A (about 0.012 ha)

Rezoning of a site in Wang Che from “CA” to “V”.

(b) Amendment Item B (about 0.32 ha)

Rezoning of a site comprising two land parcels at Ho Chung North Road from “R(D)”, “R(E)” and an area shown as ‘Road’ to “R(C)3”, and addition of a symbol to link up the two land parcels.

(c) Amendment Item C (about 0.66 ha)

Rezoning of a site at Wo Mei Hung Min Road from “GB” to “R(C)4” and stipulating the land in the middle as NBA.

(d) Amendment Item D (about 0.32 ha)

Rezoning of a site at Ho Chung Road from “R(E)” and “GB” to “G/IC”.

(e) Amendment Item E (about 0.15 ha)

Rezoning of a site occupied by Ho Chung Lowland Raw Water Pumping Station from “AGR” to “G/IC”.

(f) Amendment Item F (about 0.58 ha)

Rezoning of a site at the junction of Hiram’s Highway and Luk Mei Tsuen Road from “GB” and an area shown as ‘Road’ to “R(E)”.

(g) Amendment Item G1 (about 0.05 ha)

Rezoning of a site to the north of Ho Chung North Road from an area shown as ‘Road’ to “R(D)”.

(h) Amendment Item G2 (about 0.07 ha)

Rezoning of a site at the junction of Ho Chung Road and Ho Chung North Road from an area shown as 'Road' to "R(E)".

(i) Amendment Item G3 (about 0.92 ha)

Rezoning of four sites separately at the junction of Ho Chung North Road and Ho Chung Road, Ho Chung Village and Mok Tse Che from areas shown as 'Road' to "V".

(j) Amendment Item G4 (about 0.08 ha)

Rezoning of two sites separately at Ho Chung River and a vegetated slope to the southeast of Nam Pin Wai from areas shown as 'Road' to "GB".

(k) Amendment Item G5 (about 0.13 ha)

Rezoning of a site to the southeast of Nam Pin Wai from an area shown as 'Road' to "R(C)1".

(l) Amendment Item H (about 0.69 ha)

Rezoning of four sections of Hiram's Highway, Luk Mei Tsuen Road and Ho Chung North Road from "V", "GB" and "R(E)" to areas shown as 'Road'.

- 6.2 The two symbols to link the three "V" zones in Wo Mei are proposed to be deleted.
- 6.3 As the road works are completed, the annotation 'Road Junction (Subject to Detailed Design)' at the junction of Hiram's Highway and Luk Mei Tsuen Road on the Plan is proposed to be deleted.
- 6.4 Opportunity is taken to make minor zoning boundary adjustments (**Plan 10**)⁹ on the Plan to better reflect the as-built conditions of Ho Chung Road, Ho Chung River and Hiram's Highway. These adjustments are minor in nature and would not have any material implications on the land use zonings.

7. Proposed Amendments to the Notes of the OZP

- 7.1 The proposed amendments to the Notes of the OZP (with addition in ***bold and italics*** and deletion in '~~crossed-out~~') are at **Attachment III** for Members' consideration. The proposed amendments are summarised below:

⁹ These include several strips of land along Ho Chung Road and Ho Chung River near Ho Chung Village (about 2,190m²) and a long strip of land at Hiram's Highway near Chuk Kok (about 1,353m²).

“R(C)” zone

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

Technical Amendments

- (b) On 11.1.2019, the Board promulgated a revised set of MSN. Under the revised MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes for “Comprehensive Development Area”, “R(D)”, “R(E)”, “V” and “G/IC” zones.
- (c) On 8.3.2024, the Board promulgated another revised set of MSN. Under the revised MSN, ‘Government Refuse Collection Point’ and ‘Public Convenience’ are moved from Column 2 to Column 1 while ‘Field Study/Education/Visitor Centre’ use is added under Column 2 in the Notes for “V” zone. To effectuate these changes, updates have been made to the Notes for the “V” zones.
- (d) It is proposed to revise the exemption clause for ‘filling of land/pond or excavation of land’ in the Remarks of the “CA”, “Coastal Protection Area” and “Site of Special Scientific Interest” zones according to the updated MSN such that public works co-ordinated or implemented by Government, and maintenance or repair works are exempted from the requirement of planning permission.

8. Revision to the Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/SK-HC/12.

10. Consultation

Consultations with District Council and Rural Committee

10.1 Sai Kung District Council (SKDC)’s District Facilities and Works Committee

(DFWC) and Sai Kung Rural Committee (SKRC) were consulted on the proposed amendments to the OZP on 10.9.2024 and 28.8.2024 respectively. Members of both SKRC and SKDC generally welcomed the amendment items related to Che Kung Temple and the original 'Road' areas (Amendment Items D, E, F, G1, G2, G4, G5 and H) to reflect the temple's as-built condition, reserve land for complementary development to the temple and release the unused road reserve for development. They also had no comment on the amendment items related to the three agreed section 12A applications for residential development (Amendment Items A, B and C). However, some Members expressed concerns on the rezoning of the 'Road' area in the middle of Ho Chung New Village to "V" (Amendment Item G3) as the concerned area has been using as emergency vehicular access (EVA) and access road for the village and the proposed rezoning would allow new village houses encroaching onto the area, which would result in obstruction of means of fire escape and emergency services. Moreover, some Members of DFWC suggested to rezone suitable sites in the "AGR" zone of Ho Chung for carpark to relieve the heavy parking demand of the villagers and residents.

- 10.2 Regarding the proposed rezoning of the 'Road' area in Ho Chung New Village to "V" under Amendment Item G3, the discussion in paragraph 4.16 is relevant. While the existing informal access is not a public road, provision of EVA and/or road will be permitted upon rezoning of the land as "V" zone. Moreover, NTEH development in the concerned area and adjoining sites are subject to the scrutiny of relevant B/Ds where means of fire escape and emergency services¹⁰ is one of the important considerations for approval of Small House application. DLO/SK, LandsD and Director of Fire Services (D of FS) have no objection to the proposed rezoning. Regarding the suggestion to rezone suitable sites for carpark, provision of carpark is allowed in accordance with the provision of the OZP or through section 16 application. Planning Department (PlanD) had also conveyed other comments not related to the amendment items received at the meetings to relevant B/Ds for follow-up action if appropriate.

Departmental Consultation

- 10.3 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to the relevant B/Ds for comment. No objection or adverse comments have been received and their comments (if any) have been incorporated to the OZP, where appropriate. The B/Ds include:
- (a) Secretary for Development;
 - (b) Secretary for Education;
 - (c) Secretary for Health;
 - (d) Commissioner for Transport;
 - (e) Chief Highway Engineer/New Territories East, Highways Department

¹⁰ According to the "New Territories Exempted Houses – A Guide to Fire Safety Requirements" issued by LandsD, if a proposed house site is situated within a cluster of 10 houses or more, the provision of EVA will be required. However, if there are practical constraints rendering the provision of EVA impracticable, the applicant of Small House application should apply to LandsD to implement one of the fire safety alternatives e.g. automatic sprinkler system or fire detection system with hose reel system or fire extinguisher.

- (HyD);
- (f) Chief Engineer 5/Major Works, Major Works Project Management Office, HyD;
 - (g) DLO/SK, LandsD;
 - (h) Director of Environmental Protection;
 - (i) Director of Agriculture, Fisheries and Conservation;
 - (j) Director of Food and Environmental Hygiene;
 - (k) Director of Health;
 - (l) Chief Engineer (Works), Home Affairs Department (HAD);
 - (m) Director of Social Welfare;
 - (n) D of FS;
 - (o) Commissioner of Police;
 - (p) Director of Leisure and Cultural Services;
 - (q) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
 - (r) Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department;
 - (s) Project Manager (East), Civil Engineering and Development Department (CEDD);
 - (t) Head of Geotechnical Engineering Office, CEDD;
 - (u) Chief Engineer/Mainland South, Drainage Services Department (DSD);
 - (v) Principal Project Coordinator/Special Duty, DSD;
 - (w) Director of Electrical and Mechanical Services;
 - (x) Chief Engineer/Construction, Water Supplies Department;
 - (y) Executive Secretary (Antiquities and Monuments), AMO, Development Bureau;
 - (z) Director of Housing;
 - (aa) District Officer (Sai Kung), HAD; and
 - (bb) Chief Town Planner/Urban Design and Landscape, PlanD.

Public Consultation

- 10.4 If the proposed amendments are agreed by the Committee, the draft OZP No. S/SK-HC/11A (to be renumbered as S/SK-HC/12 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. SKDC and SKRC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.
- 10.5 Besides, during the processing of the two section 12A applications (No. Y/SK-HC/5 and Y/SK-HC/6) in relation to Amendment Items A and B, public consultations were conducted in accordance with the provisions under the pre-amended Ordinance. Public comments on the applications were considered by the Committee on 17.3.2023 and 2.8.2024 respectively.

11. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Ho Chung OZP No. S/SK-HC/11 as shown on the draft OZP No. S/SK-HC/11A at **Attachment II** (to be renumbered as S/SK-HC/12 upon exhibition) and the draft Notes at **Attachment III** are suitable for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Ho Chung OZP No. S/SK-HC/11A (to be renumbered as S/SK-HC/12 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. **Attachments**

Attachment I	Approved Ho Chung OZP No. S/SK-HC/11 (reduced scale)
Attachment II	Draft Ho Chung OZP No. S/SK-HC/11A
Attachment III	Revised Notes of the draft Ho Chung OZP No. S/SK-HC/11A
Attachment IV	Revised ES of the draft Ho Chung OZP No. S/SK-HC/11A
Attachment V	Extract of minutes of the Committee's meeting on 17.3.2023 for the section 12A application No. Y/SK-HC/5
Attachment VI	Extract of minutes of the Committee's meeting on 2.8.2024 for the section 12A application No. Y/SK-HC/6
Attachment VII	Extract of minutes of the Committee's meeting on 7.6.2024 for the section 12A application No. Y/SK-HC/7
Attachment VIII	Provision of major community facilities and open space in the Area
Drawings 1a to 1c	Indicative Scheme of the section 12A application No. Y/SK-HC/6
Drawings 2a to 2c	Indicative Scheme of the section 12A application No. Y/SK-HC/7
Plan 1	Location Plan
Plans 2a to 2c	Amendment Item A – Site Plan, Aerial Photo and Site Photos
Plans 3a to 3d	Amendment Item B – Site Plan, Aerial Photo and Site Photos
Plans 4a to 4c	Amendment Item C – Site Plan, Aerial Photo and Site Photos
Plans 5a to 5d	Amendment Item D – Site Plan, Aerial Photo and Site Photos
Plans 6a to 6c	Amendment Item E – Site Plan, Aerial Photo and Site Photos
Plans 7a to 7d	Amendment Item F – Site Plan, Aerial Photo and Site Photos
Plans 8a to 8g	Amendment Items G1 to G5 – Site Plan, Aerial Photo and Site Photos
Plans 9a to 9d	Amendment Item H – Site Plan, Aerial Photo and Site Photos
Plan 10	Minor Boundary Adjustment Plan