

TOWN PLANNING ORDINANCE (Chapter 131)

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

Pursuant to section 12(1)(b)(ii) of the Town Planning Ordinance (as in force immediately before the commencement of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 (25 of 2023) (the Amendment Ordinance)), the Chief Executive in Council (CE in C) on 10 January 2023 referred the approved Ho Chung Outline Zoning Plan (OZP) No. S/ SK-HC/11 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Ho Chung OZP No. S/SK-HC/12.

The draft Ho Chung OZP No. S/SK-HC/12 showing the amendments is exhibited under section 5 of the Town Planning Ordinance as amended by the Amendment Ordinance (the Ordinance) for public inspection for a period of two months from 22 November 2024 to 22 January 2025 during normal office hours at the following locations:-

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Sai Kung and Islands District Planning Office, Planning Department, 15th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Sai Kung District Office, 6th Floor, Sai Kung Tseung Kwan O Government Complex, 38 Pui Shing Road, Hang Hau, Tseung Kwan O, New Territories; and
- (vi) the Sai Kung Rural Committee, 1 Sai Kung Rural Committee Lane, Sai Kung, New Territories.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 22 January 2025.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:-

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and

- (c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Ho Chung OZP No. S/SK-HC/12 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), 382 Nathan Road, Kowloon. The information on the place and hours at which the draft Ho Chung OZP No. S/SK-HC/12 can be inspected and the electronic version of the draft Ho Chung OZP No. S/SK-HC/12 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (http://www.tpb.gov.hk/en/plan_making/S_SK-HC_12.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

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

I. Amendments to Matters shown on the Plan

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

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

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

and Luk Mei Tsuen Road.

II. Amendments to the Notes of the Plan

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

Town Planning Board

22 November 2024