

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

Amendments

Notes

Schedule of Uses

Explanatory Statement

**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

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

(Being 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).

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

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

Eating Place
Educational Institution
Flat
Government Refuse Collection Point
Government Use (not elsewhere specified)
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)
Institutional Use (not elsewhere specified)
Library
Office
Petrol Filling Station
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
Research, Design and Development Centre
Rural Committee/Village Office
School
Shop and Services
Social Welfare Facility
Training Centre
Utility Installation for Private Project

(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/site coverage/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 building, which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater. A non-building area (NBA) is designated and shall not be accountable for plot ratio calculation.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/site coverage/building height restrictions stated in paragraphs (a) to (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

- (f) In determining the maximum plot ratio/GFA/site coverage for the purposes of paragraphs (a) to (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

- (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 Government Use (Police Reporting Centre, Post Office only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Library 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

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.

(Please see next page)

RESIDENTIAL (GROUP D) (Cont'd)

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

Ambulance Depot Government Use (Police Reporting Centre, Post Office only) Rural Committee/Village Office Utility Installation for Private Project	Eating Place Educational Institution Flat 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 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
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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/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.

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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 Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Place of Recreation, Sports or Culture Public Clinic 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

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.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

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 (not elsewhere specified) 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/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 Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point 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.

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

EXPLANATORY STATEMENT

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

EXPLANATORY STATEMENT

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

(Being a 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 draft Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/12. 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 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 July 1991 under section 5 of the Town Planning Ordinance (the Ordinance).
- 2.2 On 22 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 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 May 1994, the draft Ho Chung OZP No. S/SK-HC/1 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended three times and exhibited for public inspection under section 7 of the Ordinance. On 27 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 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 31 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 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 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 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.
- 2.8 On 11 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 March 2014, the approved Ho Chung OZP No. S/SK-HC/11 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 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 22 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 incorporated on the Plan mainly involved rezoning of a site in Wang Che from “Conservation Area” to “Village Type Development”; 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 area shown as ‘Road’ to “Residential (Group C) 3” (“R(C)3”); rezoning of a site at Wo Mei Hung Min Road from “Green Belt” (“GB”) to “R(C)4”; rezoning of a site at Ho Chung Road from “R(E)” and “GB” to “Government, Institution or Community”; 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 (PR) and site coverage (SC) 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, 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. Ho Chung Valley is still identified as one of the main agricultural areas in Sai Kung 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

Based on the 2021 Population Census, the population of the Area as estimated by the Planning Department was about 7,100. It is estimated that the planned population of the Area would be about 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. With the completion of 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, accessibility to the Area has been enhanced. The 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.
- 7.6 The lack of sewerage infrastructure also poses additional development constraint in the Area. Moreover, a significant area in the western part of Ho Chung 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.
- 7.7 Large tracts of agricultural land in the Ho Chung Valley have been left fallow for a variety of reasons, such as fragmented pattern of ownership, tiny size of land parcels, 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 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 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 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”, which was previously occupied by two sauce production factories as well as a large tract of agricultural land. The accessibility of the site 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 PR of 0.75, a maximum 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. 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 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 four sub-areas:

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

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

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

This sub-area covers the area to the south-west of Hing Keng Shek which has mostly been developed into low-density residential houses. The site is only accessible via the sub-standard Hing Keng Shek Road.

- (c) “R(C)3” – The residential development in this sub-area is subject to a maximum gross floor area (GFA) of 2,393m² 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 residential development in this sub-area is subject to a maximum PR of 0.75 and a height not exceeding 12m with 3 storeys over one storey of carport. A non-building area (NBA) is designated for an access road purpose where no development is permitted except road, footpath and other related facilities. This NBA shall not be accountable for PR calculation. A clause has been incorporated in the Notes of the "R(C)" zone to allow minor relaxation of the stated NBA restriction under exceptional circumstances based on individual merits.

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

9.2.3 The GFA control under the "R(C)3" zone and the PR control under "R(C)4" zone are regarded as being stipulated in a "new or amended statutory plan" according to the Joint Practice Note No. 4 "Development Control Parameters Plot Ratio/Gross Floor Area", and shall be subject to the streamlining arrangements stated therein.

9.2.4 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.

9.2.5 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 6.76 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).

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 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.
- 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 was partly occupied by the ATV Production Centre which is now abandoned. Part of the area under this zoning falls within the Ho Chung SAI.
- 9.4.4 The accessibility of these sites has been further enhanced upon completion of the Hiram’s Highway Improvement Stage 1 project and improvement to local access to Ho Chung including 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 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 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.
- 9.5.3 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.

- 9.5.4 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.
- 9.5.5 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.
- 9.5.6 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 District Minor Works Programme and the Rural Public Works Programme.
- 9.5.7 Part of the area under this zoning falls within the Ho Chung SAI. 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.

9.6 Government, Institution or Community (“G/IC”) : Total Area 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.
- 9.6.3 A site to the south of Ho Chung Road occupied by Ho Chung Lowland Raw Water Pumping Station is also in this zone.

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 PR of 0.2 and a maximum building height of 2 storeys (6m).
- 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 17.47 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.

9.9 Green Belt (“GB”) : Total Area 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 SAI and a portion of Ho Chung Trackway SAI is located within the area under this zoning.

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

9.10.1 The planning intention of this zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for 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 SAI and a portion of Ho Chung Trackway SAI is located within the area under this zoning.

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 PR/GFA/building height/SC 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 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.

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 Sewerage, Stage 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 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 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 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. 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. Any disturbance to these graded buildings should be avoided as far as possible. All the above SAIs and graded buildings are worthy of preservation.

- 12.2 On 19 March 2009, the AAB released the list of 1,444 buildings, and accorded grading to some buildings/structures within the Area. The AAB also released a number of new items pending grading assessment by the AAB. Details of the list of 1,444 buildings and new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>. The list will be updated from time to time.
- 12.3 Prior consultation with the AMO of Development Bureau should be made, if any works, development, redevelopment or rezoning proposals may affect declared monuments, proposed monuments, historic buildings and sites graded by AAB, SAIs 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, and their immediate environs. Information of the declared monuments, proposed monuments, historic buildings and sites graded by AAB, SAIs and Government historic sites identified by AMO are available on the website of AMO at <https://www.amo.gov.hk>.

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, have been and will be implemented through the Local Public Works 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 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 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.