

DRAFT SHEK KONG
OUTLINE ZONING PLAN NO. S/YL-SK/10

Amendments

Notes

Schedule of Uses

Explanatory Statement

**SCHEDULE OF AMENDMENTS TO
THE APPROVED SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9
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 an area to the south of Kam Sheung Road and west of Lai Uk Tsuen from “Residential (Group D)” (“R(D)”) to “Residential (Group C)” (“R(C)”).

Showing the railway alignment of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link authorized by the Chief Executive in Council under the Railways Ordinance (Chapter 519) on the Plan for information. The authorised railway scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “R(C)” zone with development restrictions.
- (b) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “Village Type Development” (“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone.
- (c) Deletion of ‘Market’ from Column 2 of the Notes for “R(D)” and “V” zones and revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “Government, Institution or Community” (“G/IC”) zone.
- (d) Incorporation of ‘Hotel (Holiday House only)’ under Column 2 of the Notes for “R(D)” and “V” zones.
- (e) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone.
- (f) Revision to the planning intention and the Remarks of the Notes for “Conservation Area” zone on filling of land/pond or excavation of land in accordance with the Master Schedule of Notes to Statutory Plans.
- (g) Revision to the plot ratio exemption clause to clarify the provision related to caretaker’s quarters and recreational facilities in the Remarks of the Notes for “R(D)” zone.
- (h) Revision to the Chinese translation of the user term ‘Flat’ from ‘分層樓宇’ to ‘分層住宅’ in the Notes for “R(D)”, “V” and “G/IC” zones in accordance with the Master Schedule of Notes to Statutory Plans.
- (i) Revision to the Chinese translation of the user term ‘Research, Design and

Development Centre' from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for "G/IC" zone in accordance with the Master Schedule of Notes to Statutory Plans.

17 October 2025

Town Planning Board

DRAFT SHEK KONG
OUTLINE ZONING PLAN NO. S/YL-SK/10

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form 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 plans 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 plans 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 plans, 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 plans 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 railway tracks, 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 “Conservation 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, railway track, watercourse, nullah, 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 plans, 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 “Conservation 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, toll plaza, on-street vehicle park, railway station and railway track.

- (11) (a) Except in areas zoned “Conservation 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 “Conservation 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 SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/10

Schedule of Uses

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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	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	Institutional Use (not elsewhere specified)
	Library
	Petrol Filling Station
	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) 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 0.8 and a maximum building height of 6 storeys and 45 metres above Principal Datum, 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.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or 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.

RESIDENTIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (Redevelopment; Addition, Alteration and/or Modification to existing house only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Rural Committee/Village Office	Hotel (Holiday House only) #
	House (not elsewhere specified)
	Institutional Use (not elsewhere specified) #
	Library
	Petrol Filling Station
	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 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 and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio 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 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.

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 Flat Government Use (not elsewhere specified) # Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified) # Petrol Filling Station Place of Recreation, Sports or Culture Private Club 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

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plans, 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 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 plans without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

INDUSTRIAL (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
Cargo Handling and Forwarding Facility (not elsewhere specified)	Animal Boarding Establishment
Eating Place (Canteen, Cooked Food Centre only)	Broadcasting, Television and/or Film Studio
Government Refuse Collection Point	Cargo Handling and Forwarding Facility (Container Freight Station, Logistics Centre only)
Government Use (not elsewhere specified)	Concrete Batching Plant
Industrial Use (not elsewhere specified)	Container Storage/Repair Yard
Open Storage (not elsewhere specified)	Container Vehicle Park/Container Vehicle Repair Yard
Public Convenience	Dangerous Goods Godown
Public Utility Installation	Eating Place (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Offensive Trades
Recyclable Collection Centre	Open Storage of Cement/Sand
Rural Workshop	Open Storage of Chemical Products/ Dangerous Goods
Shop and Services (Service Trades only)	Petrol Filling Station
Utility Installation for Private Project	Refuse Disposal Installation (Refuse Transfer Station only)
Vehicle Repair Workshop	Shop and Services (not elsewhere specified)
Warehouse (other than Dangerous Goods Godown)	Vehicle Stripping/Breaking Yard
Wholesale Trade	

Planning Intention

This zone is intended primarily for industrial uses that cannot be accommodated in conventional flat factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.

Remarks

- (a) 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 1.6, a maximum site coverage of 80% and a maximum building height of 13m, 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) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

INDUSTRIAL (GROUP D) (cont'd)

Remarks (cont'd)

- (c) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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 Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Firing Range
Government Use (not elsewhere specified)	Flat
Hospital	Funeral Facility
Institutional Use (not elsewhere specified)	Helicopter Fueling Station
Library	Helicopter Landing Pad
Market	Holiday Camp
Place of Recreation, Sports or Culture	Hotel
Public Clinic	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)
Public Convenience	Off-course Betting Centre
Public Transport Terminus or Station	Office
Public Utility Installation	Petrol Filling Station
Public Vehicle Park (excluding container vehicle)	Place of Entertainment
Recyclable Collection Centre	Private Club
Religious Institution	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Research, Design and Development Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Rural Committee/Village Office	Residential Institution
School	Sewage Treatment/Screening Plant
Service Reservoir	Shop and Services (not elsewhere specified)
Social Welfare Facility	Utility Installation for Private Project
Training Centre	Zoo
Wholesale Trade	

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.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

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

- (a) Any filling of 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.

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AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) Any filling 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 draft Shek Kong Outline Zoning Plan No. S/YL-SK/7 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.

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	Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (Redevelopment only) Picnic Area Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground 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 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, 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.

DRAFT SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/10

EXPLANATORY STATEMENT

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DRAFT SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/10

(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 Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/10. 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 PROCEDURE

- 2.1 The land covered by the Shek Kong OZP includes land within the Shek Kong Interim Development Permission Area (IDPA) Plan and a small part of land within Kam Tin South IDPA Plan.
- 2.2 On 5 October 1990, the Shek Kong IDPA Plan No. IDPA/YL-SK/1 and the Kam Tin South IDPA Plan No. IDPA/YL-KTS/1 prepared by the Director of Planning were notified in the Gazette.
- 2.3 On 12 July 1991, the draft Shek Kong Development Permission Area (DPA) Plan No. DPA/YL-SK/1 including land previously within the two IDPA Plans mentioned above was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).
- 2.4 On 10 May 1994, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft DPA Plan which was renumbered as DPA/YL-SK/2.
- 2.5 On 17 May 1993, under the power delegated by the then Governor, the then Secretary for Planning, Environment and Lands directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP for the Shek Kong area.
- 2.6 On 17 June 1994, the draft Shek Kong OZP No. S/YL-SK/1 was exhibited for public inspection under section 5 of the Ordinance. On 23 March 1999, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Shek Kong OZP, which was subsequently renumbered as S/YL-SK/2.
- 2.7 On 22 June 1999, the CE in C referred the approved Shek Kong OZP No. S/YL-SK/2 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for

public inspection under section 5 of the Ordinance. On 27 June 2000, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kong OZP, which was subsequently renumbered as S/YL-SK/4.

- 2.8 On 8 July 2003, the CE in C referred the approved Shek Kong OZP No. S/YL-SK/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance. On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kong OZP, which was subsequently renumbered as S/YL-SK/6.
- 2.9 On 12 April 2005, the CE in C referred the approved Shek Kong OZP No. S/YL-SK/6 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 22 April 2005 under section 12(2) of the Ordinance. Subsequently, the draft OZP was amended twice, both in relation to the Notes of the OZP, and exhibited for public inspection under section 5 and section 7 of the Ordinance in 2005 and 2006 respectively. On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kong OZP No. S/YL-SK/8, which was subsequently renumbered as S/YL-SK/9.
- 2.10 On 2 September 2025, the Secretary for Development referred the approved Shek Kong OZP No S/YL-SK/9 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 12 September 2025 under section 12(2) of the Ordinance.
- 2.11 On 17 October 2025, the draft Shek Kong OZP No. S/YL-SK/10 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. Major amendments included rezoning of an area to the south of Kam Sheung Road and west of Lai Uk Tsuen from “Residential (Group D)” to “Residential (Group C)” and other technical amendments to the Notes of the OZP.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings and transport networks for the Shek Kong 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 and control only. It is a small-scale plan and the transport alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

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

(the Area) and in particular zones 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 the 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 (PlanD) and can be downloaded from the Board's website at <https://www.tpb.gov.hk/>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area is about 564.16 ha in size. The Area is situated in the south-eastern part of the North West New Territories (NWNT). It is bounded by the Kadoorie Experimental and Extension Farm in the east, the Lam Tsuen Country Park and the Shek Kong Barracks in the north, Tin Sam San Tsuen and Yuen Kong in the west, and the Tai Lam Country Park as well as the Tai Mo Shan Country Park in the south. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The boundary of the Area is delineated having regard to physical and topographical features such as roads, drainage channels and hills. Therefore, the Area boundary does not necessarily follow the Heung boundaries which are used for administration purpose only. Also, the name of the Plan is to follow that of the geographical area and would not have implications on development rights, particularly Small House applications.
- 5.3 The Area, being bisected by Kam Sheung Road joining with Lam Kam Road, is predominantly low-lying flat land surrounded by mountains on the eastern and southern boundaries. It comprises mainly farmland and village settlements. Some farmland is still under active cultivation. Rural industries, workshops and open storage sites are mainly located on both sides of Kam Sheung Road/Lam Kam Road and around Wong Chuk Yuen, east of Kam Tin Road.
- 5.4 Since mid-1980s, there has been a widespread conversion of agricultural land for open storage uses in the New Territories. Such conversion of agricultural land to open storage yards, car dumps/repairing workshops and storage of construction machinery and materials has occurred along Kam Sheung Road. This has led to a rapid degradation of the rural environment.
- 5.5 The Area falls within the area affected by the height restriction of the Shek Kong Airfield. Details should be referred to the Plan of the Shek Kong Airfield Height Restriction No. YLM6917a prepared by the Lands Department (LandsD). Developments in the Area would be subject to aircraft noise and other associated constraints arising from the aircraft operations at the Shek Kong Airfield.

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by PlanD as 11,600 persons. The population concentrates in and around several recognised villages including Kam Tsin Wai, Shui Lau Tin, Sheung Tsuen, Shui Tsan Tin, Ngau Keng, Lin Fa Tei, Kap Lung and in some non-indigenous villages. It is estimated that the total planned population for the Area would be about 16,680 persons.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Opportunities

7.1.1 There are a number of agricultural lots under active cultivation in the Area. According to the Agriculture, Fisheries and Conservation Department, most of the gentle, low-lying agricultural land in the Area is categorised as “good quality”. Although some of the agricultural land is fallow, it has not yet been turned into other uses. Irrigation facilities including pipelines and weirs are also available in the Area. As such, there are ample opportunities for agricultural development in the Area.

7.1.2 Where situation warrants, existing open storage sites along Kam Sheung Road and Lam Kam Road should be encouraged to be redeveloped to more compatible uses provided that such redevelopment proposals would have minimal adverse impact on drainage, traffic and environmental aspects of the Area.

7.2 Development Constraints

7.2.1 There are many well-established recognised villages in the Area. Sufficient land has to be reserved for meeting Small House demand of the indigenous villages as well as for the future expansion of the villages.

7.2.2 The southern and north-eastern parts of the Area comprise hilly areas. Development therefore would be confined to the valleys within the Area.

7.2.3 There is no public sewer and ducted drainage system in the Area. Urban development should be kept to a minimum to avoid having adverse effect on the environment.

7.2.4 Existing and planned water treatment works capacity for the NWNT has already been committed. Approval from Water Authority is required for any substantial increase in water demand arising from proposals for large scale residential development.

8. GENERAL PLANNING INTENTION

- 8.1 The planning intention for the Area is to retain the rural characteristics by preserving good quality agricultural land and channeling suburban type uses of relatively low-density developments to appropriate areas. The types of suburban developments include low-rise low-density private residential development, village housing, and environmental and infrastructural improvement projects.
- 8.2 In the designation of various zones in the Area, considerations have been given to the natural environment, physical landform, existing settlements, availability of infrastructure, local development pressure, and the latest territorial spatial development strategy (i.e. the Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 promulgated in October 2021). Other than the above, buildings and places of historical and archaeological interests have been preserved in the Area as far as possible.

9. LAND-USE ZONINGS

9.1 Residential (Group C) (“R(C)”) : Total Area : 8.13 ha

- 9.1.1 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.
- 9.1.2 An area located to the south of Kam Sheung Road and west of Lai Uk Tsuen is zoned “R(C)”. Development or redevelopment within this zone is subject to a maximum plot ratio (PR) of 0.8 and a maximum building height (BH) of six storeys and 45 metres above Principal Datum. The PR control under “R(C)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters PR/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.
- 9.1.3 Since the areas along both sides of Kam Sheung Road would be subject to traffic noise impact, any proposed development or redevelopment near the road should provide adequate mitigation measures, such as building setback and acoustic design. A buffer distance should be provided for any future developments in accordance with the Hong Kong Planning Standards and Guidelines requirements to mitigate the possible air quality impact arising from Kam Sheung Road as appropriate.
- 9.1.4 Part of the “R(C)” zone is the subject of an application (No. Y/YL-SK/1) agreed by the Board under section 12A of the Ordinance in 2025. According to the application No. Y/YL-SK/1, a number of improvement or mitigation measures and/or facilities were proposed and would be implemented by the applicant, including traffic

improvement works to the existing junction of Kam Sheung Road and Kam Tin Road; widening of existing footpath and pedestrian crossing at Kam Sheung Road; provision of a 2.5m-wide footpath and vehicular access for emergency vehicles within the application site to allow access for private lots surrounded by the application site; setting back of building blocks for at least 50m from Kam Sheung Road; provision of on-site sewage treatment plant; provision of a new drainage system with various drainage facilities and an underground storage tank; provision of new concrete channel with floodwalls and box culverts outside the application site at Lin Fa Tei; retaining of five existing trees and planting of not less than 200 new trees of heavy standard within the application site; incorporation of various sensitive design measures such as building setback, green buffer and sensible façade and boundary wall design and consideration of provision of necessary acoustic treatment in the detailed design stage. Implementation of the measures and facilities committed under the application No. Y/YL-SK/1 and the requirement for further assessments as required by relevant government department(s), such as including the requirement for submission of Noise Impact Assessment, Sewerage Impact Assessment and Land Contamination Assessment as requested by the Environmental Protection Department, will be incorporated as conditions in the future land document as considered appropriate by relevant government departments.

- 9.1.5 Regarding the future development(s) at the sites within the “R(C)” zone not covered by application No. Y/YL-SK/1, further assessments and additional improvement/mitigation measures and facilities may be required by relevant government departments, and such requirements will be incorporated as conditions in the future land document(s) as considered appropriate by relevant government departments.

9.2 Residential (Group D) (“R(D)”) : Total Area : 27.18 ha

- 9.2.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area to permanent buildings. 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).
- 9.2.2 Apart from the intention of residential upgrading, very low-rise and low-density residential development may be permitted on application to the Board. To be in line with the development intensity of existing domestic accommodation within this zone, residential development (other than New Territories Exempted House) shall not result in a total development in excess of a maximum PR of 0.2 and a maximum BH of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse effects on the environment.

- 9.2.3 Since the areas along both sides of Kam Sheung Road would be subject to traffic noise impact, any proposed development near the road should provide adequate mitigation measures to minimise such impact.
- 9.2.4 The “R(D)” zone is located to the south of Kam Sheung Road in areas around Tai Ling and Lui Kung Tin to the west of Shek Kong Village. The area at present is mainly occupied by temporary structures for workshops, domestic use and agricultural purposes, village houses and some fallow agricultural land.

9.3 Village Type Development (“V”) : Total Area : 121.01 ha

- 9.3.1 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 New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.3.2 The boundaries of the “V” zones are drawn up having regard to the existing village environs, outstanding Small House demands for the next ten years, topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided. Village expansion areas and other infrastructural improvements will be guided by detailed layout plans whenever applicable.
- 9.3.3 The recognised villages in the Area include Kam Tsin Wai, Shui Lau Tin, Sheung Tsuen, Shui Tsan Tin, Ngau Keng, Lin Fa Tei and Kap Lung.
- 9.3.4 Since the areas along both sides of Kam Sheung Road would be subject to traffic noise impact, any proposed Small House development near the road should provide adequate mitigation measures to minimise such impact.
- 9.3.5 According to the 2021 Population Census, there were about 6,228 persons living in the recognised villages in the Area. Adequate land has been reserved in this zone to cater for the demand for Small House of the Area.

9.4 Industrial (Group D) (“I(D)”) : Total Area : 39.94 ha

- 9.4.1 The planning intention of this zone is primarily to provide land for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.
- 9.4.2 New industrial developments are encouraged to be constructed in permanent materials. Each establishment shall be provided with water supply and connections for sewage disposal. To avoid pollution, new sites shall be connected to a Government reticulatory sewer system or contain satisfactory on-site sewage treatment facilities. New industrial developments should demonstrate that the nature of their operations could not be accommodated in conventional flatted factory accommodation. Developments are restricted to a maximum PR of 1.6, a maximum site coverage of 80% and a maximum BH of 13m.
- 9.4.3 Three sites are zoned “I(D)”. One is located in Wong Chuk Yuen, to the north of Lam Kam Road and east of Kam Tin Road. Another site is located to the south of Lam Kam Road where temporary structures, industrial workshops and open storage sites are concentrated. The third one is located to the south-east of Kam Tsin Wai where some factories and rural workshops are found. Limited and controlled expansion of the existing activities are allowed in order to gradually upgrade the area and improve the local environment. In-situ reconstruction of temporary structures with more permanent materials will also be encouraged.

9.5 Government, Institution or Community (“G/IC”) : Total Area : 21.94 ha

- 9.5.1 This zone is intended primarily for the provision of Government, institution and community (GIC) 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.
- 9.5.2 The existing Kadoorie Farm Agricultural Research Centre located in the eastern part of the Area is zoned “G/IC” to reflect the current use. The borrow area to its north and another site to the south-east of Shek Kong Barracks are also zoned “G/IC” to meet any unforeseen GIC uses in the Area.

9.6 Open Space (“O”) : Total Area: 0.63 ha

- 9.6.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

- 9.6.2 A site near the junction of Lam Kam Road and Route Twisk is zoned for this purpose. It is reserved to provide recreational opportunities for the public and act as a buffer between the “V” zone to its west and the “I(D)” zone to its east.

9.7 Agriculture (“AGR”) : Total Area : 119.16 ha

- 9.7.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The areas under this zoning are usually well served by irrigation and servicing facilities as well as marketing facilities for intensive farming including livestock rearing, fish culture and horticulture.
- 9.7.2 The areas to the south of Shui Tsan Tin and Ngau Keng, to the east and west of Shui Lau Tin, and the areas extending from the east of Ngau Keng to the west of Tai Ling are zoned “AGR”.
- 9.7.3 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 LandsD is exempted from the control.

9.8 Conservation Area (“CA”) : Total Area : 220.43 ha

- 9.8.1 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 environments such as 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 essential infrastructure projects with overriding public interest may be permitted. Uses related to conservation purposes such as nature reserve and nature trail are permitted as of right. However, significant new developments are not permitted in this zone. Only a selective range of uses such as public convenience and tent camping ground which would have insignificant impact on the environment and infrastructural provision may be permitted with or without conditions on application to the Board.
- 9.8.2 The slopes in the north-eastern and southern parts of the Area are zoned “CA” for the purpose of giving added protection to the adjoining Tai Mo Shan Country Park, the Lam Tsuen Country Park and the Tai Lam Country Park.

9.8.3 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.

9.9 Minor Relaxation Clause

For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stipulated in the Notes of the Plan may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

10. TRANSPORT AND COMMUNICATION

10.1 Road Network

Kam Sheung Road and Kam Tin Road joining to Lam Kam Road serve as important local distributors which provide pedestrian and vehicular access to the Area.

10.2 Railway

The Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link is a cross-boundary passenger line running from West Kowloon Terminus to the Hong Kong/Shenzhen boundary, where it connects with the national high-speed railway network. The railway tunnel runs through the underground of western part of the Area. The scheme of the railway was authorised by the CE in C on 20 October 2009. Pursuant to section 13A of the Ordinance, the railway scheme authorised by the CE in C under the Railways Ordinance (Chapter 519) shall be deemed to be approved under the Ordinance and the railway scheme is shown on the Plan for information only.

10.3 Public Transport Provision

Apart from the bus and public light bus services operating between Yuen Long New Town and Tai Po New Town through the Area, there are several green mini-bus routes serving the Area and its neighbourhoods.

11. UTILITY SERVICES

11.1 Water Supply

The capacity of the existing water treatment works capacity available in NWNT has already been committed. Further treatment works capacity, if required, would be made available from the future extension to Ngau Tam Mei Water Treatment Works.

11.2 Sewerage and Sewage Treatment

At present, there is no public sewer serving the Area. Developments in the Area must contain suitable and satisfactory on-site sewage treatment facilities and make connections to a public sewer once it is in place.

11.3 Electricity

The Area has long been supplied with electricity. Adequate supply of electricity will be provided via the 400 kV network to reinforce the electricity supply in the Area.

11.4 Gas

Gas pipelines have already been laid from Au Tau Roundabout to the junction of Kam Tin Road and Kam Sheung Road near Kat Hing Wai. Therefore, piped gas supply could be extended to the Area dependent on the demand of the future developments.

12. CULTURAL HERITAGE

- 12.1 Within the boundary of the Area, there are one declared monument, i.e. Chik Kwai Study Hall, and a number of graded historic buildings, including six Grade 2 historic buildings, i.e. Pat Heung Temple, Nos. 109-112 Lin Fa Tei, Ling Mui Chong, Tang Kwok Mou Ancestral Hall, Tung Yik School and Lai Mansion; and ten Grade 3 historic buildings, i.e. Residence of Lee Jim Hung, Lee Tat Bridge, Choi Yi Wah Ancestral Hall, Old House at No. 57 Shui Lau Tin, Nos. 212-224 Shui Lau Tin, Cheung Ancestral Hall, Ling Wan Monastery, Yik Ting Study Hal, Cheng Ancestral Hall and Cheng Hon Pang Ancestral Hall.
- 12.2 The lists of declared monuments, historic buildings and sites graded by the Antiquities Advisory Board (AAB), new items pending grading assessment, Government historic sites identified by the Antiquities and Monuments Office of the Development Bureau (AMO) and sites of archaeological interest (SAIs) are published on AMO's website:
<https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html>.
 The lists will be updated from time to time.
- 12.3 The Lin Fa Tei SAI, part of Pat Heung Sheung Tsuen SAI and Shui Lau Tin SAI have also been identified in the Area.
- 12.4 Prior consultation with AMO should be made if any works, development, redevelopment or rezoning proposals may affect the declared monuments, proposed monuments, historic buildings and sites graded by the AAB, new items pending grading assessment, Government historic sites identified by AMO, SAIs or any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.

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 in stages 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 The provision and improvement of infrastructure, e.g. road widening and laying of services, will be implemented through the Public Works Programme and the Rural Public Works, 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 zoned uses 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 listed 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 plans and which are not in compliance with the terms of the Plan may have adverse impacts 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 an 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 the planning applications, will take into account all relevant planning considerations which may include departmental outline development plans (ODPs) and layout plans, and guidelines published by the Board. The ODPs and layout plans are available for public inspection at PlanD. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of PlanD. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and relevant

District Planning Office of PlanD. 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 5 October 1990 on land included in the plans of Shek Kong IDPA and Kam Tin South IDPA, may be subject to enforcement proceedings under the Ordinance. Any filling of land/pond and excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD
OCTOBER 2025