



圖例  
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP D)	R(D)	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL (GROUP D)	I(D)	工業 (丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
AGRICULTURE	AGR	農業
CONSERVATION AREA	CA	自然保育區
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
DRAINAGE RESERVE		排水專用範圍

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
RESIDENTIAL (GROUP D)	35.31	6.28	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	121.01	21.45	鄉村式發展
INDUSTRIAL (GROUP D)	39.94	7.08	工業 (丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	21.94	3.89	政府、機構或社區
OPEN SPACE	0.83	0.11	休憩用地
AGRICULTURE	119.16	21.12	農業
CONSERVATION AREA	220.43	39.07	自然保育區
DRAINAGE CHANNEL	1.88	0.33	排水渠
MAJOR ROAD ETC.	3.86	0.69	主要道路等
TOTAL PLANNING SCHEME AREA	554.16	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2006年10月17日根據城市規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 17 OCTOBER 2006

LAM Chik-ting, Tony 林植廷  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

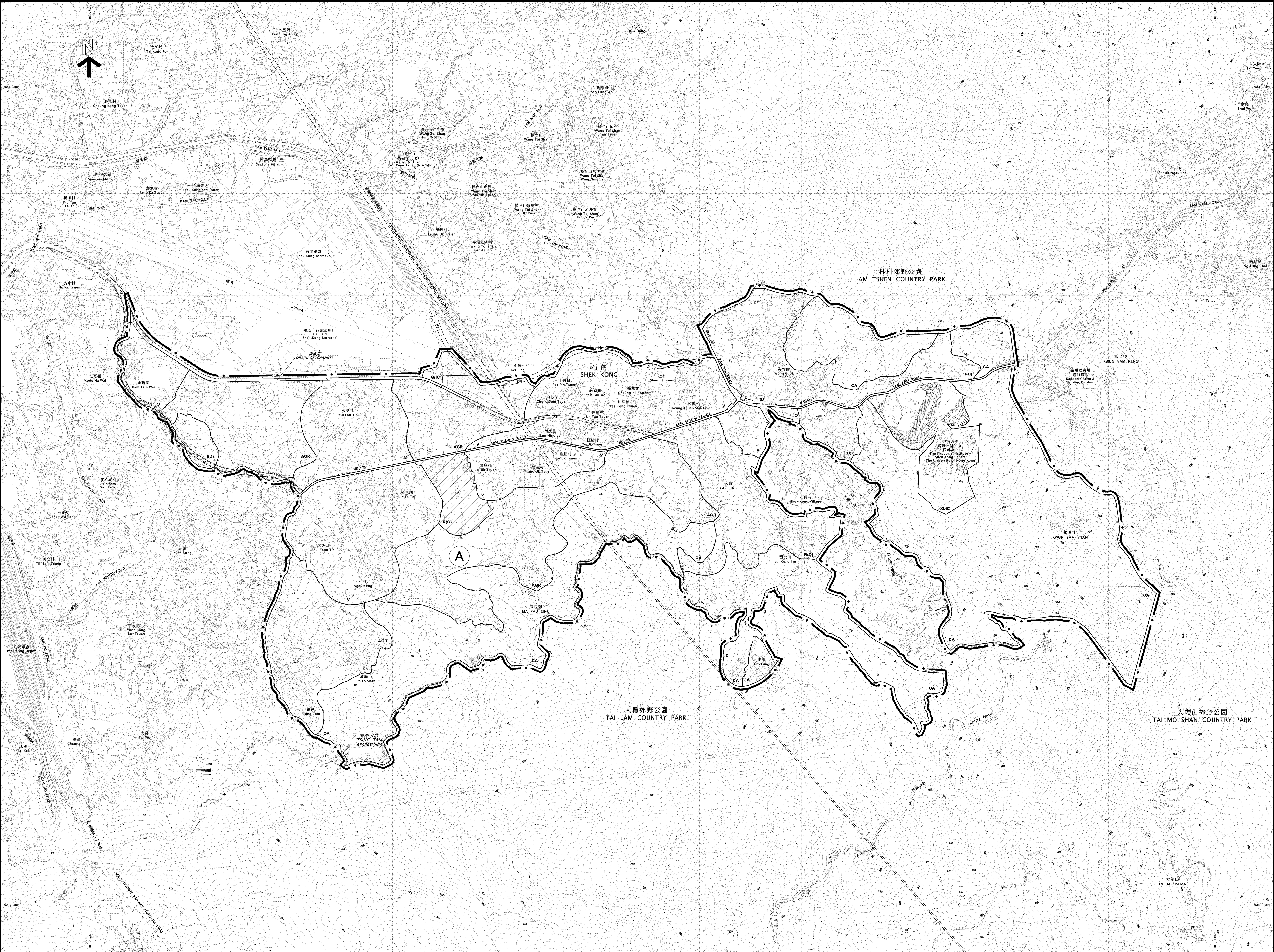
香港城市規劃委員會依據城市規劃條例擬備的石崗分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
SHEK KONG - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺  
METRES 200 0 200 400 600 800 1000 METRES

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

圖則編號  
PLAN No. S/YL-SK/9





**圖例**  
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL (GROUP D)	ID	工業（丁類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
AGRICULTURE	AGR	農業
CONSERVATION AREA	CA	自然保育區

**COMMUNICATIONS**

	交通
RAILWAY AND STATION (UNDERGROUND)	鐵路及車站（地下）
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路

**MISCELLANEOUS**

	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
DRAINAGE RESERVE	排水專用範圍

**土地用途及面積一覽表**  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率		用途
	公頃 HECTARES	% 百分率	
RESIDENTIAL (GROUP C)	8.13	1.44	住宅（丙類）
RESIDENTIAL (GROUP D)	27.18	4.82	住宅（丁類）
VILLAGE TYPE DEVELOPMENT	121.01	21.45	鄉村式發展
INDUSTRIAL (GROUP D)	39.94	7.08	工業（丁類）
GOVERNMENT, INSTITUTION OR COMMUNITY	21.94	3.89	政府、機構或社區
OPEN SPACE	0.63	0.11	休憩用地
AGRICULTURE	119.16	21.12	農業
CONSERVATION AREA	220.43	39.07	自然保育區
DRAINAGE CHANNEL	1.88	0.33	排水道
MAJOR ROAD ETC.	3.86	0.69	主要道路等
TOTAL PLANNING SCHEME AREA	564.16	100.00	規劃範圍總面積

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

核准圖編號 S/YL-SK/9 的修訂  
AMENDMENT TO APPROVED PLAN No. S/YL-SK/9

AMENDMENT EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按城市規劃條例第 5 條  
展示的修訂

AMENDMENT ITEM A

修訂項目 A 項

（參看附表）  
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的石崗分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
SHEK KONG - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺  
\* METRES 200 0 200 400 600 800 1 000 METRES \*

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

圖則編號  
PLAN No. S/YL-SK/9A



**APPROVED ~~DRAFT~~ SHEK KONG  
OUTLINE ZONING PLAN NO. S/YL-SK/9A**

(Being a ~~Approved~~ *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).



~~APPROVED~~ **DRAFT** SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9A

Schedule of Uses

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**RESIDENTIAL (GROUP C)**

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

**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	<b>Hotel (Holiday House only) #</b>
	House (not elsewhere specified)
	Institutional Use (not elsewhere specified) #
	Library
	<del>Market</del>
	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 37.2m<sup>2</sup> 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~~ ~~and~~ caretaker's quarters ~~and~~ ~~or~~ 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 <b>Government Refuse Collection Point</b> Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure <b>Public Convenience</b> Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place <b>Field Study/Education/Visitor Centre</b> Flat <del>Government Refuse Collection Point</del> Government Use (not elsewhere specified) # <b>Hotel (Holiday House only)</b> House (not elsewhere specified) Institutional Use (not elsewhere specified) # <del>Market</del> Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic <del>Public Convenience</del> 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 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) Firing Range Flat Funeral Facility Helicopter Fueling Station Helicopter Landing Pad Holiday Camp 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) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services ( <i>not elsewhere specified</i> ) Utility Installation for Private Project Zoo

Planning Intention

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



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	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

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

Remarks

- (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.

(Please see next page)



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)	Barbecue Spot
Nature Reserve	Field Study/Education/Visitor Centre
Nature Trail	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Wild Animals Protection Area	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 the development is an 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.

**~~APPROVED~~*DRAFT* SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9A**

**EXPLANATORY STATEMENT**



## EXPLANATORY STATEMENT

### ~~APPROVED-DRAFT~~ SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9A

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~~APPROVED-DRAFT~~ SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ ***draft*** Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9A. 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 29 April 2005, the draft Shek Kong OZP No. S/YL-SK/7, incorporating mainly amendment to the Notes for the “Agriculture” zone to include control on filling of land, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, two objections were received. On 21 April 2006, the Board gave further consideration to the objections and decided to propose an amendment to partially meet the objections by amending the Remarks in the Notes for the “Agriculture” zone to exempt filling of land specifically required under the written instructions of Government departments from the planning control. On 19 May 2006, the proposed amendment to the OZP was notified in the Gazette under section 6(7) of the Ordinance. No valid further objection was received during the notification period. On 14 July 2006, the Board agreed that the proposed amendment was a decision under section 6(9) of the Ordinance and the amendment should form part of the OZP.~~
- ~~2.11 On 24 February 2006, the draft Shek Kong OZP No. S/YL-SK/8, incorporating amendments to the planning intention of the “Open Space” zone and the definition of “existing building” in the covering Notes, was exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.~~
- ~~2.12 On 17 October 2006, 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/9. On 27 October 2006, the approved Shek Kong OZP No. S/YL-SK/9 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.~~
- 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 XX XX 2025, the draft Shek Kong OZP No. S/YL-SK/9A (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 <http://www.info.gov.hk/tpb> ~~http://www.info.gov.hk/tpb~~ **<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. Developments in the Area would be subject to aircraft noise and other associated constraints arising from the aircraft operations at the Shek Kong Airfield.*

~~5.5 A number of buildings, structures, villages, archaeological sites and feature which are of historical significance and architectural merit are located within the Area. They include Cheng Ancestral Hall, Cheung Ancestral Hall, Choi Yi Wah Ancestral Hall, Kwok Ancestral Hall, Lai Ancestral Hall and Lee Ancestral Hall. Besides, there are other graded historical buildings, such as Lai Mansion, Ling Mui Chong, Ling Wan Monastery, Old House, Pat Heung Temple and Tung Yik School. Moreover, Chik Kwai Study Hall in Sheung Tsuen was accorded as a Grade III Historical Building by the Antiquities Advisory Board in 1985. The Ling Fa Tei Archaeological Site, Kwun Yam Shan Stone Alignments, part of Pat Heung Sheung Tsuen Archaeological Site and part of Shui Lau Tin Archaeological Site have also been identified in the Area. These monuments, structures and sites of archaeological significance are worthy of preservation and thus any developments affecting them and their immediate environs should be avoided as far as possible. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department is required for any development or redevelopment which might affect them and their immediate environs.~~

## 6. POPULATION

6.1 ~~Based on~~ According to the 2001 ~~2001~~ 2021 Population Census, the population of the Area was *estimated by PlanD* as about 7,200 ~~11,600~~ persons. The population concentrates in and around several recognized villages including Kam Tsin Wai, Shui Lau Tin, Sheung Tsuen, Shui Tsan Tin, Ngau Keng, and Lin Fa Tei, ***Kap Lung and*** in some non-indigenous villages. It is estimated

that the *total* planned population for the Area ~~would be~~ will reach about 29,000 **16,680** persons.

- 6.2 ~~Future expansion of population in the Area will be in and around the existing recognized villages and areas along Kam Sheung Road and Lam Kam Road which are zoned for residential use.~~

## 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 recognized 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, ~~the Territorial Development Strategy Review and NWNT Development Strategy Review 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 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 Town Planning Board under section 12A of the Town Planning 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.*

**9.24** Residential (Group D) (“R(D)”) : Total Area : ~~35.34ha~~ **27.18 ha**

**9.24.1** 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 37.2m<sup>2</sup> and a maximum building height of 2 storeys (6m).

**9.24.2** 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 plot ratio of 0.2 and a maximum building height 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. ~~To provide flexibility for innovative design adapted to the characteristics of particular sites,~~

~~minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

9.2.4.3 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.

9.2.4.4 ~~Two sites are zoned “R(D)”. One~~ ***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. ~~Another one is located in between Lin Fa Tei to the west and Lai Uk Tsuen to the east which is presently occupied by open storage uses.~~

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

9.32.1 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 Board.

9.32.2 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.

9.32.3 The recognized villages in the Area include Kam Tsin Wai, Shui Lau Tin, Sheung Tsuen, Shui Tsan Tin, Ngau Keng, ~~and~~ Lin Fa Tei ***and Kap Lung.***

9.32.4 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.

9.32.5 According to the 2001 ~~21~~ Population Census, there were about ~~5,315~~ ***6,228*** persons living in the recognized villages in the Area. Adequate land has been reserved in this zone to cater for the demand for Small

# House of the Area.

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

9.43.1 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.

9.43.2 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 plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m. ~~To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.~~

9.43.3 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.

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

9.54.1 This zone is intended primarily for the provision of Government, institution or 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. ~~As detailed planning proceeds, other land may be designated from other uses to this category to meet the envisaged demands of the growing population in the Area.~~

9.54.2 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.

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

9.65.1 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.

9.65.2 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.

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

9.76.1 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.

9.76.2 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”.

9.76.3 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 the Lands Department is exempted from the control.

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

9.87.1 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 ~~the development is an~~ 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.

9.87.2 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.

9.87.3 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 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.*

#### **10.32 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. ~~There is a plan to build trunk sewer along Kam Sheung Road.~~ 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.*

### **12.3. IMPLEMENTATION**

**12.3.1** 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.

**12.3.2** 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.

**12.3.3** 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.

### **13. PLANNING CONTROL**

**13.1** 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.

**13.2** 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.

**1413.3** 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 and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at ~~the Planning Department~~ **PlanD**. 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~~ **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 ~~the Planning Department~~ **PlanD**. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**1413.4** Any development, other than those referred to in paragraph ~~143.1~~ 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 XXXX~~ 202506

**Fanling, Sheung Shui and Yuen Long East District**

**Agenda Item 4**

**Section 12A Application**

[Open Meeting (Presentation and Question Sessions Only)]

Y/YL-SK/1                      Application for Amendment to the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9, To rezone the application site from “Residential (Group D)” to “Residential (Group C)” and amend the Notes of the zone applicable to the site, Lots 246, 247 (Part), 251 (Part), 253 (Part), 254, 255 (Part), 256, 257, 258 (Part), 260, 263 S.A, 263 RP, 273 RP, 274, 275, 277, 278 S.B, 279, 280, 284, 294 RP, 295, 849, 850, 851 (Part), 853, 856 (Part), 859 (Part), 861 (Part) and 862 in D.D. 112 and Adjoining Government Land, Kam Sheung Road, Shek Kong, Yuen Long  
(RNTPC Paper No. Y/YL-SK/1A)

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**Presentation and Question Sessions**

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

**PlanD**

Ms Josephine Y.M. Lo	-	District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE)
Mr Kimson P.H. Chiu	-	Senior Town Planner/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE)
Mr Louis H.W. Cheung	-	Town Planner/Fanling, Sheung Shui and Yuen Long East

**Applicant's Representatives**

*KTA Planning Limited*

Ms Pauline Lam

Ms Camille Lam

Mr Elden Chan

*Mott Macdonald Hong Kong Limited*

Ms May Tse

Ms Edith Chow

*Westwood Hong & Associates Limited*

Ms Kit Wong

*China Hong Kong Ecology Consultants Limited*

Dr Mark Shea

*CTA Consultants Limited*

Mr Kelvin Leung

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

11. With the aid of a PowerPoint presentation, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Residential (Group D)" ("R(D)") to "Residential (Group C)" ("R(C)") to facilitate a proposed low-density private residential development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

12. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Ms Pauline Lam, the applicant's representative, made the following main points:



### *Site History and Background*

- (a) the Site was zoned “R(D)” on the Shek Kong Outline Zoning Plan (OZP) gazetted in 1994 with the planning intention primarily for improving and upgrading of existing temporary structures within the rural areas through redevelopment of existing structures into permanent buildings. The “R(D)” zone had remained unchanged since then. The designation of the “R(D)” zone was to echo with the Government’s policy in 1980s for designating rural upgrading areas to tackle the problem of high concentration of temporary structures scattered in rural areas. A small portion in the northern part of the Site was occupied by open storage use and about 80% of the southern part of the Site was vacant and overgrown with vegetation;

### *Suitability for Rezoning*

- (b) according to their analysis conducted on “R(D)” zones in the New Territories, as of March 2025, about 432 hectares (ha) of land in the “R(D)” zones remained unchanged in terms of site conditions. Among 1,430 planning applications involving “R(D)” zone since January 2007, only a small proportion (i.e. 4.7%) pertained to small-scale residential developments such as New Territories Exempted House, ‘Flat’ or ‘House’ uses, while the majority of planning applications (i.e. about 95.3%) were for open storage use, which was not in line with the planning intention of the “R(D)” zone. In that regard, the planning intention of the “R(D)” for residential development had not been materialised;
- (c) the “R(D)” zones in rural areas were mainly designated due to various development constraints, including fragmented ownership, limited infrastructural capacity and site constraints. Individual lot owners would develop their land parcels for residential use with a relatively low plot ratio (PR). Nevertheless, the Site was not subject to the abovementioned constraints, as land ownership had been consolidated with a sizable area

and high accessibility, which was favourable for residential development with a higher development intensity;

- (d) at the territorial level, the Site, situated in the southwestern portion of the Northern Metropolis, served as a new engine for future development of Hong Kong and was one of the main sources of housing land supply in the next 20 years. The proposed development would contribute to the short-to-medium term housing supply. The proposed development was also in line with the recommendations of 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030' published in 2021 as Kam Tin South and Pak Heung area was identified as the major committed land supply for housing development, and the Land Use Review of Kam Tin South and Pat Heung (KTS/PH Land Use Review) was conducted in 2014 with the findings indicating that the area was suitable for development into a suburban township. The proposed development, located about 700m away from the eastern periphery of Kam Tin South and Pat Heung development, could contribute to the suburban township;
- (e) in the local context, the Site was situated in an area predominated by low-density residential developments (Wah Yuen and village clusters of Lai Uk Tsuen and Lin Fa Tei) intermixed with open storage use, fallow agricultural land and abandoned land. The proposed development was considered compatible with the existing low-density developments in the surrounding areas;
- (f) based on the current planning circumstances and land uses at the Site, retaining the Site as "R(D)" zone was considered inappropriate. The current development restrictions on the "R(D)" zone would undermine the development potential of the Site, resulting in underutilisation of land resources. With reference to other "R(C)" zones with similar development parameters as the current rezoning application, it was considered that the proposed development parameters with a maximum PR of 0.8 and a maximum building height (BH) of 6 storeys for the Site were appropriate;

*Planning Gains*

- (g) the proposed development would not cause adverse impacts based on the submitted technical assessments and there were no objection/adverse comments from concerned government departments. According to the submission, drainage and traffic improvement measures were proposed;
- (h) in view of the existing blockage of a section of the northern engineering channel currently located at the Site and in its vicinity, a new drainage system was proposed to reconnect the upstream and downstream of the existing channel currently running through the Site. A total of five sets of new channels and associated pipes were proposed to collect surface runoff from the surrounding areas and direct it to the public channel to the north; and
- (i) various traffic improvement works were proposed, including widening the existing footpath and pedestrian crossing at the section of Kam Sheung Road outside the Site, and improvement works at the junction of Kam Sheung Road and Kam Tin Road.

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

*Site Configuration and Interface with Private Land outside the Site*

14. The Vice-chairperson and a Member raised the following questions:

- (a) given the irregular configuration of the Site, whether there were any constraints on the development potential of the residual areas surrounding the Site, should the rezoning application be agreed; and
- (b) noting that the Site had not included four private lots located in the southern part of the Site, what planning procedures would be required if the four private lots were eventually included in the proposed scheme.

15. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of some PowerPoint slides, made the following main points:

- (a) should the rezoning application be agreed, PlanD would either propose a more rationalised boundary for the “R(C)” zone, taking into account the residual land around the Site, or review whether the entire “R(D)” zone could be rezoned to “R(C)”, subject to consultation with relevant government departments. Proposed amendments to the OZP, taking into account the current rezoning application and the review results, would be submitted to the Committee for consideration at a later stage; and
- (b) PlanD’s review would cover the residual land around the Site currently zoned “R(D)” including the four private lots encircled by the Site.

16. In response to two Members’ enquiries regarding any update on the acquisition of the remaining private lots outside the Site within the “R(D)” zone for incorporation into the proposed development and how a comprehensive development could be achieved given that private land was encircled or enclosed by the proposed development, Ms Pauline Lam, the applicant’s representative, said that the Site comprised 99% private land and only 1% government land. The applicant would continue to explore ways to assemble other surrounding private lots within the “R(D)” zone and there was no update at the current stage. The master layout plan under the indicative scheme had given due regard to addressing the interface between the Site and un-acquired private land near the Site by providing car parking spaces with landscaping areas at the peripheries of the Site as buffer and possible future connections to the un-acquired private land.

17. In response to the Chairperson’s enquiry on whether access would be provided to the four private lots encircled by the Site, Ms Pauline Lam, the applicant’s representative, said that footpaths were proposed within the Site to allow free access to those private lots to and from the existing local tracks in the surrounding areas, and vehicular access for emergency vehicles through the proposed development would also be allowed in case of emergency.

*Sewerage Impacts*

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

- (a) detailed arrangements for the proposed drainage improvement works to be implemented by the applicant at the Site, and whether the design of open channel with water bodies would be considered;
- (b) noting that the southern engineering channel was wider than the northern engineering channel as shown in Drawing Z-6 of the Paper, which might have a larger carrying capacity, whether the proposed drainage system could be connected to the southern engineering channel instead of the northern one as proposed;
- (c) the reason(s) for proposing a box culvert in curved alignment, and whether there would be any drainage impact on the surrounding areas;
- (d) the flood protection standard adopted for the design and planning of the proposed drainage improvement works;
- (e) given the large number of objecting public comments on the rezoning application from Yuen Long District Council members, Pat Heung Rural Committee members and local villagers due to sewerage/drainage concerns, whether the applicant had endeavored to liaise with the Pat Heung Rural Committee and the locals to address their concerns; and
- (f) the responsibilities for the maintenance and management (M&M) of the proposed drainage improvement works within and outside the Site.

19. In response, Ms Pauline Lam and Ms May Tse, the applicant's representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) an existing watercourse near Wah Yuen and the northern engineering channel were found running through the Site. Due to the observed

blockage in the northern engineering channel, a new drainage system was proposed, including an underground box culvert (3m (W) X 2.5m (H)) to reconnect the upstream and downstream of the existing channel, and five sets of new channels with associated pipes near Wah Yuen to intercept flow to the proposed box culvert would be provided within the Site. Besides, a new concrete channel with floodwalls and box culverts was proposed outside the Site to its southwest at Lin Fa Tei to reconnect the upstream and downstream of the existing northern engineering channel (Drawing Z-6 of the Paper). Other options suggested by the Committee would be conveyed to the applicant for consideration at the detailed design stage;

- (b) although the width of the northern and southern engineering channels varied, both had similar carrying capacities in terms of flood prevention. The southern engineering channel was at a level higher than the Site and the surrounding areas, and more engineering works would be required to overcome the level difference and technical issues if the proposed drainage system had to be connected to the southern engineering channel;
- (c) the alignment of the proposed box culverts had taken into account land ownership, site configuration, site conditions and surrounding drainage systems when devising the proposed drainage improvement works. Five sets of new channels were proposed to collect surface runoff generated from the surrounding areas (i.e. Wah Yuen) to the downstream of the northern engineering channel. The size of box culvert had been examined and found to be sufficient to accommodate the additional surface runoff generated from the surrounding catchment areas;
- (d) the proposed drainage improvement works could cater for extreme weather conditions according to the submitted Drainage Impact Assessment, which could attain flood protection standards of 1 in 10 years, 1 in 50 years and 1 in 200 years;
- (e) the proposed drainage improvement works were capable of handling the surface runoff collected from the surrounding areas, e.g. Wah Yuen. The



current rezoning application, including the proposed drainage improvement works, was circulated to the Home Affairs Department by PlanD for seeking comments from the relevant District Council and Rural Committee; and

- (f) the applicant would design and build the proposed drainage improvement works, including the section running through the Site and another section outside the Site from the southwestern end of the Site to Lin Fa Tei. The M&M responsibilities of the section within the Site would be taken up by the future property owners while the section outside the Site would be borne by the applicant.

20. Noting that the proposed drainage system, which would also serve the public, were located within the Site, a Member enquired whether there would be any implication on the drainage services in the surrounding areas. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, said that the proposed drainage system, which would be connected to the public channel, would be administered at the general building plans submission stage and would be maintained by the future property owners/applicant as proposed by the applicant (as stated in paragraph 19(f) above).

### *Traffic Improvements*

21. Noting that the proposed junction improvement works at Kam Sheung Road and Kam Tin Road fell outside the Site, the Chairperson and a Member asked how the above junction improvement works could be implemented timely to tie in with the population intake of the proposed development. In response, Ms Pauline Lam and Mr Kelvin Leung, the applicant's representatives, said that the proposed traffic improvement works, including widening the existing footpath from 1m to 2m wide, providing a pedestrian crossing at the section of Kam Sheung Road outside the Site, and the improvement works at the junction of Kam Sheung Road and Kam Tin Road, largely fell within government land. The above works to be implemented by the applicant would be a further improvement to the proposed improvement works to be undertaken by the Highways Department (HyD). If the proposed works to be carried out by the Government were not implemented in time before the population intake of the proposed development, the applicant was committed to carrying out

the improvement works proposed by the applicant, at its own cost, in advance.

22. In response to a Member's follow-up enquiries on the required procedures to implement the proposed junction improvement works if they were undertaken by the applicant and the potential impact on the proposed development should objections arise during the gazettal process under the relevant ordinance, Ms Pauline Lam and Mr Kelvin Leung, the applicant's representatives, said that junction improvement works under private development project would be processed according to the established procedures under the lands administration regime. If the proposed junction improvement works deemed to be major works and required gazettal under relevant ordinance, the process would take about 9 to 15 months. No gazettal would be required if the proposed junction improvement works were classified as minor works. Relevant government departments including the Transport Department (TD) and HyD were consulted and had no adverse comment on the submitted Traffic Impact Assessment. Relevant clauses could be incorporated in the land lease to require the implementation of the proposed junction improvement works prior to the population intake of the proposed development.

23. In response to a Member's enquiry regarding the interpretation of level-of-service (LOS) A attained for the proposed widened footpath at Kam Sheung Road to the north of the Site, Ms Josephine Y.M. Lo, DPO/FSYLE, said that according to the Transport Planning and Design Manual published by TD, 'LOS' ranging from A to F would indicate the satisfactory level of pedestrian flow. 'LOS A' implied that pedestrians basically moved in desired paths without altering their movements in response to other pedestrians, walking speeds were freely selected and conflicts between pedestrians were unlikely.

24. Noting that the implementation of all 14 potential development sites identified in the KTS/PH Land Use Review was subject to the constraint of transport infrastructural capacity, a Member asked whether the planned transport capacity could cater for the proposed development. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of a PowerPoint slide, said that among the 14 potential development sites, three were for public housing developments with site formation works in progress, and there was no implementation programme for other sites for planned public/private developments at the current juncture. Given the proximity to MTR Kam Sheung Road Station, the development sites identified under the KTS/PH Land Use Review had higher development intensities in

order to optimise land resources, which resulted in higher requirements for infrastructural capacity accordingly. On the contrary, for the current rezoning application, the proposed PR was 0.8 providing about 850 flats, which was much lower than that of the development sites of the KTS/PH Land Use Review, and hence the requirements for supporting infrastructures were relatively lower. The technical assessments had demonstrated that no adverse impacts were anticipated from the proposed development with the proposed mitigation measures.

*BH*

25. Noting that the Site fell within an area affected by the Shek Kong Airfield Height Restriction (SKAHR), the Chairperson enquired about the SKAHR and its implication on the proposed development. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, with the aid of a PowerPoint slide, said that the BH of proposed development would not exceed the height limit of 69 metres above the Hong Kong Principal Datum as stipulated under the SKAHR for the area covering the Site.

*Government, Institution and Community (GIC) Provision*

26. In response to the Vice-chairperson's enquiry on whether any assessment on provision of GIC facilities on a district basis was conducted and whether there was GIC facility provided in the proposed development to address the potential shortfall, Ms Josephine Y.M. Lo, DPO/FSYLE, said that while the Site was located in Yuen Long district, the existing and planned GIC facilities serving the locality were largely concentrated in areas near MTR Kam Sheung Road Station. Given the rural character and location of the Site which was not in close proximity to the transport node such as MTR Kam Sheung Road Station, there was no provision of large-scale GIC facility in the locality and the applicant did not propose any GIC facility in the development at the Site.

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

### Deliberation Session

28. The Chairman remarked that the planning intention of the “R(D)” zone was primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. The developments under the “R(D)” zone were predominantly individual house developments. The current application sought to rezone the Site to “R(C)” with higher PR and BH compared to those permitted under the “R(D)” zone, which should be assessed based on relevant planning considerations including land use compatibility and technical feasibility. The applicant submitted the current application with supporting technical assessments in 2022 and relevant government departments consulted had no objection to or adverse comment on the submitted technical assessments and the application. The applicant would provide footpaths to the four private lots encircled by the Site, and would allow vehicular access for emergency vehicles to those lots via the proposed development. PlanD, in consultation with relevant government departments, would conduct a review of the remaining areas outside the Site within the “R(D)” zone, and the proposed amendments taking into account the review results would be submitted to the Committee for consideration in one go, should the rezoning application be agreed.

29. Members had no in-principle objection to the rezoning application and acknowledged that the applicant had endeavoured to address various technical issues arising from the proposed development with mitigation measures. A Member opined that the commitments undertaken by the applicant to carry out traffic and drainage improvement works were appreciated. The strategic location of the Site, falling within the Northern Metropolis, was considered suitable for the proposed development to meet the housing demand. Approval of the rezoning application might incentivise the applicant to explore ways to assemble adjacent private lots for a more comprehensive development.

30. The Vice-chairperson and two Members had the following observations:

- (a) detailed implementation programme and procedures of the proposed road improvement works were not ascertained at the current juncture, which might have implication on the implementation of the proposed development.

It was likely that the proposed junction improvement works required gazettal under the relevant ordinance and time would be required to resolve the objections received. This might delay the implementation of the proposed improvement works, and consequently, either the implementation of the proposed development would be deferred or traffic congestion issues might arise if the development proceeded before the improvement works were completed;

- (b) there should be a mechanism to ensure that the proposed traffic and drainage improvement works would be implemented by the applicant; and
- (c) the irregular configuration of the Site constrained its development as well as that of the surrounding land, and posed interface issues with adjacent private lots not included in the Site.

31. The Chairperson said that PlanD in consultation with relevant government departments would conduct a review of the “R(D)” zone to explore the feasibility of rezoning the entire “R(D)” zone to “R(C)” or rationalising the boundary of the proposed “R(C)” zone. The proposed amendments to the OZP taking into account the review results would be submitted to the Committee for consideration should the rezoning application be agreed. The implementation of the proposed traffic and drainage improvement works could be included in the land lease. Regarding a Member’s concern about the possible lag time between the implementation of the proposed junction improvement works and the population intake, Mr K.L. Wong, Chief Traffic Engineer/New Territories East, said that apart from the land lease, TD could raise objection to the issuance of occupation permit if the proposed traffic improvement works had not yet been implemented.

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

[The meeting was adjourned for a 5-minute break.]

**Visual Appraisal for Proposed Residential Development at Shek Kong**  
*(Location: Proposed “Residential (Group C)” zone abutting Kam Sheung Road to the North)*

**1. Background**

- 1.1 This Visual Appraisal (VA) aims to examine any possible visual impact of rezoning an area to the south of Kam Sheung Road, Shek Kong (the Site) from “Residential (Group D)” (“R(D)”) to “Residential (Group C)” (“R(C)”) on the Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9 (**Plans VA-1 to VA-2**), with the maximum plot ratio (PR) and building height (BH) be amended from 0.2 to 0.8 and from 2 storeys (6m) to 6 storeys (45 metres above Principal Datum (mPD)) respectively (the Rezoning Proposal), premised on a section 12A application (No. Y/YL-SK/1) (the s.12A Application) for a proposed low-density private residential development covering a portion of the Site (the Proposed Development) agreed by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) in March 2025.
- 1.2 This VA for the Rezoning Proposal is prepared with reference to the principles laid down in the Town Planning Board Guidelines on Submissions of Visual Impact Assessment (VIA) for Planning Applications to the Town Planning Board (TPB PG–No.41), so as to evaluate the visual compatibility and degree of anticipated visual impacts from key public viewing points (VPs) by comparing the existing conditions (i.e. existing developments) and the proposed conditions (i.e. developments under the Rezoning Proposal at the Site comprising the Proposed Development and the indicative development subject to development restrictions of “R(C)” zoning on the remaining portion of the Site not covered by the s.12A Application; collectively known as the Future Development hereafter).

**2. Subject Site and Area Context (Plans VA-2 and VA-3)**

The Site, with an area of about 81,250m<sup>2</sup>, is bounded by Kam Sheung Road to the north, Lin Fa Tei to the west and Lai Uk Tsuen to the east. It is occupied by mainly low-rise and low-density residential developments of not more than three storeys (including Wah Yuen, a residential development located in the northeastern part of the Site), open storage/storage yards, rural workshops, plant nurseries, fallow agricultural and unused land. The surrounding areas of the Site are predominated by low-rise and low-density village houses of three storeys within “Village Type Development” (“V”) zones, including Lai Uk Tsuen to the east, and Hoi Tong Garden and Lin Fa Tei to the west. To the immediate south are mainly vacant land, and to the further south are knolls and mountains with dense vegetation, including Ma Pau Ling. To the north across Kam Sheung Road are mainly open storage/storage yards, plant nursery, active and fallow agricultural land as well as vacant land.

**3. The Rezoning Proposal**

- 3.1 On 14 March 2025, the Committee considered the s.12A Application for a proposed low-density private residential development covering a portion of the subject “R(D)” zone. While having no in-principle objection to the application, the Committee considered the

irregular configuration of the application site may constrain its development as well as that of the surrounding land and pose interface issues with adjacent private lots not included in the application site. In this regard, the Committee noted that the Planning Department (PlanD) would conduct a review of the “R(D)” zone as a whole to explore the feasibility of rezoning the entire “R(D)” zone to “R(C)” or rationalising the boundary of the proposed “R(C)” zone under the s.12A Application in consultation with relevant government departments. To take forward the Committee’s decision on the agreed s.12A Application and PlanD’s recommendation upon review of the entire “R(D)” zone in consultation with relevant government departments, it is proposed to rezone the entire “R(D)” zone (i.e. the Site) to “R(C)” with the same development restrictions under the agreed s.12A Application to prevent fragmented development and to maximise design flexibility for the future development(s) thereat.

- 3.2 In view of the above, the indicative scheme under the agreed s.12A Application is modified to cover the entire “R(D)” zone for illustrating the spatial relationship between Future Development at the Site under “R(C)” zoning and its surroundings with photomontages (**Plans VA-4 to VA-8**). The indicative layout and building mass as shown in the photomontages are prepared solely for the purpose of this VA, and the actual site area and configuration, as well as layout, design and building mass of the future development(s) at the Site would be determined by the future developer(s) during implementation. Major development parameters adopted in formulating the indicative scheme are as follows:

<b>Major Development Parameters</b>	<b>Indicative Scheme</b>
Proposed Zoning	“R(C)”
Rezoning Area	81,250m <sup>2</sup> (about)
Maximum PR (Domestic only)	0.8
Maximum BH	6 storeys and 45mPD
Maximum Gross Floor Area	65,000m <sup>2</sup> (about)
No. of Blocks <sup>(i)</sup>	37
Residential Tower	33
Clubhouse	2
Car Park Building	2

Remarks:

- (i) An average flat size of 38.9m<sup>2</sup>, as adopted in the indicative scheme of the agreed s.12A application, is assumed for deriving the indicative scheme for the Rezoning Proposal.

## **4. Visual Appraisal**

- 4.1 The potential visual impact of the Proposed Development has been assessed in the VIA under the agreed s.12A Application, in which four public VPs have been identified and the findings concluded that the visual impacts will be negligible or slightly adverse. The VIA is adopted as the basis for this VA. A total of five VPs of short-to-long range views from popular and publicly accessible points are identified (**Plan VA-2**), amongst which VP1 to VP4 are the same as that in the VIA, to illustrate the possible visual impacts, if any, of the Future Development at the Site under the “R(C)” zoning by comparing the existing conditions and the proposed conditions (**Plans VA-4 to VA-8**):



<b>VP</b>	<b>Location</b>	<b>Plan</b>
1	Lin Fa Tei Bus Stop (Westbound) along Kam Sheung Road to the West	<b>VA-4</b>
2	Lai Uk Tsuen Bus Stop (Eastbound) along Kam Sheung Road to the Northeast	<b>VA-5</b>
3	Front Entrance of Chik Kwai Study Hall to the East	<b>VA-6</b>
4	Hiking Trail Near Shek Kong Barbeque Site to the Southeast	<b>VA-7</b>
5	Hiking Trail Near Tsing Tam Reservoir to the Southwest	<b>VA-8</b>

**VP1 – Lin Fa Tei Bus Stop (Westbound) along Kam Sheung Road to the West (Plan VA-4)**

- 4.2 VP1 is located at the Pai Lau of Lin Fa Tei, about 200m to the west of the Site (**Plan VA-2**). There is a bus stop serving the local residents and workers to travel between MTR Kam Sheung Road Station and the town centre of Yuen Long. This VP represents views of the pedestrians and drivers of vehicles traveling along Kam Sheung Road. The view is transient in nature as the bus stop is one of the transition points for daily commuting. The visual sensitivity of VP1 is considered medium as it is easily accessible by residents of the residential clusters on both sides of the Kam Sheung Road, such as those at “Lotus Hill” and village houses at Lin Fa Tei.
- 4.3 It is demonstrated in the photomontage that views from VP1 towards the Future Development will be largely screened off by the Pai Lau and existing village houses along Kam Sheung Road; only a minor portion of the Future Development will be visible at VP1. There will also be no obstruction to views towards the green backdrop afar. Hence, visual impact of the Future Development on VP1 is considered negligible, which is the same as that identified in the VIA.

**VP2 – Lai Uk Tsuen Bus Stop (Eastbound) along Kam Sheung Road to the Northeast (Plan VA-5)**

- 4.4 VP2 is located at another bus stop of about 190m away from the Site (**Plan VA-2**) which mainly serves the local residents on both sides of Kam Sheung Road travelling to and from Tai Po Market. This VP represents views of the pedestrians and drivers of vehicles traveling along Kam Sheung Road. The view is transient in nature as the bus stop is one of the transition points for daily commuting. The visual sensitivity of VP2 is considered medium as it is easily accessible by residents of the residential clusters on both sides of the Kam Sheung Road, such as those at “Jazz Garden” and village houses at Nam Hing Lane.
- 4.5 It is demonstrated in the photomontage that views from VP2 towards the Future Development will be largely screened off by existing roadside trees and temporary structures along Kam Sheung Road. There will also be no obstruction to the sky view. Hence, visual impact of the Future Development on VP2 is considered negligible, which is the same as that identified in the VIA.

#### VP3 – Front Entrance of Chik Kwai Study Hall to the East (Plan VA-6)

- 4.6 VP3 is located at the pedestrian and vehicular entrance to the Chik Kwai Study Hall, a declared monument opened to public, and is about 140m away from the Site (**Plan VA-2**). This VP represents views of the local residents and tourists visiting the declared monument. The viewers of VP3 are more of recreational nature comparing to other VPs, and the visual sensitivity of VP3 is considered medium.
- 4.7 It is demonstrated in the photomontage that views from VP3 towards the Future Development will be partially screened off by the existing village houses and the Lai Mansion. Whilst the sky view will be slightly reduced, it is still considered tolerable as the existing low-rise visual character of the Lai Mansion and surrounding village settings will not be significantly affected. The scale of the Future Development is visually comparable with the three-storey village houses in the foreground. Hence, visual impact of the Future Development on VP3 is considered negligible to slightly adverse, which is the same as that identified in the VIA.
- 4.8 The negligible to slightly adverse visual impact brought about by the Future Development could be attenuated through design measures, such as building separations and setbacks, buffer landscaping/tree planting and façade treatment etc., which can be explored by the future developer(s) at the detailed design stage.

#### VP4 – Hiking Trail Near Shek Kong Barbeque Site to the Southeast (Plan VA-7)

- 4.9 VP4 is located at a popular resting spot of a local hiking trail near the Shek Kong Barbeque Site, which is about 500m away from the Site (**Plan VA-2**). The visual context of this VP is characterised by the mountain backdrop of Kai Kung Leng and distant views of low-rise developments south of Kam Sheung Road, including Lin Fa Tei and Lai Uk Tsuen. VP4 represents primarily the views of the public engaging in hiking activities along the trail and the sensitivity of this VP is considered high as hikers tends to rest and enjoy the scenic views at this spot.
- 4.10 It is demonstrated in the photomontage that the Future Development will be highly visible from VP4. Whilst visual openness from VP4 will be slightly reduced with the presence of the Future Development, the low-rise building masses of six storeys of the Future Development will not be severely visually incompatible with the neighbouring existing low-rise developments of three storeys in general. The views from this VP towards the Future Development will also be softened by the existing natural landscape. There is no visual obstruction to the sky view or the ridgeline of Kai Kung Leng. Hence, visual impact of the Future Development on VP4 is considered negligible, which is the same as that identified in the VIA.

## VP5 – Hiking Trail near Tsing Tam Reservoir to the Southwest (Plan VA-8)

- 4.11 VP 5 is located on another popular resting spot along the local hiking trail, which is about 800m away from the Site (**Plan VA-2**), where hikers can enjoy an open view of the Kai Kung Leng mountain range and distant views of the developments in Shek Kong and Pat Heung area. The visual context of this VP is characterised by lush vegetation and low-rise developments on the foreground with ridgeline and sky view as the backdrop. VP5, which is not identified in the VIA, represents primarily the views of the public engaging in hiking activities along the trail and the sensitivity of this VP is considered high.
- 4.12 It is demonstrated in the photomontage that the Future Development will be highly visible from VP5. Notwithstanding this, the Future Development is considered not visually incompatible with its surrounding areas as it can still blend in with the existing low-rise developments and lush vegetation nearby on the foreground. There is no visual obstruction to the sky view or the ridgeline of Kai Kung Leng. Hence, visual impact of the Future Development on VP5 is considered negligible.

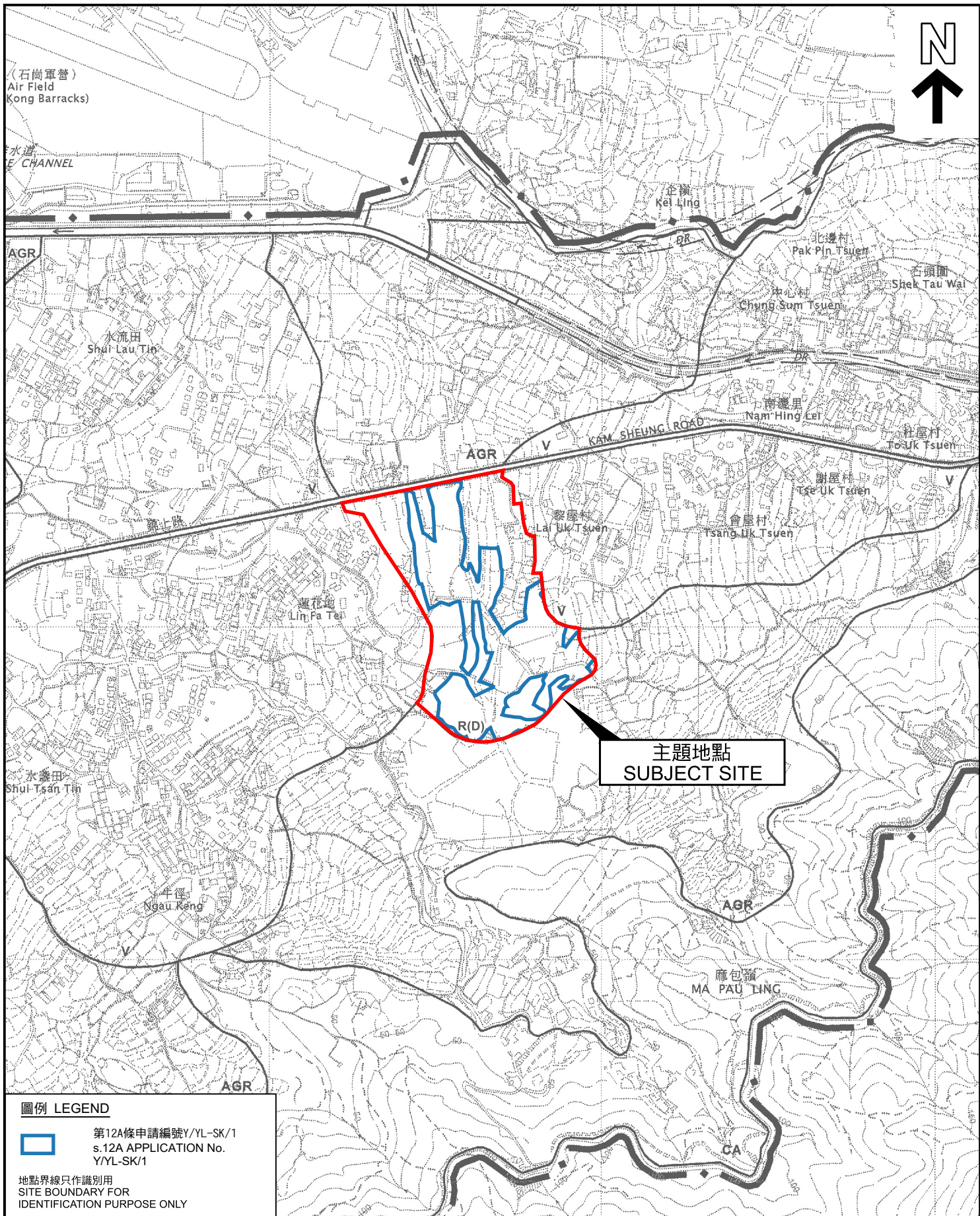
## **5. Conclusion**

As revealed in the above assessment, the visual impacts of the Future Development at the Site under the Rezoning Proposal on the five selected VPs range from negligible to slightly adverse. The findings in relation to VP1 to VP4 are comparable to that of the VIA conducted for the agreed s.12A Application. Some changes to the visual context will inevitably be resulted from the Rezoning Proposal with the PR and BH increased from 0.2 to 0.8 and from 2 storeys to 6 storeys, respectively. Nonetheless, the future development(s) at the Site will still be of low-rise and low-density in nature, which can blend in with the existing low-rise developments and natural landscape in the surrounding areas as illustrated in the photomontages. Besides, visual impacts can be attenuated through design measures such as building separations and setbacks, buffer landscaping/tree planting and façade treatment etc., which can be explored by the future developer(s) at the detailed design and implementation stages. In conclusion, future development(s) at the Site under the proposed “R(C)” zoning will unlikely cause unacceptable visual incompatibility issues or significant adverse visual impacts on the surrounding areas and hence, the rezoning proposal is considered acceptable.

## **Attachments**

<b>Plan VA-1</b>	Location Plan
<b>Plan VA-2</b>	Viewpoints of Photomontage
<b>Plan VA-3</b>	Aerial Photo
<b>Plans VA-4 to VA-8</b>	Photomontages

**PLANNING DEPARTMENT  
SEPTEMBER 2025**



圖例 LEGEND

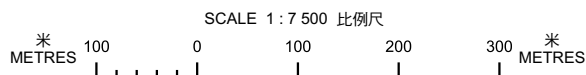


第12A條申請編號Y/YL-SK/1  
s.12A APPLICATION No.  
Y/YL-SK/1

地點界線只作識別用  
SITE BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

石崗分區計劃大綱核准圖編號S/YL-SK/9的擬議修訂  
修訂項目A  
PROPOSED AMENDMENT TO THE APPROVED  
SHEK KONG OUTLINE ZONING PLAN No. S/YL-SK/9  
AMENDMENT ITEM A



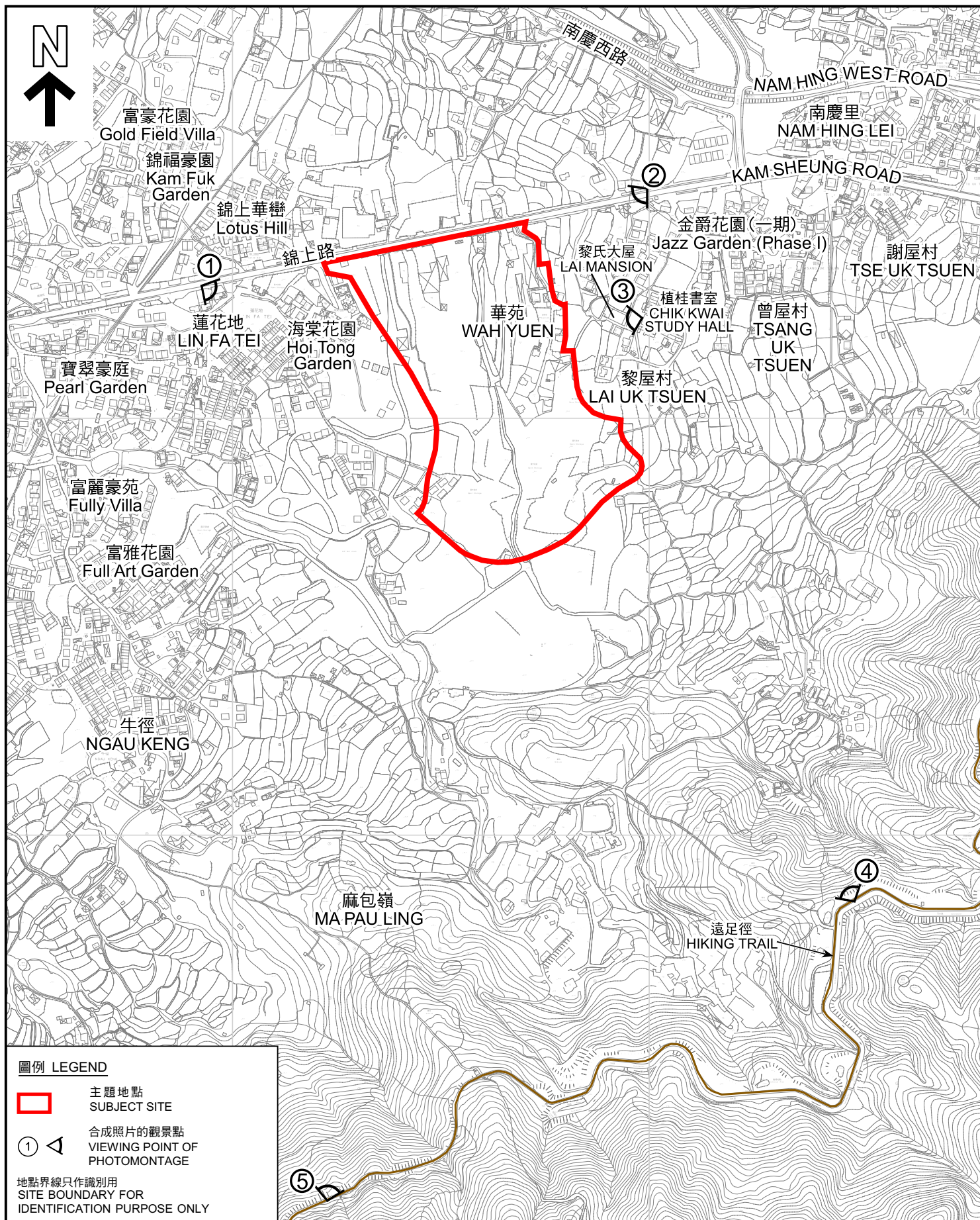
規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/FS/25/159

圖 PLAN  
VA-1

本摘要圖於2025年9月12日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號S/YL-SK/9  
EXTRACT PLAN PREPARED ON 12.9.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-SK/9 APPROVED ON 17.10.2006





圖例 LEGEND

- 主題地點  
SUBJECT SITE
- ① 合成照片的觀景點  
VIEWING POINT OF  
PHOTOMONTAGE

地點界線只作識別用  
SITE BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

**合成照片的觀景點**  
**VIEWPOINTS OF PHOTOMONTAGE**  
石崗分區計劃大綱核准圖編號S/YL-SK/9的擬議修訂  
修訂項目A  
**PROPOSED AMENDMENT TO THE APPROVED  
SHEK KONG OUTLINE ZONING PLAN No. S/YL-SK/9  
AMENDMENT ITEM A**

SCALE 1:6 000 比例尺  
米 120 0 120 240 米  
METRES



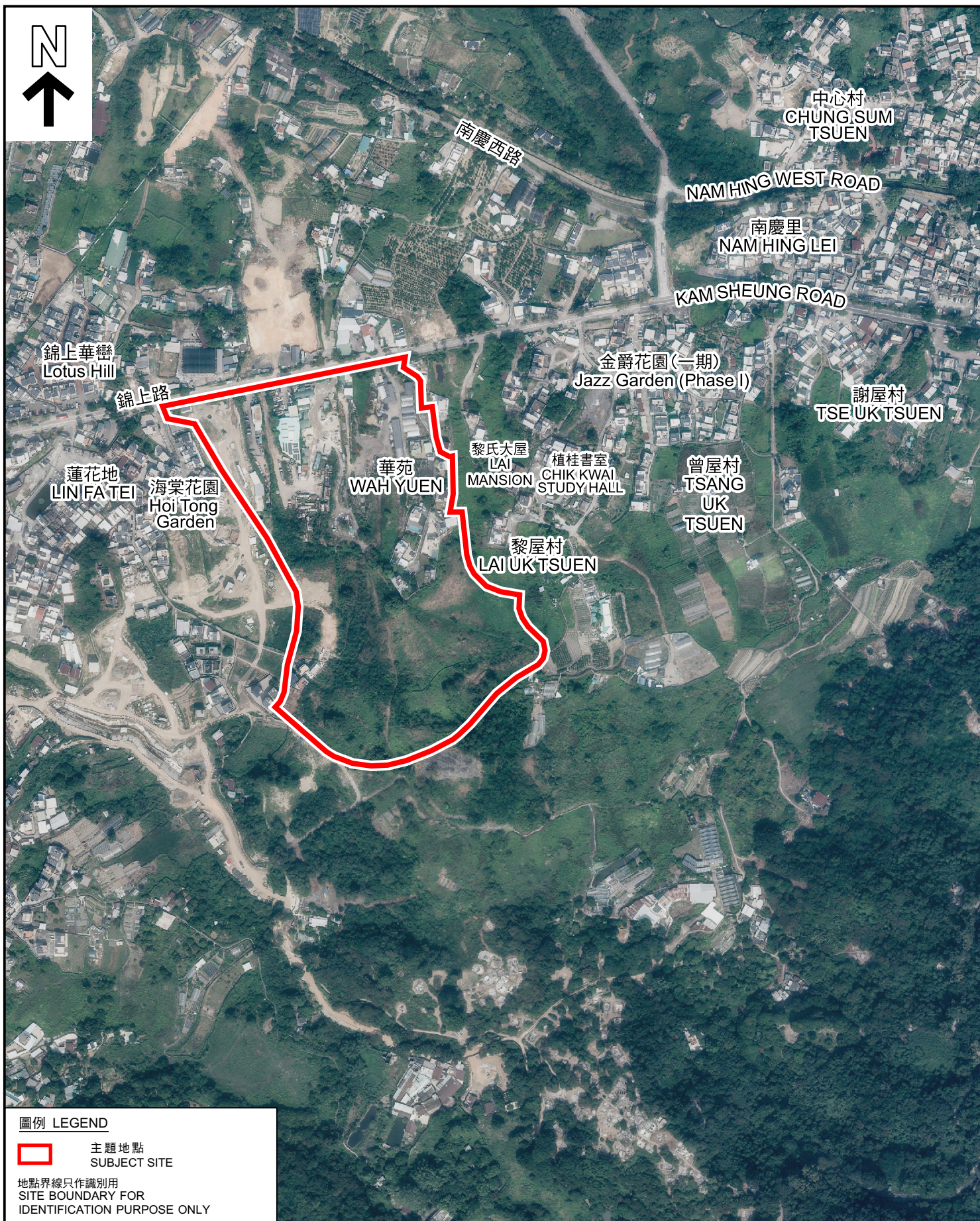
**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
**M/FS/25/159**


圖 PLAN  
**VA-2**

本摘要圖於2025年9月15日擬備，  
所根據的資料為測量圖編號  
6-NE-13D、14C、14D、18B、18D、  
19A、19B、19C 及 19D  
EXTRACT PLAN PREPARED ON 15.9.2025  
BASED ON SURVEY SHEET No.  
6-NE-13D, 14C, 14D, 18B, 18D,  
19A, 19B, 19C & 19D





圖例 LEGEND

 主題地點  
SUBJECT SITE

地點界線只作識別用  
SITE BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

石崗分區計劃大綱核准圖編號S/YL-SK/9的擬議修訂  
修訂項目A  
PROPOSED AMENDMENT TO THE APPROVED  
SHEK KONG OUTLINE ZONING PLAN No. S/YL-SK/9  
AMENDMENT ITEM A



規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/FS/25/159

圖 PLAN  
VA-3

本摘要圖於2025年9月15日擬備，所根據的資料為地政總署於2024年10月23日拍得的航攝照片編號 E234904C、E234906C、E235252C及E235254C  
EXTRACT PLAN PREPARED ON 15.9.2025  
BASED ON AERIAL PHOTO No. E234904C,  
E234906C, E235252C & E235254C  
TAKEN ON 23.10.2024  
BY LANDS DEPARTMENT



觀景點  
VIEWING POINT

1



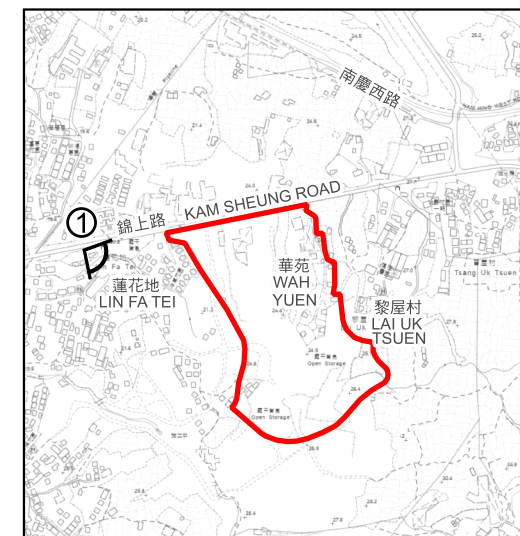
蓮花地  
LIN FA TEI

現有景觀  
EXISTING VIEW



蓮花地  
LIN FA TEI

未來發展  
FUTURE DEVELOPMENT



位置圖 LOCATION PLAN

圖例 LEGEND



30.6mPD-44.2mPD

第12A條申請編號Y/YL-SK/1的擬議發展  
(在主水平基準上若干米)  
PROPOSED DEVELOPMENT UNDER  
s.12A APPLICATION No. Y/YL-SK/1  
(IN METRES ABOVE PRINCIPAL DATUM)  
(mPD)



38.6mPD-45mPD

地盤內剩餘地塊上的擬議發展  
(在主水平基準上若干米)  
INDICATIVE DEVELOPMENT ON THE  
REMAINING PORTION OF THE SITE  
(IN METRES ABOVE PRINCIPAL DATUM)  
(mPD)

本圖於2025年9月15日擬備，所根據的  
資料為攝於2025年8月8日的實地照片  
PLAN PREPARED ON 15.9.2025  
BASED ON SITE PHOTO  
TAKEN ON 8.8.2025

合成照片 PHOTOMONTAGE  
錦上路近蓮花地巴士站(西行)的觀景點  
LIN FA TEI BUS STOP (WESTBOUND) ALONG KAM SHEUNG ROAD

石崗分區計劃大綱核准圖編號S/YL-SK/9的擬議修訂  
修訂項目A  
PROPOSED AMENDMENT TO THE APPROVED SHEK KONG OUTLINE ZONING PLAN No. S/YL-SK/9  
AMENDMENT ITEM A



規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/FS/25/159

圖 PLAN  
VA-4



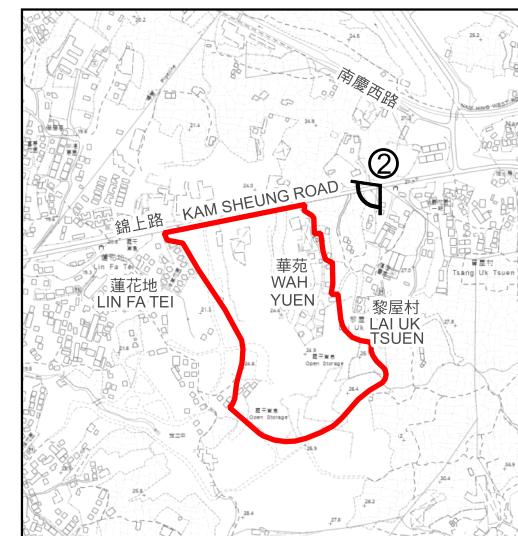
觀景點  
VIEWING POINT ②



現有景觀  
EXISTING VIEW



未來發展  
FUTURE DEVELOPMENT



位置圖 LOCATION PLAN

圖例 LEGEND

- 第12A條申請編號Y/YL-SK/1的擬議發展  
(在主水平基準上若干米)  
PROPOSED DEVELOPMENT UNDER  
S.12A APPLICATION No. Y/YL-SK/1  
(IN METRES ABOVE PRINCIPAL DATUM)  
(mPD)
- 地盤內剩餘地塊上的擬議發展  
(在主水平基準上若干米)  
INDICATIVE DEVELOPMENT ON THE  
REMAINING PORTION OF THE SITE  
(IN METRES ABOVE PRINCIPAL DATUM)  
(mPD)

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PLAN PREPARED ON 15.9.2025  
BASED ON SITE PHOTO  
TAKEN ON 8.8.2025

合成照片 PHOTOMONTAGE  
錦上路近黎屋村巴士站(東行)的觀景點  
LAI UK TSUEN BUS STOP (EASTBOUND) ALONG KAM SHEUNG ROAD

石崗分區計劃大綱核准圖編號S/YL-SK/9的擬議修訂  
修訂項目A  
PROPOSED AMENDMENT TO THE APPROVED SHEK KONG OUTLINE ZONING PLAN No. S/YL-SK/9  
AMENDMENT ITEM A



規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/FS/25/159

圖 PLAN  
VA-5

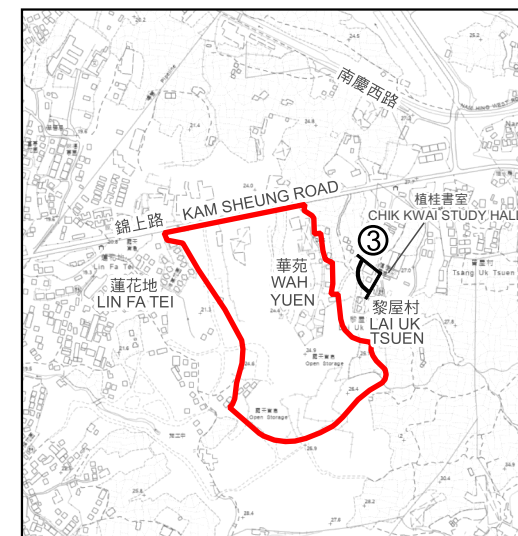
觀景點  
VIEWING POINT ③



現有景觀  
EXISTING VIEW



未來發展  
FUTURE DEVELOPMENT



位置圖 LOCATION PLAN

圖例 LEGEND

- 第12A條申請編號Y/YL-SK/1的擬議發展  
(在主水平基準上若干米)  
PROPOSED DEVELOPMENT UNDER  
S.12A APPLICATION No. Y/YL-SK/1  
(IN METRES ABOVE PRINCIPAL DATUM)  
(mPD)
- 地盤內剩餘地塊上的擬議發展  
(在主水平基準上若干米)  
INDICATIVE DEVELOPMENT ON THE  
REMAINING PORTION OF THE SITE  
(IN METRES ABOVE PRINCIPAL DATUM)  
(mPD)

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PLAN PREPARED ON 15.9.2025  
BASED ON SITE PHOTO  
TAKEN ON 8.8.2025

合成照片 PHOTOMONTAGE

植桂書室前門的觀景點  
FRONT ENTRANCE OF CHIK KWAI STUDY HALL

石崗分區計劃大綱核准圖編號S/YL-SK/9的擬議修訂  
修訂項目A  
PROPOSED AMENDMENT TO THE APPROVED SHEK KONG OUTLINE ZONING PLAN No. S/YL-SK/9  
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規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/FS/25/159

圖 PLAN  
VA-6



觀景點  
VIEWING POINT

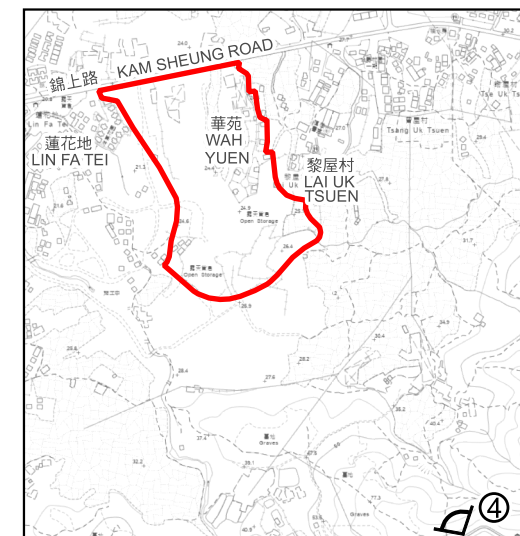
4



現有景觀  
EXISTING VIEW



未來發展  
FUTURE DEVELOPMENT



位置圖 LOCATION PLAN

圖例 LEGEND

- 第12A條申請編號Y/YL-SK/1的擬議發展  
(在主水平基準上若干米)  
PROPOSED DEVELOPMENT UNDER  
S.12A APPLICATION No. Y/YL-SK/1  
(IN METRES ABOVE PRINCIPAL DATUM)  
(mPD)
- 地盤內剩餘地塊上的擬議發展  
(在主水平基準上若干米)  
INDICATIVE DEVELOPMENT ON THE  
REMAINING PORTION OF THE SITE  
(IN METRES ABOVE PRINCIPAL DATUM)  
(mPD)

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PLAN PREPARED ON 15.9.2025  
BASED ON SITE PHOTO  
TAKEN ON 8.8.2025

合成照片 PHOTOMONTAGE  
沿遠足徑近石崗燒烤場的觀景點  
HIKING TRAIL NEAR SHEK KONG BARBEQUE SITE

石崗分區計劃大綱核准圖編號S/YL-SK/9的擬議修訂  
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PROPOSED AMENDMENT TO THE APPROVED SHEK KONG OUTLINE ZONING PLAN No. S/YL-SK/9  
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Planning Department

參考編號  
REFERENCE No.  
M/FS/25/159

圖 PLAN  
VA-7





雞公嶺  
KAI KUNG LENG

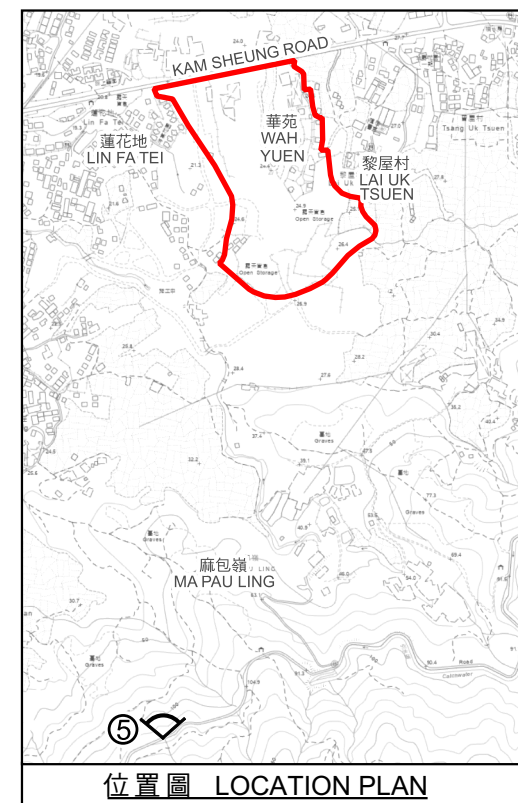
現有景觀  
EXISTING VIEW



雞公嶺  
KAI KUNG LENG

未來發展  
FUTURE DEVELOPMENT

未來發展  
FUTURE DEVELOPMENT



位置圖 LOCATION PLAN

圖例 LEGEND

- 第12A條申請編號Y/YL-SK/1的擬議發展  
(在主水平基準上若干米)  
PROPOSED DEVELOPMENT UNDER  
S.12A APPLICATION No. Y/YL-SK/1  
(IN METRES ABOVE PRINCIPAL DATUM)  
(mPD)
- 地盤內剩餘地塊上的擬議發展  
(在主水平基準上若干米)  
INDICATIVE DEVELOPMENT ON THE  
REMAINING PORTION OF THE SITE  
(IN METRES ABOVE PRINCIPAL DATUM)  
(mPD)

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資料為攝於2025年8月8日的實地照片  
PLAN PREPARED ON 15.9.2025  
BASED ON SITE PHOTO  
TAKEN ON 8.8.2025

合成照片 PHOTOMONTAGE

沿遠足徑近清潭水塘的觀景點  
HIKING TRAIL NEAR TSING TAM RESERVOIR

石崗分區計劃大綱核准圖編號S/YL-SK/9的擬議修訂  
修訂項目A

PROPOSED AMENDMENT TO THE APPROVED SHEK KONG OUTLINE ZONING PLAN No. S/YL-SK/9  
AMENDMENT ITEM A



規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/FS/25/159

圖 PLAN  
VA-8

**Provision of Major Community Facilities and Open Space in Yuen Long District Council Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons#	153.80 ha	29.15 ha	180.04 ha	26.24 ha
Local Open Space	10 ha per 100,000 persons#	153.80 ha	110.22 ha	215.93 ha	62.13 ha
Sports Centre	1 per 50,000 to 65,000 persons#  (assessed on a district basis)	23	8	20	-3
Sports Ground/Sport Complex	1 per 200,000 to 250,000 persons#  (assessed on a district basis)	6	2	3	-3
Swimming Pool Complex – standard	1 complex per 287,000 persons#  (assessed on a district basis)	5	2	3	-2
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	3	1	3	0
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	7	4	7	0
Magistracy	1 per 660,000 persons  (assessed on a regional basis)	2	0	1	-1
Community Hall	No set standard	N.A.	8	13	N.A.

**Provision of Major Community Facilities and Open Space in Yuen Long District Council Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Library	1 district library per 200,000 persons  (assessed on a district basis)	7	3	7	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	774 classrooms	476 classrooms	936 classrooms	162 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11  (assessed by EDB on a district/school network basis)	1,847 classrooms	1,276 classrooms	2,464 classrooms	617 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17  (assessed by EDB on a territory-wide basis)	1,215 classrooms	1,153 classrooms	1,633 classrooms	418 classrooms
Hospital	5.5 beds per 1,000 persons  (assessed by Hospital Authority (HA) on a regional/ cluster basis)	8,620 beds	1,122 beds	6,422 beds	-2,198 beds^
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	15	5	14	-1

**Provision of Major Community Facilities and Open Space in Yuen Long District Council Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centre	100 aided places per 25,000 persons#  (assessed by SWD on a local basis)	6,152 places	457 places	2,707 places	-3,445 places~
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24#  (assessed by SWD on a local basis)	14	11	19	5
Integrated Family Services Centre	1 for 100,000 to 150,000 persons#  (assessed by SWD on a service boundary basis)	10	6	11	1
District Elderly Community Centre	One in each new development area with a population of around 170,000 or above#  (assessed by SWD)	N.A.	2	5	N.A.
Neighbourhood Elderly Centre	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing#  (assessed by SWD)	N.A.	7	24	N.A.

**Provision of Major Community Facilities and Open Space in Yuen Long District Council Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above#  (assessed by SWD on a district basis)	6,798 places	648 places	2,407 places	-4,391 places~
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above#  (assessed by SWD on a cluster basis)	8,419 beds	1,833 beds	5,545 beds	-2,874 beds~
Pre-school Rehabilitation Services	23 subvented service places per 1,000 children aged 0-6#  (assessed by SWD on a district basis)	1,266 places	280 places	760 places	-506 places~
Day Rehabilitation Services	23 subvented service places per 10,000 persons aged 15 or above#  (assessed by SWD on a district basis)	3,078 places	868 places	1,698 places	-1,380 places~



**Provision of Major Community Facilities and Open Space in Yuen Long District Council Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Services	36 subvented service places per 10,000 persons aged 15 or above#  (assessed by SWD on a cluster basis)	4,819 places	818 places	3,338 places	-1,481 places~
Community Rehabilitation Day Centre	1 centre per 420,000 persons#  (assessed by SWD on a district basis)	3	0	2	-1~
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons#  (assessed by SWD on a district basis)	5	2	3	-2~
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons#  (assessed by SWD on a district basis)	4.7	1.7	2.7	-2.0~

Note:

The planned resident population is about 1,538,000. If including transients, the overall planned population is about 1,567,300. All population figures have been adjusted to the nearest hundred.

Remarks:

# The requirements exclude planned population of transients.

^ The deficit in provision is based on District Council planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in NTWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

~ The deficit in provision is based on District Council planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

**Sept 2025**