

**PROPOSED AMENDMENTS TO  
THE APPROVED SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9**

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9 (**Attachment I**) as shown on the draft Shek Kong OZP No. S/YL-SK/9A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 On 17.10.2006, 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/9. On 27.10.2006, the approved Shek Kong OZP No. S/YL-SK/9 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 2.9.2025, 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. On 12.9.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

**3. Background**

- 3.1 The proposed amendment is mainly to take forward a section 12A application No. Y/YL-SK/1<sup>1</sup> (the s.12A application) (**Plan 5**) agreed by the Rural and New Town Planning Committee (the Committee) of the Board on 14.3.2025 to rezone the application site, with an area of about 41,290m<sup>2</sup>, from "Residential (Group

---

<sup>1</sup> The RNTPC Paper No. Y/YL-SK/1 and the attachments are available at the Board's website at [https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/761\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/761_rnt_agenda.html)

D)” (“R(D)”) to “Residential (Group C)” (“R(C)”) to facilitate a proposed low-rise and low-density private residential development (details at paragraph 3.2 below) and the subsequent review of the whole “R(D)” zone conducted by the Planning Department (PlanD) in response to the Committee’s concern on the irregular configuration of the application site (details at paragraphs 3.3 and 3.4 below).

### *The s.12A Application*

- 3.2 Under the s.12A application, the proposed “R(C)” zone is intended for low-rise and low-density residential development subject to a maximum plot ratio (PR) of 0.8 and building height (BH) of six storeys. The indicative layout plan, section plan and landscape master plan of the indicative scheme under the s.12A application are at **Drawings 1 to 3**, and the major development parameters are as follows:

Site Area	41,290m <sup>2</sup> (about) (including about 415m <sup>2</sup> of Government land)
Maximum PR	0.8 (about)
Maximum Gross Floor Area (GFA)	33,032m <sup>2</sup> (about)
Maximum BH	6 storeys (about 44.2mPD)
Site Coverage	30% (about)
Number of Residential Blocks	19
Number of Residential Units	850
Average Unit Size	38.9m <sup>2</sup> (about)
Estimated Population	2,380
Tentative Completion Year	2031

- 3.3 As demonstrated in the s.12A application, rezoning the application site to “R(C)” with the abovementioned development parameters is not unacceptable taking into account land use compatibility with and potential impacts on the surroundings, as well as technical feasibility. Supporting technical assessments have been submitted by the applicant and various improvement or mitigation measures and/or facilities on visual, landscape, traffic, noise, drainage and sewerage aspects are proposed and will be implemented by the applicant<sup>2</sup>. Relevant government departments consulted had no objection to or adverse comment on the submitted technical assessments and the application. Implementation of the measures and facilities committed under the agreed s.12A

<sup>2</sup> Improvement or mitigation measures and/or facilities as proposed and to be implemented by the applicant include (i) traffic improvement works to the existing junction of Kam Sheung Road and Kam Tin Road; (ii) widening of existing footpath and pedestrian crossing at Kam Sheung Road; (iii) 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; (iv) setting back of building blocks for at least 50m from Kam Sheung Road; (v) provision of on-site sewage treatment plant; (vi) provision of a new drainage system with various drainage facilities and an underground storage tank; (vii) provision of new concrete channel with floodwalls and box culverts outside the application site at Lin Fa Tei; (viii) retaining of five existing trees and planting of not less than 200 new trees of heavy standard within the application site; (ix) various sensitive design measures, such as building setback, green buffer and sensible façade and boundary wall design; and (x) consideration of provision of necessary acoustic treatment in the detailed design stage.

application and the requirement for further assessments as requested by relevant government department(s)<sup>3</sup> will be incorporated as conditions in the future land document(s) as considered appropriate by relevant government departments.

- 3.4 In considering the s.12A application, while having no objection to the proposed development at the application site, the Committee considered that the irregular configuration of the application site would 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 PlanD 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 in consultation with relevant government departments. An extract of the minutes of the Committee’s meeting is at **Attachment V**.

*Review of the “R(D)” Zone*

- 3.5 In response to the Committee’s concern, PlanD has conducted a review of the entire “R(D)” zone (the Site) in consultation with relevant government departments. The “R(D)” zone, with an area of about 81,250m<sup>2</sup>, is occupied by mainly low-rise, low-density residential developments of three storeys (including Wah Yuen), open storage/storage yards, rural workshops, plant nurseries, fallow agricultural and unused land, whereas the surrounding areas are predominated by low-rise, low-density village houses of three storeys within “Village Type Development” (“V”) zones (e.g. Lai Uk Tsuen to the east and Hoi Tong Garden to the west). The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. Low-rise and low-density residential development with a maximum PR of 0.2 and maximum BH of two storeys (6m) may be allowed at the Site through planning application. The “R(D)” zone, which comprises mainly private land (about 98%), has been designated on the OZP since 1994. Only a small part of the “R(D)” zone has been developed for low-rise residential use, which includes Wah Yuen, developed prior to the designation of the subject “R(D)” zone, and some Small Houses developed in the southwest since early 2000.
- 3.6 The s.12A application with a proposed “R(C)” zone of about 41,290m<sup>2</sup> (51% of entire “R(D)” zone), which covers more than half of the “R(D)” zone under the same land ownership, has unveiled the potential for a more consolidated and comprehensive development of the Site under private initiative. Nevertheless, the irregular and patchy configuration of the “R(C)” zone as proposed in the s.12A application might hinder the comprehensive development of the Site. To avoid fragmented development as far as possible and to provide incentives for comprehensive development of the Site, instead of merely rationalising the boundary, it is considered appropriate to rezone the entire “R(D)” zone to “R(C)”.

---

<sup>3</sup> The Director of Environmental Protection (DEP), while having no objection to the s.12A application, requested conditions on requiring the submission of noise impact assessment, sewerage impact assessment and land contamination assessment be incorporated in the future land document.

through which the constraints and hindrance in the development process could be lessened and design and development flexibility be allowed. Through optimising development potential of land resources, it is envisaged that the applicant or other developers could be incentivised to expedite land assembly so that the development potential of the residual and scattered land parcels could also be unleashed.

- 3.7 It is proposed to rezone the Site to “R(C)” subject to the same development parameters as proposed in the agreed s.12A application, i.e. maximum PR of 0.8 and maximum BH of six storeys and 45mPD. Based on a total area of about 81,250m<sup>2</sup> and taking into account the agreed s.12A application, the total GFA of the proposed “R(C)” zone is estimated to be around 65,000m<sup>2</sup> and the estimated number of units and population would increase from 250 and 675 to 1,672 and 4,419 respectively. While the proposed development intensity at the Site would be enhanced, future residential development(s) thereat will still be low-rise and low-density in nature, which are considered not out of context with the existing character of the locality, including the low-rise village settlements in the “V” zones nearby with a maximum BH of three storeys (8.23m). As demonstrated in the visual appraisal on the proposed “R(C)” zoning for the Site (**Attachment VI**), while some changes to the existing visual context are inevitable, the future development(s) at the Site upon rezoning are not incompatible with the surroundings and will not result in unacceptable adverse visual impacts. In respect of other technical aspects, including traffic, drainage, noise, sewerage, air quality and water supply, relevant government departments consulted have no adverse comments on rezoning the entire Site to “R(C)” and should the future development(s) in the proposed “R(C)” zone exceed the assessed technical capacity under the agreed s.12A application, requirement for further technical assessments could be incorporated as conditions under the relevant land documents as considered appropriate by relevant government departments.
- 3.8 Opportunity is also taken to revise the Notes of the OZP to align with the latest Master Schedule of Notes (MSN) to Statutory Plans, to include other technical amendments to other parts of the Notes of the OZP, and to update the ES of the OZP to reflect the latest planning circumstances.

#### **4. Proposed Amendment**

##### **Amendment Item A - Rezoning of an area (about 81,250m<sup>2</sup>) to the south of Kam Sheung Road and west of Lai Uk Tsuen for residential development (Plans 1 to 4)**

- 4.1 The area under Amendment Item A is accessible from Kam Sheung Road to the north and its existing character and its surrounding areas are described in paragraph 3.4 above. To take forward the agreed s.12A application and PlanD's review of the subject “R(D)” zone, it is proposed to rezone the area under Amendment Item A (i.e. the Site) from “R(D)” to “R(C)”, which is a new zone on the OZP intended for low-rise and low-density residential developments and subject to a maximum PR of 0.8 and maximum BH of six storeys and 45mPD.

- 4.2 To ensure the technical feasibility of future development(s) at the new “R(C)” zone, it is recommended to specify in the ES (**Attachment IV**) that as the areas along both sides of Kam Sheung Road would be subject to traffic noise impact, any future development(s) near the road should provide adequate mitigation measures to minimise such impacts. Besides, while the improvement or mitigation measures and/or facilities committed under the s.12A application (see footnote 2 above) shall be implemented by the applicant, the implementation of these measures and facilities and the requirement for further assessments as requested by relevant government department (see footnote 3 above) will be incorporated as conditions in the future land documents as considered appropriate by relevant government departments. For future development(s) at the sites within the new “R(C)” zone not covered by the s.12A application, 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 documents as considered appropriate by relevant government departments.

## **5. Provision of Government, Institution and Community (GIC) Facilities and Open Space**

- 5.1 Taking into account the proposed amendments above, the planned population in Yuen Long District is estimated to be about 1,567,300. As shown in the summary table at **Attachment VII**, the existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and the assessments by concerned government bureaux/departments (B/Ds)<sup>4</sup>. Details are in paragraphs 5.2 and 5.3 below.

### *GIC Facilities*

- 5.2 For the shortfalls in the provision of hospital beds, clinic/health centre, child care centre, community care services facilities and various types of rehabilitation/residential care services in Yuen Long District, the standards set for these facilities under HKPSG are long-term goals<sup>5</sup> and assessed on a wider spatial context or on a regional/cluster basis, and the actual provision will be subject to consideration of the Health Bureau and Social Welfare Department in the planning and development process as appropriate. Provision of these facilities will be carefully planned/reviewed by relevant government B/Ds. There are also shortfalls in the provision of recreational facilities<sup>6</sup> and

---

<sup>4</sup> In assessing the provision of GIC facilities and open space, the existing and planned provision in private developments, planned GIC facilities and open space without concrete implementation programme, and about 5% of domestic GFA reserved for social welfare facilities in planned public housing development projects have not been taken into account.

<sup>5</sup> The population-based planning standards for child care, rehabilitation/residential care services were reinstated in HKPSG between 2018 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively.

<sup>6</sup> Including sports centre, sports ground/complex and swimming pool complex.

magistracy, which will be monitored and addressed by the relevant departments/bodies on a wider district or regional basis. If initiated by and subject to policy support from the concerned government B/Ds, PlanD would assist in conducting site search to identify suitable sites for such facilities. In any event, PlanD would continue to liaise with relevant government B/Ds to facilitate the provision of GIC facilities in future development/redevelopment when opportunities arise.

*Open Space*

- 5.3 There is a surplus of planned district and local open space of about 26.24 ha and 62.13 ha respectively in the Yuen Long District. The overall provision of open space is sufficient to meet the demand of the planned population.

**6. Proposed Amendments to the Matters shown on the OZP**

- 6.1 The proposed amendment as shown on the draft Shek Kong OZP No. S/YL-SK/9A (**Attachment II**) is as follows:

*Amendment Item A (about 8.13 ha)*

Rezoning of an area to the south of Kam Sheung Road and west of Lai Uk Tsuen from “R(D)” to “R(C)”.

- 6.2 The railway scheme of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link authorised by CE in C will be shown on the OZP for information (**Plan 6**).

**7. Proposed Amendments to the Notes of the OZP**

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

***Proposed New “R(C)” Zone***

- 7.1.1 In relation to Amendment Item A above, a new set of Notes for the “R(C)” zone with restrictions on PR and BH is incorporated.

***Technical Amendments***

- 7.1.2 With reference to the latest MSN agreed by the Board, the following technical amendments are incorporated in the Notes of the OZP:

- (a) to move ‘Government Refuse Collection Point’ and ‘Public Convenience’ uses from Column 2 to Column 1, and add ‘Field Study/Education/Visitor Centre’ under Column 2 in the Notes for “V” zone;

- (b) as 'Market' use is subsumed under 'Shop and Services' use, to update the Notes for "V", "R(D)" and "G/IC" zones;
- (c) to add 'Hotel (Holiday House only)' under Column 2 in the Notes for "R(D)" and "V" zones;
- (d) to update the planning intention of the Notes for the "Conservation Area" ("CA") zone, and to revise the exemption clause for "filling of land/pond or excavation of land" in the Remarks of the "CA" zone such that public works co-ordinated or implemented by the Government, and maintenance or repair works are exempted from the requirement of planning permission;
- (e) to revise the Chinese translation of the user term 'Flat' from '分層樓宇' to '分層住宅' in the Notes and Remarks for "R(D)", "V" and "G/IC" zones; and
- (f) to revise the Chinese translation of the user term 'Research, Design and Development Centre' from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for "G/IC" zone

7.1.3 Revision would also be made to the exemption clause on maximum PR in the Remarks for "R(D)" zone to clarify that exemption of caretaker's quarters and recreational facilities are only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.

## 8. Revision to the ES of the OZP

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

## 9. Plan Number

Upon exhibition for public inspection, the Plan will be renumbered as S/YL-SK/10.

## 10. Consultation

### Bureaux/Departmental Consultation

10.1 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to relevant government B/Ds for comment. No objection of adverse comment was received and their comments (if any) have been incorporated into the OZP, where appropriate. The relevant government B/Ds

include:

- (a) Antiquities and Monuments Office, Development Bureau;
- (b) Secretary for Environment and Ecology;
- (c) Secretary for Education;
- (d) Secretary for Security;
- (e) Director of Agriculture, Fisheries and Conservation;
- (f) District Officer (Yuen Long), Home Affairs Department;
- (g) District Lands Officer/Yuen Long, Lands Department;
- (h) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (i) Head of Geotechnical Engineering Office, CEDD;
- (j) DEP;
- (k) Director of Leisure and Cultural Services;
- (l) Director of Food and Environmental Hygiene;
- (m) Chief Engineer/Mainland North, Drainage Services Department;
- (n) Chief Engineer/Construction, Water Supplies Department;
- (o) Commissioner for Transport;
- (p) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (q) Chief Engineer/Railway Development 1-1, HyD;
- (r) Chief Building Surveyor/New Territories West, Buildings Department;
- (s) Commissioner of Police;
- (t) Director of Fire Services;
- (u) Director of Social Welfare;
- (v) Director of Electrical and Mechanical Services;
- (w) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (x) Director-General of Civil Aviation; and
- (y) Chief Town Planner/Urban Design and Landscape, Planning Department

### Public Consultation

- 10.2 During the processing of the s.12A application in relation to **Amendment Item A**, public consultation had been conducted. Public comments on the s.12A application were considered by the Committee on 14.3.2025.
- 10.3 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered as S/YL-SK/10 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The Yuen Long District Council and the Pat Heung Rural Committee will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.



## 11. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Shek Kong OZP No. S/YL-SK/9 as shown on the draft OZP No. S/YL-SK/9A at **Attachment II** (to be renumbered to S/YL-SK/10 upon exhibition) and the draft Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Shek Kong OZP No. S/YL-SK/9A (to be renumbered as No. S/YL-SK/10) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

## 12. **Attachments**

<b>Attachment I</b>	Approved Shek Kong OZP No. S/YL-SK/9 (reduced scale)
<b>Attachment II</b>	Draft Shek Kong OZP No. S/YL-SK/9A
<b>Attachment III</b>	Notes of the Draft Shek Kong OZP No. S/YL-SK/9A
<b>Attachment IV</b>	ES of the Draft Shek Kong OZP No. S/YL-SK/9A
<b>Attachment V</b>	Extract of Minutes of the Committee's Meeting on 14.3.2025 for s.12A application No. Y/YL-SK/1
<b>Attachment VI</b>	Visual Appraisal
<b>Attachment VII</b>	Provision of Major Community Facilities and Open Space in Yuen Long District Council Area
<b>Drawings 1 to 3</b>	Indicative Layout Plan, Section Plan and Landscape Master Plan under approved s.12A Application No. Y/YL-SK/1
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Site Plan
<b>Plan 3</b>	Aerial Photo
<b>Plan 4</b>	Site Photo
<b>Plan 5</b>	Location Plan of s.12A Application No. Y/YL-SK/1
<b>Plan 6</b>	Alignment of Guangzhou-Shenzhen Hong Kong Express Rail Link

**PLANNING DEPARTMENT  
SEPTEMBER 2025**