

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 81,250m², 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:

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

Remarks:

- (i) An average flat size of 38.9m², 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**):

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

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.

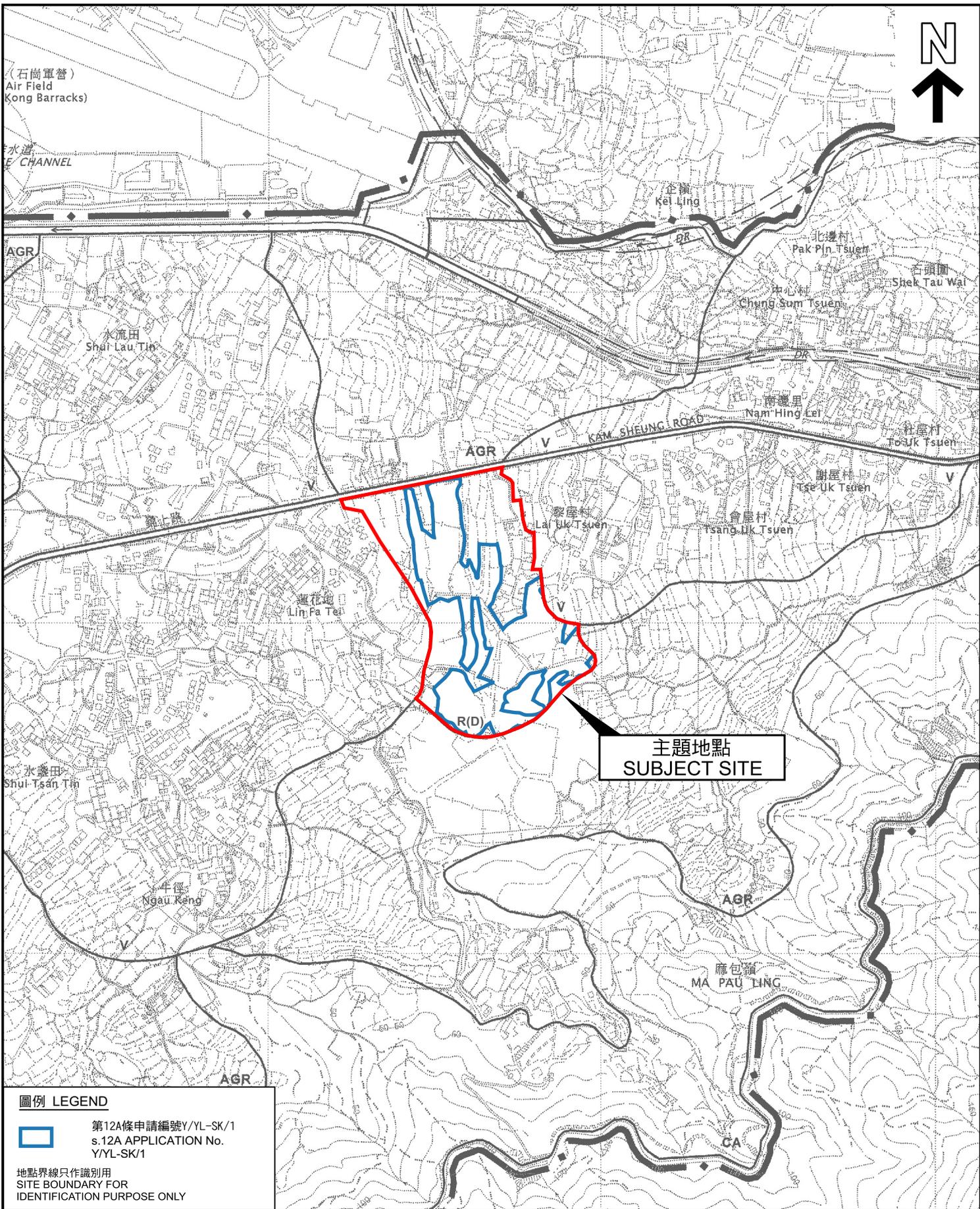
5. Conclusion

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

Plan VA-1	Location Plan
Plan VA-2	Viewpoints of Photomontage
Plan VA-3	Aerial Photo
Plans VA-4 to VA-8	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

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
 METRES

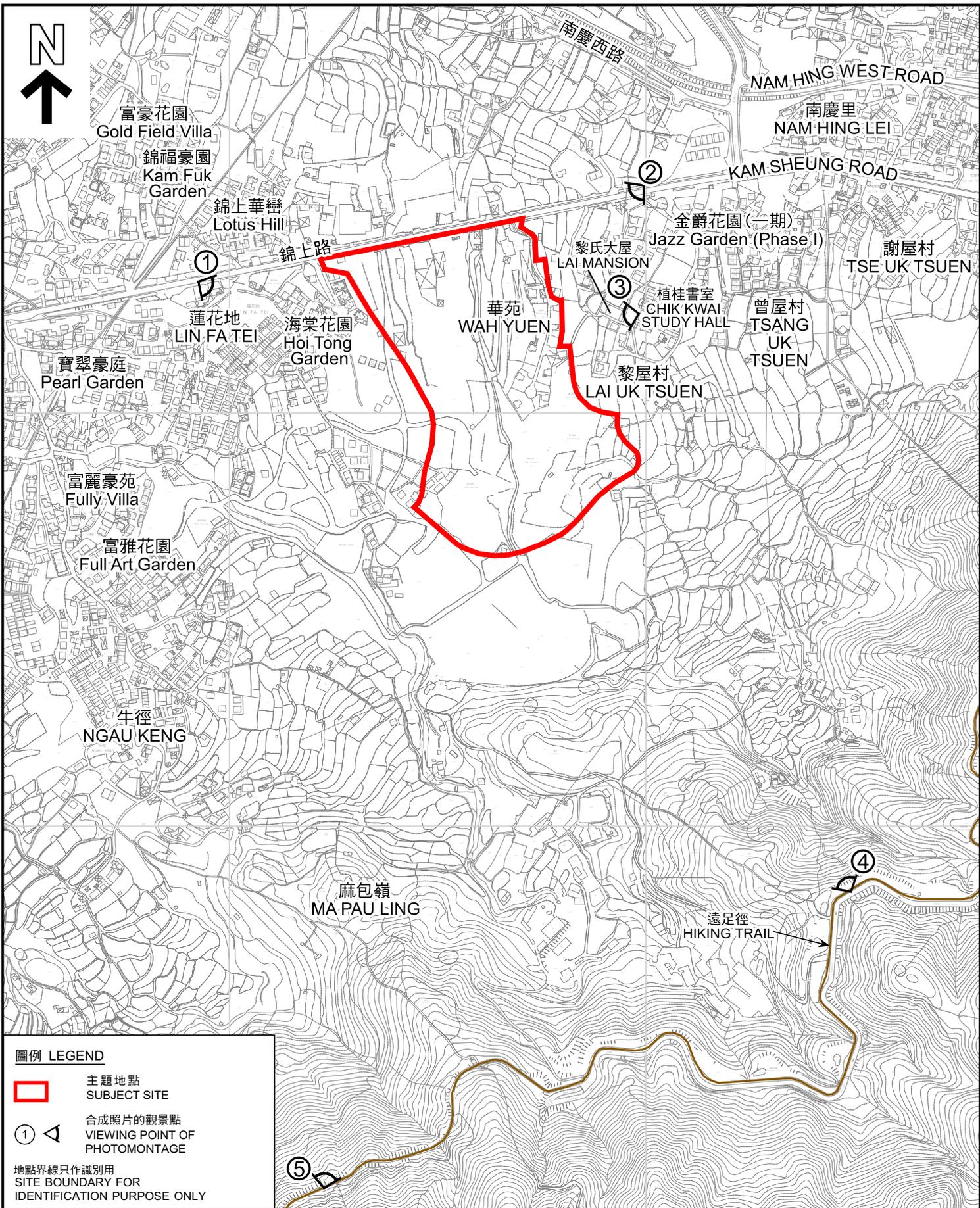


規劃署
 Planning Department

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

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

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

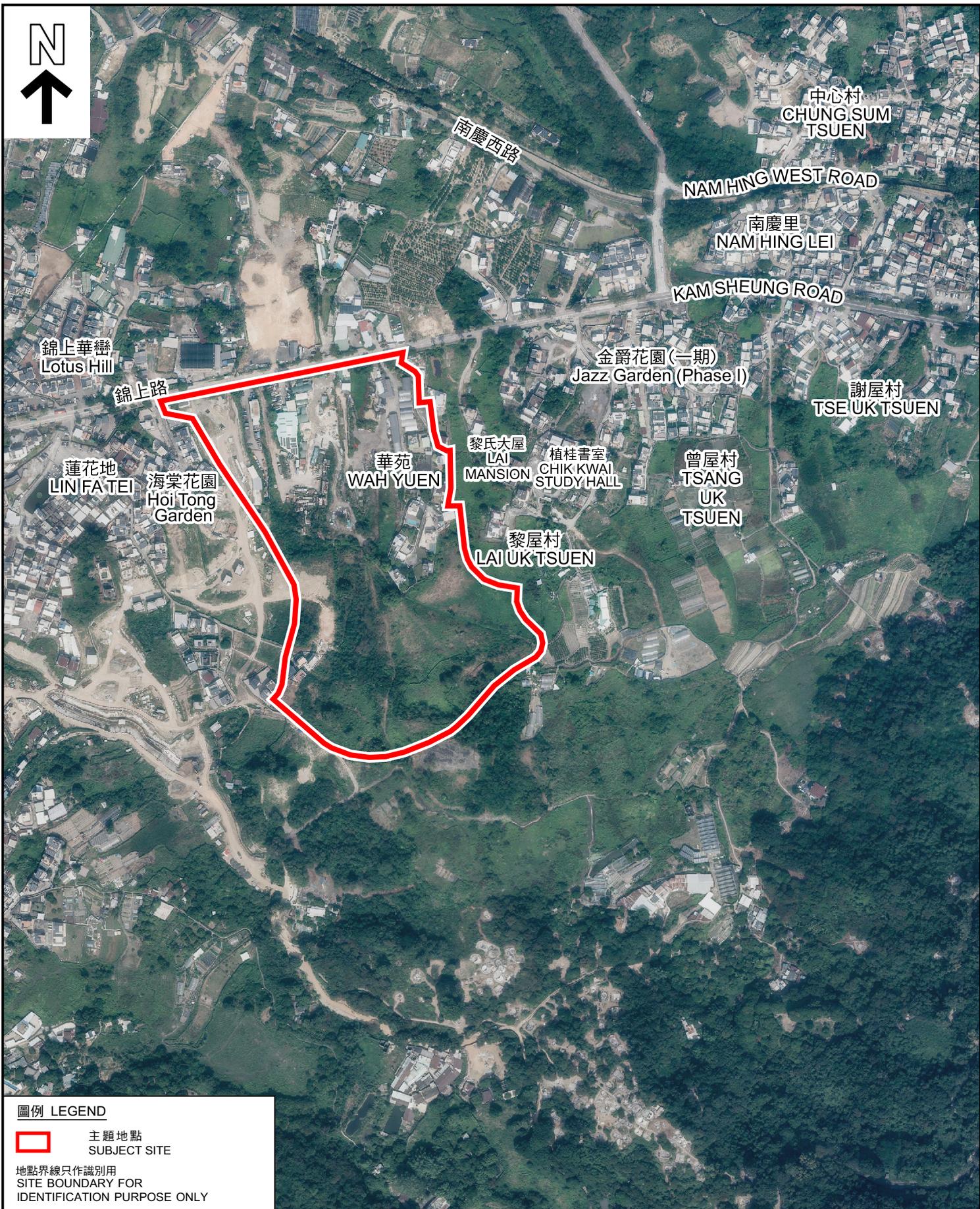
SCALE 1:6 000 比例尺
米 120 0 120 240 米
METRES



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Planning Department

參考編號
REFERENCE No.
M/FS/25/159

圖 PLAN
VA-2



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



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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



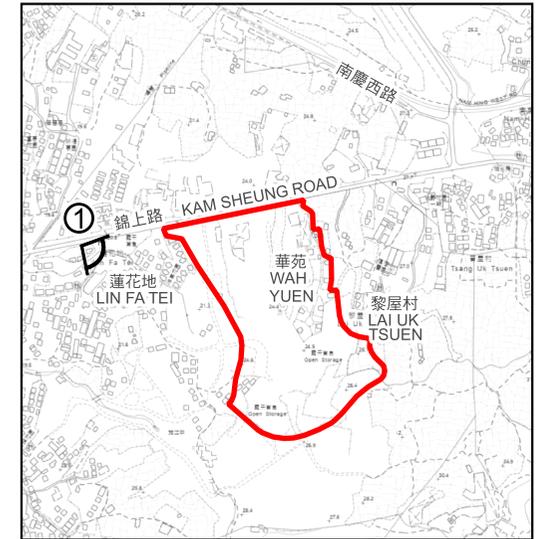
蓮花地
LIN FA TEI

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

- 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)

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



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REFERENCE No.
M/FS/25/159

圖 PLAN
VA-4

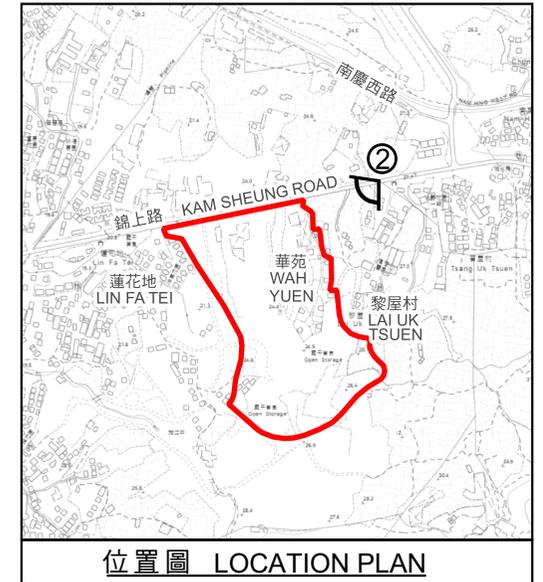
觀景點
VIEWING POINT ②



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)

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



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Planning Department

參考編號
REFERENCE No.
M/FS/25/159

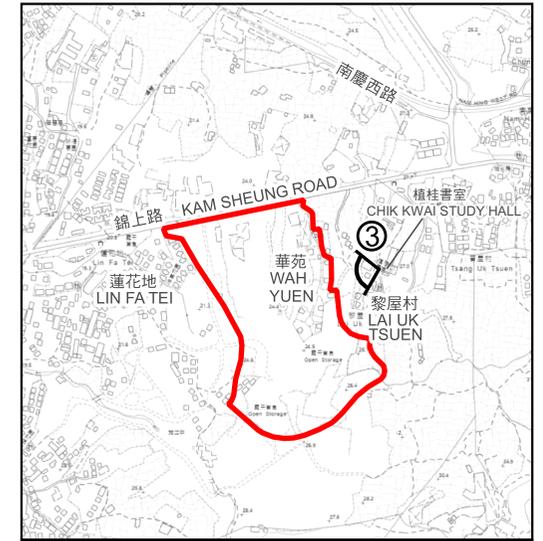
圖 PLAN
VA-5



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)

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
AMENDMENT ITEM A



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REFERENCE No.
M/FS/25/159

圖 PLAN
VA-6

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

觀景點
VIEWING POINT

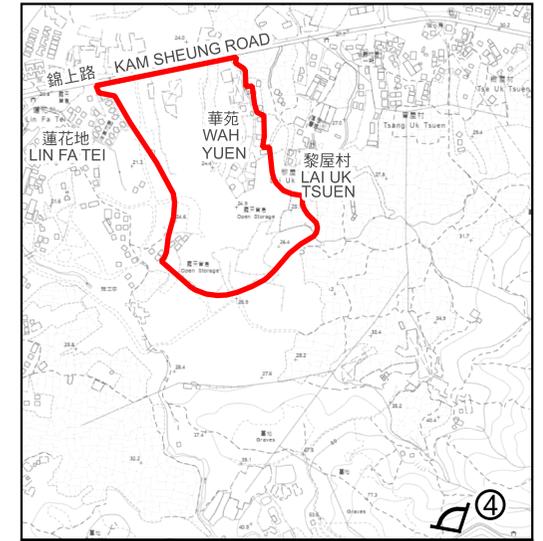
4



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)

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
修訂項目A

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



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Planning Department

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REFERENCE No.
M/FS/25/159

圖 PLAN
VA-7

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



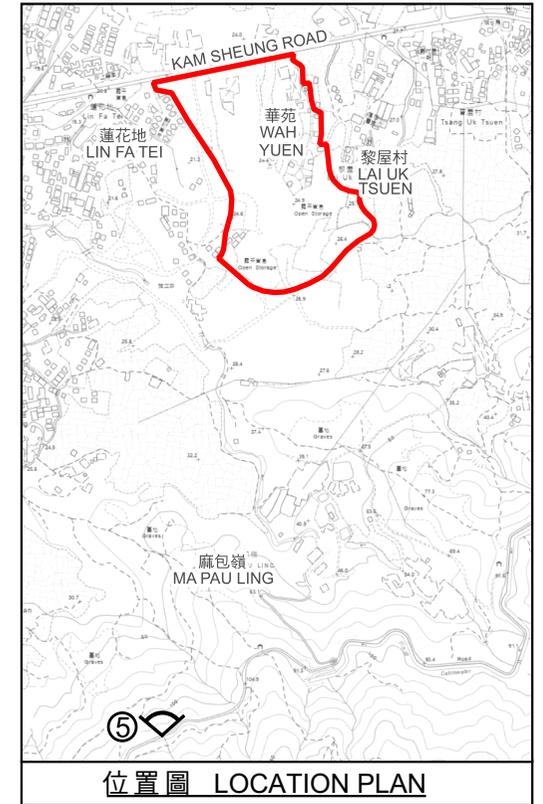
雞公嶺
KAI KUNG LENG

現有景觀
EXISTING VIEW



雞公嶺
KAI KUNG LENG 未來發展
FUTURE DEVELOPMENT

未來發展
FUTURE DEVELOPMENT



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)

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

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



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Planning Department

參考編號
REFERENCE No.
M/FS/25/159

圖 PLAN
VA-8