

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

[Ms Josephine Y.M. Lo, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), Ms Kirstie Y.L. Law, Messrs Alexander W.Y. Mak and Adrian Y.G. To, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), and Ms Hilary H.L. Wong, Town Planner/Fanling, Sheung Shui and Yuen Long East, were invited to the meeting at this point.]

**Agenda Item 30**

[Open Meeting]

Proposed Amendments to the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9  
(RNTPC Paper No. 11/25)

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**Presentation and Question Sessions**

59. With the aid of a PowerPoint presentation, Ms Kirstie Y.L. Law, STP/FSYLE, briefed Members on the background of the proposed amendments to the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Amendment Item A was to take forward a section 12A (s.12A) application (No. Y/YL-SK/1) for rezoning the application site (the Site) from “Residential (Group D)” (“R(D)”) to “Residential (Group C)” (“R(C)”) agreed by the Committee on 14.3.2025 and the Planning Department (PlanD)’s recommendation to rezone the remaining part of the subject “R(D)” zone to “R(C)” in one go subject to a maximum plot ratio (PR) of 0.8 and a maximum building height (BH) of six storeys and 45mPD. The concerned “R(D)” zone covered an area to the south of Kam Sheung Road and west of Lai Uk Tsuen (the Area). There were also amendments to the Notes of the OZP consequential to the amendments to the Plan, to tally with the latest Master Schedules of Notes to Statutory Plans as well as to incorporate a technical amendment.

60. As the presentation of the PlanD’s representative had been completed, the Chairperson invited questions from Members.

61. Two Members enquired about the site level of the Area and the rationale behind

the proposed BH restrictions of six storeys and 45mPD. In response, Ms Josephine Y.M. Lo, DPO/FSYLE, said that the proposed site formation levels for the Site under the s.12A application ranged from 24mPD to 26mPD, and the existing site levels of the remaining land within the Area was about 22mPD to 24mPD. The BH restrictions under the subject OZP for low-rise residential zones were typically specified in terms of number of storeys. Taking into account the existing BH profile of the surrounding low-rise dwellings/village settlements, i.e. three storeys in height in general, and the Shek Kong Airfield Height Restriction of 69mPD for the Area, dual BH restrictions specifying both number of storeys and mPD were considered appropriate to ensure visual compatibility with the surrounding areas.

62. In response to a Member's enquiry, Ms Josephine Y.M. Lo, DPO/FSYLE, said that there were records of flooding in the locality. As the surrounding areas were occupied mainly by low-rise dwellings/village settlements, extensive site formation works thereat were not anticipated. Prospective developer(s) of the Area might adopt an appropriate site formation level during the detailed design stage to suit their development needs. While the indicative scheme under the s.12A application had proposed a site formation level of 26mPD which was higher than the existing site levels, adverse drainage impact was not anticipated as future development(s) in the Area should comply with the relevant drainage requirements and regulations.

63. The Chairperson recapitulated that the proposed amendments to the OZP were mainly to take forward a s.12A application agreed by the Committee and Members' suggestion to review the feasibility of rezoning the entire "R(D)" zone to "R(C)" in view of the irregular configuration of the s.12A application site.

64. Members generally supported the proposed amendments. A Member opined that the BH restriction of six storeys and 45mPD was considered reasonable as it was in line with the indicative scheme under the s.12A application, which assumed a typical floor-to-floor height of about 3m. The Chairperson remarked that the site formation level could be adjusted at the detailed design stage to meet various design considerations, and there was provision for minor relaxation of BH restriction in the proposed "R(C)" zone to provide flexibility for such adjustment.

65. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9 and that draft Shek Kong OZP No. S/YL-SK/9A at Attachment II of the Paper (to be renumbered to S/YL-SK/10 upon exhibition) and its Notes at Attachment III of the Paper are suitable for public exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Shek Kong OZP No. S/YL-SK/9A (to be renumbered as No. S/YL-SK/10 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings on the OZP and the revised ES will be published together with the OZP.”

66. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.