

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)	I(D)	工業 (丁類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	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	大約面積及百分比		用途
	公頃 HECTARES	% 百分比	
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

AMENDMENT ITEM A

按照城市規劃條例第 5 條
展示的修訂

修訂項目 A 項

(參看附表)
(SEE ATTACHED SCHEDULE)

2025年10月17日 按照城市規劃條例第 5 條展示的
核准圖編號 S/YL-SK/9 的修訂
AMENDMENT TO APPROVED PLAN No. S/YL-SK/9 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
17 OCTOBER 2025

Signed Ms Donna Tam 譚燕萍 簽署
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

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擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/YL-SK/10

**SCHEDULE OF AMENDMENTS TO
THE APPROVED SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/9
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

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

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

II. Amendments to the Notes of the Plan

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

- (i) Revision to the Chinese translation of the user term 'Research, Design and Development Centre' from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for "G/IC" zone in accordance with the Master Schedule of Notes to Statutory Plans.

17 October 2025

Town Planning Board

《石崗分區計劃大綱草圖編號 S/YL-SK/10》
Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10

申述人名單
Index of Representations

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/YL-SK/10-R1	TPB/R/S/YL-SK/10-S120	Tenox Development Limited
TPB/R/S/YL-SK/10-R2	TPB/R/S/YL-SK/10-S119	陳淑梅
TPB/R/S/YL-SK/10-R3	TPB/R/S/YL-SK/10-S1	梁業鵬議員
TPB/R/S/YL-SK/10-R4	TPB/R/S/YL-SK/10-S33	鄧志光
	TPB/R/S/YL-SK/10-S32	
	TPB/R/S/YL-SK/10-S29	
	TPB/R/S/YL-SK/10-S35	
TPB/R/S/YL-SK/10-R5	TPB/R/S/YL-SK/10-S33	張運球
	TPB/R/S/YL-SK/10-S30	
	TPB/R/S/YL-SK/10-S36	
TPB/R/S/YL-SK/10-R6	TPB/R/S/YL-SK/10-S33	黎永添
	TPB/R/S/YL-SK/10-S23	
	TPB/R/S/YL-SK/10-S59	
TPB/R/S/YL-SK/10-R7	TPB/R/S/YL-SK/10-S173	Ng Ka Yiu
TPB/R/S/YL-SK/10-R8	TPB/R/S/YL-SK/10-S121	Mary Mulvihill
TPB/R/S/YL-SK/10-R9	TPB/R/S/YL-SK/10-S4	王翠琼
	TPB/R/S/YL-SK/10-S40	
TPB/R/S/YL-SK/10-R10	TPB/R/S/YL-SK/10-S5	黎桂興
	TPB/R/S/YL-SK/10-S41	
TPB/R/S/YL-SK/10-R11	TPB/R/S/YL-SK/10-S7	杜文傑
	TPB/R/S/YL-SK/10-S43	
TPB/R/S/YL-SK/10-R12	TPB/R/S/YL-SK/10-S8	張國樑
	TPB/R/S/YL-SK/10-S44	
TPB/R/S/YL-SK/10-R13	TPB/R/S/YL-SK/10-S10	黎偉光
	TPB/R/S/YL-SK/10-S46	
TPB/R/S/YL-SK/10-R14	TPB/R/S/YL-SK/10-S11	陳子康
	TPB/R/S/YL-SK/10-S47	
TPB/R/S/YL-SK/10-R15	TPB/R/S/YL-SK/10-S12	黎對鳳
	TPB/R/S/YL-SK/10-S48	
TPB/R/S/YL-SK/10-R16	TPB/R/S/YL-SK/10-S14	曾聚燐
	TPB/R/S/YL-SK/10-S50	

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/YL-SK/10-R17	TPB/R/S/YL-SK/10-S15	曾秀福
	TPB/R/S/YL-SK/10-S51	
TPB/R/S/YL-SK/10-R18	TPB/R/S/YL-SK/10-S16	郭淑珍
	TPB/R/S/YL-SK/10-S52	
TPB/R/S/YL-SK/10-R19	TPB/R/S/YL-SK/10-S17	曾文靖
	TPB/R/S/YL-SK/10-S53	
TPB/R/S/YL-SK/10-R20	TPB/R/S/YL-SK/10-S18	Tsang Ho Ying
	TPB/R/S/YL-SK/10-S54	
TPB/R/S/YL-SK/10-R21	TPB/R/S/YL-SK/10-S20	曾三妹
	TPB/R/S/YL-SK/10-S56	
TPB/R/S/YL-SK/10-R22	TPB/R/S/YL-SK/10-S21	Tsang Tin Wo
	TPB/R/S/YL-SK/10-S57	
TPB/R/S/YL-SK/10-R23	TPB/R/S/YL-SK/10-S22	Ho Man Kiu
	TPB/R/S/YL-SK/10-S58	
TPB/R/S/YL-SK/10-R24	TPB/R/S/YL-SK/10-S24	吳偉燕
	TPB/R/S/YL-SK/10-S60	
TPB/R/S/YL-SK/10-R25	TPB/R/S/YL-SK/10-S28	Lo Ho Chung
	TPB/R/S/YL-SK/10-S34	
TPB/R/S/YL-SK/10-R26	TPB/R/S/YL-SK/10-S31	張日華
	TPB/R/S/YL-SK/10-S37	
TPB/R/S/YL-SK/10-R27	TPB/R/S/YL-SK/10-S69	黎添棠
	TPB/R/S/YL-SK/10-S163	
TPB/R/S/YL-SK/10-R28	TPB/R/S/YL-SK/10-S70	Tsang Fan Heung
	TPB/R/S/YL-SK/10-S164	
TPB/R/S/YL-SK/10-R29	TPB/R/S/YL-SK/10-S71	Lai Yin Mei
	TPB/R/S/YL-SK/10-S165	
TPB/R/S/YL-SK/10-R30	TPB/R/S/YL-SK/10-S72	王毓亮
	TPB/R/S/YL-SK/10-S166	
TPB/R/S/YL-SK/10-R31	TPB/R/S/YL-SK/10-S76	黎桂康
	TPB/R/S/YL-SK/10-S170	
TPB/R/S/YL-SK/10-R32	TPB/R/S/YL-SK/10-S77	蔡寶珠
	TPB/R/S/YL-SK/10-S171	
TPB/R/S/YL-SK/10-R33	TPB/R/S/YL-SK/10-S78	胡毓才
	TPB/R/S/YL-SK/10-S122	
TPB/R/S/YL-SK/10-R34	TPB/R/S/YL-SK/10-S79	鄧少榮
	TPB/R/S/YL-SK/10-S123	

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/YL-SK/10-R35	TPB/R/S/YL-SK/10-S80	鄧偉雄
	TPB/R/S/YL-SK/10-S124	
TPB/R/S/YL-SK/10-R36	TPB/R/S/YL-SK/10-S81	羅啟洪
	TPB/R/S/YL-SK/10-S125	
TPB/R/S/YL-SK/10-R37	TPB/R/S/YL-SK/10-S82	鄭偉康
	TPB/R/S/YL-SK/10-S126	
TPB/R/S/YL-SK/10-R38	TPB/R/S/YL-SK/10-S83	曾嘉耀
	TPB/R/S/YL-SK/10-S127	
TPB/R/S/YL-SK/10-R39	TPB/R/S/YL-SK/10-S84	彭柏盛
	TPB/R/S/YL-SK/10-S128	
TPB/R/S/YL-SK/10-R40	TPB/R/S/YL-SK/10-S85	宋瑞其
	TPB/R/S/YL-SK/10-S129	
TPB/R/S/YL-SK/10-R41	TPB/R/S/YL-SK/10-S86	張少堅
	TPB/R/S/YL-SK/10-S130	
TPB/R/S/YL-SK/10-R42	TPB/R/S/YL-SK/10-S87	郭晉希
	TPB/R/S/YL-SK/10-S131	
TPB/R/S/YL-SK/10-R43	TPB/R/S/YL-SK/10-S88	郭耀忠
	TPB/R/S/YL-SK/10-S132	
TPB/R/S/YL-SK/10-R44	TPB/R/S/YL-SK/10-S89	郭志威
	TPB/R/S/YL-SK/10-S133	
TPB/R/S/YL-SK/10-R45	TPB/R/S/YL-SK/10-S90	郭瑞豐
	TPB/R/S/YL-SK/10-S134	
TPB/R/S/YL-SK/10-R46	TPB/R/S/YL-SK/10-S91	郭瑞謙
	TPB/R/S/YL-SK/10-S135	
TPB/R/S/YL-SK/10-R47	TPB/R/S/YL-SK/10-S92	郭永祥
	TPB/R/S/YL-SK/10-S136	
TPB/R/S/YL-SK/10-R48	TPB/R/S/YL-SK/10-S93	郭義華
	TPB/R/S/YL-SK/10-S137	
TPB/R/S/YL-SK/10-R49	TPB/R/S/YL-SK/10-S96	鄧美英
	TPB/R/S/YL-SK/10-S140	
TPB/R/S/YL-SK/10-R50	TPB/R/S/YL-SK/10-S97	郭永年
	TPB/R/S/YL-SK/10-S141	
TPB/R/S/YL-SK/10-R51	TPB/R/S/YL-SK/10-S98	郭庭璋
	TPB/R/S/YL-SK/10-S142	
TPB/R/S/YL-SK/10-R52	TPB/R/S/YL-SK/10-S99	郭家樑
	TPB/R/S/YL-SK/10-S143	

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/YL-SK/10-R53	TPB/R/S/YL-SK/10-S100	郭榮光
	TPB/R/S/YL-SK/10-S144	
TPB/R/S/YL-SK/10-R54	TPB/R/S/YL-SK/10-S101	郭裕斌
	TPB/R/S/YL-SK/10-S145	
TPB/R/S/YL-SK/10-R55	TPB/R/S/YL-SK/10-S102	郭偉文
	TPB/R/S/YL-SK/10-S146	
TPB/R/S/YL-SK/10-R56	TPB/R/S/YL-SK/10-S103	馮偉葉
	TPB/R/S/YL-SK/10-S147	
TPB/R/S/YL-SK/10-R57	TPB/R/S/YL-SK/10-S104	郭志文
	TPB/R/S/YL-SK/10-S148	
TPB/R/S/YL-SK/10-R58	TPB/R/S/YL-SK/10-S105	郭志田
	TPB/R/S/YL-SK/10-S149	
TPB/R/S/YL-SK/10-R59	TPB/R/S/YL-SK/10-S106	郭永源
	TPB/R/S/YL-SK/10-S150	
TPB/R/S/YL-SK/10-R60	TPB/R/S/YL-SK/10-S107	郭錦榮
	TPB/R/S/YL-SK/10-S151	
TPB/R/S/YL-SK/10-R61	TPB/R/S/YL-SK/10-S109	郭衍彤
	TPB/R/S/YL-SK/10-S153	
TPB/R/S/YL-SK/10-R62	TPB/R/S/YL-SK/10-S110	郭惠新
	TPB/R/S/YL-SK/10-S154	
TPB/R/S/YL-SK/10-R63	TPB/R/S/YL-SK/10-S111	馮精能
	TPB/R/S/YL-SK/10-S155	
TPB/R/S/YL-SK/10-R64	TPB/R/S/YL-SK/10-S112	郭松輝
	TPB/R/S/YL-SK/10-S156	
TPB/R/S/YL-SK/10-R65	TPB/R/S/YL-SK/10-S113	郭錦明
	TPB/R/S/YL-SK/10-S157	
TPB/R/S/YL-SK/10-R66	TPB/R/S/YL-SK/10-S117	江元嬌
	TPB/R/S/YL-SK/10-S172	
TPB/R/S/YL-SK/10-R67	TPB/R/S/YL-SK/10-S118	Chan Mo Ching Alice

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁
https://www.tpb.gov.hk/tc/plan_making/S_YL-SK_10.html 查閱就《石崗分區計劃大綱草圖編號 S/YL-SK/10》提出的申述。

Representations in respect of the Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10 are available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at https://www.tpb.gov.hk/en/plan_making/S_YL-SK_10.html.

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)

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.]

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)

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.

**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)	
Open Space ^{&}	District Open Space	10 ha per 100,000 persons [#]	160.99 ha	29.15 ha	201.42 ha	+40.43 ha
	Local Open Space	10 ha per 100,000 persons [#]	160.99 ha	117.21 ha	236.88 ha	+75.89 ha
Sports Centre		1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	24	8	21	-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)	8	4	7	-1

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)	
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.
Library	1 district library per 200,000 persons (assessed on a district basis)	8	3	8	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	811 classrooms	476 classrooms	946 classrooms	+135 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	1,934 classrooms	1,276 classrooms	2,554 classrooms	+620 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	1,273 classrooms	1,153 classrooms	1,663 classrooms	+390 classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority (HA) on a regional/ cluster basis)	9,014 beds	1,122 beds	6,422 beds [^]	-2,592 beds [^]

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)	
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	16	5	14	-2
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	6,439 places	528 places	3,037 places	-3,402 places [~]
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	15	11	19	+4
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	10	6	10	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	2	6	N.A.

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)	
Neighbourhood Elderly Centres	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	27	N.A.
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)	7,116 places	719 places	2,499 places	-4,617 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)	8,812 beds	2,093 beds	6,562 beds	-2,250 beds [~]
Pre-school Rehabilitation Services	23 subvented service places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	1,325 places	280 places	910 places	-415 places [~]

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)	
Day Rehabilitation Services	23 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	3,222 places	898 places	1,898 places	-1,324 places [~]
Residential Care Services	36 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	5,044 places	818 places	3,768 places	-1,276 places [~]
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	3	0	3	0 [~]
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)	4.9	1.7	3.7	-1.2 [~]

Note:

The planned resident population is about 1,609,900. If including transients, the overall planned population is about 1,639,000. All population figures have been adjusted to the nearest hundred.

Remarks:

- & The new provision standard and refined criteria on countability for open space promulgated under Chapter 4 of HKPSG on 30.12.2025 are yet to be reflected in this table as the figures are being updated. The changes in provision standard or countability of open space do not affect the usage and enjoyment of the existing open space by members of the public.
- # The requirements exclude planned population of transients.
- ^ The deficit in provision is based on District Council planned population while the Hospital Authority (HA) 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 Hospital Development Plans (HDPs), which will provide additional beds for serving the population and meeting projected services demand in NTWC. With the changes in the planning and development situation in Hong Kong and having regard to its territory-wide and regional planning and development strategies with the latest corresponding change in population projections, as well as the population policy of the Government, etc., the Health Bureau and the HA are currently reviewing the Second HDP by adopting a planning horizon of up to 2041 and beyond, and to project the healthcare services demand and consider the supply and conditions of the land required (including the feasibility of constructing a hospital and the associated supporting facilities on the site concerned), for optimising the Second HDP. Other factors such as the development need of individual hospitals and its cost-effectiveness, and the convenience of public access to healthcare services under various major transport infrastructure development plans are considered for determining the distribution, scale and priority, etc. of various hospital development projects under the Second HDP.
- ~ 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.
- * Consisting of 40% centre-based CCS and 60% home-based CCS.

March 2026

**Major Development Parameters of the Indicative Scheme of
the agreed s.12A application No. Y/YL-SK/1**

The key development parameters of the indicative development proposal as proposed by the applicant under s.12A application No. Y/YL-SK/1 are as follows:

	Indicative Development Scheme Parameters
Site Area	41,290 m ² (including about 415 m ² of GL)
Maximum PR	About 0.8
Maximum Total Domestic GFA	About 33,032 m ² *
BH	
Residential Towers	6 storeys (<i>about 44.2mPD</i>)
Clubhouse	1 storey (<i>about 30.6mPD</i>)
Car Park Building	3 storeys (<i>about 37.5mPD</i>)
Site Coverage	About 30%
Number of Blocks	
Residential Towers	19
Clubhouse	2
Car Park Building	2
Number of Residential Units	850
Average Unit Size	About 38.9 m ²
Estimated Population	2,380
Car Parking Provision	
Residential Private car	216
Visitor Private Car	38
Motorcycle	11
Loading/Unloading Bay (L/UL) for Heavy Goods Vehicles (HGV)	21
Bicycle Parking Spaces	51
Private Open Space	Not less than 2,380 m ²
Tentative Completion Year	2031

**excluding the GFA of the clubhouse and carpark blocks which could be exempted from GFA calculation as proposed by the applicant, subject to the consideration by relevant authorities.*

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.

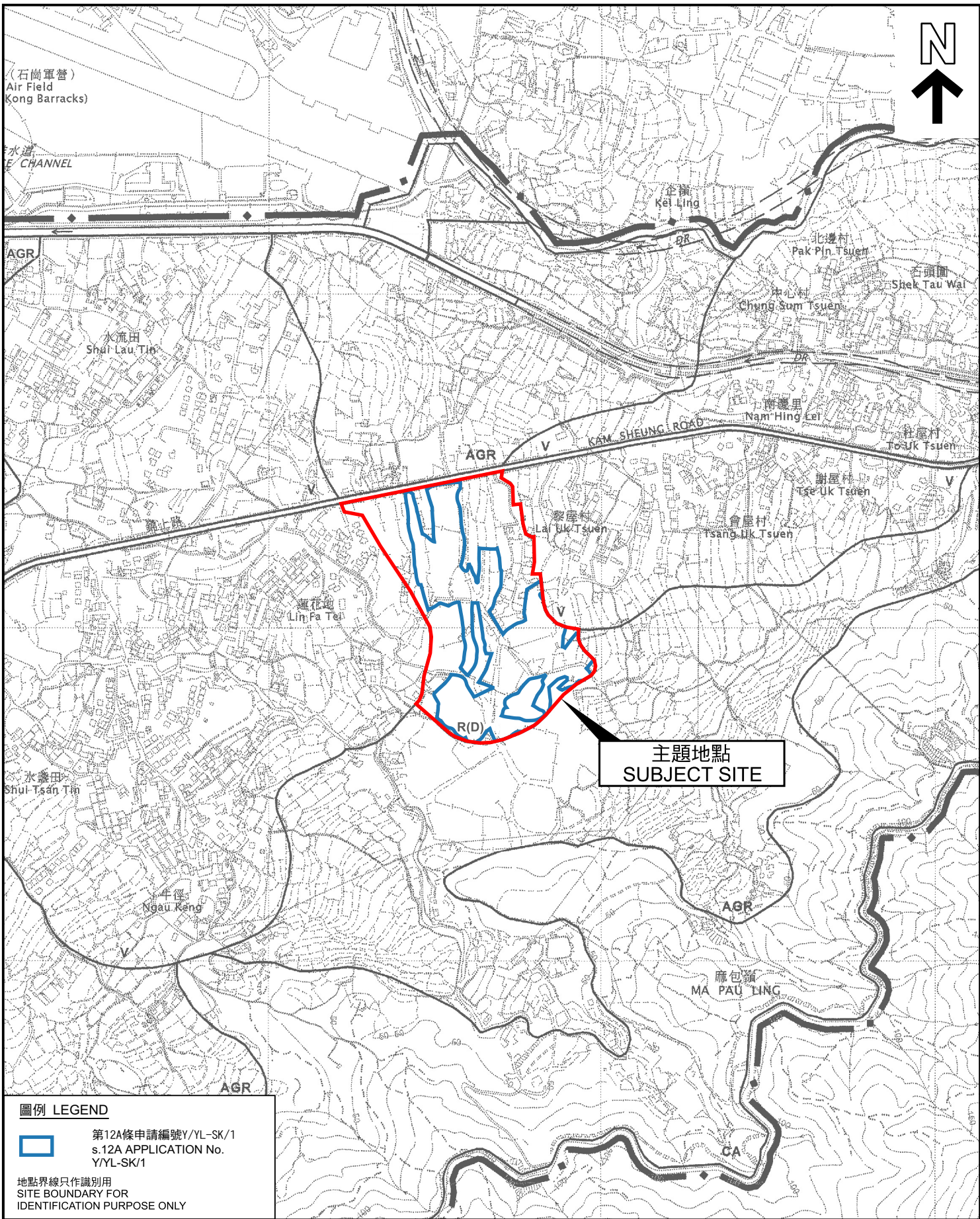
5. Conclusion

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

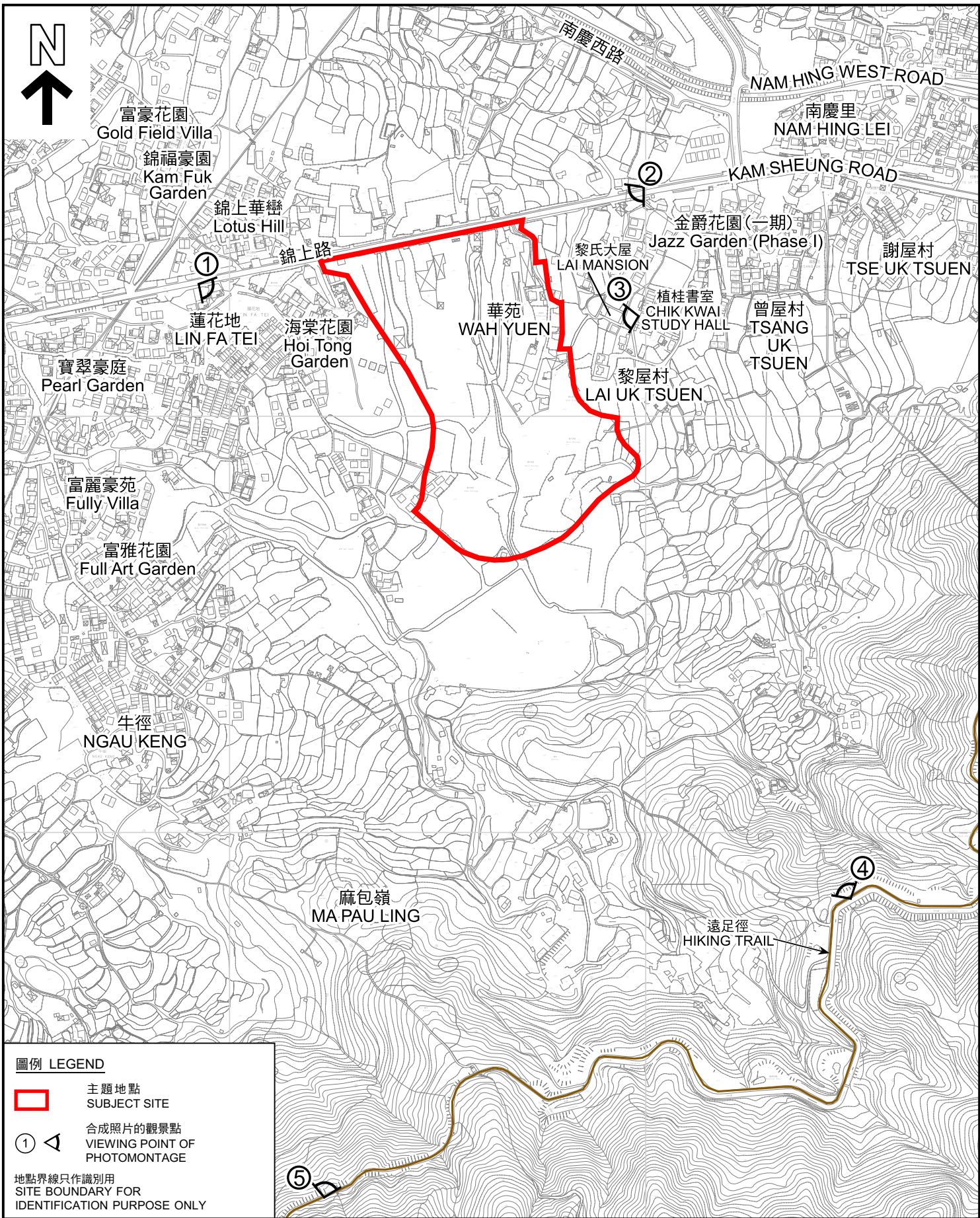


規劃署
Planning Department

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

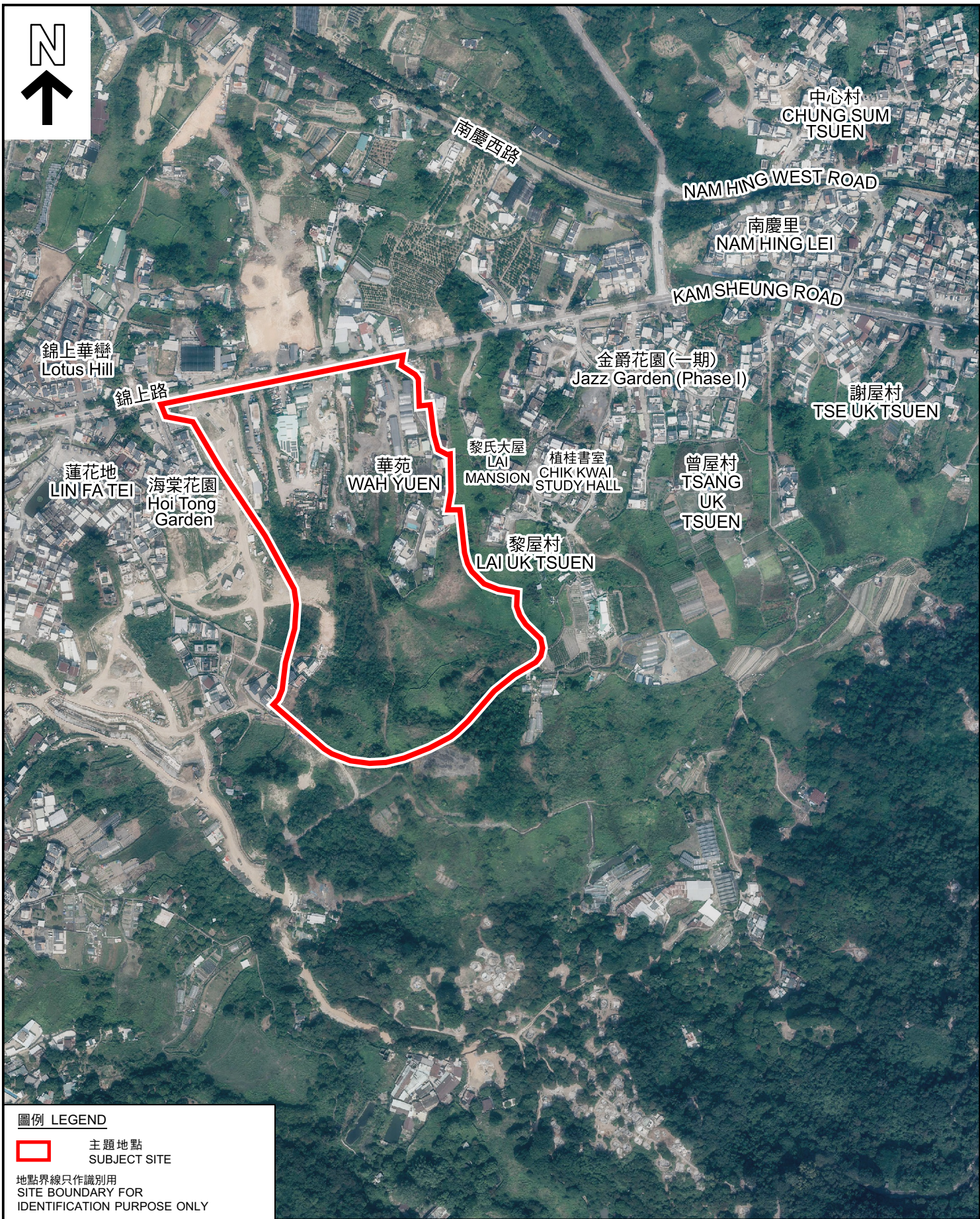
SCALE 1: 6 000 比例尺
米 120 0 120 240 米
METRES METRES



規劃署
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



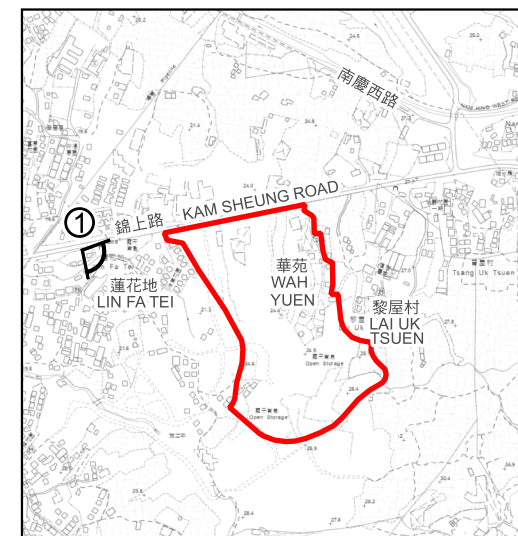
蓮花地
LIN FA TEI

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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Planning Department

參考編號
REFERENCE No.
M/FS/25/159

圖 PLAN
VA-4

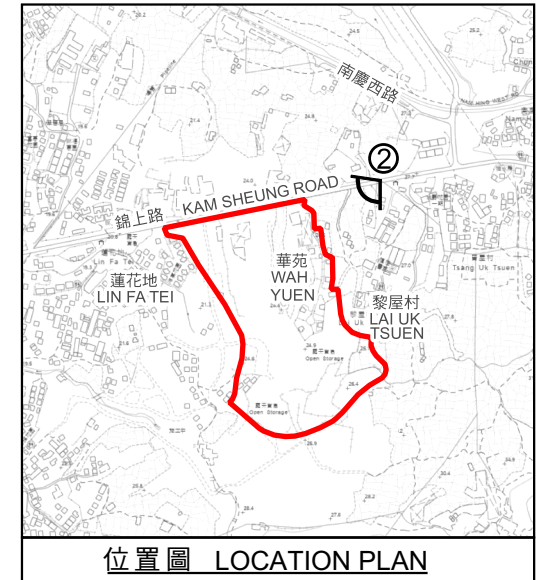
觀景點
VIEWING POINT ②



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)

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

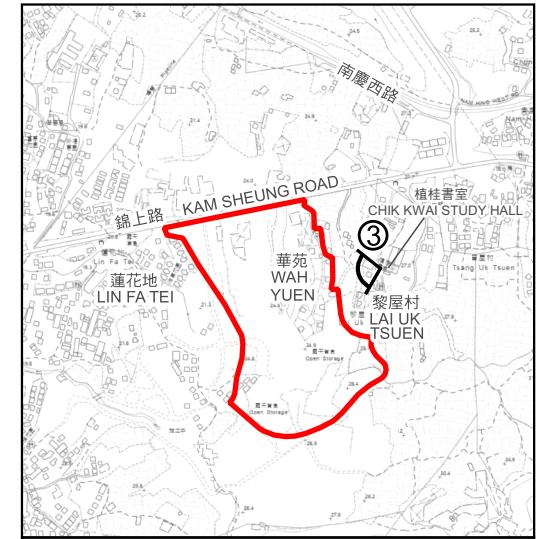
圖 PLAN
VA-5



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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Planning Department

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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

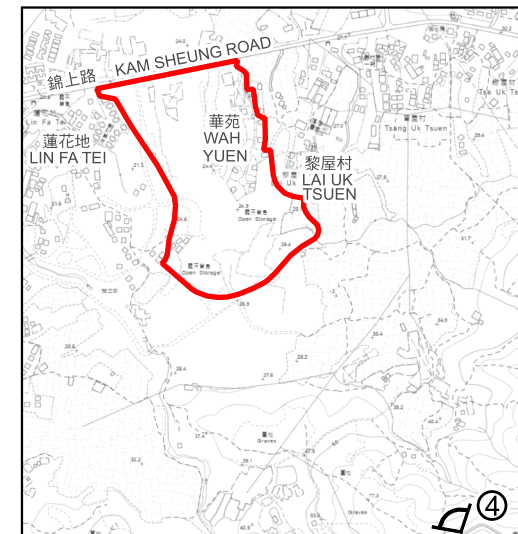
4



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)

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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REFERENCE No.
M/FS/25/159

圖 PLAN
VA-7



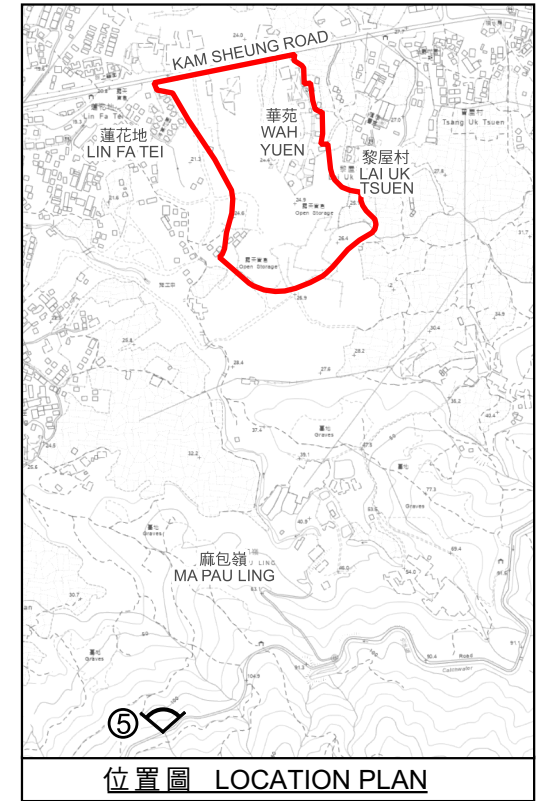
雞公嶺
KAI KUNG LENG

現有景觀
EXISTING VIEW



雞公嶺
KAI KUNG LENG 未來發展
FUTURE DEVELOPMENT

未來發展
FUTURE DEVELOPMENT



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



規劃署
Planning Department

參考編號
REFERENCE No.
M/FS/25/159

圖 PLAN
VA-8