

TOWN PLANNING BOARD

TPB Paper No. 11049

For Consideration by

the Town Planning Board on 6.3.2026

DRAFT SHEK KONG OUTLINE ZONING PLAN NO. S/YL-SK/10

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/YL-SK/10-R1 TO R67

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| Subject of Representations | Representers (No. TPB/R/S/YL-SK/10-) |
|--|---|
| <p><u>Amendments to the Plan</u></p> <p><u>Item A</u> 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)”).</p> <p><u>Amendments to the Notes of the Plan</u></p> <p>(a) Incorporation of a new set of Notes for the “R(C)” zone with development restrictions.</p> <p>(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.</p> <p>(d) Incorporation of ‘Hotel (Holiday House only)’ under Column 2 of the Notes for “R(D)” and “V” zones.</p> <p>(e) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone.</p> <p>(f) Revision to the planning intention and the Remarks of the Notes for “Conservation Area” (“CA”) zone on filling of land/pond or excavation of land in accordance with the Master Schedule of Notes to Statutory Plans.</p> | <p>Total: 67</p> <p><u>Supports and Provides General Views on Item A and Amendment to the Notes of the Plan (a)¹ (Total: 1)</u> R1: Tenox Development Limited</p> <p><u>Supports and Provides General Views on Item A (Total: 1)</u> R2: Individual</p> <p><u>Oppose Item A (Total: 63)</u> <u>Yuen Long District Council (YLDC) Member (1)</u> R3: 梁業鵬議員</p> <p><u>Pat Heung Rural Committee (PHRC) Members (3)</u> R4: 鄧志光 R5: 張運球 R6: 黎永添</p> <p><u>Individuals (59)</u> R7, R9 to R66²</p> <p><u>Opposes Item A and the Amendments to the Notes of the Plan (b), (d), (e) and (f) (Total: 1)</u> R8: Individual</p> <p><u>Provides Adverse Views on Item A (Total: 1)</u> R67: Individual</p> |

Note: The names of all representers are attached at **Annex III**. Soft copy of the submissions is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_YL-SK_10.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

¹ R1 also provides general views on the Explanatory Statement (ES) of the “R(C)” zone of the draft OZP.

² 58 representations opposing **Item A** (i.e. R9 to R66) were submitted in similar standard formats (details at paragraph 5.1.3 below).

1. Introduction

- 1.1 On 17.10.2025, the draft Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/10 (**Annex I**) and its Notes (the draft OZP), together with its Explanatory Statement (ES)³ were exhibited for public inspection under section 5 (s.5) of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month exhibition period, **67** valid representations⁴ were received. On 16.1.2026, the Board agreed to consider all the representations collectively in one group.
- 1.3 This Paper is to provide the Board with information for consideration of the representations. The list of representers is at **Annex III**. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. Background

- 2.1 On 14.3.2025, the Rural and New Town Planning Committee (the Committee) of the Board agreed to a section 12A application No. Y/YL-SK/1 (the s.12A application) for a proposed low-rise and low-density residential development (the proposed development) (**Drawing H-1**). Under the applicant's proposal, the application site (with an area of about 41,290m²) was proposed to be rezoned from R(D)" to "R(C)", subject to a maximum plot ratio (PR) of 0.8 and a maximum building height (BH) of 6 storeys.
- 2.2 In deliberating the s.12A application, while having no objection to the proposed development, the Committee considered that the irregular configuration of the s.12A application site would constrain its development as well as that of the surrounding land, and would pose interface issues with adjacent private lots that are not included in the s.12A application site. In this regard, the Committee noted that PlanD, in consultation with relevant government departments, would conduct a planning review to explore the feasibility of rezoning the entire "R(D)" zone to "R(C)" or rationalising the boundary of the proposed "R(C)" zone. An extract of minutes of the Committee's meeting in considering the s.12A application is at **Annex IV**.
- 2.3 In response to the Committee's concern, PlanD has conducted a planning review of the entire "R(D)" zone (with an area of about 81,250m²) in consultation with relevant government departments. Upon review, instead of merely rationalising the boundary, it is considered appropriate to rezone the entire "R(D)" zone to "R(C)" (including the s.12A application site), subject to the same development intensity (i.e. maximum PR of 0.8 and maximum BH of six storeys) as proposed in the s.12A application. Besides, rezoning of the entire "R(D)" zone to "R(C)" is to avoid fragmented development as far as possible and to provide incentives for comprehensive development of the entire "R(C)" zone (**Plan H-5**). This will also help lessen the constraints and hindrance in the development process and allows design and development flexibility. Besides,

³ The Notes and ES are available at the Board's website at https://www.tpb.gov.hk/en/plan_making/S_YL-SK_10.html.

⁴ A total of 178 submissions have been received. 111 submissions are considered invalid as 23 of them are without identity information thereof cannot be validated; 5 are out-of-time; and 83 submissions are duplicated ones (i.e. made by the same representer).

having considered the maximum BH under the indicative scheme (i.e. 6 storeys and 44.2 metres above Principal Datum (mPD)) of the s.12A application (**Drawings H-1 and H-2**), the BH profile of the surrounding low-rise dwellings/village settlements and the Shek Kong Airfield Height Restriction (i.e. 69mPD for the area concerned), dual BH restriction specifying both number of storeys (i.e. 6 storeys) and mPD (i.e. 45mPD) is stipulated for the “R(C)” zone. Relevant government departments consulted have no adverse comment on rezoning of the entire “R(D)” zone. Taking into account the Committee’s views and the review of the “R(D)” zone, the following amendment **Item A** has been incorporated on the draft Shek Kong OZP No. S/YL-SK/10:

Item A – Rezoning of an area to the south of Kam Sheung Road and west of Lai Uk Tsuen from “R(D)” to “R(C)” for low-rise and low-density residential developments (Plan H-1)

- 2.4 **Item A** site (**Plans H-1 and H-4**) has been rezoned to “R(C)” (i.e. a new zone on the OZP) to facilitate low-rise and low-density residential development(s). Any new development or redevelopment within the “R(C)” zone is subject to a maximum PR of 0.8 and a maximum BH of 6 storeys and 45mPD.

Amendments to the Notes and ES of the OZP

- 2.5 The following amendments to the Notes of the OZP have been made:

“R(C)” zone

- (i) in relation to **Item A**, a new set of Notes for “R(C)” zone, with restrictions on PR and BH have been incorporated; and

Technical Amendments

- (ii) opportunity has also been taken to revise the Notes of the OZP based on the latest Master Schedule of Notes (MSN) to Statutory Plans agreed by the Board (**Annex II**).

- 2.6 The ES of the OZP has been suitably revised in view of the above amendments as well as to update the general information for various land use zones to reflect the latest status and planning circumstances of the Shek Kong Planning Scheme Area and to incorporate certain technical revisions. To ensure the technical feasibility of future development(s) at the “R(C)” zone, it has also been specified in the ES that the implementation of the measures and/or facilities committed under the s.12A application, including traffic improvement works to the existing junction of Kam Sheung Road and Kam Tin Road; widening of existing footpath and pedestrian crossing at Kam Sheung Road; provision of a 2.5m-wide footpath and vehicular access for emergency vehicles within the s.12A application site to allow access for private lots surrounded by the s.12A application site; setting back of building blocks for at least 50m from Kam Sheung Road; provision of on-site sewage treatment plant; provision of a new drainage system with various drainage facilities and an underground storage tank; provision of new concrete channel with floodwalls and box culverts outside the s.12A application site at Lin Fa Tei; retaining of five existing trees and planting of not less than 200 new trees of heavy standard within the s.12A application site; incorporation of various sensitive design

measures such as building setback, green buffer and sensible façade and boundary wall design and consideration of provision of necessary acoustic treatment in the detailed design stage, and the requirements for further assessments as required by relevant government department(s) on the s.12A application, such as including the requirement for submission of Noise Impact Assessment (NIA), Sewerage Impact Assessment (SIA) and Land Contamination Assessment (LCA) as requested by the Director of Environmental Protection, will be incorporated as conditions in the future land documents as considered appropriate by relevant government departments. For future development(s) within the “R(C)” zone that is/are not covered by the s.12A application, further assessments and additional improvement/mitigation measures and/or facilities may be required by relevant government departments, and such requirements will be incorporated as conditions in the future land documents as considered appropriate by relevant government departments.

The Draft OZP

2.7 On 19.9.2025, the Committee agreed that the proposed amendments to the approved Shek Kong OZP No. S/YL-SK/9 were suitable for exhibition under s.5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 11/25 is available at the Board’s website⁵ and the extract of minutes of the Committee’s meeting is at **Annex V**. The draft Shek Kong OZP No. S/YL-SK/10 was gazetted on 17.10.2025.

3. Local Consultation

Prior to Submission of the Proposed Amendments to the Committee

3.1 During the processing of the s.12A application relating to **Item A**, the application was published for public comments in accordance with the provision of the pre-amended Ordinance⁶. In considering the s.12A application on 14.3.2025, the Committee had taken into account the public comments received during the respective publication periods.

Upon Gazettal of the Draft OZP

3.2 Upon gazettal of the draft OZP on 17.10.2025, members of YLDC and PHRC were notified on the same date that members of the public could submit representations on the amendments in writing to the Secretary of the Board during the statutory exhibition period. One representation from a member of YLDC and three representations from members of PHRC were received.

4. The Representation Site and the Surrounding Areas (Plans H-1 to H-5)

4.1 The representation site and their surrounding areas have the following characteristics:

Representation Site under Item A (Plans H-2 to H-4)

⁵ The RNTPC Paper No. 11/25 is available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/773_rnt_agenda.html.

⁶ The “pre-amendment Ordinance” refers to the Town Planning Ordinance as in force before 1.9.2023.

- 4.1.1 **Item A** site (about 8.1 ha) is accessible from Kam Sheung Road to the north. It is mainly occupied by open storage/storage yards, rural workshops, plant nurseries, low-rise residential development named Wah Yuen (華苑), scattered residential dwellings, cultivated/fallow agricultural land and unused land. **Item A** site is zoned “R(C)” subject to a maximum PR of 0.8 and a maximum BH of 6 storeys and 45mPD.
- 4.1.2 The surroundings of **Item A** site are mainly rural in character predominated by village settlements within “Village Type Development” (“V”) zones (e.g. Lai Uk Tsuen to the east and Lin Fa Tei to the west), scattered residential dwellings, parking of vehicles, shop and services, cultivated/fallow agricultural land and unused land.
- 4.1.3 According to the applicant’s indicative scheme submitted under the s.12A application (**Drawings H-1 to H-3**), with an area⁷ of about 41,290m² and a maximum PR of 0.8, the proposed development comprises 19 residential towers of six storeys (about 44.2mPD), two blocks of single-storey clubhouse and two blocks of 3-storey car park buildings, providing about 850 housing units for a population of about 2,380. The major development parameters of the indicative scheme of the s.12A application are summarised in **Annex VII**. Implementation of the measures and facilities committed under the s.12A application (as detailed in paragraph 2.6 above) and the requirement for further assessments as required by relevant government department(s) on the s.12A application⁸ would be incorporated as conditions in the future land documents as considered appropriate by relevant government departments as specified under the ES.
- 4.1.4 Having taken into account the considerations as mentioned in paragraphs 2.2 and 2.3 above, **Item A** site has been rezoned to “R(C)” subject to the same development parameters as agreed under the s.12A application, i.e. maximum PR of 0.8 and maximum BH of 6 storeys and 45mPD. Based on a total area of about 81,250m² and taking into account the s.12A application, the total GFA of the “R(C)” zone is estimated to be around 65,000m² and the estimated number of units and population would increase from 250 and 675 to 1,672 and 4,419 respectively. Future residential development(s) thereat will be low-rise and low-density in nature, which are considered not out of context with the existing character of the locality comprising mainly low-rise village settlements in the “V” zones nearby with a maximum BH of three storeys (8.23m) (**Plans H-2 to H-3**), and will not result in unacceptable adverse visual impacts, as demonstrated in the visual appraisal (VA) conducted by PlanD⁹. In respect of other technical aspects, should the future development(s) in the proposed “R(C)” zone exceed the assessed technical capacity under the agreed s.12A application, requirement

⁷ It accounts about of 51% of the previous “R(D)” zone on the then approved Shek Kong OZP No. S/YL-SK/9.

⁸ Director of Environmental Protection (DEP), while having no objection to the s.12A application, requested conditions on requiring the submission of noise impact assessment, sewerage impact assessment and land contamination assessment be incorporated in the future land document.

⁹ As demonstrated in the VA conducted by PlanD in September 2025 in support of the rezoning of the entire “R(D)” zone to “R(C)” zone (**Annex VIII**, also same as the **Attachment VI** of RNTPC Paper No. 11/25) (see **footnote 5** also), while some changes to the existing visual context are inevitable, the future development(s) in the proposed “R(C)” zone are not incompatible with the surroundings and will not result in unacceptable adverse visual impacts.

for further technical assessments could be incorporated as conditions under the relevant land documents as considered appropriate by relevant government departments as specified under the ES.

Planning Intention

4.2 The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the neighbourhood may be permitted on application to the Board.

5. The Representations

5.1 Subject of Representations

5.1.1 During the two-month exhibition period, **67** valid representations were received, which include:

(a) one submitted by the applicant of the s.12A application No. Y/YL-SK/1 (i.e. Tenox Development Limited) (**R1**) supporting **Item A** and the amendment to the Notes of the Plan (a) and providing general views on the ES;

(b) one submitted by an individual (**R2**) supporting **Item A** and providing general views;

(c) 63 (**R3** to **R7** and **R9** to **R66**) opposing **Item A**, including one (**R3**) from a member of YLDC, three (**R4** to **R6**) from members of PHRC, one (**R7**) from a resident of Wah Yuen (華苑) and the remaining 58 writing in similar standard formats (**R9** to **R66**) from either the village representatives or villagers of local villages (including 24 from Lin Fa Tei, 22 from Sheung Tsuen, two from Wang Toi Shan Wing Ning Lei Tsuen, two from Wang Toi Shan Lo Uk Tsuen, two from Ta Shek Wu Tsuen, and one from each of Kam Tsin Wai Tsuen, Kap Lung Tsuen, Lui Kung Tin Tsuen, Pang Ka Tsuen, Tai Kong Po Tsuen and Tin Sum Tsuen);

(d) one submitted by an individual (**R8**) opposing **Item A** and the amendments to the Notes of the Plan (b), (d), (e) and (f); and

(e) one submitted by an individual (**R67**) providing adverse views on **Item A**.

5.1.2 The major grounds/views of representations and PlanD’s responses, in consultation with the relevant B/Ds, are summarised in paragraphs 5.2 to 5.4 below.

5.2 Supportive Representations with General Views

5.2.1 *Item A*

| Major Grounds/Views | Representation No. |
|---|--------------------|
| (1) The proposed rezoning under Item A would incentivise land assembly and unlock the development potential of the residual land parcels outside the application site of the s.12A application (No. Y/YL-SK/1) to avoid fragmented development. | R1 |
| (2) Rezoning the entire “R(D)” zone, instead of simply rationalizing the site boundary of the s.12A application, would facilitate a more planned, coordinated and comprehensive development with better pedestrian connectivity, building disposition and open space provision, etc. | R1 |
| (3) Item A is supported, provided that the project proponent will duly implement the drainage and sewerage proposals and ensure provision of an emergency vehicle access (EVA) to the proposed development. Without timely addressing the above issues, the local environment and hygiene, as well as livelihood of the nearby residents will be affected. | R2 |
| Responses | |
| (a) The supportive grounds or views are noted. | |
| (b) In response to (3): Drainage Impact Assessment (DIA) and SIA with identified drainage and sewerage mitigation measures submitted under the s.12A application demonstrated that the proposed development would not impose adverse drainage and sewerage impacts on the surrounding areas, and relevant government departments considered the submitted DIA and SIA acceptable. It has also been specified in the ES of the “R(C)” zone that, should there be any future development(s) in the “R(C)” zone that are outside the s.12A application site boundary and exceed the assessed technical capacity under the s.12A application, requirements for conducting further technical assessments could also be incorporated as conditions under land documents as considered appropriate by relevant government departments. Besides, the need for provision of EVA in the future development at the “R(C)” zone will be addressed and ensured under the subsequent detailed design and building plan submission stage in accordance with the prevailing regulations and established practice governed by relevant government departments. | |

5.2.2 Amendments to the ES of “R(C)” Zone

| Major Grounds/Views/Comments/Suggestions | Representation No. |
|--|---------------------------|
| (1) Higher design flexibility shall be allowed in the detailed design stage. Specific and quantitative technical requirements shall not be specified in the ES. | R1 |
| (2) Relevant technical requirements, including setting limits on the number of trees being preserved, the submission of landscape plan, submission of a revised noise impact assessment, could be separately and appropriately imposed through lease conditions. This mechanism can be ensured that ultimate control by relevant authorities on the future treatment of trees and noise mitigation measures can be properly addressed at the detailed design stage, taken into account the most up-to-date site conditions and technical assessments. | R1 |
| (3) It is not necessary to specify a fixed minimum number of compensatory trees in the ES of the “R(C)” zone, as the ultimate site area for future developments in the area under Item A may change and there may be potential land assembly of adjoining lots. Besides, the number, condition, and status of the existing trees may be different from that recorded in the 2022 tree survey conducted during the s.12A application stage, which may not be applicable for future developments which will be implemented over time. | R1 |
| (4) It is inappropriate to impose quantitative and scheme-specific landscaping requirements, which are based on an indicative scheme of the agreed s.12A application, in the ES of the Notes of the OZP. Such requirements can be addressed during the detailed design stage, lease conditions and/or during the submission of General Building Plan (GBP), with updated tree survey and detailed landscape submissions. | R1 |
| (5) It is specified in the ES of the “R(C)” zone that five existing trees would need to be retained within the application site of No. Y/YL-SK/1. It is concerned that whether these trees could be healthily retained at the time of implementation of the proposed development in the “R(C)” zone, as some of these trees have already been identified with poor health, structure or form, leaning, or with presence of sign of foliage pest. There may be other appropriate alternative measures, such as transplanting instead, to improve the overall landscape quality of the proposed development. | R1 |

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| <p>(6) The indicative scheme under the s.12A application may also subject to further refinements in the GBP submission stage so as to comply with the relevant building regulations and fire services requirements, etc.</p> | <p>R1</p> |
| <p>(7) Specifying an absolute number of trees on the ES, without making reference to the final site configuration, existing tree conditions and design constraints, does not necessarily enhance landscape quality.</p> | <p>R1</p> |
| <p>(8) It is not common to specify the minimum numbers of new trees to be planted in new development sites in the ES of the OZP.</p> | <p>R1</p> |
| <p>(9) The setback requirement of at least 50m from Kam Sheung Road stated in the ES, which is stipulated with reference to the NIA submitted by the applicant under the s.12A application, is considered overly prescriptive, if the residential blocks could be in compliance with noise standards with other suitable mitigation measures under an alternative layout which is different from the indicative scheme.</p> <p>In terms of building layout and the development scheme, if all the residential blocks are located within 50m from Kam Sheung Road without any setback, compliance to relevant environmental regulations can still be achieved through implementing suitable noise mitigation measures, for instance, acoustic windows, façade treatment, and building orientation, etc.</p> | <p>R1</p> |

Responses

(a) In response to (1) – (9):

An OZP prepared under the Ordinance consists of three components, namely, the outline zoning plan (the Plan), the Notes attached to the Plan and an ES for the Plan. While the ES does not form part of the Plan, it is an important component of the Plan. The ES is intended to assist an understanding of the OZP and reflect the planning intention and objectives of the Board for various land-use zonings of the Plan. It also provides guidance on the understanding of the Plan and developments within particular land use zone with appropriate development control under different regimes, such as land administration.

Part of the “R(C)” zone is the subject of the s.12A application (No. Y/YL-SK/1) agreed by the Board and a number of improvement and/or mitigation measures, including traffic improvement works, provision of footpath widening and vehicular access for emergency vehicles, building setback, provision of on-site sewage treatment plant and new drainage system with new concrete channel with floodwalls and box culverts, various sensitive design measures, etc., have

been proposed under the s.12A application.

The proposed development layout under the agreed s.12A application is indicative and may subject to further changes. Notwithstanding this, having considered the public comments received on the s.12A application, the existing conditions of the site and its surroundings, as well as the uncertainty of the ultimate development site for the proposed development under the s.12A application upon rezoning of the entire “R(C)” zone and the need to ensure that the improvement/mitigation measures and/or facilities proposed in the s.12A application will be materialised in the future development(s) in the “R(C)” zone, specific details of the proposed measures and/or facilities have been included in the ES of the “R(C)” zone as mentioned in paragraph 2.6 above. This could also provide a better understanding of and clearer guidance for future development(s) at the “R(C)” zone, while allowing flexibility for continual liaison between the project proponent(s) and relevant government departments. Implementation of these measures and/or facilities could be suitably incorporated as conditions in the future land document(s) as considered appropriate by relevant government departments.

Moreover, to ensure that the future development(s) at the “R(C)” zone, including the proposed development under the s.12A application and those at the residual area outside the s.12A application boundary, is/are technically feasible without insurmountable impacts, relevant clauses have been included in the ES of the “R(C)” zone specifying that further assessments and additional improvement/mitigation measures and facilities may be required by relevant government departments, and such requirements will be incorporated as conditions in the future land document(s) as considered appropriate by relevant government departments.

5.3 Opposing Representations and Representations with Adverse Views

5.3.1 *The “R(C)” Zone and the Proposed Development*

| Major Grounds/Views | Representation No. |
|--|----------------------------|
| (1) The “R(C)” zone allows relatively higher development intensity, which is considered incompatible with the low-rise and rural character in the surroundings. The proposed development will destroy the existing rural characters at Pat Heung area. | R4 to R6, R9 to R66 |
| (2) The applicant of the s.12A application does not justify the needs for the proposed residential development. It is a twisted logic that, as long as the applicant has assembled enough land, the proposed development with higher intensity (with a PR of 0.8 and residential blocks with all 6 storeys) would be justified. Besides, housing shortage could not be addressed by this | R7 |

| | |
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| <p>proposed development. The proposed development would also degrade the local living environment.</p> | |
| <p>(3) The rezoning of entire “R(D)” zone doubles the site area of the s.12A application. However, it does not resolve the issue of irregular configuration of the application site of the agreed s.12A application. No additional supporting assessments, except a VA, have been provided on other technical aspects, such as traffic impact.</p> | <p>R8</p> |
| <p>(4) Wah Yuen (華苑), which is engulfed by the proposed development, has not been mentioned and taken into account in any of the technical assessments and consultancy reports submitted under the s.12A application.</p> | <p>R7</p> |
| <p>(5) The average unit size assumed for the indicative scheme of the proposed development is about 38.9m², which is approximately just over 50% of the GFA of one floor of a village house, will not enable a better quality of life.</p> | <p>R8</p> |

Responses

(a) In response to (1) – (4):

As mentioned in paragraphs 2.2 and 2.3 above, the irregular and patchy configuration of the s.12A application site may hinder the potential for comprehensive development of **Item A** site under private initiative. To avoid fragmented development and provide incentives for comprehensive development, instead of merely rationalising the proposed rezoning boundary of the s.12A application, it is considered appropriate to include additional lots outside the s.12A application site boundary and to rezone the entire “R(D)” to “R(C)”, upon review in consultations with relevant government departments. The “R(C)” zone is intended to provide more incentives to the applicant, as well as the surrounding land owners, to expedite land assembly, so that the development potential of the residual and scattered land parcels outside the application site boundary could also be unleashed.

The applicant of the s.12A application has submitted various technical assessments in support of the application and all relevant government departments consulted, including Commissioner for Transport (C for T), DEP, Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD), Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD), Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Director of Fire Services (D of FS) and Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD, have no in-principle objection to or no adverse comment on the s.12A application. The accepted technical assessments under the s.12A application have covered the surroundings of the proposed development (including Wah Yuen (華苑)) in

terms of the assumptions and methodologies. The anticipated impacts arising from the proposed development under the s.12A application on the surroundings (including Wah Yuen (華苑)) have already been reflected, assessed and considered in the relevant technical assessments, and with mitigation measures proposed where appropriate, it has been concluded that the proposed development will not result in insurmountable adverse impacts on the surroundings. To ensure the materialisation of the proposed improvement/measures and/or facilities under the s.12A application, specific details have been laid down in the ES of the “R(C)” zone as mentioned in paragraph 2.6 above.

For rezoning the entire “R(D)” zone to “R(C)”, PlanD has conducted a VA (**Annex VIII**) to review the potential visual impacts. With the development intensity stipulated for the “R(C)” zone enhanced as compared to that of the previous “R(D) zone, some changes to the existing visual context are inevitable. Nonetheless, the future developments at the “R(C)” zone, with a maximum PR of 0.8 and BH not exceeding 6 storeys and 45mPD, which are still low-rise and low-density in nature, are considered not incompatible with the surrounding low-rise and low-density residential developments/village settlements and could blend in with the natural landscape in the surrounding areas. Besides, visual impacts can be mitigated through sensitive design measures such as building separations and setbacks, buffer landscaping/tree planting and façade treatment etc., as specified in the ES of the OZP for the “R(C)” zone, which can be explored by the future developer(s) at the detailed design and implementation stages. It is considered that future development(s) at the “R(C)” zone will unlikely cause unacceptable visual incompatibility issues or significant adverse visual impacts on the surrounding areas. CTP/UD&L, PlanD has no adverse comment on **Item A** and the VA in support of **Item A** from urban design and visual perspectives.

On other technical aspects including traffic, sewerage, drainage, water supply, air quality, noise, etc., relevant government departments have been consulted and they have no adverse comments on the proposed “R(C)” zone under **Item A**. As stated in paragraph 2.6 above, it has been specified in the ES of the OZP that should there be any future development(s) in the “R(C)” zone that are outside the s.12A application site boundary and exceed the assessed technical capacity under the s.12A application, requirements for conducting further technical assessments could be incorporated as conditions under land documents as considered appropriate by relevant government departments.

The estimated number of residential units and population from developing the entire “R(C)” zone would be about 1,672 and 4,419 respectively, based on the same assumptions adopted in the s.12A application and the estimated GFA of about 65,000 m². The proposed development in associated with **Item A** will be one of the sources of private housing supply in Pat Heung area.

(b) In response to (5):

The average unit size of about 38.9m² is an assumption adopted in the indicative scheme under the s.12A application for technical assessment

purposes. The same set of assumptions, including average unit size and person per flat, under the s.12A application has been adopted in the planning review for rezoning the entire “R(D)” zone. It is for indicative purpose only and may be subject to changes and updates in the subsequent detailed design and implementation stages.

5.3.2 Drainage Aspects and Flooding Risks

| Major Grounds/Views | Representation No. |
|--|-------------------------------|
| (1) Flooding has been a serious issue in Lin Fa Tei and Lai Uk Tsuen over the past 10 years. The proposed development will intensify the issue and result in adverse drainage impact. Tampering with the existing streams and drainage channels will also affect the drainage system of the local area in the future. | R7, R8, R9 to R66, R67 |
| (2) The DIA submitted in support of the s.12A application should identify the existing watercourse near the adjacent residential developments (namely Wah Yuen (華苑)) and the associated impacts brought by the proposed development. Yet, the water stream located near the western boundary wall of Wah Yuen (華苑) is neglected in the assessment on the proposed development. The site formation works together with the solid high wall of the proposed development will bring additional runoffs to the watercourses near Wah Yuen (華苑) and lead to severe flooding. The situation may get worse during construction of the proposed development, given that construction debris may block the stream. This drainage issue should be addressed before any commencement of construction works and any proposed land filling/ site formation works. | R7 |
| (3) The DIA adopted three scenarios (1 rainstorm in 10 years, 1 in 50 years, and 1 in 200 years) for 7 control points in assessing the drainage conditions and capacities. There has been no sensitivity testing taking into account the factor of global warming in the assessment. The assessment findings are not reliable and with many inaccuracies in the methodologies that the existing conditions of the areas have not been fully considered. | R7 |
| (4) Flooding is a serious issue at the local area, especially during rainy seasons. It is enquired whether there is any written agreement and/or undertaking from the developer(s)/ project | R67 |

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| proponent(s) on the drainage mitigation measures in view of the serious flooding in the local area. | |
| Responses | |
| <p>(a) In response to (1) – (4):</p> <p>In support of the s.12A application, the applicant has submitted a DIA to demonstrate that no insurmountable adverse drainage impacts are anticipated from the proposed development with the identified mitigation measures, including the new drainage system with various drainage facilities and an underground storage tank to collect surface runoff from the proposed development and the surrounding areas, including Wah Yuen (華苑) (Drawing H-5). The DIA has covered the surroundings of the proposed development (including Wah Yuen (華苑)) in terms of assumptions and methodologies. The anticipated drainage impacts arising from the proposed development under the s.12A application on the surroundings (including Wah Yuen (華苑)) have already been reflected, assessed and considered in the DIA. While there are some existing and planned drainage improvement works in the Lin Fa Tei and Ngau Keng areas led by DSD and Home Affairs Department¹⁰ as identified in the DIA, the DIA concluded that the proposed drainage system in the proposed development will have sufficient capacity, regardless whether the drainage improvement works by DSD and HAD have been all implemented or not.</p> <p>According to the DIA, the proposed development is regarded as an enhancement opportunity of the existing blocked drainage system in the local area that a new box culvert within the s.12A application site and a concrete channel in association with flood walls and two sections of box culverts within the adjacent government land could be reconnected to the upstream of channel and to the downstream of the northern channel at Lin Fa Tei. The provision of new drainage system in the proposed development could restore and enhance the connectivity of the existing channel and its capacity.</p> <p>In view of the above, CE/MN, DSD had no objection to the s.12A application from drainage point of view. For the rezoning of the entire “R(D)” zone to “R(C)”, as stated in the ES of the “R(C)” zone, should there be any additional developments outside the s.12A application site boundary, further technical assessment, including a DIA possibly taken into account the site formation works, alteration/ modification works of existing drainage facilities etc., could be incorporated as technical requirements and conditions under land documents through an established practice under the land administration regime. Additional improvement/mitigation measures and/or facilities required by relevant departments may also be incorporated as conditions under land document as considered appropriate by relevant government departments.</p> | |

¹⁰ Refer to **Appendices B3** and **B4** (also refer to **Drawing H-5** of this Paper) of the submitted DIA report under the s.12A application No. Y/YL-SK/1, which is part of the Consolidated Planning Statement submitted by the applicant, at **Appendix Ia of the RNTPC Paper No. Y/YL-SK/1A** dated 14.3.2025 available at the Board’s website at https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/Y_YL-SK_1_A/Y_YL-SK_1_A_Appendix_Ia.pdf.

5.3.3 Traffic and Transport Aspects

| Major Grounds/Views | Representation No. |
|--|--|
| <p>(1) Kam Sheung Road is a major road running through the Shek Kong and Pat Heung areas. It has already been overloaded with vehicles generated from nearby private residential dwellings, commercial activities, and warehouses (which serviced by large trucks), etc. The proposed development will generate additional traffic and exceed the capacity of Kam Sheung Road and nearby junctions. This will lead to local traffic congestions, especially at the bottlenecks near Lin Fa Tei, Lai Uk Tsuen, as well as the junction of Kam Sheung Road and Kam Tin Road.</p> | <p>R3, R4 to R6, R7, R8, R9 to R66, R67</p> |
| <p>(2) There will be a lack of parking facilities to support the local population.</p> | <p>R8</p> |
| <p>(3) There are insufficient public transport provisions in the vicinity to cater for the additional population generated by the proposed development. The proposed development will add pressure on the public transport system and there has been long queues for passengers taking buses and minibuses in the local area.</p> | <p>R7, R8 and R67</p> |
| <p>(4) The sidewalk along Kam Sheung Road outside the proposed development should be widened. With more traffic generated and future residents, it will be dangerous for the general public to walk on the sidewalk. The implementation timeframe for the mitigation measures proposed in the s.12A application, including the widening of existing footpath and the junction improvement works at junction of Kam Sheung Road and Kam Tin Road, is not clear and may not align with the proposed population intake year of the proposed development.</p> | <p>R3, R67</p> |
| <p>(5) There has been a lack of comprehensive review on the local traffic network in formulating the traffic improvement proposals.</p> | <p>R3</p> |
| <p>(6) The Traffic Impact Assessment (TIA) under the s.12A application only studied 4 major road junctions and did not investigate in the impacts on the traffic and parking in Kam Sheung Road and Pat Heung areas, including that in the Kam Tin town centre and the Sheung Tsuen bus stop areas, where shops and services and restaurants concentrate, induced by the proposed development. The TIA also did not mention the</p> | <p>R7</p> |

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| <p>anticipated impacts on the capacity of minibuses No. 72 and 23, as well as the Sunlight Bus NR 918 to Central/Wanchai area. Besides, it is suggested that Junction C (Kam Sheung Road/Kam Tin Road) will reach full capacity soon.</p> | |
| <p>(7) The TIA carries misleading information which simply states that the proposed development is located out of a 500m radius of railway station. In fact, the proposed development is located way far from the nearest railway station (i.e. Kam Sheung Road MTR Station) (about 4.3km away), which is not a walking distance and feeder transport connecting the proposed development and the railway station is deemed necessary.</p> | <p>R7</p> |
| <p>(8) The public transport survey in the TIA was conducted in October 2022. The assessment applied an out-of-the-air COVID adjustment factor, and is not up-to-date and based on theoretical assumptions and desktop information. Besides, the methodology of the public transport survey, including the selection of the test points, and the time conducting the survey for AM Peak and PM Peak, is questionable and inaccurate. There is also a lack of information provided to the general public on how the public transport survey was carried out, and the survey findings also do not match with the daily commuting experiences by public transport of the local residents. There is always a long queue for the commuters to get on the buses and minibuses during peak hours. Although the survey was conducted within the defined peak AM and PM hours, there should be a diversified profile of population in the area that the demand for public transport is also very high in the evening, especially after dinner time when residents are returning home.</p> <p>Moreover, it is suggested that the survey overestimates the capacities of bus routes connecting to Kam Sheung Road Station, as it includes bus No. 251A as one of the routes connecting to the Kam Sheung Road Station. In reality, this bus route is not an option for residents to go to Kam Sheung Road MTR Station as it will detour and go to Tai Lam Tunnel first before arriving at the MTR station.</p> <p>Based on the above, the TIA did not take into consideration on how the projected increase in traffic demand would affect the rest of commuters along Kam Sheung Road.</p> | <p>R7</p> |

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| (9) The traffic impacts brought by construction heavy trucks and cranes during the construction stage of the proposed development were not assessed in the TIA. | R7 |
| (10) The access road connecting the proposed development and Kam Sheung Road should be able to accommodate fire and emergency vehicles. | R67 |
| Responses | |
| <p>(a) In response to (1) – (9):</p> <p>A TIA was conducted in support of the s.12A application to assess the potential traffic and transport impacts arising and identify relevant traffic improvement measures, covering aspects of vehicular traffic flow, road and junction capacities, public transport demand, parking demand, as well as pedestrian assessment. The TIA has covered the surroundings of the proposed development under s.12A application (including Wah Yuen (華苑)) in terms of assumptions and methodologies. The anticipated impacts arising from the proposed development under the s.12A application on the surroundings (including Wah Yuen (華苑)) have already been reflected, assessed and considered in the TIA with proposed mitigation measures, where appropriate, and it is conclude that the proposed development will not result in adverse traffic impacts on the locality.</p> <p>Based on the submitted TIA, all junctions¹¹, road links and pedestrian footpath assessed will operate with ample spare capacities with the additional traffic generation arisen by the proposed development. Junction improvement works are proposed to reduce the traffic impact in the vicinity, including the improvement for the junction of Kam Sheung Road and Kam Tin Road¹² (Drawing H-4a), and other proposed improvement works under separate government projects¹³. According to the applicant of the s.12A application, the proposed improvement works to be implemented by the applicant will be a further improvement to other proposed government works. To facilitate the proposed development, the applicant has committed that the proposed junction improvement works under the current application could be carried out in advance¹⁴ in the case that the proposed works to be carried out by the</p> | |

¹¹ Eight critical junctions were identified in the TIA, including the Junctions at (A) Kam Sheung Road/ Pat Heung Road, (B) Kam Sheung Road / Kam Shui South Road, (C) Kam Sheung Road / Kam Tin Road, (D) Kam Tin Road / Lam Kam Road / Route Twisk, (E) Kam Sheung Road / Development Access of the Proposed Development, (F) Tung Wui Road / Kam Sheung Road, (G) Ko Sheung Road / Kam Sheung Road, (H) Fan Kam Road / Kam Tin Road. The plans showing the existing junction layout of these eight critical junctions can be referred to **Figures 3.3 to 3.10** of the TIA Report under the s.12A application. For more information, please refer to the TIA Report, which is part of the Consolidated Planning Statement submitted by the applicant, at **Appendix Ia** of the RNTPC Paper No. Y/YL-SK/1A dated 14.3.2025, which is available at the Board's website at https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/Y_YL-SK_1_A/Y_YL-SK_1_A_Appendix_Ia.pdf.

¹² The proposed junction improvement works to be implemented by the applicant at the junction of Kam Sheung Road and Kam Tin Road includes junction widening and conversion of priority junction to a signalized junction.

¹³ Junction improvement schemes are proposed by the Highways Department (HyD) under Public Works Project (PWP) 'PWP Item No. 6820TH - Upgrading of Remaining Sections of Kam Tin Road and Lam Kam Road' and 'PWP Item No. 6892TH - Improvement to Kam Sheung Road'.

¹⁴ Paragraph 1.6 in the RNTPC Paper No. Y/YL-SK/1A dated 14.3.2025.

government are not timely in place as planned.

For pedestrian environment, with the proposed widening of the existing footpath and the proposed pedestrian crossing at Kam Sheung Road, which will be implemented by the applicant of the s.12A application, and other proposed widening works for pedestrian footpath in the vicinity¹⁵ (**Drawing H-4b**), the footpath is expected to operate satisfactorily in the scenario in design year.

For parking provision, based on the indicative scheme of the s.12A application, the proposed parking provision of the development¹⁶ will provide the high-end provisional standards of ancillary parking in the Hong Kong Planning Standards and Guidelines (HKPSG), subject to detailed design.

For the public transport services, **Item A** site is currently served by a number of existing public transport service routes, including franchised buses and minibuses passing through Kam Sheung Road. These public transport routes can provide feeder services for future residents to commute between the site and the MTR Kam Sheung Road Station. The applicant also committed at the s.12A application stage¹⁷ to liaise with relevant parties to suitably increase the frequency of minibuses during peak hours, which will be subject to the further discussion and agreement of relevant government departments at the implementation stage. In parallel, upon the population intake of the **Item A** site, Transport Department (TD) and public transport operators will continue to closely monitor the passenger demand for bus routes concerned and make adjustment when necessary.

Based on the above, TD noted that the traffic impact arising from the proposed development to the adjacent road network within the Area of Influence (AOI) would be acceptable, subject to the design and implementation of road and junction improvement works. Moreover, the construction vehicles arisen from the proposed development would normally travel along public road throughout the entire day. To minimise the traffic impact, the developer(s)/contractor could adopt appropriate traffic management measures within and near the site during construction stage. C for T also has no adverse comments on the TIA, including the methodologies and recommended traffic mitigation measures, at the s.12A application stage.

As laid down in the ES of the OZP, implementation of improvement/mitigation measures and/or facilities committed under the s.12A application and the requirement for further assessments and/or submission of revised assessment as required by relevant government departments will be incorporated as conditions in the future land document as considered appropriate by relevant government departments. Besides, should there be any additional developments within the “R(C)” zone which exceed the assessed capacity under the s.12A application, further technical assessments and additional

¹⁵ Footpath widening is proposed by HyD under ‘PWP Item No. 6892TH - Improvement to Kam Sheung Road’.

¹⁶ A total of 254 private car parking spaces, 11 motorcycle parking spaces and 21 loading/unloading bays for HGV will be provided in the proposed development.

¹⁷ Paragraph 1.5 in the RNTPC Paper No. Y/YL-SK/1A dated 14.3.2025 which is available on the Board’s website https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/Y_YL-SK_1_A/Y_YL-SK_1_A_MainPaper.pdf.

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| <p>improvement/mitigation measures and/or facilities may be required by relevant government departments and such requirements will be incorporated as conditions in the future land document(s) as considered appropriate by relevant government departments.</p> |
| <p>(b) In response to (10):</p> <p>The provision of access road for fire and emergency vehicles to the future development(s) at the “R(C)” zone will be addressed and ensured under the subsequent detailed design and building plan submission stage in accordance with the prevailing regulations and established practice governed by relevant government departments.</p> |

5.3.4 *Environmental, Visual, Air Ventilation and Other Technical Aspects*

| Major Grounds/Views | Representation No. |
|--|--|
| <p>(1) There is no existing public sewerage system at Pat Heung area. The additional population from the proposed development will add pressure on the existing sewerage system which was planned and constructed based on the existing population level. The increase in sewage generation will also create hygienic and environmental problems.</p> | <p>R4 to R6, R8, R9 to R66, R67</p> |
| <p>(2) The proposed development would be sources of noise nuisances and air pollution to the nearby residential dwellings, possibly due to the 24-hour operating carpark and the humming noise from the ventilation system at the proposed clubhouse.</p> | <p>R7</p> |
| <p>(3) The water quality along the watercourse will be deteriorated due to the proposed development.</p> | <p>R7</p> |
| <p>(4) The proposed development will generate a lot of contaminants, dust and construction waste/debris during the construction stage, which pollute the surrounding environment, and also will affect the nearby residents.</p> | <p>R7</p> |
| <p>(5) The proposed development is massive with a number of 6-storeys residential blocks, which is not compatible with the surroundings and will obstruct the views, creating visual impacts to the nearby residents. The proposed development is also in close proximity with the Chik Kwai Study Hall (declared monument) and Lai Mansion at No. 485 Lai Uk Tsuen (Grade 2 historic building).</p> | <p>R9 to R66</p> |

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| <p>(6) There is concern that the proposed development would have adverse impacts on air ventilation, sunlight and visual permeability to the nearby low-rise private residential developments (including Wah Yuen (華苑)). The views of the nearby residential developments have not been considered. According to the indicative scheme submitted under the s.12A application, the building height of the proposed residential development is about 200% higher than the permitted BH of previous “R(D)” zone. The residential blocks of the proposed development (T7, T8, T11, T12 and T13) and the carpark are located right adjacent to the existing 2-storey houses of Wah Yuen (華苑), resulting the wall effect with direct blockage and disturbances to daily sunlight and local air flow.</p> | <p>R7</p> |
| <p>Responses</p> | |
| <p>(a) In response to (1):</p> <p>For the concerns on sewerage aspect, Response (b) in paragraph 5.2.1 above is relevant.</p> <p>Moreover, based on the SIA under the s.12A application, the sewage generated from the proposed development will be treated by a proposed on-site Sewage Treatment Plant with tertiary treatment level for discharge into nearby stormwater drainage system. Therefore, no insurmountable sewerage impact is anticipated.</p> | |
| <p>(b) In response to (2) - (4):</p> <p>Relevant technical assessments, including NIA, Air Quality Impact Assessment (AQIA), Water Quality Impact Assessment (WQIA), LCA and a Waste Management Proposal have been submitted under the s.12A application, and the anticipated environmental impacts including air quality, noise, water, land contamination, and waste management, during construction and implementation phases, for the proposed development have been assessed. The assessments concluded that no adverse impacts on noise, air quality, water quality, land contamination and waste management aspects are envisaged from the proposed development, and DEP has no objection to the s.12A application and the proposed amendment from environmental planning point of view. As requested by DEP, the requirement for submission of NIA will be incorporated as conditions in the future land document as stipulated in the ES of the “R(C)” zone.</p> | |
| <p>(c) In response to (5) & (6):</p> <p>A Visual Impact Assessment (VIA) has been submitted in support the s.12A application. The development proposal would result mainly negligible visual impact in selected close to medium-range viewpoints, and the proposed</p> | |

development would result in slightly adverse impact in the selected long-range viewpoint at a hiking trail due to inducing overall visual change to the local context while, without obstructing the mountain backdrop and sky view. The proposed development is considered not incompatible with the surrounding low-rise and low-density developments.

In support of the subsequent review on rezoning the entire “R(D)” zone to “R(C)”, PlanD has conducted a VA. As demonstrated in the VA (**Annex VIII**) on the proposed “R(C)” zone, the future development at **Item A** site upon rezoning are not incompatible with the surroundings and will not result in unacceptable adverse visual impacts.

Besides, taking into account the scale of the proposed development under the s.12A application, it is considered that significant adverse air ventilation impact arising from the proposed development on the surrounding pedestrian wind environment is not anticipated.

As specified in the ES of the OZP for the “R(C)” zone, sensitive design measures, such as building setback, green buffer and sensible façade and boundary wall design and consideration of provision of necessary acoustic treatment, will be implemented in the detailed design stage, as appropriate. These measures would enhance the visual and air ventilation permeability of the development in the “R(C)” zone. The future developments in the “R(C)” zone will also be governed by other relevant regulations under different regimes, including the lands administration and building regimes, under the established practice. In view of the above, CTP/UD&L, PlanD has no adverse comment on **Item A** and the VA in support of **Item A** from urban design and visual perspectives.

In terms of heritage aspect, there is no graded historic building and declared monument within the s.12A application site and the “R(C)” zone (i.e. **Item A** site). Antiquities and Monuments Office (AMO) was also consulted during the s.12A application stage and on the proposed plan amendment. AMO has no adverse comments on the s.12A application as well as the Item A. According to the AMO’s comments on the s.12A application, the applicant of the s.12A application should ensure that the proposed development would not cause any physical disturbance to the Lai Mansion at No. 485 Lai Uk Tsuen (Grade 2 historic building) and the Chik Kwai Study Hall (declared monument). Moreover, the applicant should also minimise the visual impact on the said graded building and declared monument. Such advisory could also be incorporated as technical requirements under lands documents under the land administration regime, as considered appropriate by relevant government departments.

5.3.5 Public Consultation

| Major Grounds/Views | Representation No. |
|---|----------------------|
| (1) There is a lack of comprehensive and in-depth public consultation being held with the PHRC and the nearby | R3, R9 to R66 |

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| <p>residents related to the proposed development. The public comments have not been considered and reflected in the proposed amendment.</p> | |
| <p>(2) In view of the scale of the proposed development, there should be sufficient time allowing for organising various public consultation events, including public forums, briefing sessions, consultation documents, to brief and consult the local residents on the proposed amendments, so that the residents can be fully aware of the potential impacts brought by the proposed residential developments.</p> | <p>R4 to R6</p> |
| <p>Responses</p> | |
| <p>(a) In response to (1) & (2):</p> <p>Item A is to take forward the decision of the Board on the agreed s.12A application No. Y/YL-SK/1 to rezone the application site to “R(C)” with additional area, i.e. the remaining area of the previous “R(D)” zone outside the application site, pursuant to a subsequent planning review conducted by PlanD. Public consultation in processing s.12A application and the statutory plan-making process were conducted in accordance to the statutory and established administrative procedures as mentioned in paragraphs 3.1 and 3.2 above. Representators of the valid representations have also been invited to attend this meeting to give oral presentation to the Board.</p> | |

5.3.6 Provision of GIC and Recreational facilities

| Major Grounds/Views | Representation No. |
|---|------------------------|
| <p>(1) There has been a deficit in the provision of GIC facilities, including hospital beds, elderly care services, child care services, in Yuen Long District. The proposed development has not coped with the provision of essential services for the additional population, which would in turn cause impact on the existing community and healthcare services, as well as education facilities.</p> | <p>R3 to R6</p> |
| <p>(2) There is currently no provision of any community and recreational facilities in place. Given that the estimated number of units and population would increase from 250 and 675 to 1,672 and 4,419 respectively, there will be a larger community with greater demand in community and recreational facilities, including localized day care facilities and open spaces, etc.</p> | <p>R8</p> |
| <p>Responses</p> | |
| <p>(a) In response to (1) & (2):</p> | |

The existing and planned provision of population-based community facilities in YLDC area are generally adequate to meet the demand of the overall population in the district in accordance with the HKPSG (**Annex VI**) and concerned B/Ds' assessments¹⁸, except those facilities outlined below.

For the shortfalls in the provision of hospital bed, clinic/health centre, child care centre, community care services facilities and various types of rehabilitation/ residential care services¹⁹ in Yuen Long District, the standards set for these facilities under HKPSG are long-term goals²⁰ and assessed on a wider spatial context or on a regional/cluster basis, and the actual provision will be subject to the consideration of the Health Bureau (HHB) and Social Welfare Department (SWD) in the planning and development process having regard to the prevailing service demand, policy directives and financial resources available as appropriate. Provision of these facilities will be carefully monitored, planned and reviewed by relevant government B/Ds. In addition to the services/facilities provided by the Government in accordance with the HKPSG, there are provision services/facilities from the private market that could help address the demand.

As for the shortfalls in the provision of recreational facilities²¹ and magistracy, they will be carefully monitored, planned and reviewed by relevant government B/Ds on a wider district or regional basis. If initiated by and subject to policy support from the concerned government B/Ds, PlanD would assist in conducting site search to identify suitable sites for such facilities. Similar to premises-based GIC facilities, PlanD would continue to liaise with relevant government B/Ds to facilitate the provision of non-premises based GIC facilities when opportunities arise.

5.4 Objecting Representations Related to Amendments to the Notes of the Plan

Amendments to the Notes (b), (d), (e) and (f)

| Major Grounds/Views | Representation No. |
|--|---------------------------|
| (1) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 of the Notes in "V" zone will affect public scrutiny of the location and design of these facilities. | R8 |
| (2) Incorporation of 'Hotel (Holiday House only)' under | R8 |

¹⁸ In assessing the provision of GIC facilities and open space, the existing and planned provision in private developments, planned GIC facilities and open space without concrete implementation programme, and about 5% of domestic GFA reserved for social welfare facilities in public housing development projects in YLDC area (e.g. Hung Shui Kiu, San Tin Technopole and Yuen Long New Town) have not been taken into account.

¹⁹ Including child care centre, community care services facilities, RCHE, pre-school rehabilitation services, day rehabilitation services, residential care services, community rehabilitation day centre, district support centre for persons with disabilities and integrated community centre for mental wellness.

²⁰ The population-based planning standards for child care, rehabilitation/residential care services were reinstated in HKPSG between 2018 and 2022 respectively, and they reflect the long-term target towards which these facilities would be adjusted progressively.

²¹ Including sports centre, sports ground/complex and swimming pool complex.

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| <p>Column 2 of the Notes for “V” zone, which is intended for development of Small Houses by indigenous villagers, encourages abuse of development in the zone.</p> | |
| <p>(3) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes in “V” would encourage abuse of the New Territories Exempted Houses policy and result in developments being for sale to outsiders.</p> | <p>R8</p> |
| <p>(4) Revision to the planning intention and the Remarks of the Notes for “Conservation Area” (“CA”) zone to exempt filling of land/pond or excavation of land pertaining to public works co-ordinated or implemented by the Government, and maintenance or repair works from the requirement of planning permission will allow the concerned works not subject to even minimal supervision, and entirely eliminate the interests of the community from the process.</p> | <p>R8</p> |
| <p>Responses</p> | |
| <p>(a) In response to (1):</p> <p>The incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “V” zone, being in line with the latest MSN promulgated by the Board, is to streamline the provision of these common and essential facilities in village areas. Under the current practice, relevant government departments such as the Food and Environmental Hygiene Department would consult the concerned residents/ DCs/ Rural Committees on the provision of such facilities, as appropriate.</p> | |
| <p>(b) In response to (2):</p> <p>The Schedules of Uses under the Notes of the draft OZP for “V” zone follow the MSN promulgated by the Board. ‘Hotel (Holiday House)’ is low-impact leisure and recreational use so as to preserve and enhance the traditional rural townships which possess rich historical and cultural resources. In view of the possible impacts of these uses may bring to the surrounding village environment, the Board would have opportunities to scrutinise these development proposals on their individual merits in accordance with relevant guidelines of the Board, if any. Such use is under Column 2 use of the “V” zone and therefore planning permission from the Board is required.</p> | |
| <p>(c) In response to (3):</p> <p>Given the popularity of tours/visits to the villages in recent years, it is considered appropriate to add ‘Field Study/Education/Visitor Centre’, which are considered as low-impact leisure and recreational uses, under Column 2 of the Notes for “V” zone to cater for the demand for such uses where appropriate,</p> | |

which is in line with the latest MSN promulgated by the Board. To ensure no insurmountable impacts on the surrounding areas and minimise the possible nuisance to the village environment, planning permission from the Board for such uses are required.

(d) In response to (4):

The incorporation of exemption clause for government works on filling of land or excavation of land pertaining to public works co-ordinated or implemented by the Government from the requirement for planning application in the conservation-related zone is in line with the latest MSN promulgated by the Board. The objective is to streamline the planning application process/mechanism.

The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Public works coordinated or implemented by the Government will be in compliance with relevant government requirements, prevailing ordinances and regulations.

Besides, the exemption clause only applies to the filling of land/pond or excavation of land. If a use requires planning permission from the Board in terms of the Notes of the OZP (i.e. a Column 2 use), the use itself still requires planning permission and the associated filling of land/pond or excavation of land would also form part of the proposal. Statutory control over the developments in the conservation-related zones would not be undermined.

6. Bureaux/Departmental Consultation

The following government B/Ds have been consulted and their comments, if any, have been incorporated in the above paragraphs where appropriate:

- (a) Antiquities and Monuments Office, Development Bureau;
- (b) Secretary for Environment and Ecology;
- (c) Secretary for Education;
- (d) Director of Agriculture, Fisheries and Conservation;
- (e) District Officer (Yuen Long), Home Affairs Department;
- (f) District Lands Officer/Yuen Long, Lands Department;
- (g) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (h) Head of Geotechnical Engineering Office, CEDD;
- (i) Director of Environmental Protection;
- (j) Director of Leisure and Cultural Services;
- (k) Director of Food and Environmental Hygiene;
- (l) Chief Engineer/Mainland North, DSD;
- (m) Chief Engineer/Construction, Water Supplies Department;
- (n) Commissioner for Transport;
- (o) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (p) Chief Engineer/Railway Development 1-1, HyD;

- (q) Chief Building Surveyor/New Territories West, Buildings Department;
- (r) Commissioner of Police;
- (s) Director of Fire Services;
- (t) Director of Social Welfare;
- (u) Director of Electrical and Mechanical Services;
- (v) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
and
- (w) Chief Town Planner/Urban Design and Landscape, PlanD.

7. Planning Department's Views

- 7.1 The supportive views and general views provided by **R1** and **R2** are noted.
- 7.2 Based on the assessments in paragraphs 5.2 to 5.4 above, PlanD does not support R3 to R67 and considers that the OZP should not be amended to meet the representations for the following reasons:

Item A and Amendments to the Notes of the Plan (a)

- (a) **Item A** is to take forward the decision of the Board on the agreed s.12A application No. Y/YL-SK/1 with additional area (i.e. remaining area of the previous “R(D)” zone outside the s.12A application site) pursuant to a subsequent planning review on rezoning the entire “R(D)” zone conducted by PlanD. Various technical assessments with proposed improvement/mitigation measures and/or facilities have been conducted and proposed by the applicant in support of the s.12A application to ensure that no insurmountable adverse impact would be resulted from the proposed development. The subsequent planning review supported with a visual appraisal conducted by PlanD in consultation with relevant government departments also showed that future development(s) at the “R(C)” zone (with a maximum plot ratio of 0.8 and building height of not exceeding 6 storeys and 45mPD) are considered not incompatible with the surrounding low-rise and low-density residential developments/village settlements and could blend in with the surrounding natural landscape. Relevant government departments consulted have no adverse comments or no in-principle objection on the s.12A application and the submitted technical assessments as well as **Item A** on various aspects, including traffic, drainage, sewerage, water supply, environment, landscape, visual, air ventilation and heritage.;
- (b) to ensure the technical feasibility of future development(s) at the “R(C)” zone, it has been specified in the ES that the implementation of the improvement mitigation measures and/or facilities committed under the s.12A application No. Y/YL-SK/1 and the requirement for further assessments as required by relevant government department(s) on the s.12A application will be incorporated as conditions in the future land documents as considered appropriate by relevant government departments. For any future development(s) within the “R(C)” zone that are not covered by the s.12A application, further assessments and additional improvement/mitigation measures and/or facilities may be required by relevant government departments, and such requirements will be incorporated as conditions in the future land documents as considered appropriate by relevant

government departments;

- (c) the existing and planned provision of GIC and recreational facilities are generally sufficient to meet the planned population in Yuen Long District Council area in accordance with the Hong Kong Planning Standards and Guidelines (**Annex VI**). The provision of GIC and recreational facilities will be closely monitored, reviewed and planned by relevant B/Ds. PlanD will work closely with relevant B/Ds to facilitate the provision of GIC and recreational facilities in future developments/redevelopments when opportunities arise;
- (d) public consultation in processing s.12A application and the statutory plan-making process were conducted in accordance to the statutory and established administrative procedures;

Amendments to the Notes of the Plan (b), (d), and (e) for “Village Type Development” Zone

- (e) the incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1, as well as ‘Hotel (Holiday House only)’ and ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “Village Type Development” (“V”) zone is in line with the latest MSN promulgated by the Board. The provision of these facilities will follow the relevant established government procedures and/or require planning permission from the Board; and

Amendments to the Notes of the Plan (f) for “Conservation Area” Zone

- (f) the incorporation of exemption clause to exempt filling of land or excavation of land pertaining to public works coordinated or implemented by the Government from the requirement for planning application in the “Conservation Area” (“CA”) zone is in line with the latest Master Schedule of Notes to Statutory Plans promulgated by the Board and will streamline the planning application process. The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Statutory control over developments in the “CA” zone would not be undermined.

8. Decision Sought

- 8.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment(s) to the draft OZP to meet/ partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the Plan, together with the Notes and ES, are suitable for submission under section 8(1)(a) of the Ordinance to the Chief Executive in Council.

9. Attachments

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| Annex I | Draft Shek Kong OZP No. S/YL-SK/10 (reduced size) |
| Annex II | Schedule of Amendments to the approved Shek Kong OZP No. S/YL-SK/9 |
| Annex III | List of Representers |
| Annex IV | Extract of Minutes of RNTPC Meeting held on 14.3.2025 |
| Annex V | Extract of Minutes of RNTPC Meeting held on 19.9.2025 |
| Annex VI | Provision of Major Community Facilities and Open Space in Yuen Long District Council Area |
| Annex VII | Major Development Parameters of the Indicative Schemes of the agreed s.12A application No. Y/YL-SK/1 |
| Annex VIII | Visual Appraisal for Proposed Residential Development at Shek Kong |
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| Drawing H-1 | Indicative Master Layout Plan for the Proposed Development of s.12A application No. Y/YL-SK/1 within the Representation Site under Item A |
| Drawing H-2 | Section Plan for the Proposed Developments of s.12A application No. Y/YL-SK/1 within the Representation Site under Item A |
| Drawing H-3 | Landscape Master Plan for Proposed Development of s.12A application No. Y/YL-SK/1 within the Representation Site under Item A |
| Drawings H-4a to H-4b | Proposed Traffic Improvement Plan under s.12A application No. Y/YL-SK/1 |
| Drawing H-5 | Proposed Drainage System under s.12A application No. Y/YL-SK/1 |
| Drawing H-6 | Proposed Building Setback and Green Buffer under s.12A application No. Y/YL-SK/1 |
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| Plan H-1 | Location Plan of the Representation Site |
| Plan H-2 | Site Plan of the Representation Site |
| Plan H-3 | Aerial Photo of the Representation Site |
| Plan H-4 | Site Photo of the Representation Site |
| Plan H-5 | Site Plan with Land Status |