



Proposed Rezoning from “Residential (Group D)” to “Residential (Group C)” zone  
For Proposed Residential Development at Various Lots and Adjoining Government Land  
in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories

INDICATIVE MASTER LAYOUT PLAN (1:1000)

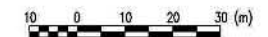
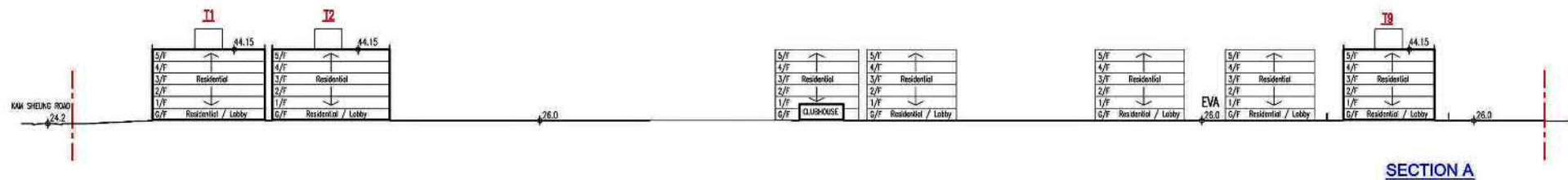
06/03/2025

(摘錄自申請人於6.3.2025呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 6.3.2025)

參考編號  
REFERENCE No.  
Y/YL-SK/1

繪圖  
DRAWING  
Z - 1





Proposed Rezoning from “Residential (Group D)” to “Residential (Group C)” zone  
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in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories

**INDICATIVE SCHEMATIC SECTION** (+/-1000)

(摘錄自申請人於 28. 4. 2022 呈交的申請書)  
(Extract from Applicant's  
Submission of 28.4.2022)

參考編號  
REFERENCE No.  
Y/YL-SK/1

繪圖  
DRAWING  
Z - 2



(摘錄自申請人於9. 11. 2022呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 9.11.2022)

參考編號  
REFERENCE No.  
Y/YL-SK/1

繪圖  
DRAWING  
Z - 3





DM3: Careful use of building façade materials with the appearance of lightweight and treatment with natural colors to be in harmony with the greenery context and the sky



## VP1- LIN FA TEI BUS STOP (WESTBOUND) ALONG KAM SHEUNG ROAD

Proposed Rezoning from "Residential (Group D)" to "Residential (Group C)" zone for Proposed Residential Development at Various Lots in D.D. 112 and Adjoining Government Land in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories

Visual Impact Assessment

Figure 6.1

Date: 04/03/2022

(摘錄自申請人於 28.4.2022 呈交的申請書)  
(Extract from Applicant's  
Submission of 28.4.2022)

參考編號  
REFERENCE No.  
Y/YL-SK/1

繪圖  
DRAWING  
Z - 4a

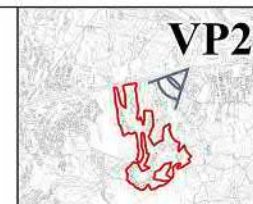




Existing Condition



With Proposed Development



DM1: The building block being setback by at least 50 meters from the kerb line of the major arterial route, Kam Sheung Road



## VP2- LAI UK TSUEN BUS STOP (EASTBOUND) ALONG KAM SHEUNG ROAD

Proposed Rezoning from "Residential (Group D)" to "Residential (Group C)" zone for Proposed Residential Development at Various Lots in D.D. 112 and Adjoining Government Land in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories

Visual Impact Assessment

Figure 6.2

Date: 17/02/2022

(摘錄自申請人於 28.4.2022 呈交的申請書)  
(Extract from Applicant's  
Submission of 28.4.2022)

參考編號  
REFERENCE No.  
Y/YL-SK/1

繪圖  
DRAWING  
Z - 4b

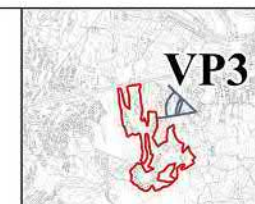




Existing Condition



With Proposed Development



DM1: The building block being setback by at least 50 meters from the kerb line of the major arterial route, Kam Sheung Road

DM3: Careful use of building façade materials with the appearance of lightweight and treatment with natural colors to be in harmony with the greenery context and the sky



## VP3- FRONT ENTRANCE OF THE CHIK KWAI STUDY HALL

Proposed Rezoning from "Residential (Group D)" to "Residential (Group C)" zone for Proposed Residential Development at Various Lots in D.D. 112 and Adjoining Government Land in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories

Visual Impact Assessment

Figure 6.3

Date: 17/02/2022

(摘錄自申請人於 28.4.2022 呈交的申請書)  
(Extract from Applicant's  
Submission of 28.4.2022)

參考編號  
REFERENCE No.  
Y/YL-SK/1

繪圖  
DRAWING  
Z - 4c





Existing Condition



With Proposed Development



DM2: Providing a green buffer along the periphery of the Site to soften the building edge of building blocks and to provide visual relief with surrounding domestic structures

DM3: Careful use of building façade materials with the appearance of lightweight and treatment with natural colors to be in harmony with the greenery context and the sky



## VP4- HIKING TRAIL NEAR SHEK KONG BARBEQUE SITE

Proposed Rezoning from "Residential (Group D)" to "Residential (Group C)" zone for Proposed Residential Development at Various Lots in D.D. 112 and Adjoining Government Land in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories

Visual Impact Assessment

Figure 6.4

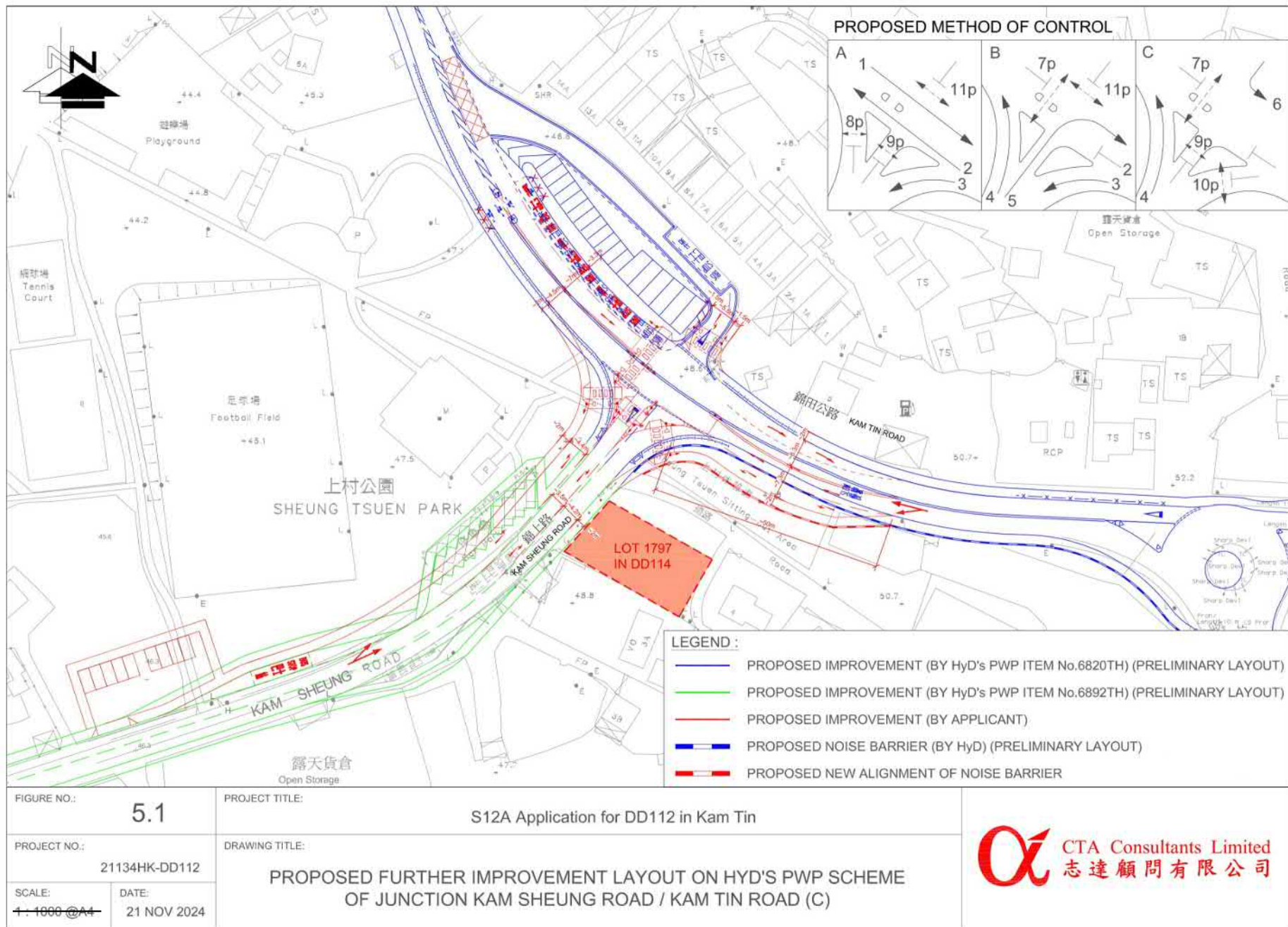
Date: 17/02/2022

(摘錄自申請人於 28. 4. 2022 呈交的申請書)  
(Extract from Applicant's  
Submission of 28.4.2022)

參考編號  
REFERENCE No.  
Y/YL-SK/1

繪圖  
DRAWING  
Z - 4d



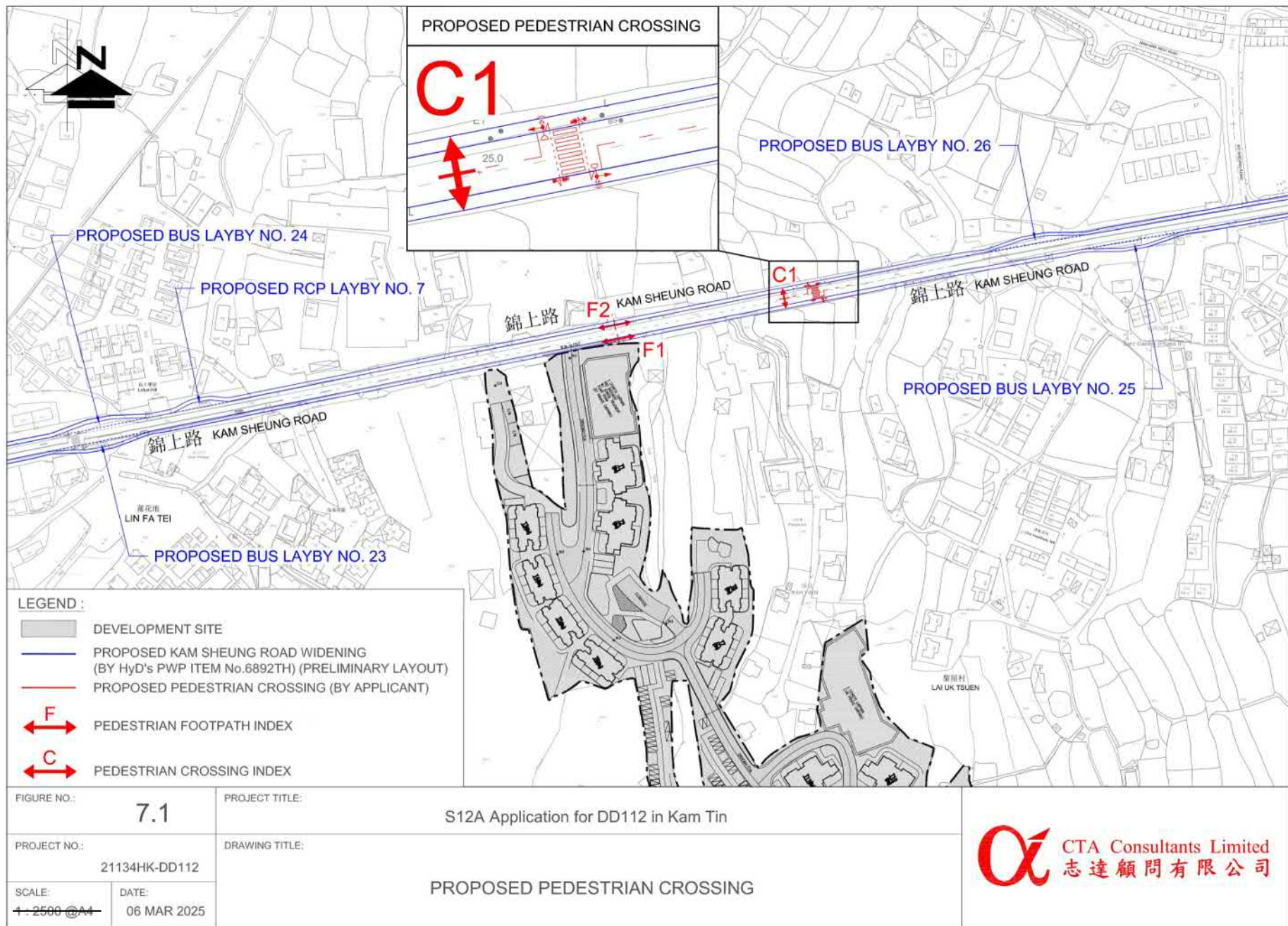


(摘錄自申請人於27. 12. 2024呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 27.12.2024)

參考編號  
REFERENCE No.  
Y/YL-SK/1

繪圖  
DRAWING  
Z - 5a



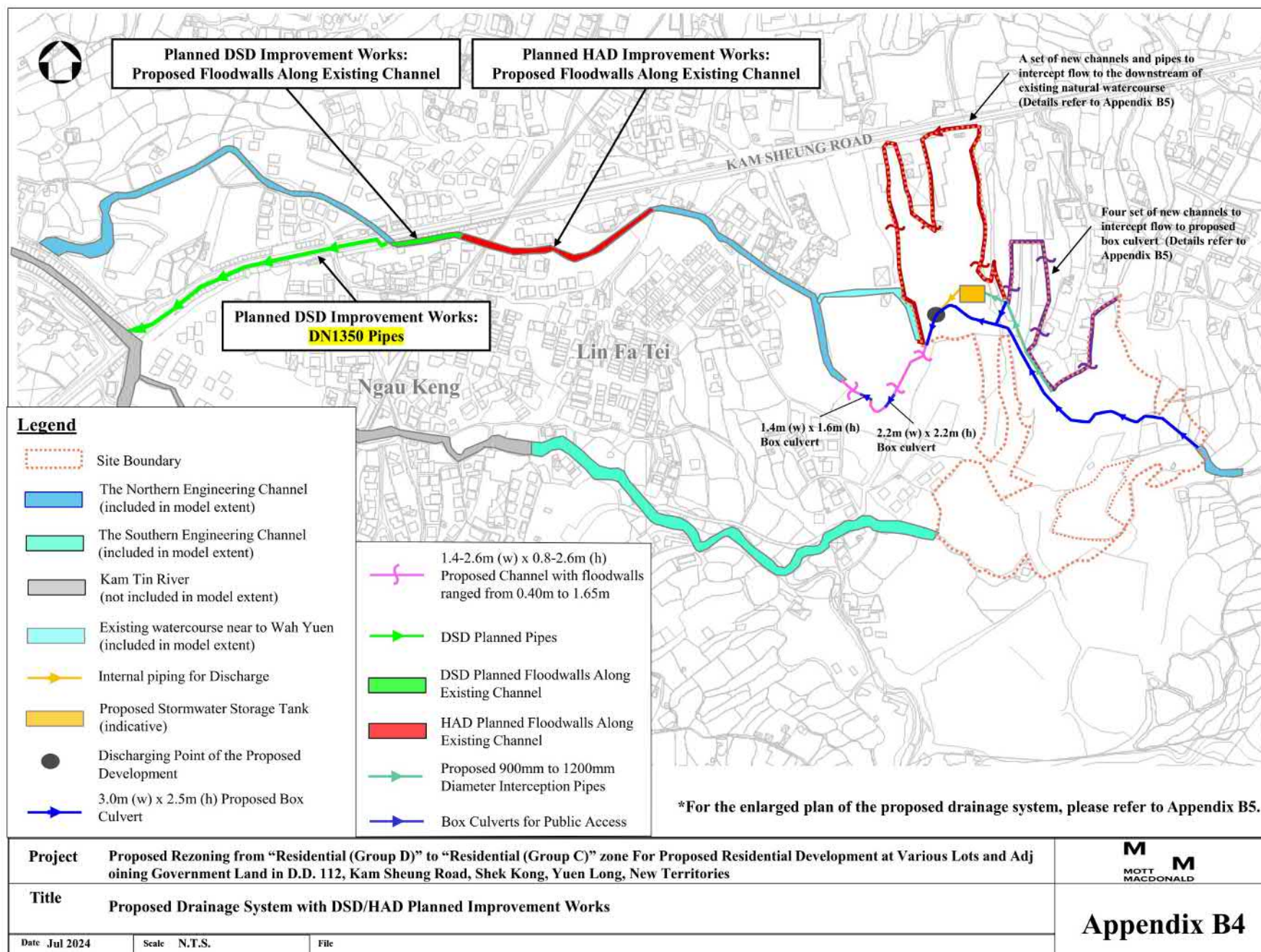


(摘錄自申請人於6.3.2025呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 6.3.2025)

參考編號  
REFERENCE No.  
Y/YL-SK/1

繪圖  
DRAWING  
Z - 5b

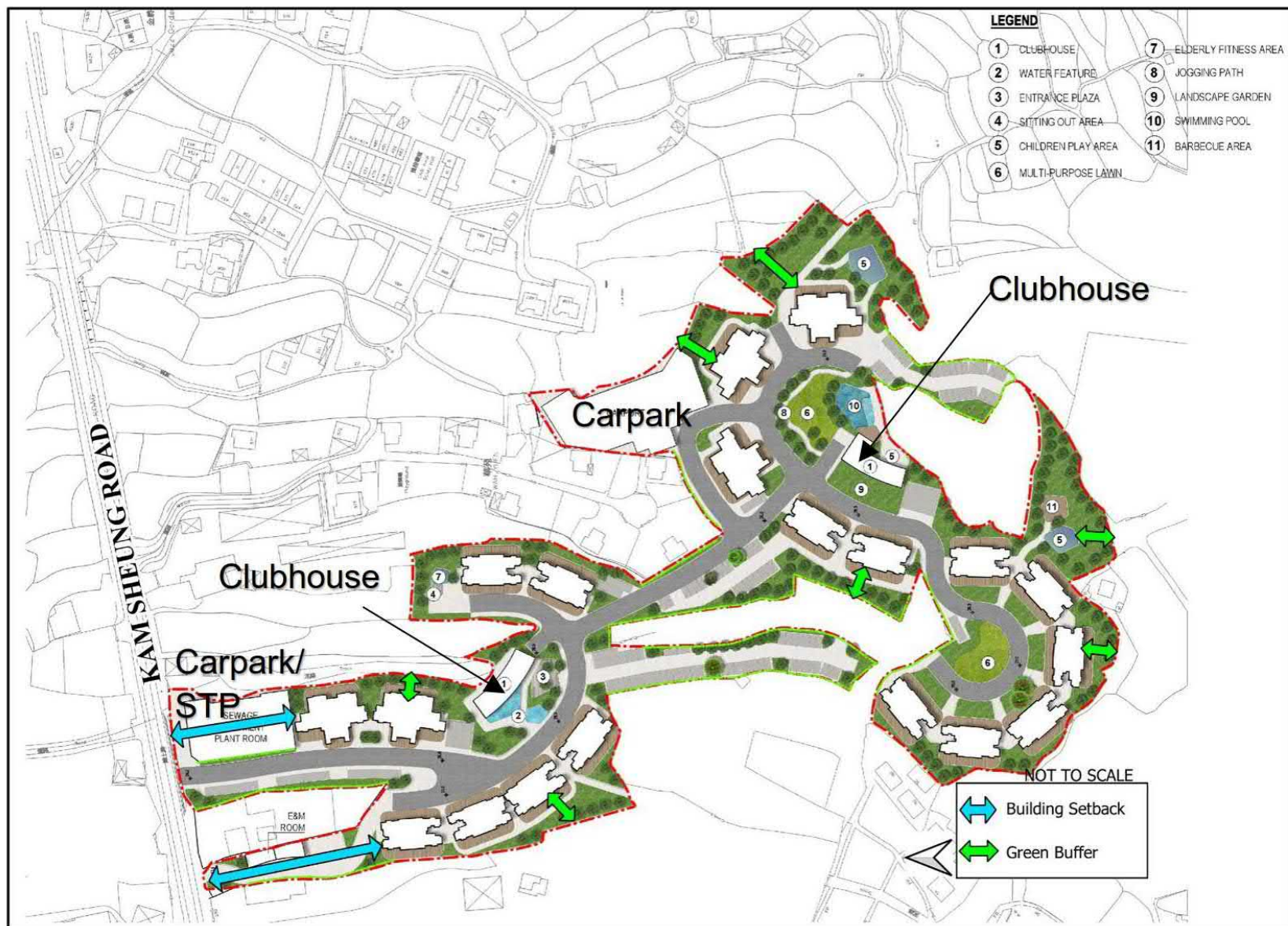




(摘錄自申請人於5. 8. 2024呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 5.8.2024)

參考編號  
REFERENCE No.  
Y/YL-SK/1

繪圖  
DRAWING  
Z - 6



**Figure 5.2: Providing Building Setback and Green Buffer within the Site**

(摘錄自申請人於 28.4.2022 呈交的申請書)  
(Extract from Applicant's  
Submission of 28.4.2022)

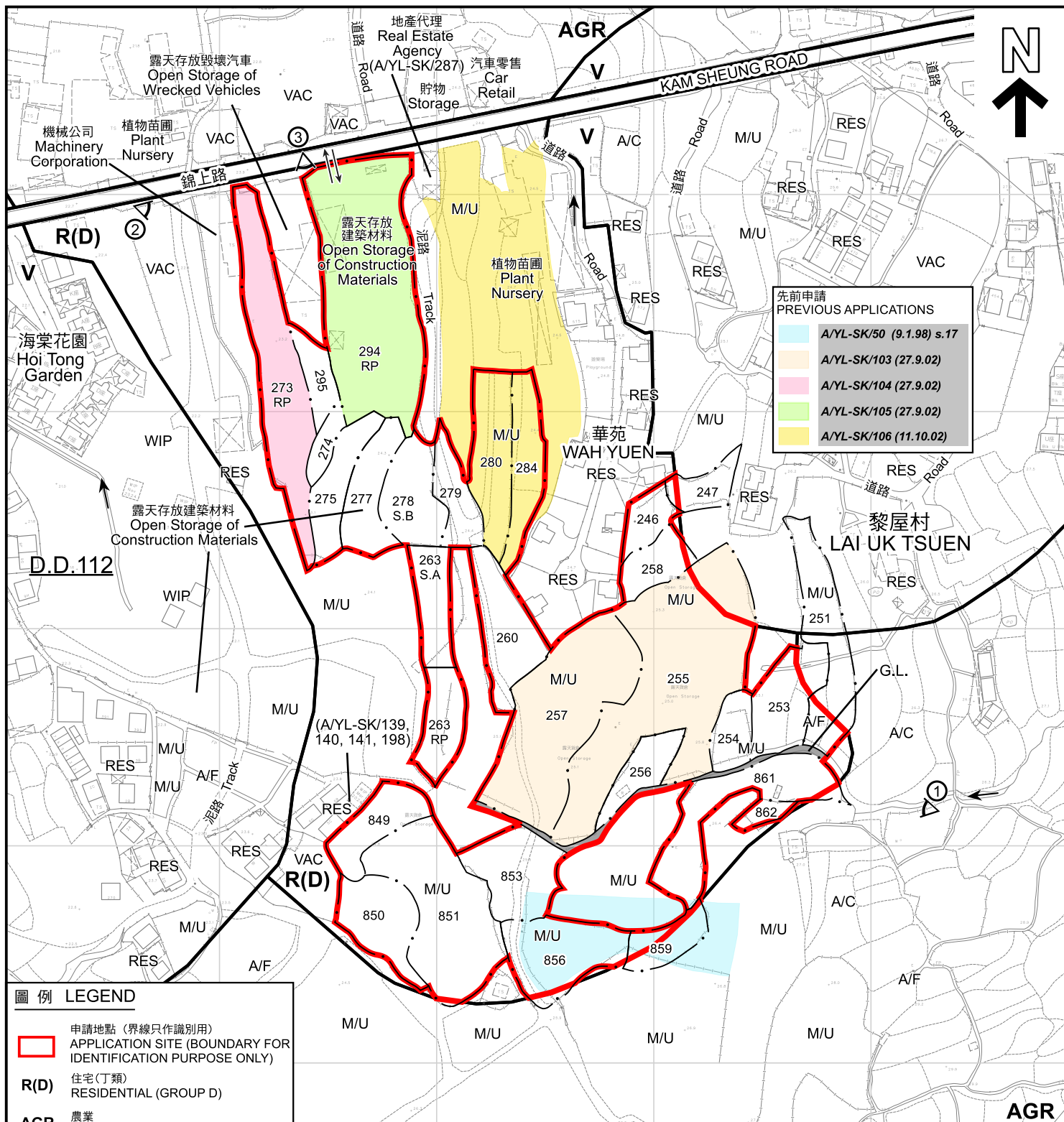
參考編號  
REFERENCE No.  
Y/YL-SK/1

繪圖  
DRAWING  
Z - 7









#### 圖例 LEGEND

申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

R(D) 住宅(丁類)  
RESIDENTIAL (GROUP D)

AGR 農業  
AGRICULTURE

V 鄉村式發展  
VILLAGE TYPE DEVELOPMENT

A/YL-SK/104 (27.9.02) 被拒絕的申請  
REJECTED APPLICATION

A/YL-SK/104 (27.9.02) 會議日期  
DATE OF MEETING  
申請編號  
APPLICATION NUMBER

A/C 常耕農地  
CULTIVATED AGRICULTURAL LAND

A/F 休耕農地  
FALLOW AGRICULTURAL LAND

RES 住用構築物  
RESIDENTIAL STRUCTURES

M/U 荒地  
UNUSED LAND

VAC 空置  
VACANT

WIP 施工中  
WORKS IN PROGRESS

入口/出口  
INGRESS / EGRESS

G.L. 政府土地  
GOVERNMENT LAND

① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

註釋 Note:

2024年12月6日勘测的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 6.12.2024

#### 平面圖 SITE PLAN

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)」地帶  
及修訂適用於申請地點土地用途地帶的《註釋》  
新界元朗石崗錦上路丈量約份第112約多個地段及毗連政府土地  
TO REZONE THE APPLICATION SITE  
FROM "RESIDENTIAL (GROUP D)" TO "RESIDENTIAL (GROUP C)"  
AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE  
VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND,  
KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES  
SCALE 1 : 2 500 比例尺

米 50 0 50 100 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

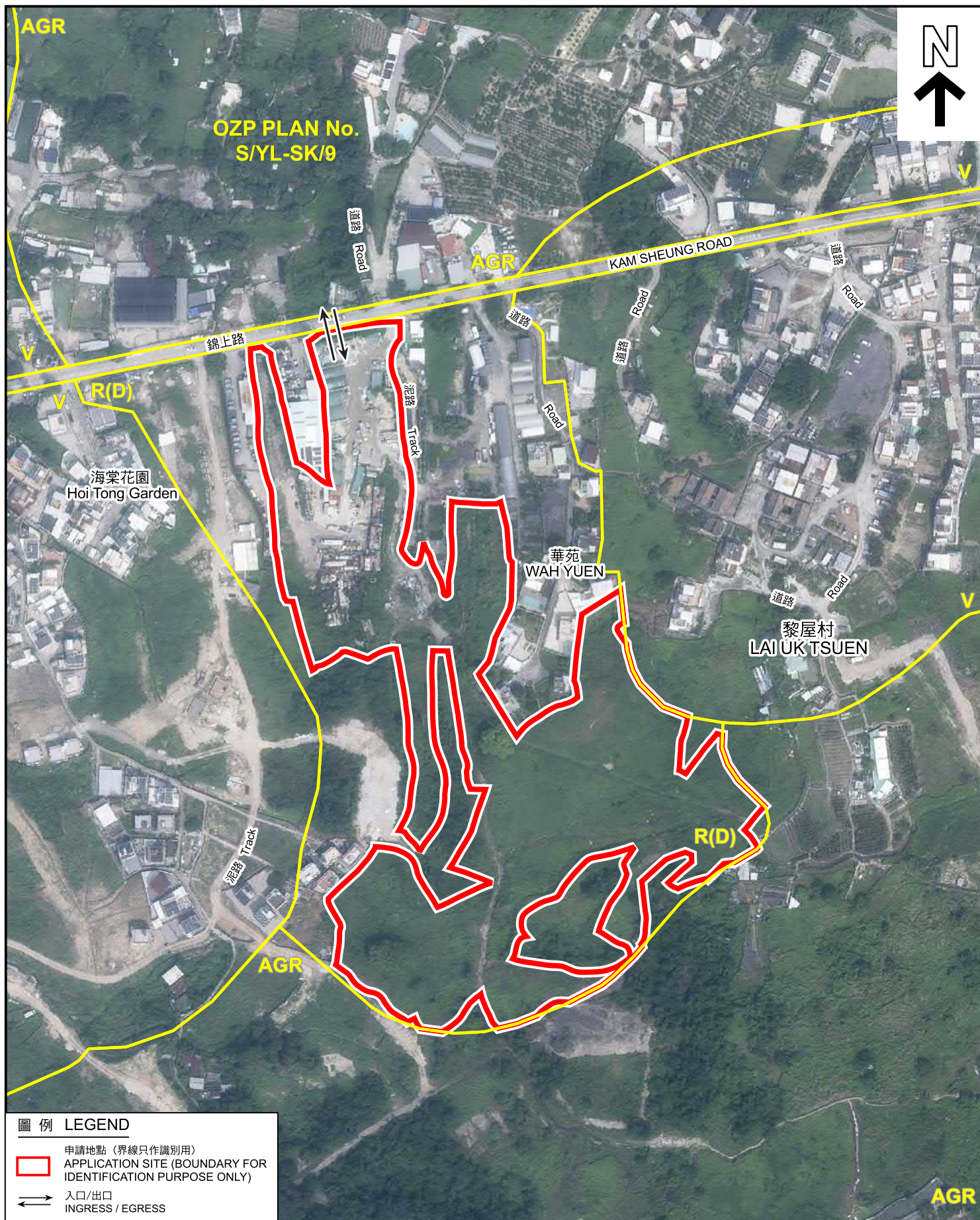


參考編號  
REFERENCE No.  
Y/YL-SK/1

圖 PLAN  
Z-2

本摘要圖於2025年2月10日擬備，  
所根據的資料為測量圖編號  
6-NE-19A及19C  
EXTRACT PLAN PREPARED ON 10.2.2025  
BASED ON SURVEY SHEET No.  
6-NE-19A & 19C





#### 圖例 LEGEND

- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 入口/出口  
INGRESS / EGRESS

#### 航攝照片 AERIAL PHOTO

本摘要圖於2025年2月13日擬備，所根據的資料為地政總署於2023年10月5日拍得的航攝照片編號 E209631C及E209632C  
EXTRACT PLAN PREPARED ON 13.2.2025  
BASED ON AERIAL PHOTOS No.  
E209631C & E209632C TAKEN ON  
5.10.2023 BY LANDS DEPARTMENT

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)」地帶  
及修訂適用於申請地點土地用途地帶的《註釋》  
新界元朗石崗錦上路丈量約份第112約多個地段及毗連政府土地  
TO REZONE THE APPLICATION SITE  
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VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND,  
KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/YL-SK/1

圖 PLAN  
Z-3



1



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

本圖於2025年2月11日擬備，  
所根據的資料為攝於  
2024年12月6日的實地照片  
PLAN PREPARED ON 11.2.2025  
BASED ON SITE PHOTOS  
TAKEN ON 6.12.2024

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)」地帶  
及修訂適用於申請地點土地用途地帶的《註釋》  
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VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND,  
KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/YL-SK/1

圖 PLAN  
Z-4a



2



申請地點  
APPLICATION SITE

3



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2025年2月11日擬備，  
所根據的資料為攝於  
2024年12月6日的實地照片  
PLAN PREPARED ON 11.2.2025  
BASED ON SITE PHOTOS  
TAKEN ON 6.12.2024

把申請地點由「住宅(丁類)」地帶改劃為「住宅(丙類)」地帶  
及修訂適用於申請地點土地用途地帶的《註釋》  
新界元朗石崗錦上路丈量約份第112約多個地段及毗連政府土地  
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VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND,  
KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/YL-SK/1

圖 PLAN  
Z-4b