

**Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any

adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owners will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site. If the Religious Institution (Ancestral Hall) use is temporary in nature, the applicant has to apply for a short term waiver on the private land. If the Religious Institution (Ancestral Hall) is intended for permanent use, the applicant has to apply for a land exchange. Applications of the above will be considered by his department acting in the capacity as the Landlord and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including amongst others the payment of waiver fee, administrative fee or premium, as may be imposed by his department;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his department does not and will not maintain any access connecting the application site (the Site) and Hung Tin Road. The applicant should be responsible for his own access arrangement; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) licensed collectors should be arranged to collect and dispose the sewage and waste from the portable toilets;
 - (ii) Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places should be followed, and to implement suitable mitigation measures such as the use of smokeless incense;
 - (iii) “Recommended Pollution Control Clauses” (RPCC) should be followed to implement suitable mitigation measures and good site practice to minimise inconvenience and environmental nuisance to nearby residents and other sensitive receivers;
 - (iv) appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ should be implemented to prevent polluting the nearby water bodies during the construction of the project; and
 - (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that to respect the natural setting of the locality, it would be advisable to explore further edge treatment/screening measure such as provision of periphery planting along the site boundary as far as practicable;
- (e) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant should be reminded of the requirement of making necessary site formation submission(s), including but not limited to any necessary stability assessments on existing geotechnical features within or in the vicinity of the

Site, to the Buildings Department (BD) for approval as required by the provision of Buildings Ordinance (BO) if found applicable;

- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of proposed FSIs to be installed should be clearly marked on the layout plans;
 - (iii) as the nearest street fire hydrant is not available within 400m from the Site, additional fire safety measures shall be imposed; and
 - (iv) if the proposed structures are required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should be required to seek comment from relevant departments and submit relevant technical assessment(s) as necessary;
- (h) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iii) for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (v) detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines

(Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.

何珮玲主席:

新界元朗洪水橋丈量約份第 121 約地段第 1829 號 A 分段
第 2 小分段餘段(部份)
擬議宗教機構(祠堂)及相關填土工程
(申請編號: A/YL-TYST/1327)

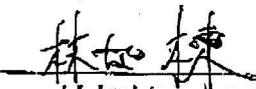
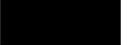
就有關上述規劃申請擬議宗教機構(祠堂)及相關填土工程(申請編號: A/YL-TYST/1327), 我們現向 貴委員會提出反對意見。

由於上述申請地點位於洪水橋丹桂村及唐人新村後的私人土地範圍, 而該兩村皆屬於非原居民村落, 都是雜姓居民居住, 從未興建祠堂, 如該規劃申請獲得通過, 日後政府將容許更多人士在本村範圍的私人土地申請用作宗教機構(祠堂), 我們憂慮將來成為骨灰龕場地。

鑒於以上理由, 我們懇請 貴會再三考慮, 接納上述意見, 否決有關規劃申請。

唐人新村(一)村代表: 
周錦明 (身份證: )

唐人新村(二)村代表: 
鄧喬年 (身份證: )

唐人新村(三)村代表: 
林如棟 (身份證: )


聯絡電話:  (林如棟)

2025 年 8 月 28 日

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月12日星期五 16:53
收件者: tpbpd/PLAND
主旨: 有關規劃申請編號: A/YL-TYST/1327(提交意見)
附件: 致城規會(A.YL.TYST1327)(12.12.2025).pdf
類別: Internet Email

致: 城市規劃委員會秘書處

附件是有關唐人新村村代表就規劃申請 A/YL-TYST/1327 提交意見書，請查閱。

如有任何問題，請致電 [REDACTED] 聯絡林如棟村代表或 [REDACTED] 聯絡本會。

謝謝!

屏山鄉鄉事委員會
秘書處

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.

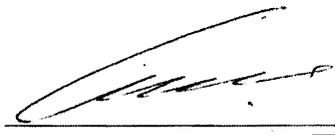
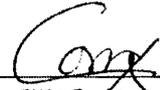
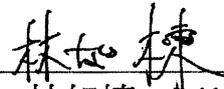
何珮玲主席:

新界元朗洪水橋丈量約份第 121 約地段第 1829 號 A 分段
第 2 小分段餘段(部份)
擬議宗教機構(祠堂)及相關填土工程
(申請編號: A/YL-TYST/1327)

就有關上述規劃申請擬議宗教機構(祠堂)及相關填土工程(申請編號: A/YL-TYST/1327)，我們現向 貴委員會提出反對意見。

由於上述申請地點位於洪水橋丹桂村及唐人新村後的私人土地範圍，而該兩村皆屬於非原居民村落，都是雜姓居民居住，從未興建祠堂，如該規劃申請獲得通過，日後政府將容許更多人士在本村範圍的私人土地申請用作宗教機構(祠堂)，我們憂慮將來成為骨灰龕場地。

鑒於以上理由，我們懇請 貴會再三考慮，接納上述意見，否決有關規劃申請。

唐人新村(一)村代表 : 
周錦明 (身份證: ))
唐人新村(二)村代表 : 
鄧喬年 (身份證: ))
唐人新村(三)村代表 : 
林如棟 (身份證: ))

聯絡地址 : 
聯絡電話 : 

2025 年 12 月 12 日

2

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-08-28 星期四 03:02:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TYST/1327 DD 121 Hung Shui Kiu

A/YL-TYST/1327

Lot 1829 S.A ss.2 RP (Part) in D.D. 121, Hung Shui Kiu

Site area: About 281.76sq.m

Zoning: "Green Belt" and "Open Space"

Applied development: Ancestral Hall / **Filling of Land**

Dear TPB Members,

The justification is that the current premises have to relocate. However, this site is triple the size. Why would so much space be required just to store tablets?

There is no justification to extend onto the Green Belt.

In addition what impact would such a building have on the intended eventual recreational use of the Open Space?

Mary Mulvihill