

RNTPC Paper No. A/YL-TYST/1327B  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 13.3.2026

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**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TYST/1327**

- Applicant** : Agile Holdings Limited represented by Mrs. PANG Hing Yeun
- Site** : Lot 1829 S.A ss.2 RP (Part) in D.D. 121, Hung Shui Kiu, Yuen Long
- Site Area** : 281.76 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Zonings** : “Open Space” (“O”) (about 261.1 m<sup>2</sup> or 92.7%); and  
“Green Belt” (“GB”) (about 20.6 m<sup>2</sup> or 7.3%)
- Application** : Proposed Religious Institution (Ancestral Hall) and Associated Filling of Land

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed religious institution (ancestral hall) and associated filling of land at the application site (the Site) mainly zoned “O” with a minor portion zoned “GB” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “O” and “GB” zones, ‘Religious Institution’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). Any filling of land within the “GB” zone also requires planning permission from the Board. The Site is currently vacant and covered by vegetation (**Plans A-2 to A-4b**).

- 1.2 The Site is currently accessible from an access road leading from Fui Sha Wai South Road and a local track passing through the Chan Wai-Chau Married Couple Memorial Garden<sup>1</sup> (**Plans A-2 and A-3**). According to the applicant, the current application is to facilitate the relocation of the existing ancestral hall of the Chan Wai-Chau family (**Plans A-2 and A-4a**), which is about 85m in the northeast of the Site, affected by the land resumption and clearance exercise under the Second Phase Development of the Yuen Long South New Development Area (YLS NDA). The area of the proposed ancestral hall under the current application (i.e. about 281.76 m<sup>2</sup>) is larger than that of the affected ancestral hall (i.e. roofed over area of about 100 m<sup>2</sup>) as there is insufficient space within the existing ancestral hall to accommodate the family's ancestral tablets.
- 1.3 According to the applicant, the proposed ancestral hall is a single-storey structure (not exceeding 4.57m in height) with a roofed-over area of about 139.32 m<sup>2</sup> for ancestor worship room (i.e. Tsz Tong), family resting room and security room uses (**Drawing A-2**). There will be staff supervising the ancestral hall 24 hours daily. Visits to the ancestral hall will be on appointment basis. A maximum of about 30 family members would visit the proposed ancestral hall during the Ching Ming and Chung Yeung Festival periods. Burning of incense will be conducted indoor, no burning of joss paper will be carried out at the Site. Portable eco-friendly toilets will be provided to visitors during the Ching Ming and Chung Yeung Festival periods and a cleaning company will be arranged to clean up the wastewater. No tree is surveyed within the Site and hence no tree felling will be involved. The applicant has planted about 3,000 trees in the vicinity of the Site within the same private lot with active management by on-site staff.
- 1.4 The current application is also for proposed filling of the entire Site (i.e. about 281.76 m<sup>2</sup>) with sand, gravel, soil and concrete of about 0.6m in depth for site formation purpose. Plans showing the site layout, floor plan and reserved entrance and exit submitted by the applicant are at **Drawings A-1 to A-3** respectively.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 1.8.2025 (**Appendix I**)
  - (b) Further Information (FI) received on 11.11.2025<sup>#</sup> (**Appendix Ia**)
  - (c) FI received on 15.1.2026\* (**Appendix Ib**)
  - (d) FI received on 6.3.2026\* (**Appendix Ic**)
- \* accepted and exempted from publication and recounting requirements*  
*# accepted but not exempted from publication and recounting requirements*
- 1.6 On 19.9.2025 and 9.1.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months each as requested by the applicant.

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<sup>1</sup> Upon the land resumption under the Second Phase Development of the Yuen Long South New Development Area (YLSNDA), the existing access to the Site will be affected. The Site will then be accessible via a cul-de-sac leading from a newly constructed road by the Government (**Drawing A-3**).

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Ic**). They can be summarised as follows:

- (a) the current application aims to relocate the existing ancestral hall affected by the Second Phase Development of the YLS NDA;
- (b) the applicant has conducted a comprehensive site search to identify suitable site for the relocation of existing affected ancestral hall which has taken account of various considerations, including proximity to existing ancestral hall, the orientation of the ancestral hall, future vehicular access of the proposed ancestral hall and 3m buffer distance from the adjoining lot 472 RP as requested by the lot owner. The Site was considered the most suitable location despite a minor portion of the Site falling within “GB” zone;
- (c) the ancestral hall will not be used as a columbarium and only spirit tablets of the family ancestors will be stored;
- (d) the applicant’s family is renowned and prominent in Hong Kong, which has made significant contributions to the city’s business and education development. Due to the large number of family members and the existing ancestral hall is no longer sufficient to accommodate the family’s ancestral tablets, the family would like to take this opportunity to expand the scale of their ancestral hall; and
- (e) there is no carparking space provided within and near the Site.

## **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Town Planning Board Guidelines**

The Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are detailed at **Appendix II**.

## **5. Background**

- 5.1 The Site is currently not subject to planning enforcement action.
- 5.2 According to the Revised Recommended Outline Development Plan (RODP) of YLS promulgated in May 2020, a major portion of the Site falls within an area zoned “Amenity” under the Second Phase Development, which is intended to allow provision of roadside planting, buffer and footpath to enhance the environment and to serve as visual buffers. The remaining minor portion of the Site falls outside the YLS NDA. The entire Site falls outside the works boundary and land resumption

boundary of Second Phase Development of YLS NDA, and will not be affected by the future development of YLS NDA.

**6. Previous Application**

There is no previous planning application concerning the Site.

**7. Similar Application**

There is no similar planning application for religious institution use within the subject “O” and/or “GB” zones.

**8. The Site and Its Surrounding Areas (Plans A-1 to A-4b)**

8.1 The Site is:

- (a) located at the southwestern part of the Chan Wai-Chau Married Couple Memorial Garden (**Plans A-2 and A-3**);
- (b) currently accessible via an access road leading from Fui Sha Wai South Road and a local track passing through the Chan Wai-Chau Married Couple Memorial Garden (**Plans A-2 and A-3**); and
- (c) currently vacant, on a sloping ground and covered by vegetation (**Plans A-2 to A-4b**).

8.2 The surrounding areas are predominantly rural fringe in character with scattered residential structures, storage uses, graves and unused land. To the immediate south of the Site are woodland and shrubland on hillside slopes. The Tin Shui Wai West Interchange and Yuen Long Highway are located to the further north and west of the Site respectively (**Plans A-2 and A-3**).

**9. Planning Intentions**

9.1 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9.2 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

9.3 According to the Explanatory Statement of the OZP, the subject “O” zone located to the south of Tin Shui Wai West Interchange would provide amenity for the area. For the “GB” zone, as filling of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

## **10. Comments from Relevant Government Bureau/Departments**

10.1 The following government bureau/departments have been consulted and their views on the application are summarised as follows:

### **Policy Aspect**

10.1.1 Comments of the Secretary for Development (SDEV):

- (a) the application is to facilitate relocation of the existing ancestral hall of the Chan Wai-Chau family which is currently situated at Lots 489 RP and 499 RP in D.D. 121 in Yuen Long which is affected by the Second Phase Development of the YLS NDA;
- (b) while the application site area and the floor area of the single-storey ancestral hall are larger than those of the existing ancestral hall, the applicant has explained that the proposed increases in areas are required to meet the needs of their family with a large number of members; and
- (c) subject to no adverse comments on land use compatibility and technical aspects from relevant departments, the application is supported from the policy perspective.

### **Land Administration**

10.1.2 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) no adverse comment on the application;
- (b) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) 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; and
- (d) the applicant should note his advisory comments at **Appendix III**.

### **Traffic**

10.1.3 Comments of the Commissioner for Transport (C for T):

No adverse comment on the application from traffic engineering perspective.

10.1.4 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comment on the application.

### **Environment**

10.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application;
- (b) no environmental complaint concerning the Site received in the past three years; and
- (c) the applicant should note his advisory comments at **Appendix III**.

### **Nature Conservation**

10.1.6 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

The Site mainly falls within an area zoned "O" with a minor portion zoned "GB". Given the small footprint and nature of the proposed use, he has no adverse comment on the application from nature conservation perspective.

### **Visual and Landscape**

10.1.7 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

*Visual Aspect*

- (a) given its scale, height and site context, the proposed development is considered not incompatible with the surrounding areas, and no significant adverse visual impact is anticipated;

*Landscape Aspect*

- (b) no adverse comment on the application as significant impact on landscape resources is not anticipated;
- (c) according to the site photos provided by the applicant, no distinctive landscape resources were observed within the Site ; and

- (d) with reference to the aerial photo of 2024 (**Plan A-3**), the Site is situated in area of rural fringe landscape predominated by temporary structures, residential blocks and woodland. From the site photos taken on 12.12.2025 (**Plans A-4a and A-4b**), the Site was covered by vegetation.

### **Fire Safety**

10.1.8 Comments of the Director of Fire Services (D of FS):

- (a) no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- (b) the applicant should note his advisory comments at **Appendix III**.

### **Drainage**

10.1.9 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) no in-principle objection to the proposed development from the public drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected;
- (b) should the application be approved by the Board, approval conditions requiring the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated; and
- (c) the applicant should note his advisory comments at **Appendix III**.

### **Building Matters**

10.1.10 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) no objection to the application; and
- (b) it is noted that one structure and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

### **Geotechnical**

10.1.11 Comments of the Head of Geotechnical Engineering Office, Civil

Engineering and Development Department (H(GEO), CEDD):

- (a) no adverse comment on the submitted Geotechnical Planning Review Report (GPRR); and
- (b) the applicant should note his advisory comments at **Appendix III**.

### **Open Space**

10.1.12 Comments of the Director of Leisure and Cultural Services (DLCS):

Since the application involves private land only, he has no comment on the application.

### **Long Term Development**

10.1.13 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation”. According to the RODP of YLS promulgated in May 2020, the major portion of the Site falls within an area zoned “Amenity” under the Second Phase Development and the remaining minor portion falls outside the YLS NDA; and
- (b) the land use proposal for the Site under the YLS Second Phase Development has been reflected as “O” zone on the OZP. Subject to CEDD’s advice on the implementation programme of the concerned “O” zone, he has no comment on the application from the perspective of YLS Study.

10.1.14 Comments of the Project Manager (West) (PM(W)), CEDD:

As the Site falls outside the works boundary and land resumption boundary of YLS Second Phase Development, he has no adverse comment from project interface perspective with YLS Second Phase Development.

### **District Officer’s Comments**

10.1.15 Comments of the District Officer (Yuen Long), Home Affairs Department (DO/YL, HAD):

His office has not received any feedback from locals.

10.2 The following government departments have no objection to/no adverse comment on the application:

- (a) Chief Estate Surveyor/New Development Area (CES/NDA), LandsD;
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

- (c) Director of Electrical and Mechanical Services (DEMS); and
- (d) Commissioner of Police (C of P).

## **11. Public Comments Received During the Statutory Publication Periods**

On 8.8.2025 and 21.11.2025, the application and its FI were published for public inspection. During the statutory public inspection periods, three public comments were received, including two from the village representatives of Tong Yan San Tsuen objecting to the application on the grounds that approval of the application would set an undesirable precedent to similar development and there are concerns that the proposed ancestral hall will be used for columbarium in the future (**Appendix IV-1**). The remaining public comment was from an individual raising concerns on the application that there is insufficient justification for the encroachment into the “GB” zone and the increased site area when compared with the existing ancestral hall; and that the proposed use is not in line with the planning intention of the “O” zone which is primarily for recreational uses (**Appendix IV-2**).

## **12. Planning Considerations and Assessments**

12.1 The application is for proposed religious institution (ancestral hall) and associated filling of land at the Site mainly zoned “O” (about 92.7%) with a minor portion zoned “GB” (about 7.3%) on the OZP (**Plan A-1**). The planning intentions of the “O” and “GB” zones are primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public; and defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets respectively. There is a general presumption against development in the “GB” zone. The proposed use is not in line with the planning intentions of the “O” and “GB” zones and there is a general presumption against development within the “GB” zone. Nevertheless, according to the Explanatory Statement of the OZP, the subject “O” zone located to the south of Tin Shui Wai West Interchange is intended to provide amenity for the area, and is zoned “Amenity” under the Revised RODP of YLS NDA. According to the RODP, the “Amenity” zone is intended to allow provision of roadside, planting, buffer and footpath to enhance the environment and to serve as visual buffers. Given the Site also falls outside the works boundary and land resumption boundary of the YLS Second Phase Development and will not be affected by the future development of YLS NDA, approval of the application would not jeopardise the long-term development of the area. In this regard, the CE/CID, PlanD, PM(W), CEDD and DLCS have no objection to/no comment on the application.

12.2 According to the applicant, the application is to facilitate relocation of an existing ancestral hall affected by the Second Phase Development of the YLS NDA. A comprehensive site search was carried out to identify suitable site for the relocation and the Site was identified as the most suitable location. Although the size of the Site (i.e. about 281.76 m<sup>2</sup>) is larger than that of the existing ancestral hall (i.e. about 100 m<sup>2</sup>), such increase in site area is required to accommodate the ancestral tablets due to the large number of family members according to the applicant. To facilitate smooth clearance for the YLS NDA, SDEV supports the application from the policy perspective provided that there are no adverse comments on land use compatibility

and technical aspects from the concerned departments. In view of the above and taking account of the planning assessments below, Planning Department has no objection to the application.

- 12.3 The current application also seeks permission for proposed land filling of the entire site (i.e. about 281.76 m<sup>2</sup>) with sand, gravel, soil and concrete of about 0.6m in depth for site formation purpose. Filling of land within the “GB” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the CE/MN, DSD and DEP have no objection to the application from drainage and environmental perspectives respectively.
- 12.4 The surrounding areas are predominantly rural fringe in character intermixed with scattered residential structures, storage uses, graves and unused land (**Plans A-2 and A-3**). Considering the small scale and low development intensity of proposed ancestral hall (i.e. a single-storey structure of not more than 4.57m in height and a total floor area of about 139.32 m<sup>2</sup>), no tree felling will be involved, and that about 3,000 trees have been planted at the vicinity of the Site within the same private lot owned by the applicant, significant visual and landscape impacts are not anticipated. In this regard, CTP/UD&L, PlanD has no adverse comment on the application from visual and landscape planning perspectives. DAFC also has no adverse comment on the application from nature conservation perspective. In view of the above, the proposed development is considered generally not incompatible with the surrounding areas.
- 12.5 Other concerned government departments consulted, including the C for T and D of FS have no objection to/no adverse comment on the application from traffic and fire safety aspects respectively. A GPRR has been submitted in support of the application on which H(GEO), CEDD has no adverse comment from geotechnical perspective. To address the technical requirements of concerned government department, relevant approval condition is recommended in paragraph 13.2 below.
- 12.6 Although a minor portion of the Site (about 20.6 m<sup>2</sup> or 7.3%) falls within an area zoned “GB” on the OZP, the application is considered generally complies with the TPB PG-No. 10 in that the development would not involve extensive clearance of existing natural vegetation, affect the existing natural landscape or cause any adverse visual impact on the surrounding environment, overstrain the capacity of the existing and planned infrastructure, be susceptible to adverse environmental effects or be the source of pollution, and would not adversely affect slope stability. Considering the scale and intensity of the proposed development, only a minor portion of “GB” is involved, there is a need for relocation of the ancestral hall which is affected by Government’s project and policy support has been given by SDEV, exceptional circumstances may be warranted and sympathetic consideration may be given to the application.
- 12.7 Regarding the public comments as summarised in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.6 above are relevant. Regarding the concern that the proposed ancestral hall might be used for columbarium in the future, any unauthorized development at the Site will be subject to planning enforcement action.

**13. Planning Department's Views**

13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department has no objection to the application.

13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 13.3.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition of approval and advisory clauses are suggested for Members' reference:

Approval condition

the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are at **Appendix III**.

13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Member's reference:

the proposed use with associated filling of land is not in line with the planning intentions of the "O" and "GB" zones which are primarily for the provision of outdoor open-air public space for active and/or passive recreational uses and defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within the "GB" zone. No strong planning justification has been given in the submission for a departure from the planning intentions.

**14. Decision Sought**

14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**15. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 1.8.2025
<b>Appendix Ia</b>	FI received on 11.11.2025
<b>Appendix Ib</b>	FI received on 15.1.2026

<b>Appendix Ic</b>	FI received on 6.3.2026
<b>Appendix II</b>	Extracts of TPB PG-No. 10
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Appendices IV-1 and IV-2</b>	Public Comments
<b>Drawing A-1</b>	Site Layout Plan
<b>Drawing A-2</b>	Floor Plan
<b>Drawing A-3</b>	Reserved Entrance and Exit Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
MARCH 2026**