

**Extract of Town Planning Board Guidelines for Application for Development
within the Green Belt Zone under Section 16 of the Town Planning Ordinance**

(TPB PG-No. 10)

The main planning criteria for assessing applications for development within the "Green Belt" zone under s.16 of the Town Planning Ordinance are:

- (a) There is a general presumption against development (other than redevelopment) in a "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 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.

Previous Applications at Site 2

Application No.	Location	Zonings	Date of Consideration	Decision of the RNTPC	Approval Conditions
A/SK-HC/244	Government Land in D.D. 214 and 244, Ho Chung, Sai Kung, New Territories	"GB" & 'Road'	3.7.2015 (revoked on 3.9.2016)	Approved with conditions	(a) and (b)
A/SK-HC/269	Government Land in D.D. 214 and 244, Ho Chung, Sai Kung, New Territories	"GB" & 'Road'	17.2.2017	Approved with conditions	(a) and (b)

Approval Conditions:

- (a) The submission and implementation of landscape proposal
- (b) The submission and implementation of fire service installations and provision of water supplies for firefighting proposal

Appendix V of RNTPC
Paper No. A/SK-HC/306

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung (DLO/SK, LandsD) that if planning permission is given, the applicant should apply to Sai Kung District Lands Office for a Government Land Allocation for the proposed sewage treatment plant;
- (b) to note the comments of the Commissioner for Transport that the proposed two temporary parking spaces at the existing lay-by at Sai Kung Bound of Hiram's Highway parking spaces at this location should be reviewed;
- (c) to note the comments of the Project Manager/Major Works, Highways Department (PM/Major Works, HyD) that for Site 1, based on the current works programme of Contract No. HY/2014/16, the intended handover date for the construction works within the site boundary of Contract No. HY/2014/16 (i.e. the overlapped part of Site 1) is 1 April 2021 on condition that access is allowed to the contractor of his office for carrying out the outstanding works on the slope around the car park, if any. Before the said handover date, access can be allowed for the applicant's contractor to the overlapped part of Site 1 subject to the coordination between the applicant's contractor and the contractor of his office;
- (d) to note the comments of the Director of Environmental Protection (DEP) that for the proposed reprovisioning of the public vehicle park, the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environment Aspects of Temporary Uses and Open Storage Sites";
- (e) to note the comments of Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority. The emergency vehicular access provision at the Sites shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administrated by the Buildings Department;
- (f) to note the following comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD):
 - (i) existing water mains inside Site 1 are need to be diverted outside the site boundary of the proposed development to lie in government land;
 - (ii) a strip of land of minimum 1.5 meters in width should be provided for the diversion of the existing water mains;
 - (iii) the cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
- (g) 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, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned 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.