

~~20. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.1.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.~~

[Post-meeting note: Based on the advice of the Director of Fire Services, advisory clause on fire safety aspect should be incorporated for the application. As such, advisory clause (k) was added in Appendix IV of the Paper.]

**Extracted from Confirmed Minutes of 780th Meeting of RNTPC on 9.1.2026**

**Agenda Item 9**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-SSH/166      Proposed House (New Territories Exempted House - Small House) in  
“Green Belt” Zone, Government Land in D.D. 209, Kei Ling Ha San  
Wai, Sai Kung North  
(RNTPC Paper No. A/NE-SSH/166)

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**Presentation and Question Sessions**

21.            With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

22.            Members had no question on the application.

**Deliberation Session**

23.            The Committee noted that there was sufficient land within the “Village Type Development” zone of Kei Ling Ha San Wai to fully meet the Small House demand (both outstanding Small House applications plus 10-year Small House demand), and hence the application did not comply with the Interim Criteria for Consideration of Application for

New Territories Exempted House/Small House in New Territories. Members agreed with PlanD's recommendation not to approve the application.

24. After deliberation, the Committee decided to reject the application. The reasons were:

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” zone which 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. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) the proposed development does not comply with the Town Planning Board Guidelines No. 10 for ‘Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance’ in that the proposed development would involve extensive clearance of existing natural vegetation; and
- (c) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that there is no general shortage of land in meeting the demand for Small House development in the “Village Type Development” (“V”) zone of Kei Ling Ha San Wai. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.”