Extracted from Confirmed Minutes of 790th Meeting of RNTPC held on 26.6.2026

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-FTA/278 Proposed Three Houses (New Territories Exempted Houses - Small Houses) in "Agriculture" Zone, Lots 208 S.A, 208 S.B and 208 S.C in D.D. 52, Sheung Shui Wa Shan
(RNTPC Paper No. A/NE-FTA/278)

Presentation and Question Sessions

22. With the aid of some plans, Mr Ryan C.K. Ho, 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 did not support the application.

23. Noting that the application site (the Site) was the subject of two previous applications for Small House (SH) development submitted by the same applicants as the current application, which were both rejected by the Board on review, a Member enquired whether the applicants had made any effort to search for land within the "Village Type Development" ("V") zone for the proposed development. In response, Mr Ryan C.K. Ho, STP/STN, said that while the applicants had claimed under a previously rejected application (No. A/NE-FTA/222) that it was difficult to find suitable land within the "V" zone for the proposed development, no concrete evidence demonstrating the effort made was provided under the current application.

24. With reference to Plan A-2a of the Paper, a Member asked about details of the two houses located to the west and northeast of the Site, as well as the status of two pink-dotted areas as shown on the plan. In response, Mr Ryan C.K. Ho, STP/STN, with the aid of a plan, explained that the structure to the immediate west of the Site on Lot 1729 in D.D. 52 was an existing village house in existence before the date of the first publication in

the Gazette of the statutory plan covering the area, i.e. the Fu Tei Au and Sha Ling Interim Development Permission Area Plan, while the structure to the northeast of the Site was another village house covered by a planning application (No. A/NE-FTA/23) for SH development approved by the Committee in 1998. The pink-dotted areas shown on the plan were sites with SH grant applications submitted to the Lands Department which were currently under processing. The pink-dotted area to the northeast of the Site was covered by a planning application (No. A/NE-FTA/95) for two SHs approved by the Committee, while that to the further north of the Site was not covered by any relevant planning application, in which planning permission would be required for SH development.

Deliberation Session

25. 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 "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention; and

(b) land is still available within the "Village Type Development" ("V") zone of Sheung Shui Wa Shan which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the "V" zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services."