Annex C of
TPB Paper No. 11078

城 市 規 劃 委 員 會
香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD
15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳　　真 Fax: 2877 0245
電　　話 Tel: 2231 4810
來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/NE-FTA/278

By Email
[redacted]

10 July 2026

[redacted]

Dear Sir/Madam,

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

I refer to my letter to you dated 23.6.2026.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

(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.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/790_rnt_agenda.html). A copy of the TPB Paper in Chinese in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 26.6.2026, in both English and Chinese, are enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Town Planning Ordinance (the Ordinance), an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. The application must be in writing and must set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for review within 21 days from the date of this letter (on or before 31.7.2026). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to

attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Ryan Ho of the Sha Tin, Tai Po & North District Planning Office at 2158 6367.

Yours faithfully,

(Leticia LEUNG)
for Secretary, Town Planning Board

(With Chinese Translation)

城市規劃委員會

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電郵函件

[redacted]

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先生／女士：

擬在劃為「農業」地帶的上水華山第 52 約
地段第 208 號 A 分段、第 208 號 B 分段及第 208 號 C 分段
興建三幢屋宇(新界豁免管制屋宇—小型屋宇)

我曾於二零二六年六月二十三日發信給你。

城市規劃委員會(下稱「城規會」)在考慮這宗申請後，決定拒絕這宗申請，理由是：

(a) 擬議發展不符合「農業」地帶的規劃意向，有關意向主要是保存和保護良好的農地／農場／魚塘，以便作農業用途，以及保存在復耕及作其他農業用途方面具有良好潛力的休耕農地。申請書內並無有力的規劃理據，以支持偏離此規劃意向；以及

(b) 上水華山的「鄉村式發展」地帶內仍有主要預算用作興建小型屋宇的土地可供使用。為使發展模式較具條理，而在土地運用及基礎設施和服務的提供方面較具經濟效益，把擬建小型屋宇發展集中在「鄉村式發展」地帶內，會較為合適。

就這宗申請擬備的城規會文件，已上載於城規會網站的連結(https://www.tpb.gov.hk/tc/meetings/RNTPC/Agenda/790_rnt_agenda.html)。現隨函付上就這宗申請擬備的城規會文件中譯本

(補充規劃綱領／技術報告(如有的話)除外)及二零二六年六月二十六日城規會會議記錄的相關摘錄的中英文本，以供參閱。

根據《城市規劃條例》(下稱「條例」)第 17(1)及第 17(1A)條，申請人如因城規會的決定而感到受屈，可以書面方式向城規會申請對有關決定進行覆核，並須列明覆核的理由。如欲提出覆核申請，你須在本信發出日期起計的 21 天內(即二零二六年七月三十一日或之前)通知我，並提供覆核的理由。其後，我會與你聯絡，邀請你及／或你的獲授權代表出席城規會的聆聽會議。城規會須在收到覆核申請的日期起計三個月內考慮覆核申請。所有覆核申請均須予公布，為期三個星期，讓公眾提出意見。

根據條例，城規會在覆核聆聽會議上，只可因應申請人的進一步書面及／或口頭申述，重新考慮原來的申請。如你在現階段決定對原來建議作出重大修改，便應根據條例第 16 條就該建議向城規會提交新的申請。

如對上述決定有任何疑問或需要進一步資料，請與沙田、大埔及北區規劃處何子健先生聯絡(電話：2158 6367)。

城市規劃委員會秘書
(梁靜思代行)

二零二六年七月十日