

**Relevant Revised Interim Criteria for Consideration of Application for
NTEH/Small House in the New Territories
(promulgated on 7.9.2007)**

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) if an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development^);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
 - (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- ^i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Previous Application of the Site

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC	Approval Conditions
A/SK-HC/200 Proposed House (New Territories Exempted House- Small House)	Lot 569 R.P. in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	5.8.2011	Approved with conditions	(a) to (c)

Approval Conditions:

- (a) The submission and implementation of landscape proposal
- (b) The provision of fire fighting access, water supplies and fire service installations
- (c) The provision of septic tank as proposed by the applicant

Similar Planning Applications for Small Houses

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/150 Proposed House (New Territories Exempted House- Small House)	Lots 448 and 449sA in D.D. 244, Ho Chung, Sai Kung	“AGR”	28.9.2007	Approved with conditions	(a) and (b)
A/SK-HC/151 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 485 S.A and 485 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	28.9.2007	Approved with conditions	(a) and (b)
A/SK-HC/153 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 435 S.D ss.6, 436 S.C ss.8, 435 S.D RP and 436 S.C ss.7 in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.10.2007	Approved with conditions	(b) and (c)
A/SK-HC/154 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 373 S.H, 373 S.I and 627 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	2.11.2007	Approved with conditions	(a) and (b)
A/SK-HC/155 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 373 S.J, 373 S.K, 373 S.L, 627 S.A ss.2, 627 S.A ss.3, and 627 S.C in D.D. 244, Ho Chung, Sai Kung	“AGR”	2.11.2007	Approved with conditions	(a) and (b)
A/SK-HC/156 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 373 S.F and 373 S.G in D.D. 244, Ho Chung, Sai Kung	“AGR”	16.11.2007	Approved with condition	(a)
A/SK-HC/158 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 373 S.D and 373 S.E in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.3.2008	Approved with conditions	(a) to (c)
A/SK-HC/159 Proposed House (New Territories Exempted House- Small House)	Lots 627 S.A ss.4 and 627 S.D in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.3.2008	Approved with conditions	(a) to (c)
A/SK-HC/162 Proposed House (New Territories Exempted House- Small House)	Lot 373 S.C in D.D. 244, Ho Chung, Sai Kung	“AGR”	20.6.2008	Approved with conditions	(a) to (c)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/164 Proposed House (New Territories Exempted House- Small House)	Lots 496 S.H and 497 S.R in D.D. 244, Ho Chung, Sai Kung	“AGR”	19.9.2008	Approved with conditions	(a) and (c)
A/SK-HC/165 Proposed House (New Territories Exempted House- Small House)	Lot 509 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	20.2.2009	Rejected	(3) and (4)
A/SK-HC/166 Proposed House (New Territories Exempted House- Small House)	Lots 378 S.A ss.1 and 426 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.11.2008	Approved with conditions	(a) to (c)
A/SK-HC/167 Proposed House (New Territories Exempted House- Small House)	Lot 429 R.P and adjoining Government land in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.11.2008	Approved with conditions	(a) to (c)
A/SK-HC/171 Proposed House (New Territories Exempted House- Small House)	Lots 385 R.P and 386 R.P in D.D. 244, Ho Chung, Sai Kung	“AGR”	6.11.2009	Approved with conditions	(a) and (c)
A/SK-HC/172 Proposed House (New Territories Exempted House- Small House)	Lots 563 S.A, 563 S.C and 564 R.P in D.D. 244, Ho Chung, Sai Kung	“AGR”	6.11.2009	Approved with conditions	(a) and (c)
A/SK-HC/173 Proposed House (New Territories Exempted House- Small House)	Lots 546 S.A, 546 R.P and adjoining Government land in D.D. 244, Ho Chung, Sai Kung	“AGR”	20.11.2009	Approved with conditions	(a) and (c)
A/SK-HC/174 Proposed House (New Territories Exempted House- Small House)	Lots 389 S.A, 390 S.A, 390 S.B and adjoining Government land in D.D. 244, Ho Chung, Sai Kung	“AGR”	18.12.2009	Rejected	(1), (3) and (4)
A/SK-HC/179 Proposed House (New Territories Exempted House- Small House)	Lots 389 S.A (part), 389 RP (part), 390 S.A (part), 390 S.B (part) and 390 RP and adjoining Government land in D.D. 244, Ho Chung, Sai Kung	“AGR”	23.4.2010	Approved with condition	(c)
A/SK-HC/183 Proposed House (New Territories Exempted House- Small House)	Lot 681 RP in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.11.2010	Approved with conditions	(a) and (c)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/184 Proposed One New Territories Exempted House- Small House	Lot 482 in D.D. 244, Ho Chung, Sai Kung	“AGR”	24.9.2010	Approved with conditions	(a) and (c)
A/SK-HC/190 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lot 409 in D.D. 244, Ho Chung, Sai Kung	“AGR”	6.5.2011	Rejected	(3)
A/SK-HC/194 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A ss.5 in D.D. 244, Ho Chung, Sai Kung	“AGR”	8.7.2011	Approved with conditions	(a) and (c)
A/SK-HC/195 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A ss.4 in D.D. 244, Ho Chung, Sai Kung	“AGR”	8.7.2011	Approved with conditions	(a) and (c)
A/SK-HC/196 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	8.7.2011	Approved with conditions	(a) and (c)
A/SK-HC/198 Proposed House (New Territories Exempted House- Small House)	Lot 552 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	5.8.2011	Approved with conditions	(a) and (c)
A/SK-HC/199 Proposed House (New Territories Exempted House- Small House)	Lot 556 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	5.8.2011	Approved with conditions	(a) and (c)
A/SK-HC/201 Proposed House (New Territories Exempted House- Small House)	Lot 677 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	19.8.2011	Approved with conditions	(a) and (c)
A/SK-HC/202 Proposed House (New Territories Exempted House- Small House)	Lots 552 S.D and 556 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	19.8.2011	Approved with conditions	(a) and (c)
A/SK-HC/203 Proposed House (New Territories Exempted House- Small House)	Lots 425 S.A, 426 S.B ss.1, 426 S.C ss.1 and 426 S.D in D.D. 244, Ho Chung, Sai Kung	“AGR”	2.9.2011	Approved with conditions	(a) and (c)
A/SK-HC/204 Proposed House (New Territories Exempted House- Small House)	Lot 504 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	18.11.2011	Rejected	(2) and (3)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/206 Proposed House (New Territories Exempted House- Small House)	Lots 678 S.B RP and 678 S.C ss.1 in DD 244, Ho Chung, Sai Kung	“AGR”	20.1.2012	Approved with conditions	(a) and (c)
A/SK-HC/207 Proposed House (New Territories Exempted House- Small House)	Lots 678 S.A and 678 S.B ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	10.2.2012	Approved with conditions	(a) and (c)
A/SK-HC/208 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 546 S.F, 546 S.G, 548 S.C, 548 S.D and 549 S.C in D.D. 244, Ho Chung, Sai Kung	“AGR”	24.2.2012	Approved with conditions	(a) and (c)
A/SK-HC/209 Proposed House (New Territories Exempted House- Small House)	Lots 678 S.C ss.2 and 678 S.D in D.D. 244, Ho Chung, Sai Kung	“AGR”	30.3.2012	Approved with conditions	(a) and (c)
A/SK-HC/210 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 546 S.D, 546 S.E, 548 S.A, 548 S.B, 549 S.A and 549 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	20.4.2012	Approved with conditions	(a) and (c)
A/SK-HC/211 Proposed House (New Territories Exempted House- Small House)	Lots 679 S.C and 680 RP in D.D. 244, Ho Chung, Sai Kung	“AGR”	18.5.2012	Approved with conditions	(a) and (c)
A/SK-HC/212 Proposed House (New Territories Exempted House- Small House)	Lot 555 in D.D. 244, Ho Chung, Sai Kung	“AGR”	18.5.2012	Approved with conditions	(a) and (c)
A/SK-HC/214 Proposed House (New Territories Exempted House- Small House)	Lot 483 in D.D. 244, Ho Chung, Sai Kung	“AGR”	1.6.2012	Approved with conditions	(a) and (c)
A/SK-HC/215 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A ss.2 in D.D. 244, Ho Chung, Sai Kung	“AGR”	1.6.2012	Approved with conditions	(b) and (c)
A/SK-HC/217 Proposed House (New Territories Exempted House- Small House)	Lots 548 RP (Part), 548 S.D (Part), 549 S.D (Part) and 549 RP (Part) and Adjoining Government Land in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.9.2012	Approved with condition	(c)
A/SK-HC/218 Proposed House (New Territories Exempted	Lots 679 S.B and 680 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	21.9.2012	Approved with conditions	(a) and (c)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
House- Small House)					
A/SK-HC/222 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A. ss3 in D.D. 244, Ho Chung, Sai Kung	“AGR”	8.2.2013	Approved with condition	(a)
A/SK-HC/228 Proposed House (New Territories Exempted House- Small House)	Lot 554 S.A. in D.D. 244, Ho Chung, Sai Kung	“AGR”	3.1.2014	Approved with condition	(a)
A/SK-HC/229 Proposed House (New Territories Exempted House- Small House)	Lot 554 RP in D.D. 244, Ho Chung, Sai Kung	“AGR”	3.1.2014	Approved with condition	(a)
A/SK-HC/230 Proposed House (New Territories Exempted House- Small House)	Lot 552 S.A. in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.3.2014	Approved with condition	(a)
A/SK-HC/237 Proposed House (New Territories Exempted House- Small House)	Government Land in D.D. 244, Ho Chung, Sai Kung	“AGR”	14.11.2014	Approved with conditions	(a) and (d)
A/SK-HC/238 Proposed House (New Territories Exempted House- Small House)	Lots No. 439, 440 S.A. 440 RP, 442 RP in D.D. 244, Nam Pin Wai, Sai Kung	“AGR”	12.12.2014	Approved with conditions	(a) and (d)
A/SK-HC/240 Proposed House (New Territories Exempted House- Small House)	Lots 378 S.A. ss.1 and 426 S.A. in D.D. 244, Ho Chung, Sai Kung	“AGR”	16.1.2015	Approved with conditions	(a) and (d)
A/SK-HC/243 Proposed House (New Territories Exempted House- Small House)	Lot No. 482 in D.D. 244, Ho Chung, Sai Kung	“AGR”	5.6.2015	Approved with conditions	(a) and (d)
A/SK-HC/246 Proposed House (New Territories Exempted House- Small House)	Lot No. 679 RP in D.D. 244, Nam Pin Wai, Sai Kung	“AGR”	21.8.2015	Approved with conditions	(a) and (d)
A/SK-HC/254 Proposed House (New Territories Exempted House- Small House)	Lot 374 RP (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung	“AGR”	8.1.2016	Approved with condition	(d)
A/SK-HC/255 Proposed House (New Territories Exempted House- Small House)	Lot 374 S.B (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung	“AGR”	8.1.2016	Approved with condition	(d)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/258 Proposed House (New Territories Exempted House- Small House)	Lot 388 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.8.2016	Approved with condition	(d)
A/SK-HC/259 Proposed House (New Territories Exempted House- Small House)	Lots 378 S.A ss.2 S.A, 425 S.C and 426 S.G in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.8.2016	Approved with condition	(d)
A/SK-HC/260 Proposed House (New Territories Exempted House- Small House)	Lots 388 S.B, 425 S.B and 426 S.F in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.8.2016	Approved with condition	(d)
A/SK-HC/261 Proposed Three Houses (New Territories Exempted Houses- Small Houses)	Lots 425 S.A RP, 425 S.E, 426 S.B ss.1, 426 S.B ss.2, 426 S.C ss.1 S.A, 426 S.C ss.2, 426 S.D ss.2 and 426 S.E ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.8.2016	Approved with condition	(d)
A/SK-HC/263 Proposed House (New Territories Exempted House- Small House)	Lot 676 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	30.9.2016	Approved with condition	(d)
A/SK-HC/267 Proposed Houses (New Territories Exempted Houses (NTEHs) – Small Houses)	Government Land in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.5.2017	Approved with condition	(d)
A/SK-HC/268 Proposed Houses (New Territories Exempted Houses (NTEHs) – Small Houses)	Government Land in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.5.2017	Approved with condition	(d)
A/SK-HC/270 Proposed House (New Territories Exempted House – Small House)	Lots 627 S.A ss4 and 627 S.D in D.D. 244, Ho Chung, Sai Kung	“AGR”	25.8.2017	Approved with condition	(d)
A/SK-HC/272 Proposed House (New Territories Exempted House – Small House)	Lots 546 S.D, 548 S.A and 549 S.A in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)
A/SK-HC/273 Proposed House (New Territories Exempted House – Small House)	Lots 546 S.F, 546 S.G, 548 S.C, 548 S.D and 549 S.C in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/Approval Conditions
A/SK-HC/274 Proposed House (New Territories Exempted House – Small House)	Lots 548 RP (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)
A/SK-HC/275 Proposed House (New Territories Exempted House – Small House)	Lots 678 S.A and 678 S.B ss.1 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)
A/SK-HC/276 Proposed House (New Territories Exempted House – Small House)	Lots 425 S.A ss.1, 425 S.D, 426 S.D ss.1 and 426 S.H in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)
A/SK-HC/277 Proposed House (New Territories Exempted House – Small House)	Lots 678 S.C ss.2 and 678 S.D in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with conditions	(a) and (d)
A/SK-HC/280 Proposed House (New Territories Exempted House – Small House)	Lots 677 S.A in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	22.12.2017	Approved with condition	(d)
A/SK-HC/290 Proposed House (New Territories Exempted House – Small House)	Lots 407 and 408 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	15.6.2018	Rejected	(1) to (3)
A/SK-HC/293 Proposed House (New Territories Exempted House – Small House)	Lot 445 S.A in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	6.7.2018	Approved with condition	(d)
A/SK-HC/294 Proposed House (New Territories Exempted House – Small House)	Lot 445 S.B in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	6.7.2018	Approved with condition	(d)
A/SK-HC/305 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 629 R.P (Part) in D.D. 244 and adjoining Government Land, Ho Chung, Sai Kung, New Territories	“AGR”	17.5.2019	Approved with condition	(d)
A/SK-HC/311 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 445 S.D. in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	19.7.2019	Approved with condition	(d)
A/SK-HC/312 Proposed House (New Territories Exempted House (NTEH) – Small	Lot 481 S.A ss.5 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	2.8.2019	Approved with condition	(d)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
House)					
A/SK-HC/313 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 481 S.A ss.4 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	2.8.2019	Approved with condition	(d)
A/SK-HC/314 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 481 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	2.8.2019	Approved with condition	(d)

Approval Conditions:

- (a) Submission and implementation of landscaping and tree preservation proposals
- (b) Submission of archaeological survey and undertaking rescue excavation
- (c) Provision of fire fighting access, water supplies and fire service installations
- (d) The provision of septic tank, as proposed by the applicant, at a satisfied location

Reasons for Rejection:

- (1) Not in line with the planning intention
- (2) Undesirable precedent
- (3) Adverse impact on water gathering grounds and streamcourse
- (4) Electrical safety and electricity supply reliability problems

Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) he has no objection to the application;
- (b) the Site is located on Lot 569 R.P. in D.D. 244 which is held under Block Government Lease demised for agricultural uses. No structure is allowed to be erected on the lot without prior approval from his office pursuant to the lease restriction;
- (c) the Site and the Small House footprint fall completely within the village environs ('VE') of Ho Chung in Sai Kung Heung, which is a recognised village under the New Territories Small House Policy;
- (d) the 10-year Small House demand forecast for Ho Chung is 235 as advised by the IIR of Ho Chung in early 2018;
- (e) the number of outstanding Small House applications falling within and outside the "V" zone in Ho Chung are 44 and 60 respectively;
- (f) the applicant, WAN Christopher Kwok Wai, has applied for a Small House grant at the Site by way of Free Building Licence. He has been certified as an indigenous villager of Ho Chung by the Indigenous Inhabitant Representative of the village;
- (g) notwithstanding the planning permission may be given, there is no guarantee that the Small House application will be approved;
- (h) the section of the access to the east of the Site is located on private land namely Lot 570 in D.D. 244. The management/maintenance party of the access on the lot is unidentified. There is no record on the management and maintenance party for the access to the north of the Site; and
- (i) the section of access/access as mentioned in (h) above is not an emergency vehicular access.

2. Traffic

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

- (a) he has reservation on the application and considers that such type of development should be confined within the "V" zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the "V" zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial;
- (b) notwithstanding the above, the application only involves construction of one NTEH – Small House, he considers that the application can be tolerated unless it is rejected on other grounds; and

- (c) the access road leading to the Site is not managed by Transport Department.

3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) in view of the small scale of the proposed development, the application alone is unlikely to cause major pollution;
- (b) on sewerage provision, it is noted that the applicant is committed to install sewage septic tank for sewage treatment for the proposed development. The applicant is reminded that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements in Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the EPD" and are duly certified by an Authorized Person; and
- (c) the applicant is also advised to connect to the public sewerage system when available.

4. **Landscape**

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

- (a) she has no objection to the application from landscape planning point of view;
- (b) the Site is located in an area of rural landscape character dominated by village houses, hard paved land and scattered vegetation. The Site is surrounded by vehicular access to the north, vacant land to the east and west, village house to the south. Ho Chung New Village is located to the south and further east of the Site. According to our site inspected conduction on 8.8.2019, the Site is hard paved area without any existing vegetation in the Site and no active farming is observed/near the Site. The proposed Small House is not incompatible with the surrounding landscape character. Significant changes or disturbances to the existing landscape resources are not anticipated; and
- (c) in consideration of limited space within the Site, implementation of effective landscape treatment (particularly by means of tree planting) for bringing greenery contribution to the public realm seems not practicable. It is considered not necessary to impose any landscape-related condition should the application be approved by the Board.

5. **Drainage**

Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

provided that adequate stormwater drainage collection and disposal facilities would be provided in connection with the proposed use to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas, he has no adverse comment on the application.

6. **Building Matters**

Comments of the Chief Building Surveyor/NTE2 & Rail, Buildings Department (CBS/NTE2&Rail, BD):

- (a) no comment under the Buildings Ordinance (BO);
- (b) all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with BO; and
- (c) Authorized Person must be appointed for the site formation and communal drainage works.

7. **Fire Safety**

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

- (a) he has no specific comment on the application;
- (b) the applicant is reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by Lands Department; and
- (c) as far as confirmed by LandsD that the access road leading to the Site is not an emergency vehicular access, he has no specific comment on the public comments received.

8. **Demand and Supply of Small House Sites**

According to DLO/SK, LandsD, the number of outstanding Small House applications in Ho Chung is about 104 while the 10-year Small House Demand Forecast for Ho Chung is 235. According to the latest estimate by PlanD, it is estimated that about 3.13 ha of land (equivalent to about 125 Small House sites) is available within "V" zone of Ho Chung Village. Therefore, the land available in Ho Chung cannot fully meet the future Small House demand for 339 Small House sites.

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) that notwithstanding the planning permission may be given, there is no guarantee that the Small House application will be approved;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements in Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the EPD" and are duly certified by an Authorized Person. The applicant is also advised to connect to the public sewerage system when available;
- (c) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD) that the applicant should ensure adequate stormwater drainage collection and disposal facilities would be provided in connection with the proposed use to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas;
- (d) to note the comments of the Chief Building Surveyor/NTE2 & Rail, Building Department (CBS/NTE2&Rail, BD) that all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with Buildings Ordinance, and Authorized Person must be appointed for the site formation and communal drainage works; and
- (e) to note the comments of the Director of Fire Services (D of FS) that the applicant is reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by Lands Department.