

Relevant Interim Criteria for Consideration of
Application for NTEH/Small House in 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 S.16 Applications

Rejected Applications

Application No.	Proposed Developments	Date of Consideration	Rejection Reasons
A/NE-LK/92	Proposed House (New Territories Exempted House - Small House)	17.10.2014	R1 - R5
A/NE-LK/93	Proposed House (New Territories Exempted House - Small House)	17.10.2014	R1 - R5

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Agriculture” zone in the Luk Keng and Wo Hang area which was 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 was no strong planning justification in the submission for a departure from the planning intention.
- R2 The proposed development was not in line with the planning intention of the “Green Belt” (“GB”) zone in the Luk Keng and Wo Hang area which was 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 was a general presumption against development within this zone. There was no strong planning justification in the submission for a departure from the planning intention.
- R3 The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories and Town Planning Board Guidelines No. 10 on ‘Application for Development within “GB” Zone under Section 16 of the Town Planning Ordinance’ in that the proposed development would involve clearance of vegetation and would affect the existing natural landscape on the surrounding environment.
- R4 Land was still available within the “Village Type Development” zone of Ma Tseuk Leng where land was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for orderly development pattern, efficient use of land and provision of infrastructure and services.
- R5 The approval of the application would set an undesirable precedent for similar applications in the area. The cumulative impacts of approving such applications would result in a general degradation of the environment and landscape quality of the area.

**Similar S.16 Applications for Proposed House
(New Territories Exempted House - Small House)
within/partly within the “Agriculture” or “Green Belt”zone
in the vicinity of the application site in the Luk Keng and Wo Hang Area**

Approved Applications

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
A/NE-LK/25	Proposed New Territories Exempted House (NTEH) (Small House)	8.12.2000	A1 - A3
A/NE-LK/26	Proposed New Territories Exempted House (NTEH) (Small House)	16.2.2001	A1 - A3, A9
A/NE-LK/28	Proposed New Territories Exempted House (NTEH) (Small House)	21.9.2001	A1 - A3
A/NE-LK/29	Proposed New Territories Exempted House (NTEH) (Small House)	21.9.2001	A1 - A3
A/NE-LK/30* ¹	Proposed New Territories Exempted House (NTEH) (Small House)	12.7.2002	A1 - A3
A/NE-LK/34	New Territories Exempted House (NTEH) (Small House)	7.3.2003	A1 - A3, A9
A/NE-LK/42* ²	Proposed New Territories Exempted House (NTEH) (Small House)	14.5.2004	A1, A3 & A7
A/NE-LK/43	Proposed New Territories Exempted House (NTEH) (Small House)	24.9.2004	A1 - A3, A9
A/NE-LK/45	House (New Territories Exempted House (NTEH) - Small House)	19.5.2006	A2, A3, A10 & A11
A/NE-LK/48* ²	Proposed New Territories Exempted House (NTEH) (Small House)	5.1.2007	A3, A5, A7, A14 & A15
A/NE-LK/49* ²	Proposed New Territories Exempted House (NTEH) (Small House)	23.3.2007	A3, A4, A5, A7 & A14
A/NE-LK/50	Proposed House (New Territories Exempted House (NTEH) - Small House)	9.3.2007	A2, A3, A5 & A12
A/NE-LK/52	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.3.2007	A2, A3, A4 & A5

A/NE-LK/55	Proposed 4 Houses (New Territories Exempted Houses - Small Houses)	5.3.2010	A2, A3, A5 & A6
A/NE-LK/57	Proposed House (New Territories Exempted House - Small House)	30.7.2010	A2, A3, A5 & A6
A/NE-LK/58	Proposed House (New Territories Exempted House - Small House)	30.7.2010	A2, A3, A5 & A6
A/NE-LK/59	Proposed House (New Territories Exempted House - Small House)	30.7.2010	A2, A3, A5 & A6
A/NE-LK/64	Proposed House (New Territories Exempted House (NTEH) - Small House)	20.5.2011	A2, A3, A5 & A6
A/NE-LK/65	Proposed House (New Territories Exempted House (NTEH) - Small House)	20.5.2011	A2, A3, A5 & A6
A/NE-LK/66	Proposed House (New Territories Exempted House (NTEH) - Small House)	20.5.2011	A2, A3, A5 & A6
A/NE-LK/67	Proposed House (New Territories Exempted House (NTEH) - Small House)	20.5.2011	A2, A3, A5 & A6
A/NE-LK/73* ³	Proposed 2 Houses (New Territories Exempted Houses - Small Houses)	15.6.2012	A2, A3, A5, A6 & A13
A/NE-LK/77* ⁴	Proposed House (New Territories Exempted House - Small House)	1.3.2013	A2, A3 & A5
A/NE-LK/79	Proposed 4 Houses (New Territories Exempted Houses - Small Houses)	19.7.2013	A3, A5 & A7
A/NE- LK/80* ⁵	Proposed House (New Territories Exempted House - Small House)	6.9.2013	A2, A3 & A5
A/NE-LK/83	Proposed House (New Territories Exempted House - Small House)	9.5.2014	A2, A3, A5 & A8
A/NE-LK/84	Proposed House (New Territories Exempted House - Small House)	9.5.2014	A2, A3, A5 & A8
A/NE-LK/85	Proposed House (New Territories Exempted House - Small House)	17.10.2014	A2, A3, A5 & A8
A/NE-LK/86	Proposed House (New Territories Exempted House - Small House)	17.10.2014	A2, A3, A5 & A8
A/NE-LK/88	Proposed House (New Territories Exempted House - Small House)	17.10.2014	A2, A3, A5 & A8
A/NE-LK/89	Proposed House (New Territories Exempted House - Small House)	17.10.2014	A2, A3, A5 & A8

A/NE-LK/90	Proposed House (New Territories Exempted House - Small House)	17.10.2014	A2, A3, A5 & A8
A/NE-LK/91	Proposed House (New Territories Exempted House - Small House)	17.10.2014	A2, A3, A5 & A8
A/NE-LK/94	Proposed House (New Territories Exempted House - Small House)	16.1.2015	A2, A3, A5 & A8
A/NE-LK/95	Proposed House (New Territories Exempted House - Small House)	16.1.2015	A2, A3, A5 & A8
A/NE-LK/106* ³	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A3, A5 & A8
A/NE-LK/107* ³	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A3, A5 & A8
A/NE-LK/109* ¹	Proposed House (New Territories Exempted House - Small House)	10.11.2017	A2, A3, A5 & A8
A/NE-LK/111* ⁴	Proposed House (New Territories Exempted House - Small House)	16.3.2018	A5 & A8
A/NE-LK/112* ⁵	Proposed House (New Territories Exempted House - Small House)	6.4.2018	A2, A5 & A8

Remarks

- *¹: The application no. A/NE-LK/30 involves the same site as the application no. A/NE-LK/109
- *²: The site of application no. A/NE-LK/42 includes the site of the application no. A/NE-LK/48 and A/NE-LK/49
- *³: The site of application no. A/NE-LK/73 includes the site of the application no. A/NE-LK/106 and A/NE-LK/107
- *⁴: The application no. A/NE-LK/77 involves the same site as the application no. A/NE-LK/111
- *⁵: The rejected application no. A/NE-LK/78 and approved application no. A/NE-LK/80 involves the same site as the approved application no. A/NE-LK/112

Approval Conditions:

- A1 The provision of drainage facilities
- A2 The submission and implementation of landscaping proposals
- A3 The commencement clause
- A4 The design and provision of firefighting access, water supplies for firefighting and fire service installations

- A5 The submission and implementation of drainage proposals
- A6 The provision of firefighting access, water supplies for firefighting and fire service installations
- A7 The submission and implementation of tree preservation and landscape proposals
- A8 The provision of septic tank
- A9 The provision of fire services installations
- A10 The provision of fire fighting access to the site
- A11 The design and provision of drainage facilities
- A12 The design and provision of fire-fighting access, water supplies and fire service installations
- A13 The setting back of the application site boundary to avoid encroaching onto the land requirement area under the 'Feasibility Study of Review of Drainage Master Plans in Yuen Long and North District'
- A14 No felling or over-pruning of the trees adjoining the application site
- A15 The submission and implementation of fire-fighting access, water supplies and fire service installation proposals

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE- LK/78* ¹	Proposed House (New Territories Exempted House - Small House)	1.3.2013	R1 & R2
A/NE-LK/108* ²	Proposed House (New Territories Exempted House - Small House)	28.4.2017	R3 – R6
A/NE-LK/110* ²	Proposed House (New Territories Exempted House - Small House)	24.11.2017	R3 – R6
A/NE-LK/114	Proposed House (New Territories Exempted House - Small House)	15.2.2019 (on review)	R1 & R7
A/NE-LK/115	Proposed House (New Territories Exempted House - Small House)	2.11.2018	R1 & R7
A/NE-LK/116	Proposed House (New Territories Exempted House - Small House)	2.11.2018	R1, R7 & R8
A/NE-LK/117	Proposed House (New Territories Exempted House - Small House)	2.11.2018	R1 & R7
A/NE-LK/121	Proposed House (New Territories Exempted House - Small House)	6.9.2019	R1 & R7

Remarks

*¹: The rejected application no. A/NE-LK/78 and approved application no. A/NE-LK/80 involves the same site as the approved application no. A/NE-LK/112

*²: The application no. A/NE-LK/108 involves the same site as the application no. A/NE-LK/110

Rejection Reasons:

R1 The proposed development was not in line with the planning intention of the "Agriculture" zone in the Luk Keng and Wo Hang area which was 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 was no strong planning justification in the submission for a departure from the planning intention.

R2 The proposed development was located in the immediate vicinity of a natural stream. There was insufficient information in the subject application to demonstrate that the proposed development would not cause adverse impact on the stream.

R3 The proposed development was not in line with the planning intention of the "Green Belt" ("GB") zone in the Luk Keng and Wo Hang area which was 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 was a general presumption against development within this zone. There was no strong planning justification in the submission for a departure from the planning intention.

- R4 The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories and Town Planning Board Guidelines No. 10 on 'Application for Development within "GB" Zone under Section 16 of the Town Planning Ordinance' in that the proposed development would involve clearance of vegetation and would affect the existing natural landscape on the surrounding environment.
- R5 Land was still available within the "Village Type Development" zone of Ma Tseuk Leng where land was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for orderly development pattern, efficient use of land and provision of infrastructure and services.
- R6 The approval of the application would set an undesirable precedent for similar applications in the area. The cumulative impacts of approving such applications would result in a general degradation of the environment and landscape quality of the area.
- R7 Land was still available within the "Village Type Development" zone of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster where land was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for orderly development pattern, efficient use of land and provision of infrastructures and services.
- R8 The proposed development did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse drainage impacts on the surrounding areas.

Detailed Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site falls within the village environs of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha & Wo Tong Kong;
- (b) the applicant claimed himself to be the indigenous villager of Ma Tseuk Leng Village of Sha Tau Kok Heung. His eligibility for Small House grant has yet to be ascertained;
- (c) the Site is not covered by any Modification of Tenancy/Building Licence;
- (d) the number of outstanding Small House applications and the number of 10-year Small House demand for the villages concerned are as follows:

Villages	No. of the outstanding Small House applications	No. of 10-year Small House demand*
Sheung Ma Tseuk Leng	52	50
Ha Ma Tseuk Leng		65
Shek Kiu Tau	5	380

* The figures of the 10-year Small House demand forecast were provided by the relevant Indigenous Inhabitant Representatives without any supporting evidence and his office is not in a position to verify the forecasts; and

- (e) the Small House application was made to his office on 29.3.2017;

2. Traffic

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

- (a) she has reservation on the application and advises that Small House 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; and
- (b) notwithstanding the above, the application only involves construction of one Small House. She considers that the application can be tolerated unless it is rejected on other grounds;

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; and
- (b) the 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 of the ProPECC PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person;

4. Landscape

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

- (a) she has some reservations on the application from the landscape planning perspective;
- (b) according to her site record, vegetation within the Site had been cleared and tree debris from vegetation clearance are found within and surrounding the Site. Furthermore, the Site stands alone in the middle of vegetated area and woodland, the potential impact on existing landscape resources arising from associated construction and infrastructure for the proposed development could not be ascertained.; and
- (c) should the application be approved, it would set an undesirable precedent of vegetation clearance prior to planning approval, and would encourage more similar proposal within the area. The cumulative impact of such approval would further degrade the landscape quality of the surrounding environment, in particular the “GB” zone connecting the southeast portion of the Site, which serves as green buffer to the adjacent “V” zone;

5. Drainage

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

- (a) he has no objection to the application from public drainage viewpoint;
- (b) should the applications be approved, a condition should be included to request the applicants to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area; and
- (c) the Sites is in an area where no public sewerage connection is available;

6. Fire Safety

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

- (a) he has no in-principle objection to the application; and
- (b) the applicant is reminded to observe ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal applications referred by LandsD;

7. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) he has no specific comment on the application; and
- (b) for provision of water supply to the development, the applicant may need to extend the

inside services to nearest suitable Government water mains for connection. The applicant should resolve any land matter (such as private lots) associated with the provision of water supply and should be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;

8. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) the agriculture activities are active in the vicinity of the Sites and agricultural infrastructures such as road access and water source are available. The Site can be used for agricultural activities such as open field cultivation, greenhouses etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view; and
- (b) from nature conservation point of view, the Site is currently a vacant land overgrown with weeds of common species and hence he has no strong view on the application;

9. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

he has consulted the locals regarding the application. The Indigenous Inhabitant Representative (IIR) and Resident Representative (RR) of Ma Tseuk Leng Ha objected the application on the grounds that the Site is inaccessible by road; the proposed development would cause environmental impact to the surrounding woodland environment and affect the natural habitats. The incumbent North District Council (NDC) member of subject constituency, the Chairman of Sha Tau Kok District Rural Committee and the IIR of Ma Tseuk Leng Sheung had no comment on the application.

10. Demand and Supply of Small House Site

According to DLO/N, LandsD's records, the total number of outstanding Small House applications of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster is 57 while the 10-year Small House demand forecast for the same village cluster is 495*. According to the latest estimate by PlanD, a total of about 2.3 ha (equivalent to 91 Small House sites) of land are available within the "V" zone of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster for Small House development (**Plan A-2b**). There is insufficient land in the "V" zone of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster to meet the future demand of Small Houses (i.e. about 13.8 ha which is equivalent to 552 Small House sites).

* The number of outstanding Small House application and the number of 10-year Small House demand forecast for Ma Tseuk Leng and Ma Tseuk Leng San Uk Ha are 52 and 115 respectively, whereas that for Shek Kiu Tau are 5 and 380 respectively.

Recommended Advisory Clauses

- (a) to note the comments of CE/C, WSD that for provision of water supply to the development, the applicant may need to extend the inside services to nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and should be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (b) to note the comments of D of FS that the applicant should to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD;
- (c) to note the comments of CE/MN, DSD that the Site is in an area where no public sewerage connection is available;
- (d) to note the advice of DEP 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 of the ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person; and
- (e) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.