

Justification

Proposed Small House on

Lot No. 481S.A ss.3 in D.D. 244, Ho Chung, Sai Kung

1. The applicant, Mr. YAU, Will Pui Hin (丘沛軒先生) is an indigenous villager of Ho Chung Village, Sai Kung who wishes to apply for planning permission to build a proposed house (New Territories Exempted House (NTEH) - Small house on the captioned Lot within the Agriculture (“AGR”) zone under section 16 of the Town Planning Ordinance for his housing needs.
2. Previous Applications
 - (1) The Applicant’s similar Application (Application No. A/SK-HC/222) on the same Lot was approved by RNTPC held on 8.7.2011 and
 - (2) the extension of permission (Application No. A/SK-HC/222-1) was approved by the Director of Planning under the delegated authority of the Board on 8.12.2016 subject to
 - (a) the submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the TPB; and
 - (b) the provision of septic tank, as proposed by the Applicant, at location to the satisfaction of the Director of Lands or of the TPB.

The permission however, was lapsed on 8.2.2021, and after that date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed.

3. No development on the Lot was commenced as the small house grant has not been approved by District Lands Office/Sai Kung, Lands Department. According to the recent correspondence with DLO/SK, the Applicant was informed that his small house application could not be further processed unless the planning permission of the proposed small house development is still valid at the time of the offer letter to be issued by the Lands Department. Copy of the DLO/SK’s letter under ref (81) in DLO/SK 97/SHL/12 dated 15 August 2025 is attached.

4. In this fresh application, the Applicant undertakes (a) the submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the TPB; and (b) the provision of septic tank at the location to the satisfaction of the Director of Lands or the TPB for the proposed development.

5. The proposed development is considered compatible with the rural environment and will be visually un-intrusive to the surrounding. There are small houses close by and it is within the Ho Chung Village Environs. The proposed small house development will not result adverse drainage, sewerage and environmental impacts on the surrounding areas.

6. Applicant's application for Small House grant is already at the advanced stage. Your sympathetic consideration of his application in particular in (d) of the Revised Interim Criteria for Consideration of NTEH/Small House in the New Territories (Promulgated on 7.9.2007) is sought.

Thank you.

Thomas Tsang Surveyors Limited

January 2026