

**Relevant Interim Criteria for Consideration of Application for
New Territories Exempted House (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 recognised 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.

**Similar S.16 Applications for Proposed House
(New Territories Exempted House – Small House)
within/straddling the “Agriculture” Zone in the Vicinity of the Application Site
on the Approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19**

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/238	Proposed House (New Territories Exempted House (NTEH) – Small House)	12.7.2002
A/NE-LYT/240	Proposed House (NTEH – Small House)	13.9.2002
A/NE-LYT/242	Proposed House (NTEH – Small House)	13.9.2002
A/NE-LYT/367	Proposed House (NTEH – Small House)	12.10.2007
A/NE-LYT/407	Proposed House (NTEH – Small House)	29.1.2010
A/NE-LYT/473 ^[1]	Proposed House (NTEH – Small House)	24.8.2012
A/NE-LYT/474 ^[2]	Proposed House (NTEH – Small House)	24.8.2012
A/NE-LYT/475 ^[3]	Proposed House (NTEH – Small House)	24.8.2012
A/NE-LYT/476 ^[4]	Proposed House (NTEH – Small House)	24.8.2012
A/NE-LYT/478 ^[5]	Proposed House (NTEH – Small House)	24.8.2012
A/NE-LYT/479 ^[6]	Proposed House (NTEH – Small House)	24.8.2012
A/NE-LYT/480 ^[7]	Proposed House (NTEH – Small House)	24.8.2012
A/NE-LYT/481 ^[8]	Proposed House (NTEH – Small House)	7.9.2012
A/NE-LYT/482 ^[9]	Proposed House (NTEH – Small House)	7.9.2012
A/NE-LYT/483 ^[10]	Proposed House (NTEH – Small House)	7.9.2012

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/484 ^[11]	Proposed House (NTEH – Small House)	7.9.2012
A/NE-LYT/485 ^[12]	Proposed House (NTEH – Small House)	7.9.2012
A/NE-LYT/486 ^[13]	Proposed House (NTEH – Small House)	7.9.2012
A/NE-LYT/494	Proposed House (NTEH – Small House)	21.12.2012
A/NE-LYT/512 ^[14]	Proposed Three Houses (NTEHs – Small Houses)	5.7.2013
A/NE-LYT/513	Proposed House (NTEH – Small House)	6.9.2013
A/NE-LYT/514	Proposed House (NTEH – Small House)	6.9.2013
A/NE-LYT/515	Proposed House (NTEH – Small House)	19.7.2013
A/NE-LYT/545 ^[15]	Proposed Three Houses (NTEHs – Small Houses)	22.8.2014
A/NE-LYT/557 ^[16]	Proposed Four Houses (NTEHs – Small Houses)	16.1.2015
A/NE-LYT/583 ^[17]	Proposed Two Houses (NTEHs – Small Houses)	18.12.2015
A/NE-LYT/592 ^[18]	Proposed House (NTEH – Small House)	10.6.2016
A/NE-LYT/600 ^[19]	Proposed House (NTEH – Small House)	14.9.2016
A/NE-LYT/604 ^[2]	Proposed House (NTEH – Small House)	17.2.2017
A/NE-LYT/605 ^[7]	Proposed House (NTEH – Small House)	17.2.2017
A/NE-LYT/606 ^[6]	Proposed House (NTEH – Small House)	17.2.2017
A/NE-LYT/607 ^[5]	Proposed House (NTEH – Small House)	17.2.2017
A/NE-LYT/608 ^[11]	Proposed House (NTEH – Small House)	17.2.2017

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/609 ^[10]	Proposed House (NTEH – Small House)	17.2.2017
A/NE-LYT/610 ^[9]	Proposed House (NTEH – Small House)	17.2.2017
A/NE-LYT/611 ^[8]	Proposed House (NTEH – Small House)	17.2.2017
A/NE-LYT/612 ^[13]	Proposed House (NTEH – Small House)	17.2.2017
A/NE-LYT/613 ^[12]	Proposed House (NTEH – Small House)	17.2.2017
A/NE-LYT/614 ^[1]	Proposed House (NTEH – Small House)	17.2.2017
A/NE-LYT/615 ^[4]	Proposed House (NTEH – Small House)	17.2.2017
A/NE-LYT/616 ^[3]	Proposed House (NTEH – Small House)	17.2.2017
A/NE-LYT/629 ^[20]	Proposed House (NTEH – Small House)	23.6.2017
A/NE-LYT/630	Proposed House (NTEH – Small House)	23.6.2017
A/NE-LYT/638 ^[14]	Proposed Three Houses (NTEHs – Small Houses)	8.12.2017
A/NE-LYT/644	Proposed House (NTEH – Small House)	26.1.2018
A/NE-LYT/665 ^[15]	Proposed House (NTEH – Small House)	5.10.2018
A/NE-LYT/666 ^[15]	Proposed House (NTEH – Small House)	6.7.2018
A/NE-LYT/667 ^[15]	Proposed House (NTEH – Small House)	6.7.2018
A/NE-LYT/715	Proposed House (NTEH – Small House)	29.11.2019
A/NE-LYT/716	Proposed House (NTEH – Small House)	29.11.2019
A/NE-LYT/727	Proposed House (NTEH – Small House)	1.9.2020

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/769 ^[18]	Proposed House (NTEH – Small House)	23.9.2022
A/NE-LYT/787 ^[16]	Proposed Four Houses (NTEHs – Small Houses)	13.1.2023
A/NE-LYT/808 ^[17]	Proposed Two Houses (NTEHs – Small Houses)	27.10.2023
A/NE-LYT/831 ^[19]	Proposed House (NTEH – Small House)	19.7.2024

Remarks

- ^[1] Applications No. A/NE-LYT/473 & 614 are at the same location.
- ^[2] Applications No. A/NE-LYT/474 & 604 are at the same location.
- ^[3] Applications No. A/NE-LYT/475 & 616 are at the same location.
- ^[4] Applications No. A/NE-LYT/476 & 615 are at the same location.
- ^[5] Applications No. A/NE-LYT/478 & 607 are at the same location.
- ^[6] Applications No. A/NE-LYT/479 & 606 are at the same location.
- ^[7] Applications No. A/NE-LYT/480 & 605 are at the same location.
- ^[8] Applications No. A/NE-LYT/481 & 611 are at the same location.
- ^[9] Applications No. A/NE-LYT/482 & 610 are at the same location.
- ^[10] Applications No. A/NE-LYT/483 & A/NE-LYT/609 are at the same location.
- ^[11] Applications No. A/NE-LYT/484 & A/NE-LYT/608 are at the same location.
- ^[12] Applications No. A/NE-LYT/485 & A/NE-LYT/613 are at the same location.
- ^[13] Applications No. A/NE-LYT/486 & A/NE-LYT/612 are at the same location.
- ^[14] Applications No. A/NE-LYT/512 & A/NE-LYT/638 are at the same location.
- ^[15] Applications No. A/NE-LYT/545 covers A/NE-LYT/665, 666 & 667.
- ^[16] Applications No. A/NE-LYT/557 & 787 are at the same location.
- ^[17] Applications No. A/NE-LYT/583 & 808 are at the same location.
- ^[18] Applications No. A/NE-LYT/592 & 769 are at the same location.
- ^[19] Applications No. A/NE-LYT/600 & 831 are at the same location.
- ^[20] Applications No. A/NE-LYT/629 & 821 are at the same location.

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LYT/417	Proposed House (NTEH – Small House)	19.3.2010	R1 to R3
A/NE-LYT/440	Proposed House (NTEH – Small House)	9.9.2011 [on review]	R4 and R5
A/NE-LYT/642	Proposed House (NTEH – Small House)	22.12.2017	R4, R6 and R7
A/NE-LYT/821 ^[20]	Proposed House (NTEH – Small House)	31.5.2024 [on review] 30.12.2025 [dismissed by the Town Planning Appeal Board]	R7 and R8
A/NE-LYT/847	Proposed House (NTEH – Small House)	26.9.2025 [on review]	R7 to R9
A/NE-LYT/870	Proposed House (NTEH – Small House)	17.4.2026	R6 and R7

Remarks

^[20] Applications No. A/NE-LYT/629 & 821 are at the same location.

Rejection Reasons:

- R1 The application did not comply with the ‘Interim Criteria for Consideration of Application for NTEH/Small House in New Territories’ (the Interim Criteria) as the footprint of the proposed Small House largely fell outside the village ‘environs’ (‘VE’) of the Kan Tau Tsuen and there was no shortage of land in meeting the demand for Small House development in the “Village Type Development” (‘V’) zone of the village.
- R2 Small House should be developed within the “V” zone so as to ensure an orderly development pattern, efficient use of land and provision of infrastructure and services.
- R3 Approval of the application which did not comply with the Interim Criteria might set an undesirable precedent for other similar applications in the “Agriculture” (‘AGR’) zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- R4 The application did not comply with the Interim Criteria in that the entire or more than 50% of the footprint of the proposed Small House fell outside the ‘VE’ and ‘V’ zone of Kan Tau Tsuen.

- R5 Approval of the application which did not comply with the Interim Criteria would set an undesirable precedent for other similar applications within the “AGR” zone. The cumulative effect of approving such similar applications would cause adverse landscape impacts to the area.
- R6 The proposed development was not in line with the planning intention of the “AGR” zone, 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.
- R7 Land was still available within the “V” zone of Kan Tau Tsuen which 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 more orderly development pattern, efficient use of land and provision of infrastructure and services.
- R8 The proposed development was not in line with the planning intention of the “AGR” zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended 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. The application site was not considered an infill site among existing NTEHs/Small Houses, nor was the processing of the Small House grant at an advance stage.
- R9 The proposed development was not in line with the Interim Criteria in that the application site was not considered an infill site among existing NTEHs/Small Houses, nor was the processing of the Small House grant at an advance stage.

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) falls within the village 'environs' ('VE') of Kan Tau Tsuen;
- the Small House grant application was received on 20.6.2025 but was rejected on 19.8.2025 as there is no valid planning approval from the Town Planning Board. The applicant claimed himself as indigenous villager of Kan Tau Tsuen, Fanling Heung. His eligibility for Small House grant is yet to be ascertained;
- the Site is Old Schedule Agricultural Lots held under Block Government Lease; and
- the Site is not covered by any Modification of Tenancy/Building Licence.

2. Traffic

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

- no objection to the application from traffic perspective;
- as the application only involves construction of one Small House at the Site, she considers that the application can be tolerated on traffic ground;
- although additional traffic generated by the proposed development is not expected to be significant, the permission of development outside the "Village Type Development" zone will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact has to be reviewed on case-by-case basis in the future; and
- her advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- in view of the small scale of the proposed development, the application is unlikely to cause major pollution; and
- his advisory comments are at **Appendix V**.

4. Drainage

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

- no objection to the application from public drainage perspective;
- the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development; and
- her advisory comments are at **Appendix V**.

5. Fire Safety

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

- no objection in principle to the application at this stage provided that the proposed Small House would not encroach on any existing Emergency Vehicular Access (EVA) or planned EVA under application in accordance with LandsD's record; and
- his advisory comments are at **Appendix V**.

6. Landscape

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

- no adverse comment on the applications from landscape planning perspective;
- based on the aerial photo taken in 2025, the Site is located in an area of rural inland plain landscape character comprising village houses, farmlands, warehouses, temporary structures, vegetated areas and tree clusters (**Plan A-3**). The proposed development is considered not entirely incompatible with the surrounding environment;
- based on the site photos taken on 10.3.2026, the Site is fenced-off and occupied by construction waste (**Plan A-4**). According to the site visit, self-seeded vegetation, some common species and no distinctive landscape resources were observed within the Site;
- according to the landscape planting plan, a planting area with four *Litchi chinensis* (荔枝) and shrubs is proposed within the Site. In view of the above, significant adverse impact arising from the proposed development is not anticipated; and
- her advisory comments are at **Appendix V**.

7. **Agriculture**

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

- does not support the application from agriculture perspective as the Site possesses potential for agricultural rehabilitation. There are agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses and plant nurseries.

8. **Water Supplies**

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

- no objection to the application; and
- his advisory comments are at **Appendix V**.

9. **Electricity Supply Safety**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no particular comment on the application from electricity supply safety perspective; and
- his advisory comments are at **Appendix V**.

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

According to the DLO/N, LandsD's records, the total number of outstanding Small House applications for Kan Tau Tsuen is 30 while the 10-year Small House demand is 130. Based on the latest estimate by PlanD, about 1.68ha (equivalent to about 67 Small House sites) of land are available within the "V" zone of Kan Tau Tsuen. There is insufficient land in the "V" zone of Kan Tau Tsuen to meet the future demand of land for Small House development (i.e. about 4ha of land which is equivalent to 160 Small House sites).

11. **Other Departments**

The following government departments have no objection to or no comment on the application:

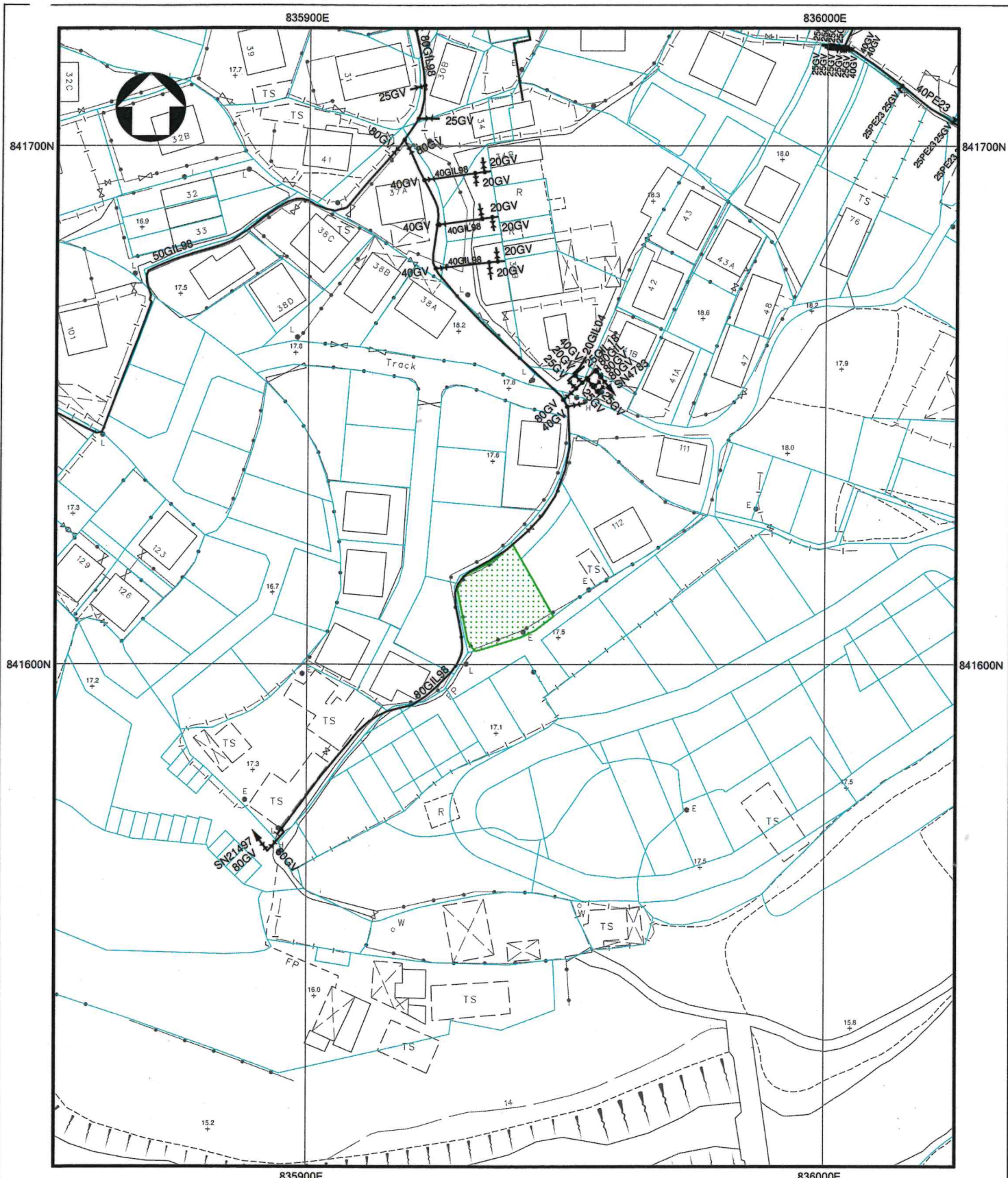
- (a) District Officer (North), Home Affairs Department (DO(N), HAD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD).

Recommended Advisory Clauses



- (a) to note the comments of the Commissioner for Transport (C for T) that the local village access leading to the application (the Site) from Sha Tau Kok Road – Ma Mei Ha is not managed by the Transport Department. The applicant should seek consent from relevant land owners and maintenance authorities on the use of the local village access where necessary;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection (DEP) that septic tank and soakaway system are acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person (AP);
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development;
 - (ii) adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas; and
 - (iii) the applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should ensure that the flow from the Site will not overload the existing drainage system;
- (e) to note the comments of the Director of Fire Services (D of FS) that the applicant should observe “New Territories Exempted Houses – A Guide to Fire Safety Requirements”, which is administrated by the Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application via LandsD;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains inside the Site may be affected as shown in the Fresh Water Mains Record Plan (**Attachment**). The applicant is required to either divert or protect the water mains found on the Site;
 - (ii) if diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the Site to lie in Government Land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant, and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;
- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and

- (i) 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 permissions from the Town Planning Board where required before carrying out the road works.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

 PRIVATE LOT BOUNDARY (FOR REF. ONLY)


PART COPY OF FRESH WATER MAINS RECORD PLAN(S)		
W67880/3-SW-4B & 5A		
FILE REF: (7) IN WSD/M/SP 3051/439/88S/00 PT.1		
REF. CODE: 14W26M	SHEET 1 OF 1	SCALE 1:1000



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-LYT/871

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強建築

簽署 Signature



日期 Date

2026.3.31

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
 寄件日期: 2026年04月15日星期三 2:13
 收件者: tpbpd/PLAND
 主旨: A/NE-LYT/871 DD 76 Kan Tau Tsuen
 類別: Internet Email

A/NE-LYT/871

Lot 1587 S.A ss.1 S.A in D.D. 76, Kan Tau Tsuen, Fanling

Site are: About 231.86sq.m

Zoning: "Agriculture"

Applied development: NET House

Dear TPB Members,

Strong Objections. No history of previous approval.

Land is still available within the "Village Type Development" ("V") zone of Kan Tau Tsuen which is primarily intended for SH development. It is considered more appropriate to concentrate the proposed SH development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

TPB members must not be swayed into approving all fresh applications for NET houses in response to the recent Appeal Board decision as this was based on specific conditions related to the location in question.

The application should be rejected.

Mary Mulvihill