

**Relevant Interim Criteria for Consideration of Application for  
New Territories Exempted House (NTEH)/Small House in New Territories**  
**(Revised 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 Applications at the Application Sites**

**Approved Applications**

*Application No. A/SK-HC/373:*

| <b>Application No.</b> | <b>Proposed Use</b>   | <b>Date of Consideration</b> | <b>Approval Conditions</b> |
|------------------------|---|------------------------------|----------------------------|
| A/SK-HC/215            | Proposed House (New Territories Exempted House – Small House) | 1.6.2012                     | (1) and (2)                |

**Notes**

Application No. A/SK-HC/215-1 extension of time approval lapsed on 2.6.2020.

**Approval Conditions**

- (1) submission and implementation of landscape proposal
- (2) provision of fire-fighting access, water supplies and fire service installations

*Application No. A/SK-HC/374:*

| <b>Application No.</b> | <b>Proposed Use</b>   | <b>Date of Consideration</b> | <b>Approval Condition(s)</b> |
|------------------------|---|------------------------------|------------------------------|
| A/SK-HC/196            | Proposed House (New Territories Exempted House – Small House) | 8.7.2011                     | (1) and (2)                  |
| A/SK-HC/314            | Proposed House (New Territories Exempted House – Small House) | 2.8.2019                     | (3)                          |

**Notes**

Application No. A/SK-HC/196-1 extension of time approval lapsed on 9.7.2019.

Application No. A/SK-HC/314 approval lapsed on 3.8.2023.

**Approval Condition(s)**

- (1) submission and implementation of landscape proposal
- (2) provision of fire-fighting access, water supplies and fire service installations
- (3) provision of septic tank as proposed by the applicant

*Application No. A/SK-HC/375:*

| <b>Application No.</b> | <b>Proposed Use</b>   | <b>Date of Consideration</b> | <b>Approval Condition</b> |
|------------------------|---|------------------------------|---------------------------|
| A/SK-HC/222            | Proposed House (New Territories Exempted House – Small House) | 8.2.2013                     | (1)                       |

Notes

Application No. A/SK-HC/222-1 extension of time approval lapsed on 9.2.2021.

Approval Condition

(1) submission and implementation of landscape proposal

**Similar Planning Applications for  
Proposed House (New Territories Exempted House (NTEH) - Small House)  
Within/Straddling the Subject “Agriculture” (“AGR”) Zone  
on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/13**

**Approved Applications**

|     | <b>Application No.</b> | <b>Proposed Development(s)</b>             | <b>Zoning(s)</b> | <b>Date of Consideration</b> | <b>Approval Condition(s)</b> |
|-----|------------------------|--|------------------|------------------------------|------------------------------|
| 1.  | A/SK-HC/150            | Proposed House (NTEH - Small House)        | “AGR”            | 28.9.2007                    | (a), (b) and (c)             |
| 2.  | A/SK-HC/151            | Proposed Two Houses (NTEHs - Small Houses) | “AGR”            | 28.9.2007                    | (a), (b) and (c)             |
| 3.  | A/SK-HC/153            | Proposed Two Houses (NTEHs - Small Houses) | “AGR”            | 12.10.2007                   | (a) and (b)                  |
| 4.  | A/SK-HC/154            | Proposed Two Houses (NTEHs - Small Houses) | “AGR”            | 2.11.2007                    | (a) and (c)                  |
| 5.  | A/SK-HC/155            | Proposed Two Houses (NTEHs - Small Houses) | “AGR”            | 2.11.2007                    | (a) and (c)                  |
| 6.  | A/SK-HC/156            | Proposed Two Houses (NTEHs - Small Houses) | “AGR”            | 16.11.2007                   | (c)                          |
| 7.  | A/SK-HC/158            | Proposed Two Houses (NTEHs - Small Houses) | “AGR”            | 7.3.2008                     | (a), (b) and (c)             |
| 8.  | A/SK-HC/159            | Proposed House (NTEH - Small House)        | “AGR”            | 7.3.2008                     | (a), (b) and (c)             |
| 9.  | A/SK-HC/162            | Proposed House (NTEH - Small House)        | “AGR”            | 20.6.2008                    | (a), (b) and (c)             |
| 10. | A/SK-HC/164            | Proposed House (NTEH - Small House)        | “AGR”            | 19.9.2008                    | (b) and (c)                  |
| 11. | A/SK-HC/166            | Proposed House (NTEH - Small House)        | “AGR”            | 7.11.2008                    | (a), (b) and (c)             |
| 12. | A/SK-HC/167            | Proposed House (NTEH - Small House)        | “AGR”            | 7.11.2008                    | (a), (b) and (c)             |
| 13. | A/SK-HC/171            | Proposed House (NTEH - Small House)        | “AGR”            | 6.11.2009                    | (b) and (c)                  |
| 14. | A/SK-HC/172            | Proposed House (NTEH - Small House)        | “AGR”            | 6.11.2009                    | (b) and (c)                  |
| 15. | A/SK-HC/173            | Proposed House (NTEH - Small House)        | “AGR”            | 20.11.2009                   | (b) and (c)                  |
| 16. | A/SK-HC/179            | Proposed House (NTEH - Small House)        | “AGR”            | 23.4.2010                    | (b)                          |
| 17. | A/SK-HC/183            | Proposed House (NTEH - Small House)        | “AGR”            | 12.11.2010                   | (b) and (c)                  |
| 18. | A/SK-HC/184            | Proposed House (NTEH - Small House)        | “AGR”            | 24.9.2010                    | (b) and (c)                  |
| 19. | A/SK-HC/194            | Proposed House (NTEH - Small House)        | “AGR”            | 8.7.2011                     | (b) and (c)                  |

|     | <b>Application No.</b> | <b>Proposed Development(s)</b>              | <b>Zoning(s)</b> | <b>Date of Consideration</b> | <b>Approval Condition(s)</b> |
|-----|------------------------|---|------------------|------------------------------|------------------------------|
| 20. | A/SK-HC/195            | Proposed House (NTEH - Small House)         | “AGR”            | 8.7.2011                     | (b) and (c)                  |
| 21. | A/SK-HC/198            | Proposed House (NTEH - Small House)         | “AGR”            | 5.8.2011                     | (b) and (c)                  |
| 22. | A/SK-HC/199            | Proposed House (NTEH - Small House)         | “AGR”            | 5.8.2011                     | (b) and (c)                  |
| 23. | A/SK-HC/200            | Proposed House (NTEH - Small House)         | “AGR” and “V”    | 5.8.2011                     | (b) and (c)                  |
| 24. | A/SK-HC/201            | Proposed House (NTEH - Small House)         | “AGR”            | 19.8.2011                    | (b) and (c)                  |
| 25. | A/SK-HC/202            | Proposed House (NTEH - Small House)         | “AGR”            | 19.8.2011                    | (b) and (c)                  |
| 26. | A/SK-HC/203            | Proposed House (NTEH - Small House)         | “AGR”            | 2.9.2011                     | (b) and (c)                  |
| 27. | A/SK-HC/206            | Proposed House (NTEH - Small House)         | “AGR”            | 20.1.2012                    | (b) and (c)                  |
| 28. | A/SK-HC/207            | Proposed House (NTEH - Small House)         | “AGR”            | 10.2.2012                    | (b) and (c)                  |
| 29. | A/SK-HC/208            | Proposed Two Houses (NTEHs - Small Houses)  | “AGR”            | 24.2.2012                    | (b) and (c)                  |
| 30. | A/SK-HC/209            | Proposed House (NTEH - Small House)         | “AGR”            | 30.3.2012                    | (b) and (c)                  |
| 31. | A/SK-HC/210            | Proposed Two Houses (NTEHs - Small Houses)  | “AGR”            | 20.4.2012                    | (b) and (c)                  |
| 32. | A/SK-HC/211            | Proposed House (NTEH - Small House)         | “AGR”            | 18.5.2012                    | (b) and (c)                  |
| 33. | A/SK-HC/212            | Proposed House (NTEH - Small House)         | “AGR”            | 18.5.2012                    | (b) and (c)                  |
| 34. | A/SK-HC/214            | Proposed House (NTEH - Small House)         | “AGR”            | 1.6.2012                     | (b) and (c)                  |
| 35. | A/SK-HC/217            | Proposed House (NTEH - Small House)         | “AGR”            | 7.9.2012                     | (b)                          |
| 36. | A/SK-HC/218            | Proposed House (NTEH - Small House)         | “AGR”            | 21.9.2012                    | (b) and (c)                  |
| 37. | A/SK-HC/228            | Proposed House (NTEH - Small House)         | “AGR”            | 3.1.2014                     | (c)                          |
| 38. | A/SK-HC/229            | Proposed House (NTEH - Small House)         | “AGR”            | 3.1.2014                     | (c)                          |
| 39. | A/SK-HC/230            | Proposed House (NTEH - Small House)         | “AGR”            | 7.3.2014                     | (c)                          |
| 40. | A/SK-HC/237            | Proposed Four Houses (NTEHs - Small Houses) | “AGR”            | 14.11.2014                   | (c) and (d)                  |
| 41. | A/SK-HC/238            | Proposed Four Houses (NTEHs - Small Houses) | “AGR”            | 12.12.2014                   | (c) and (d)                  |

|     | <b>Application No.</b> | <b>Proposed Development(s)</b>                | <b>Zoning(s)</b> | <b>Date of Consideration</b> | <b>Approval Condition(s)</b> |
|-----|------------------------|---|------------------|------------------------------|------------------------------|
| 42. | A/SK-HC/240            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 16.1.2015                    | (c) and (d)                  |
| 43. | A/SK-HC/243            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 5.6.2015                     | (c) and (d)                  |
| 44. | A/SK-HC/246            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 21.8.2015                    | (c) and (d)                  |
| 45. | A/SK-HC/254            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 8.1.2016                     | (d)                          |
| 46. | A/SK-HC/255            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 8.1.2016                     | (d)                          |
| 47. | A/SK-HC/258            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 12.8.2016                    | (d)                          |
| 48. | A/SK-HC/259            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 12.8.2016                    | (d)                          |
| 49. | A/SK-HC/260            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 12.8.2016                    | (d)                          |
| 50. | A/SK-HC/261            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 12.8.2016                    | (d)                          |
| 51. | A/SK-HC/263            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 30.9.2016                    | (d)                          |
| 52. | A/SK-HC/267            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 12.5.2017                    | (d)                          |
| 53. | A/SK-HC/268            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 12.5.2017                    | (d)                          |
| 54. | A/SK-HC/270            | Proposed House<br>(NTEH – Small House)        | “AGR”            | 25.8.2017                    | (c) and (d)                  |
| 55. | A/SK-HC/272            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 27.10.2017                   | (c) and (d)                  |
| 56. | A/SK-HC/273            | Proposed Two Houses<br>(NTEHs - Small Houses) | “AGR”            | 27.10.2017                   | (c) and (d)                  |
| 57. | A/SK-HC/274            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 27.10.2017                   | (c) and (d)                  |
| 58. | A/SK-HC/275            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 27.10.2017                   | (d)                          |
| 59. | A/SK-HC/276            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 27.10.2017                   | (d)                          |
| 60. | A/SK-HC/277            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 27.10.2017                   | (c) and (d)                  |
| 61. | A/SK-HC/280            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 22.12.2017                   | (d)                          |
| 62. | A/SK-HC/293            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 6.7.2018                     | (d)                          |
| 63. | A/SK-HC/294            | Proposed House<br>(NTEH - Small House)        | “AGR”            | 6.7.2018                     | (d)                          |

|     | <b>Application No.</b> | <b>Proposed Development(s)</b>                  | <b>Zoning(s)</b> | <b>Date of Consideration</b> | <b>Approval Condition(s)</b> |
|-----|------------------------|---|------------------|------------------------------|------------------------------|
| 64. | A/SK-HC/305            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 17.5.2019                    | (d)                          |
| 65. | A/SK-HC/311            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 19.7.2019                    | (d)                          |
| 66. | A/SK-HC/312            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 2.8.2019                     | (d)                          |
| 67. | A/SK-HC/313            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 2.8.2019                     | (d)                          |
| 68. | A/SK-HC/315            | Proposed House<br>(NTEH - Small House)          | “AGR”<br>and “V” | 20.9.2019                    | (d)                          |
| 69. | A/SK-HC/322            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 6.11.2020                    | (d)                          |
| 70. | A/SK-HC/324            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 26.3.2021                    | (d)                          |
| 71. | A/SK-HC/325            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 24.9.2021                    | (d)                          |
| 72. | A/SK-HC/331            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 24.9.2021                    | (d)                          |
| 73. | A/SK-HC/334            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 18.2.2022                    | -                            |
| 74. | A/SK-HC/335            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 18.2.2022                    | -                            |
| 75. | A/SK-HC/337            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 18.3.2022                    | -                            |
| 76. | A/SK-HC/341            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 14.7.2023                    | -                            |
| 77. | A/SK-HC/367            | Proposed Three Houses<br>(NTEHs - Small Houses) | “AGR”            | 4.7.2025                     | -                            |
| 78. | A/SK-HC/368            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 2.5.2025                     | -                            |
| 79. | A/SK-HC/369            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 7.11.2025                    | -                            |
| 80. | A/SK-HC/371            | Proposed House<br>(NTEH - Small House)          | “AGR”            | 27.3.2026                    | -                            |

Approval Condition(s)

- (a) The submission of an archaeological survey before the commencement of any construction works and rescue excavation should be undertaken should archaeological remains be found
- (b) The provision of fire-fighting access, water supplies for fire-fighting and fire service installations
- (c) The submission and implementation of a landscape proposal
- (d) The provision of septic tank as proposed by the applicant

## Rejected Applications

|    | <b>Application No.</b> | <b>Proposed Development(s)</b>             | <b>Zoning</b> | <b>Date of Consideration</b> | <b>Rejection Reason(s)</b> |
|----|------------------------|--|---------------|------------------------------|----------------------------|
| 1. | A/SK-HC/165            | Proposed House (NTEH - Small House)        | “AGR”         | 20.2.2009                    | (1) and (2)                |
| 2. | A/SK-HC/174            | Proposed House (NTEH - Small House)        | “AGR”         | 18.12.2009                   | (1), (3) and (4)           |
| 3. | A/SK-HC/190            | Proposed Two Houses (NTEHs - Small Houses) | “AGR”         | 6.5.2011                     | (1)                        |
| 4. | A/SK-HC/204            | Proposed House (NTEH - Small House)        | “AGR”         | 18.11.2011                   | (1) and (5)                |
| 5. | A/SK-HC/290            | Proposed House (NTEH - Small House)        | “AGR”         | 15.6.2018                    | (1), (3) and (5)           |
| 6. | A/SK-HC/357            | Proposed House (NTEH - Small House)        | “AGR”         | 20.12.2024                   | (3) and (6)                |
| 7. | A/SK-HC/358            | Proposed House (NTEH - Small House)        | “AGR”         | 20.12.2024                   | (3) and (6)                |
| 8. | A/SK-HC/359            | Proposed House (NTEH - Small House)        | “AGR”         | 20.12.2024                   | (3) and (6)                |

### Rejection Reason(s)

- (1) The application did not comply with the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories in that the applicant fails to demonstrate that the proposed development, located close to a stream course and/or within the water gathering ground, would not cause adverse impact on the water quality of the area.
- (2) 11kV high voltage overhead lines were located within the application site. There was insufficient information to demonstrate that alternative site(s) were available for diversion or replacement of the overhead power lines prior to granting planning approval. No feasible solution had been provided to address the concerns on electrical safety and electricity supply issues.
- (3) The proposed development was not in line with the planning intention of the “AGR” zone which was 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 such planning intention.
- (4) The cumulative impact of approving NTEH development in “AGR” zone might have adverse traffic impact on the local road network.
- (5) The approval of the application would set an undesirable precedent for other similar applications within the water gathering grounds in the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the water quality of the area.
- (6) Land was still available within the “Village Type Development” (“V”) zone of Ho Chung which is primarily for Small House development. It was considered more appropriate to concentrate the proposed Small House developments within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructures and services.

**Government Departments' General Comments**

**1. Land Administration**

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

- (a) no objection to the applications;
- (b) the Sites are within the village 'environs' ('VE') of Ho Chung;
- (c) as advised by the Indigenous Inhabitant Representative (IIR) of Ho Chung, the 10-year (2020-2029) Small House demand forecast for Ho Chung (including Nam Pin Wai) is 480. However, his office is not in a position to verify the forecast;
- (d) the numbers of outstanding Small House applications in Ho Chung (including Nam Pin Wai) falling within "Village Type Development" ("V") zone and outside "V" zone are 40 and 29 respectively;
- (e) the number of approved applications for rebuilding New Territories Exempted House (NTEH) within the 'VE' of Ho Chung (including Nam Pin Wai) but that the rebuilding of such NTEH has not yet been completed is 4;
- (f) the applicants of applications No. A/SK-HC/373 and 374 were certified as indigenous villagers of Ho Chung by the IIR of Ho Chung whereas the applicant of application No. A/SK-HC/375 was certified as an indigenous villager of Nam Wai by the IIR of Nam Wai; and
- (g) if the planning applications are approved, the applicants shall apply to his office for Small House grants at the application sites (the Sites). The Small House applications will be considered by the Government in its capacity as a landlord and there is no guarantee that they will eventually be approved.

**2. Traffic**

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

- (a) the proposed Small House development should be confined within the "V" zone as far as possible. Although additional traffic generated by the proposed developments are not expected to be significant, the proposed Small House developments 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 subject applications only involve development of one Small House at each of the Site and his office considers that the applications can be tolerated on traffic grounds.

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

No comment on the applications from highway maintenance point of view as the access road

leading to the Sites is not maintained by his office.

### 3. **Drainage**

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

- (a) no comment on the applications;
- (b) there is no public stormwater drainage system adjacent to the concerned area; and
- (c) the advisory comments are detailed at **Appendix VI**.

### 4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) in view of the nature and scale of the proposed developments, the applications alone are unlikely to cause major pollution; and
- (b) the advisory comments are detailed at **Appendix VI**.

### 5. **Agriculture**

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

- (a) the applications are not supported from agricultural perspective as the Sites possess potential for agricultural rehabilitation; and
- (b) the Sites fall within the “Agriculture” zone and are generally vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.

### 6. **Fire Safety**

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

- (a) no objection in-principle to the applications provided that the proposed houses would not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD’s record; and
- (b) the advisory comments are detailed at **Appendix VI**.

### 7. **Demand and Supply of Small House Sites**

According to DLO/SK, LandsD, the number of outstanding Small House applications in Ho Chung is 69, while the 10-year Small House demand forecast for the village is 480 (2020-2029) as advised by the IIR of Ho Chung. According to the latest estimate by PlanD, it is estimated that about 3.54ha of land (equivalent to about 141 Small House sites) is available within the “V” zone of Ho

Chung. Therefore, the land available in the “V” zone of Ho Chung cannot fully meet the future Small House demand for 549 Small House sites.

**Recommended Advisory Clauses**

- (a) to note the comments of the Director of Environmental Protection that the design and construction of the proposed septic tank and soakaway system shall follow the requirements of the Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person;
- (b) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD) that the drainage works within the lot boundary should be constructed and maintained by lot owner at their own expense; and
- (c) to note the comments of the Director of Fire Services that the “New Territories Exempted Houses – A Guide to Fire Safety Requirements”, which is administered by the Lands Department (LandsD) should be observed. Detailed fire safety requirements will be formulated upon receipt of formal applications via LandsD.

Urgent Return receipt Expand Group Restricted Prevent Copy

**tpbpd/PLAND**

---

寄件者: [REDACTED]  
寄件日期: 2026年04月21日星期二 21:37  
收件者: tpbpd/PLAND  
主旨: A/SK-HC/373 / 373 / 375 DD 244 Ho Chung  
類別: Internet Email

**A/SK-HC/373**

Lot 481 S.A ss.2 in D.D. 244, Ho Chung, Sai Kung

Site area: About 163.5sq.m

Zoning: "Agriculture"

Applied development: NET House

215 Approved 1 June 2022. One extension. Expired 1 June 2020

**A/SK-HC/374**

Lot 481 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung

Site area: About 173.2sq.m

Zoning: "Agriculture"

Applied development: NET House

314 Approved 2 Aug 2019. No extension. Expired 2 Aug 2023

**A/SK-HC/375**

Lot 481 S.A ss.3 in D.D. 244, Ho Chung, Sai Kung

Site area: About 180.8sq.m

Zoning: "Agriculture" and "VTD"

Applied development: NET House

Urgent Return receipt Expand Group Restricted Prevent Copy  
222 Approved 8 Feb 2039. One extension. Expired 8 Feb 2021

Dear TPB Members,

Strong Objections. The previous approvals all lapsed some time ago so all three should be considered as fresh applications and subject to recent policy with regard to containing the footprint of NT villages.

Moreover, the board has recently approved a number of private developments on 'V' in Ho Chung on the basis that there is sufficient land with the 'V' zones to meet foreseeable demand.

Applications should be considered with consistency

Mary Mulvihill