

**Relevant Revised 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 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) 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

Approved Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/100 ¹	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.1.2017
A/NE-PK/113 ²	Proposed House (NTEH) - Small House	3.3.2017
A/NE-PK/157 ²	Proposed House (NTEH) - Small House	14.1.2022

Remarks:

¹: Previous case of Application No. A/NE-PK/232

²: Previous case of Application No. A/NE-PK/231

Similar Applications

Approved Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/17	Proposed House (New Territories Exempted House (NTEH) - Small House)	1.6.2001
A/NE-PK/20 ¹	Proposed House (NTEH - Small House)	25.1.2002
A/NE-PK/21 ²	Proposed House (NTEH - Small House)	15.3.2002
A/NE-PK/23	Proposed House (NTEH - Small House)	19.12.2003
A/NE-PK/25 ²	Proposed House (NTEH - Small House)	23.9.2005
A/NE-PK/26 ¹	Proposed House (NTEH - Small House)	23.9.2005
A/NE-PK/29	Proposed House (NTEH - Small House)	21.10.2011
A/NE-PK/30 ³	Proposed House (NTEH - Small House)	18.5.2012
A/NE-PK/31 ⁴	Proposed House (NTEH - Small House)	18.5.2012
A/NE-PK/32 ⁵	Proposed House (NTEH - Small House)	18.5.2012
A/NE-PK/33 ⁶	Proposed House (NTEH - Small House)	6.7.2012
A/NE-PK/34 ⁷	Proposed House (NTEH - Small House)	6.7.2012
A/NE-PK/35 ⁸	Proposed House (NTEH - Small House)	11.1.2013
A/NE-PK/36 ⁹	Proposed House (NTEH - Small House)	7.6.2013
A/NE-PK/37 ¹⁰	Proposed House (NTEH - Small House)	11.1.2013
A/NE-PK/38 ¹¹	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/39 ¹²	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/40 ¹³	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/41 ¹⁴	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/42 ¹⁵	Proposed House (NTEH - Small House)	22.11.2013
A/NE-PK/44 ¹⁶	Proposed House (NTEH - Small House)	13.12.2013
A/NE-PK/45 ¹⁷	Proposed House (NTEH - Small House)	13.12.2013
A/NE-PK/46 ¹⁸	Proposed House (NTEH - Small House)	13.12.2013

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/47	Proposed House (NTEH - Small House)	9.5.2014
A/NE-PK/48 ¹⁹	Proposed House (NTEH - Small House)	9.5.2014
A/NE-PK/49 ²⁰	Proposed House (NTEH - Small House)	9.5.2014
A/NE-PK/50 ²¹	Proposed House (NTEH - Small House)	23.5.2014
A/NE-PK/51 ²²	Proposed House (NTEH - Small House)	23.5.2014
A/NE-PK/52 ²³	Proposed House (NTEH - Small House)	23.5.2014
A/NE-PK/53 ²⁴	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/54 ²⁵	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/55	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/56 ²⁶	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/57 ²⁷	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/58 ²⁸	Proposed House (NTEH - Small House)	27.6.2014
A/NE-PK/59	Proposed House (NTEH - Small House)	8.8.2014
A/NE-PK/60	Proposed House (NTEH - Small House)	8.8.2014
A/NE-PK/61	Proposed House (NTEH - Small House)	8.8.2014
A/NE-PK/62	Proposed House (NTEH - Small House)	8.8.2014
A/NE-PK/63	Proposed House (NTEH - Small House)	12.9.2014
A/NE-PK/64 ²⁹	Proposed House (NTEH - Small House)	12.9.2014
A/NE-PK/65 ³⁰	Proposed House (NTEH - Small House)	12.9.2014
A/NE-PK/66 ³¹	Proposed House (NTEH - Small House)	12.9.2014
A/NE-PK/67 ³²	Proposed House (NTEH - Small House)	28.11.2014
A/NE-PK/68	Proposed House (NTEH - Small House)	12.12.2014
A/NE-PK/69 ³³	Proposed House (NTEH - Small House)	16.1.2015
A/NE-PK/70 ³⁴	Proposed House (NTEH - Small House)	16.1.2015
A/NE-PK/71 ³⁵	Proposed House (NTEH - Small House)	6.2.2015
A/NE-PK/72 ³⁶	Proposed House (NTEH - Small House)	6.2.2015

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/73	Proposed House (NTEH - Small House)	6.2.2015
A/NE-PK/74 ³⁷	Proposed House (NTEH - Small House)	6.2.2015
A/NE-PK/75 ³⁸	Proposed House (NTEH - Small House)	8.1.2016
A/NE-PK/76 ³⁹	Proposed House (NTEH - Small House)	22.1.2016
A/NE-PK/77 ⁴⁰	Proposed House (NTEH - Small House)	22.1.2016
A/NE-PK/78 ⁴¹	Proposed House (NTEH - Small House)	5.2.2016
A/NE-PK/82 ⁴²	Proposed House (NTEH - Small House)	15.7.2016
A/NE-PK/83 ⁴³	Proposed House (NTEH - Small House)	15.7.2016
A/NE-PK/84	Proposed House (NTEH - Small House)	15.7.2016
A/NE-PK/85 ⁴⁴	Proposed House (NTEH - Small House)	30.9.2016
A/NE-PK/86 ⁴⁵	Proposed House (NTEH - Small House)	30.9.2016
A/NE-PK/87 ⁴⁶	Proposed House (NTEH - Small House)	30.9.2016
A/NE-PK/89 ³	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/90 ⁴	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/91 ⁵	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/92 ⁷	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/93 ⁶	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/94 ⁴⁷	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/95	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/96	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/97	Proposed House (NTEH - Small House)	23.12.2016
A/NE-PK/98	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/99 ⁴⁸	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/100 ⁶⁴	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/101	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/102 ⁴⁹	Proposed House (NTEH - Small House)	13.1.2017

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/103 ⁵⁰	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/104 ⁵¹	Proposed House (NTEH - Small House)	13.1.2017
A/NE-PK/105 ⁵²	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/106 ⁵³	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/107	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/108 ⁵⁴	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/109	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/110 ⁵⁵	Proposed House (NTEH - Small House)	3.2.2017
A/NE-PK/111 ⁵⁶	Proposed House (NTEH - Small House)	17.2.2017
A/NE-PK/112 ⁵⁷	Proposed House (NTEH - Small House)	17.2.2017
A/NE-PK/113 ^{58, 65}	Proposed House (NTEH - Small House)	3.3.2017
A/NE-PK/115 ⁵⁹	Proposed House (NTEH - Small House)	7.4.2017
A/NE-PK/116	Proposed House (NTEH - Small House)	12.5.2017
A/NE-PK/117 ⁶⁰	Proposed House (NTEH - Small House)	12.5.2017
A/NE-PK/118	Proposed House (NTEH - Small House)	12.5.2017
A/NE-PK/119	Proposed House (NTEH - Small House)	12.5.2017
A/NE-PK/120	Proposed House (NTEH - Small House)	26.5.2017
A/NE-PK/122	Proposed House (NTEH - Small House)	23.6.2017
A/NE-PK/123 ⁶¹	Proposed House (NTEH - Small House)	22.9.2017
A/NE-PK/124	Proposed House (NTEH - Small House)	8.9.2017
A/NE-PK/125 ⁶²	Proposed House (NTEH - Small House)	8.9.2017
A/NE-PK/126 ⁶³	Proposed House (NTEH - Small House)	22.9.2017
A/NE-PK/127	Proposed House (NTEH - Small House)	22.9.2017
A/NE-PK/130 ²³	Proposed House (NTEH - Small House)	4.5.2018
A/NE-PK/131 ²⁶	Proposed House (NTEH - Small House)	4.5.2018
A/NE-PK/132 ⁴⁰	Proposed House (NTEH - Small House)	18.5.2018

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/143 ⁴⁹	Proposed House (NTEH - Small House)	8.1.2021
A/NE-PK/144	Proposed House (NTEH - Small House)	5.2.2021
A/NE-PK/146 ¹⁰	Proposed House (NTEH - Small House)	26.2.2021
A/NE-PK/149 ⁵³	Proposed House (NTEH - Small House)	9.7.2021
A/NE-PK/150 ⁵²	Proposed House (NTEH - Small House)	9.7.2021
A/NE-PK/151 ⁵⁴	Proposed House (NTEH - Small House)	9.7.2021
A/NE-PK/152 ⁵⁷	Proposed House (NTEH - Small House)	23.7.2021
A/NE-PK/153 ⁵⁵	Proposed House (NTEH - Small House)	23.7.2021
A/NE-PK/154 ⁹	Proposed House (NTEH - Small House)	10.9.2021
A/NE-PK/155 ⁸	Proposed House (NTEH - Small House)	10.9.2021
A/NE-PK/157 ^{58, 65}	Proposed House (NTEH - Small House)	14.1.2022
A/NE-PK/158 ¹⁶	Proposed House (NTEH - Small House)	14.1.2022
A/NE-PK/159 ¹³	Proposed House (NTEH - Small House)	20.5.2022
A/NE-PK/160 ¹⁵	Proposed House (NTEH - Small House)	20.5.2022
A/NE-PK/161 ¹⁴	Proposed House (NTEH - Small House)	20.5.2022
A/NE-PK/163 ¹⁹	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/164 ²⁰	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/165 ²¹	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/166 ²²	Proposed House (NTEH - Small House)	26.8.2022
A/NE-PK/167 ¹¹	Proposed House (NTEH - Small House)	9.9.2022
A/NE-PK/168 ¹²	Proposed House (NTEH - Small House)	9.9.2022
A/NE-PK/170 ²⁹	Proposed House (NTEH - Small House)	23.12.2022
A/NE-PK/171 ³⁰	Proposed House (NTEH - Small House)	23.12.2022
A/NE-PK/172 ³¹	Proposed House (NTEH - Small House)	23.12.2022
A/NE-PK/176 ¹⁸	Proposed House (NTEH - Small House)	3.3.2023
A/NE-PK/177 ²⁸	Proposed House (NTEH - Small House)	21.4.2023

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/178 ¹⁷	Proposed House (NTEH - Small House)	5.5.2023
A/NE-PK/180 ³²	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/181 ²⁷	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/182 ²⁴	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/183 ²⁵	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/185 ³⁷	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/186 ³⁴	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/187 ³³	Proposed House (NTEH - Small House)	19.5.2023
A/NE-PK/188 ³⁵	Proposed House (NTEH - Small House)	28.7.2023
A/NE-PK/189 ³⁶	Proposed House (NTEH - Small House)	28.7.2023
A/NE-PK/193 ⁵⁶	Proposed House (NTEH - Small House)	22.12.2023
A/NE-PK/194 ³⁸	Proposed House (NTEH - Small House)	16.2.2024
A/NE-PK/195 ³⁹	Proposed House (NTEH - Small House)	1.3.2024
A/NE-PK/196	Proposed House (NTEH - Small House)	19.4.2024
A/NE-PK/197 ⁶⁰	Proposed House (NTEH - Small House)	19.4.2024
A/NE-PK/199 ⁴²	Proposed House (NTEH - Small House)	20.9.2024
A/NE-PK/200 ⁴³	Proposed House (NTEH - Small House)	20.9.2024
A/NE-PK/203 ⁴⁴	Proposed House (NTEH - Small House)	4.10.2024
A/NE-PK/204 ⁴⁵	Proposed House (NTEH - Small House)	4.10.2024
A/NE-PK/205 ⁴⁶	Proposed House (NTEH - Small House)	4.10.2024
A/NE-PK/207 ⁴⁷	Proposed House (NTEH - Small House)	20.12.2024
A/NE-PK/208 ⁵⁰	Proposed House (NTEH - Small House)	20.12.2024
A/NE-PK/209 ⁵¹	Proposed House (NTEH - Small House)	20.12.2024
A/NE-PK/210	Proposed House (NTEH - Small House)	24.1.2025
A/NE-PK/211 ⁵⁹	Proposed House (NTEH - Small House)	14.2.2025
A/NE-PK/212 ⁴⁸	Proposed House (NTEH - Small House)	14.2.2025

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/222 ⁴¹	Proposed House (NTEH - Small House)	5.9.2025
A/NE-PK/223 ⁶¹	Proposed House (NTEH - Small House)	19.12.2025
A/NE-PK/224 ⁶²	Proposed House (NTEH - Small House)	19.12.2025
A/NE-PK/225 ⁵⁷	Proposed House (NTEH - Small House)	19.12.2025
A/NE-PK/227 ⁶³	Proposed House (NTEH - Small House)	6.2.2026
A/NE-PK/228 ⁹	Proposed House (NTEH - Small House)	6.2.2026

Remarks:

- 1: Application Nos. A/NE-PK/20 and A/NE-PK/26 are in the same site.
- 2: Application Nos. A/NE-PK/21 and A/NE-PK/25 are in the same site.
- 3: Application Nos. A/NE-PK/30 and A/NE-PK/89 are in the same site.
- 4: Application Nos. A/NE-PK/31 and A/NE-PK/90 are in the same site.
- 5: Application Nos. A/NE-PK/32 and A/NE-PK/91 are in the same site.
- 6: Application Nos. A/NE-PK/33 and A/NE-PK/93 are in the same site.
- 7: Application Nos. A/NE-PK/34 and A/NE-PK/92 are in the same site.
- 8: Application Nos. A/NE-PK/35 and A/NE-PK/155 are in the same site.
- 9: Application Nos. A/NE-PK/36, A/NE-PK/154 and A/NE-PK/228 are in the same site.
- 10: Application Nos. A/NE-PK/37 and A/NE-PK/146 are in the same site.
- 11: Application Nos. A/NE-PK/38 and A/NE-PK/167 are in the same site.
- 12: Application Nos. A/NE-PK/39 and A/NE-PK/168 are in the same site.
- 13: Application Nos. A/NE-PK/40 and A/NE-PK/159 are in the same site.
- 14: Application Nos. A/NE-PK/41 and A/NE-PK/161 are in the same site.
- 15: Application Nos. A/NE-PK/42 and A/NE-PK/160 are in the same site.
- 16: Application Nos. A/NE-PK/44 and A/NE-PK/158 are in the same site.
- 17: Application Nos. A/NE-PK/45 and A/NE-PK/178 are in the same site.
- 18: Application Nos. A/NE-PK/46 and A/NE-PK/176 are in the same site.
- 19: Application Nos. A/NE-PK/48 and A/NE-PK/163 are in the same site.
- 20: Application Nos. A/NE-PK/49 and A/NE-PK/164 are in the same site.
- 21: Application Nos. A/NE-PK/50 and A/NE-PK/165 are in the same site.
- 22: Application Nos. A/NE-PK/51 and A/NE-PK/166 are in the same site.
- 23: Application Nos. A/NE-PK/52 and A/NE-PK/130 are in the same site.
- 24: Application Nos. A/NE-PK/53 and A/NE-PK/182 are in the same site.
- 25: Application Nos. A/NE-PK/54 and A/NE-PK/183 are in the same site.
- 26: Application Nos. A/NE-PK/56 and A/NE-PK/131 are in the same site.
- 27: Application Nos. A/NE-PK/57 and A/NE-PK/181 are in the same site.
- 28: Application Nos. A/NE-PK/58 and A/NE-PK/177 are in the same site.
- 29: Application Nos. A/NE-PK/64 and A/NE-PK/170 are in the same site.
- 30: Application Nos. A/NE-PK/65 and A/NE-PK/171 are in the same site.
- 31: Application Nos. A/NE-PK/66 and A/NE-PK/172 are in the same site.
- 32: Application Nos. A/NE-PK/67 and A/NE-PK/180 are in the same site.
- 33: Application Nos. A/NE-PK/69 and A/NE-PK/187 are in the same site.
- 34: Application Nos. A/NE-PK/70 and A/NE-PK/186 are in the same site.
- 35: Application Nos. A/NE-PK/71 and A/NE-PK/188 are in the same site.
- 36: Application Nos. A/NE-PK/72 and A/NE-PK/189 are in the same site.

- 37: Application Nos. A/NE-PK/74 and A/NE-PK/185 are in the same site.
- 38: Application Nos. A/NE-PK/75 and A/NE-PK/194 are in the same site.
- 39: Application Nos. A/NE-PK/76 and A/NE-PK/195 are in the same site.
- 40: Application Nos. A/NE-PK/77 and A/NE-PK/132 are in the same site.
- 41: Application Nos. A/NE-PK/78 and A/NE-PK/222 are in the same site.
- 42: Application Nos. A/NE-PK/82 and A/NE-PK/199 are in the same site.
- 43: Application Nos. A/NE-PK/83 and A/NE-PK/200 are in the same site.
- 44: Application Nos. A/NE-PK/85 and A/NE-PK/203 are in the same site.
- 45: Application Nos. A/NE-PK/86 and A/NE-PK/204 are in the same site.
- 46: Application Nos. A/NE-PK/87 and A/NE-PK/205 are in the same site.
- 47: Application Nos. A/NE-PK/94 and A/NE-PK/207 are in the same site.
- 48: Application Nos. A/NE-PK/99 and A/NE-PK/212 are in the same site.
- 49: Application Nos. A/NE-PK/102 and A/NE-PK/143 are in the same site.
- 50: Application Nos. A/NE-PK/103 and A/NE-PK/208 are in the same site.
- 51: Application Nos. A/NE-PK/104 and A/NE-PK/209 are in the same site.
- 52: Application Nos. A/NE-PK/105 and A/NE-PK/150 are in the same site.
- 53: Application Nos. A/NE-PK/106 and A/NE-PK/149 are in the same site.
- 54: Application Nos. A/NE-PK/108 and A/NE-PK/151 are in the same site.
- 55: Application Nos. A/NE-PK/110 and A/NE-PK/153 are in the same site.
- 56: Application Nos. A/NE-PK/111 and A/NE-PK/193 are in the same site.
- 57: Application Nos. A/NE-PK/112, A/NE-PK/152 and A/NE-PK/225 are in the same site.
- 58: Application Nos. A/NE-PK/113 and A/NE-PK/157 are in the same site.
- 59: Application Nos. A/NE-PK/115 and A/NE-PK/211 are in the same site.
- 60: Application Nos. A/NE-PK/117 and A/NE-PK/197 are in the same site.
- 61: Application Nos. A/NE-PK/123 and A/NE-PK/223 are in the same site.
- 62: Application Nos. A/NE-PK/125 and A/NE-PK/224 are in the same site.
- 63: Application Nos. A/NE-PK/126 and A/NE-PK/227 are in the same site.

- 64: Similar case of Application No. A/NE-PK/231 only.
- 65: Similar case of Application No. A/NE-PK/232 only.

Government Departments' General Comments

1. Land Administration

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

- the application sites (the Sites) fall within the village 'environs' ('VE') of Kai Leng;

For application No. A/NE-PK/231

- the Small House application for Lot 1511 S.F in D.D. 91 was received on 25.8.2021 and is still under processing. The applicant claimed himself as indigenous villager of Liu Pok, Sheung Shui Heung. His eligibility for Small House grant is yet to be ascertained;

For application No. A/NE-PK/232

- the Small House application for Lot 1511 S.B in D.D. 91 was received on 21.4.2015. Departmental circulation and local consultation (posting notice) were generally completed. The Small House application is therefore considered to be at advance stage. The applicant claimed himself as indigenous villager of Sheung Shui, Sheung Shui Heung. His eligibility for Small House grant is yet to be ascertained;
- the Sites are not covered by any Modification of Tenancy (MOT) / Building Licence;
- the Sites are Old Schedule Agricultural Lots held under Block Government Lease; and
- according to the record of his office, there is no existing or planned emergency vehicular access in the vicinity of the Sites.

2. Agriculture

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

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

3. Traffic

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

- no objection to the applications from traffic engineering perspective;
- each of the applications only involves the construction of one small house on the Site, and they can be tolerated on traffic grounds;

- although additional traffic generated by the proposed developments are not significant, the permission of development outside the “Village Type Development” (“V”) zone will however 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 VI**.

4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- in view of the small scales of the proposed developments, the applications are unlikely to cause major pollution; and
- his advisory comments are at **Appendix VI**.

5. **Drainage**

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

- no objection to the applications from public drainage point of view;
- her advisory comments are at **Appendix VI**.

6. **Fire Safety**

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

- no in-principle objection to the applications; and
- his advisory comments are at **Appendix VI**.

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

According to the DLO/N, LandsD’s record, the total number of outstanding Small House applications for Kai Leng Village is 46 while the 10-year Small House demand forecast is 18. Based on the latest estimate by the Planning Department, about 0.64ha of land (or equivalent to about 25 Small House sites) are available within the “V” zone of Kai Leng for Small House development. Therefore, the land available cannot fully meet the future demand of 64 Small Houses (or equivalent to about 1.60ha of land).

8. **Other Departments**

The following government departments have no comment on the applications:

- (a) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

- (c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (e) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD)

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport (C for T) that the local village access leading to the Sites from Wai Hon Road and Yu Tai Road are not managed by the Transport Department;
- (b) to note the comments of the Director of Environmental Protection (DEP) that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of sewage provided that its design and construction 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 Authorized Person (AP);
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Sites are in an area where no DSD’s stormwater drain and public sewerage connection are available. The applicants should follow DEP’s advice for the sewerage treatment/disposal;
- (d) to note the comments of the Director of Fire Services (D of FS) that the applicants are reminded to observe “New Territories Exempted Houses – A Guide to Fire Safety Requirements”, which is administered by the Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal applications referred by LandsD;
- (e) to note that the permissions are only given to the developments under applications. If provision of an access road is required for the proposed developments, the applicants 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 work; and
- (f) to resolve any land issues relating to the associated road works, drainage/sewerage works or other works which are required for the proposed development with concerned owner(s), parties or managing department(s).

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月17日星期日 23:07
收件者: tpbpd/PLAND
主旨: A/NE-PK/231 Kai Leng New Town House No 24
類別: Internet Email

Dear TPB Members,

113 approved 3 Mar 2017, followed by 157 14 Jan 2022.

It is time for a review for the much abused NET policy including a time limit on roll overs. This means that many Lots are left to deteriorate and is a most inefficient use of land.

Use it or Lose it. The Net House Policy was invested with a termination date once the 'V' zone is fully built over, but the administration instead of drawing a line under this discriminatory deal that leads to badly planned layouts with lack of services, has perpetrated it by encouraging extension well beyond the 1972 village boundaries.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 29 January 2017 2:02 AM HKT
Subject: A/NE-PK/113 Kai Leng New Town House No 24

A/NE-PK/113
Lot 1511 S.F in D.D. 91, Kai Leng, Sheung Shui
Site area : About 146.8m²
Zoning : "Agriculture"
Applied Development : NET House

Dear TPB Members,

The site is obviously distant from the village.

The proposed development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention.

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Approval of the applications would set an undesirable precedent of encouraging further encroachment on Agriculture zoned land. According to the 2016 Policy Address 126: *The Government proactively supports the development of local agriculture and will explore ways to optimise use of quality agricultural land through planning and land management.*

TPB must play its part in ensuring that the Policy is implemented.

Mary Mulvihill

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

2

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

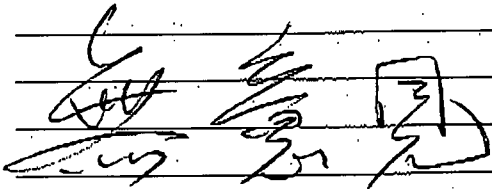
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-PK/231

意見詳情 (如有需要，請另頁說明)

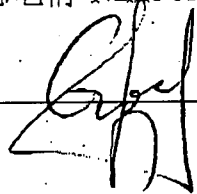
Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強 議員

簽署 Signature



日期 Date

2026.5.7

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月17日星期日 23:13
收件者: tpbpd/PLAND
主旨: A/NE-PK/232 Kai Leng New Town
類別: Internet Email

Dear TPB Members,

116 approved 13 Jan 2017, extended 17 Nov 2022 (Lapsed)

It is time for a review for the much abused NET policy including a time limit on roll overs. This means that many Lots are left to deteriorate and is a most inefficient use of land.

Use it or Lose it. The Net House Policy was invested with a termination date once the 'V' zone is fully built over, but the administration instead of drawing a line under this discriminatory deal that leads to badly planned layouts with lack of services, has perpetrated it by encouraging extension well beyond the 1972 village boundaries.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 13 April 2017 1:37 AM HKT
Subject: A/NE-PK/116/7 Kai Leng New Town

A/NE-PK/116 & 117
Lots in D.D. 91, Kai Leng, Sheung Shui
Zoning : "Agriculture"
Applied Development :2 NET Houses

Dear TPB Members,

More applications for Kai Leng New Town, now 30 houses.

In view of the number of approved applications, most recent approvals at last week's meeting, members of the public have no other option but to suspect that there is a hidden agreement between applicants, government departments and TPB to create what is effectively a new village.

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This is completely outside the conditions governing the Small House Policy whereby development is limited to within 300feet of the original village boundary. Moreover as was revealed in earlier applications, the applicants are not locals but from other villages.

How can TPB justify approval of such a blatant development for sale to outsiders?

There is also the issue of the negative impact haphazard development has with regard to failure to provide adequate EVA access in case of emergencies, despite the tragic death of two young boys due to this issue, and provision of essential services to ensure a quality standard of development.

Hopefully someone has the resources to get to the bottom of this dunghill.

Mary Mulvihill

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

2

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-PK/232

意見詳情 (如有需要，請另頁說明)


Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2026.5.7