

**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 Site

Approved Applications

| Application No. | Proposed Use | Date of Consideration | Approval Condition(s) |
|------------------------|---|------------------------------|------------------------------|
| A/SK-HC/203 | Proposed House (New Territories Exempted House – Small House) | 2.9.2011 | (1) & (2) |
| A/SK-HC/276 | Proposed House (New Territories Exempted House – Small House) | 27.10.2017 | (3) |

Note:

Application No. A/SK-HC/203 lapsed on 3.9.2015.

Application No. A/SK-HC/276-1 extension of time lapsed on 28.10.2025.

Approval Condition(s)

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

**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

| | Application No. | Proposed Development(s) | Zoning(s) | Date of Consideration | Approval Condition(s) |
|-----|------------------------|--|------------------|------------------------------|------------------------------|
| 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) |

| | Application No. | Proposed Development(s) | Zoning(s) | Date of Consideration | Approval Condition(s) |
|-----|------------------------|---|------------------|------------------------------|------------------------------|
| 20. | A/SK-HC/195 | Proposed House (NTEH - Small House) | “AGR” | 8.7.2011 | (b) and (c) |
| 21. | A/SK-HC/196 | Proposed House (NTEH - Small House) | “AGR” | 8.7.2011 | (b) and (c) |
| 22. | A/SK-HC/198 | Proposed House (NTEH - Small House) | “AGR” | 5.8.2011 | (b) and (c) |
| 23. | A/SK-HC/199 | Proposed House (NTEH - Small House) | “AGR” | 5.8.2011 | (b) and (c) |
| 24. | A/SK-HC/200 | Proposed House (NTEH - Small House) | “AGR” and “V” | 5.8.2011 | (b) and (c) |
| 25. | A/SK-HC/201 | Proposed House (NTEH - Small House) | “AGR” | 19.8.2011 | (b) and (c) |
| 26. | A/SK-HC/202 | Proposed House (NTEH - Small House) | “AGR” | 19.8.2011 | (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/215 | Proposed House (NTEH - Small House) | “AGR” | 1.6.2012 | (b) and (c) |
| 36. | A/SK-HC/217 | Proposed House (NTEH - Small House) | “AGR” | 7.9.2012 | (b) |
| 37. | A/SK-HC/218 | Proposed House (NTEH - Small House) | “AGR” | 21.9.2012 | (b) and (c) |
| 38. | A/SK-HC/222 | Proposed House (NTEH - Small House) | “AGR” and “V” | 8.2.2013 | (c) |
| 39. | A/SK-HC/228 | Proposed House (NTEH - Small House) | “AGR” | 3.1.2014 | (c) |
| 40. | A/SK-HC/229 | Proposed House (NTEH - Small House) | “AGR” | 3.1.2014 | (c) |
| 41. | A/SK-HC/230 | Proposed House (NTEH - Small House) | “AGR” | 7.3.2014 | (c) |

| | Application No. | Proposed Development(s) | Zoning(s) | Date of Consideration | Approval Condition(s) |
|-----|------------------------|---|------------------|------------------------------|------------------------------|
| 42. | A/SK-HC/237 | Proposed Four Houses (NTEHs - Small Houses) | “AGR” | 14.11.2014 | (c) and (d) |
| 43. | A/SK-HC/238 | Proposed Four Houses (NTEHs - Small Houses) | “AGR” | 12.12.2014 | (c) and (d) |
| 44. | A/SK-HC/240 | Proposed House (NTEH - Small House) | “AGR” | 16.1.2015 | (c) and (d) |
| 45. | A/SK-HC/243 | Proposed House (NTEH - Small House) | “AGR” | 5.6.2015 | (c) and (d) |
| 46. | A/SK-HC/246 | Proposed House (NTEH - Small House) | “AGR” | 21.8.2015 | (c) and (d) |
| 47. | A/SK-HC/254 | Proposed House (NTEH - Small House) | “AGR” | 8.1.2016 | (d) |
| 48. | A/SK-HC/255 | Proposed House (NTEH - Small House) | “AGR” | 8.1.2016 | (d) |
| 49. | A/SK-HC/258 | Proposed House (NTEH - Small House) | “AGR” | 12.8.2016 | (d) |
| 50. | A/SK-HC/259 | Proposed House (NTEH - Small House) | “AGR” | 12.8.2016 | (d) |
| 51. | A/SK-HC/260 | Proposed House (NTEH - Small House) | “AGR” | 12.8.2016 | (d) |
| 52. | A/SK-HC/261 | Proposed House (NTEH - Small House) | “AGR” | 12.8.2016 | (d) |
| 53. | A/SK-HC/263 | Proposed House (NTEH - Small House) | “AGR” | 30.9.2016 | (d) |
| 54. | A/SK-HC/267 | Proposed House (NTEH - Small House) | “AGR” | 12.5.2017 | (d) |
| 55. | A/SK-HC/268 | Proposed House (NTEH - Small House) | “AGR” | 12.5.2017 | (d) |
| 56. | A/SK-HC/270 | Proposed House (NTEH - Small House) | “AGR” | 25.8.2017 | (c) and (d) |
| 57. | A/SK-HC/272 | Proposed House (NTEH - Small House) | “AGR” | 27.10.2017 | (c) and (d) |
| 58. | A/SK-HC/273 | Proposed Two Houses (NTEHs - Small Houses) | “AGR” | 27.10.2017 | (c) and (d) |
| 59. | A/SK-HC/274 | Proposed House (NTEH - Small House) | “AGR” | 27.10.2017 | (c) and (d) |
| 60. | A/SK-HC/275 | Proposed House (NTEH - Small House) | “AGR” | 27.10.2017 | (d) |
| 61. | A/SK-HC/277 | Proposed House (NTEH - Small House) | “AGR” | 27.10.2017 | (c) and (d) |
| 62. | A/SK-HC/280 | Proposed House (NTEH - Small House) | “AGR” | 22.12.2017 | (d) |
| 63. | A/SK-HC/293 | Proposed House (NTEH - Small House) | “AGR” | 6.7.2018 | (d) |

| | Application No. | Proposed Development(s) | Zoning(s) | Date of Consideration | Approval Condition(s) |
|-----|------------------------|---|------------------|------------------------------|------------------------------|
| 64. | A/SK-HC/294 | Proposed House (NTEH - Small House) | “AGR” | 6.7.2018 | (d) |
| 65. | A/SK-HC/305 | Proposed House (NTEH - Small House) | “AGR” | 17.5.2019 | (d) |
| 66. | A/SK-HC/311 | Proposed House (NTEH - Small House) | “AGR” | 19.7.2019 | (d) |
| 67. | A/SK-HC/312 | Proposed House (NTEH - Small House) | “AGR” | 2.8.2019 | (d) |
| 68. | A/SK-HC/313 | Proposed House (NTEH - Small House) | “AGR” | 2.8.2019 | (d) |
| 69. | A/SK-HC/314 | Proposed House (NTEH - Small House) | “AGR” | 2.8.2019 | (d) |
| 70. | A/SK-HC/315 | Proposed House (NTEH - Small House) | “AGR” and “V” | 20.9.2019 | (d) |
| 71. | A/SK-HC/322 | Proposed House (NTEH - Small House) | “AGR” | 6.11.2020 | (d) |
| 72. | A/SK-HC/324 | Proposed House (NTEH - Small House) | “AGR” | 26.3.2021 | (d) |
| 73. | A/SK-HC/325 | Proposed House (NTEH - Small House) | “AGR” | 24.9.2021 | (d) |
| 74. | A/SK-HC/331 | Proposed House (NTEH - Small House) | “AGR” | 24.9.2021 | (d) |
| 75. | A/SK-HC/334 | Proposed House (NTEH - Small House) | “AGR” | 18.2.2022 | - |
| 76. | A/SK-HC/335 | Proposed House (NTEH - Small House) | “AGR” | 18.2.2022 | - |
| 77. | A/SK-HC/337 | Proposed House (NTEH - Small House) | “AGR” | 18.3.2022 | - |
| 78. | A/SK-HC/341 | Proposed House (NTEH - Small House) | “AGR” | 14.7.2023 | - |
| 79. | A/SK-HC/367 | Proposed Three Houses (NTEHs - Small Houses) | “AGR” | 4.7.2025 | - |
| 80. | A/SK-HC/368 | Proposed House (NTEH - Small House) | “AGR” | 2.5.2025 | - |
| 81. | A/SK-HC/369 | Proposed House (NTEH - Small House) | “AGR” | 7.11.2025 | - |
| 82. | A/SK-HC/371 | Proposed House (NTEH - Small House) | “AGR” | 27.3.2026 | - |
| 83. | A/SK-HC/373 | Proposed House (NTEH - Small House) | “AGR” | 22.5.2026 | - |
| 84. | A/SK-HC/374 | Proposed House (NTEH - Small House) | “AGR” | 22.5.2026 | - |
| 85. | A/SK-HC/375 | Proposed House (NTEH - Small House) | “AGR” | 22.5.2026 | - |

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

| | Application No. | Proposed Development(s) | Zoning | Date of Consideration | Rejection Reason(s) |
|----|------------------------|--|---------------|------------------------------|----------------------------|
| 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 application;
- (b) the application site (the Site) is 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 'VEs' of Ho Chung (including Nam Pin Wai) but that the rebuilding of such NTEH has not yet been completed is 4;
- (f) the applicant was certified as an indigenous villager of Ho Chung by the IIR of Ho Chung; and
- (g) if the planning application is approved, the applicant shall apply to his office for a Small House grant at the Site. The Small House application will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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 development is not expected to be significant, the proposed Small House 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 subject application only involves development of one Small House and their office consider that this application can be tolerated on traffic grounds.

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

No objection to the application from highway maintenance point of view and the track leading to the Site is not maintained by HyD.

3. Water Supply

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

The Site is located at the boundary of water gathering grounds. He has no objection to the proposed development provided that the following conditions are complied with:

- (a) all spoils arising from the site formation and building construction works shall be contained and protected to prevent all nearby water courses from being polluted or silting up;
- (b) a septic tank and soakaway pit system shall be provided for foul effluent disposal. The whole system shall be properly maintained and desludged at a regular frequency. All sludge shall be carried away and disposed of outside the water gathering grounds;
- (c) the applicant shall connect the whole of foul/sewage system to the public sewers when they become available;
- (d) since the proposed house itself is less than 30m from the nearest water course, it should be located as far away from the water course as possible; and
- (e) the whole of foul effluent shall be conveyed through cast iron pipes or other approved material with sealed joints and hatched boxes from the proposed house to the septic tank and soakaway pit system.

4. Drainage

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

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

5. Environment

Comments of the Director of Environmental Protection (DEP):

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

6. Agriculture

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

- (a) the application is not supported from agricultural perspective as the Site possesses potential for agricultural rehabilitation; and

- (b) the agricultural activities are active 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, plant nurseries, etc.

7. Archaeology

Comment of the Executive Secretary of Antiquities and Monuments Office, Development Bureau (ES, AMO, DEVB):

The Site falls within Ho Chung Site of Archaeological Interest (SAI). Having reviewed the location and scope of the proposed works with the findings of the previous archaeological works in the vicinity, ES, AMO, DEVB has no in-principle objection to the application on condition that the applicant should notify AMO two weeks prior to the commencement of the proposed works so as to facilitate AMO's site inspection in the course of excavation at the Site. The applicant is required to sign and return a Deed of Undertaking for the archaeological work upon receipt of the Deed from AMO via DLO.

8. Fire Safety

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

- (a) no objection in-principle to the application provided that the proposed house 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**.

9. 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 that the drainage works within the lot boundary should be constructed and maintained by lot owner at their own expense. Adequate drainage facilities including drainage channels, pipes and/or soakaway pit should be provided within the lot boundary; 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

From: [REDACTED]
Sent: Sunday, May 3, 2026 12:17 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SK-HC/372 DD 244 Ho Chung

A/SK-HC/372

Lots 425 S.A ss.1, 425 S.D, 426 S.D ss.1 and 426 S.H in D.D. 244, Ho Chung, Sai Kung

Site area: About 92.49sq.m

Zoning: "Agriculture"

Applied development: NET House

275 Approved 27Oct 2017. One extension. Expired 27 Oct 2025

Dear TPB Members,

Strong Objections. The previous approval lapsed some time ago so this should be considered as fresh application 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