

**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 Application

Approved Application

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-PK/98	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.1.2017

Similar Applications

Approved Applications

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

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

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration
50	A/NE-PK/73	Proposed House (NTEH - Small House)	6.2.2015
51	A/NE-PK/74 ³⁷	Proposed House (NTEH - Small House)	6.2.2015
52	A/NE-PK/75 ³⁸	Proposed House (NTEH - Small House)	8.1.2016
53	A/NE-PK/76 ³⁹	Proposed House (NTEH - Small House)	22.1.2016
54	A/NE-PK/77 ⁴⁰	Proposed House (NTEH - Small House)	22.1.2016
55	A/NE-PK/78 ⁴¹	Proposed House (NTEH - Small House)	5.2.2016
56	A/NE-PK/82 ⁴²	Proposed House (NTEH - Small House)	15.7.2016
57	A/NE-PK/83 ⁴³	Proposed House (NTEH - Small House)	15.7.2016
58	A/NE-PK/84	Proposed House (NTEH - Small House)	15.7.2016
59	A/NE-PK/85 ⁴⁴	Proposed House (NTEH - Small House)	30.9.2016
60	A/NE-PK/86 ⁴⁵	Proposed House (NTEH - Small House)	30.9.2016
61	A/NE-PK/87 ⁴⁶	Proposed House (NTEH - Small House)	30.9.2016
62	A/NE-PK/89 ³	Proposed House (NTEH - Small House)	23.12.2016
63	A/NE-PK/90 ⁴	Proposed House (NTEH - Small House)	23.12.2016
64	A/NE-PK/91 ⁵	Proposed House (NTEH - Small House)	23.12.2016
65	A/NE-PK/92 ⁷	Proposed House (NTEH - Small House)	23.12.2016
66	A/NE-PK/93 ⁶	Proposed House (NTEH - Small House)	23.12.2016
67	A/NE-PK/94 ⁴⁷	Proposed House (NTEH - Small House)	23.12.2016
68	A/NE-PK/95	Proposed House (NTEH - Small House)	23.12.2016
69	A/NE-PK/96	Proposed House (NTEH - Small House)	23.12.2016
70	A/NE-PK/97	Proposed House (NTEH - Small House)	23.12.2016
71	A/NE-PK/99 ⁴⁸	Proposed House (NTEH - Small House)	13.1.2017
72	A/NE-PK/100 ⁴⁹	Proposed House (NTEH - Small House)	13.1.2017
73	A/NE-PK/101	Proposed House (NTEH - Small House)	13.1.2017
74	A/NE-PK/102 ⁵⁰	Proposed House (NTEH - Small House)	13.1.2017
75	A/NE-PK/103 ⁵¹	Proposed House (NTEH - Small House)	13.1.2017

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration
76	A/NE-PK/104 ⁵²	Proposed House (NTEH - Small House)	13.1.2017
77	A/NE-PK/105 ⁵³	Proposed House (NTEH - Small House)	3.2.2017
78	A/NE-PK/106 ⁵⁴	Proposed House (NTEH - Small House)	3.2.2017
79	A/NE-PK/107	Proposed House (NTEH - Small House)	3.2.2017
80	A/NE-PK/108 ⁵⁵	Proposed House (NTEH - Small House)	3.2.2017
81	A/NE-PK/109	Proposed House (NTEH - Small House)	3.2.2017
82	A/NE-PK/110 ⁵⁶	Proposed House (NTEH - Small House)	3.2.2017
83	A/NE-PK/111 ⁵⁷	Proposed House (NTEH - Small House)	17.2.2017
84	A/NE-PK/112 ⁵⁸	Proposed House (NTEH - Small House)	17.2.2017
85	A/NE-PK/113 ⁵⁹	Proposed House (NTEH - Small House)	3.3.2017
86	A/NE-PK/115 ⁶⁰	Proposed House (NTEH - Small House)	7.4.2017
87	A/NE-PK/116	Proposed House (NTEH - Small House)	12.5.2017
88	A/NE-PK/117 ⁶¹	Proposed House (NTEH - Small House)	12.5.2017
89	A/NE-PK/118	Proposed House (NTEH - Small House)	12.5.2017
90	A/NE-PK/119	Proposed House (NTEH - Small House)	12.5.2017
91	A/NE-PK/120	Proposed House (NTEH - Small House)	26.5.2017
92	A/NE-PK/122	Proposed House (NTEH - Small House)	23.6.2017
93	A/NE-PK/123 ⁶²	Proposed House (NTEH - Small House)	22.9.2017
94	A/NE-PK/124	Proposed House (NTEH - Small House)	8.9.2017
95	A/NE-PK/125 ⁶³	Proposed House (NTEH - Small House)	8.9.2017
96	A/NE-PK/126 ⁶⁴	Proposed House (NTEH - Small House)	22.9.2017
97	A/NE-PK/127	Proposed House (NTEH - Small House)	22.9.2017
98	A/NE-PK/130 ²³	Proposed House (NTEH - Small House)	4.5.2018
99	A/NE-PK/131 ²⁶	Proposed House (NTEH - Small House)	4.5.2018
100	A/NE-PK/132 ⁴⁰	Proposed House (NTEH - Small House)	18.5.2018
101	A/NE-PK/143 ⁵⁰	Proposed House (NTEH - Small House)	8.1.2021

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration
102	A/NE-PK/144	Proposed House (NTEH - Small House)	5.2.2021
103	A/NE-PK/146 ¹⁰	Proposed House (NTEH - Small House)	26.2.2021
104	A/NE-PK/149 ⁵⁴	Proposed House (NTEH - Small House)	9.7.2021
105	A/NE-PK/150 ⁵³	Proposed House (NTEH - Small House)	9.7.2021
106	A/NE-PK/151 ⁵⁵	Proposed House (NTEH - Small House)	9.7.2021
107	A/NE-PK/152 ⁵⁸	Proposed House (NTEH - Small House)	23.7.2021
108	A/NE-PK/153 ⁵⁶	Proposed House (NTEH - Small House)	23.7.2021
109	A/NE-PK/154 ⁹	Proposed House (NTEH - Small House)	10.9.2021
110	A/NE-PK/155 ⁸	Proposed House (NTEH - Small House)	10.9.2021
111	A/NE-PK/157 ⁵⁹	Proposed House (NTEH - Small House)	14.1.2022
112	A/NE-PK/158 ¹⁶	Proposed House (NTEH - Small House)	14.1.2022
113	A/NE-PK/159 ¹³	Proposed House (NTEH - Small House)	20.5.2022
114	A/NE-PK/160 ¹⁵	Proposed House (NTEH - Small House)	20.5.2022
115	A/NE-PK/161 ¹⁴	Proposed House (NTEH - Small House)	20.5.2022
116	A/NE-PK/163 ¹⁹	Proposed House (NTEH - Small House)	26.8.2022
117	A/NE-PK/164 ²⁰	Proposed House (NTEH - Small House)	26.8.2022
118	A/NE-PK/165 ²¹	Proposed House (NTEH - Small House)	26.8.2022
119	A/NE-PK/166 ²²	Proposed House (NTEH - Small House)	26.8.2022
120	A/NE-PK/167 ¹¹	Proposed House (NTEH - Small House)	9.9.2022
121	A/NE-PK/168 ¹²	Proposed House (NTEH - Small House)	9.9.2022
122	A/NE-PK/170 ²⁹	Proposed House (NTEH - Small House)	23.12.2022
123	A/NE-PK/171 ³⁰	Proposed House (NTEH - Small House)	23.12.2022
124	A/NE-PK/172 ³¹	Proposed House (NTEH - Small House)	23.12.2022
125	A/NE-PK/176 ¹⁸	Proposed House (NTEH - Small House)	3.3.2023
126	A/NE-PK/177 ²⁸	Proposed House (NTEH - Small House)	21.4.2023
127	A/NE-PK/178 ¹⁷	Proposed House (NTEH - Small House)	5.5.2023

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration
128	A/NE-PK/180 ³²	Proposed House (NTEH - Small House)	19.5.2023
129	A/NE-PK/181 ²⁷	Proposed House (NTEH - Small House)	19.5.2023
130	A/NE-PK/182 ²⁴	Proposed House (NTEH - Small House)	19.5.2023
131	A/NE-PK/183 ²⁵	Proposed House (NTEH - Small House)	19.5.2023
132	A/NE-PK/185 ³⁷	Proposed House (NTEH - Small House)	19.5.2023
133	A/NE-PK/186 ³⁴	Proposed House (NTEH - Small House)	19.5.2023
134	A/NE-PK/187 ³³	Proposed House (NTEH - Small House)	19.5.2023
135	A/NE-PK/188 ³⁵	Proposed House (NTEH - Small House)	28.7.2023
136	A/NE-PK/189 ³⁶	Proposed House (NTEH - Small House)	28.7.2023
137	A/NE-PK/193 ⁵⁷	Proposed House (NTEH - Small House)	22.12.2023
138	A/NE-PK/194 ³⁸	Proposed House (NTEH - Small House)	16.2.2024
139	A/NE-PK/195 ³⁹	Proposed House (NTEH - Small House)	1.3.2024
140	A/NE-PK/196	Proposed House (NTEH - Small House)	19.4.2024
141	A/NE-PK/197 ⁶¹	Proposed House (NTEH - Small House)	19.4.2024
142	A/NE-PK/199 ⁴²	Proposed House (NTEH - Small House)	20.9.2024
143	A/NE-PK/200 ⁴³	Proposed House (NTEH - Small House)	20.9.2024
144	A/NE-PK/203 ⁴⁴	Proposed House (NTEH - Small House)	4.10.2024
145	A/NE-PK/204 ⁴⁵	Proposed House (NTEH - Small House)	4.10.2024
146	A/NE-PK/205 ⁴⁶	Proposed House (NTEH - Small House)	4.10.2024
147	A/NE-PK/207 ⁴⁷	Proposed House (NTEH - Small House)	20.12.2024
148	A/NE-PK/208 ⁵¹	Proposed House (NTEH - Small House)	20.12.2024
149	A/NE-PK/209 ⁵²	Proposed House (NTEH - Small House)	20.12.2024
150	A/NE-PK/210	Proposed House (NTEH - Small House)	24.1.2025
151	A/NE-PK/211 ⁶⁰	Proposed House (NTEH - Small House)	14.2.2025
152	A/NE-PK/212 ⁴⁸	Proposed House (NTEH - Small House)	14.2.2025
153	A/NE-PK/222 ⁴¹	Proposed House (NTEH - Small House)	5.9.2025

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration
154	A/NE-PK/223 ⁶²	Proposed House (NTEH - Small House)	19.12.2025
155	A/NE-PK/224 ⁶³	Proposed House (NTEH - Small House)	19.12.2025
156	A/NE-PK/225 ⁵⁸	Proposed House (NTEH - Small House)	19.12.2025
157	A/NE-PK/227 ⁶⁴	Proposed House (NTEH - Small House)	6.2.2026
158	A/NE-PK/228 ⁹	Proposed House (NTEH - Small House)	6.2.2026
159	A/NE-PK/231 ⁵⁹	Proposed House (NTEH - Small House)	5.6.2026
160	A/NE-PK/232 ⁴⁹	Proposed House (NTEH - Small House)	5.6.2026

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/100 and A/NE-PK/232 are in the same site.
- 50: Application Nos. A/NE-PK/102 and A/NE-PK/143 are in the same site.
- 51: Application Nos. A/NE-PK/103 and A/NE-PK/208 are in the same site.
- 52: Application Nos. A/NE-PK/104 and A/NE-PK/209 are in the same site.
- 53: Application Nos. A/NE-PK/105 and A/NE-PK/150 are in the same site.
- 54: Application Nos. A/NE-PK/106 and A/NE-PK/149 are in the same site.
- 55: Application Nos. A/NE-PK/108 and A/NE-PK/151 are in the same site.
- 56: Application Nos. A/NE-PK/110 and A/NE-PK/153 are in the same site.
- 57: Application Nos. A/NE-PK/111 and A/NE-PK/193 are in the same site.
- 58: Application Nos. A/NE-PK/112, A/NE-PK/152 and A/NE-PK/225 are in the same site.
- 59: Application Nos. A/NE-PK/113, A/NE-PK/157 and A/NE-PK/231 are in the same site.
- 60: Application Nos. A/NE-PK/115 and A/NE-PK/211 are in the same site.
- 61: Application Nos. A/NE-PK/117 and A/NE-PK/197 are in the same site.
- 62: Application Nos. A/NE-PK/123 and A/NE-PK/223 are in the same site.
- 63: Application Nos. A/NE-PK/125 and A/NE-PK/224 are in the same site.
- 64: Application Nos. A/NE-PK/126 and A/NE-PK/227 are in the same site.

Detailed Comments from Relevant Government Departments

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 Kai Leng;
- the Small House application for Lots 1594 S.A and 1595 S.E in D.D. 91 was received on 8.5.2024. 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 Liu Pok, Sheung Shui Heung. His eligibility for Small House grant is yet to be ascertained;
- the Site is not covered by any Modification of Tenancy (MOT) / Building Licence;
- the Site is 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 (EVA) in the vicinity of the Site.

2. Agriculture

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

- the proposed development is not supported from agricultural perspective; and
- the Site falls within the “Agriculture” (“AGR”) zone and is generally abandoned. 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. The Site possesses potential for agricultural rehabilitation.

3. Traffic

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

- no objection to the application from traffic engineering perspective;
- the application only involves the construction of one small house on the Site, and it can be tolerated on traffic grounds;
- although additional traffic generated by the proposed development is 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 scale of the proposed development, the application is unlikely to cause major pollution; and
- his advisory comments are at **Appendix VI**.

5. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photos taken in 2024 and 2026, the Site is located in an area of rural inland plain landscape character comprising village houses, low-rise residential development, public housing, farmland, vegetated areas and tree clusters. The proposed use is considered not entirely incompatible with the surrounding environment;
- with reference to the mentioned aerial photos and site photos taken in June 2026, the Site was largely formed without any trees. Some portions of the Site were covered with self-seeded vegetation. It is noted in the Application Form, tree felling is not involved. Significant adverse landscape impact arising from the application is therefore not anticipated; and
- her advisory comments are at **Appendix VI**.

6. **Drainage**

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

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

7. **Fire Safety**

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

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

8. 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 36 while the 10-year Small House demand forecast is 18. Based on the latest estimate by the Planning Department, about 0.62ha of land (or equivalent to about 24 Small House sites) are available within the "V" zones of Kai Leng for Small House development. Therefore, the land available cannot fully meet the future demand of 54 Small Houses (or equivalent to about 1.35ha of land).

9. Other Departments

The following government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (d) Project Manager (North), CEDD (PM(N), CEDD); and
- (e) 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 application site (the Site) 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 Site is in an area where no DSD’s stormwater drain and public sewerage connection are available. The applicant 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 applicant should 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 application referred by LandsD;
- (e) 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 department(s) prior to commencement of the works;
- (f) 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 permission from the Town Planning Board where required before carrying out the road work; and
- (g) 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).

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-PK/233

意見詳情 (如有需要，請另頁說明)

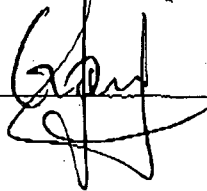
Details of the Comment (use separate sheet if necessary)

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

2026.6.18