

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-PK/196

Applicant : Mr. LIU Wai Lun represented by Mr. PANG Hing Yeun

Site : Lot 1579 S.D in D.D. 91, Kai Leng, Sheung Shui, New Territories

Site Area : About 120.17m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Ping Kong Outline Zoning Plan (OZP) No. S/NE-PK/11

Zoning : “Agriculture” (“AGR”)

Application : Proposed House (New Territories Exempted House (NTEH) - Small House)

1. The Proposal

1.1 The applicant, who claims himself to be an indigenous villager of Sheung Shui Heung as confirmed by the Indigenous Inhabitant Representative (IIR)¹, seeks planning permission to build a NTEH (Small House) on the application site (the Site). The Site falls within an area zoned “AGR” on the approved Ping Kong OZP No. S/NE-PK/11 (**Plans A-1 and A-2a**). According to the Notes of the OZP, ‘House’ within the “AGR” zone is a Column 2 use requiring planning permission from the Town Planning Board (the Board).

1.2 Details of the proposed NTEH (Small House) are as follows:

Total Floor Area	:	195.09m ²
Number of Storeys	:	3
Building Height	:	8.23m
Roofed Over Area	:	65.03m ²

1.3 According to the applicant, the uncovered area of the Site is proposed as circulation area of the Small House. The layout of the proposed Small House and location of the proposed septic tank are shown in **Drawing A-1**.

¹ As advised by District Lands Officer/North, Lands Department (DLO/N, LandsD), the applicant’s eligibility for Small House grant is yet to be ascertained.

- 1.4 In support of the application, the applicant has submitted the Application Form with attachments received on 20.2.2024 (**Appendix I**).

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I** as summarized below:

- (a) the applicant is an indigenous villager who wishes to build a Small House;
- (b) the Site is entirely within the village ‘environs’ (‘VE’);
- (c) the Site is the only available land that the applicant could use for Small House development;
- (d) the proposed development is considered compatible with the rural environment. No tree felling arising from the proposed development; and
- (e) there is a couple of similar applications in the vicinity approved by the Rural and New Town Planning Committee (the Committee).

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. Assessment Criteria

The set of Interim Criteria for Consideration of Application for NTEH/Small House in New Territories (the Interim Criteria) was first promulgated on 24.11.2000. The latest set of Interim Criteria, which was promulgated on 7.9.2007, is at **Appendix II**.

5. Previous Application

There is no previous application at the Site.

6. Similar Applications

- 6.1 There are 140 similar applications involving 92 sites for Small House developments within the same “AGR” zone in the vicinity of the Site since the first promulgation of the Interim Criteria on 24.11.2000.
- 6.2 All these applications were approved by the Committee between 2001 and 2024 on similar considerations that the proposed development was in line with the Interim Criteria in that more than 50% of the footprint of the proposed Small House fell within the ‘VE’ of Kai Leng Village and there was insufficient land

within the “V” zone to meet the demand for Small House at the time of consideration.

6.3 Another application No. A/NE-PK/197 for similar NTEH - Small House development (**Plan A-1**) will be considered at this meeting.

6.4 Details of the similar applications are summarized at **Appendix III** and their locations are shown on **Plan A-2a**.

7. **The Site and Its Surrounding Areas** (Plans A-1 to A-4)

7.1 The Site is:

- (a) largely vacant and hard paved; and
- (b) located entirely within the ‘VE’ of Kai Leng Village.

7.2 The surrounding areas are predominantly rural in character comprising village houses, farmland and tree clusters. About 10m to the north is the village proper of Kai Leng Village.

8. **Planning Intention**

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

9. **Comments from Relevant Government Departments**

9.1 The application has been assessed against the assessment criteria at **Appendix II**. The assessment is summarized in the following table:

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
1.	Within “V” zone? - Footprint of the proposed Small House - The Site	- -	100% 100%	- The Site and footprint of the proposed Small House fall entirely within the “AGR” zone.
2.	Within ‘VE’? - Footprint of the proposed Small House - The Site	100% 100%	- -	- The Site and footprint of the proposed Small House fall entirely within ‘VE’ of Kai Leng Village.

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
3.	Sufficient land in “V” zone to meet Small House demand (outstanding Small House applications plus 10-year Small House demand forecast)?		✓	<u>Land Required</u> - Land required to meet Small House demand in Kai Leng Village: about 8.73 ha (equivalent to 349 Small House sites). The number of outstanding Small House applications is 70 ² while the 10-year Small House demand forecast is 279. <u>Land Available</u> - Land available to meet Small House demand within the “V” zone of the concerned village: about 0.68ha (equivalent to about 27 Small House sites) (Plan A-2b).
	Sufficient land in “V” zone to meet outstanding Small House applications?		✓	
4.	Compatible with the planning intention of “AGR” zone?		✓	- Director of Agriculture, Fisheries and Conservation (DAFC) does not support the application as agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water sources are available. The Site possesses potential for agricultural rehabilitation.
5.	Compatible with surrounding areas/ development?	✓		- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) advises that the Site is located in an area of rural inland plains landscape character comprising village houses, farmland and tree clusters.
6.	Within Water Gathering Grounds (WGGs)?		✓	
7.	Environmental and Sewerage impact?		✓	- Director of Environmental Protection (DEP) advises that in view of small scale of the proposed development, the application alone is unlikely to cause major pollution.

² Among the 70 outstanding Small House applications, 12 fall within “V” zone and 58 straddle or fall outside the “V” zone. For cases straddling or falling outside of “V” zone, 52 of them are the subject of approved planning applications.

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
8.	Encroachment onto planned road networks and public works boundaries?		✓	
9.	Need for provision of fire services installations and emergency vehicular access (EVA)?		✓	- Director of Fire Services (D of FS) has no in-principle objection to the application.
10.	Traffic impact?	✓		- Commissioner for Transport (C for T) advises that 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, such type of development outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The cumulative adverse traffic impact could be substantial. Notwithstanding the above, the application only involving development of one Small House could be tolerated on traffic grounds.
11.	Drainage impact?		✓	- Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has no objection to the application.
12.	Landscape impact?		✓	- CTP/UD&L, PlanD has no objection to the application from landscape planning perspective as significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated.
13.	Geotechnical impact?		✓	- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) has no geotechnical comments on the application

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
14.	Local objections received from DO?		✓	- District Officer (North), Home Affairs Department (DO(N), HAD) advises that one North District Councilor (NDC) and one Indigenous Inhabitant Representative (IIR) of Kai Leng support the proposal, five NDCs, the Chairman of Sheung Shui District Rural Committee and one Resident Representative (RR) of Kai Leng indicate no comment on the application while 17 NDCs do not reply.

9.2 Comments from the following government departments have been incorporated in paragraph 9.1 above. Other detailed comments and recommended advisory clauses are provided at **Appendices IV** and **V** respectively.

- (a) DLO/N, LandsD;
- (b) DAFC;
- (c) C for T;
- (d) DEP;
- (e) CE/MN, DSD;
- (f) Chief Engineer/Construction, Water Supplies Department (CE/C,WSD);
- (g) CTP/UD&L, PlanD;
- (h) D of FS;
- (i) H(GEO), CEDD; and
- (j) DO(N), HAD.

9.3 The following government departments have no objection to/no adverse comment on the application:

- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD).

10. Public Comments Received During Statutory Publication Period

The application was published for public inspection. During the statutory public inspection period, two public comments from individuals were received. One indicates no comment on the application (**Appendix VIa**), while the remaining one objects to the application mainly for reason that there is no previous planning approval at the Site and there is no sewerage system in place for Kai Leng Village (**Appendix VIb**).

11. Planning Considerations and Assessment

- 11.1 This application is for a proposed Small House development at the Site zoned “AGR” on the OZP. The proposed development is not in line with the planning intention of the “AGR” zone, which is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. DAFC does not support the application from agricultural perspective, as the Site possesses potential for agricultural rehabilitation.
- 11.2 Regarding the Interim Criteria (**Appendix II**), the proposed Small House footprint falls entirely within the ‘VE’ of Kai Leng Village. According to DLO/N’s records, the total number of outstanding Small House applications for Kai Leng Village is 70 while the 10-year Small House demand forecast is 279. Based on the latest estimate by PlanD, about 0.68ha of land (or equivalent to about 27 Small House sites) is available within “V” zone concerned (**Plan A-2b**). In this regard, there is insufficient land within “V” zone to meet the outstanding Small House applications. As such, the application generally complies with the Interim Criteria.
- 11.3 The Site is largely vacant and hard paved. The village proper of Kai Leng is about 10m to the north and some pieces of vacant land with planning approvals for Small House developments and Small House grant applications being processed by DLO/N of LandsD are found in the immediate surroundings. The proposed Small House is not incompatible with the surrounding areas comprising village houses, farmland and tree clusters. CTP/UD&L of PlanD has no objection to the application as significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed developments is not anticipated. C for T considers that the application involving only one Small House could be tolerated. Other government departments concerned including CE/MN of DSD, DEP and D of FS have no objection to or no adverse comment on the application.
- 11.4 There are 140 approved similar applications for Small House development within the same “AGR” zone in the vicinity of the Site. The circumstances of the current application are largely the same as these similar ones.
- 11.5 Regarding the public comments as summarized in paragraph 10 above, government department’s comments and the planning assessment above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 19.4.2028, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted

is commenced or the permission is renewed. The recommended advisory clauses are attached at **Appendix V**.

12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

- the proposed development is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition and advisory clause(s), to be attached to the permission, and the date when the validity of the permission should expire.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with Attachments Received on 20.2.2024
Appendix II	Relevant Revised Interim Criteria for Consideration of Application for NTEH/Small House in New Territories
Appendix III	Similar Applications
Appendix IV	Detailed Comments from Relevant Government Departments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2a	Site Plan
Plan A-2b	Estimated Amount of Land Available within the "V" Zone of Kai Leng for Small House Developments
Plan A-3	Aerial Photo
Plan A-4	Site Photo

**PLANNING DEPARTMENT
APRIL 2024**