

**Relevant Revised Interim Criteria for Consideration of Application for
NTEH/Small House in the 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) 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 Application of the Site

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC	Approval Condition
A/SK-HC/258 Proposed House (New Territories Exempted House - Small House)	Lot 388 S.A in D.D. 244, Ho Chung, Sai Kung, New Territories	"AGR"	12.8.2016	Approved with condition	(a)

Approval Condition:

- (a) The provision of septic tank as proposed by the applicant

Similar Planning Applications for Small Houses

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/150 Proposed House (New Territories Exempted House- Small House)	Lots 448 and 449sA in D.D. 244, Ho Chung, Sai Kung	“AGR”	28.9.2007	Approved with conditions	(a) and (b)
A/SK-HC/151 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 485 S.A and 485 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	28.9.2007	Approved with conditions	(a) and (b)
A/SK-HC/153 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 435 S.D ss.6, 436 S.C ss.8, 435 S.D RP and 436 S.C ss.7 in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.10.2007	Approved with conditions	(b) and (c)
A/SK-HC/154 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 373 S.H, 373 S.I and 627 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	2.11.2007	Approved with conditions	(a) and (b)
A/SK-HC/155 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 373 S.J, 373 S.K, 373 S.L, 627 S.A ss.2, 627 S.A ss.3, and 627 S.C in D.D. 244, Ho Chung, Sai Kung	“AGR”	2.11.2007	Approved with conditions	(a) and (b)
A/SK-HC/156 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 373 S.F and 373 S.G in D.D. 244, Ho Chung, Sai Kung	“AGR”	16.11.2007	Approved with condition	(a)
A/SK-HC/158 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 373 S.D and 373 S.E in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.3.2008	Approved with conditions	(a) to (c)
A/SK-HC/159 Proposed House (New Territories Exempted House- Small House)	Lots 627 S.A ss.4 and 627 S.D in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.3.2008	Approved with conditions	(a) to (c)
A/SK-HC/162 Proposed House (New Territories Exempted House- Small House)	Lot 373 S.C in D.D. 244, Ho Chung, Sai Kung	“AGR”	20.6.2008	Approved with conditions	(a) to (c)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/164 Proposed House (New Territories Exempted House- Small House)	Lots 496 S.H and 497 S.R in D.D. 244, Ho Chung, Sai Kung	“AGR”	19.9.2008	Approved with conditions	(a) and (c)
A/SK-HC/165 Proposed House (New Territories Exempted House- Small House)	Lot 509 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	20.2.2009	Rejected	(3) and (4)
A/SK-HC/166 Proposed House (New Territories Exempted House- Small House)	Lots 378 S.A ss.1 and 426 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.11.2008	Approved with conditions	(a) to (c)
A/SK-HC/167 Proposed House (New Territories Exempted House- Small House)	Lot 429 R.P and adjoining Government land in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.11.2008	Approved with conditions	(a) to (c)
A/SK-HC/171 Proposed House (New Territories Exempted House- Small House)	Lots 385 R.P and 386 R.P in D.D. 244, Ho Chung, Sai Kung	“AGR”	6.11.2009	Approved with conditions	(a) and (c)
A/SK-HC/172 Proposed House (New Territories Exempted House- Small House)	Lots 563 S.A, 563 S.C and 564 R.P in D.D. 244, Ho Chung, Sai Kung	“AGR”	6.11.2009	Approved with conditions	(a) and (c)
A/SK-HC/173 Proposed House (New Territories Exempted House- Small House)	Lots 546 S.A, 546 R.P and adjoining Government land in D.D. 244, Ho Chung, Sai Kung	“AGR”	20.11.2009	Approved with conditions	(a) and (c)
A/SK-HC/174 Proposed House (New Territories Exempted House- Small House)	Lots 389 S.A, 390 S.A, 390 S.B and adjoining Government land in D.D. 244, Ho Chung, Sai Kung	“AGR”	18.12.2009	Rejected	(1), (3) and (4)
A/SK-HC/179 Proposed House (New Territories Exempted House- Small House)	Lots 389 S.A (part), 389 RP (part), 390 S.A (part), 390 S.B (part) and 390 RP and adjoining Government land in D.D. 244, Ho Chung, Sai Kung	“AGR”	23.4.2010	Approved with condition	(c)
A/SK-HC/183 Proposed House (New Territories Exempted House- Small House)	Lot 681 RP in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.11.2010	Approved with conditions	(a) and (c)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/184 Proposed One New Territories Exempted House- Small House	Lot 482 in D.D. 244, Ho Chung, Sai Kung	“AGR”	24.9.2010	Approved with conditions	(a) and (c)
A/SK-HC/190 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lot 409 in D.D. 244, Ho Chung, Sai Kung	“AGR”	6.5.2011	Rejected	(3)
A/SK-HC/194 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A ss.5 in D.D. 244, Ho Chung, Sai Kung	“AGR”	8.7.2011	Approved with conditions	(a) and (c)
A/SK-HC/195 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A ss.4 in D.D. 244, Ho Chung, Sai Kung	“AGR”	8.7.2011	Approved with conditions	(a) and (c)
A/SK-HC/196 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	8.7.2011	Approved with conditions	(a) and (c)
A/SK-HC/198 Proposed House (New Territories Exempted House- Small House)	Lot 552 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	5.8.2011	Approved with conditions	(a) and (c)
A/SK-HC/199 Proposed House (New Territories Exempted House- Small House)	Lot 556 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	5.8.2011	Approved with conditions	(a) and (c)
A/SK-HC/200 Proposed House (New Territories Exempted House- Small House)	Lot 569 RP in D.D. 244, Ho Chung, Sai Kung	“AGR” & “V”	5.8.2011	Approved with conditions	(a) and (c)
A/SK-HC/201 Proposed House (New Territories Exempted House- Small House)	Lot 677 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	19.8.2011	Approved with conditions	(b) and (c)
A/SK-HC/202 Proposed House (New Territories Exempted House- Small House)	Lots 552 S.D and 556 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	19.8.2011	Approved with conditions	(a) and (c)
A/SK-HC/203 Proposed House (New Territories Exempted House- Small House)	Lots 425 S.A, 426 S.B ss.1, 426 S.C ss.1 and 426 S.D in D.D. 244, Ho Chung, Sai Kung	“AGR”	2.9.2011	Approved with conditions	(a) and (c)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/204 Proposed House (New Territories Exempted House- Small House)	Lot 504 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	18.11.2011	Rejected	(2) and (3)
A/SK-HC/206 Proposed House (New Territories Exempted House- Small House)	Lots 678 S.B RP and 678 S.C ss.1 in DD 244, Ho Chung, Sai Kung	“AGR”	20.1.2012	Approved with conditions	(a) and (c)
A/SK-HC/207 Proposed House (New Territories Exempted House- Small House)	Lots 678 S.A and 678 S.B ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	10.2.2012	Approved with conditions	(a) and (c)
A/SK-HC/208 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 546 S.F, 546 S.G, 548 S.C, 548 S.D and 549 S.C in D.D. 244, Ho Chung, Sai Kung	“AGR”	24.2.2012	Approved with conditions	(a) and (c)
A/SK-HC/209 Proposed House (New Territories Exempted House- Small House)	Lots 678 S.C ss.2 and 678 S.D in D.D. 244, Ho Chung, Sai Kung	“AGR”	30.3.2012	Approved with conditions	(a) and (c)
A/SK-HC/210 Proposed Two Houses (New Territories Exempted Houses- Small Houses)	Lots 546 S.D, 546 S.E, 548 S.A, 548 S.B, 549 S.A and 549 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	20.4.2012	Approved with conditions	(a) and (c)
A/SK-HC/211 Proposed House (New Territories Exempted House- Small House)	Lots 679 S.C and 680 RP in D.D. 244, Ho Chung, Sai Kung	“AGR”	18.5.2012	Approved with conditions	(a) and (c)
A/SK-HC/212 Proposed House (New Territories Exempted House- Small House)	Lot 555 in D.D. 244, Ho Chung, Sai Kung	“AGR”	18.5.2012	Approved with conditions	(a) and (c)
A/SK-HC/214 Proposed House (New Territories Exempted House- Small House)	Lot 483 in D.D. 244, Ho Chung, Sai Kung	“AGR”	1.6.2012	Approved with conditions	(a) and (c)
A/SK-HC/215 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A ss.2 in D.D. 244, Ho Chung, Sai Kung	“AGR”	1.6.2012	Approved with conditions	(b) and (c)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/217 Proposed House (New Territories Exempted House- Small House)	Lots 548 RP (Part), 548 S.D (Part), 549 S.D (Part) and 549 RP (Part) and Adjoining Government Land in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.9.2012	Approved with condition	(c)
A/SK-HC/218 Proposed House (New Territories Exempted House- Small House)	Lots 679 S.B and 680 S.B in D.D. 244, Ho Chung, Sai Kung	“AGR”	21.9.2012	Approved with conditions	(a) and (c)
A/SK-HC/222 Proposed House (New Territories Exempted House- Small House)	Lot 481 S.A. ss3 in D.D. 244, Ho Chung, Sai Kung	“AGR”	8.2.2013	Approved with condition	(a)
A/SK-HC/228 Proposed House (New Territories Exempted House- Small House)	Lot 554 S.A. in D.D. 244, Ho Chung, Sai Kung	“AGR”	3.1.2014	Approved with condition	(a)
A/SK-HC/229 Proposed House (New Territories Exempted House- Small House)	Lot 554 RP in D.D. 244, Ho Chung, Sai Kung	“AGR”	3.1.2014	Approved with condition	(a)
A/SK-HC/230 Proposed House (New Territories Exempted House- Small House)	Lot 552 S.A. in D.D. 244, Ho Chung, Sai Kung	“AGR”	7.3.2014	Approved with condition	(a)
A/SK-HC/237 Proposed House (New Territories Exempted House- Small House)	Government Land in D.D. 244, Ho Chung, Sai Kung	“AGR”	14.11.2014	Approved with conditions	(a) and (d)
A/SK-HC/238 Proposed House (New Territories Exempted House- Small House)	Lots No. 439, 440 S.A. 440 RP, 442 RP in D.D. 244, Nam Pin Wai, Sai Kung	“AGR”	12.12.2014	Approved with conditions	(a) and (d)
A/SK-HC/240 Proposed House (New Territories Exempted House- Small House)	Lots 378 S.A. ss.1 and 426 S.A. in D.D. 244, Ho Chung, Sai Kung	“AGR”	16.1.2015	Approved with conditions	(a) and (d)
A/SK-HC/243 Proposed House (New Territories Exempted House- Small House)	Lot No. 482 in D.D. 244, Ho Chung, Sai Kung	“AGR”	5.6.2015	Approved with conditions	(a) and (d)
A/SK-HC/246 Proposed House (New Territories Exempted House- Small House)	Lot No. 679 RP in D.D. 244, Nam Pin Wai, Sai Kung	“AGR”	21.8.2015	Approved with conditions	(a) and (d)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/254 Proposed House (New Territories Exempted House- Small House)	Lot 374 RP (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung	“AGR”	8.1.2016	Approved with condition	(d)
A/SK-HC/255 Proposed House (New Territories Exempted House- Small House)	Lot 374 S.B (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung	“AGR”	8.1.2016	Approved with condition	(d)
A/SK-HC/259 Proposed House (New Territories Exempted House- Small House)	Lots 378 S.A ss.2 S.A, 425 S.C and 426 S.G in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.8.2016	Approved with condition	(d)
A/SK-HC/260 Proposed House (New Territories Exempted House- Small House)	Lots 388 S.B, 425 S.B and 426 S.F in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.8.2016	Approved with condition	(d)
A/SK-HC/261 Proposed Three Houses (New Territories Exempted Houses- Small Houses)	Lots 425 S.A RP, 425 S.E, 426 S.B ss.1, 426 S.B ss.2, 426 S.C ss.1 S.A, 426 S.C ss.2, 426 S.D ss.2 and 426 S.E ss.1 in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.8.2016	Approved with condition	(d)
A/SK-HC/263 Proposed House (New Territories Exempted House- Small House)	Lot 676 S.A in D.D. 244, Ho Chung, Sai Kung	“AGR”	30.9.2016	Approved with condition	(d)
A/SK-HC/267 Proposed Houses (New Territories Exempted Houses (NTEHs) – Small Houses)	Government Land in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.5.2017	Approved with condition	(d)
A/SK-HC/268 Proposed Houses (New Territories Exempted Houses (NTEHs) – Small Houses)	Government Land in D.D. 244, Ho Chung, Sai Kung	“AGR”	12.5.2017	Approved with condition	(d)
A/SK-HC/270 Proposed House (New Territories Exempted House – Small House)	Lots 627 S.A ss4 and 627 S.D in D.D. 244, Ho Chung, Sai Kung	“AGR”	25.8.2017	Approved with condition	(d)
A/SK-HC/272 Proposed House (New Territories Exempted House – Small House)	Lots 546 S.D, 548 S.A and 549 S.A in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/273 Proposed House (New Territories Exempted House – Small House)	Lots 546 S.F, 546 S.G, 548 S.C, 548 S.D and 549 S.C in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)
A/SK-HC/274 Proposed House (New Territories Exempted House – Small House)	Lots 548 RP (Part) in D.D. 244 and Adjoining Government Land, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)
A/SK-HC/275 Proposed House (New Territories Exempted House – Small House)	Lots 678 S.A and 678 S.B ss.1 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with condition	(d)
A/SK-HC/276 Proposed House (New Territories Exempted House – Small House)	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, New Territories	“AGR”	27.10.2017	Approved with condition	(d)
A/SK-HC/277 Proposed House (New Territories Exempted House – Small House)	Lots 678 S.C ss.2 and 678 S.D in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	27.10.2017	Approved with conditions	(a) and (d)
A/SK-HC/280 Proposed House (New Territories Exempted House – Small House)	Lots 677 S.A in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	22.12.2017	Approved with condition	(d)
A/SK-HC/290 Proposed House (New Territories Exempted House – Small House)	Lots 407 and 408 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	15.6.2018	Rejected	(1) to (3)
A/SK-HC/293 Proposed House (New Territories Exempted House – Small House)	Lot 445 S.A in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	6.7.2018	Approved with condition	(d)
A/SK-HC/294 Proposed House (New Territories Exempted House – Small House)	Lot 445 S.B in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	6.7.2018	Approved with condition	(d)
A/SK-HC/305 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 629 R.P (Part) in D.D. 244 and adjoining Government Land, Ho Chung, Sai Kung, New Territories	“AGR”	17.5.2019	Approved with condition	(d)

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/ Approval Conditions
A/SK-HC/311 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 445 S.D. in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	19.7.2019	Approved with condition	(d)
A/SK-HC/312 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 481 S.A ss.5 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	2.8.2019	Approved with condition	(d)
A/SK-HC/313 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 481 S.A ss.4 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	2.8.2019	Approved with condition	(d)
A/SK-HC/314 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 481 S.A ss.1 in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR”	2.8.2019	Approved with condition	(d)
A/SK-HC/315 Proposed House (New Territories Exempted House (NTEH) – Small House)	Lot 569 R.P. in D.D. 244, Ho Chung, Sai Kung, New Territories	“AGR” & “V”	22.9.2019	Approved with condition	(d)

Approval Conditions:

- (a) Submission and implementation of landscaping and tree preservation proposals
- (b) Submission of archaeological survey and undertaking rescue excavation
- (c) Provision of fire fighting access, water supplies and fire service installations
- (d) The provision of septic tank, as proposed by the applicant, at a satisfied location

Reasons for Rejection:

- (1) Not in line with the planning intention
- (2) Undesirable precedent
- (3) Adverse impact on water gathering grounds and streamcourse
- (4) Electrical safety and electricity supply reliability problems

Comments from Relevant Government Departments

1. Land Administration

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

- (a) no objection to the application;
- (b) the Site is located on Lot No. 388 S.A in D.D. 244 which is an Old Schedule Agricultural Lot;
- (c) the house site of the proposed Small House (SH) footprint falls completely within the village environs of Ho Chung, Sai Kung Heung which is recognized village under the New Territories Small House policy;
- (d) as advised by the Indigenous Inhabitant Representative (IIR) of Ho Chung in early 2020, the 10-year SH demand forecast for the village was 480. It should be noted that the figure has not been verified by his Office;
- (e) the number of outstanding SH applications within and outside the “V” zone in Ho Chung are 52 and 51 respectively;
- (f) the applicant, LAI Sze Wai, has applied for a SH grant at the Site by way of Free Building Licence. He has been certified as an indigenous villager of Tsam Chuk Wan by the IIR of the village; and
- (g) notwithstanding the planning permission may be given, there is no guarantee that the SH application will be approved.

2. Traffic

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

- (a) she has reservation on the application and considers that such type of 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 resulting cumulative adverse traffic impact could be substantial; and
- (b) notwithstanding the above, the application only involves development of a SH, she considers that the application can be tolerated on traffic grounds.

3. Water Supply

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

- (a) 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:

- i. 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;
 - ii. 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;
 - iii. The applicant shall connect the whole of foul/sewage system to the public sewers when they become available;
 - iv. 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
 - v. 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;
- (b) for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) the Site was the subject of previous planning application No. A/SK-HC/258 for development of SH that was approved by the Town Planning Board in 2016. The proposed development is located at the boundary of water gathering ground without public sewerage connection. The proposed use of septic tank under the current application is same as the previous application;
- (b) based on the above, he concurs with CE/C, WSD's views on the application, and considers that in view of the small scale of the proposed development, the application alone is unlikely to cause major pollution; and
- (c) nevertheless, it is noticed that a stream is located less than 30m away from the Site. The applicant is reminded that the design and construction of septic tank and soakaway system should follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person (AP).

5. Drainage and Sewerage

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

- (a) provided that adequate stormwater drainage collection and disposal facilities would be provided in connection with the proposed use to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas, he has no in-principle objection to the application from a drainage maintenance viewpoint; and

- (b) according to his record, the Site is within an area where neither stormwater nor sewerage connections maintained by his department is available in the vicinity at present. DEP's comment on the proposed use of septic tank should be sought.

6. Landscape

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

with reference to the aerial photo of 2019, the Site is situated in an area of settled valleys landscape character, where dominated by village houses, grassland, farmland and tree groups. As observed from the aerial photo of 2019, there is no existing landscape resource within the Site. The proposed development is considered not incompatible with the landscape setting in the proximity. In view that similar planning applications were approved by the Board, and significant adverse landscape impact is not envisaged, she has no objection to the application from landscape planning perspective.

7. Building Matters

Comments of the Chief Building Surveyor/NTE2 & Rail, Buildings Department (CBS/NTE2&Rail, BD):

- (a) no comment under the Buildings Ordinance (BO);
- (b) all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with BO; and
- (c) AP must be appointed for the site formation and communal drainage works.

8. Fire Safety

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

- (a) no objection in-principle to the application; and
- (b) the applicant should be reminded to observe "New Territories Exempted Houses – A Guide to Fire Safety Requirements" published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.

9. Agriculture

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

the Site is subject to a previously approved application No. A/SK-HC/258 and he has no comment on this application.

10. Archaeological

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

the Site falls within Ho Chung Site of Archaeological Interest. In view of the location, scope of works and according to the findings of previous archaeological surveys in the surrounding area, the applicant should be required to notify the AMO two weeks prior to the commencement of construction works so as to facilitate AMO staff to conduct site inspection in the course of excavation.

11. Demand and Supply of Small House Sites

According to DLO/SK, LandsD, the number of outstanding Small House applications in Ho Chung is 103 while the 10-year Small House Demand Forecast for Ho Chung is 480. According to the latest estimate by PlanD, it is estimated that about 3.18 ha of land (equivalent to about 127 SH sites) is available within “V” zone of Ho Chung Village. Therefore, the land available in Ho Chung cannot fully meet the future Small House demand for 583 SH sites.

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department that notwithstanding the planning permission may be given, there is no guarantee that the Small House application will be approved;
- (b) to note the comments of the Director of Environmental Protection that a stream is located less than 30m away from the Site. The applicant is reminded that the design and construction of septic tank and soakaway system should follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "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/Construction, Water Supplies Department (WSD) that 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. 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. The applicant shall connect the whole of foul/sewage system to the public sewers when they become available. 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. 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. For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the applicant should ensure adequate stormwater drainage collection and disposal facilities would be provided in connection with the proposed use to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas;
- (e) to note the comments of the Chief Building Surveyor/New Territories East 2 & Rail, Building Department that all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with Buildings Ordinance, and AP must be appointed for the site formation and communal drainage works;
- (f) to note the comments of the Director of Fire Services that the applicant is reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by Lands Department (LandsD). Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD; and
- (g) to note the comments of the Executive Secretary (Antiquities and Monuments) of Antiquities and Monuments Office (AMO), Development Bureau that the Site falls within Ho Chung Site of Archaeological Interest. In view of the location, scope of works and according to the findings of previous archaeological surveys in the surrounding area, the applicant is required to notify the AMO

two weeks prior to the commencement of construction works so as to facilitate AMO staff to conduct site inspection in the course of excavation.