

**Relevant Interim Criteria for Consideration of
Application for 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) 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.

**Similar S.16 Applications for Proposed House (New Territories Exempted House - Small House)
within/partly within the “Agriculture” zone in the vicinity of the site
in the Lung Yeuk Tau and Kwan Tei Area**

Approved Applications

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
A/NE-LYT/257* ¹	Proposed 5 New Territories Exempted Houses (NTEHs) (Small Houses)	25.4.2003	A1, A2 & A8
A/NE-LYT/275* ¹	Proposed New Territories Exempted House (NTEH) (Small House)	28.5.2004	A1, A2 & A8
A/NE-LYT/327* ²	Proposed House (New Territories Exempted House (NTEH) - Small House)	28.4.2006	A2, A3, A4 & A8
A/NE-LYT/342	Proposed House (New Territories Exempted House (NTEH) - Small House)	3.11.2006	A2, A5 & A8
A/NE-LYT/343	Proposed House (New Territories Exempted House (NTEH) - Small House)	3.11.2006	A2, A5 & A8
A/NE-LYT/373	Proposed House (New Territories Exempted House - Small House)	9.5.2008	A5, A6, A7 & A8
A/NE-LYT/374	Proposed House (New Territories Exempted House - Small House)	23.5.2008	A5, A6, A7 & A8
A/NE-LYT/376	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.6.2008	A5, A6, A7 & A8
A/NE-LYT/378	Proposed 2 Houses (New Territories Exempted Houses (NTEHs) - Small Houses)	20.6.2008	A2, A5, A6 & A8
A/NE-LYT/379	Proposed 5 Houses (New Territories Exempted Houses - Small Houses)	1.8.2008	A2, A5, A6 & A8
A/NE-LYT/391	Proposed 5 Houses (New Territories Exempted Houses - Small Houses)	17.4.2009	A2, A5, A6 & A8
A/NE-LYT/404* ³	Proposed 5 Houses (New Territories Exempted Houses - Small Houses)	23.10.2009	A2, A5, A6 & A8

A/NE-LYT/437 ^{*4}	Proposed 11 Houses (New Territories Exempted Houses (NTEHs) - Small Houses)	8.7.2011	A5, A7, A8 & A10
A/NE-LYT/451	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.1.2012	A2, A5, A8 & A10
A/NE-LYT/452	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.1.2012	A2, A5, A8 & A10
A/NE-LYT/463 ^{*5}	Proposed House (New Territories Exempted House - Small House)	15.6.2012	A2, A5, A8 & A10
A/NE-LYT/464	Proposed House (New Territories Exempted House - Small House)	15.6.2012	A2, A5, A8 & A10
A/NE-LYT/472 ^{*6, *7}	Proposed 3 Houses (New Territories Exempted Houses - Small Houses)	15.6.2012	A2, A5, A8 & A10
A/NE-LYT/489 ^{*8}	Proposed House (New Territories Exempted House - Small House)	7.9.2012	A2, A5, A8 & A10
A/NE-LYT/497	Proposed House (New Territories Exempted House - Small House)	8.2.2013	A5, A7 & A8
A/NE-LYT/518	Proposed House (New Territories Exempted House - Small House)	22.11.2013	A2, A5 & A8
A/NE-LYT/519	Proposed House (New Territories Exempted House - Small House)	22.11.2013	A2, A5 & A8
A/NE-LYT/520	Proposed House (New Territories Exempted House - Small House)	22.11.2013	A2, A5 & A8
A/NE-LYT/529 ^{*9}	Proposed House (New Territories Exempted House - Small House)	4.4.2014	A5, A7 & A8
A/NE-LYT/530 ^{*10}	Proposed House (New Territories Exempted House - Small House)	4.4.2014	A2, A5 & A8
A/NE-LYT/531 ^{*11}	Proposed House (New Territories Exempted House - Small House)	4.4.2014	A5, A7 & A8
A/NE-LYT/532 ^{*12}	Proposed House (New Territories Exempted House - Small House)	4.4.2014	A2, A5 & A8
A/NE-LYT/533 ^{*13}	Proposed House (New Territories Exempted House - Small House)	4.4.2014	A2, A5 & A8

A/NE-LYT/534 ^{*14}	Proposed House (New Territories Exempted House - Small House)	4.4.2014	A2, A5 & A8
A/NE-LYT/535 ^{*15}	Proposed House (New Territories Exempted House - Small House)	4.4.2014	A2, A5 & A8
A/NE-LYT/536 ^{*16}	Proposed House (New Territories Exempted House - Small House)	4.4.2014	A5, A7 & A8
A/NE-LYT/537 ^{*17}	Proposed House (New Territories Exempted House - Small House)	4.4.2014	A5, A7 & A8
A/NE-LYT/538	Proposed House (New Territories Exempted House - Small House)	25.4.2014	A2, A5, A8 & A9
A/NE-LYT/539 ^{*18}	Proposed House (New Territories Exempted House - Small House)	25.4.2014	A2, A5, A8 & A9
A/NE-LYT/540 ^{*19}	Proposed House (New Territories Exempted House - Small House)	9.5.2014	A2, A5, A8 & A9
A/NE-LYT/547 ^{*3}	Proposed 5 Houses (New Territories Exempted Houses - Small Houses)	26.9.2014	A2, A5, A8 & A9
A/NE-LYT/550 ^{*2}	Proposed House (New Territories Exempted House (NTEH) - Small House)	17.10.2014	A2, A5, A8 & A9
A/NE-LYT/558 ^{*20}	Proposed House (New Territories Exempted House - Small House)	16.1.2015	A5, A7, A8 & A9
A/NE-LYT/561 ^{*6}	Proposed 4 Houses (New Territories Exempted Houses - Small Houses)	8.5.2015	A2, A5, A8 & A9
A/NE-LYT/579	Proposed House (New Territories Exempted House - Small House)	6.11.2015	A2, A5 & A8
A/NE-LYT/580	Proposed House (New Territories Exempted House - Small House)	6.11.2015	A2, A5, A8 & A9
A/NE-LYT/581	Proposed House (New Territories Exempted House - Small House)	6.11.2015	A2, A5, A8 & A9
A/NE-LYT/584	Proposed House (New Territories Exempted House - Small House)	22.1.2016	A5, A7, A8 & A9
A/NE-LYT/585	Proposed House (New Territories Exempted House - Small House)	22.1.2016	A2, A5, A8 & A9

A/NE-LYT/589	Proposed House (New Territories Exempted House - Small House)	5.2.2016	A2, A5, A8 & A9
A/NE-LYT/597*7	Proposed House (New Territories Exempted House - Small House)	15.7.2016	A2, A5, A8 & A9
A/NE-LYT/635*8	Proposed House (New Territories Exempted House - Small House)	22.9.2017	A2, A5, A8 & A9
A/NE-LYT/648	Proposed House (New Territories Exempted House - Small House)	18.5.2018	A2, A5, A8 & A9
A/NE-LYT/649	Proposed House (New Territories Exempted House - Small House)	18.5.2018	A2, A5, A8 & A9
A/NE-LYT/653*9	Proposed House (New Territories Exempted House - Small House)	15.6.2018	A2, A5 & A8
A/NE-LYT/654*10	Proposed House (New Territories Exempted House - Small House)	15.6.2018	A2, A5 & A8
A/NE-LYT/655*11	Proposed House (New Territories Exempted House - Small House)	15.6.2018	A2, A5 & A8
A/NE-LYT/656*12	Proposed House (New Territories Exempted House - Small House)	15.6.2018	A2, A5 & A8
A/NE-LYT/657*13	Proposed House (New Territories Exempted House - Small House)	15.6.2018	A2, A5 & A8
A/NE-LYT/658*14	Proposed House (New Territories Exempted House - Small House)	15.6.2018	A2, A5 & A8
A/NE-LYT/659*15	Proposed House (New Territories Exempted House - Small House)	15.6.2018	A2, A5, A8 & A9
A/NE-LYT/660*16	Proposed House (New Territories Exempted House - Small House)	15.6.2018	A2, A5, A8 & A9
A/NE-LYT/661*17	Proposed House (New Territories Exempted House - Small House)	15.6.2018	A2, A5, A8 & A9
A/NE-LYT/663*18	Proposed House (New Territories Exempted House - Small House)	15.6.2018	A2, A5, A8 & A9
A/NE-LYT/673*19	Proposed House (New Territories Exempted House - Small House)	5.10.2018	A2, A5, A8 & A9

A/NE-LYT/675	Proposed House (New Territories Exempted House - Small House)	19.10.2018	A5, A8 & A9
A/NE-LYT/676	Proposed House (New Territories Exempted House - Small House)	19.10.2018	A2, A5, A8 & A9
A/NE-LYT/703*4	Proposed House (New Territories Exempted House - Small House)	2.8.2019	A5, A8 & A11
A/NE-LYT/708*20	Proposed House (New Territories Exempted House - Small House)	6.9.2019	A5, A8 & A9
A/NE-LYT/709*2	Proposed House (New Territories Exempted House - Small House)	6.9.2019	A5, A8 & A9
A/NE-LYT/724*5	Proposed House (New Territories Exempted House - Small House)	15.5.2020	A5, A8 & A9

Remarks

- *1: The application no. A/NE-LYT/257 includes the site of application no. A/NE-LYT/275
- *2: The application nos. A/NE-LYT/327, A/NE-LYT/550 and A/NE-LYT/709 involve the same site
- *3: The application nos. A/NE-LYT/404 and A/NE-LYT/547 involve the same site
- *4: The application nos. A/NE-LYT/437 and A/NE-LYT/703 involve the same site
- *5: The application nos. A/NE-LYT/463 and A/NE-LYT/724 involve the same site
- *6: The application nos. A/NE-LYT/472 and A/NE-LYT/561 are at the same location but with slightly different areas
- *7: The application no. A/NE-LYT/597 involves part of the site of the application no. A/NE-LYT/472
- *8: The application nos. A/NE-LYT/489 and A/NE-LYT/635 involve the same site
- *9: The application nos. A/NE-LYT/529 and A/NE-LYT/653 involve the same site
- *10: The application nos. A/NE-LYT/530 and A/NE-LYT/654 involve the same site
- *11: The application nos. A/NE-LYT/531 and A/NE-LYT/655 involve the same site
- *12: The application nos. A/NE-LYT/532 and A/NE-LYT/656 involve the same site
- *13: The application nos. A/NE-LYT/533 and A/NE-LYT/657 involve the same site
- *14: The application nos. A/NE-LYT/534 and A/NE-LYT/658 involve the same site
- *15: The application nos. A/NE-LYT/535 and A/NE-LYT/659 involve the same site

*16: The application nos. A/NE-LYT/536 and A/NE-LYT/660 involve the same site

*17: The application nos. A/NE-LYT/537 and A/NE-LYT/661 involve the same site

*18: The application nos. A/NE-LYT/539 and A/NE-LYT/663 involve the same site

*19: The application nos. A/NE-LYT/540 and A/NE-LYT/673 involve the same site

*20: The application nos. A/NE-LYT/558 and A/NE-LYT/708 involve the same site

Approval Conditions:

A1 The provision of drainage facilities

A2 The submission and implementation of landscaping proposals

A3 The provision of street fire hydrant within 100m from the site

A4 The design and provision of drainage facilities

A5 The submission and implementation of drainage proposals

A6 The design and provision of firefighting access, water supplies for fire fighting and fire service installations

A7 The submission and implementation of tree preservation and landscaping proposals

A8 The commencement clause

A9 The provision of septic tank

A10 The provision of fire-fighting access, water supplies for fire-fighting and fire service installations

A11 The submission and implementation of sewerage proposal

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-LYT/267	New Territories Exempted House (NTEH) (Small House)	19.9.2003	R1 - R3

Rejection Reasons:

- R1 The proposed Small House development did not comply with the interim criteria for assessing planning application for New Territories Exempted House/Small House development as the application site was outside both the village ‘environs’ and “Village Type Development” zone of surrounding villages.
- R2 The use under application was not in line with the planning intention of the “Agriculture” zone which was to retain and safeguard good agricultural land for agricultural purposes, to retain fallow arable land with good potential for rehabilitation and to encourage the re-cultivation of good arable land.
- R3 The approval of the application would set an undesirable precedent for other similar applications.

Detailed Comments from Relevant Government Departments

1. Land Administration

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

- (a) the Sites fall within the ‘VE’ of Ma Mei Ha Leng Tsui and Leng Pei Tsuen;
- (b) the applicants claimed themselves as indigenous villagers of Fanling Village of Fanling Heung but their eligibility for Small House grants has yet to be ascertained;
- (c) the Sites are not covered by any Modification of Tenancy/Building License;
- (d) the number of outstanding Small House applications for Ma Mei Ha Leng Tsui and Leng Pei are 46 while the number of 10-year Small House demand forecast are 132. The 10-year Small House demand forecast was provided by the relevant Indigenous Inhabitant Representative in 2014 without any supporting evidence. There is no more update since then. His office is not in a position to verify the forecast; and
- (e) the Small House applications in respect of the Sites were received by his office on 15.4.2016.

2. Traffic

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

- (a) she has reservation on the applications. Such type of developments should be confined within the “V” zone as far as possible. Although additional traffic generated by the proposed developments is not expected to be significant, such type of developments 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 applications only involve construction of two Small Houses. She considers that the applications can be tolerated unless being rejected on other grounds.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) in view of the small scale of the proposed developments, the applications alone are unlikely to cause major pollution; and
- (b) septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized

Person.

4. Landscape

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

- (a) she has no objection to the applications from the landscape planning point of view;
- (b) the Sites are situated in an area of rural inland plain landscape character comprising village houses and vegetated areas. Based on aerial photos of 2017 and 2019, the Sites are abandoned agricultural land and covered with common vegetation. Significant landscape impact by the proposed use is not anticipated. The proposed use is considered compatible with the surrounding setting; and
- (c) it is noted that there is no major public frontage along the site boundary and the Sites have inadequate space. Should the Board approve the applications, it is considered not necessary to impose a landscape condition as its effect on enhancing the quality of public realm is not apparent.

5. Drainage

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

- (a) he has no in-principle objection to the applications from public drainage viewpoint;
- (b) should the applications be approved, a condition should be included to request the applicants to submit and implement a drainage proposal for the Sites to ensure that it will not cause adverse drainage impact to the adjacent area; and
- (c) the Sites are in an area where no public sewerage connection is available.

6. Nature Conservation and Agriculture

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

the Sites are currently abandoned land. Agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are available. The Sites can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Sites possess potential for agricultural rehabilitation, the applications are not supported from agricultural point of view.

7. Fire Safety

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

- (a) he has no in-principle objection to the applications; and
- (b) the applicants are 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.

8. Water Supply

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

- (a) he has no objection to the applications; and
- (b) for provision of water supply to the development, the applicants may need to extend the inside services to the nearest suitable Government water mains for connection. The applicants 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.

9. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N),HAD):

he has consulted the locals regarding the applications. The Indigenous Inhabitant Representative (IIR) of Leng Tsui has no comment on the applications. The Chairman of Fanling District Rural Committee and the Resident Representative (RR) of Leng Tsui object to the applications on the grounds of adverse environmental impact. The North District Council member of the subject constituency did not reply.

10. Demand and Supply of Small House Sites

According to DLO/N's records, the total number of outstanding Small House applications for Ma Mei Ha Leng Tsui and Leng Pei is 46 while the 10-year Small House demand forecast for the same village is 132. According to the latest estimate by PlanD, about 0.89 ha (equivalent to 35 Small House sites) of land are available within the "V" zone of Ma Mei Ha Leng Tsui and Leng Pei for Small House development. There is insufficient land in the "V" zone of Ma Mei Ha Leng Tsui and Leng Pei to meet the demand of land for Small House development (i.e. about 4.45 ha of land which is equivalent to 178 Small House sites).

Recommended Advisory Clauses

- (a) to note the comments of CE/C, WSD that for provision of water supply to the development, the applicants may need to extend the inside services to nearest suitable Government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and should be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (b) to note the comments of D of FS that the applicants should 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;
- (c) to note the comments of CE/MN, DSD that there is existing sewerage network available but it does not cover the Sites. Should the applicants choose to connect the proposed sewerage systems to DSD's networks, they shall furnish his office with the connection proposal for agreement. After obtaining my agreement, the applicants shall submit a duly completed Form HBP1 and a plan showing the details of the proposed connection works to this Division for formal application for the required connection;
- (d) to note the advice of DEP that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person; and
- (e) 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 applicants should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.