

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KLH/548

<u>Applicant</u>	Mr. LEE Chiu Ping
<u>Site</u>	Government land in D.D. 9, Tai Wo Village, Kau Lung Hang, Tai Po
<u>Site Area</u>	About 65.03m ²
<u>Lease</u>	Government land
<u>Plan</u>	Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11
<u>Zoning</u>	“Agriculture” (“AGR”)
<u>Application</u>	Proposed House (New Territories Exempted House (NTEH) - Small House)

1. The Proposal

1.1 The applicant, an indigenous villager of Tai Wo Village¹, as confirmed by the Indigenous Inhabitant Representative (IIR), seeks planning permission to build an NTEH (Small House) on the application site (the Site) (**Plan A-1**). According to the Notes of the OZP, ‘House (NTEH only, other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ within “AGR” zone requires 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 Layout of the proposed Small House and sewerage connection proposal are shown on **Drawings A-1** and **A-2**.

1.4 Part of the Site is the subject of two previous applications No. A/NE-KLH/374 and 402 submitted by the same applicant. Whilst application No. A/NE-KLH/374 was rejected upon review by the Board on 16.1.2009, application No. A/NE-KLH/402 was approved by the Rural and New Town Planning Committee (the Committee) on 28.5.2010. Compared with the last previous

¹ The District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) advises that the eligibility of Small House grant has yet to be ascertained.

application No. A/NE-KLH/402, the major development parameters of the proposed Small House are the same except the site boundary under the current application has been slightly shifted northwards

- 1.5 In support of the application, the applicant has submitted the application form and relevant attachments on 13.4.2018 (**Appendix I**).

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Part 9 of the application form at **Appendix I**. They can be summarized as follows:

- (a) the applicant is an indigenous villager of Tai Wo Village and entitled to apply for a Small House on Government land under the New Territories Small House Policy;
- (b) the proposed Small House is situated on a piece of vacant flat land and close to a number of Small Houses in the area. A Small House has just been built adjacent to the Site. The nearest watercourse is about 100 ft away (**Plan A-2a**);
- (c) owing to the shortage of land in the “Village Type Development” (“V”) zone for Small House development, the applicant decides to build a Small House in the “AGR” zone which is just a few yards away from the “V” zone. As there is no cultivation or agricultural use on the subject agricultural land, the proposed Small House will not have adverse impact on the environment and landscape on the surrounding areas where a number of Small Houses have already been built; and
- (d) there is a proposed sewer and manhole system in the vicinity of the Site which will facilitate the development of Small House.

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

As the application site involves Government land only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) is not applicable to the application.

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 and had been amended four times on 30.3.2001, 23.8.2002, 21.3.2003 and 7.9.2007. On 23.8.2002, criterion (i) which requires that the application site, if located within water gathering grounds (WGGs), should be able to be connected to the existing or planned

sewerage system in the area was incorporated. The latest set of Interim Criteria with criterion (i) remained unchanged was promulgated on 7.9.2007 and is at **Appendix II**.

5. Previous Applications

- 5.1 Part of the Site was the subject of two previous applications No. A/NE-KLH/374 and 402 for the same use submitted by the same applicant. Application No. A/NE-KLH/374, covering a small northwestern portion of the Site, was rejected by the Committee and the Board upon review on 19.9.2008 and 16.1.2009 respectively for reasons of not in line with the planning intention of the “AGR” zone and that the proposed development, which affected the mature trees and an ecologically important stream, was not supported from nature conservation point of view.
- 5.2 Application No. A/NE-KLH/402, with the proposed Small House footprint shifted southeastward to avoid affecting two mature trees, was approved with conditions by the Committee on 28.5.2010 mainly on the considerations of being generally in line with the Interim Criteria in that more than 50% of the Small House footprint was located within the ‘VE’; there was a general shortage of land in meeting the demand for Small House development in the “V” zone at the time of consideration; and the proposed development was able to be connected to the planned sewerage system. Nonetheless, the concerned sewerage scheme under the North District Sewerage, Stage 2 Phase 1 was subsequently degazetted on 29.10.2010 and there is no fixed programme for its implementation. The planning permission lapsed on 29.5.2018.
- 5.3 Compared with the last previous application No. A/NE-KLH/402, the major development parameters of the proposed Small House are the same except the site boundary under the current application has been slightly shifted northwards. Details of the previous applications are summarized at **Appendix III** and their locations are shown on **Plans A-1** and **A-2a**.

6. Similar Applications

- 6.1 There are 51 similar applications for Small House development within the same “AGR” zone since the first promulgation of the Interim Criteria on 24.11.2000 (**Plan A-1**). Among which, 30 applications are located in close vicinity of the Site with 16 cases approved and 14 cases rejected (**Plan A-2a**).
- 6.2 Among the 16 approved applications, seven of them (No. A/NE-KLH/271, 272, 273, 275, 277, 279 and 281) were approved with conditions by the Committee before criterion (i) of the Interim Criteria came into effect on 23.8.2002. Another seven applications (No. A/NE-KLH/328, 341, 345, 346, 391, 392 and 409) were approved with conditions between 2004 and 2010, before the degazetting of the proposed sewerage scheme for Yuen Leng Village, mainly on the considerations of being generally in line with the Interim Criteria in that more than 50% of the Small House footprint was located within the ‘VE’; there was a general shortage of land in meeting the demand for Small House development in the “V” zone at the time of consideration; and

the proposed development was able to be connected to the planned sewerage system.

- 6.3 The remaining two applications (No. A/NE-KLH/438 and 491), straddling between “AGR” and “V” zones, were approved with conditions by the Committee in 2012 and 2015 respectively mainly on consideration that the proposed development generally complied with the Interim Criteria in that more than 50% of the proposed Small House footprint fell within the ‘VE’; there was a general shortage of land in meeting the demand for Small House development in the “V” zone at the time of consideration; and adverse traffic, landscape, sewerage and drainage impacts on the surrounding area was not expected. Although the planned sewerage scheme was degazetted on 29.10.2010, DEP and CE/Dev(2), WSD indicated that stakeholders would continue to be consulted with a view to gazetting the scheme again and had no objection to the applications provided that the construction of the Small House would not commence before the completion of the planned sewerage system and should be connected to the future public sewer when available. Moreover, these two application sites involve previously approved applications (No. A/NE-KLH/345 and 346) submitted by the respective same applicant.
- 6.4 For the 14 rejected cases (No. A/NE-KLH/299, 303, 321, 360, 362, 380, 444, 445, 455, 478, 479, 484, 526 and 543), they were rejected by the Committee or the Board on review between 2003 and 2018 mainly on the grounds of being not in line with the planning intention of the “AGR” zone; the proposed developments did not comply with the Interim Criteria in that the proposed Small Houses would not be able to be connected to the planned sewerage system in the area; there was no fixed programme for implementation of the planned sewerage system; and/or the applicants failed to demonstrate that the water quality in the area would not be adversely affected. Applications No. A/NE-KLH/526 and 543 were also rejected as land was still available within the “V” zone for Small House development.
- 6.5 Details of the similar applications are summarized at Appendix IV and their locations are shown on **Plans A-1** and **A-2a**.

7. **The Site and Its Surrounding Areas** (Plans A-1, A-2a and photos on Plans A-3 and A-4)

- 7.1 The Site is:
- (a) located between Yuen Leng Village and Tai Wo Village;
 - (b) a piece of Government land entirely within the village ‘environs’ (‘VE’) of Tai Wo Village;
 - (c) currently vacant with some trees along the eastern and western boundaries; and
 - (d) accessible via a local track off Tai Wo Services Road East and Fanling Highway.

7.2 The surrounding areas are predominantly rural in character occupied by scattered tree groups, active farmland and village houses. The Kau Lung Hang ecologically important stream (EIS) running from the east to the northwest is located about 40m to the south and the west of the Site.

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 in **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 Small House - Application site		100% 100%	- The proposed Small House footprint covering the entire Site falls entirely within “AGR” zone.
2.	Within ‘VE’? - Footprint of the Small House - Application site	100% 100%		- The Site and footprint of the proposed Small House fall entirely within ‘VE’. The District Lands Officer/ Tai Po, Lands Department (DLO/TP, LandsD) has no objection to the application.
3.	Sufficient land in “V” zone to satisfy outstanding Small House applications and 10-year Small House demand?		✓	- Land required to meet Small House demand in Yuen Leng, Kau Lung Hang and Tai Wo Village: about 18.55 ha (or equivalent to 742 Small House sites). The outstanding Small House applications are 196 while the 10-year Small House demand forecast is 546. - Land available to meet Small House demand within the “V” zone of the villages concerned: about 10.20 ha (or equivalent to 408 Small House sites) (Plan A-2b).

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
4.	Compatible with the planning intention of “AGR” zone?		✓	- The Director of Agriculture, Fisheries and Conservation (DAFC) has reservation on the application from agricultural development point of view as there are activities in the vicinity of the Site and agricultural infrastructures such as water supply and road access are available; and the Site possesses potential for agricultural rehabilitation.
5.	Compatible with surrounding area/ development?	✓		- The surrounding areas are predominantly rural in character occupied by scattered tree groups, active farmland and village houses.
6.	Within WGG?	✓		- The Director of Environmental Protection (DEP) does not support the application as the Site falls completely outside the “V” zone and within the WGG, and no public sewerage will be available to serve the proposed Small House in the near future. The public sewer to which the applicant proposed to connect is part of the proposed sewerage scheme for Yuen Leng, which was degazetted in October 2010 due to conflicting views among some of the land owners over the extent of proposed land resumption. - The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) objects to the application as the Site is located within the upper indirect WGG and there is no programme for the construction of planned public sewers to serve Yuen Leng Village.
7.	Encroachment onto planned road networks and public works boundaries?	✓		- The Site falls within the 30m resumption limit under North District Sewerage, Stage 2 Phase 1 – Village Sewerage works for Yuen Leng Village though it was

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
				degazetted on 29.10.2010, and within 3m from a local public works road. Hence, the Site is within "Prohibited Area". The Small House application could only be further proceeded if the concerned departments had no objection to relax the restriction of "Prohibited Area".
8.	Need for provision of fire services installations and emergency vehicular access (EVA)?		✓	- The Director of Fire Services (D of FS) has no in-principle objection to the application.
9.	Traffic impact?	✓		- The Commissioner for Transport (C for T), in general, has reservation on the application and advises that such type of development should be confined within the "V" zone as far as possible, but considers the application involving development of a Small House only can be tolerated.
10.	Drainage impact?	✓		- The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has no in-principle objection to the application from public drainage viewpoint. - Approval condition on submission and implementation of drainage proposal is recommended.
11.	Sewerage impact?	✓		- The Chief Engineer/Consultants Management, Drainage Services Department (CE/CM, DSD) advises that according to the proposed sewerage scheme under North District Sewerage, Stage 2 Phase 1 for Yuen Leng Village, public sewerage connection point will be provided in the vicinity of the Site. However, since this sewerage scheme was degazetted on 29.10.2010, there is no fixed

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
				programme at this juncture for the implementation of the concerned sewerage works.
12.	Landscape impact?	✓		<ul style="list-style-type: none"> - The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has some reservations on the application from the landscape planning perspective as adverse impact on significant landscape resources due to the proposed development is anticipated while no mitigation measures can be adopted. Approval of the application would encourage similar applications further encroaching onto the “AGR” zone. The cumulative effect of approving similar applications would result in degradation of landscape character and cause adverse landscape impact to the area. - DAFC has reservation on the application from tree preservation point of view as there are approximately 10 trees along the road side within and in the vicinity of the Site; and the proposed Small House would imply felling of these trees.
13.	Geotechnical impact?		✓	
14.	Local objections conveyed by DO?		✓	

9.2 Comments from the following Government departments have been incorporated in paragraph 9.1 above. Detailed comments from Government departments are at **Appendix V**.

- (a) District Lands Officer/Tai Po, Lands Department;
- (b) Commissioner for Transport;
- (c) Director of Environmental Protection;
- (d) Chief Town Planner/Urban Design & Landscape, Planning Department;

- (e) Director of Agriculture, Fisheries and Conservation;
- (f) Chief Engineer/Mainland North, Drainage Services Department;
- (g) Chief Engineer/Consultants Management, Drainage Services Department;
- (h) Chief Engineer/Construction, Water Supplies Department; and
- (i) Director of Fire Services.

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

- (a) Chief Highway Engineer/New Territories East, Highways Department;
- (b) Director of Electrical and Mechanical Services;
- (c) Project Manager/North, Civil Engineering and Development Department;
- (d) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (e) District Officer (Tai Po), Home Affairs Department.

10. Public Comments Received During Statutory Publication Period

On 20.4.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, five public comments were received from Tai Wo villagers and an individual against the application for reasons of being not in line with the planning intention of the “AGR” zone; not complying with the Interim Criteria that the proposed development located within the WGG would not be able to be connected to the planned sewerage system; and adverse environmental, sewerage, water quality, air ventilation and fung shui impacts on the surrounding areas caused by the proposed development (**Appendix VI**).

11. Planning Considerations and Assessments

11.1 The Site falls entirely within “AGR” zone. The proposed Small House is not in line with the planning intention of “AGR” zone which 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. In this regard, DAFC has reservations on the application from agricultural development point of view as the Site possesses potential for agricultural rehabilitation.

11.2 According to DLO/TP, LandsD’s record, the total number of outstanding Small House applications for Yuen Leng, Kau Lung Hang and Tai Wo Villages is 196 while the 10-year Small House demand forecast is 546. Based on the latest estimate by the Planning Department, about 10.20 ha (or equivalent to about 408 Small House sites) of land are available within the “V” zones of Yuen Leng, Kau Lung Hang and Tai Wo. As the footprint of the proposed Small House falls entirely within the ‘VE’ of the concerned village, DLO/TP has no objection to the application.

11.3 The Site, located between Yuen Leng Village and Tai Wo Village, is vacant and surrounded by scattered tree groups, active agricultural land and Small Houses (**Plan A-2a**). The proposed development is not incompatible with the

surrounding area which is predominantly rural in character (**Plans A-2a and A-3**). There are five existing mature trees in fair to good condition and a group of young fruit trees along the eastern and western boundary of the Site respectively. In this regard, CTP/UD&L of PlanD has some reservations on the application from the landscape planning perspective as the proposed building footprint covers the entire Site and all existing trees within the site boundary will likely be felled; adverse impact on significant landscape resources due to the proposed development is anticipated while no mitigation measures can be adopted. Approval of the application would encourage similar applications further encroaching onto the “AGR” zone. The cumulative effect of approving similar applications would result in degradation of landscape character and cause adverse landscape impact to the area. and the proposed Small House would imply felling of approximately 10 trees within and in the vicinity of the Site. Besides, DAFC also has reservation on the application from tree preservation perspective as the proposed Small House would imply felling of approximately 10 trees within and in the vicinity of the Site. DFAC also advises the application might constitute “destroy first, build later” as suspected unauthorised tree felling was observed at the Site in 2016.

- 11.4 The Site is located within the upper indirect WGG. CE/CM of DSD advises that the sewerage scheme planned for Yuen Leng Village was degazetted on 29.10.2010 and there is no fixed programme at this juncture for the concerned public sewerage works (**Plan A-2a**). DEP does not support the application as the Site falls completely outside the “V” zone and within the WGG, and no public sewerage will be available to serve the proposed Small House in the near future. CE/C, WSD also objects to the application as there is no programme for the construction of planned public sewers to serve Yuen Leng Village. As such, the proposed development does not comply with the Interim Criteria.
- 11.5 C for T, in general, has reservation on the application as such development should be confined within “V” zone as far as possible but considers that the proposed development involving one Small House only can be tolerated. DEP advises that adverse railway and traffic noise impacts are not anticipated as the Site is substantially shielded from the railway/highway by the existing houses nearby; and trackside barrier has also been implemented along the rail line and roadside barriers are being constructed along the highway under its widening project. Other Government departments consulted including CE/CM and CE/MN of DSD, CHE/NTE of HyD and D of FS have no objection to/adverse comment on the application.
- 11.6 Regarding the Interim Criteria (**Appendix II**), more than 50% of the footprint of the proposed Small House falls within the ‘VE’ of Yuen Leng, Kau Lung Hang San Wai, Kau Lung Hang Lo Wai and Tai Wo (**Plan A-1**). While land available (about 10.20 ha or equivalent to about 408 Small House sites) within the “V” zones is insufficient to fully meet the future Small House demand, it is capable to meet the outstanding 196 Small House applications (**Plan A-2b**). It should be noted that the Board has adopted a more cautious approach in approving applications for Small House development in recent years. Amongst others, in considering whether there is a general shortage of land in meeting Small House demand, more weighting has been put on the number of outstanding Small House applications provided by LandsD. In this regard, it is

considered more appropriate to concentrate the proposed Small House development within the “V” zone for orderly development pattern, efficient use of land and provision of infrastructures and services.

- 11.7 The Site is the subject of two previous applications No. A/NE-KLH/374 and 402 for Small House development submitted by the same applicant. While Application No. A/NE-KLH/374 was rejected by the Committee and the Board upon review on 19.9.2008 and 16.1.2009 respectively mainly for reason of affecting the mature trees and an ecologically important stream, application No. A/NE-KLH/402 was approved on 28.5.2010 mainly on the considerations of being generally in line with the Interim Criteria in that more than 50% of the Small House footprint was located within the ‘VE’; there was a general shortage of land in meeting the demand for Small House development in the “V” zone at the time of consideration; and the proposed development was able to be connected to the planned sewerage system. As the concerned sewerage scheme for Yuen Leng Village was degazetted on 29.10.2010 and there is no fixed programme for its implementation, the planning circumstances under the current application have been changed in that no public sewer is available for foul water connection.
- 11.8 There are 30 similar applications in close vicinity of the Site within the same “AGR” zone. Seven of them (No. A/NE-KLH/271, 272, 273, 275, 277, 279 and 281) were approved by the Committee before criterion (i) of the Interim Criteria came into effect on 23.8.2002. Another seven applications ((No. A/NE-KLH/328, 341, 345, 346, 391, 392 and 409) were approved with conditions between 2004 and 2010, before the degazetting of the proposed sewerage scheme for Yuen Leng Village, mainly on the considerations of being generally in line with the Interim Criteria in that more than 50% of the Small House footprint was located within the ‘VE’; there was a general shortage of land in meeting the demand for Small House development in the “V” zone at the times of consideration; and the proposed development was able to be connected to the planned sewerage system. The remaining two applications (No. A/NE-KLH/438 and 491), straddling between “AGR” and “V” zones, were approved with conditions by the Committee in 2012 and 2015 respectively mainly on consideration that the proposed development generally complied with the Interim Criteria in that more than 50% of the proposed Small House footprint fell within the ‘VE’; there was a general shortage of land in meeting the demand for Small House development in the “V” zone at the time of consideration; and adverse traffic, landscape, sewerage and drainage impacts on the surrounding area was not expected. Although the planned sewerage scheme was degazetted on 29.10.2010, DEP and CE/Dev(2), WSD indicated that stakeholders would continue to be consulted with a view to gazetting the scheme again and had no objection to the applications provided that the construction of the Small House would not commence before the completion of the planned sewerage system and should be connected to the future public sewer when available. Moreover, these two application sites involve previously approved applications (No. A/NE-KLH/345 and 346) submitted by the respective same applicant.
- 11.9 There are 14 similar applications (No. A/NE-KLH/299, 303, 321, 360, 362, 380, 444, 445, 455, 478, 479, 484, 526 and 543) rejected by the Committee or

the Board on review between 2003 and 2018 mainly on the grounds that they were not in line with the planning intention of the “AGR” zone; the proposed developments did not comply with the Interim Criteria in that the proposed Small Houses located within the WGG would not be able to be connected to the planned sewerage system in the area; there was no fixed programme for implementation of such sewerage system; and/or the applicants failed to demonstrate that the water quality in the area would not be adversely affected. Applications No. A/NE-KLH/526 and 543 were also rejected as land was still available within the “V” zone for Small House development.

- 11.10 Regarding the public comments objecting to the application on the grounds of being not in line with the planning intention of the “AGR” zone; not complying with the Interim Criteria in that the proposed development located within the WGG would not be able to be connected to the planned sewerage system; and adverse environmental, sewerage, water quality, air ventilation and fung shui impacts on the surrounding areas, the comments from relevant Government departments and planning assessments as mentioned in above paragraphs 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, the Planning Department does not support the application for the following reasons:
- (a) the proposed development is not in line with the planning intention of the “AGR” zone which 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. There is no strong planning justification in the submission for a departure from the planning intention;
 - (b) the proposed development does not comply with the Interim Criteria for Consideration of Application for NTEH/ Small House in New Territories in that the proposed Small House located within the WGGs would not be able to be connected to the existing/planned sewerage system in the area as there was no fixed programme for implementation of such system at this juncture, and would not cause adverse landscape impact on the surrounding areas; and
 - (c) land is still available within the “V” zone of Yuen Leng, Kau Lung Hang and Tai Wo which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.
- 12.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid until 1.6.2022, 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

following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) the connection of the foul water drainage system to the public sewers to the satisfaction of the Director of Water Supplies or of the Town Planning Board; and
- (c) the provision of protective measures to ensure no pollution or siltation occurs to the water gathering grounds to the satisfaction of the Director of Water Supplies or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix VII**.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions and advisory clauses 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 and attachments received on 13.4.2018
Appendix II	Interim Criteria for Consideration of application for NTEH/Small House in New Territories
Appendix III	Previous applications
Appendix IV	Similar applications
Appendix V	Detailed comments from relevant Government departments
Appendix VI	Public comments
Appendix VII	Recommended advisory clauses
Drawing A-1	Site plan submitted by the applicant
Drawing A-2	Sewerage Connection Proposal submitted by the applicant
Plan A-1	Location plan
Plan A-2a	Site plan

Plan A-2b	Estimated amount of land available for Small House development within "V" zone
Plan A-3	Aerial photo
Plan A-4	Site photos

**PLANNING DEPARTMENT
JUNE 2018**