

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-LK/122**

- Applicant** : Mr. YEUNG Ho Pong (with TONG Tsz Yeung as Power Attorney)  
represented by Glister Engineering Consultants Company
- Site** : Lots 1510 S.A and S.B in D.D. 39, Ma Tseuk Leng, Sha Tau Kok, New Territories
- Site Area** : 161m<sup>2</sup>(about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Luk Keng and Wo Hang Outline Zoning Plan (OZP) No. S/NE-LK/11
- Zonings** : “Agriculture” (“AGR”) (about 121m<sup>2</sup> or 75% of the site);  
“Green Belt” (“GB”) (about 25m<sup>2</sup> or 16% of the site); and  
“Village Type Development” (“V”) (about 15 m<sup>2</sup> or 9% of the site)
- Application** : Proposed House (New Territories Exempted House (NTEH) - Small House)

**1. The Proposal**

1.1 The applicant, who claimed himself an indigenous villager of Ma Tseuk Leng of Sha Tau Kok Heung<sup>1</sup>, seeks planning permission to build a NTEH (Small House) on the application site (the Site) in Ma Tseuk Leng, Sha Tau Kok (**Plans A-1 and A-2a**). The Site falls mostly within an area zoned “AGR” with a minor portion encroached onto “V” and “GB” zones on the approved Luk Keng and Wo Hang OZP No. S/NE-LK/11. According to the Notes of the OZP, whilst ‘House (NTEH only)’ is always permitted in “V” zone, such use in “AGR” and “GB” zones 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	: 195.09 m <sup>2</sup>
Number of Storeys	: 3
Building Height	: 8.23 m
Roofed Over Area	: 65.03 m <sup>2</sup>

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<sup>1</sup> As advised by District Lands Officer/North, Lands Department (DLO/N, LandsD), the applicant claimed himself to be an indigenous villager of Ma Tseuk Leng Village of Sha Tau Kok Heung. His eligibility for Small House concessionary grant has yet to be ascertained.

- 1.3 The applicant indicates that the uncovered area of the Site would be used for garden. Layout of the proposed Small House (including septic tank) is shown on **Drawing A-1**.
- 1.4 In support of the application, the applicant has submitted the Application Form with attachments (**Appendix I**) and supplementary information (**Appendix Ia**) which were received by the Board on 20.9.2019 and 24.9.2019 respectively.

## **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 and supplementary information in **Appendices I and Ia** respectively. They can be summarised as follows:

- (a) the applicant is an indigenous villager of Ma Tseuk Leng Village and the registered owner of the Site;
- (b) the Site falls within the village 'environs' ('VE');
- (c) the proposed development is compatible with the surrounding environment and land use; and
- (d) there are some similar approved planning application in the vicinity of the Site.

## **3. Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is the sole "current land owner" of the lots. Detailed information would be deposited at the meeting for Members' inspection.

## **4. Assessment Criteria**

The set of Interim Criteria for Consideration of Application for New Territories Exempted House (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. The latest set of Interim Criteria, which was promulgated on 7.9.2007, is at **Appendix II**.

## **5. Town Planning Board Guidelines**

The Town Planning Board Guidelines No. 10 (TPB PG-No. 10) for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' is relevant to this application. The relevant assessment criteria are summarized below:

- (a) there is a general presumption against development (other than redevelopment) in a "GB" zone;
- (b) an application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds;

- (c) applications for NTEHs with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment; and
- (e) any proposed development on a slope or hillside should not adversely affect slope stability.

## 6. Previous Application

- 6.1 The Site forms part of the previous planning applications (No. A/NE-LK/92 and 93) (**Plans A-1 and A-2a**) for Small House developments.
- 6.2 Both applications No. A/NE-LK/92 and 93 were rejected by the Rural and New Town Planning Committee (the Committee) on 17.10.2014 mainly on the grounds that the proposed development was not in line with the planning intentions of the "AGR" and "GB" zones; the application did not comply with the Interim Criteria and Town Planning Board Guidelines No. 10 on 'Application for Development within "GB" Zone under Section 16 of the Town Planning Ordinance' in that the proposed development would involve clearance of vegetation and would affect the existing natural landscape on the surrounding environment; land was still available within the "V" zone of Ma Tseuk Leng and the approval of the application would set an undesirable precedent for similar applications in the area. The current application is submitted by the same applicant of application No. A/NE-LK/93.
- 6.3 Details of these applications are summarised at **Appendix III** and their locations are shown on **Plan A-2a**.

## 7. Similar Applications

- 7.1 There are 48 similar applications involving 38 sites for Small House development within/partly within the "AGR" and "GB" zones in the vicinity of the Site in the Luk Keng and Wo Hang area (**Plan A-1**) since the first promulgation of the Interim Criteria on 24.11.2000.
- 7.2 Among these similar cases, 35 applications were approved by the Committee between December 2000 and January 2015 (i.e. before the cautious approach being adopted by the Board) (**Plan A-1**). These applications were approved by the Committee mainly on the considerations that the application generally complied with the Interim Criteria in that more than 50% of the footprint of the proposed Small House fell within the 'VE' and there was a general shortage of land within the "V" zone at the time of consideration; the proposed Small House development was not incompatible with the surrounding rural and village environment; and the proposed development was not expected to have significant adverse impacts on the surrounding area. Five other applications No. A/NE-LK/106, 107, 109, 111 and 112 (**Plan A-1**) were also approved by the Committee between December 2016 and April 2018 (i.e. after the cautious

approach being adopted by the Board) mainly for reason of being the subject of previously approved applications (No. A/NE-LK/30, 73, 77 and 80).

7.3 Application No. A/NE-LK/78 was rejected by the Committee in March 2013 (i.e. before a more cautious approach is adopted by the Board) on the grounds that proposed Small House was not in line with the planning intention of “AGR” and the proposed development might have adverse impact on a natural stream in the vicinity. After a more cautious approach is adopted by the Board, two applications No. A/NE-LK/108 and 110 were rejected by the Committee in April and November 2017 on the grounds that proposed Small House was not in line with the planning intention of “GB” zone; the application did not comply with the Interim Criteria /and TPB PG-No. 10 on application for development within “GB” zone in that the proposed development would involve vegetation clearance and hence affect the existing natural landscape; and the approval of the application would set an undesirable precedent for similar applications in the area. The other five applications No. A/NE-LK/114–117 and 121 were rejected by the Board on review/ the Committee between November 2018 and September 2019 mainly on the grounds that proposed Small House was not in line with the planning intention of “AGR” zone; the application did not comply with the Interim Criteria in that the proposed development would cause drainage impacts on the surrounding areas; and land was still available within the “V” zone of Ma Tseuk Leng for Small House development. An appeal regarding the rejected application No. A/NE-LK/114 was received by Town Planning Appeal Board and the hearing of the appeal is tentatively scheduled on 30 September 2020.

7.4 Details of these applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.

## 8. **The Site and Its Surrounding Area** (Plans A-1, A-2a and A-2b, aerial photo on Plan A-3 and site photo on Plan A-4)

8.1 The Site is:

- (a) vacant and partly covered by weeds (**Plan A-4**);
- (b) located in close proximity to the village cluster of Ma Tsuek Leng Village (**Plan A-2a**); and
- (c) inaccessible by local road.

8.2 The surrounding area has the following characteristics:

- (a) to the immediate north are village cluster of Ma Tseuk Leng within the “V” zone (**Plan A-2a** and **A-2b**); and
- (b) surrounded by fallow agricultural land.

## 9. **Planning Intentions**

9.1 The planning intention of the “AGR” zone in the Luk Keng and Wo Hang area 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.

- 9.2 The planning intention of the “GB” zone in the Luk Keng and Wo Hang area is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.3 The planning intention of the “V” zone in the Luk Keng and Wo Hang area is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

## 10. Comments from Relevant Government Departments

- 10.1 The application has been assessed against the assessment criteria in **Appendix II**. The assessment is summarised in the following table:

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
1.	Within “V” zone? - The Site - Footprint of the proposed Small House	9% -	91% 100%	- The Site and footprint of the proposed Small House mostly fall within an area zoned “AGR” and a very minor portion of the Site encroaches onto an area zoned “V” and “GB”.
2.	Within ‘VE’? - The Site - Footprint of the proposed Small House	100% 100%	- -	- DLO/N, LandsD advises that the footprint of the proposed Small House falls entirely within the ‘VE’ of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Wo Tong Kong.
3.	Sufficient land in “V” zone to meet Small House demand (outstanding Small House application plus 10-year Small House demand)?		✓	<u>Land Required</u> - Land required to meet Small House demand in Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster <sup>2</sup> : about 13.8 ha (equivalent to 552 Small House sites). The outstanding Small

<sup>2</sup> Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster comprises Sheung Ma Tseuk Leng Village, Ha Ma Tseuk Leng Village and Shek Kiu Tau Village.

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
	Sufficient land in “V” zone to meet outstanding Small House application?	✓		House applications for Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster are 57 <sup>3</sup> while the 10-year Small House demand forecast for the same villages is 495.  <u>Land Available</u> - Land available to meet Small House demand within the “V” zone of the villages concerned: about 2.3ha (equivalent to 91 Small House sites) ( <b>Plan A-2b</b> ).
4.	Compatible with the planning intention of “AGR” zone?		✓	- Director of Agriculture, Fisheries and Conservation (DAFC) states that the agricultural activities are active in the vicinity and agricultural infrastructure such as road access and water source are available. The Site can be used for agricultural activities such as open field cultivation, greenhouses, plant nurseries etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agriculture point of view. - From nature conservation point of view, the Site is currently a vacant land overgrown with weeds of common species and hence he has no strong view on the application.
5.	Compatible with surrounding area/ development?	✓		- The proposed Small House is not entirely incompatible with the surrounding rural setting and environment dominated by fallow agricultural land, woodland and village houses.
6.	Within Water Gathering Grounds (WGGs)?		✓	
7.	Encroachment onto planned road networks and public works boundaries?		✓	

<sup>3</sup> Among the 57 outstanding Small House applications, 14 of them fall within the “V” zone and 43 straddle or outside the “V” zone. For those 43 applications straddling or being outside the “V” zone, 8 of them have obtained valid planning approval from the Board.

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
8.	Need for provision of fire service installations and emergency vehicular access (EVA)?		✓	- Director of Fire Services (D of FS) has no in-principle objection to the application. The applicant is reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD.
9.	Traffic impact?	✓		- Commissioner for Transport (C for T) has reservation on the application and 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 resulting cumulative adverse traffic impact could be substantial.  - Notwithstanding the above, the application only involves construction of one Small House. He considers that the application can be tolerated unless it is rejected on other grounds.
10.	Drainage impact?	✓		- Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has no objection to the application and advises that an approval condition on the submission and implementation of drainage proposal is required.
11.	Sewage impact?		✓	- Director of Environmental Protection (DEP) advises that in view of the small scale of the proposed development, the application alone is unlikely to cause major pollution.
12.	Landscaping impact?	✓		- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has some reservation on the application from the landscape planning point of view.  - The Site is located in the rural landscape character comprises woodland, farmland, village houses, and is inaccessible by road. Based on

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
				<p>her site record, woodland area is found to the immediate east of the Site, where groups of existing trees of common species in Hong Kong are observed. According to her site record, vegetation within the Site had been cleared and tree debris from vegetation clearance are found within and surrounding the Site (<b>Plan 4</b>). Furthermore, the Site stands alone in the middle of vegetated area and woodland, the potential impact on existing landscape resources arising from associated construction and infrastructure for the proposed development could not be ascertained.</p> <p>- Should the application be approved, it would set an undesirable precedent of vegetation clearance prior to planning approval, and would encourage more similar proposal within the area. The cumulative impact of such approval would further degrade the landscape quality of the surrounding environment, in particular the “GB” zone connecting the southeast portion of the Site, which serves as green buffer to the adjacent “V” zone.</p>
13.	Local objection conveyed by DO?	✓		<p>- District Officer (North) (DO(N)) advises that the Indigenous Inhabitant Representative (IIR) and Resident Representative (RR) of Ma Tseuk Leng Ha objected the application on the grounds that the Site is inaccessible by road; the proposed development would cause environmental impact to the surrounding woodland environment and affect the natural habitats. The incumbent North District Council (NDC) member of subject constituency, the Chairman of Sha Tau Kok District Rural Committee and the IIR of Ma Tseuk Leng Sheung had no comment on the application.</p>



10.2 Comments from the following Government departments have been incorporated in paragraph 10.1 above. Details of comments from Government departments are at **Appendix V**.

- (a) District Lands Officer/North, Lands Department;
- (b) Director of Agriculture, Fisheries and Conservation;
- (c) Chief Engineer/Construction, Water Supplies Department;
- (d) Director of Fire Services;
- (e) Commissioner for Transport;
- (f) Chief Engineer/Mainland North, Drainage Services Department;
- (g) Director of Environmental Protection;
- (h) Chief Town Planner/Urban Design and Landscape, Planning Department; and
- (i) District Officer (North), Home Affairs Department.

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

- (a) Chief Highway Engineer/New Territories East, Highways Department ; and
- (b) Project Manager (North), North Development Office, Civil Engineering and Development Department.

## **11. Public Comments Received During Statutory Publication Period**

On 27.9.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, seven public comments were received (**Appendix VI**). The Chairman of Sheung Shui District Rural Committee indicates that he had no comment on the application. The Hong Kong Bird Watching Society, Kadoorie Farm and Botanic Garden Corporation, WWF-HK, Designing Hong Kong Ltd., a local villager and an individual object to the application mainly on the grounds that the proposed development is not in line with the planning intention of the “AGR” and “GB” zones; approval of the application would set an undesirable precedent to the future similar applications within the “AGR” and “GB” zones; the proposed development does not comply with the TPB PG-No. 10; land is still available within the “V” zone of Ma Tseuk Leng for Small House development; there are tree felling at the Site and the Site is the subject of a “destroy first and develop later” case; and approval of Small House application with septic tank is undesirable.

## **12. Planning Considerations and Assessments**

12.1 The Site falls mostly within an area zoned “AGR” with a minor portion encroached onto “V” and “GB” zones on the OZP. The proposed Small House development is not in line with the planning intention of the “AGR” zone which is intended 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. It is also not in line with the planning intention of the “GB” zone which is intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. DAFC does not support the application from the agriculture point of view as the Site possesses potential for agricultural rehabilitation. No strong justification has been given by the applicant in

the submission to merit a departure from the planning intentions of both the “AGR” and “GB” zones.

- 12.2 Based on DLO/N, LandsD’s records, the total number of outstanding Small House applications for Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster is 57 while the 10-year Small House demand forecast for the same village cluster is 495. According to the latest estimate by PlanD, a total of about 2.3 ha (equivalent to 91 Small House sites) of land are available within the “V” zone of concerned village cluster for Small House development (**Plan A-2b**). DLO/N, LandsD advises that the footprint of the proposed Small House falls entirely within the ‘VE’ of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Wo Tong Kong.
- 12.3 The Site is situated in an area of rural landscape character dominated by fallow agricultural land, woodland and village houses (**Plans A-3 and A-4**). Whilst the proposed Small Houses are not incompatible with the surrounding rural environment, CTP/UD&L, PlanD has some reservations on the application from the landscape planning perspective. According to her site record, vegetation within the Site had been cleared and tree debris from vegetation clearance are found within and surrounding the Site (**Plan A-4**). The application does not comply with the TPB PG-No. 10 for application within “GB” zone in that the proposed development would affect the existing natural landscape on the surrounding environment. The cumulative impact of such approval would further degrade the landscape quality of the surrounding environment, in particular the “GB” zone connecting the southeast portion of the Site, which serves as green buffer to the adjacent “V” zone. C for T considers that Small House development should be confined within the “V” zone as far as possible but given that the proposed development only involve the construction of one Small House, the application could be tolerated. Other Government departments consulted, including DEP, CE/MN of DSD, HyD, WSD, FSD and CEDD, have no comment on or no objection to the application.
- 12.4 Regarding the Interim Criteria (**Appendix II**), the whole footprint of the proposed Small House falls within the ‘VE’ of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Wo Tong Kong (**Plan A-2a**). While land available within the “V” zone (**Plan A-2b**) is insufficient to fully meet the future Small House demand of 552 Small Houses, such available land (about 2.3 ha or equivalent to 91 Small House sites) is capable to meet the 57 outstanding Small House applications. 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. As such, 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.
- 12.5 The Site forms part of the previous planning applications (No. A/NE-LK/92 and 93) (**Plan A-2a**) for Small House developments. The current application is submitted by the same applicant of application No. A/NE-LK/93. Both applications were rejected by the Committee on 17.10.2014 on the grounds that the proposed development was not in line with the planning intentions of the "AGR" and “GB” zones; the application did not comply with the Interim Criteria and TPB PG-No. 10 in that the proposed development would involve clearance of vegetation and would affect the existing natural landscape on the surrounding environment; land was still available within the “V” zone of Ma Tseuk Leng and the approval of the application would set an

undesirable precedent for similar applications in the area.

- 12.6 There are 21 similar applications for Small House development with/partly within the “AGR” or “GB” zone in the vicinity of the Site (**Plan A-2a**). Of them, 15 applications within the “AGR” zone were approved between 2010 and 2015 before a more cautious approach is adopted by the Board. Two applications (No. A/NE-LK/111 and 112) were approved in 2018 after a more cautious approach is adopted by the Board mainly for reason of being the subject of previous approval. For the remaining 4 rejected applications, two were within “AGR” zone and they were rejected mainly on the grounds of not in line with the planning intention of “AGR” zone; and land was still available within the “V” zone. The other two applications (No. A/NE-LK/108 and 110) falling within the same “GB” zone were rejected mainly on the grounds of not in line with the planning intention; not comply with the Interim Criteria /and TPB PG-No. 10 in that the proposed development would involve vegetation clearance and hence affect the existing natural landscape; and the setting of an undesirable precedent. The circumstances of the current application are similar to these rejected applications.
- 12.7 Regarding the adverse public comments as detailed in paragraph 11, the Government department’s comments and the planning assessment above are relevant.

### **13. Planning Department’s Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the local views and public comments mentioned in paragraphs 10.1 and 11, 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 in the Luk Keng and Wo Hang area 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;
  - (b) the proposed development is not in line with the planning intention of “GB” zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention of the “GB” zone;
  - (c) the proposed development does not comply with the Town Planning Board Guidelines No. 10 for Application for Development within “GB” zone under section 16 of the Town Planning Ordinance and the Interim Criteria for consideration of Application for NTEH/Small House in New Territories in that the proposed development would affect the existing natural landscape on the surrounding environment;
  - (d) land is still available within the “V” zone of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau village cluster for Small House development. It is considered more appropriate to concentrate the proposed Small House within “V” zone for orderly development pattern, efficient use of land and provision of infrastructures and services; and

- (e) the approval of the application would set an undesirable precedent for similar applications in the “GB” zone connecting the south-eastern portion of the Site. The cumulative effect of approving such applications would result in a general degradation of the environment and landscape quality of the area.

13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid until 15.11.2023, 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 provision of septic tank, as proposed by the applicant, at a location to the satisfaction of the Director of Lands or of the Town Planning Board; and
- (b) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory Clauses

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

**14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

**15. Attachments**

<b>Appendix I</b>	Application Form with Attachments received on 20.9.2019
<b>Appendix Ia</b>	Supplementary Information received on 24.9.2019
<b>Appendix II</b>	Relevant Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/Small House in New Territories
<b>Appendix III</b>	Previous s.16 Applications
<b>Appendix IV</b>	Similar s.16 Applications within/partly within the “AGR” or “GB” Zones in the vicinity of the Site on the Luk Keng and Wo Hang OZP
<b>Appendix V</b>	Detailed Comments from Relevant Government Departments
<b>Appendix VI</b>	Public Comments
<b>Appendix VII</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Layout Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2a</b>	Site Plan

<b>Plan A-2b</b>	Estimated Amount of Land Available within the “V” zone of Ma Tseuk Leng, Ma Tseuk Leng San Uk Ha and Shek Kiu Tau for Small House Development
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
NOVEMBER 2019**