

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/710

Applicant : Mr. LI Gavin represented by Ratio Architecture & Construction Limited

Site : Lot 311 S.A in D.D. 14, Tung Tsz, Tai Po

Site Area : About 115.4m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/32

Zoning : “Green Belt” (“GB”)

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

1. The Proposal

1.1 The applicant, as an indigenous villager of Shuen Wan Wai Ha of Tai Po Heung as confirmed by the Indigenous Inhabitant Representative (IIR) of his village, seeks planning permission to build a NTEH (Small House) on the application site (the Site) falling within an area zoned “GB” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “GB” zone, ‘House (not elsewhere specified)’ is a Column 2 use, which requires planning permission from the Town Planning Board (the Board). The Site is currently largely hard-paved and vacant (**Plan A-4**).

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 The Site is accessible via a local track leading to Tung Tsz Road (**Plan A-2a**). According to the applicant, the uncovered area of the Site will be used for circulation and landscaping purposes. The applicant proposes to connect the proposed development to an existing public sewer (**Plan A-2a** and **Drawing A-2**). Planting area for grass and shrubs is proposed at the southwestern portion of the Site (**Drawing A-2**). The layout plan, and landscape and sewerage connection plan of the proposed Small House submitted by the applicant are shown in **Drawings A-1** and **A-2** respectively.

1.4 The Site is part of the subject of two previous applications (No. A/TP/406 and 491)¹ submitted by a different applicant, covering a larger site for development of one proposed Small House (**Plans A-1 and A-2a**). The last previous application No. A/TP/491 was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 22.7.2011. Details of the previous applications are set out in paragraph 5 below.

1.5 In support of the application, the applicant submitted the following documents:

- (a) Application Form with attachments received on (**Appendix I**)
13.8.2026
- (b) Further Information (FI) received on 31.8.2026* (**Appendix Ia**)

**accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Application Form and FI at **Appendices I and Ia**, as summarised below:

- (a) the proposed Small House development is compatible with the existing village character, with village clusters to the immediate north and east of the Site. The Site, which is part of the subject of a previously approved application (No. A/TP/491) for the adjacent Small House development at Lot 311 RP in D.D. 14 within the same “GB” zone, had already been formed. No extra site formation works and tree felling will be required. Application for the proposed Small House development at the Site was previously submitted to the Lands Department (LandsD)²;
- (b) according to the Town Planning Board Paper No. 8834 considered by the Board in 2011³, Small House developments in the area to the west of Tung Tsz Road within the “GB” zone might be permitted, subject to compliance with the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories (the Interim Criteria). Planning permissions for Small House developments had been granted in the vicinity of the Site within the same “GB” zone;
- (c) the applicant will reinstate the stormwater drainage system in accordance with the approved site formation plan for the adjacent Small House development at Lot 311 RP in D.D. 14 to cater for runoff, and therefore no adverse drainage impact will be caused. Written consent has been obtained from the owner of Lot 311 RP in D.D. 14 to allow sewerage pipe connection to public sewer available along Tung Tsz Road by passing through the said lot; and
- (d) if there is parking demand arising from the proposed Small House in the future, there are two public vehicle parks along Tung Tsz Shan Road (**Plan A-1**), with walking distances of 0.8 km and 1 km away from the Site respectively.

¹ Applications No. A/TP/406 and 491 was submitted by the same applicant and covered the same site.

² As advised by the District Lands Officer/Tai Po, LandsD (DLO/TP, LandsD), since no valid planning permission has been granted by the Board for the proposed Small House development at the Site and the proposed Small House development is not supported from statutory planning perspective, the Small House application was then rejected on 2.2.2026.

³ Relevant details are set out in paragraph 6 below.

Minibus service is also available outside the Site at Tung Tsz Road. In addition, no topographic constraint and no adverse landscape, visual and environmental impacts are anticipated.

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

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

4. **Assessment Criteria**

The set of Interim Criteria was first promulgated on 24.11.2000. The latest set of Interim Criteria, which was promulgated on 7.9.2007, is at **Appendix II**.

5. **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 at **Appendix III**.

6. **Background**

6.1 Prior to 11.9.2009, there were five section 16 applications (No. A/TP/189, 214, 253, 261 and 406) and a section 12A rezoning application (No. Z/TP/5) for proposed Small House developments on the western side of Tung Tsz Road within the “GB” zone (**Plan A-2b**). The applications were all rejected by the Committee/the Board on review between 1997 and 2008 for the reasons that the proposed developments were not in line with the planning intention of the “GB” zone and there was insufficient information in the submissions to justify a departure from the planning intention; village expansion should be confined to the east of Tung Tsz Road which served as a good physical boundary between the “Village Type Development” (“V”) and “GB” zones; there was no information in the submissions to demonstrate that land was not available within the concerned “V” zones; and/or the approval of the applications would set an undesirable precedent for similar developments within the “GB” zone.

6.2 On 11.9.2009, application No. A/TP/417 for proposed Small House development on the western side of Tung Tsz Road within the “GB” zone was approved with conditions by the Board on review after considering the special circumstances that the site was covered by a Modification of Tenancy (MOT) granted by LandsD; and more than 50% of the proposed Small House footprint fell within the village ‘environs’ (‘VE’) and there was a general shortage of land in meeting the demand for Small House development in the concerned “V” zone at the time of consideration. The Board requested the Planning Department (PlanD) to review whether the “GB” zoning was still appropriate for the area to the west of Tung Tsz Road (“GB review”) (**Plan A-1**).

- 6.3 At the Board's meeting on 27.5.2011, the Board noted the findings of "GB review" conducted by PlanD. Despite the fact that the landscape character of the concerned "GB" area (**Plan A-1**) had been degraded due to unauthorized activities (i.e. clearance of vegetation from time to time, construction of carpark structures and frequent complaints of illegal dumping and land filling activities), the area still served an important function in defining the limits of urban growth. Furthermore, more intensive development within this sloping terrain would likely involve extensive site formation works causing adverse visual, landscape and drainage impacts on the surrounding areas, which was far from desirable. As such, the Board agreed to the recommendations to retain the "GB" zoning for the area to the west of Tung Tsz Road and that Small House developments might be permitted in the portion of the "GB" area (shaded Area A shown on **Plan A-2a**) subject to the compliance with the TPB-PG No.10 and the Interim Criteria.
- 6.4 About 60% of the Site and 77% of the proposed Small House footprint under the current application fall within the said Area A identified in the "GB review" (**Plan A-2a**).

7. Previous Applications

- 7.1 The Site is part of the subject of two previous applications (No. A/TP/406 and 491) submitted by a different applicant, covering a larger site for development of one proposed Small House with uncovered landscape area, prior to the formal adoption of a more cautious approach in considering Small House application by the Board in August 2015⁴.
- 7.2 Application No. A/TP/406 was rejected by the Board on review on 31.10.2008 (i.e. prior to the Board's consideration on "GB review"), for the reasons as detailed in paragraph 6.1 above.
- 7.3 Application No. A/TP/491 was approved with conditions by the Committee on 22.7.2011 (i.e. after the Board's consideration on "GB review"), mainly on the considerations that more than 50% of the proposed Small House footprint fell within the 'VE' and there was a general shortage of land in meeting the demand for Small House development in the concerned "V" zone at the time of consideration; and no significant landscape impact at the site was anticipated. For compliance with the approval condition in relation to the submission and implementation of landscaping proposal under planning application No. A/TP/491, the Site under the current application was partly proposed as a landscape area. The Small House development on Lot 311 RP in D.D.14, subject to planning permission No. A/TP/491, was completed in 2019. In this regard, planning permission No. A/TP/491 has lapsed. The Site, which previously formed part of the former Lot 311 RP in D.D.14, was subsequently carved out as Lot 311 S.A in D.D. 14 on 11.6.2025⁵ (**Plan A-2a**) and is currently largely hard-paved and vacant (**Plan A-4**).
- 7.4 Details of the previous applications are summarised at **Appendix IV** and their locations are shown on **Plans A-1** and **A-2a**.

⁴ Amongst others, in considering whether there is a general shortage of land in meeting Small House demand, more weighting should be put on the number of outstanding Small House applications provided by LandsD.

⁵ According to the record of Land Registry, Deed Poll M/N 25070902180056 with the date of instrument on 11.6.2025, Lot 311 S.A was carved out from Lot 311 RP in D.D. 14.

8. Similar Applications

- 8.1 There are 12 similar applications covering 11 sites for proposed Small House developments within the same “GB” zone in the vicinity of the Site since the first promulgation of the Interim Criteria on 24.11.2000⁶.
- 8.2 Prior to the Board’s consideration on “GB review” in May 2011 and the formal adoption of a more cautious approach by the Board since August 2015, application No. A/TP/261 for development of six Small Houses was rejected by the Board on review on 22.6.2001 for reasons similar to application No. A/TP/406 as detailed in paragraph 6.1 above, and application No. A/TP/417 was approved with conditions by the Board on review on 11.9.2009 mainly on the considerations as detailed in paragraph 6.2 above.
- 8.3 After the Board’s consideration on “GB review” in May 2011 and prior to the formal adoption of a more cautious approach by the Board since August 2015, there were nine applications (No. A/TP/482, 505, 511, 512, 514, 522, 531, 543 and 579) within/straddling Area A identified in the “GB review” (**Plan A-2a**). Among them, seven applications (No. A/TP/482, 505, 511, 512, 514, 522 and 543) were approved with conditions by the Committee between 2011 and 2014, mainly on the considerations that more than 50% of the proposed Small House footprints fell within the ‘VE’ and there was a general shortage of land in meeting the demand for Small House development in the concerned “V” zone at the time of consideration. The remaining two applications (No. A/TP/531 and 579) were rejected by the Committee on 1.3.2013 and 6.2.2015 respectively, mainly for the reasons that the proposed developments were not in line with the planning intention of the “GB” zone and there was insufficient information in the submission to justify a departure from the planning intention; and the proposed developments did not comply with the Interim Criteria in that more than 50% of the proposed Small House footprints fell outside the “V” zone and ‘VE’.
- 8.4 Since then, application No. A/TP/655 falling within Area A identified in the “GB review” was approved with conditions by the Committee on 19.10.2018 after the formal adoption of a more cautious approach by the Board since August 2015, mainly on considerations that the proposed development complied with in the Interim Criteria in that the site was the subject of a previous planning permission and the Small House grant application was in an advance stage.
- 8.5 Details of the similar applications are summarised at **Appendix V** and their locations are shown on **Plan A-2a**.

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

- 9.1 The Site is:

- (a) currently largely hard-paved and vacant;

⁶ Excluding three section 16 applications (No. A/TP/189, 214 and 253) and a section 12A rezoning application (No. Z/TP/5) as detailed in paragraph 6.1 above, which were rejected before the first promulgation of the Interim Criteria on 24.11.2000 (**Plan A-2b**).

(b) located at the southern fringe of a village cluster within the “GB” zone to the west of Tung Tsz Road, and partly within Area A identified in the “GB review” (i.e. about 60% of the Site and 77% of the proposed Small House footprint) as mentioned in paragraphs 6.3 and 6.4 above; and

(c) accessible via a local track leading to Tung Tsz Road.

9.2 The surrounding areas are predominantly rural in character comprising village houses, parking of vehicles, unused/vacant land, dense woodland and stream courses (**Plans A-2a and A-3**). To the east across Tung Tsz Road are the major village clusters of Tung Tsz and Tseng Tau within the “V” zone on the Ting Kok OZP (**Plans A-2a and A-3**), and to the further west are the village clusters of A Shan and Tsiu Lam within the “V” zone on the Tai Po OZP (**Plans A-1 and A-2c**), both of which involve the ‘VE’ of Tseng Tau (including A Shan and Tung Tsz). To the immediate south are slopes and a stream course running from west to east (**Plan A-2a**). To the west are areas used as parking of vehicles (**Plan A-2a**).

10. Planning Intention

The planning intention of the “GB” zone 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.

11. Comments from Relevant Government Departments

11.1 The application has been assessed against the assessment criteria at **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” zones? - The Site - Footprint of the proposed Small House	- -	100% 100%	The Site and footprint of the proposed Small House fall entirely within the “GB” zone.
2.	Within ‘VE’? - The Site - Footprint of the proposed Small House	98.5% 100%	1.5% -	Majority of the Site and the entire footprint of the proposed Small House fall within the ‘VE’ of Tseng Tau (including A Shan and Tung Tsz).

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
3.	Sufficient land in “V” zones to meet Small House demand (outstanding Small House applications plus 10-year Small House demand)?		✓	<u>Land Required</u> - Land required to meet Small House demand in Tseng Tau (including A Shan and Tung Tsz): about 10.73 ha (equivalent to 429 Small House sites). The number of outstanding Small House applications is five ⁷ while the 10-year Small House demand forecast is 424 ⁸ .
	Sufficient land in “V” zones to meet outstanding Small House applications?	✓		<u>Land Available</u> - Land available to meet Small House demand within the “V” zones of villages concerned: about 1.03 ha (equivalent to about 41 Small House sites) (Plan A-2c).
4.	Compatible with the planning intention of “GB” zone?		✓	- There is a general presumption against development within the “GB” zone. - The Director of Agriculture, Fisheries and Conservation (DAFC) has no comment on the application from nature conservation perspective, considering that the Site is vacant and there is considerable extent of developments in the vicinity.
5.	Compatible with surrounding area/ development?	✓		The proposed development is not incompatible with the surrounding areas of rural character comprising village houses, parking of vehicles, unused/vacant land, dense woodland and stream courses.
6.	Within water gathering grounds?		✓	The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has no objection to the application.
7.	Environmental and sewerage impact?		✓	The Director of Environmental Protection (DEP) has no in-principle

⁷ All outstanding Small House applications fall entirely within the “V” zone.

⁸ According to DLO/TP, LandsD, the figure of 10-year Small House demand forecast is estimated and provided by the IIR of the villages concerned, which has not been verified by his office.

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
				objection to the application from environmental planning perspective, provided that the applicant will provide adequate sewer connection for disposal of sewage from the proposed development to the existing public sewer at his own costs and reserve adequate land for the sewer connection works.
8.	Encroachment onto planned road networks and public works boundaries?		✓	
9.	Need for provision of fire service installations and emergency vehicular access (EVA)?		✓	The Director of Fire Services (D of FS) has no comment on the application.
10.	Traffic impact?	✓		The Commissioner for Transport (C for T) considers that Small House developments should be confined within the “V” zones 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” zones, 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 involving the development of one Small House can be tolerated on traffic grounds.
11.	Drainage impact?		✓	The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has no adverse comment on the application.
12.	Landscape impact?		✓	The Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) has no adverse comment on the application from landscape planning perspective, and advises that significant adverse

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
				impact arising from the proposed development is not anticipated.
13.	Geotechnical impact?		✓	The Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) has no geotechnical comment on the application.
14.	Local objections conveyed by DO?		✓	The District Officer (Tai Po), Home Affairs Department (DO(TP), HAD) has no comment on the application.

11.2 Comments from the following government departments have been incorporated in paragraph 11.1 above. Other detailed comments and recommended advisory clauses, if any, are provided at **Appendices VI** and **VII** respectively.

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

11.3 The following government departments have no objection to or no comment on the application:

- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (b) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and
- (c) Project Manager (North), CEDD (PM(N), CEDD).

12. **Public Comment Received During Statutory Publication Period**

On 21.8.2026, the application was published for public inspection. During the statutory public inspection period, one comment from an individual was received, objecting to the application on the considerations that the “GB” zone along watercourse should be left intact; and the application should be treated as a fresh application subject to considerations under the latest assessment criteria (**Appendix VIII**).

13. Planning Considerations and Assessments

- 13.1 The application is for proposed Small House development at the Site zoned “GB” on the OZP (**Plan A-1**). While the proposed development is not in line with the planning intention of the “GB” zone, DAFC has no comment on the application from nature conservation perspective, considering that the Site is vacant and there is a considerable extent of developments in the vicinity. According to the “GB review” considered by the Board in May 2011 as mentioned in paragraph 6.3 above, it was recommended to retain the “GB” zoning for the area to the west of Tung Tsz Road (**Plan A-1**) and that Small House developments might be permitted in the portion of the “GB” area (shaded Area A shown on **Plan A-2a**) subject to compliance with the TPB-PG No.10 and the Interim Criteria. Taking into account the above and the planning assessments below, sympathetic consideration could be given to the application.
- 13.2 The Site, which is currently largely hard-paved and vacant (**Plan A-4**), is located at the southern fringe of a village cluster within the “GB” zone to the west of Tung Tsz Road, and is situated in an area predominantly rural in character comprising village houses, parking of vehicles, unused/vacant land, dense woodland and stream courses (**Plans A-2a** and **A-3**). The Site had been formed under the previously approved development (application No. A/TP/491). Although there is a general presumption against development within the “GB” zone, CTP/UD&L, PlanD has no adverse comment on the application from landscape planning perspective, and considers that the proposed development is not incompatible with the surrounding environment and that significant adverse landscape impact arising from this application is not anticipated. While C for T considers that the proposed development outside the “V” zones will set an undesirable precedent case resulting in cumulative adverse traffic impact, and that Small House developments should be confined within the “V” zones as far as possible, the application only involving the development of one Small House can be tolerated on traffic grounds. Other relevant government departments consulted, including DEP, H(GEO), CEDD, CE/C, WSD, CE/MN, DSD and D of FS have no objection to or no adverse comment on the application. In view of the above, the application is generally in line with TPB PG-No. 10.
- 13.3 Regarding the Interim Criteria (**Appendix II**), the proposed Small House footprint falls entirely within the ‘VE’ of Tseng Tau (including A Shan and Tung Tsz) (**Plan A-2a**). According to DLO/TP, LandsD, the number of outstanding Small House applications for Tseng Tau (including A Shan and Tung Tsz) is five, while the 10-year Small House demand forecast is 424. Based on PlanD’s latest estimate, about 1.03 ha (equivalent to about 41 Small House sites) is available within the concerned “V” zones (**Plan A-2c**). While the amount of land available within the concerned “V” zones is insufficient to fully meet future Small House demand, it is sufficient to accommodate the outstanding Small House applications. It should be noted that the Board has formally adopted a more cautious approach in considering applications for Small House development since August 2015. Among 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” zones for a more orderly

development pattern, efficient use of land and provision of infrastructures and services.

- 13.4 Notwithstanding the above, the current application may warrant sympathetic consideration as the Site is under unique planning circumstances of being bounded by existing Small Houses to the immediate north and east, slopes and a stream course to the immediate south, and the 'VE' boundary to the immediate west (**Plan A-2a**), and hence the scope for further extension of the village cluster within the same "GB" zone as a result of approval of the current application is limited. The Site is part of the subject of a previously approved application No. A/TP/491, covering a larger site for development of one proposed Small House with uncovered landscape area. While the concerned Small House development under the previous application was completed in 2019, the Site under the current application was carved out from the site of the previous application, which had been formed previously. Though the proposed development does not comply with the Interim Criteria as detailed in paragraph 13.3 above, about 60% of the Site and 77% of the proposed Small House footprint under the current application fall within Area A identified in the "GB review", i.e. the portion which Small House developments might be permitted (**Plan A-2a**), and approval of the application would not lead to indefinite expansion of the village cluster within the same "GB" zone.
- 13.5 There are 12 similar applications covering 11 sites for proposed Small House developments within the same "GB" zone in the vicinity of the Site (**Plan A-2a**). Since the Board's consideration of the "GB review" in May 2011, eight applications within/straddling Area A identified in the "GB review" were approved with conditions by the Committee between 2011 and 2018. Among them, after the formal adoption of a more cautious approach by the Board in August 2015, application No. A/TP/655 was approved with conditions by the Committee in 2018 for the reason of complying with the Interim Criteria as detailed in paragraph 8.4 above. The planning circumstances of the current application are generally different from those of the said approved similar applications. Nevertheless, given the unique planning circumstances of the Site under the current application and the limited scope for further expansion of the village cluster within the same "GB" zone, sympathetic consideration could be given to the current application.
- 13.6 Regarding the public comment as detailed in paragraph 12 above, the government departments' comments and planning assessments above are relevant.

14. Planning Department's Views

- 14.1 Based on the assessments made in paragraph 13 and having taken into account the public comment in paragraph 12 above, PlanD has no objection to the application.
- 14.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 9.10.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses are at **Appendix VII**.

14.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejection are suggested for Members' reference:

- (a) the proposed development is not in line with the planning intention of the "GB" zone for the area 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; and
- (b) land is still available within the "V" zones of Tseng Tau (including A Shan and Tung Tsz) which are primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the "V" zones for more orderly development pattern, efficient use of land and provision of infrastructures and services.

15. Decision Sought

- 15.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 15.2 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.
- 15.3 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.

16. Attachments

Appendix I	Application Form with attachments received on 13.8.2026
Appendix Ia	FI received on 31.8.2026
Appendix II	Relevant Extracts of the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories
Appendix III	Relevant Extracts of TPB PG-No. 10
Appendix IV	Previous Applications
Appendix V	Similar Applications
Appendix VI	Detailed Comments from Relevant Government Departments
Appendix VII	Recommended Advisory Clauses
Appendix VIII	Public Comment
Drawing A-1	Layout Plan
Drawing A-2	Landscape and Sewerage Connection Plan
Plan A-1	Location Plan
Plans A-2a and A-2b	Site Plans

Plan A-2c	Estimated Amount of Land Available for Small House Development within the “V” Zones of Tseng Tau (including A Shan and Tung Tsz)
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2026**