

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NOS. A/FSS/271 and 272

<u>Applicants</u>	Mr. Lau Chung Kan Mr. Lau Yat Hay	(Application No. A/FSS/271) (Application No. A/FSS/272)
	All represented by Mr. Pang Hing Yeun	
<u>Sites</u>	Lot 1543A RP Lot 1543A S.A	(Application No. A/FSS/271) (Application No. A/FSS/272)
	All in D.D 92, Tsung Pak Long, Sheung Shui, New Territories	
<u>Site Areas</u>	110.5 m ² 102.6 m ²	(Application No. A/FSS/271) (Application No. A/FSS/272)
<u>Lease</u>	New Grant Lots	
<u>Plan</u>	Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/22	
<u>Zonings</u>	“Green Belt” (“GB”)	
<u>Applications</u>	Proposed Houses (New Territories Exempted Houses (NTEHs) – Small Houses)	

1. The Proposals

- 1.1 The applicants¹ sought planning permissions to build a proposed NTEH (Small House) on each of the application sites (the Sites) in Tsung Pak Long, Sheung Shui. The Sites fall within an area zoned “GB” on the Fanling/Sheung Shui OZP No. S/FSS/22 (**Plan A-1**). The applications are the same as Application Nos. A/FSS/266 and 267 with the same applicants, sites, site areas, on the same OZP and zoning for the same use. The Sites are largely vacant covered with some vegetation and with some trees grown along the fringe, and the Site of Application No. A/FSS/272 includes a section of an existing footpath which forms the access to the temporary domestic structures to the east of the Sites (**Plan A-2a**), and the applicants proposed not to fence off the Sites and keep the access for neighbouring villagers (**Appendix Ic**).
- 1.2 According to the Notes of the OZP, ‘House’ is a Column 2 use within the “GB” zone, which requires planning permission from the Town Planning Board (the Board).

¹ As advised by the District Lands Officer/North, Lands Department (DLO/N, LandsD), the applicants claim themselves to be indigenous villagers of Tsung Pak Long. Their eligibilities for Small House concessionary grant have yet to be ascertained.

1.3 Details of each of the proposed NTEHs (Small Houses) are as follows:

Total Floor Area	:	195.09 m ²
Covered Area	:	65.03 m ²
No. of Storeys	:	3
Building Height	:	8.23m

The applicants have indicated that the uncovered areas of each of the Sites are used as circulation area.

1.4 In support of the applications, the applicants have submitted:

- (a) Application form of Application No. A/FSS/271 with (Appendix Ia) attachments received on 1.2.2019
- (b) Application form of Application No. A/FSS/272 with (Appendix Ib) attachments received on 1.2.2019
- (c) Further Information (FI) received on 11.3.2019 (Appendix Ic)
- (d) Further Information (FI) received on 12.3.2019 (Appendix Id)
- (e) Further Information (FI) received on 15.3.2019 (Appendix Ie)

2. Justifications from the Applicants

The justifications put forth by the applicants in support of the applications are detailed in Part 9 of the Application Forms at **Appendices Ia** and **Ib**. They can be summarised as follows:

- (a) the applicants are indigenous villagers of Tsung Pak Long and are entitled to a Small House each under the current Small House Policy;
- (b) the Sites are the only pieces of land owned by the applicants that are eligible for Small House development;
- (c) the proposed NTEHs are located within the 'village environ' ('VE') of Tsung Pak Long;
- (d) the proposed Small House developments are compatible with the surrounding environment as there is one Small House within 3 metres south-west of the Sites, and there are a number of Small Houses in the vicinity;
- (e) there is no trees and river within each of the Sites. The proposed Small House developments would not cause environmental impact;
- (f) according to the applicants' justifications in the Application Forms and the FI (**Appendix Ie**), the proposed Small House developments would connect to the public sewerage system to minimise environmental impact;
- (g) there are 3 approved Small House applications in the vicinity, and they are of the same village, same zoning and their applicants are also indigenous villagers, the differences in treatment is not justified; and

- (h) the applicants wish for a fair treatment and a re-consideration on the applications.

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

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

4. 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’ promulgated in July 1991 is relevant. The relevant assessment criteria are summarised as follows:

- (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. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of NTEHs, a plot ratio up to 0.4 for residential development may be permitted;
- (c) applications for NTEHs with satisfactory sewage disposal facilities and access arrangements may be approved if the sites are in close proximity to existing villages and in keeping 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;
- (e) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (f) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads, and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (g) the proposed development should not overstrain the overall provision of Government, Institution or Community (G/IC) facilities in the general area; and
- (h) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

5. Assessment Criteria

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

6. Previous Applications

- 6.1 The Sites are the subject of a total of 4 previous applications. Two of the applications (Nos. A/FSS/94 and 155) cover both of the Sites of the current two applications (i.e. lot 1543A S.A and lot 1543A RP) together for a Small House development submitted by a different applicant. And the other two applications (Nos. A/FSS/266 and 267) each cover one of the Sites (i.e. lot 1543A S.A and lot 1543A RP) separately for Small Houses developments by the same applicants. The first two applications were rejected by the Committee on 7.11.1997 and 7.11.2003 respectively before the promulgation of Interim Criteria on 7.9.2007 mainly on the grounds that the applications were not in line with the planning intention of the “GB” zone; land was still available within the “V” zone of Tsung Pak Long in meeting the demand for Small House development; and the proposed development would set an undesirable precedent for similar applications in the area. For the two remaining applications, they were rejected by the Committee on 4.5.2018 also on similar grounds and the land available within the “V” zone is sufficient to meet the outstanding Small House applications at that time.
- 6.2 Details of the previous applications are summarised at **Appendix III** and its location is shown on **Plan A-1**.

7. Similar Applications

- 7.1 There are 15 similar applications for Small House development in the vicinity of the Sites within, or partly within the same “GB” zone in the Tsung Pak Long area after the promulgation of the Interim Criteria on 7.9.2007.
- 7.2 14 applications (Nos. A/FSS/192, 207, 213, 214, 215, 216, 217, 228, 229, 230, 231, 232, 243 and 244) were approved by the Rural and New Town Planning Committee (the Committee) between 2010 and 2015 mainly on the grounds that the applications complied with the Interim Criteria with both the application sites and the footprints of the proposed Small House fell entirely within the village ‘environs’ (‘VE’) of Tsung Pak Long (For Nos. A/FSS/192, 207, 214, 215, 216, 228, 229, 230, 231, 232, 243 and 244); the application generally meet the Interim Criteria in that more than 50% of the footprint of the proposed Small House fell within the “Village Type Development” (“V”) zone of Tsung Pak Long (For Nos. A/FSS/213 and 217); there was a general shortage of land in meeting the demand for Small House development in the “V” zone of the same village; the applications complied with TPB PG-No. 10 in that the application sites were in

close proximity to the village proper of Tsung Pak Long and there was insufficient land to meet the Small House demand; the proposed development was not incompatible with the surrounding land uses which were situated in an area of rural landscape character dominated by village houses; and the proposed developments would not have significant adverse impacts on the traffic, environment and drainage of the surrounding area. For these applications, the land available within the “V” zone was insufficient to meet the Small House demand at that time. However, the two previous applications (i.e. A/FSS/266 and 267) mentioned in paragraph 6.1 were rejected on 4.5.2018 as the land available was sufficient to meet the then outstanding small house applications.

- 7.3 The remaining application (No. A/FSS/193) was rejected by the Committee in 11.6.2010 on the grounds that the application did not comply with the Interim Criteria as both the application site and footprint of the proposed Small House fell entirely outside the ‘VE’ of Tsung Pak Long; approval of the application which did not comply with the Interim Criteria might set an undesirable precedent for other similar applications in the “GB” zone, and the cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- 7.4 Details of the applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.

8. The Sites and Their Surrounding Areas (Plans A-1, A-2a, A-3 and site photos on Plan A-4)

- 8.1 The Site(s):
- (a) are located to the south-east of the village proper of Tsung Pak Long and falling entirely within the ‘VE’ of Tsung Pak Long;
 - (b) for Application No. A/FSS/272 has included a section of an existing footpath at its northern boundary (**Photo 2 on Plan A-4**) which forms the access to the temporary domestic structures to the east of the Sites;
 - (c) are largely vacant with some vegetation with existing young trees grown at the fringe; and
 - (d) are accessible via a local track branching off from a vehicular access road leading from Fanling Highway.
- 8.2 The surrounding areas have the following characteristics:
- (a) predominately rural in character with a mix of village houses, temporary structures, vehicle repair workshop and vacant / unused land;
 - (b) to the north are village houses in the “V” zone of Tsung Pak Long;
 - (c) to the immediate north-west is a car-repairing workshop and open storage for car;

- (d) to the south across the vehicular access road is Fanling Highway; and
- (e) to the east are the application sites of Application Nos. A/FSS/230 to 232 and 213 to 217 for proposed houses (NTEH – Small House) approved by the Committee between 2012 to 2015 (**Plan A-2a**).

9. Planning Intentions

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.

10. Planning Assessment and Comments from Relevant Government Departments

10.1 The applications have 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? - Application sites - Footprints of the proposed Small Houses		✓ ✓	- The Sites fall entirely within the “GB” zone.
2.	Within ‘VE’? - Application sites - Footprints of the proposed Small Houses	100% 100%		- The Sites fall entirely within the ‘VE’ of Tsung Pak Long.
3.	Sufficient land in “V” zone to satisfy outstanding Small House applications and 10-year Small House demand?		✓	<u>Land required</u> - Land required to meet Small House demand in Tsung Pak Long is about 15.4 ha (equivalent to about 616 Small House sites), comprising: (i). The total number of outstanding Small House applications for Tsung Pak Long are 56 (i.e. about 1.4 ha). (ii). The latest 10-year Small House demand forecast for the same village is 560 (i.e. about 14 ha).

				<p><u>Land available</u></p> <ul style="list-style-type: none"> - Land available to meet 10-year Small House demand within the “V” zone of Tsung Pak Long: about 1.964 ha (equivalent to about 78 Small House sites).
4.	Compatible with the planning intention of “GB” zone?		✓	<ul style="list-style-type: none"> - There is a general presumption against development within “GB” zone.
5.	Compatible with surrounding area/development?	✓		<ul style="list-style-type: none"> - The application sites are located to the south-east of the village of Tsung Pak Long. The proposed developments are not incompatible with the surrounding area which is rural landscape character dominated by village houses, temporary structures, car-repairing workshop and vacant / unused land.
6.	Within Water Gathering Ground?		✓	
7.	Encroachment onto planned road networks and public works boundaries?		✓	
8.	Need for provision of fire service installations and emergency vehicular access (EVA)?		✓	<ul style="list-style-type: none"> - Director of Fire Services (D of FS) advises that the applicants should be reminded to observe ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ published by Lands Department.
9.	Traffic impact?	✓		<ul style="list-style-type: none"> - The Commissioner for Transport (C for T) has reservation on the applications 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 application in the future. The resulting cumulative adverse traffic

				<p>impact could be substantial.</p> <ul style="list-style-type: none"> - The Small House applications only involve construction of two Small Houses. C for T considers the applications can be tolerated unless the applications are rejected on other grounds.
10.	Drainage impact?		✓	<ul style="list-style-type: none"> - Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has no in-principle objection to the applications. - Should the applications be approved, a condition should be included to request the applicants to submit and implement drainage proposals for the Sites to ensure that they will not cause adverse drainage impact to the adjacent area.
11	Sewerage impact?		✓	<ul style="list-style-type: none"> - Director of Environmental Protection (DEP) advised that in view of the small scale of the proposed developments, the applications alone are unlikely to cause major pollution.
12.	Landscape impact?	✓		<ul style="list-style-type: none"> - Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has some reservations from landscape planning perspective on the grounds that the proposed developments are acting against the planning intention of the subject "GB" zone and that the approval of the applications would encourage more similar proposed development to spread beyond the adjacent "V" zone into the "GB" zone. The cumulative effect of approving more of such applications will further degrade and cause irreversible adverse impact on the existing landscape character and landscape resources within the "GB" zone.

13.	Local objection conveyed by DO?		✓	<ul style="list-style-type: none"> - District Officer(North), Home Affairs Department (DO(N), HAD) has consulted the locals from 15.2.2019 to 1.3.2019. One of the three Indigenous Inhabitant Representatives (IIRs) and the Resident Representative (RR) of Tsung Pak Long supported the applications. - The North District Council member of the subject constituency, the Chairman of Sheung Shui District Rural Committee and one of the three IIRs of Tsung Pak Long had no comment on the proposal; and - The remaining one IIR of Tsung Pak Long did not reply to the consultation.
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10.2 Comments from the following Government departments have been incorporated in paragraph 10.1 above. Detailed comments from Government departments are at **Appendix V**.

- (a) DLO/N, LandsD;
- (b) C for T;
- (c) DEP;
- (d) CE/MN, DSD;
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (f) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (g) Director of Agriculture, Fisheries and Conservation (DAFC);
- (h) D of FS;
- (i) DO(N), HAD; and
- (j) CTP/UD&L, PlanD.

10.3 The following Government departments have no comment on the applications:

- (a) Commissioner of Police (C of P);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
- (c) Project Manager(North), Civil Engineering and Development Department (PM(N), CEDD).

11. Public Comments Received During Statutory Publication Period

11.1 The applications were published for public inspection on 19.2.2019. During the

first three weeks of the statutory public inspection period, 5 public comments were received for each of the applications.

- 11.2 One member of the general public has no comment on the applications (**Appendices VIa and VIb**)
- 11.3 Kadoorie Farm & Botanic Garden Corporation (**Appendix VIc**), World Wide Fund For Nature Hong Kong (**Appendix VIId**), The Hong Kong Bird Watching Society (**Appendix VIe**) and a member of the public (**Appendix VIf**) objected to the applications on the following grounds:
- (a) the proposed Small House developments are incompatible with the planning intention of the “GB” zone and character of the area;
 - (b) approval of the application would set an undesirable precedent for similar applications within the “GB” zone, and cumulative effect of approving such applications would result in general degradation of the natural environment and vegetation in the area;
 - (c) there is no exceptional circumstances or strong grounds to justify new developments in the “GB” zone;
 - (d) there is still land available within the “V” zone of Tsung Pak Long to meet the demand of Small Houses;
 - (e) the previous applications had been rejected; and
 - (f) Government bureaux/departments and the Board have the responsibility to restrict uses within conservation zones and to safeguard the natural environment.

12. Planning Considerations and Assessments

Planning Intention

- 12.1 The applications are for Small House development at the Sites which fall entirely within “GB” zone (**Plan A-1a**). 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 general resumption against development within this zone. The proposed development is considered not in line with the planning intention of the “GB” zone.

Interim Criteria

- 12.2 The Sites are entirely within the ‘VE’ of Tsung Pak Long. According to the record from DLO/N, LandsD, the total number of outstanding Small House application in Tsung Pak Long is 56 while the 10-year Small House demand forecast for the village is 560. Based on the latest estimation by the Planning Department, about 1.964 ha (or equivalent to about 78 Small House sites) of land are available within the “V” zone of Tsung Pak Long which is sufficient to meet the 56 outstanding Small House applications but cannot fully meet the 10-year Small House demand forecast (**Plan A-2b**).
- 12.3 In considering Small House applications in recent years, the Board considered more appropriate to concentrate Small House development close to the village

cluster / “V” zone for more orderly development pattern, efficient use of and provision of infrastructures and services. For the subject applications, there is still land available in the “V” zone for Small House development. The approval of the applications would result in further proliferation of Small House development in the “GB” zone.

TPB PG-No.10

- 12.4 There is a presumption against development in the “GB” zone. According to the TPB PG-No.10, an application for new development in the “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. There are no exceptional circumstances or strong grounds to justify the applications.
- 12.5 The Sites are situated in an area predominantly rural in character surrounded by village houses, temporary structures, vehicle repair workshop and vacant / unused land. To the east of the Sites are a cluster of Small Houses approved by the Committee under Application Nos. A/FSS/230 to 232 and 213 to 217 between 2012 and 2015. The proposed Small House developments are considered not incompatible with the surrounding areas (**Plan A-2a** and **Plan A-3**). Nevertheless, CTP/UD&L, PlanD has some reservations on the applications from landscape planning perspective as the approval of the applications would encourage more similar proposed development to spread beyond the adjacent “V” zone into the “GB” zone. The cumulative effect of approving such applications will further degrade and cause irreversible adverse impact on the existing landscape character and landscape resources within the “GB” zone. C for T also has reservation from traffic engineering point of view and considers the Small house development should be confined within the “V” zone. If permitted, such type of development will set an undesirable precedent case for similar application in the future. The resulting cumulative adverse traffic impact could be substantial. Other Government departments consulted, including CE/MN, DSD and D of FS have no comment on or no objection to the applications.

Previous applications

- 12.6 As mentioned in paragraph 6, 4 previous applications for Small House developments at the Sites were rejected by the Committee on 7.11.1997, 7.11.2003 (for A/FSS/94 and 155) and 4.5.2018 (for A/FSS/266 and 267) mainly on the grounds that the applications were not in line with the planning intention of the “GB” zone; land was still available within the “V” zone of Tsung Pak Long in meeting the demand for Small House development; and the proposed development would set an undesirable precedent for similar applications in the area. In particular, applications Nos. A/FSS/266 and 267 submitted by the same applicants of the current applications were rejected by the Committee on 4.5.2018. There has been no material change in the planning circumstances since the last rejection of the applications. Rejection of the applications is in line with the Committee’s previous decision.

Similar applications

- 12.7 A similar application (No. A/FSS/193) for Small House development was rejected by the Committee on 11.6.2010 mainly for the reason of not complying with the

Interim Criteria as both the application site and footprint of the proposed Small House fell entirely outside the ‘VE’ of Tsung Pak Long.

- 12.8 There are 14 similar applications within the “GB” zone (No. A/FSS/192, 207, 213, 214, 215, 216, 217, 228, 229, 230, 231, 232, 243 and 244) approved by the Committee between 2010 and 2015 mainly on the grounds that these applications generally complies with the Interim Criteria and the TPG PG-No. 10 in that the application sites were in close proximity to the village proper of Tsung Pak Long; there was insufficient land to meet the Small House demand; the proposed development would not induce significant adverse impact on the surrounding areas and relevant Government departments have no adverse comment on or no objection to these applications. For these applications, the land available within the “V” zone of Tsung Pak Long was insufficient to meet the then Small House demand.

Public comments

- 12.9 Five public comments were received for each of the applications during the statutory publication period. One commenter has no comments on the applications, while the remaining 4 objected to the applications mainly on the grounds of the planning intention of the “GB” zone, cumulative effect of approving such applications, no strong grounds to justify new developments in “GB” zone, and availability of land within the “V” zone of Tsung Pak Long. In this regard, comments of the concerned government departments 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 comments conveyed by DO(N), HAD and the public comments in paragraph 11 above, the Planning Department does not support the applications for the following reasons:
- (a) the proposed development is not in line with the planning intention of the “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 justification in the submission for a departure from the planning intention;
 - (b) the proposed development is not in line with the Town Planning Board Guidelines No. TPB PG-No.10 for ‘Application for Development within “GB” Zone’ in that there are no exceptional circumstances or strong planning grounds to justify the applications;
 - (c) land is still available within the “V” zone of Tsung Pak Long where land is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development close to the existing village cluster for orderly development pattern, efficient use of land and provision of infrastructures and services; and

- (d) approval of the application will set an undesirable precedent for other similar applications within the “GB” zone. The cumulative effect of approving such applications will result in a general degradation of the landscape character of the area.

13.2 Alternatively, should the Committee decide to approve the applications, it is suggested that the permissions shall be valid until 22.3.2023, and after the said date, the permissions 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 sewerage proposal to the satisfaction of the Director of Drainage Services 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 applications and decide whether to grant or refuse to grant permission.
- 14.2 should the Committee decide to reject the applications, Members are invited to advise what reason(s) for rejection should be given to the applicants; and
- 14.3 Alternatively, should the Committee decide to approve the applications, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission.

15. Attachments

Appendix Ia	Application Form for Application No. A/FSS/271 with attachments received on 1.2.2019
Appendix Ib	Application Form for Application No. A/FSS/272 with attachments received on 1.2.2019
Appendix Ic	FI received on 11.3.2019
Appendix Id	FI received on 12.3.2019
Appendix Ie	FI received on 15.3.2019
Appendix II	Relevant Interim Criteria for Assessing Planning Applications for NTEH/Small House Development in the New Territories (promulgated on 7.9.2007)
Appendix III	Previous s.16 Applications

Appendix IV	Similar s.16 Applications Within/Partly Within the Same “Green Belt” Zone
Appendix V	Detailed Comments from Relevant Government Departments
Appendices VIa to VIi	Public Comments
Appendix VII	Recommended Advisory Clauses
Drawing A-1	Proposed Small House Layout Plan for Application No. A/FSS/266
Drawing A-2	Proposed Small House Layout Plan for Application No. A/FSS/267
Plan A-1	Location Plan
Plan A-2a	Site Plan
Plan A-2b	Estimated Amount of Land Available within the “V” zone for Small House Development
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MARCH 2019**