

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/664

<u>Applicant</u>	Mr. TANG Joe-en, Joseph represented by Mr. HUI I Yuen
<u>Site</u>	Lot 771 S.A RP in D.D. 28, Lung Mei, Tai Po, New Territories
<u>Site Area</u>	About 136m ²
<u>Lease</u>	New Grant Agricultural Lot
<u>Plan</u>	Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
<u>Zoning</u>	“Green Belt” (“GB”)
<u>Application</u>	Proposed House (New Territories Exempted House (NTEH) - Small House)

1. The Proposal

- 1.1 The applicant, an indigenous villager of Shuen Wan Chan Uk, 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 (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ within “GB” zone requires planning permission from the Town Planning Board (the Board).
- 1.2 Details of the proposed Small House development 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 uncovered area of the Site is proposed to be used as garden. Layout of the proposed Small House including the proposed sewerage connection is shown on **Drawings A-1** and **A-2**.
- 1.4 The Site is the subject of two previous applications No. A/NE-TK/263 and 328 for the same Small House development submitted by the same applicant. While Application No. A/NE-TK/263 was rejected by the Board on review on 2.1.2009, Application No. A/NE-TK/328 was approved by the Rural and New Town Planning Committee (the Committee) on 26.11.2010. Compared with the latest approved application No. A/NE-TK/328, there is no change to the major development parameters, except that the applicant has proposed to connect the

proposed Small House to public sewer instead of using septic tank for sewage disposal.

- 1.5 In support of the application, the applicant submitted the following documents:
- (a) an application form and relevant attachments (Appendix I)
 - (b) Geotechnical Assessment Report (Appendix Ia)
 - (c) Natural Terrain Hazard Study (NTHS) Report (Appendix Ib)
 - (d) further information received on 14.3.2019 providing new sewerage connection proposal (Appendix Ic)

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) application No. A/NE-TK/328 submitted by the same applicant was approved in 2010 and the planning permission was extended in 2014 up to 2018. After obtaining approvals, the applicant had submitted the required information to District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD);
- (b) DLO/TP, LandsD is in the course of preparing the Building Licence for the application;
- (c) regarding application No. A/NE-TK/328, the landscape proposal, drainage proposal, geotechnical assessment, and NTHS as requested under the approval conditions had been submitted and approved by relevant Government departments. The landscape proposal, geotechnical assessment report and NTHS report are enclosed with the current application. For the drainage proposal, it is not enclosed as it needs to be revised to suit the current situation;
- (d) there are many village houses erected in the proximity of the Site. The proposed development will not result in any incoherence to the area and adverse impact on the environment;
- (e) a majority of the Site and proposed Small House fall within the village 'environs' ('VE'). Based on the guidelines published by Planning Department (PlanD) on NTEH/Small House application and the fact that there is general shortage of land in the concerned village, consideration should be granted; and
- (f) there are many similar applications which were approved by the Board 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 Site. Detailed information would be deposited at the meeting for Members’ inspection.

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. 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 summarised as follows:

- (a) there is a general presumption against development in the “GB” zone;
- (b) applications for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning ground. 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;
- (c) applications for NTEH 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;
- (e) 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;
- (f) the proposed development should not overstrain the overall provision of Government, institution and community facilities in the general area; and
- (g) any proposed development on a slope or hillside should not adversely affect slope stability.

6. Previous Applications

- 6.1 The Site is the subject of two previous applications No. A/NE-TK/263 and 328 for Small House development submitted by the same applicant.
- 6.2 Application No. A/NE-TK/263 was rejected by the Board on review on 2.1.2009 mainly for reasons of being not in line with the planning intention of “GB” zone; not complying with the Interim Criteria and TPB PG-No. 10 in that it would involve clearance of natural vegetation, affect the existing natural landscape of the surrounding environment; and failing to demonstrate that the proposed Small House would not cause adverse landscape impacts on the surrounding areas.
- 6.3 Application No. A/NE-TK/328 was approved by the Committee on 26.11.2010 mainly because the applicant had submitted Landscape Impact Assessment (LIA) Report, Geotechnical Planning Review Report (GPRR) and NTHS Report to demonstrate that the potential of natural terrain hazards affecting the proposed development was negligible and the proposed development would not cause adverse impact on the existing hillside slopes; there was no existing tree within the Site and no cutting of slopes and felling of trees in the adjacent woodland would be involved; additional landscape plantings to compensate the vegetation loss at the edge of the foothill; and the application was generally in line with the Interim Criteria in that more than 50% of the Small House footprint was located within the ‘VE’ and 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 not incompatible with the existing village setting. Compared with the latest previous application No. A/NE-TK/328, there is no change to the major development parameters, except that the applicant has proposed to connect the proposed Small House to public sewer instead of using septic tank for sewage disposal.
- 6.4 Details of the previous applications are summarized at **Appendix III** and their locations are shown on **Plans A-1** and **A-2a**.

7. Similar Applications

- 7.1 Within the same “GB” zone, there are 80 similar applications (including 64 within “GB” zone only and 16 straddling on both “GB” and “V” zones) (**Plan A-1**) since the first promulgation of the Interim Criteria on 24.11.2000. Out of them, 47 cases were approved and 33 were rejected.
- 7.2 A total of 40 applications (No. A/NE-TK/140, 177, 179, 192, 204, 211, 213, 217, 226, 243, 259 – 262, 275 – 278, 294, 327, 344, 362, 363, 367, 373, 375, 392, 393, 419, 425, 440, 449, 450, 473, 476, 521, 522, 531, 540 and 545) approved with conditions by the Committee between 2002 and April 2015 before the Board’s adoption of a more cautious approach in approving applications for Small House development in August 2015. These applications were approved mainly on the considerations of generally in compliance with the Interim Criteria in that the proposed Small House footprint fell mostly

within the 'VE'; there was a general shortage of land to meet the demand for Small House development in the "V" zone of the concerned village at the time of consideration; no significant adverse impact on the surrounding areas; and/or being the subject of previously approved application. Although some proposed Small Houses under Application No. A/NE-TK/204 (applied for 37 Small Houses) were not in line with the Interim Criteria in that less than 50% of their footprints fell within the 'VE', the application was approved in 2006 on sympathetic consideration in that planning permission for Small Houses had previously been granted by the Board in 2000 before the first promulgation of the Interim Criteria on 24.11.2000 and the related Small House grant applications had been approved by LandsD in 2001.

- 7.3 After the Board's adoption of a more cautious approach, six applications (No. A/NE-TK/573, 580, 582, 585, 618 and 654) were approved between 2016 and 2018 on sympathetic considerations in that the site was the subject of previously approved application (No. A/NE-TK/580, 582, 618 and 654); the proposed house was located in close proximity to the existing village cluster (No. A/NE-TK/573, 582 and 585); and the processing of Small House land grants were at an advanced stage (No. A/NE-TK/618 and 654).
- 7.4 For the remaining approved application (No. A/NE-TK/432), it was the subject of a Town Planning Appeal (No. 5/2014) allowed by the Town Planning Appeal Board on 22.10.2015 mainly on considerations of the unique characteristics of the appeal site, i.e. located on agricultural land not covered by dense vegetation; well separated from the edge of the Pat Sin Leng Country Park; close to adjacent Small House developments; and being able to be connected to public sewer.
- 7.5 Regarding the 33 rejected applications, four of them (No. A/NE-TK/258, 273, 274 and 279) were rejected by the Committee or the Board on review in 2009 mainly for reasons of not complying with the Interim Criteria and the TPB PG-No. 10 for development within "GB" zone in that they would likely involve site formation and slope stabilisation works resulting in clearance of natural vegetation and damage of existing landscape of the surrounding area. Subsequently, the concerned Small Houses were approved under applications No. A/NE-TK/327, 344, 392 and 393 between 2010 and 2012 mainly because the applicants had submitted Landscape Impact Assessment Report, Geotechnical Planning Review Report and Natural Terrain Hazard Study Report to demonstrate that no cutting of slopes and no felling of trees on site or in the adjacent woodland would be required, and thus the proposed development would not cause adverse geotechnical or landscape impacts on the surrounding area.
- 7.6 For the remaining 29 rejected applications (No. A/NE-TK/372, 401, 426, 443, 444, 486 – 493, 519, 520, 524, 555, 557, 558, 559*, 570*, 571*, 577, 578, 598*, 622, 635, 660 and 663), they were rejected by the Committee/the Board on review between 2011 and 2019 mainly for reasons of being not in line with

* Applications No. A/NE-TK/559, 570, 571 and 598 are the subject of Town Planning Appeals lodged by the respective applicants in 2016 and 2017. The Appeals of applications No. A/NE-TK/559, 570 and 571 were dismissed by the Town Planning Appeal Board on 22.3.2017 and 17.10.2017 respectively. The decision for the Appeal of application No. A/NE-TK/598 is pending.

the planning intention of “GB” zone; and/or not complying with the Interim Criteria and TPB PG-No. 10 in that the applicants failed to demonstrate that the proposed Small House would not cause adverse landscape, sewage, water quality and/or geotechnical impacts on the surrounding areas. Moreover, the proposed Small House footprint under applications No. A/NE-TK/372, 443, 444, 519 and 520 fell outside both the “V” zone and the village ‘environs’ (‘VE’). Applications No. A/NE-TK/555, 557, 558, 559, 570, 571, 577, 578, 598, 622, 635, 660 and 663 were also rejected as land was still available within the “V” zone for Small House development.

7.7 Details of the similar applications are summarized at **Appendix IV** and their locations are shown on **Plans A-1** and **A-2a**.

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

8.1 The Site is:

- (a) situated at the bottom of a natural hillside and covered with grass and groundcovers;
- (b) located at the northern fringe of Lung Mei and Tai Mei Tuk;
- (c) partially within the ‘VE’ of Lung Mei and Tai Mei Tuk; and
- (d) accessible via a paved driveway connected to Ting Kok Road.

8.2 The surrounding areas are predominantly rural in character comprising of dense woodland and village houses. Village clusters are mainly found to the south of the Site. A dense woodland contains mature trees and undergrowth forming a natural backdrop to the area is in the west and north of the Site.

9. Planning Intention

The planning intention of the “GB” zone is primarily for defining the limit 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. Comments from Relevant Government Departments

10.1 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%	- Both the Site and the Small House footprint fall entirely within the “GB” zone.
2.	Within ‘VE’? - Footprint of the Small House - Application site	58% 52%	42% 48%	- More than 50% of the proposed Small House footprint falls within the ‘VE’ of Lung Mei and Tai Mei Tuk. - District Lands Officer/ Tai Po, Lands Department (DLO/TP, LandsD) has no objection to the application. The Small House grant application has been approved and execution of land grant documents is pending.
3.	Sufficient land in “V” zone to satisfy outstanding Small House application and 10-year Small House demand?		✓	- Land required to meet Small House demand: about 7.9 ha (equivalent to 316 Small House sites). The outstanding Small House applications are 69 ¹ while the 10-year Small House demand forecast is 247.
	Sufficient land in “V” zone to meet outstanding Small House applications?	✓		- Land available to meet Small House demand within the “V” zone of the villages concerned: about 1.87 ha (equivalent to about 74 Small House sites) (Plan A-2b).
4.	Compatible with the planning intention of		✓	- There is a general presumption against development within the

¹ Among the 69 outstanding Small House applications, 34 of them fall within the “V” zone, 33 straddle or outside the “V” zone and 2 cannot be classified (i.e. Small House plans of 2 sites have not been provided by the applicants and the locations of such Small Houses are yet to be confirmed by LandsD). For those 33 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>
	“GB” zone?			<p>“GB” zone.</p> <ul style="list-style-type: none"> - Director of Agriculture, Fisheries and Conservation (DAFC) has no strong view on the application from nature conservation point of view as the Site is covered with common grass and shrubs.
5.	Compatible with surrounding area/ development?	✓		<ul style="list-style-type: none"> - The surrounding areas are predominantly rural in character occupied by dense woodland and village houses.
6.	Within WGG?		✓	
7.	Encroachment onto planned road networks and public works boundaries?		✓	
8.	Need for provision of fire services installations and emergency vehicular access (EVA)?		✓	<ul style="list-style-type: none"> - Director of Fire Services (D of FS) has no in-principle objection to the application.
9.	Traffic impact?	✓		<ul style="list-style-type: none"> - The Commissioner for Transport (C for T), in general, has reservation on the application but considers that the application only involves development of a Small House can be tolerated unless it is 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 application from public drainage viewpoint. - Approval condition on submission and implementation of drainage proposal is required.
11.	Sewerage impact?		✓	<ul style="list-style-type: none"> - Director of Environmental Protection (DEP) has no objection

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
				to the application.
12.	Landscape impact?	✓		<p>Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) objects to the application from the landscape planning perspective as approval of the application would further diminish the green wooded area in the locality and encourage similar applications further encroach onto the “GB” zone.</p> <p>- should the application be approved by the Board, approval condition on submission and implementation of landscape proposal is recommended.</p>
13.	Geotechnical impact?		✓	<p>- H(GEO), CEDD has no comment on the application as the NTHS Report previously submitted by the applicant was concluded that no mitigation measure would be required.</p>
14.	Local objections conveyed by DO?		✓	

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) District Lands Officer/Tai Po, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Town Planner/Urban Design & Landscape, Planning Department;
- (d) Director of Agriculture, Fisheries and Conservation;
- (e) Chief Engineer/Mainland North, Drainage Services Department;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Director of Fire Services;
- (h) Director of Electrical and Mechanical Services; and
- (i) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department.

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

- (a) Chief Highway Engineer/New Territories East, Highways Department;
- (b) Chief Engineer/Consultants Management, Drainage Services Department;
- (c) Project Manager/North, Civil Engineering and Development Department;
- (d) Director of Environmental Protection; and
- (e) District Officer (Tai Po), Home Affairs Department.

11. Public Comments Received During Statutory Publication Period (Appendix VI)

On 12.2.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, two public comments were received from World Wide Fund for Nature Hong Kong and an individual objecting to the application mainly for reasons of being not in line with the planning intention of “GB” zone; not complying with TPB-PG No. 10; the use of septic tank as sewerage facilities should be phased out; setting an undesirable precedent; leading to further encroachment onto the “GB” zone; and causing adverse impacts on slope stability.

12. Planning Considerations and Assessments

12.1 The Site falls within an area entirely zoned “GB” (**Plan A-2a**). 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.

12.2 According to DLO/TP, LandsD’s record, the total number of outstanding Small House applications for Lung Mei and Tai Mei Tuk is 69 while the 10-year Small House demand forecast for the concerned villages is 247. Based on the latest estimate by the PlanD, about 1.87 ha of land (equivalent to about 74 Small House sites) are available within the “V” zone of Lung Mei and Tai Mei Tuk. As more than 50% of the proposed Small House footprint falls within the ‘VE’ of the concerned villages, DLO/TP, LandsD has no objection to the application.

12.3 The Site, located at the northern fringe of Lung Mei Village and Tai Mei Tuk Village, is situated at the bottom of a natural hillside and covered with grass and groundcovers. The proposed development is not incompatible with the surrounding environment which is predominantly rural in character comprising dense woodland and village houses. There are approved applications for Small House development located to the immediate east and southwest of the Site, and village clusters are found to the further east and south of the Site (**Plans A-2a** and **A-3**). CTP/UD&L of PlanD objects to the application from the landscape planning perspective as approval of the application would further diminish the green wooded area in the locality and encourage similar applications further encroach onto the “GB” zone. Should the application be approved by the Board, an approval condition on submission and

implementation of landscape proposal is recommended. Besides, C for T in general has reservation on the application but considers that the application only involves development of a Small House can be tolerated unless it is rejected on other grounds. Other relevant Government departments including DEP, CE/CM and CE/MN of DSD, CE/C of WSD, CHE/NTE of HyD, H(GEO) and PM/N of CEDD and D of FS have no objection to or no adverse comment on the application.

- 12.4 Regarding the Interim Criteria (**Appendix II**), more than 50% of the proposed Small House footprint falls within the 'VE' of Lung Mei and Tai Mei Tuk (**Plan A-1**). Whilst land available within the "V" zone (about 1.87 ha or equivalent to about 74 Small House sites) (**Plan A-2b**) is insufficient to fully meet the future Small House demand, it is capable to meet the 69 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 August 2015. 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 infrastructures and services. Nevertheless, the Site is the subject of a previous application No. A/NE-TK/328 for the same Small House development submitted by the same applicant, which was approved on 26.11.2010 by the Committee. Compared with the previous approved application No. A/NE-TK/328, major development parameters of the proposed Small House are the same and there is no significant change in planning circumstances. Moreover, according to DLO/TP of LandsD, the Small House grant application has been approved and execution of land grant documents is pending. Hence, sympathetic consideration could be given to the current application.
- 12.5 According to **Plan A-2a**, there are 20 similar applications in close proximity of the Site, of which 15 were approved and five were rejected. A total of 13 applications (No. A/NE-TK/243, 275, 276, 277, 278, 327, 344, 375, 392, 393, 425, 473 and 476) were approved with conditions between 2007 and 2013 before the Board's adoption of a more cautious approach in approving applications for Small House development in August 2015. After that, two applications (No. A/NE-TK/580 and 618) were approved in 2016 and 2017 mainly on sympathetic consideration in that the application sites were the subjects of previous approvals. Application No. A/NE-TK/580 was also approved on considerations that it was an infill development and no adverse landscape and environmental impacts were anticipated.
- 12.6 Regarding the five rejected applications, four of them (No. A/NE-TK/258, 273, 274 and 279) were rejected by the Committee or the Board on review in 2009 mainly for reasons of not being not in line with the planning intention of the "GB" zone; setting an undesirable precedent for other similar applications in the area; and not complying with the TPB PG-No. 10 for development within "GB" zone in that they would likely involve site formation and slope stabilisation works resulting in clearance of natural vegetation and damage of existing landscape of the surrounding area. Subsequently, the concerned Small

Houses were approved under applications No. A/NE-TK/327, 344, 392 and 393 between 2010 and 2012 mainly because the applicants had submitted LIA Report, GPRR and NTHS Report to demonstrate that no cutting of slopes and no felling of trees on site or in the adjacent woodland would be required, and thus the proposed development would not cause adverse geotechnical or landscape impacts on the surrounding area. For the remaining application (No. A/NE-TK/559), it was dismissed by the Town Planning Appeal Board on 22.3.2017 mainly for the reasons of being not in line with the planning intention of “GB” zone; not complying with the Interim Criteria and the TPB PG-No. 10 for development within “GB” zone in that the applicant failed to demonstrate that the proposed Small House would not cause adverse landscape impact on the surrounding areas.

- 12.7 Regarding the public comments objecting to the application mainly on the grounds of being not in line with the planning intention of “GB” zone; not complying with TPB-PG No. 10; the use of septic tank as sewerage facilities should be phased out; setting an undesirable precedent; leading to further encroachment onto the “GB” zone; and causing adverse impacts on slope stability, the comments from concerned Government departments and planning assessments in above paragraphs are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 22.3.2023, 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 submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (c) the submission and implementation of sewerage 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**.

13.3 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 "Green Belt" 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 this planning intention; and
- (b) land is still available within the "Village Type Development" ("V") zone of Lung Mei and Tai Mei Tuk which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.
- 14.3 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.

15. Attachments

Appendix I	Application form and attachments received on 31.1.2019
Appendix Ia	Geotechnical Assessment Report submitted by the applicant
Appendix Ib	Natural Terrain Hazard Study Report submitted by the applicant
Appendix Ic	Further information submitted by the applicant received on 14.3.2019
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	Layout 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 photo

**PLANNING DEPARTMENT
MARCH 2019**