

Relevant Interim Criteria for Consideration of Application for
New Territories Exempted House/Small House in New Territories
(promulgated on 7.9.2007)

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;

- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development[^]);
 - (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
 - (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- [^]i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

**Similar s.16 Applications for Proposed House
(New Territories Exempted House (NTEH) – Small House)
within the “Green Belt” Zone
in the Vicinity of the Site in the Yung Shue O Area**

Rejected Applications

| Application No. | Uses/Developments | Date of Consideration | Rejection Reasons |
|------------------------|-------------------------------------|------------------------------|--------------------------|
| A/NE-YSO/1 | Proposed House (NTEH - Small House) | 18.3.2016 | R1 – R5 |
| A/NE-YSO/2 | Proposed House (NTEH – Small House) | 25.8.2017 | R1, R3, R5 – R7 |
| A/NE-YSO/3 | Proposed House (NTEH – Small House) | 25.8.2017 | R1, R3, R5 – R7 |
| A/NE-YSO/4 | Proposed House (NTEH – Small House) | 25.8.2017 | R1, R3, R5 – R7 |
| A/NE-YSO/6 | Proposed House (NTEH – Small House) | 4.5.2018 | R1, R3, R5, R8, R9 |

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of “Green Belt” (“GB”) zone, which was 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 was a general presumption against development within this zone. There was no strong planning justification given in the submission for a departure from the planning intention of the “GB” zone.
- R2 The application did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse environmental, landscape, sewerage and geotechnical impacts on the surrounding area.
- R3 Land was still available within the “Village Type Development” (“V”) zone of Yung Shue O Village which was primarily intended for Small House development. It was 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.
- R4 The application did 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’ in that the proposed development would involve extensive clearance of existing natural vegetation, affect the existing natural landscape, overstrain the capacity of existing sewerage infrastructure and adversely affect slope stability.

- R5 The approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such applications would result in general degradation of the natural environment and landscape quality of the area.
- R6 The application did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape impact on the surrounding area.
- R7 The application did 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 in that the proposed development would involve clearance of existing natural vegetation, affect the existing natural landscape and overstrain the capacity of existing sewerage infrastructure.
- R8 The application did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape and geotechnical impacts on the surrounding area.
- R9 The application did 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’ in that the proposed development would involve clearance of existing natural vegetation, affect the existing natural landscape, and adversely affect slope stability.

Comments from Relevant Government Departments on the Application

1. Land Administration

Comments of the District Lands Officer/Tai Po, Lands Departments (DLO/TP, LandsD):

- (a) no objection to the application;
- (b) the applicant (Mr. FONG King Leung) is an indigenous villager of Yung Shue O Village of Sai Kung North Heung, as confirmed by the respective Indigenous Inhabitant Representative (IIR). However, his eligibility of Small House grant has yet to be ascertained;
- (c) the Site is not covered by Modification of Tenancy or Building Licence;
- (d) the Small House (SH) application was submitted on 19.4.2012 and received by his office on 19.4.2012 and is under processing;
- (e) if and after planning permission has been given by Board, LandsD will continue to process the SH application. However, there is no guarantee at this stage that the SH application would be approved. If the SH application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of a right of way to the SH concerned or approval of the EVA thereto;
- (f) the Site falls wholly within the village environs of Yung Shue O Village;
- (g) the Site does not involve any land control action; and
- (h) the number of outstanding SH applications for Yung Shue O Village is 20 while the 10-year (2017-2026) SH demand forecast is 674 (Note: The figure of 10-year SH demand is estimated and provided by the IIR of Yung Shue O Village and the information so obtained is not verified in any way by DLO/TP, LandsD).

2. Fire Safety

Comments of the Director of Fire Services (D of FS):

- (a) no in-principle objection to the application; and
- (b) the applicant is reminded to observe “New Territories Exempted Houses – A Guide to Fire Safety Requirements” published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.

3. Geotechnical Aspect

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) the Site is overlooked by steep natural hillside and meets the alert criteria requiring a Natural Terrain Hazard Study (NTHS). He would tender in-principle objection to the NTEH development proposal, unless the applicant is prepared to undertake a NTHS and to provide suitable mitigation measures, if found necessary, as part of the development. However, this could have significant cost implication and render the development not economically viable. Thus, the applicant may consider looking for an alternative site for the proposed development if found practicable; and
- (b) if the applicant still wishes to proceed with the planning application, he/she is required to submit a Geotechnical Planning Review Report (GPRR) in support of the application and to assess the geotechnical feasibility of the proposed development. The GPRR should include a preliminary geotechnical review of natural terrain hazards, and where necessary, indicate the recommended extent of study area for NTHS and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the development. Other essential contents of a GPRR are given in the GEO Advice Note.

4. Traffic

Comments of the Commissioner for Transport (C for T):

he has reservation on the application. Such type of development should be confined within the “Village Type Development” 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 “Village Type Development” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial.

5. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) reservation on the application;
- (b) according to the site observation, the proposed Small House is situated next to an existing stream and hence would likely cause adverse drainage impact. In order not to disturb the stream course and to avoid local flooding at the area, from a drainage viewpoint, it is suggested that the Small House should be relocated at least 3m away from the nearest extremity of the existing stream. In addition, comments from AFCD and EPD should be sought;

- (c) there is no public drain maintained by DSD in Yung Shue O. If the application is approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to the satisfaction of Director of Drainage Services to ensure that it will not cause adverse drainage impact to the adjacent area. The applicant/owner is also required to maintain such drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the system;
- (d) for works to be undertaken outside the lot boundary, prior consent and agreement from DLO/TP, LandsD and/or relevant private lot owners should be sought; and
- (e) EPD should be consulted regarding the sewage disposal arrangement of the proposed development.

6. Sewerage and Environmental

Comments of the Director of Environmental Protection (DEP):

no objection to this application in the "GB" zone. The proposed septic tank and soakaway system is considered an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements in EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department", including the minimum clearance requirement from nearby watercourse and percolation test duly certified by Authorized Person (AP).

7. Agriculture and Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

reservation on the application. The Site is located in a wetland area surrounded by natural vegetation with a natural stream nearby. The Site is also not served by any existing access and adverse impact on the natural habitats beyond the proposed Small House footprint is expected.

8. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) objects to the application from the landscape planning perspective;
- (b) referring to the aerial photo dated 13.3.2018, the Site is situated in an area of rural landscape character comprising woodlands and Small Houses. Although the proposed use is not in line with the planning intention of "GB" zone, it is not incompatible with the surrounding environment;

- (c) with reference to his site visit dated 22.6.2018, the Site is vacant and covered with groundcovers and saplings of native trees. A number of existing mature trees of native species including *Cinnamomum burmanii* (陰香), *Cinnamomum camphora* (樟), *Mallotus paniculatus* (白楸) and *Schefflera heptaphylla* (鵝掌柴) are found adjacent to the Site. Referring to the site photos dated 27.6.2018, an existing stream is recorded near the southern boundary of the Site. Noting the Site is located on a vegetated slope, the proposed development would inevitably involve site formation and/or slope works. With no related information such as formation level or extent of slope works are provided, potential impact from the proposed development to the adjacent trees and stream cannot be ascertained;
- (d) noting the site is not connected with any existing proper access or footpath, and no information on the construction access and future access is provided by the applicant, the potential impact on surrounding landscape resources by the construction access and future access cannot be ascertained. In addition, approval of the application would set an undesirable precedent to similar developments encroaching to the “GB” zone. The cumulative effect of approving similar applications would result in degradation of landscape character and cause adverse landscape impact to the area. In view of the above, he objects to the application from the landscape planning perspective; and
- (e) should the Board approve the application, since the footprint of proposed Small House covers the entire Site, there is no space for landscaping within the Site boundary. The standard condition for submission and implementation of landscaping proposal is not recommended.

9. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application;
- (b) for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD’s standards; and
- (c) the water mains in the vicinity of the Site cannot provide the standard pedestal hydrant.

10. Electrical Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) no particular comment on the application from electricity supply safety aspect; and
- (b) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

11. Demand and Supply of Small House Sites

according to the DLO/TP, LandsD’s record, the total number of outstanding Small House applications for Yung Shue O Village is 20 while the 10-year Small House demand forecast is 674. Based on the latest estimate by the PlanD, about 1.1 ha (equivalent to about 44 Small House sites) of land is available within the “V” zone of Yung Shue O. Although there is sufficient land available within the “V” zone to meet the outstanding Small House applications, it cannot fully meet the future Small House demand (i.e. about 17.35 ha of land which is equivalent to about 694 Small House sites).

tpbpd

寄件者: [REDACTED]
寄件日期: 19日06月2018年星期二 23:00
收件者: tpbpd@pland.gov.hk
主旨: 反對信

5-1

敬啟者

現特來信反對榕樹澳村建丁屋綠化地帶，不用來做綠化用途，用來建屋，不符合規劃意圖；村內尚有閒置土地不應該隨意亂用土地，不但破壞生活環境，擾民及造成壞的先例。建屋時引起旅遊人士及居住人士的安全問題，廢水污染在旁邊的山溪，破壞水質剝害溪中魚類和附近生物。

申請號碼:
A/NE-YSO/7
Regards
Nicky Leung

tpbpd

寄件者: [REDACTED]
寄件日期: 19日06月2018年星期二 23:07
收件者: tpbpd@pland.gov.hk
主旨: 不贊成在綠化帶建屋宇 (A/NE-YSO/7)

5-2

敬啟者，

本人不贊成於上述地點（申請編號為 A/NE-YSO/7）興建小型屋宇。

- 1) 從規劃圖則所見該處為綠化帶，如建屋宇則有違本身規劃原則。
- 2) 是次建議申請，有沒有進行環境影響評估及交通評估？
- 3) 是否已向村內住戶、附近住戶、及相關人士（持份者）進行訪問/調查，了解住戶及持份者對擬建屋宇的意見？
- 4) 若是次申請獲批，會預計有什麼好、壞影響？

請有關當局慎重考慮及關注村內住戶需要，平衡各方利弊，以作出合適之安排。

Regards

Rita Chan

Sent from my iPhone

tpbpd

寄件者: [REDACTED]
寄件日期: 19日06月2018年星期二 23:37
收件者: tpbpd@pland.gov.hk
主旨: Objection to Planning Application No.: A/NE-YSO/7

5-3

Dear sir & madam,

Objection to Planning Application No.: A/NE-YSO/7

I am writing to object the planning application No.: A/NE-YSO/7 in the Green Belt zone due to the heavily congested traffic currently existing in the village. Many traffic jams to the existing road condition happen everyday causing blockage and safety hazards. The proposed new buildings will increase the traffic load and further damage the overly congested road and give rise to additional safety concerns. The Green Belt zone should be protected from the development to avoid any permission for residential dwelling planning. This application is apparently against the establishment of Green Belt plan.

Your sincerely,

Eddie Fung
[REDACTED]

寄件者: [REDACTED]
寄件日期: 19日06月2018年星期二 23:43
收件者: tpbpd@pland.gov.hk
主旨: 反對申請綠化地帶興建小型屋宇 建屋申請號碼: A/NE-YSO/7

5-4

反對申請綠化地帶興建小型屋宇
建屋申請號碼: A/NE-YSO/7

反對理由:

1. 違反保護綠化地帶

違反土地規劃原本條例，隨意改變土地用途，土地利益明顯輸送少數一方人士，嚴重損害公眾利益請問所持何種理據修改相關規劃及條例？

2. 建屋位置

根據何種理由選擇以上綠化地段，其他非綠化地段有否考慮於申請內？

3. 交通道路嚴重阻塞

現時所有車輛及行人只能使用一條長 4 公哩單行線雙程方向道路連接榕樹澳村至西沙公路，交通已經嚴重阻塞，車輛及行人使用者互相爭吵頻頻發生，交通安全問題仍未得到解決。批准建設屋宇引起車輛及村內人口增加，交通阻塞及安全問題嚴重惡化，傷害整體利益及和諧關係。

4. 破壞郊野生態環境

現場申請建築位於小山丘旁，小山丘生滿繁茂天然植物，建屋時應會移除大部分土丘，土壤，植物及平整土地。由於現場是位於村莊後山，位置更是上山到嶂上天梯的山徑入口，有百年老樹生長，路口旁邊更有清澈小溪沿途而流，整體生態環境保持優越良好，小山丘保障整體生態環境。建屋時除了需要屋地位置用地的山丘需要移除平整，隔隣所處位置都無法避免一起移除用於建築工地及機械設備，建築廢料及污水嚴重污染郊野土壤及旁邊小溪，毒劑鄰近動植物及小溪生物魚類，嚴重破壞整體自然生態環境，違反保護綠化郊野的條例。

5. 影響動植物

當地綠化地帶生物及植物多樣化，有百年榕樹及沉香樹，生物更是一級受保護的三線閉殼龜，中華土龜，山貓，蟒蝮，鰕虎魚的棲息地。赤麂，山豬，戰豬，猴子更經常出沒於此位置，申請建屋不單破壞野生動植物棲息地，更不符合保護環境生態要求。

6. 居民，旅遊人士及車輛安全

所申請之建屋地位處村里行人及車輛唯一狹窄進出通道，更是鄰近於嶂上天梯登山徑唯一通道。施工時建築車輛及設備將引起安全問題，旅遊人士，居民及駕駛人士受到影響，部份鄉村道路及山徑將被變成施工工地。有否詳細考慮人生安全及符合相關安全條例等問題。

張女士敬上
[REDACTED]

tpbpd

寄件者: [REDACTED]
寄件日期: 20日06月2018年星期三 11:27
收件者: tpbpd@pland.gov.hk
主旨: 反對申請編號A/NE-YSO/7

5-5

你好，

本人許金澄常到上述行山及郊遊。

最近貴處貼出告示，表示有人申請建屋。

我現反對此申請 A/NE-YSO/7 建屋。

理由如下：

(破壞景觀

建屋有泥頭或重型車輛行駛會令至行山人士及行人安全有危險，因那地段處於單線雙向行車。

建築廢料會污染環境。

這是本人意見，希望能採納。

謝謝

許金澄

2018年6月20日

寄件者: [REDACTED]
寄件日期: 20日06月2018年星期三 18:53
收件者: tpbpd@pland.gov.hk
主旨: 規劃申請 (申請編號: A/NE-YSO/7)

5-6

敬啟者：

本人基於以下理由，反對上述興建丁屋的申請：

1. 根據榕樹澳分區計劃大綱核准圖編號 A/NE-YSO/7，建屋地點為『綠化地帶』，這是不符合規劃原意的：顧名思義『綠化地帶』的用途是用來做綠化而不是用來建屋的。隨意更改土地用途，不但破壞生態環境和擾民還會造成壞先例。

請問村內是否尚有其它閒置土地可供建屋呢？

2. 現時出入榕樹澳村的道路只能容許單線雙程行車，而其所產生的問題仍未獲得解決，例如：不能應付駕駛高峰期的交通需求及其引起的行人/車輛安全問題。

請問城市規劃委員會有沒有為上述發展計劃對榕樹澳村的環境和交通影響進行評估？

() 先生
二零一八年六月二十日

tpbpd

寄件者: [REDACTED]
寄件日期: 21日06月2018年星期四 11:29
收件者: tpbpd@pland.gov.hk
主旨: Application No. A/NE-YSO/7

5-7

Dear Sirs,

I hereby lodge my objection to the captioned application based on the following reasons:

- the additional village houses would induce further traffic problem during construction and after completion as there is only one public road leading to the Yung Shu O Village
- the location of the proposed houses is close to the popular hiking route
- the proposed site is within the green belt, construction works would create contamination and pollution problem

Regards,

(Sang Hin Tong
Address: [REDACTED]
Phone: [REDACTED]

5-8

26 June 2018

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point

By Fax: 2522 8426

Dear Sir

Re: A/NE-YSO/7

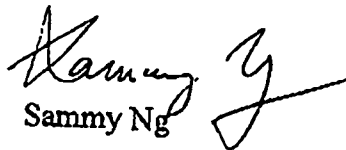
Yung Shun O

I write to register my objection to the captioned development.

The proposed development is in a green belt area. Green belt area shall not be used for housing development. There will be severe environmental problems in converting green belt area to housing development area. Unless there is an undisputable environmental impact assessment study to support development, there is no plausible justification for converting a green belt area.

Further there are lands available in vicinity suitable for housing development. There is no reason to scarify the green belt zone because housing development lands are used up.

Yours faithfully


Sammy Ng

5-9

26 June 2018

Fax: 2522 8426

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point

Dear Sir

Re: A/NE-YSO/7

Yung Shun O, Tai Po, New Territories

I would like to lodge an objection to the proposed development within a designated Green Belt zone.

The green belt area in the designated area should NOT be used for housing development. The proposed housing development will create traffic burden and noise problems to the people accommodating downhill. There are also environmental problems e.g. waste pollutant to the water and the fish in the surrounding creek.

There are lands available in the village which are suitable for development so the green belt zone should be left undeveloped for sake of environmental considerations.

Based on the above reasons, I urge you to reject the captioned application accordingly.

Yours faithfully



Pauline Tong

tpbpd

寄件者: [REDACTED]
寄件日期: 27日06月2018年星期三 12:28
收件者: tpbpd@pland.gov.hk
主旨: 關於 A/NE-YSO/7 意見

5-10

Application no.:
A/NE-YSO/7

我極為極為反對再起三間丁屋，你們規劃時可以留點空間做綠化用途呢？村內尚有閒置土地，不應該隨意亂用土地，不但破壞生活環境，擾民及造成壞的先例。而且這區出入只有一條單程路，請考慮一下交通問題。

連新界區都要建築得這樣密集，可以留給我們一些假日的空間呢！

Kent

(mobile: [REDACTED])

tpbpd

寄件者: [REDACTED]
寄件日期: 27日06月2018年星期三 12:52
收件者: tpbpd@pland.gov.hk
主旨: 關於A/NE-YSO/7的意見

5-11

Application no.: A/NE-YSO/7

對於 A/NE-YSO/7，我表示反對。這是我假期經常去呼吸新鮮空氣的地方，請求你們留點空間給市民好嗎！而且綠化帶為何可以經常動議起屋？進出村只有一條單程路，如果要不停建屋，請先開闊行車路吧。

Law Yi Ki

Mobile: [REDACTED]

從我的 iPhone 傳送

tpbpd

寄件者: [REDACTED]
寄件日期: 27日06月2018年星期三 12:58
收件者: tpbpd@pland.gov.hk
主旨: Fw: Objection for Building Exempted Houses -Resend with the correct file no

5-12

Hi Sir,

Re: Application No. A/NE-YSO/7

Further to my email sent in last July, I learned from my relatives who live in Yung Shue O again about the proposed Plan and am now writing to express my concerns of building another three exempted houses in Yung Shue O for reasons being:

1. This will lead to additional burden to the traffic as there is only a one-way narrow and bending road connecting the village to the main route.
2. The place belongs to the green belt which shouldn't be deployed for other purpose, i. e. residential use. No precedent of violating existing urban development plan should be encouraged and tolerated.
3. Once the construction work takes place, it will lead to detrimental impacts to the natural habitat, the surrounding areas and the existing villagers. There are other vacant areas (non-green belt) in the village which can put into use. Therefore, it is groundless to develop the said area given its disadvantages is multi-folded and far reaching.

I hope the Town Planning Board can seriously revisit this proposal, conduct an in-depth evaluation assessing its negative impacts and withdraw this proposal as before.

B regards,
Lydia Chau

Sent from Yahoo Mail on Android

tpbpd

寄件者: [REDACTED]
寄件日期: 27日06月2018年星期三 19:05
收件者: tpbpd@pland.gov.hk
主旨: Application no.: A/NE-YSO/7

5-13

Application no.: A/NE-YSO/7

我對於 A/NE-YSO/7，表示強烈反對。

1. 該區綠化帶持續減小，影響生態，以新界區來說已經太密。
2. 進出村行車路已經飽和，假期更加嚴重，救護車等車輛只會更難進出，希望正視。

Chan Yiu Ming

Mobile: [REDACTED]

(t from my iPhone

tpbpd

寄件者: eap@kfbg.org
寄件日期: 28日06月2018年星期四 17:07
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on one planning application
附件: 180628 s16 YSO 7.pdf

5-14

>> Dear Sir/ Madam,
>>
>> Attached please see our comments regarding the captioned.
>>
>> Best Regards,
>>
>> Ecological Advisory Programme
>> Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

28th June, 2018.

By email only

Dear Sir/ Madam,

Proposed House (New Territories Exempted House - Small House) (A/NE-YSO/7)

1. We refer to the captioned. The application site is entirely within the Green Belt (GB) zone of Yung Shue O.
2. There were five rejected applications (i.e., A/NE-YSO/1 – 4, 6) for Small Houses partially/ entirely within the GB zone of Yung Shue O, and the reasons for rejection (of A/NE-YSO/6) are reproduced, as follows:

(a) the proposed development is not in line with the planning intention of "Green Belt" ("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;

(b) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape and geotechnical impacts on the surrounding area;

(c) the proposed development does not comply with the Town Planning Board Guidelines PG-No. 10 for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed development would involve clearance of existing natural vegetation, affect the existing natural landscape and adversely affect slope stability;

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

(d) land is still available within the "Village Type Development" ("V") zone of Yung Shue O Village 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; and

(e) the approval of the application would set an undesirable precedent for similar applications within the "GB" zone in the area. The cumulative effect of approving such application would result in general degradation of the natural environment and landscape quality of the area.

3. The proposed use is unlikely to be in line with the planning intention of the GB zone. We also urge the Board to consider the potential cumulative impacts of approving this application on the GB zone. We urge the Board to unequivocally reject this application.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

cc. Designing Hong Kong

tpbpd

寄件者: [REDACTED]
寄件日期: 28日06月2018年星期四 23:56
收件者: tpbpd@pland.gov.hk
主旨: 編號:A/NE-YSO/7

5-15

敬啟者:

本人幾天前去了榕樹澳行山,那裏有小溪流水又有山林景色,現在香港已經越來越少這些地方。
奈何還有人申請興建丁屋,因會影響這個地方的環境生態。
所以本人十分之反對,希望規劃者審慎考慮。

規劃編號:A/NE-YSO/7

David Yip
2018-6-26

寄件者: [REDACTED]
寄件日期: 30日06月2018年星期六 17:05
收件者: tpbpd@pland.gov.hk
主旨: 反對土地規劃申請 A/NE-YSO/7

5-16

反對土地規劃申請 A/NE-YSO/7

- 1. 綠化地帶，不用來做綠化用途，改變土地用途，用來建屋，村內尚有其他土地，不應犧牲綠化土地。
 - 2. 該丁屋起在上千梯通道，工程車輛及設備，廢水污染在旁邊的山溪，破壞水質殺害溪中魚類和破壞附近生物圈。
 - 3. 建屋時引起旅遊人士及居住人士的安全問題，現時出入鄉村時是單線雙程已引起交通嚴重超苛，行人及車輛安全仍未解決，建築車輛大大加重村內交通負荷。
 - 4. 此外，有否做過當該丁屋的發展後對該村的環境和交通評估報告。
- 因此反對上述興建新界豁免管制屋宇申請。

Samuel Kwan

tpbpd

寄件者: [REDACTED]
寄件日期: 30日06月2018年星期六 23:23
收件者: tpbpd@pland.gov.hk
主旨: 反對丁屋擴建

5-17

敬啟者：

本人強烈反對申請編號 A/NE-YSO/7 於綠化帶再擴建丁屋，地段郊野公園不容破壞，郊野公園乃大眾娛樂郊游的地方，不能只顧少數人利益而勿視大眾權益（除非別無他選）。

本人懇請貴署能照顧群眾利益，拒絕編號 A/NE-YSO/7 擴建申請。

不勝感激！為荷！

反對人：符永利



郵箱： [REDACTED]

簽名由 网易邮箱大师 定制

tpbpd

寄件者: Andrew Chan (WWF-HK) <cmchan@wwf.org.hk>
寄件日期: 05日07月2018年星期四 12:53
收件者: tpbpd@pland.gov.hk
主旨: s16_A_NE-YSO_7_0_Yung Shue O_July2018_WWF
附件: s16_A_NE-YSO_7_0_Yung Shue O_July2018_WWF.pdf

5-18

Dear Sir/Madam,

Please find attached our comments on the captioned

Best regards,

Andrew Chan
Conservation Officer, Local Biodiversity
WWF-Hong Kong 世界自然基金會香港分會



Find out more and get involved at wwf.org.hk

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

5 July 2018

**Chairman and Members
Town Planning Board**
15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

**Re: Proposed House (New Territories Exempted House – Small House) on
“Green Belt” zones at Yung Shue O, Tai Po (A/NE-YSO/7)**

WWF would like lodge our objection on the captioned.

Not in line with the planning intention of “Green Belt”

The captioned Application site falls within the “Green Belt” (“GB”) zone of the approved Yung Shue O Outline Zoning Plan (OZP No. S/NE-YSO/2). According to the Schedule of Uses, the planning intention of “GB” 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.*” Since the Application site consists of dense vegetation, we are of grave concern that vegetation clearance and tree felling will be carried out for constructing the captioned Small House which will cause adverse ecological impact to the concerned “GB”. Therefore, we opine that the captioned Application is not in line with the planning intention of “GB” and should be rejected.

Undesirable precedent

WWF worry that the approval of the captioned Application will set an undesirable precedent for other similar developments in the vicinity. We are of grave concern that further encroachment onto the “GB” zone will cause cumulative impact on the ecology and landscape of the locality. Therefore,

together possible™

贊助人：香港特別行政區行政長官
林鄭月娥女士、大業前勳賢 GBS
主席：何國建先生
行政總裁：江偉智先生

義務核數師：香港立信德業會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務律師：孖士打律師行
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS
The Chief Executive of the HKSAR
Chairman: Mr Edward M. Ho
CEO: Mr Peter Cornthwaite

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Solicitors: Mayer Brown JSM
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

we opine that the captioned Application should be rejected to protect the naturalness and ecology of Yung Shue O area.

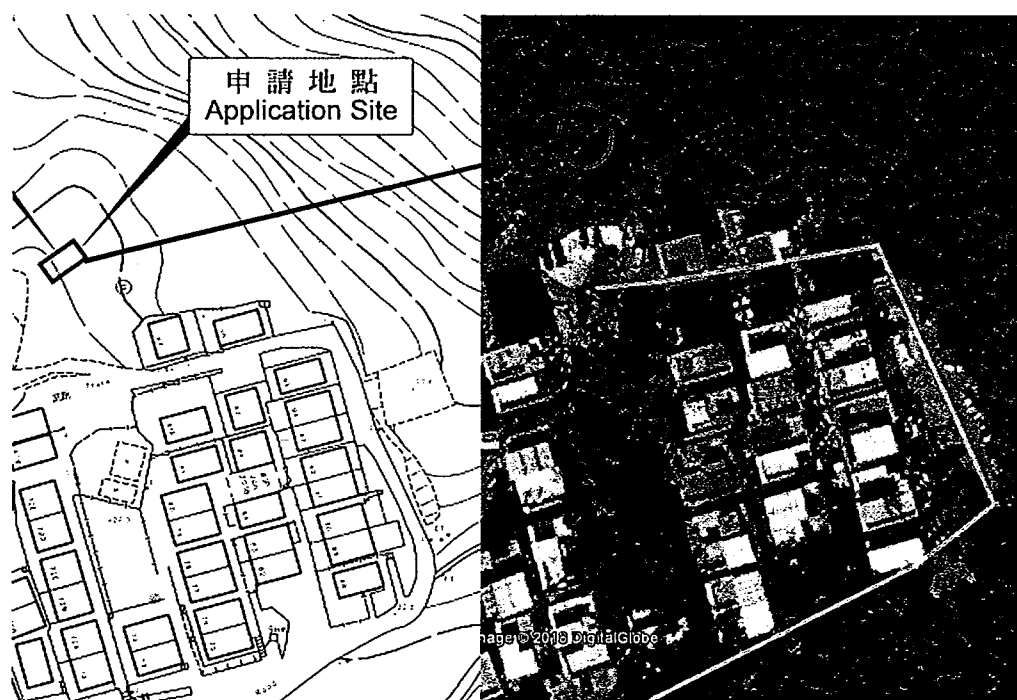
We are grateful if members of the Town Planning Board will duly consider our concern on this Application.

Yours faithfully,



Andrew Chan
Conservation Officer, Local Biodiversity

Fig. 1 Existing site condition (Image source: Statutory Planning Portal 2 and Google Earth)



寄件者: Kitty Tang <kitty@designinghongkong.com>
寄件日期: 05日07月2018年星期四 15:20
收件者: tpbpd@pland.gov.hk
主旨: DHK's comment submission
附件: 20180706 A_NE-LT_636 Tai Po Lam Tsuen small house in AGR.pdf; 20180706 A_NE-LT_638&639 Tai Po Lam Tsuen San Tsuen small house in AGR.pdf; 20180706 A_NE-TK_647 Tai Po Po Sam Pai Village temp open storage in AGR.pdf; 20180706 A_NE-TKLN_12 Ta Kwu Ling North filling of land in REC and GB.pdf; 20180706 A_NE-YSO_7 Tai Po Yung Shue O Village small house in GB.pdf; 20180706 A_YL-KTN_609 Kam Tin Shui Mei Tsuen temp hobby farm in AGR.pdf; 20180706 A_YL-KTN_610 Kam Tin Shui Mei Tsuen temp hobby farm in AGR.pdf

5-19

Dear Sir/Madam,

Our comment on the following applications are attached in this email :

1. A/NE-LT/636
2. A/NE-LT/638-639
3. A/NE-TK/647
4. A/NE-TKLN/12
5. A/NE-YSO/7
6. A/NE-KTN/609
7. A/NE-KTN/610

Thank you for your attention.

Yours faithfully,
For and on behalf of Designing Hong Kong Limited
Kitty Tang

創建 Designing Hong Kong 香港 .com

Hong Kong, 6th July, 2018
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

**Re: Proposed House (New Territories Exempted House – Small House)
(Application No. A/NE-YSO/7)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as “**Green Belt (GB)**”. The planning intention of this 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.
- It is noted that a small house application (No. A/NE-YSO/6) is rejected by the Board on 4th May, 2018 with the following reason:
“(d) **land is still available** within the “Village Type Development” (“V”) zone of Yung Shue O Village which is primarily intended for Small House development.”
- With the availability land supply within “V” zone in of Yung Shue O Village, village house development should be sited close to the village proper as far as possible to maintain an orderly development pattern, efficient use of land and provision of infrastructure and services. There are no exceptional circumstances to justify approval of the application.
- Approval of the application would set an undesirable precedent for other similar applications within the “GB” zone. The cumulative effect of approving such similar applications would result in the encroachment on the “GB” zone by small house development and a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

寄件者: [REDACTED]
寄件日期: 06日07月2018年星期五 1:52
收件者: tpbpd
主旨: A/NE-YSO/7 DD 204 Yung Shue O GB

5-20

A/NE-YSO/7
Government Land in D.D. 204, Yung Shue O, Tai Po
Site area : About 65.03m²
Zoning: "VTD" and "Green Belt"
Applied Development : NET House

Dear TPB Members,

On 4 May you rejected a mirror application No 6 for the following reasons:

- (a) the proposed development is not in line with the planning intention of "Green Belt" ("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;
- (b) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape and geotechnical impacts on the surrounding area;
- (c) the proposed development does not comply with the Town Planning Board Guidelines PG-No. 10 for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed development would involve clearance of existing natural vegetation, affect the existing natural landscape and adversely affect slope stability;
- (d) land is still available within the "Village Type Development" ("V") zone of Yung Shue O Village 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; and (e) the approval of the application would set an undesirable precedent for similar applications within the "GB" zone in the area. The cumulative effect of approving such application would result in general degradation of the natural environment and landscape quality of the area."

It is obvious that this application must be rejected for the same reasons

Mary Mulvihill

tpbpd

寄件者:

寄件日期:

收件者:

主旨:

06日07月2018年星期五 12:09

tpbpd@pland.gov.hk

Response to Planned Building in Yung Shue O Village, Tai Po: A/NE-YSO/7

5-21

Objection to the proposed planned building in Yung Shue O, Tai Po ref.: A/NE-YSO/7

Dear Sir or Madam:

As a Yung Shue O resident for few years, I wish to register my serious concern about further housing development in this area. It is noticed that the announcement posted in our Village of Yung Shue O of the plan to build a house on the periphery of our small settlement inside the Sai Kung Country Park. This small village is entirely encircled by country park. The usage by the public of this park area around YSO is heavy, and we are pleased to help offer access to the green and blue amenities to our fellow citizens of HK. Indeed, we are quite open to facilitating more open access points (by walking, biking, etc.) for the public for this purpose.

However, building more houses in very small plots on the perimeter of the village does not accomplish this purpose. In fact, the plan made public is problematic in three aspects:

1. Traffic

There is a one-lane, 4 km drive between the Sai Sha Road to the YSO Village. Recent growth of car traffic due to more residents in the village, and the non-residential general public, has created significant congestion and will cause more traffic accidents. There are few lay-by areas to allow cars to pass. YSO has no public transport at all. Adding the house, with three level units, will likely add new cars, or more, to the current congestion in the YSO. Already parking is very limited for current residents. If the Planning Department wishes to add more residential houses to YSO, it should set firmly in place a plan to widen the YSO road out to the Sai Sha Rd to accommodate the growing usage. Just adding more houses without road and parking capacity, may benefit a few people who own these houses, but brings down the quality of life in the village.

2. Ding House Policy

It is widely appreciated that the Ding House policy is under review in the HK government and wider public. Why build this house now? Can we allow for time for deeper discussion about the broader planning objectives for the NT, rather than extending a kind of "sprawl" in New Territories with many small-scale, helter-skelter constructions that do not fit within a larger plan? YSO has seen many new houses on its north and west side without adding new road capacity. Can the government truly confirm that these new houses are achieving the goals of the Ding House policy with reference to the indigenous people of the NT? I believe this may be open to legal challenge. The NT need a more comprehensive planning framework to insure rational and ecological development in the decades ahead.

3. Environment Sensitivity

It is well known that this region of the Sai Kung Country Park, as part of the wider Geological National Park, is home to rare species of flora and fauna. We applaud the efforts of government to protect these habitats and to create ways for HK people to observe and enjoy their presence in our high-density city. Let us not chip away at this habitat by new building that does not take account of our "neighbors" that are plants and animals, which actually together make the Country Park what it is.

I would be glad to answer any questions. Thank you for the kind consideration of these views, which are shared by many of our village neighbors and friends.

Sincerely,

Adrian Lewis

tpbpd

寄件者: Suet Mei Wong <wsuetmei@hkbws.org.hk> 5-22
寄件日期: 06日07月2018年星期五 17:29
收件者: tpbpd@pland.gov.hk
副本: HKBWS HKBWS
主旨: HKBWS's comments on the planning application for the proposed Small House at Yung Shue O Village, Tai Po (A/NE-TSO/7) YSO
附件: 20180706_YungShueOVillage_SH_A_NE_YSO_7.pdf

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Small House at Yung Shue O Village, Tai Po (A/NE-TSO/7) is attached.

Thank you.

Best Regards,
{ ng Suet Mei

--
Wong Suet Mei
Assistant Conservation Officer
The Hong Kong Bird Watching Society
7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong

{

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)



By email only

6 July 2018

香港觀鳥會
THE
HONG
KONG
BIRD
WATCHING
SOCIETY
Since 1957 成立

Dear Sir/Madam,

**Comments on the planning application for the proposed Small House at Yung Shue O
Village, Tai Po (A/NE-TSO/7)**

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1. Not in line with the planning intention of the "Green Belt" (GB) zoning

The application site is located on GB zone, where is intended "*to define 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."* However, the proposed Small House is not in line with the above planning intention. The Google Earth aerial photographs in 2008 and 2017 reveal a good natural condition of vegetation as a limit to contain urban sprawl (Figure 1). Therefore, we consider that the application for Small House is against the planning intention of GB, while Small House can be permitted only on the Village Type Development (V) Zone. We urge the Town Planning Board (Board) to reject this application.



2. Set an undesirable precedent to the future development

Since the site is highly connected with the surrounding woodland within GB zone, the approval of this application will set an undesirable precedent to the future similar applications within the GB zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect GB zone from any development threats.

3. Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, "*restrict uses within conservation*

zones to those which sustain particular landscapes, ecological and geological attributes and heritage features". We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological¹ and planning aspects in particular. Given AFCD's mission to conserve natural environment and safeguard the ecological integrity², and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,



Wong Suet Mei
Assistant Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

¹ AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

² AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Figure 1. The Google Earth aerial photographs shows the site (marked in red) with well-vegetated condition and it is highly connected with the surrounding woodland within GB zoning in 2008 and 2017. The site is performing the function of GB zoning to contain urban sprawl by its natural feature.



Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:

if and after planning permission has been given by the Board, LandsD will continue to process the Small House application. However, there is no guarantee at this stage that the Small House application would be approved. If the Small House application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. Please also note that there is no guarantee to the grant of a right of way to the Small House concerned or approval of the EVA thereto.

- (b) to note the comments of the Director of Fire Services that the applicant is reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.

- (c) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that:

(i) the applicant should undertake a Natural Terrain Hazard Study (NTHS) and to provide suitable mitigation measures, if found necessary, as part of the development. However, this could have significant cost implication and render the development not economically viable. Thus, the applicant may consider looking for an alternative site for the proposed development if found practicable; and

(ii) the applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the application and to assess the geotechnical feasibility of the proposed development. The GPRR should include a preliminary geotechnical review of the natural terrain hazards, and where necessary, indicate the recommended extent of study area for NTHS and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the development. Other essential contents of a GPRR are given in the GEO Advice Note.

- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

(i) according to the site observation, the proposed Small House is situated next to an existing stream and hence would likely cause adverse drainage impact. In order not to disturb the stream course and to avoid local flooding at the area, from a drainage viewpoint, it is suggested that the Small House should be relocated at least 3m away from the nearest extremity of the existing stream.

(ii) there is no public drain maintained by DSD in Yung Shue O. The applicant/owner is required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during

operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the system;

- (iii) for works to be undertaken outside the lot boundary, prior consent and agreement from DLO/TP, LandsD and/or relevant private lot owners should be sought; and
 - (iv) EPD should be consulted regarding the sewage disposal arrangement of the proposed development.
- (e) to note the Director of Environmental Protection's advice that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department", including the minimum clearance requirement from nearby watercourse and percolation test duly certified by Authorized Person.
- (f) to note the comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards. The water mains in the vicinity of the Site cannot provide the standard pedestal hydrant.
- (g) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the 'Code of Practice on Working near Electricity Supply Lines' established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
- (h) to note the permission is only given to the development under the application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filing/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.