

**Relevant Revised Interim Criteria for Assessing Planning Applications for**  
**NTEH/Small House Development in the 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<sup>^</sup>);
  - (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.
- <sup>^</sup>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.

**Previous Application for Development of NTEHs (Small Houses)**  
**on the Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11**

**Approved Application**

| <b>Application No.</b> | <b>Proposed Development</b>                                   | <b>Date of Consideration</b> | <b>Approval Conditions</b> |
|------------------------|---|------------------------------|----------------------------|
| A/NE-KLH/347           | Proposed House (New Territories Exempted House - Small House) | 3.3.2006                     | A1 to A4                   |
| A/NE-KLH/400           | Proposed House (New Territories Exempted House - Small House) | 9.4.2010                     | A1 to A5                   |

**Approval Conditions**

- A1. The submission and implementation of landscaping proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- A2. The provision/submission and implementation of drainage facilities/proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board
- A3. The connection of the foul water drainage system to public sewers to the satisfaction of the Director of Water Supplies or of the Town Planning Board.
- A4. The provision of protective measures to ensure no siltation or pollution occurred to the water gathering grounds to the satisfaction of the Director of Water Supplies or of the Town Planning Board.
- A5. The provision of fire fighting access, water supplies and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

**Similar Applications  
in the vicinity of the Site within the same “Agriculture” zone  
on the Kau Lung Hang Outline Zoning Plan**

**Approved Applications**

| <b>Application No.</b> | <b>Proposed Development</b>   | <b>Date of Consideration</b> | <b>Approval Conditions</b> |
|------------------------|---|------------------------------|----------------------------|
| A/NE-KLH/259           | Proposed House (New Territories Exempted House – Small House)         | 2/2/2001                     | A1 – A4                    |
| A/NE-KLH/283           | Proposed House (New Territories Exempted House – Small House)         | 15/3/2002                    | A1 – A4                    |
| A/NE-KLH/284           | Proposed House (New Territories Exempted House – Small House)         | 15/3/2002                    | A1 – A4                    |
| A/NE-KLH/310           | Proposed House (New Territories Exempted House – Small House)         | 30/5/2003                    | A1, A4 – A7                |
| A/NE-KLH/311           | Proposed House (New Territories Exempted House – Small House)         | 30/5/2003                    | A1, A4 – A7                |
| A/NE-KLH/343           | Proposed House (New Territories Exempted House – Small House)         | 14/7/2006<br>(Review)        | A1, A4 – A6                |
| A/NE-KLH/344           | Proposed House (New Territories Exempted House – Small House)         | 14/7/2006<br>(Review)        | A1, A4 – A6                |
| A/NE-KLH/351           | Proposed House (New Territories Exempted House – Small House)         | 18/8/2006                    | A1, A4 – A6                |
| A/NE-KLH/352           | Proposed House (New Territories Exempted House – Small House)         | 18/8/2006                    | A1, A4 – A6                |
| A/NE-KLH/358           | Proposed Four Houses (New Territories Exempted Houses – Small Houses) | 23/3/2007<br>(Partially)     | A1, A4 – A7                |

| <b>Application No.</b> | <b>Proposed Development</b>  | <b>Date of Consideration</b> | <b>Approval Conditions</b> |
|------------------------|--|------------------------------|----------------------------|
| A/NE-KLH/370           | Proposed House (New Territories Exempted House – Small House)          | 18/7/2008                    | A1, A4 – A7                |
| A/NE-KLH/372           | Proposed House (New Territories Exempted House- Small House)           | 1/8/2008                     | A1, A4 – A7                |
| A/NE-KLH/375           | Proposed House (New Territories Exempted House – Small House)          | 10/10/2008                   | A1, A4 – A7                |
| A/NE-KLH/397           | Proposed Three Houses (New Territories Exempted Houses – Small Houses) | 23/4/2010                    | A1, A4 – A7                |
| A/NE-KLH/406           | Proposed House (New Territories Exempted House – Small House)          | 11/6/2010                    | A1, A4 – A7                |
| A/NE-KLH/407           | Proposed House (New Territories Exempted House – Small House)          | 11/6/2010                    | A1, A4 – A7                |
| A/NE-KLH/415           | Proposed House (New Territories Exempted House – Small House)          | 15/10/2010                   | A1, A4 – A7                |
| A/NE-KLH/416           | Proposed House (New Territories Exempted House – Small House)          | 15/10/2010                   | A1, A4 – A7                |
| A/NE-KLH/417           | Proposed House (New Territories Exempted House – Small House)          | 15/10/2010                   | A1, A4 – A7                |
| A/NE-KLH/426           | Proposed House (New Territories Exempted House – Small House)          | 28/1/2011                    | A1, A4 – A7                |
| A/NE-KLH/432           | Proposed House (New Territories Exempted House – Small House)          | 23/9/2011                    | A1, A4 – A7                |
| A/NE-KLH/433           | Proposed House (New Territories Exempted House – Small House)          | 23/9/2011                    | A1, A4 – A7                |
| A/NE-KLH/442           | Proposed House (New Territories Exempted House- Small House)           | 19/10/2012                   | A1, A4 – A7                |

| <b>Application No.</b> | <b>Proposed Development</b>                                       | <b>Date of Consideration</b> | <b>Approval Conditions</b> |
|------------------------|---|------------------------------|----------------------------|
| A/NE-KLH/450           | Proposed House (New Territories Exempted House – Small House)     | 25/1/2013                    | A1, A4 – A6                |
| A/NE-KLH/469           | Proposed House (New Territories Exempted House – Small House)     | 24/10/2014<br>(Review)       | A1, A4 – A6                |
| A/NE-KLH/470           | Proposed House (New Territories Exempted House – Small House)     | 24/10/2014<br>(Review)       | A1, A4 – A6                |
| A/NE-KLH/471           | Proposed House (New Territories Exempted House – Small House)     | 11/7/2014                    | A1, A4 – A6                |
| A/NE-KLH/472           | Proposed House (New Territories Exempted House – Small House)     | 11/7/2014                    | A1, A4 – A6                |
| A/NE-KLH/473           | Proposed House (New Territories Exempted House – Small House)     | 11/7/2014                    | A1, A4 – A6                |
| A/NE-KLH/481           | Proposed House (New Territories Exempted House – Small House)     | 22/8/2014                    | A1, A4 – A6, A8            |
| A/NE-KLH/494           | Proposed 2 House (New Territories Exempted Houses – Small Houses) | 21/8/2015                    | A1, A4 – A6                |
| A/NE-KLH/503           | Proposed House (New Territories Exempted House – Small House)     | 22/4/2016                    | A1, A4 – A6                |
| A/NE-KLH/504           | Proposed House (New Territories Exempted House – Small House)     | 22/4/2016                    | A1, A4 – A6                |
| A/NE-KLH/519           | Proposed House (New Territories Exempted House – Small House)     | 26/8/2016                    | A1, A4 – A6                |
| A/NE-KLH/523           | Proposed House (New Territories Exempted House – Small House)     | 09/12/2016                   | A1, A4 – A6                |
| A/NE-KLH/527           | Proposed House (New Territories Exempted House – Small House)     | 12/05/2017                   | A1, A4 – A6                |

| <b>Application No.</b> | <b>Proposed Development</b>                                   | <b>Date of Consideration</b> | <b>Approval Conditions</b> |
|------------------------|---|------------------------------|----------------------------|
| A/NE-KLH/529           | Proposed House (New Territories Exempted House – Small House) | 23/06/2017                   | A1, A4 – A6                |
| A/NE-KLH/530           | Proposed House (New Territories Exempted House – Small House) | 23/06/2017                   | A1, A4 – A6                |
| A/NE-KLH/531           | Proposed House (New Territories Exempted House – Small House) | 23/06/2017                   | A1, A4 – A6                |
| A/NE-KLH/533           | Proposed House (New Territories Exempted House – Small House) | 11/08/2017                   | A1, A5 – A6                |
| A/NE-KLH/535           | Proposed House (New Territories Exempted House – Small House) | 13/10/2017                   | A1, A4 – A6                |
| A/NE-KLH/540           | Proposed House (New Territories Exempted House – Small House) | 22/12/2017                   | A1, A5 – A6                |

#### Approval Conditions

- A1. The provision/submission and implementation of drainage facilities/proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board
- A2. The disposal of spoils during the site formation and construction period to the satisfaction of the Director of Water Supplies or of the Town Planning Board
- A3. The provision of septic tank and soakaway pit for foul effluent disposal and the sewerage connection at a distance of not less than 30m from any watercourses to the satisfaction of the Director of Water Supplies or of the Town Planning Board
- A4. The submission and implementation of landscaping and/or tree preservation proposals to the satisfaction of the Director of Planning or of the Town Planning Board
- A5. The connection of the foul water drainage system to public sewers to the satisfaction of the Director of Water Supplies or of the Town Planning Board
- A6. The provision of protection measures to ensure no pollution or siltation occurs to the water gathering grounds (WGGs) to the satisfaction of the Director of Water Supplies or of the Town Planning Board
- A7. The provision of fire service installations/fire fighting access/water supplies to the satisfaction of the Director of Fire Services or of the Town Planning Board

A8. The provision of septic tank, as proposed by the applicant, at a location to the satisfaction of the Director of Lands or of the Town Planning Board

### Rejected Applications

| Application No. | Proposed Development  | Date of Consideration | Rejection Reasons |
|-----------------|---|-----------------------|-------------------|
| A/NE-KLH/314    | Proposed House (New Territories Exempted House – Small House)         | 25/7/2003             | R1 to R3          |
| A/NE-KLH/315    | Proposed House (New Territories Exempted House – Small House)         | 25/7/2003             | R1 to R3          |
| A/NE-KLH/333    | Proposed House (New Territories Exempted House – Small House)         | 15/7/2005             | R2 & R4           |
| A/NE-KLH/334    | Proposed House (New Territories Exempted House – Small House)         | 15/7/2005             | R2 & R4           |
| A/NE-KLH/358    | Proposed Four Houses (New Territories Exempted Houses – Small Houses) | 23/3/2007 (Partially) | R2 & R4           |
| A/NE-KLH/361    | Proposed House (New Territories Exempted House – Small House)         | 13/4/2007             | R1 & R2           |
| A/NE-KLH/440    | Proposed House (New Territories Exempted House – Small House)         | 1/2/2013 (Review)     | R5 & R6           |
| A/NE-KLH/441    | Proposed House (New Territories Exempted House – Small House)         | 1/2/2013 (Review)     | R5 & R6           |
| A/NE-KLH/521    | Proposed House (New Territories Exempted House – Small House)         | 03/02/2017            | R1, R7            |
| A/NE-KLH/537    | Proposed House (New Territories Exempted House – Small House)         | 22/12/2017            | R1, R7            |
| A/NE-KLH/538    | Proposed House (New Territories Exempted House – Small House)         | 22/12/2017            | R1, R7            |



Rejection Reasons

- R1. The application was not in line with the planning intention of the “Agriculture” zone which was to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation
- R2. The proposed Small House did not comply with the interim criteria for assessing planning application for NTEH/Small House development in the New Territories in that the proposed Small House was not able to be connected to the existing or planned sewerage system in the area. There was no / insufficient information in the submission to demonstrate that the proposed development located within the water gathering grounds (WGGs) would not cause adverse impact on water quality in the area
- R3. There was no information in the submission to demonstrate that the existing trees within the application site which should be preserved as far as possible, would not be affected by the proposed development
- R4. The approval of the proposed development would set an undesirable precedent for other similar applications in the area
- R5. The proposed development 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 Small House located within the WGG would not be able to be connected to the planned sewerage system in the area as there was no fixed programme for implementation of such system at this juncture
- R6. There was no information in the submission to demonstrate that the proposed development would have no adverse drainage and sewerage disposal impacts on the surrounding areas
- R7. Land was still available within the “Village Type Development” (“V”) zone of Yuen Leng and Kau Lung Hang 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

**Detailed Comments from Relevant Government Departments**

**1. Land Administration**

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

- (a) no objection to the application;
- (b) the Site falls within the village 'environs' of Yuen Leng and Kau Lung Hang villages;
- (c) the applicant is an indigenous villager of Kau Lung Hang Village as confirmed by the respective Indigenous Inhabitant Representative (IIR). However, his eligibility of Small House grant has yet to be ascertained;
- (d) the subject lot is held under Block Government Lease demised for agricultural use. The applicant is the registered owner of the subject lot and his Small House application has been received by LandsD;
- (e) the number of outstanding Small House applications and the number of 10-year Small House demand for the villages concerned are as follows:

| <u>Villages</u> | <u>No. of outstanding<br/>Small House applications</u> | <u>No. of 10-year<br/>Small House demand</u> |
|-----------------|--|--|
| Kau Lung Hang   | 44   | 100  |
| Yuen Leng       | 84   | 257  |

(\* The figure of 10-year Small House demand is provided by the IIRs of concerned villages and the information so obtained is not verified by LandsD);

- (f) the site is not covered by any Modification of Tenancy and Building Licence; and
- (g) if and after planning approval has been given by the Board, LandsD will process the Small House application. 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. There is no guarantee to the grant of a right of way to the proposed Small House concerned or approval of the emergency vehicular access thereto.

**2. Traffic**

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

- (a) in general, he has reservation on the application. Such type of development should be confined within the “V” zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial; and
- (b) notwithstanding the above, the application only involves development of a Small House. He considers that this application could be tolerated unless it is rejected on other grounds.

### 3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) the proposed Small House is located some 120 m and 240 m from East Rail Line (EAL) and Fanling Highway respectively. It is partially shielded from the EAL and the highway by other village houses. Trackside noise barriers have been erected along the EAL and roadside noise barriers at concerned section of the highway are being constructed under the Widening Project of Tolo Highway/Fanling Highway between Island Interchange and Fanling to protect those village developments closer to the road. As such, no insurmountable railway and traffic noise impact is anticipated;
- (b) the Site falls within “Agriculture” zone and is within water gathering grounds (WGG). The applicant proposed to connect the proposed Small House to a newly constructed public sewer manhole to the immediate north of the subject lot. The concerned public manhole should be ready for connection within 2018. Sewer connection is feasible and capacity is available;
- (c) no objection to the application on the conditions that:
  - (i) the proposed house will be connected to the public sewer for sewage disposal;
  - (ii) written consent(s) can be obtained from the adjacent lot owner(s) for laying and maintaining sewage pipes across adjacent lot(s);
  - (iii) adequate land space within the Site will be reserved for connection of the proposed house to the public sewer; and
  - (iv) the cost of sewer connection will be borne by the applicant.

### 4. **Landscape**

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

- (a) no objection to the application from the landscape planning perspective;

- (b) the Site is connected with Tai Wo Service Road East from the west and village houses are found concentrated within the “V” zone to the north;
- (c) based on the recent aerial photo, the Site is situated in an area of rural landscape character comprising scattered tree groups, car parks, village houses and vacant land. Although the proposed development is not in line with the planning intention of “AGR” zone, it is not incompatible with the surrounding environment;
- (d) the Site is now vacant and covered with weeds and groundcovers. Six young trees of *Leucaena leucocephala* (銀合歡) are found within the Site. Adverse impact on significant landscape resources from the proposed development is not anticipated. Moreover, a number of similar applications adjacent to the Site were recently approved; and
- (e) should the application be approved by the Board, an approval condition on submission and implementation of landscape proposal is recommended.

## 5. Drainage and Sewerage

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

- (a) no in-principle objection to the application from public drainage viewpoint;
- (b) if the application is approved, a condition should be included to request the applicant to submit and implement the drainage proposal for the Site to the satisfaction of Director of Drainage Services or the Board to ensure that it will not cause adverse drainage impact to the adjacent area;
- (c) there is no public drain maintained by DSD in the vicinity of the Site. The proposed house should have its own stormwater collection and discharge systems to cater for the runoff generated within the Site and overland flow from surrounding of the Site. The proposed development is located on unpaved ground. It will increase the impervious area, resulting in a change of the flow pattern and an increase of the surface runoff and thus the flooding risk in the area. The applicant should take this into account when preparing the drainage proposal. The applicant/owner is also required to maintain such 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 systems;

- (d) the applicant should design the drainage proposal based on the actual site conditions for DSD's comment/agreement. DSD would not assist the lot owner/developer on the drainage proposal. In the design, the applicant should consider the workability, the impact to the surrounding environment and seek comments from other concerned parties/departments if necessary. He should make sure no adverse impact will be caused to the area due to the proposed works. The existing natural streams, village drains, ditches and the adjacent areas should not be adversely affected. In particular, a minimum clearance of 3m should be maintained between the proposed development and the top of the embankment of existing stream courses/ ponds/rivers; and
- (e) there is existing public sewerage in the vicinity of the Site. Environmental Protection Department should be consulted regarding the sewage treatment/disposal aspects of the proposed development and provision of septic tank.

Comments of the Chief Engineer/Consultants Management, Drainage Services Department (CE/CM, DSD):

- the proposed Small House is located in close proximity to the works limit of Contract No. DC/2012/04 – Sewerage in Kau Lung Hang San Wai, Kau Lung Hang Lo Wai and Tai Hang, which commenced in 2012 and completed in 2017.

## 6. Agriculture

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

- the Site is vacant. Nevertheless, agricultural infrastructure such as irrigation facilities and road access is available. The Site possesses potential for agricultural rehabilitation. As such, the application is not supported from agricultural development point of view.

## 7. 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.

## 8. Water Supply

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

- (a) no objection to the application subject to compliance with the following conditions:
- (i) the foul water drainage system of the proposed Small House can be connected to the planned sewerage system in the area, and the applicant shall connect the whole of its foul water drainage system to the planned sewerage system upon its completion;
  - (ii) the construction of the proposed NTEH/Small House shall not be commenced before the completion of the planned sewerage system;
  - (iii) adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the water gathering grounds; and
- (b) for provision of water supply to the proposed development, the applicant may need to extend the 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.

**9. Demand and Supply of Small House Sites**

According to DLO/TP, LandsD's record, the total number of outstanding Small House applications for Yuen Leng and Kau Lung Hang is 128 while the 10-year Small House demand forecast for the same villages is 357. Based on the latest estimate by the Planning Department, about 6.75 ha (or equivalent to about 270 Small House sites) of land are available within the "V" zone of Yuen Leng and Kau Lung Hang. Therefore, the land available cannot fully meet the future Small House demand of about 12.13 ha (equivalent to about 485 Small House sites).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that if the Small House application is approved by LandsD acting in 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 Small House concerned or approval of the Emergency Vehicular Access thereto;
  
- (b) to note the comments of the Director of Environmental Protection that:
  - (i) no actual construction of the proposed house until the public sewerage has been completed;
  
  - (ii) written consent(s) should be obtained from the adjacent lot owner(s) for laying and maintaining sewage pipes across adjacent lot(s);
  
  - (iii) adequate land space within the Site should be reserved for connection of the proposed house to the public sewer; and
  
  - (iv) the cost of sewer connection should be borne by the applicant;
  
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) there is no public drain maintained by DSD in the vicinity of the Site. The proposed house should have its own stormwater collection and discharge systems to cater for the runoff generated within the Site and overland flow from surrounding of the Site. The proposed development is located on unpaved ground and will increase the impervious area, resulting in a change of the flow pattern and an increase of the surface runoff and thus the flooding risk in the area. The applicant should take this into account when preparing the drainage proposal. The applicant/owner is also required to maintain such 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 systems; and
  
  - (ii) the applicant should design the drainage proposal based on the actual site conditions for DSD's comment/agreement. DSD would not assist the lot owner/developer on the drainage proposal. In the design, the applicant should consider the workability, the impact to the surrounding environment and seek comments from other concerned parties/departments if necessary. He should make sure no adverse impact will be caused to the area due to the proposed works. The existing natural streams, village drains, ditches and the adjacent areas should not be adversely affected. In particular, a minimum clearance of 3m should be maintained between the proposed development and the top of the embankment of existing stream courses/ ponds/rivers; and

- (iii) there is existing public sewerage in the vicinity of the Site. Environmental Protection Department should be consulted regarding the sewage treatment/disposal aspects of the proposed development and provision of septic tank.
- (d) to note the comments of the Director of Fire Services that the applicant should 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;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) the construction of the proposed Small House shall not be commenced before the completion of the planned sewerage system;
  - (ii) for provision of water supply to the proposed development, the applicant may need to extend the 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
- (f) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/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.