

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^);
- (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 Applications within the same “Agriculture” zone
on the Kau Lung Hang Outline Zoning Plan**

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-KLH/245	Proposed House (New Territories Exempted House – Small House)	22/12/2000	A1, A4, A7
A/NE-KLH/259	Proposed House (New Territories Exempted House – Small House)	2/2/2001	A1 – A4
A/NE-KLH/273	Proposed House (New Territories Exempted House - Small House)	4/5/2001	A1 – A4, A7
A/NE-KLH/277	Proposed House (New Territories Exempted House - Small House)	21/9/2001	A1 – A4, A7
A/NE-KLH/279	Proposed House (New Territories Exempted House - Small House)	21/9/2001	A1 – A4, A7
A/NE-KLH/281	Proposed House (New Territories Exempted House - Small House)	7/12/2001	A1 – A3
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/304	Proposed House (New Territories Exempted House - Small House)	21/2/2003	A1, A4 – A6
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

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-KLH/328	Proposed House (New Territories Exempted House – Small House)	17/12/2004	A1 – A3, A7
A/NE-KLH/339	Proposed House (New Territories Exempted House – Small House)	29/7/2005	A1, A4 – A6
A/NE-KLH/341	Proposed House (New Territories Exempted House – Small House)	14/10/2005	A1, A4 – A6, A9
A/NE-KLH/343	Proposed House (New Territories Exempted House – Small House)	14/7/2006 (Review) *	A1, A4 – A6
A/NE-KLH/344	Proposed House (New Territories Exempted House – Small House)	14/7/2006 (Review) *	A1, A4 – A6
A/NE-KLH/345	Proposed House (New Territories Exempted House – Small House)	23/12/2005	A1, A5 – A6
A/NE-KLH/346	Proposed House (New Territories Exempted House - Small House)	17/2/2006	A1, A4 – A6
A/NE-KLH/347	Proposed House (New Territories Exempted House - Small House)	3/3/2006	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 (Partially)	A1, A4 – A7
A/NE-KLH/368	Proposed House (New Territories Exempted House – Small House)	18/4/2008	A1, A4 – A7
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

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-KLH/375	Proposed House (New Territories Exempted House – Small House)	10/10/2008	A1, A4 – A7
A/NE-KLH/378	Proposed House (New Territories Exempted House – Small House)	19/12/2008	A1, A4 – A7
A/NE-KLH/379	Proposed House (New Territories Exempted House – Small House)	19/12/2008	A1, A4 – A7
A/NE-KLH/397	Proposed Three Houses (New Territories Exempted House – Small House)	23/4/2010	A1, A4 – A7
A/NE-KLH/400	Proposed House (New Territories Exempted House – Small House)	09/4/2010	A1, A4 – A7
A/NE-KLH/403	Proposed House (New Territories Exempted House – Small House)	28/5/2010	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/409	Proposed House (New Territories Exempted House – Small House)	30/7/2010	A1, A4 – A7
A/NE-KLH/410	Proposed House (New Territories Exempted House – Small House)	30/7/2010	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

Application No.	Proposed Development	Date of Consideration	Approval Conditions
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/438	Proposed House (New Territories Exempted House – Small House)	1/6/2012	A1, A4 – A7
A/NE-KLH/442	Proposed House (New Territories Exempted House-Small House)	19/10/2012	A1, A4 – A7
A/NE-KLH/450	Proposed House (New Territories Exempted House – Small House)	25/1/2013	A1, A4 – A6
A/NE-KLH/459	Proposed House (New Territories Exempted House – Small House)	17/1/2014	A1, A4 – A6
A/NE-KLH/467	Proposed House (New Territories Exempted House – Small House)	23/5/2014	A1, A4 – A6, A8
A/NE-KLH/469	Proposed House (New Territories Exempted House – Small House)	24/10/2014 (Review)	A1, A4 – A6
A/NE-KLH/470	Proposed House (New Territories Exempted House – Small House)	24/10/2014 (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/482	Proposed House (New Territories Exempted House – Small House)	26/9/2014	A1, A4 – A6

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-KLH/487	Proposed House (New Territories Exempted House – Small House)	27/3/2015	A1, A4 – A6
A/NE-KLH/488	Proposed House (New Territories Exempted House – Small House)	27/3/2015	A1, A4 – A6
A/NE-KLH/491	Proposed House (New Territories Exempted House – Small House)	22/5/2015	A1, A4 – A6
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)	9/12/2016	A1, A4 – A6
A/NE-KLH/527	Proposed House (New Territories Exempted House – Small House)	12/5/2017	A1, A4 – A6
A/NE-KLH/529	Proposed House (New Territories Exempted House – Small House)	23/6/2017	A1, A4 – A6
A/NE-KLH/530	Proposed House (New Territories Exempted House – Small House)	23/6/2017	A1, A4 – A6
A/NE-KLH/531	Proposed House (New Territories Exempted House – Small House)	23/6/2017	A1, A4 – A6
A/NE-KLH/533	Proposed House (New Territories Exempted House – Small House)	11/8/2017	A1, A5 – A6
A/NE-KLH/535	Proposed House (New Territories Exempted House – Small House)	13/10/2017	A1, A4 – A6

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-KLH/540	Proposed House (New Territories Exempted House – Small House)	22/12/2017	A1, A5 – A6
A/NE-KLH/541	Proposed House (New Territories Exempted House – Small House)	18/5/2018	A1, A4 – A6
A/NE-KLH/542	Proposed House (New Territories Exempted House – Small House)	16/3/2018	A1, A4 – A6
A/NE-KLH/553	Proposed House (New Territories Exempted House – Small House)	21/9/2018	A4 – A6
A/NE-KLH/554	Proposed House (New Territories Exempted House – Small House)	21/9/2018	A4 – A6
A/NE-KLH/555	Proposed House (New Territories Exempted House – Small House)	21/9/2018	A4 – A6

* Appeal dismissed on 14/7/2006

Approval Conditions

- A1. The provision/submission and implementation of drainage facilities/proposal
- A2. The disposal of spoils during the site formation and construction period
- 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
- A4. The submission and implementation of landscaping and/or tree preservation proposals
- A5. The connection of the foul water drainage system to public sewers
- A6. The provision of protection measures to ensure no pollution or siltation occurs to the water gathering grounds (WGGs)
- A7. The provision of fire service installations/firefighting access/water supplies
- 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
- A9. The provision of adequate space for the existing footpath to pass over the application site for public access purpose

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-KLH/300	Proposed House (New Territories Exempted House – Small House)	11/10/2002	R1
A/NE-KLH/303	Proposed House (New Territories Exempted House – Small House)	7/2/2003	R1
A/NE-KLH/312	Proposed House (New Territories Exempted House – Small House)	30/5/2003	R1
A/NE-KLH/314	Proposed House (New Territories Exempted House – Small House)	25/7/2003	R1, R3, R10
A/NE-KLH/315	Proposed House (New Territories Exempted House – Small House)	25/7/2003	R1, R3, R10
A/NE-KLH/333	Proposed House (New Territories Exempted House – Small House)	15/7/2005	R1, R11
A/NE-KLH/334	Proposed House (New Territories Exempted House – Small House)	15/7/2005	R1, R11
A/NE-KLH/358	Proposed Four Houses (New Territories Exempted Houses – Small Houses)	23/3/2007 (Partially)	R2, R11
A/NE-KLH/361	Proposed House (New Territories Exempted House – Small House)	13/4/2007	R2, R3
A/NE-KLH/380	Proposed House (New Territories Exempted House – Small House)	13/3/2009	R3 – R5
A/NE-KLH/404	Proposed Six Houses (New Territories Exempted Houses)	11/6/2010	R3, R14 – R17
A/NE-KLH/430	Proposed House (New Territories Exempted House – Small House)	8/7/2011	R7, R9

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-KLH/439	Proposed House (New Territories Exempted House – Small House)	24/8/2012	R6
A/NE-KLH/440	Proposed House (New Territories Exempted House – Small House)	1/2/2013 (Review)	R6, R12
A/NE-KLH/441	Proposed House (New Territories Exempted House – Small House)	1/2/2013 (Review)	R6, R12
A/NE-KLH/443	Proposed House (New Territories Exempted House – Small House)	19/10/2012	R7, R9
A/NE-KLH/444	Proposed House (New Territories Exempted House – Small House)	22/2/2013 (Review)	R6
A/NE-KLH/455	Proposed House (New Territories Exempted House – Small House)	13/12/2013	R6
A/NE-KLH/478	Proposed House (New Territories Exempted House – Small House)	8/8/2014	R6 – R7
A/NE-KLH/479	Proposed House (New Territories Exempted House – Small House)	8/8/2014	R6 – R7
A/NE-KLH/483	Proposed House (New Territories Exempted House – Small House)	1/9/2016 (Appeal) #	R6 – R7
A/NE-KLH/484	Proposed House (New Territories Exempted House – Small House)	31/10/2014	R6
A/NE-KLH/521	Proposed House (New Territories Exempted House – Small House)	3/2/2017	R3, R8
A/NE-KLH/526	Proposed 6 Houses (New Territories Exempted Houses – Small Houses)	18/8/2017 (Review)	R6 – R8
A/NE-KLH/537	Proposed House (New Territories Exempted House – Small House)	8/6/2018 (Review)	R3, R8

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-KLH/538	Proposed House (New Territories Exempted House – Small House)	8/6/2018 (Review)	R3, R8
A/NE-KLH/544	Proposed House (New Territories Exempted House – Small House)	12/10/2018 (Review)	R3, R6 – R8, R13
A/NE-KLH/546	Proposed House (New Territories Exempted House – Small House)	4/5/2018	R3, R6 – R8
A/NE-KLH/549	Proposed House (New Territories Exempted House – Small House)	7/9/2018	R3, R8

Appeal dismissed on 1.9.2016

Rejection Reasons

- R1. The proposed development did not comply with the Interim Criteria for consideration of/ accessing application for New Territories Exempted House (NTEH)/Small House in the New Territories (Interim Criteria) in that it was not able to be connected to existing or planned sewerage system in the area. There was no/insufficient information in the submission to demonstrate that the proposed development, which was located within water gathering grounds, would not cause adverse impact on water quality in the area
- R2. The proposed development did not comply with the interim criteria for assessing planning application for NTEH/Small House development in that the proposed NTEH/Small House development fell within Water Supplies Department's upper indirect water gathering ground (WGG) and was not able to be connected to existing or planned sewerage system in the area. There was insufficient information in the submission to demonstrate that the proposed development located within the WGG would not cause adverse impact on the water quality in the area
- R3. The application was not in line with the planning intention of the “Agriculture” zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong justifications had been provided in the submission for a departure from the planning intention
- R4. The proposed development did not comply with the Interim Criteria in that the proposed house with more than 50% of the footprint outside both the village environs and the “V” zone of recognised villages
- R5. The proposed development fell within the upper indirect water gathering grounds (WGGs) and was not able to be connected to the existing or planned sewerage system in the area. There was insufficient information in the submission to demonstrate that the proposed development located within the WGGs would not cause adverse impact on the water quality in the area

- R6. The proposed development did not comply with the Interim Criteria in that the proposed Small House located within the WGGs would not be able to be connected to the existing/planned sewerage system in the area as there was no fixed programme for implementation of such system at this juncture
- R7. The applicant failed to demonstrate that the proposed development located within the water gathering ground would not cause adverse impact on the water quality in the area
- R8. Land was still available within the “Village Type Development” (“V”) zone of Yuen Leng, Kau Lung Hang San Wai and Kau Lung Hang which is 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
- R9. The proposed development did not comply with the 'Interim Criteria for Consideration of Application for NTEH/Small House in the New Territories' in that more than 50% of the footprint of the proposed Small House fell outside both the “Village Type Development” zone and the village 'environs' of Yuen Leng, Kau Lung Hang Lo Wai and Kau Lung Hang San Wai, and it was uncertain whether the proposed Small House located within the Water Gathering Ground (WGG) could be connected to the planned sewerage system in the area
- R10. 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
- R11. The approval of the proposed development would set an undesirable precedent for other similar applications in the area
- R12. 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
- R13. The Proposed development would be subject to adverse noise impact generated by the East Rail nearby, and there is no information in the submission to demonstrate that the proposed development will be in compliance with the Noise Control Ordinance (Cap. 400)
- R14. The proposed development would affect the existing trees on the application site. The applicant failed to demonstrate in the submission that the proposed development would not have adverse impact on the existing trees located within the site
- R15. The proposed development was located within the water gathering ground and was close to a stream course. The applicant failed to demonstrate in the submission that the proposed development would not cause adverse impact on water quality in the area
- R16. The proposed development would be subject to adverse noise impact generated by the East Rail nearby
- R17. Approval of the application would set an undesirable precedent for similar applications within the "AGR" zone, the cumulative effect of which would result in adverse impact on the traffic and rural landscape of the area

**Detailed Comments of the Chief Town Planner/Urban Design and Landscape,
Planning Department**

1. The applicant is reminded that existing trees should be preserved as far as possible and integrated into the development scheme. The preservation of existing trees with high amenity or ecological value should be a key consideration in the design and layout of the development to avoid or minimize the landscape /environmental impact.
2. Tree survey plan showing location of existing trees within the Site overlaid with the layout plan of the proposed development should be provided to demonstrate the potential impact on existing trees.
3. Details of tree protective measures for preserving existing trees during construction stage, e.g. tree protection zone, should be provided.
4. Drainage provision (if any) shall be indicated on plan. The applicant is reminded that minimum 1m clearance should be provided between the tree and drainage channel.
5. Typical section showing the edge treatment along the site boundary should be provided. It is suggested that landscape treatment, e.g. vertical greening, should be provided on the fence wall along site boundary for better landscaping effect.
6. The applicant should refer to the following documents promulgated by the Development Bureau on tree preservation and planting:
 - *Guidelines on Tree Preservation during Development* (進行發展時保育樹木指引)
(https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Guidelines_on_Tree_Preservation_during_Development_e.pdf)
 - *Design For Tree Protection Zone* (樹木保護範圍的設計)
(https://www.greening.gov.hk/filemanager/content/images/tree_care/Design_for_Tree_Protection_Zone_e.jpg)
 - *Guidelines on Tree Transplanting* (移植樹木指引)
(https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Guidelines_on_Tree_Transplanting_e.pdf)
 - *Pictorial Guide for Tree Maintenance* (護養樹木的簡易圖解)
(https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
- (i) there is a strip of Government land lying between the application site (the Site) and the road and there is no right of vehicular access under lease over such Government land; and
 - (ii) the proposed development will contravene the agricultural use under lease conditions. If the application is approved, the owner should apply to LandsD for a land exchange. If the application for land exchange is approved by LandsD in the capacity as landlord at his sole discretion, it will be subject to such terms and conditions including the payment of premium and incorporation of no exempt building clause. However, there is no guarantee that the approval to such land exchange will be given;
- (b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) while there is no public stormwater drain in this area, the proposed houses should have their own stormwater collections and discharge systems to cater for the runoff generated within the Site and overland flow from other areas surrounding the Site. The proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant/owner should maintain such systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant/owner should also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems. Furthermore, the new system will not be managed nor maintained by DSD;
 - (ii) there are DSD's public sewers in the vicinity of the developments, with a stud pipe reserved for the Site at manhole No. FMH1040353. In addition, to ensure the sustainability of the public sewerage network, the applicant is required to demonstrate to the satisfaction of DSD in such manner that the runoff within the Site will be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network. For this purpose, the applicant/owner is required to submit details of the proposed sewage connection works and concurrently provide further information on the runoff collection and discharge system; and
 - (iii) the applicant should take all precautionary measures to prevent any disturbance, damage, and pollution from the development to any parts of the existing drainage facilities in the vicinity of the Site. In the event of any damage to the existing drainage facilities, the applicant should be responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom. For works to be undertaken outside the lots boundary, prior consent and agreement from DLO/TP and/or relevant private lot owners should be sought;
- (c) to note the comments of the Chief Engineer/Consultants Management, Drainage Services Department (CE/CM, DSD) that:

- (i) according to the proposed sewerage scheme under North District Sewerage, Stage 2 Phase 1 for Yuen Leng Village, public sewerage connection point will be provided in the vicinity of the Site. However, since this sewerage scheme was degazetted on 29.10.2010, there is no fixed programme at this juncture for the implementation of the concerned sewerage works; and
 - (ii) notwithstanding the above, the proposed sewerage scheme might be fine-tuned in the course of finalizing the design. DSD will keep all relevant village representatives posted while finalizing the design. It is understood that, subject to actual construction of the public sewerage being in sufficient proximity to the boundary of a land lot, DEP may require the lot owners at his/her own cost to make proper sewer connection from his/her premises to the public sewerage and to decommission the private sewer, septic tank and soakaway pit;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) the existing trees should be preserved as far as possible and integrated into the development scheme. The preservation of existing trees with high amenity or ecological value should be a key consideration in the design and layout of the development to avoid or minimize the landscape /environmental impact;
 - (ii) tree survey plan showing location of existing trees within the Site overlaid with the layout plan of the proposed development should be provided to demonstrate the potential impact on existing trees;
 - (iii) details of tree protective measures for preserving existing trees during construction stage, e.g. tree protection zone, should be provided;
 - (iv) drainage provision (if any) shall be indicated on plan. Applicant is reminded that min. 1m clearance should be provided between the tree and drainage channel;
 - (v) typical section showing the edge treatment along site boundary should be provided. It is suggested that landscape treatment, e.g. vertical greening, should be provided on the fence wall along site boundary for better landscaping effect; and
 - (vi) refer to the below documents promulgated by the DEVB on tree preservation and planting:
 - *Guidelines on Tree Preservation during Development* (進行發展時保育樹木指引)
(https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Guidelines_on_Tree_Preservation_during_Development_e.pdf)
 - *Design For Tree Protection Zone* (樹木保護範圍的設計)
(https://www.greening.gov.hk/filemanager/content/images/tree_care/Design_for_Tree_Protection_Zone_e.jpg)
 - *Guidelines on Tree Transplanting* (移植樹木指引)
(https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Guidelines_on_Tree_Transplanting_e.pdf)
 - *Pictorial Guide for Tree Maintenance* (護養樹木的簡易圖解)

https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf

- (e) to note the comments of Chief Buildings Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that the proposed NTEHs should strictly comply with Buildings Ordinance (Application to the New Territories) Ordinance;
- (f) to note the comments of Director of Fire Services (D of FS) 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; and
- (g) 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.