

**Relevant Revised Interim Criteria for Consideration of
Application for NTEH/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.

**Previous Application covering the Application Sites
on Lam Tsuen Outline Zoning Plan**

Approved Application

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-LT/204*#	Two New Territories Exempted Houses – Small Houses	13/08/1999	A1-A6

Approval Conditions

- A1 The provision of drainage facilities
- A2 The disposal of spoils during the site formation and construction period
- A3 The provision of septic tanks and soakaway pits for foul effluent disposal and the sewerage connection at a distance of not less than 30m from any watercourses
- A4 The reprovisioning of the existing footpath
- A5 The provision of fire service installations
- A6 The submission and implementation of landscaping proposals

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-LT/105*	New Territories Exempted House – Small House	23/01/1998 (on review)	R1-R4
A/NE-LT/106#	New Territories Exempted House – Small House	23/01/1998 (on review)	R1-R4
A/NE-LT/368#	Proposed House (New Territories Exempted House – Small House)	02/02/2007	R5-R6
A/NE-LT/647*#	Proposed Two Houses (New Territories Exempted House – Small House)	25/01/2019 (on review)	R5-R7

* Previous Case for A/NE-LT/685

Previous Case for A/NE-LT/686

Rejection Reasons

- R1 The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the area, which was primarily to retain active and fallow agricultural land with good potential for rehabilitation.
- R2 There was insufficient justification in the submission to demonstrate that land was not available for Small House development within the “Village Type Development” zone in Ng Tung Chai, Ma Po Mei and Tai Mong Che.
- R3 There was insufficient information in the submission to demonstrate that the proposed development would not have adverse drainage impacts on the surrounding areas.
- R4 The approval of the application would set an undesirable precedent for other similar applications in the “AGR” zone, the cumulative effect of which would degrade the environment of the area.
- R5 The application was not in line with the planning intention of the “AGR” 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 planning justifications have been provided in the submission for a departure from the planning intention.
- R6 The proposed development did not comply with the interim criteria for assessing planning application for New Territories Exempted House (NTEH)/Small House development in that the proposed NTEH/Small House development fell within Water Supplies Department's upper indirect Water Gathering Grounds (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.
- R7 Land was still available within the “Village Type Development” (“V”) zone of Ma Po Mei and Tai Mong Che which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small Houses within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

**Similar Applications within the same “AGR” zone
on the Lam Tsuen Outline Zoning Plan**

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-LT/268	Proposed New Territories Exempted House (NTEH) (Small House)	07/12/2001	A1-A4
A/NE-LT/274	Proposed New Territories Exempted House (NTEH) (Small House)	23/08/2002	A1, A4-A7
A/NE-LT/312	Proposed New Territories Exempted House (NTEH) (Small House)	27/02/2004	A1, A4-A7, A9
A/NE-LT/387	Proposed House (New Territories Exempted House - Small House)	05/09/2008	A5, A6, A8-A12
A/NE-LT/406	Proposed House (New Territories Exempted House - Small House)	15/10/2010	A1, A5, A6, A8, A12
A/NE-LT/432	Proposed House (New Territories Exempted House (NTEH) - Small House)	02/09/2011	A4-A6, A11, A12
A/NE-LT/433	Proposed House (New Territories Exempted House (NTEH) - Small House)	02/09/2011	A4-A6, A11, A12
A/NE-LT/434	Proposed House (New Territories Exempted House (NTEH) - Small House)	02/09/2011	A4-A6, A11, A12
A/NE-LT/465	Proposed House (New Territories Exempted House - Small House)	21/12/2012	A1, A4-A6
A/NE-LT/497	Proposed House (New Territories Exempted House - Small House)	17/01/2014	A5, A6, A8, A9, A11
A/NE-LT/542	Proposed House (New Territories Exempted House)	20/11/2015	A4-A6, A11
A/NE-LT/582	Proposed House (New Territories Exempted House - Small House)	14/09/2016	A4-A6, A11

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-LT/583	Proposed House (New Territories Exempted House – Small House)	14/09/2016	A4-A6, A11
A/NE-LT/584	Proposed House (New Territories Exempted House – Small House)	14/09/2016	A4-A6, A11

Approval Conditions

- A1 The provision of drainage facilities
- 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 landscape proposal
- A5 The connection of the foul water drainage system to the public sewers
- A6 The provision of protection measures to ensure no pollution or siltation occurred to the Water Gathering Grounds
- A7 The provision of fire service installations
- A8 The submission and implementation of landscape and tree preservation proposals
- A9 The re-provisioning of the affected footpath
- A10 The proposed development should avoid affecting the existing tree (i.e. *Dimocarpus longan*), including the canopy and the roots
- A11 The submission and implementation of drainage facilities/proposal
- A12 The provision of fire fighting access, water supplies and fire service installations

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reason(s)
A/NE-LT/291	New Territories Exempted House (NTEH) (Small House)	25/07/2003	R1, R2
A/NE-LT/294	New Territories Exempted House (NTEH) (Small House)	12/12/2003 (on review)	R1, R3
A/NE-LT/298	New Territories Exempted House (NTEH) (Small House)	12/12/2003 (on review)	R1, R3
A/NE-LT/360	House (New Territories Exempted House - Small House)	21/07/2006	R4, R5
A/NE-LT/411	Proposed House (New Territories Exempted House (NTEH) - Small House)	18/02/2011	R5
A/NE-LT/412	Proposed House (New Territories Exempted House (NTEH) - Small House)	18/02/2011	R5
A/NE-LT/422	Proposed House (New Territories Exempted House (NTEH) - Small House)	03/06/2011	R5
A/NE-LT/474	Proposed House (New Territories Exempted House - Small House)	03/01/2014	R4, R6
A/NE-LT/656	Proposed House (New Territories Exempted House - Small House) and Filling of Land	29/03/2019 (on review)	R4, R7, R8

Rejection Reasons

- R1 The application was not in line with the planning intention of the “Agriculture” (“AGR”) zone which was to retain and safeguard good agricultural land for agricultural purposes and to retain fallow agricultural land with good potential for rehabilitation.
- R2 The proposed development did not comply with the interim criteria for assessing planning application for NTEH/Small House development in the New Territories in that it was not able to be connected to existing or planned sewerage system in the area. There was no information in the submission to demonstrate that the proposed development located within the WGG would not cause adverse impact on water quality in the area.

- R3 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 insufficient information in the submission to demonstrate that the proposed septic tank system was technically feasible and the proposed development located within the WGG would not cause adverse impact on water quality in the area.
- R4 The application was not in line with the planning intention of the “AGR” 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. There was no strong justifications had been provided in the submission for a departure from the planning intention.
- R5 The proposed development did not comply with the ‘Interim Criteria for Consideration of Application for NTEH/Small House in the New Territories’ in that the proposed Small House development within the upper indirect WGG might not be able to be connected to the existing / planned public sewers in the area. The applicant failed to demonstrate in the submission that the proposed development located within the WGG would not cause adverse impact on the water quality in the area.
- R6 The proposed development did not comply with the “Interim Criteria for Consideration of Application for NTEH/Small House in the New Territories” in that the applicant failed to demonstrate that the proposed development would not cause adverse impact on landscape resources and water quality in the surrounding areas.
- R7 The proposed development does not comply with the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories in that there is no information in the submission to demonstrate that the proposed development would not have adverse geotechnical impact on the surrounding area.
- R8 Land was still available within the “V” zone of Ma Po Mei and Tai Mong Che which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small Houses within the “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 applications;
- (b) the applicants are indigenous villagers of Ma Po Mei Village as confirmed by the respective Indigenous Inhabitant Representative (IIR) of the concerned village. However, their eligibility of Small House grant has yet to be ascertained;
- (c) the Sites are held under Block Government Lease demised for agricultural use and not covered by any Modification of Tenancy or Building Licence;
- (d) the Sites fall entirely within the village ‘environs’ (‘VE’) of Ma Po Mei. Small House applications submitted by the applicants for the Sites are still under processing;
- (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 Small House applications</u>	<u>No. of 10-year Small House demand*</u>
Ma Po Mei	15	No record
Tai Mong Che	25	150

(*The figure of 10-year Small House demand is estimated and provided by the IIR of Tai Mong Che in 2014 and no such record could be found for Ma Po Mei. The information so obtained is not verified in any way by DLO/TP, LandsD)

- (f) if and after planning permissions have been granted by the Town Planning Board (the Board), LandsD will process the Small House applications. However, there is no guarantee at this stage that the Small House applications would be approved. If the Small House applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approvals will be subject to such terms and conditions as may be imposed by LandsD. There is no guarantee to the grant of right of way to the Small Houses concerned or approval of Emergency Vehicular Access thereto.

2. **Traffic**

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

- (a) in general, he has reservation on the applications. Such type of developments should be confined within the “Village Type Development” (“V”) zone as far as possible. Although additional traffic generated by the proposed developments is not expected to be significant, such type of developments 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 applications only involve development of two Small Houses can be tolerated on traffic grounds.

3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) does not support the applications;
- (b) the Sites fall within “Agriculture” (“AGR”) zone and is within the water gathering ground (WGG). The applicants propose to connect the Small Houses to the existing public sewer at Ma Po Mei Village, which is available for connection and with sufficient capacity;
- (c) it is noted that the applicants have not submitted further information as requested by DSD to confirm the technical feasibility of the proposed sewerage connection. Hence, there is insufficient information to demonstrate that the proposed Small Houses could be connected to the public sewer for sewage disposal; and
- (d) as the Sites are in close proximity to Lam Tsuen River, the applicants are advised to follow *ProPECC PN 1/94 Construction Site Drainage* to properly handle and dispose of site discharge during construction phase.

4. **Landscape**

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

- (a) no objection to the applications from the landscape planning point of view;
- (b) the Sites are located in an area of settled valleys landscape character comprises village houses and tree clusters. There is no significant landscape resources observed within the Sites, hence significant adverse impact on existing landscape resources arising from the proposed developments is not anticipated; and

- (c) there are applications for Small House developments in close proximity to the Sites within the same “AGR” zone which were approved by the Board from 1994 to 2016. The proposed Small Houses are considered not entirely incompatible with the landscape character of the surrounding environment.

5. **Drainage and Sewerage**

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

- (a) no in-principle objection to the applications from public drainage viewpoint. If the applications are approved, a condition on submission and implementation of drainage proposal for the Sites is required to ensure that it will not cause adverse drainage impact to the adjacent area;
- (b) there is no existing DSD maintained public drain in the vicinity of the Sites. The proposed Small Houses should have their own stormwater collection and discharge systems to cater for the runoff generated within the Sites and overland flow from other areas surrounding the Sites. The proposed developments are located on unpaved ground and will increase the impervious area, which will result in a change of the flow pattern and an increase of the surface runoff and thus flooding risk in the area. The applicants should take this into account when preparing the drainage proposal. The applicants/owners are also required to maintain such systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicants/owners shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
- (c) the applicants should design the drainage proposals based on actual site condition for DSD’s comment/agreement. In the design, the applicants should consider the workability, the impact to the surrounding environment and seek comments from other concerned parties/departments if necessary. The applicants 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;
- (d) the proposed Small Houses are located within an area where connections to existing sewerage networks are available in the vicinity. There is no stud pipe reserved for the proposed Small Houses. According to their record, the nearest existing public sewerage system having pipe invert level at 52.41mPD is located at a higher elevation than the proposed development at site level 52.1mPD. As such, discharge of sewage by gravity from the proposed development to the existing public sewerage network is not feasible;
- (e) the applicants have suggested in their further information raising the sewerage outlet to a higher level or using an automatic pumping system. A sewerage proposal should be submitted by the applicants to confirm the feasibility of sewerage connection. Moreover, if the applicants intend to raise the site formation level, they should demonstrate that it will not have adverse flooding risk to the nearby premises;

- (f) should the sewerage connection proposal be agreed by DSD, the applicants shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to DSD for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicants shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicants. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD. In addition, to ensure the sustainability of the public sewerage network, the applicants/owners are required to demonstrate to the satisfaction of DSD in such manner that the runoff within the subject premises will be served by designated stormwater collection and discharge systems and shall not be drained to the public sewerage network and the applicants/owners will be required to submit details of the proposed sewerage connection works and concurrently provide further information on the runoff collection and discharge system;
- (g) the applicants are required to rectify/modify the drainage/sewerage systems if they are found to be inadequate or ineffective during operation. The applicants shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system; and
- (h) for works to be undertaken outside the lot boundary, prior consent and agreement from DLO/TP, DO/TP and/or relevant private lot owners should be sought.

6. Agriculture

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

- (a) the Sites are vacant. Nevertheless, there are active agricultural activities in the vicinity and agricultural infrastructure such as footpath and water source are available; and
- (b) as the Sites possess potential for agricultural rehabilitation, the applications are 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 applications; and
- (b) the applicants are 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 applications referred by LandsD.

8. Water Supply

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

- (a) he objects to the applications;
- (b) the Sites are located within upper indirect WGG and the proposed Small Houses are situated less than 30m from the nearest stream course; and
- (c) as advised by DSD, the connection from the proposed Small Houses to the public sewerage system in the area is considered technically infeasible. Therefore, compliance with the “Interim Criteria for Consideration of Applications for NTEH/Small House in New Territories” cannot be established.

9. Electricity Supply

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

- (a) no comment on the applications from electricity supply safety aspect; and
- (b) in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the applications 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 vicinity of the Sites. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the 'Code of Practice on Working near Electricity Supply Line' established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

10. District Officer's Comments

Comments of the District Officer/Tai Po, Home Affairs Department (DO/TP, HAD):

- (a) no comment on the applications; and
- (b) a small portion of Lot 913 S.B ss.1 affects a section of existing footpath built by locals. The applicant/lot owner concerned is advised to maintain the accessibility of the footpath or provision of an alternative section of the footpath on the premises during and after the Small House construction.

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 Ma Po Mei and Tai Mong Che is 40 while the 10-year Small

House demand forecast for the same villages is 150. Based on the latest estimate by the Planning Department, about 2.05 ha of land (equivalent to about 82 Small House sites) are available within the “V” zone of Ma Po Mei and Tai Mong Che. Therefore, the land available cannot fully meet the future demand of 190 Small Houses (equivalent to about 4.75 ha of land).

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 applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approvals 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 Houses concerned or approval of any Emergency Vehicular Access thereto;
- (b) to note the comments of the Director of Environmental Protection (DEP) that as the Sites are in close proximity to Lam Tsuen River, the applicants should follow *ProPECC PN 1/94 Construction Site Drainage* to properly handle and dispose of site discharge during construction phase;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the proposed Small Houses are located within an area where connections to existing sewerage networks are available in the vicinity. There is no stud pipe reserved for the proposed Small Houses;
 - (ii) there is no existing DSD maintained public drain in the vicinity of the Sites. The proposed Small Houses should have their own stormwater collection and discharge systems to cater for the runoff generated within the Sites and overland flow from other areas surrounding the Sites. The proposed developments are located on unpaved ground and will increase the impervious area, which will result in a change of the flow pattern and an increase of the surface runoff and thus flooding risk in the area. The applicants should take this into account when preparing the drainage proposal. The applicants/owners should also maintain such systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicants/owners should be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
 - (iii) the applicants should design the drainage proposal based on actual site condition for DSD's comment/agreement. In the design, the applicants should consider the workability, the impact to the surrounding environment and seek comments from other concerned parties/departments if necessary. The applicant 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;
 - (iv) should the sewerage connection proposals be agreed by DSD, the applicants should submit a duly completed Form HBPI with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to DSD for formal application for the required connection. Upon DSD's acceptance of the connection application, the applicants should carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicants. The connection pipe outside the lot

boundaries should be handed over to DSD for maintenance after satisfactory technical audit by DSD. In addition, to ensure the sustainability of the public sewerage network, the applicants/owners should demonstrate to the satisfaction of DSD in such manner that the runoff within the subject premise will be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network and the applicants/owners should submit details of the proposed sewerage connection works and concurrently provide further information on the runoff collection and discharge system;

- (v) the applicants should rectify/modify the drainage/sewerage systems if they are found to be inadequate or ineffective during operation. The applicants should also be liable for and should indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system; and
- (vi) for works to be undertaken outside the lot boundary, prior consent and agreement from DLO/TP, DO/TP and/or relevant private lot owners should be sought;
- (d) to note the comments of the Director of Fire Services (D of FS) that the applicants 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 applications referred by LandsD;
- (e) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the applications 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 vicinity of the Sites. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the 'Code of Practice on Working near Electricity Supply Line' established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (f) to note the comments of the District Officer/Tai Po, Home Affairs Department (DO/TP, HAD) that a small portion of Lot 913 S.B ss.1 affects a section of existing footpath built by locals. The applicant/lot owner concerned should maintain the accessibility of the footpath or provision of an alternative section of the footpath on the premises during and after the Small House construction; 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.