

**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 within the Same “GB” Zone  
on the Ting Kok Outline Zoning Plan No. S/NE-TK/19**

**Rejected Application**

<b>Application No.</b>	<b>Zoning(s)</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-TK/558	“GB”	Proposed House (New Territories Exempted House - Small House)	18.9.2015	R1-R4

**Rejection Reasons**

- R1. The proposed development was not in line with the planning intention of the “Green Belt” (“GB”) zone which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone
- R2. The proposed development did not comply with the Town Planning Board Guidelines No. 10 for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ in that the proposed development would affect the existing natural landscape of the surrounding environment
- R3. The proposed development did not comply with the Interim Criteria for consideration of application for New Territories Exempted House/Small House in New Territories (Interim Criteria) in that the proposed development would cause adverse landscape impacts on the surrounding areas
- R4. Land was still available within the “Village Type Development” (“V”) zone of Lung Mei, Tai Mei Tuk and Wong Chuk Tsuen which was primarily intended for Small House development

**Similar Applications within the same “Green Belt” zone  
on the Ting Kok Outline Zoning Plan**

**Approved Applications**

<b>Application No.</b>	<b>Zoning(s)</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-TK/140	“GB”	Proposed House (NTEH – Small House)	31.5.2002	A1, A2
A/NE-TK/177	“GB”	Proposed House (NTEH – Small House)	15.10.2004	A2, A3
A/NE-TK/179	“GB”	Proposed Two Houses (NTEH – Small House)	17.12.2004	A2, A3, A7
A/NE-TK/192	“GB”	Proposed House (NTEH – Small House)	24.6.2005	A2
A/NE-TK/204	“GB” and “V”	Proposed 37 Houses (NTEH – Small House)	7.4.2006	A1 – A3, A8
A/NE-TK/211	“GB”	Proposed House (NTEH – Small House)	4.8.2006	A2, A3
A/NE-TK/213	“GB”	Proposed House (NTEH – Small House)	4.8.2006	A2, A3
A/NE-TK/217	“GB” and “V”	Proposed Two Houses (NTEH – Small House)	15.9.2006	A1, A3, A9
A/NE-TK/226	“GB”	Proposed House (NTEH – Small House)	9.3.2007	A1 – A2
A/NE-TK/243	“GB”	Proposed House (NTEH – Small House)	14.12.2007	A1 – A4
A/NE-TK/259	“GB”	Proposed House (NTEH – Small House)	5.9.2008	A1 – A3
A/NE-TK/260	“GB”	Proposed House (NTEH – Small House)	5.9.2008	A1 – A3
A/NE-TK/261	“GB”	Proposed House (NTEH – Small House)	5.9.2008	A1 – A3
A/NE-TK/262	“GB”	Proposed House (NTEH – Small House)	5.9.2008	A1 – A3
A/NE-TK/275	“GB” and “V”	Proposed House (NTEH – Small House)	8.5.2009	A1 – A4
A/NE-TK/276	“GB” and “V”	Proposed House (NTEH – Small House)	8.5.2009	A1 – A3

<b>Application No.</b>	<b>Zoning(s)</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-TK/277	“GB” and “V”	Proposed House (NTEH – Small House)	8.5.2009	A1 – A3
A/NE-TK/278	“GB”	Proposed House (NTEH – Small House)	8.5.2009	A1 – A4
A/NE-TK/294	“GB”	Proposed Two Houses (NTEH – Small House)	18.12.2009	A1 – A3
A/NE-TK/327	“GB”	Proposed House (NTEH – Small House)	26.11.2010	A1 – A4
A/NE-TK/328	“GB”	Proposed House (NTEH – Small House)	26.11.2010	A1 – A4
A/NE-TK/344	“GB”	Proposed House (NTEH – Small House)	4.3.2011	A1 – A4
A/NE-TK/362	“GB”	Proposed House (NTEH – Small House)	22.7.2011	A1 – A3
A/NE-TK/363	“GB”	Proposed House (NTEH – Small House)	22.7.2011	A1 – A3
A/NE-TK/367	“GB”	Proposed House (NTEH – Small House)	2.9.2011	A1 – A3
A/NE-TK/373	“GB”	Proposed House (NTEH – Small House)	16.12.2011	A1 – A4
A/NE-TK/375	“GB” and “V”	Proposed House (NTEH – Small House)	6.1.2012	A1 – A3
A/NE-TK/392	“GB”	Proposed House (NTEH – Small House)	19.10.2012	A1 – A3
A/NE-TK/393	“GB”	Proposed House (NTEH – Small House)	19.10.2012	A1 – A3
A/NE-TK/419	“GB”	Proposed House (NTEH – Small House)	21.12.2012	A2, A3
A/NE-TK/425	“GB” and “V”	Proposed House (NTEH – Small House)	25.1.2013	A2
A/NE-TK/432	“GB”	Proposed House (NTEH – Small House)	22.10.2015 (Appeal allowed) *	A2, A3, A10
A/NE-TK/440	“GB”	Proposed House (NTEH – Small House)	3.5.2013	A2, A3
A/NE-TK/449	“GB”	Proposed House (NTEH – Small House)	19.7.2013	A2, A3
A/NE-TK/450	“GB”	Proposed House (NTEH – Small House)	19.7.2013	A2, A3

<b>Application No.</b>	<b>Zoning(s)</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-TK/473	“GB” and “V”	Proposed House (NTEH – Small House)	25.10.2013	A2, A3
A/NE-TK/476	“GB”	Proposed House (NTEH – Small House)	8.11.2013	A2, A3
A/NE-TK/521	“GB” and “V”	Proposed House (NTEH – Small House)	17.10.2014	A2, A3, A5
A/NE-TK/522	“GB” and “V”	Proposed House (NTEH – Small House)	17.10.2014	A2, A3, A5
A/NE-TK/531	“GB”	Proposed House (NTEH – Small House)	16.1.2015	A2 – A6
A/NE-TK/540	“GB”	Proposed House (NTEH – Small House)	27.2.2015	A2 – A6
A/NE-TK/545	“GB” and “V”	Proposed House (NTEH – Small House)	17.4.2015	A2, A5
A/NE-TK/573	“GB”	Proposed House (NTEH – Small House)	19.2.2016	A2, A5
A/NE-TK/580	“GB” and “V”	Proposed House (NTEH – Small House)	15.7.2016	A2, A3, A5
A/NE-TK/582	“GB”	Proposed House (NTEH – Small House)	29.7.2016	A2, A3, A5
A/NE-TK/585	“GB”	Proposed House (NTEH – Small House)	14.9.2016	A2, A5
A/NE-TK/618	“GB”	Proposed House (NTEH – Small House)	11.8.2017	A2, A11
A/NE-TK/654	“GB”	Proposed House (NTEH – Small House)	16.11.2018	A2, A11
A/NE-TK/664	“GB”	Proposed House (NTEH – Small House)	22.3.2019	A2, A3, A12

\* Appeal allowed by the Town Planning Appeal Board on 22/10/2015

#### Approval Conditions

- A1. The provision of fire fighting access / water supplies for fire fighting / fire service installations and/or emergency vehicular access.
- A2. The submission and implementation/provision of drainage proposal/facilities.
- A3. The submission and implementation of landscape proposal and/or tree preservation proposal.

- A4. The submission of a Natural Terrain Hazard Study/Geotechnical Planning Review Report to assess the natural terrain hazard/geotechnical investigation report and the provision/implementation of mitigation measures/necessary geotechnical remedial works identified therein.
- A5. The connection of the foul water drainage system to the public sewers.
- A6. The diversion of the existing water mains within the site affected by the proposed development.
- A7. The provision of an emergency vehicular access with street fire hydrants or incorporation of residential sprinkler system.
- A8. The submission and provision of the proposed access road and footpath from Ting Kok Road to the proposed development.
- A9. The submission of a drainage impact assessment and implementation of measures to mitigate any adverse effects that might arise.
- A10. The submission and implementation of proposal to blend in the design, layout, colour and materials of the proposed Small House with its surrounding environment and adjacent Small Houses.
- A11. 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.
- A12. The submission and implementation of sewerage proposal.

### Rejected Applications

Application No.	Zoning(s)	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-TK/258	"GB"	Proposed House (NTEH – Small House)	2.1.2009 (on Review)	R1, R2
A/NE-TK/263	"GB"	Proposed House (NTEH – Small House)	2.1.2009 (on Review)	R1, R2
A/NE-TK/273	"GB"	Proposed House (NTEH – Small House)	8.5.2009	R4, R9
A/NE-TK/274	"GB"	Proposed House (NTEH – Small House)	8.5.2009	R4, R9
A/NE-TK/279	"GB"	Proposed House (NTEH – Small House)	8.5.2009	R4, R9
A/NE-TK/372	"GB"	Proposed House (NTEH – Small House)	6.12.2011	R1, R5, R6

<b>Application No.</b>	<b>Zoning(s)</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-TK/401	“GB”	Proposed Two Houses (NTEH – Small House)	21.9.2012	R7, R8, R10
A/NE-TK/426	“GB” and “V”	Proposed Eight Houses (NTEH – Small Houses)	9.8.2013 (on Review)	R1-R3
A/NE-TK/443	“GB”	Proposed House (NTEH – Small House)	7.6.2013	R1, R11, R13
A/NE-TK/444	“GB”	Proposed House (NTEH – Small House)	7.6.2013	R1, R11, R13
A/NE-TK/486	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R12
A/NE-TK/487	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R12
A/NE-TK/488	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R12
A/NE-TK/489	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R12
A/NE-TK/490	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R12
A/NE-TK/491	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R12
A/NE-TK/492	“GB”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R12
A/NE-TK/493	“GB” and “V”	Proposed House (NTEH – Small House)	15.8.2014 (on Review)	R1, R2, R12
A/NE-TK/519	“GB”	Proposed House (NTEH – Small House)	17.10.2014	R1, R4, R11, R13
A/NE-TK/520	“GB”	Proposed House (NTEH – Small House)	17.10.2014	R1, R4, R11, R13
A/NE-TK/524	“GB”	Proposed House (NTEH – Small House)	31.10.2014	R1, R2, R12
A/NE-TK/555	“GB”	Proposed House (NTEH – Small House)	21.08.2015	R1, R2, R3, R14



Application No.	Zoning(s)	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-TK/557	“GB”	Proposed House (NTEH – Small House)	18.09.2015	R1, R2, R3, R14
A/NE-TK/559	“GB”	Proposed House (NTEH – Small House)	22.3.2017 (Appeal dismissed)*	R1, R2, R3, R14
A/NE-TK/570	“GB” and “V”	Proposed House (NTEH – Small House)	17.10.2017 (Appeal dismissed) #	R1,R14,R15
A/NE-TK/571	“GB” and “V”	Proposed House (NTEH – Small House)	17.10.2017 (Appeal dismissed) #	R1,R14,R15
A/NE-TK/577	“GB”	Proposed House (NTEH – Small House)	2.9.2016 (on Review)	R1,R7,R10, R14
A/NE-TK/578	“GB”	Proposed House (NTEH – Small House)	13.5.2016	R1, R7, R14, R16
A/NE-TK/598	“GB”	Proposed House (NTEH – Small House)	3.4.2019 (Appeal dismissed) @	R1, R2, R3, R14
A/NE-TK/622	“GB”	Proposed House (NTEH – Small House)	13.10.2017	R1, R9, R14, R17
A/NE-TK/635	“GB”	Proposed House (NTEH – Small House)	16.3.2018	R1, R9, R17, R19
A/NE-TK/660	“GB”	Proposed House (NTEH – Small House)	18/1/2019	R1, R3, R18, R19
A/NE-TK/663	“GB”	Proposed House (NTEH – Small House)	9.8.2019 (on Review)	R1, R19
A/NE-TK/668	“GB”	Proposed House (NTEH – Small House)	1/11/2019	R1, R3, R13, R19

\* Appeal dismissed by the Town Planning Appeal Board on 22/3/2017

# Appeal dismissed by the Town Planning Appeal Board on 17/10/2017

@ Appeal dismissed by the Town Planning Appeal Board on 3/4/2019

#### Rejection Reasons

R1. The proposed development was not in line with the planning intention of the “GB” zoning for the area which was to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to

provide passive recreational outlets. There was a general presumption against development within this zone.

- R2. The proposed development did not comply with the TPB Guidelines No. 10 for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed development would involve extensive clearance of existing natural vegetation and affect the existing natural landscape on the surrounding environment.
- R3. The proposed development did not comply with the Interim Criteria in that the proposed development would cause adverse landscape and/or sewerage impacts on the surrounding areas.
- R4. The approval of the application would set an undesirable precedent for other similar applications in the area. The cumulative impacts of approving such applications would result in a general degradation of the environment and landscape quality of the area.
- R5. The proposed development did not comply with the Interim Criteria as more than 50% of the footprint of the proposed Small House was outside the "V" zone and the village 'environs' of any recognized villages.
- R6. The approval of the application would set an undesirable precedent for other similar applications in the area.
- R7. The proposed development did not comply with the TPB Guidelines No. 10 for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed development would affect the existing natural landscape and adversely affect slope stability in the area.
- R8. There was no information in the submission to demonstrate that the proposed development would have no adverse landscape and geotechnical impacts on the surrounding areas.
- R9. The application did not comply with the TPB Guidelines No. 10 for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that it would likely involve site formation and slope stabilization works resulting in clearance of natural vegetation and damage of the existing landscape of the surrounding area. There was insufficient information in the submission to demonstrate that the proposed development would not have any adverse landscape impacts on the surrounding areas.
- R10. The proposed development did not comply with the Interim Criteria in that the proposed development would cause adverse landscape and geotechnical impacts on the surrounding areas.
- R11. The proposed development did not comply with the Interim Criteria in that the site was entirely outside the "V" zone and the village 'environs' of any recognized villages, and the proposed development would cause adverse sewerage and landscape impacts on the surrounding areas.

- R12. The proposed development did not comply with the Interim Criteria in New Territories in that the proposed development would cause adverse landscape and water quality impacts on the surrounding areas.
- R13. The proposed development did not comply with the TPB Guidelines No. 10 for 'Application for Development within "GB" zone under section 16 of the Town Planning Ordinance' in that the proposed development would affect the existing natural landscape on the surrounding environment.
- R14. Land was still available within the "V" zone of Lung Mei, Tai Mei Tuk and Wong Chuk Tsuen 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.
- R15. The proposed development would have adverse impacts on the existing landscape of the area including the Banyan tree near the sites.
- R16. The proposed development did not comply with the Interim Criteria in that the proposed development would cause adverse landscape, sewerage and geotechnical impacts on the surrounding area.
- R17. The proposed development did not comply with the Interim Criteria in that the proposed development would cause adverse landscape impact on the surrounding areas and be subject to adverse geotechnical impact.
- R18. The proposed development did not comply with the Town Planning Board Guidelines No. 10 for 'Application for Development within "Green Belt" zone under section 16 of the Town Planning Ordinance' in that the proposed development would affect the existing natural vegetation and the existing natural landscape on the surrounding environment.
- R19. Land was still available within the "Village Type Development" ("V") zone of Lung Mei and Tai Mei Tuk 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 applicant is an indigenous villager of Lung Mei of Tai Po, as confirmed by the respective Indigenous Inhabitant Representative (IIR). However, his eligibility of Small House grant has yet to be ascertained;
- (c) this Site falls within the village environs ('VE') of Lung Mei and Tai Mei Tuk;
- (d) the application site (the Site) is not covered by Modification of Tenancy or Building Licence;
- (e) the Site is held under Block Government Lease demised for agricultural use. Small House application submitted by the applicant for the Site is still under processing; and
- (f) if and after planning permission has been given by the Town Planning Board (the Board), LandsD will process the Small House application. However, there is no guarantee at this stage that the Small House application would be approved. If the Small House application is approved by the 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 Small House 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 application. Such type of development should be confined within the "Village Type Development" ("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 "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 and he considers this application can be tolerated unless it is rejected on other grounds.

### **3. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) the applicant commits to connect the Small House to public sewer. Hence, he has no objection to the application; and
- (b) the applicant is reminded to seek Drainage Services Department's advice on the feasibility of the proposed sewer connection, and obtain any necessary consent from land lots for the connection.

### **4. Landscape**

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

- (a) objects to the application from the landscape planning perspective;
- (b) based on the aerial photo taken on 26.9.2019, the Site is situated in an area of rural landscape character comprising natural woodland and village houses. Given the nature of the proposed use and its proximity to the village settlement, it is not incompatible to the surrounding landscape character;
- (c) referring to a site visit dated 3.12.2019, the Site is vacant and covered with groundcover and no existing tree is found within the Site. Significant adverse impact on the landscape resources within the Site is not anticipated. However, considering the existing "GB" zone is largely undisturbed, there is a grave concern that approval of this application would set an undesirable precedent and the cumulative effect of approving similar applications would result in degradation of landscape quality of the "GB" zone, and cause adverse landscape impact to the area; and
- (d) in view of the limited space within the Site, and the Site is not facing any public frontage, implementation of effective landscape treatment to enhance the public realm seems not practicable. It is considered not necessary to impose any landscape-related condition should the application be approved by the Board.

### **5. Drainage**

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

does not support the application since the proposed house is located in the close proximity of an existing streamcourse. The applicant has not demonstrated that the proposed Small House will not adversely affect the flow path and the conveyance of runoff.

**6. Nature Conservation**

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

no strong view on the application from nature conservation point of view as the Site is a piece of vacant land.

**7. Fire Safety**

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

- (a) no specific comment on the application; and
- (b) the applicant is reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by the 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; 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 the DLO/TP, LandsD's record, the total number of outstanding Small House applications for Lung Mei and Tai Mei Tuk is 60 while the 10-year Small House demand forecast for the same village is 247. Based on the latest estimate by the PlanD, about 1.79 ha of land (equivalent to about 71 Small House sites) are available within the "V" zone of Lung Mei and Tai Mei Tuk. Therefore, the land available cannot fully meet the future Small House demand of 307 Small Houses (equivalent to about 7.68 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 and after planning permission has been given by the Town Planning Board (the Board), LandsD will process the Small House application. However, there is no guarantee at this stage that the Small House application would be approved. If the Small House application is approved by the 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 Small House concerned or approval of emergency vehicular access thereto;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to seek Drainage Services Department's advice on the feasibility of the proposed sewer connection, and obtain any necessary consent from land lots for the connection;
- (c) to note the comments of the 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;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that 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;
- (e) 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.