

**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 Applications covering the Application Site
on the Kau Lung Hang Outline Zoning Plan**

Approved Application

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-KLH/408	Proposed House (NTEH – Small House)	25.06.2010	A1-A4

Approval Conditions

- A1. The provision of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- A2. The connection of the foul water drainage system to the public sewers to the satisfaction of the Director of Water Supplies or of the Town Planning Board.
- A3. The provision of protective measures to ensure no pollution or siltation occurred to the water gathering grounds to the satisfaction of the Director of Water Supplies or of the Town Planning Board.
- A4. 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.

Rejected Application

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-KLH/338	Proposed House (NTEH – Small House)	15.7.2005	R1-R3

Reasons for Rejection

- R1. The proposed development did not comply with the interim criteria for consideration of application for New Territories Exempted House/Small House in that the proposed Small House, located within Water Gathering Grounds (WGGs), was not able to be connected to the existing or planned sewerage system in the area and there was insufficient information in the submission to demonstrate that the proposed development located within the WGGs would not cause adverse impact on water quality in the area.
- R2. The application was not in line with the planning intention of the "Green Belt" zone and no strong justifications had been provided in the submission for a departure from the planning intention.
- R3. There was insufficient information in the submission to demonstrate that the proposed development would not be subject to adverse drainage impacts.

**Similar Applications within the same “Green Belt” Zone
on the Kau Lung Hang Outline Zoning Plan**

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/NE-KLH/357	Proposed House (NTEH – Small House)	2.2.2007	A1 – A4
A/NE-KLH/401	Proposed House (NTEH – Small House)	23.4.2010	A1 – A3,A5,A6
A/NE-KLH/412	Proposed House (NTEH – Small House)	13.8.2010	A1 – A3,A5,A7
A/NE-KLH/413	Proposed House (NTEH – Small House)	13.8.2010	A1 – A3,A5,A7
A/NE-KLH/437	Proposed House (NTEH – Small House)	20.7.2012	A1-A4 & A6

Approval Conditions

- A1. The connection of the foul water drainage system to public sewers.
- A2. The provision of protection measures to ensure no pollution or siltation occurs to the water gathering grounds.
- A3. The provision of a fire-fighting access, fire-fighting water supplies and fire service installations.
- A4. The submission and implementation of drainage proposal.
- A5. The provision of drainage facilities.
- A6. The submission and implementation of landscape proposal.
- A7. The submission of a natural terrain hazard study (NTHS) and the implementation of the mitigation measures identified therein.

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-KLH/335	Proposed House (NTEH – Small House)	15.7.2005	R1 – R3
A/NE-KLH/336	Proposed House (NTEH – Small House)	15.7.2005	R1 – R3
A/NE-KLH/337	Proposed House (NTEH – Small House)	15.7.2005	R1 – R3
A/NE-KLH/419	Proposed House (NTEH – Small House)	21.1.2011 (Review)	R4 – R7
A/NE-KLH/461	Proposed House (NTEH – Small House)	19.9.2014 (Review)	R8 – R12
A/NE-KLH/462	Proposed House (NTEH – Small House)	19.9.2014 (Review)	R8 – R12
A/NE-KLH/495	Proposed House (NTEH – Small House)	20.11.2015	R9 - R13
A/NE-KLH/496	Proposed House (NTEH – Small House)	20.11.2015	R9 - R13
A/NE-KLH/534	Proposed House (NTEH – Small House)	22.9.2017	R9 - R13

Rejection Reasons

- R1. The proposed development did not comply with the interim criteria for consideration of application for New Territories Exempted House/Small House in that the proposed Small House, located within Water Gathering Grounds (WGG), was not able to be connected to the existing or planned sewerage system in the area and there was insufficient 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.
- R2. The application was not in line with the planning intention of the “GB” zone and no strong justifications had been provided in the submission for a departure from the planning intention.
- R3. There was insufficient information in the submission to demonstrate that the proposed development would not be subject to adverse drainage and/or slope stability impacts.

- R4. The proposed development did not comply with the interim criteria for assessing planning application for NTEH/Small House development in that the application site fell entirely outside the 'VE' and the "V" zone of recognised villages and the proposed Small House would not be able to be connected to the planned public sewers.
- R5. The proposed development did not meet the Town Planning Board Guidelines No. 10 for development within "GB" zone in that the proposed development would affect the existing natural landscape of the area and there was no satisfactory sewage disposal facilities for the Small House development.
- R6. The proposed development fell within the upper indirect WGG and is not able to be connected to the existing or planned sewerage system in the area. The applicant failed to demonstrate in the submission that the proposed development would not cause adverse water quality impacts on the surrounding areas, in particular the Kau Lung Hang Ecologically Important Stream to the south.
- R7. Approval of the application would set an undesirable precedent for similar applications within the "GB" zone, the cumulative effect of which would result in degradation of landscape quality in the area.
- R8. About 7.03 hectares of land were available within the "V" zone of Yuen Leng, Kau Lung Hang Lo Wai and Kau Lung Hang San Wai, which was more than enough to meet the total number of outstanding Small House applications. Land was still available within the "V" zone for Small House development;
- R9. The proposed development was not in line with the planning intention of the "GB" zone, which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone. There was no strong planning justification given in the submission for a departure from the planning intention of the "GB" zone;
- R10. The proposed development did not comply with the Interim Criteria for assessing planning application for NTEH/Small House development in that the proposed development would cause adverse landscape impact to the surrounding area.
- R11. The application did not comply with the Town Planning Board Guidelines No. 10 in that the proposed development would affect the existing natural landscape on the surrounding environment.
- R12. The approval of the application would set an undesirable precedent for 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.
- R13. land was still available within the "V" zone of Yuen Leng, Kau Lung Hang Lo Wai and Kau Lung Hang San Wai, 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 Kau Lung Hang, Tai Po, as confirmed by the respective Indigenous Inhabitant Representative. However, his eligibility of Small House grant has not been ascertained;
- (c) the Site is unleased and unallocated Government land and is not covered by any Modification of Tenancy/Building Licence;
- (d) the Small House application for the Site was submitted to this office on 5.10.2010;
- (e) if and after planning approval has been given by TPB, this office 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 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 the emergency vehicular access thereto;
- (f) the Site falls entirely within the village ‘environs’ of Yuen Leng and Kau Lung Hang; and
- (g) the number of outstanding Small House applications /10-year Small House demand for the villages concerned are as follows:

<u>Village</u>	<u>No. of outstanding Small House applications</u>	<u>No. of 10-year Small House demand</u>
Kau Lung Hang	43	100
Yuen Leng	87	257

- (* The figures of 10-year Small House demand were estimated and provided by the Indigenous Inhabitant Representative of Yuen Leng and Kau Lung Hang respectively and the information so obtained is not verified in any way by DLO/TP)

2. **Traffic**

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

- (a) in general, he has reservation on the application;
- (b) 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 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;
- (c) notwithstanding the above, he considers the application only involving development of a Small House can be tolerated unless it is rejected on other grounds; and
- (d) the existing village access on and near the Site is not under Transport Department’s management. It is suggested that the land status, management and maintenance responsibilities of the village access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes.

3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- the Site falls within “GB” zone, and is within WGG. The applicant proposed to connect the proposed Small House to a newly constructed public sewer manhole under the Kau Lung Hang Lo Wai village sewerage project. The proposed public sewer manhole to be connected is adjacent to the Site, and should be ready for connection within 2018. Sewer connection is feasible and capacity is available. Therefore, he has no objection to the application on the condition that:
 - (i) the proposed house will be connected to the public sewer for sewage disposal;
 - (ii) no actual construction of the proposed house shall be commenced until the public sewerage has been completed;
 - (iii) written consent(s) can be obtained from the adjacent lot owner(s) for laying and maintaining sewage pipes across adjacent lot(s), if required;
 - (iv) adequate land space within the Site will be reserved for connection of the proposed house to the public sewer; and
 - (v) 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) has some reservations on the application from the landscape planning perspective;
- (b) the Site is situated in an area of rural landscape character comprising of scattered tree groups, small houses and farmlands. Although the proposed development is not in line with the planning intention of “GB” zone, it is not incompatible with the surrounding environment;
- (c) the Site is vacant and covered with grasses. Five young trees of *Citrus reticulata* (柑橘) and two young trees of *Carica papaya* (番木瓜) are spotted within the Site. Adverse impact on significant landscape resources arising from the proposed development is not anticipated. However, approval of this application would set an undesirable precedent to encourage similar applications encroaching onto the “GB” zone. The cumulative effect of approving similar applications would result in degradation of landscape character and cause adverse landscape impact to the area; and
- (d) as the footprint of proposed Small House covers the entire Site, there is no space for landscaping within the site boundary. Should the Board approve the application, the standard condition on submission and implementation of landscaping proposal is not 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 the unpaved ground and on slope. 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) as the Site is located close to an existing streamcourse/channel, the clear distance between the proposed house and the embankment of nearby stream course should

be provided for GEO and DSD's consideration. The applicant is required to demonstrate to DSD's satisfaction that the proposed development will not adversely affect the streamcourse/channel and the stability of the embankment during and after its construction. Also, the proposed development is required to locate at least 3m away from the top of the embankment. Any obstruction or disturbance to the nearby stream course is prohibited at any time during and after construction of the Small House;

- (e) 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 in 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. 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. In particular, a minimum clearance of 3m should be maintained between the proposed development and the top of the embankment of existing streamcourses/ponds/rivers;
- (f) for works to be undertaken outside the lots boundary, the applicant should seek comment, agreement and consent from DLO/TP, DO/TP and relevant parties; and
- (g) there is existing public sewerage in the vicinity of the Site. DEP should be consulted regarding the sewage treatment/disposal aspects of the proposed development.

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

- (a) no in-principle objection to the application; and
- (b) the proposed Small House is located in close proximity of the works limit of DSD's 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. The sewer laying works in the vicinity have been completed.

6. Nature Conservation

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

- (a) no strong view on the application as the proposed development is located adjacent to existing Small Houses and the proposed Small House may only affect some young, common fruit trees; and
- (b) the Site is in close proximity to the Kau Lung Hang Ecologically Important Stream (EIS) which is located to the south of the Site. Should the application be approved, the applicant should be advised to implement necessary precautionary measures making reference to Buildings Department's Practice Note for Authorized Persons and Registered Structural Engineers No. ADV-27 (Appendix C) to minimize impacts on the EIS.

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):

- (b) no objection to the application;
- (c) the Site is located within upper indirect water gathering ground and is located less than 30m from nearby stream. The footprint of the proposed house is entirely within ‘VE’ of Yuen Leng, Kau Lung Hang San Wai & Lo Wai. EPD has indicated that the applicant proposed to connect the proposed Small House to a newly constructed public sewer manhole which should be ready for connection within 2018. Thus, compliance of the application with criterion (i) of the Interim Criteria can be reasonably established;
- (d) it is noted that EPD has no objection to the application provided that the applicant shall connect the house with public sewer for sewage disposal. He supports EPD’s view by imposing the following conditions:
 - (i) the foul water drainage system of the proposed Small House can be connected to the public sewerage system in the area and the applicant shall connect the whole of the foul water drainage system to the public sewerage system;
 - (ii) the construction of the proposed Small House shall only commence after completion of the sewerage programme and commissioning of the sewerage system;
 - (iii) adequate protective measures shall be taken to ensure that no pollution or situation occurs to the WGG;
 - (iv) the whole of foul effluent shall be conveyed through cast iron pipes with sealed joints and hatchboxes from the proposed house to the public sewers;
 - (v) since the proposed Small House itself is less than 30m from the nearest watercourse, it should be located as far away from the watercourse as possible; and
 - (vi) the applicant shall submit an executed Deed of Grant of Easement for each private lot through which the sewer connection pipes are proposed to pass, to demonstrate that it is both technically and legally feasible to install sewerage pipes from the proposed Small House to the sewerage system via relevant private lot; and
- (e) for provision of water supply to the 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. Electricity Supply Safety

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

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

10. Demand and Supply of Small House Sites

According to DLO/TP, LandsD's record, the total number of outstanding Small House applications for Kau Lung Hang and Yuen Leng is 130 while the 10-year Small House demand forecast for the same villages is 357. Based on the latest estimate by PlanD, about 6.77 ha (or equivalent to about 270 Small House sites) of land are available within the "V" zone of Kau Lung Hang and Yuen Leng. Therefore, the land available cannot fully meet the Small House demand of about 12.18 ha (or equivalent to about 487 Small House sites).

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that if and after planning approval has been given by TPB, this office 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 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 the Emergency Vehicular Access thereto; and

- (b) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the proposed house should be connected to the public sewer for sewage disposal;
 - (ii) no actual construction of the proposed house until the public sewerage has been completed;
 - (iii) written consent(s) should be obtained from the adjacent lot owner(s) for laying and maintaining sewage pipes across adjacent lot(s), if required;
 - (iv) adequate land space within the application site should be reserved for connection of the proposed house to the public sewer; and
 - (v) 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 the unpaved ground and on slope. 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;

 - (ii) as the Site is located close to an existing streamcourse/channel, the clear distance between the proposed house and the embankment of nearby stream course should be provided for Geotechnical Engineering Office and DSD's consideration. The applicant is required to demonstrate to DSD's satisfaction that the proposed development will not adversely affect the streamcourse/channel and the stability of the embankment during and after its construction. Also, the proposed development is required to locate at least 3m away from the top of the embankment. Any obstruction or disturbance to the nearby stream course is prohibited at any time during and after construction of the Small House;

- (iii) 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 in 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. 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. In particular, a minimum clearance of 3m should be maintained between the proposed development and the top of the embankment of existing stremcourses/ponds/rivers;
 - (iv) for works to be undertaken outside the lots boundary, the applicant should seek comment, agreement and consent from DLO/TP, District Officer/Tai Po and relevant parties; and
 - (v) there is existing public sewage in the vicinity of the site. EPD should be consulted regarding the sewage treatment/disposal aspects of the proposed development;
- (d) 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 only commence after completion of the sewage programme and commissioning of the sewage system;
 - (ii) the whole of foul effluent shall be conveyed through cast iron pipes with sealed joints and hatchboxes from the proposed house to the public sewers;
 - (iii) since the proposed Small House itself is less than 30m from the nearest watercourse, it should be located as far away from the watercourse as possible;
 - (iv) the applicant shall submit an executed Deed of Grant of Easement for each private lot through which the sewer connection pipes are proposed to pass, to demonstrate that it is both technically and legally feasible to install sewerage pipes from the proposed Small House to the sewerage system via relevant private lot; and
 - (v) for provision of water supply to the 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 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, and detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the Site is in close proximity to the Kau Lung Hang Ecologically Important Stream (EIS) which is located to the south of the Site. The applicant should implement necessary precautionary measures making reference to Buildings Department's Practice Note for Authorized Persons and Registered Structural Engineers No. ADV-27 (Appendix C) to minimize impacts on the EIS;

- (g) to note the comments of the Commissioner for Transport (C for T) that the existing village access on and near the application site is not under Transport Department's management. The land status, management and maintenance responsibilities of the village access should be clarified by the applicant with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (i) 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.