

**Relevant 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) if 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 S.16 Application

Approved Application

Application No.	Proposed Developments	Date of Consideration	Approval Conditions
A/NE-PK/77	Proposed New Territories Exempted House (NTEH) (Small House)	22.1.2016	A1, A2, A3 & A4

Approval Conditions

- A1 The provision of septic tank
- A2 The submission and implementation of drainage proposal
- A3 The submission and implementation of landscape proposal
- A4 Commencement clause

**Similar S.16 Applications for Proposed House (NTEH - Small House)
in the vicinity of the Application Site within / partly within the “Agriculture” zone
in the Ping Kong Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-PK/17	Proposed New Territories Exempted House (NTEH) (Small House)	1.6.2001	A1, A2, A3 & A4
A/NE-PK/20 ^{*1}	Proposed New Territories Exempted House (NTEH) (Small House)	25.1.2002	A1, A2, A3 & A4
A/NE-PK/21 ^{*2}	Proposed New Territories Exempted House (NTEH) (Small House)	15.3.2002	A1, A2, A3 & A4
A/NE-PK/23	Proposed New Territories Exempted House (NTEH) (Small House)	19.12.2003	A1, A2, A3 & A4
A/NE-PK/25 ^{*2}	Proposed New Territories Exempted House (NTEH) (Small House)	23.9.2005	A1, A2, A3 & A4
A/NE-PK/26 ^{*1}	Proposed New Territories Exempted House (NTEH) (Small House)	23.9.2005	A1, A2, A3 & A4
A/NE-PK/29	Proposed House (New Territories Exempted House (NTEH) - Small House)	21.10.2011	A3, A4, A5 & A6
A/NE-PK/30 ^{*3}	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.5.2012	A3, A4, A5 & A6
A/NE-PK/31 ^{*4}	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.5.2012	A3, A4, A5 & A6
A/NE-PK/32 ^{*5}	Proposed House (New Territories Exempted House (NTEH) - Small House)	18.5.2012	A3, A4, A5 & A6
A/NE-PK/33 ^{*6}	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.7.2012	A3, A4, A5 & A6
A/NE-PK/34 ^{*7}	Proposed House (New Territories Exempted House (NTEH) - Small House)	6.7.2012	A3, A4, A5 & A6
A/NE-PK/35	Proposed House (New Territories Exempted House (NTEH) - Small House)	11.1.2013	A3, A4, A5, A6 & A7
A/NE-PK/36	Proposed House (New Territories Exempted House (NTEH) - Small House)	7.6.2013	A4, A5, A7 & A8
A/NE-PK/37	Proposed House (New Territories Exempted House (NTEH) - Small House)	11.1.2013	A4, A5 & A6, A7 & A8
A/NE-PK/38	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013	A4, A5 & A8

A/NE-PK/39	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013	A4, A5, A7 & A8
A/NE-PK/40	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013	A4, A5, A7 & A8
A/NE-PK/41	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013	A4, A5 & A8
A/NE-PK/42	Proposed House (New Territories Exempted House (NTEH) - Small House)	22.11.2013	A4, A5 & A8
A/NE-PK/44	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.12.2013	A3, A4 & A5
A/NE-PK/45	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.12.2013	A3, A4, A5 & A7
A/NE-PK/46	Proposed House (New Territories Exempted House (NTEH) - Small House)	13.12.2013	A3, A4, A5 & A7
A/NE-PK/47	Proposed House (New Territories Exempted House (NTEH) - Small House)	9.5.2014	A3, A4, A5 & A9
A/NE-PK/48	Proposed House (New Territories Exempted House (NTEH) - Small House)	9.5.2014	A3, A4, A5 & A9
A/NE-PK/49	Proposed House (New Territories Exempted House (NTEH) - Small House)	9.5.2014	A3, A4, A5 & A9
A/NE-PK/50	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.5.2014	A3, A4, A5 & A9
A/NE-PK/51	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.5.2014	A3, A4, A5 & A9
A/NE-PK/52 ^{*8}	Proposed House (New Territories Exempted House (NTEH) - Small House)	23.5.2014	A3, A4, A5 & A9
A/NE-PK/53	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.6.2014	A3, A4, A5 & A9
A/NE-PK/54	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.6.2014	A3, A4, A5 & A9
A/NE-PK/55	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.6.2014	A3, A4, A5 & A9
A/NE-PK/56 ^{*9}	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.6.2014	A3, A4, A5 & A9
A/NE-PK/57	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.6.2014	A3, A4, A5 & A9
A/NE-PK/58	Proposed House (New Territories Exempted House (NTEH) - Small House)	27.6.2014	A3, A4, A5 & A9
A/NE-PK/59	Proposed House (New Territories Exempted House (NTEH) - Small House)	8.8.2014	A3, A4, A5 & A9

A/NE-PK/60	Proposed House (New Territories Exempted House (NTEH) - Small House)	8.8.2014	A3, A4, A5 & A9
A/NE-PK/61	Proposed House (New Territories Exempted House (NTEH) - Small House)	8.8.2014	A3, A4, A5 & A9
A/NE-PK/62	Proposed House (New Territories Exempted House (NTEH) - Small House)	8.8.2014	A3, A4, A5 & A9
A/NE-PK/63	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.9.2014	A3, A4, A5 & A9
A/NE-PK/64	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.9.2014	A3, A4, A5 & A9
A/NE-PK/65	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.9.2014	A3, A4, A5 & A9
A/NE-PK/66	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.9.2014	A3, A4, A5 & A9
A/NE-PK/67	Proposed House (New Territories Exempted House (NTEH) - Small House)	28.11.2014	A4, A5, A8 & A9
A/NE-PK/68	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.12.2014	A4, A5, A8 & A9
A/NE-PK/69	Proposed House (New Territories Exempted House - Small House)	16.1.2015	A3, A4, A5 & A9
A/NE-PK/70	Proposed House (New Territories Exempted House - Small House)	16.1.2015	A3, A4, A5 & A9
A/NE-PK/71	Proposed House (New Territories Exempted House - Small House)	6.2.2015	A4, A5, A8 & A9
A/NE-PK/72	Proposed House (New Territories Exempted House - Small House)	6.2.2015	A4, A5, A8 & A9
A/NE-PK/73	Proposed House (New Territories Exempted House - Small House)	6.2.2015	A4, A5, A8 & A9
A/NE-PK/74	Proposed House (New Territories Exempted House - Small House)	6.2.2015	A4, A5, A8 & A9
A/NE-PK/75	Proposed House (New Territories Exempted House - Small House)	8.1.2016	A3, A4, A5 & A9
A/NE-PK/76	Proposed House (New Territories Exempted House - Small House)	22.1.2016	A3, A4, A5 & A9
A/NE-PK/78	Proposed House (New Territories Exempted House - Small House)	5.2.2016	A4, A5, A8 & A9
A/NE-PK/82	Proposed House (New Territories Exempted House - Small House)	15.7.2016	A3, A4, A5 & A9
A/NE-PK/83	Proposed House (New Territories Exempted House - Small House)	15.7.2016	A3, A4, A5 & A9

A/NE-PK/84	Proposed House (New Territories Exempted House - Small House)	15.7.2016	A3, A4, A5 & A9
A/NE-PK/85	Proposed House (New Territories Exempted House - Small House)	30.9.2016	A3, A4, A5 & A9
A/NE-PK/86	Proposed House (New Territories Exempted House - Small House)	30.9.2016	A3, A4, A5 & A9
A/NE-PK/87	Proposed House (New Territories Exempted House - Small House)	30.9.2016	A3, A4, A5 & A9
A/NE-PK/89 ^{*3}	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A3, A4, A5 & A9
A/NE-PK/90 ^{*4}	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4, A5 & A9
A/NE-PK/91 ^{*5}	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4, A5 & A9
A/NE-PK/92 ^{*7}	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A3, A4, A5 & A9
A/NE-PK/93 ^{*6}	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A3, A4, A5 & A9
A/NE-PK/94	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4, A5 & A9
A/NE-PK/95	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4, A5 & A9
A/NE-PK/96	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4, A5 & A9
A/NE-PK/97	Proposed House (New Territories Exempted House - Small House)	23.12.2016	A4, A5 & A9
A/NE-PK/98	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A4, A5 & A9
A/NE-PK/99	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A4, A5 & A9
A/NE-PK/100	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A3, A4, A5 & A9
A/NE-PK/101	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A4, A5 & A9
A/NE-PK/102	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A4, A5 & A9
A/NE-PK/103	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A3, A4, A5 & A9
A/NE-PK/104	Proposed House (New Territories Exempted House - Small House)	13.1.2017	A4, A5 & A9

A/NE-PK/105	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A4, A5 & A9
A/NE-PK/106	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A4, A5 & A9
A/NE-PK/107	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A4, A5 & A9
A/NE-PK/108	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A3, A4, A5 & A9
A/NE-PK/109	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A3, A4, A5 & A9
A/NE-PK/110	Proposed House (New Territories Exempted House - Small House)	3.2.2017	A4, A5 & A9
A/NE-PK/111	Proposed House (New Territories Exempted House - Small House)	17.2.2017	A3, A4, A5 & A9
A/NE-PK/112	Proposed House (New Territories Exempted House - Small House)	17.2.2017	A3, A4, A5 & A9
A/NE-PK/113	Proposed House (New Territories Exempted House - Small House)	3.3.2017	A4, A5 & A9
A/NE-PK/115	Proposed House (New Territories Exempted House - Small House)	7.4.2017	A3, A4, A5 & A9
A/NE-PK/116	Proposed House (New Territories Exempted House - Small House)	12.5.2017	A3, A4, A5 & A9
A/NE-PK/117	Proposed House (New Territories Exempted House - Small House)	12.5.2017	A3, A4, A5 & A9
A/NE-PK/118	Proposed House (New Territories Exempted House - Small House)	12.5.2017	A3, A4, A5 & A9
A/NE-PK/119	Proposed House (New Territories Exempted House - Small House)	12.5.2017	A3, A4, A5 & A9
A/NE-PK/120	Proposed House (New Territories Exempted House - Small House)	26.5.2017	A4, A5 & A9
A/NE-PK/122	Proposed House (New Territories Exempted House - Small House)	23.6.2017	A4, A5 & A9
A/NE-PK/123	Proposed House (New Territories Exempted House - Small House)	22.9.2017	A3, A4, A5 & A9
A/NE-PK/124	Proposed House (New Territories Exempted House - Small House)	8.9.2017	A3, A4, A5 & A9
A/NE-PK/125	Proposed House (New Territories Exempted House - Small House)	8.9.2017	A3, A4, A5 & A9
A/NE-PK/126	Proposed House (New Territories Exempted House - Small House)	22.9.2017	A4, A5 & A9

A/NE-PK/127	Proposed House (New Territories Exempted House - Small House)	22.9.2017	A4, A5 & A9
A/NE-PK/130 ^{*8}	Proposed House (New Territories Exempted House - Small House)	4.5.2018	A3, A5 & A9
A/NE-PK/131 ^{*9}	Proposed House (New Territories Exempted House - Small House)	4.5.2018	A3, A5 & A9

Remarks:

- *1: Applications No. A/NE-PK/20 and A/NE-PK/26 are at the same location but with slightly different areas.
- *2: Applications No. A/NE-PK/21 and A/NE-PK/25 are at the same location but with slightly different areas.
- *3: Applications No. A/NE-PK/30 and A/NE-PK/89 are at the same location
- *4: Applications No. A/NE-PK/31 and A/NE-PK/90 are at the same location
- *5: Applications No. A/NE-PK/32 and A/NE-PK/91 are at the same location
- *6: Applications No. A/NE-PK/33 and A/NE-PK/93 are at the same location
- *7: Applications No. A/NE-PK/34 and A/NE-PK/92 are at the same location
- *8: Applications No. A/NE-PK/52 and A/NE-PK/131 are at the same location
- *9: Applications No. A/NE-PK/56 and A/NE-PK/130 are at the same location

Approval Conditions

- A1 The submission and/ or provision of drainage facilities
- A2 The provision of fire services installations
- A3 The submission and implementation of landscape proposals
- A4 Commencement clause
- A5 The submission and implementation of drainage proposals
- A6 The provision of fire fighting access, water supplies for fire fighting and fire service installations
- A7 The submission and implementation of proposal for water mains diversion before the commencement of works
- A8 The submission and implementation of tree preservation and landscape proposals
- A9 The provision of septic tank

Detailed Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) the Site falls entirely within the 'VE' of Kai Leng Village;
- (b) the applicant claimed himself as an indigenous villager of Sheung Shui Village. His eligibility for Small house concessionary grant has yet to be ascertained;
- (c) the Site is not covered by any Modification of Tenancy/Building Licence;
- (d) the number of outstanding Small House applications and the number of 10-year Small House demand forecast (2014 to 2023) for Kai Leng Village are 100 and 50 respectively. The figure of the 10-year Small House demand forecast was provided by the relevant Indigenous Inhabitant Representative without any supporting evidence and his office is not in a position to verify the forecast;
- (e) the Small House application was made to his office on 28.4.2017; and
- (f) if the footpath within the Site (**Plan A-2a**) is affected by the proposed development, his office may consider as if necessary and appropriate to include a clause to ensure that free passage on the portion of the footpath is to be provided at all times within the Site, should the Small House grant application be approved.

2. Traffic

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

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

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) in view of the small scale of the proposed development, the application alone is unlikely to cause major pollution; and
- (b) the septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person.

4. Landscape

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

- (a) she has no objection to the application from landscape planning point of view;
- (b) compared with aerial photo of 2015 (under previous planning application No. A/NE-PK/77) to latest photo of 2017, there is no significant change in the rural fringe landscape character where the Site is located. It comprises of village houses, low rise residential developments, large areas of fallow farmlands mostly covered with wild vegetation and partly hard paved; and scattered tree groups. At a further distance, some active farmlands and high-rise housing estate are found;
- (c) the Site is within the fallow farmland covered with wild vegetation. Part of a paved footpath falls within the northern boundary and remnant of boundary wall is found at the western boundary. The Site is surrounded by vacant sites with planning permissions for Small House developments granted in the past few years;
- (d) the proposed Small House is not incompatible with its surroundings and significant landscape impact arising from the proposed development is not anticipated; and
- (e) should the application be approved by the Board, an approval condition on the submission and implementation of landscape proposal is recommended.

5. Drainage

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

- (a) she has no objection to the applications from public drainage viewpoint;
- (b) should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area; and
- (c) the Site is in an area where no public sewerage connection is available.

6. Fire Safety

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

- (a) he has 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.

7. Water Supply

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

- (a) he has no objection to the application;

- (b) existing water mains inside the Site may be affected. The applicant is required to either divert or protect the water mains on site;
- (c) if diversion is required, existing water mains inside the Site need to be diverted outside the Site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5 m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD's consideration and agreement before the works commence;
- (d) if diversion is not required, the applicant is advised on the following:
 - (i) existing water mains are affected and no development which requires resiting of water mains will be allowed;
 - (ii) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - (iii) no structures shall be built or materials stored within 1.5 m from the centre lines of water mains. Free access shall be made available at all times for staff of the WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iv) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water mains. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 m or less and the barrier must extend below the invert level of the pipe;
 - (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 m around the cover of any valve or within a distance of 1 m from any hydrant outlet; and
 - (vi) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.

8. Agriculture

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

- (a) she does not support the application from the agriculture point of view; and
- (b) the Site is vacant and overgrown with vegetation. Agricultural activities in the vicinity are active. The Site possesses high potential for agricultural rehabilitation.

9. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- (a) he has consulted the locals. The incumbent North District Council members of N08 and N11 Constituencies, the Chairman of Sheung Shui District Rural Committee, the Indigenous Inhabitant Representative and the Resident Representative of Kai Leng have no comment on the application; and

- (b) the footpath within the Site are constructed and maintained by his office with consent from the lot owner. He advises that the footprint of the proposed Small House should be located as far away from the footpath as possible. Applicant is reminded to maintain the footpath at the Site accessible or find an alternative route to bypass lot during and after the building work. His office maintains the responsibility of the construction and maintenance of the footpath within the Site.

10. Demand and Supply of Small House Sites

According to DLO/N's records, the total number of outstanding Small House applications for Kai Leng Village is 100 while the 10-year Small House demand forecast for the same village is 50. According to the latest estimate by PlanD, about 1.21 ha (equivalent to 48 Small House sites) of land are available within the "V" zone of Kai Leng Village for Small House development. There is insufficient land in the "V" zone of Kai Leng Village to meet the demand of land for Small House development (i.e. about 3.75 ha of land which is equivalent to 150 Small House sites).

Recommended Advisory Clauses

- (a) to note the comments of DLO/N, LandsD that if the footpath within the Site is affected by the proposed development, his office may consider as if necessary and appropriate to include a clause to ensure that free passage on the portion of the footpath is to be provided at all times within the Site, should the Small House grant application be approved;
- (b) to note the comments of CE/MN, DSD that the Site is in an area where no public sewerage connection is available;
- (c) to note the comments of CE/C, WSD on the following:
- (i) existing water mains inside the Site may be affected. The applicant is required to either divert or protect the water mains on site;
 - (ii) if diversion is required, existing water mains inside the Site need to be diverted outside the Site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5 m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD's consideration and agreement before the works commence;
 - (iii) if diversion is not required, the applicant is advised on the following:
 - existing water mains are affected and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 m from the centre lines of water mains. Free access shall be made available at all times for staff of the WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water mains. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 m or less and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 m around the cover of any valve or within a distance of 1 m from any hydrant outlet; and
 - tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;
- (d) to note the comments of 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;

- (e) to note the comments of DO(N), HAD that:
 - (i) the proposed Small House should be located as far away from the footpath as possible;
 - (ii) applicant should maintain the footpath at the Site accessible or find an alternative route to bypass lot during and after the building work; and
 - (iii) his office maintains the responsibility of the construction and maintenance of the footpath within the Site.
- (f) to note the advice of DEP that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person; 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.