

**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 Sites**

**Rejected Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/TP/634	Proposed House (NTEH – Small House)	10/11/2017	R1-R4
A/TP/635	Proposed House (NTEH – Small House)	10/11/2017	R1-R4

**Rejection Reasons**

- R1. The proposed development is not in line with the planning intention of the “Green Belt” (“GB”) zone for the area which is to define the limits of urban development areas by natural physical features so as to contain urban sprawl and to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;
- R2. The application does not comply with the Town Planning Board Guidelines for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ in that the proposed development will affect the existing natural landscape. The applicant fails to demonstrate that the proposed development would have no adverse landscape impact on the surrounding areas;
- R3. The proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in the New Territories in that there is no general shortage of land in meeting the demand for Small House development in the “Village Type Development” (“V”) zone of Pun Shan Chau Village and the proposed development would have adverse landscape impact on the surrounding areas; and
- R4. Land is still available within the “V” zone of Pun Shan Chau Village which is primarily intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within the “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

**Similar Applications within the same “Green Belt” Zone  
on the Tai Po Outline Zoning Plan**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/TP/326	Proposed House (NTEH – Small House)	28/05/2004	A1, A2
A/TP/337	Proposed House (NTEH – Small House)	03/12/2004	A1, A2
A/TP/344	Proposed House (NTEH – Small House)	28/01/2005	A1, A2
A/TP/366	Proposed House (NTEH – Small House)	03/03/2006	A2 - A5
A/TP/385	Proposed House (NTEH – Small House)	02/02/2007	A1, A2, A6
A/TP/419	Proposed House (NTEH – Small House)	13/03/2009	A1, A6
A/TP/437	Proposed House (NTEH – Small House)	23/10/2009	A1, A6, A7
A/TP/631	Proposed House (NTEH – Small House)	08/09/2017	A1, A8, A9

**Approval Conditions**

- A1. The submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- A2. The provision of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- A3. The submission of a slope assessment and the implementation of stabilization works identified therein to the satisfaction of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board.
- A4. The submission and implementation of landscaping and tree preservation proposals to the satisfaction of the Director of Planning or of the Town Planning Board.
- A5. The submission of car parking layout to the satisfaction of the Assistant Commissioner for Transport/New Territories, Transport Department or of the Town Planning Board.

- A6. The provision of fire-fighting access, fire-fighting water supplies and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- A7. The submission of a Natural Terrain Hazard Study and implementation of the mitigation measures recommended therein to the satisfaction of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board.
- A8. The provision of septic tank, as proposed by the applicant, at a location to the satisfaction of the Director of Lands or of the Town Planning Board.
- A9. The submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

### **Rejected Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/TP/334	Proposed House (NTEH – Small House)	19/11/2004	R1 - R3
A/TP/416	Proposed House (NTEH – Small House)	09/01/2009	R1, R5, R11
A/TP/448	Proposed House (NTEH– Small House)	13/08/2010	R1, R4 - R6
A/TP/623	Proposed House (NTEH– Small House)	07/04/2017	R7 - R10

### **Rejection Reasons**

- R1. The proposed development was not in line with the planning intention of the “Green Belt” (“GB”) zone which was to define the limit of urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlet. There was a general presumption against development in the “GB” zone and no strong justification had been provided in the submission for a departure from the planning intention.
- R2. The proposed development was not in line with the interim assessment criteria in that the proposed NTEHs are totally outside the “Village Type Development” (“V”) zone. NTEHs should be confined to or close to the village proper in order to ensure orderly development and provision of facilities.
- R3. The applicant was not an indigenous villager of any recognized village and he was not entitled to build a Small House under the current Small House policy even if he had obtained a planning permission for the Small House development.
- R4. The application 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 involve extensive clearance of vegetation affecting the existing natural landscape.

- R5. The approval of the application would set an undesirable precedent for similar developments within the "GB" zone. The cumulative impact of approving such applications would result in general degradation of the natural environment.
- 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 application site and the proposed house fell entirely outside both the village 'environs' and the "V" zone of a recognised village.
- R7. The proposed development was not in line with the planning intention of the "GB" zoning for the area which is to define the limits of urban development areas by natural physical features so as to contain urban sprawl and to provide passive recreational outlets. There was a general presumption against development within this zone.
- R8. 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 involve clearance of natural vegetation affecting the existing natural landscape in the area. The applicant failed to demonstrate that the proposed development would have no adverse landscape impact on the surrounding areas.
- R9. The proposed development did not comply with the Interim Criteria for Consideration of Application for NTEH/Small House in the New Territories in that there was no general shortage of land in meeting the demand for Small House development in the "V" zone of Pun Shan Chau and the proposed development would have adverse landscape impact on the surrounding areas.
- R10. Land was still available within the "V" zone of Pun Shan Chau village which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.
- R11. The proposed development did not comply with the interim criteria for assessing planning application for NTEH/Small House development in that over 50% of the application site and the proposed house were located outside both the village environs and the "V" zone of a recognized village.

**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, claimed themselves as indigenous villagers of Ting Kok Village of Tai Po. However, their eligibilities of Small House grants have yet to be ascertained;
- (c) the subject lots are held under New Grant No. TP7881 for agricultural use;
- (d) the Sites entirely fall outside the village ‘environs’ of Pun Shan Chau;
- (e) the number of outstanding Small House applications and the number of 10-year Small House demand for the village concerned are as follows:

<u>Village</u>	<u>No. of outstanding Small House applications</u>	<u>No. of 10-year Small House demand</u>
Pun Shan Chau	10	120

- (\* The figure of 10-year Small House demand is provided by the Indigenous Inhabitant Representative of concerned village in 2018 and the information so obtained is not verified by LandsD);
- (f) the Sites are not covered by any Modification of Tenancy or Building Licence;
- (g) if and after planning approvals have been given by the Board, LandsD will process the Small House applications. 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 items 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 the emergency vehicular access thereto;
- (h) both Small House footprints are situated next to the existing Government land which is currently used as access. Any site formation works or protruding structures like windows and architectural features of the Small Houses are not permitted to encroach onto the access; and
- (i) regarding the proposed site formation plans (**Drawings A-1c and A-2c**), the formation level is considered excessive and unacceptable. It should stick along the existing site level or other levels with strong justifications.

## **2. Traffic**

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

- (a) in general, he has reservation on the applications;
- (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 developments 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
- (c) notwithstanding the above, he considers that the applications only involve development of one Small House on each of the application sites can be tolerated unless they are rejected on other grounds.

## **3. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the applications;
- (b) in view of the small scale of the proposed Small House developments, the applications are unlikely to cause major environmental pollution; and
- (c) 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 Practice Note for Professional Person (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) has some reservations on the applications from the landscape planning perspective;
- (b) based on the latest aerial photo, the Sites are situated in an area of rural landscape character comprising of natural woodland, fallow farmland and village houses. Village houses are concentrated within the “V” zone to the north of the Sites. Although the proposed developments are not in line with the planning intention of “GB” zone, they are not incompatible with the surrounding environment;
- (c) according to site inspection, the Sites are situated at a lower foothill of a vegetated slope. Part of the Sites has been cleared and part of them is covered with weeds. No mature tree is found within the Sites. As the Sites are on a sloping ground, it is anticipated that site formation and/or slope works will be required. The existing topography of the concerned “GB” area would therefore be changed irreversibly. Also, the Sites are located adjacent to the edge of the existing dense woodland of



high landscape value. If the applications are approved, the remaining green wooded area in the locality will be susceptible to further impact of human activities;

- (d) in comparing with past aerial photos, it is apparent that vegetation has been cleared within the Sites prior to submission of the applications. Approval of these applications would set an undesirable precedent to encourage vegetation clearance prior to application. The cumulative effect of approving similar applications would result in degradation of landscape character and cause adverse landscape impact to the area;
- (e) should the applications be approved by the Board, an approval condition on the submission and implementation of landscape proposal is recommended;
- (f) regarding the landscape proposals (**Drawings A-1b and A-2b**), the applicants should be advised that:
  - all proposed trees should be planted at grade, in tree pits of minimum 1m (W) x 1m (L) x 1.2m (soil depth) and supported with tree stakes for healthy establishment of the trees;
  - drainage provision and/or maneuver path of vehicles (if any) shall be indicated on the plan to demonstrate the suitability of tree planting locations. A minimum clearance of 1m from the trees to drainage channels should be maintained;
  - the proposed tree locations adjacent to the Small Houses are considered inappropriate. A minimum clearance of 3m should be maintained between trees and buildings;
  - tree planting at the entrance of pedestrian footpath is not recommended for free pedestrian circulation; and
- (g) for the proposed site formation plans (**Drawings A-1c and A-2c**):
  - a retaining wall with approximate height of 2m will be built along the existing road. Landscape treatment should be proposed along the public frontage of the retaining wall to mitigate the impact;
  - as the proposed building footprint covers most of the Site adjacent to existing road, access to the proposed small houses will be via the western and eastern sides of the Sites. Formation works of the access, e.g. footsteps and footpath, outside the site boundary is anticipated. With no related information such as formation level or extent of works provided, impact to the existing vegetation cannot be ascertained;
  - the proposed septic tanks are located along the southern boundary. The applicants are reminded that precautions measures should be proposed to guard against potential damage to existing vegetation beyond the site boundary arising from the construction works.

## **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;
- (b) there is no public drain maintained by DSD in the vicinity of the Sites. If the applications are approved, a condition should be included to request the applicants to submit and implement drainage proposal for the Sites to the satisfaction of Director of Drainage Services to ensure that they will not cause adverse drainage impact to the adjacent area. The proposed houses should have their own stormwater collection and discharge systems to cater for the runoff generated within the Sites and overland flow from surrounding of the Sites. 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 proposal based on the actual site conditions for DSD's comment/agreement. DSD would not assist the lot owners/developers on the drainage proposal. 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. They should make sure that no adverse impact will be caused to the area due to the proposed works. The existing natural stream, village drains, ditches and the adjacent areas should not be adversely affected. In particular, a minimum clearance of 3m between the proposed developments and the nearest extremity of the existing streamcourse/pond/river/the top of embankment should be maintained;
- (d) the proposed drainage works, whether within or outside the lots boundaries, should be constructed and maintained by the lot owners at their expense;
- (e) for works to be undertaken outside the lots boundaries, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (f) the lot owners/developers should take all precautionary measures to prevent any disturbance, damage and pollution from the developments to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the lot owners/developers would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
- (g) there is no existing public sewerage in the vicinity of the Sites. DEP should be consulted regarding the sewage treatment/disposal aspects of the houses and the provision of septic tank.

**6. Nature Conservation**

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

- no strong view on the applications as the Sites are covered with common herbs only.

**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 application referred by LandsD.

**8. Water Supply**

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

- (a) no objection to the applications;
- (b) existing water mains are inside the subject lots and will be affected. The applicants are required to either divert or protect the water mains found on site;
- (c) if diversion is required, existing water mains inside the subject lots are needed to be diverted outside the site boundaries of the proposed developments to lie in Government land. A strip of land of minimum 1.5m wide 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 grantees/applicants; and the applicants shall submit all the relevant proposals to WSD for consideration and agreement before the works commence; and
- (d) if diversion is not required, the following conditions shall apply:
  - 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 (DWS) for approval prior to commencement of works;
  - no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s). Free access shall be made available at all times for staff of 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 Waterworks Reserve or in the vicinity of the water mains. No change of

existing site condition may be undertaken within the aforesaid area without prior agreement of DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m 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 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
- tree planting may be prohibited in the event that DWS considers that there is any likelihood of damage being caused to water mains.

## **9. Geotechnical**

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) no comment on the applications;
- (b) based on the site formation plan provided, retaining walls higher than 1.5m are proposed as part of the developments; and
- (c) the Sites do not meet the conditions listed in the Practice Note for Authorized Persons and Registered Structural Engineers (PNAP) APP-56 for exemption in respect of site formation works. The applicants should be reminded to submit the works proposal together with the prescribed plans for site formation works to the Building Authority for approval.

## **10. Demand and Supply of Small House Sites**

According to DLO/TP, LandsD's record, the total number of outstanding Small House applications for Pun Shan Chau Village is 10 while the 10-year Small House demand forecast for the same village is 120. Based on the latest estimate by PlanD, about 1.80 ha (or equivalent to about 72 Small House sites) of land are available within the "V" zone of Pun Shan Chau. Therefore, the land available cannot fully meet the Small House demand of about 3.25 ha (or equivalent to about 130 Small House sites).

**Recommended Advisory Clauses**

- (a) to note the comments of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - (i) 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;
  - (ii) the Small House footprint is situated next to the existing Government land which is currently used as access. Any site formation works and protruding structures like windows and architectural features of the Small House are not permitted to encroach on the access;
- (b) to note the comments of the Director of Environmental Protection (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 Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person;
- (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 development should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site. The applicant/owner are required to maintain the drainage systems properly and rectify the systems 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) the applicant should design the drainage proposal based on the actual site condition for DSD's comment/agreement. DSD would not assist the lot owner/developer on 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 that no adverse impact will be caused to the area due to the proposed works. The existing natural stream, village drains, ditches and the adjacent areas should not be adversely affected. In particular, a minimum clearance of 3m between the proposed development and the nearest extremity of the existing streamcourse/pond/river/the top of embankment should be maintained;
  - (iii) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense. For works to be

undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought; and

- (iv) the lot owner/developer should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the lot owner/developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;
  - (v) there is no existing public sewerage in the vicinity of the Site;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains are inside the subject lots and will be affected. The applicant is required to either divert or protect the water mains found on site;
  - (ii) if diversion is required, existing water mains inside the subject lots are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m wide 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 grantees/applicant; and the applicant shall submit all the relevant proposals to WSD for consideration and agreement before the works commence; and
  - (iii) if diversion is not required, the following conditions shall apply:
    - 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 (DWS) for approval prior to commencement of works;
    - no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s). Free access shall be made available at all times for staff of 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 Waterworks Reserve or in the vicinity of the water mains. No change of existing site condition may be undertaken within the aforesaid area without prior agreement of DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m 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 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
    - tree planting may be prohibited in the event that DWS considers that there is any likelihood of damage being caused to water mains;

- (e) to note the comments of the Director of Fire Services that the applicants 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 Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
  - (i) regarding the landscape proposal submitted, the applicant should be advised that:
    - all proposed trees should be planted at grade, in tree pits of minimum 1m (W) x 1m (L) x 1.2m (soil depth) and supported with tree stakes for healthy establishment of the trees;
    - drainage provision and/or maneuver path of vehicles (if any) shall be indicated on the plan to demonstrate the suitability of tree planting locations. A minimum clearance of 1m from the trees to drainage channels should be maintained;
    - the proposed tree locations adjacent to the Small House are considered inappropriate. A minimum clearance of 3m should be maintained between trees and buildings;
    - tree planting at the entrance of pedestrian footpath is not recommended for free pedestrian circulation;
  - (ii) for the proposed site formation plan, it is noted that a retaining wall with approximate height of 2m will be built along the existing road. Landscape treatment should be proposed along the public frontage of the retaining wall to mitigate the impact. Moreover, the proposed septic tanks are located along the southern boundary. Precautionary measures should be proposed to guard against potential damage to existing vegetation beyond the site boundary arising from the construction works;
- (g) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the Site does not meet the conditions listed in the Practice Note for Authorized Persons and Registered Structural Engineers (PNAP) APP-56 for exemption in respect of site formation works. The applicant should submit the works proposal together with the prescribed plans for site formation works to the Building Authority for approval; and
- (h) to note that the permission is only given to the development under the 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.