

Justification  
Lot No. 690 S.A in D.D. 83

Appendix <sup>F</sup>

1. The applicant, Mr. Lau Chun Cheong 劉駿昌, an indigenous villager of Kwan Tei, District North, wishes to apply for planning permission to build a small house under section 16 of the Town Planning Ordinance;
2. The application site falls wholly on the AGR Zone on the Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan S/NE-LYT/19, 60% of the site area is inside the Village Environs Boundary of Kwan Tei, centre of the proposed house site is about 27 metres in average away from the VTD;
3. Land supply within "V" Zone of Kwan Tei & Fu Tei Pai is very limited and there is a high demand of small house applications. V Zone Land Owner is unwilling to release his property to others, therefore it is nearly impossible to purchase such land that the footprint of the proposed small house is completely falling inside the "V Zone";
4. The proposed S/H development is considered compatible with the adjoining rural environment and will be visually un-intrusive to the surrounding;
5. No trees felling is required in the proposed small house development;
6. There is NO ditches or stream courses within 30 metres of the subject site;
7. At present there is no vehicular access leading to the subject site, it can only be accessed on foot. Therefore, the development would not cause any adverse traffic impacts to the surrounding;
8. Site visit was carried out on 10/May/2024, it is found that the application site is almost enclosed by small houses/Building Licences which were inside the AGR Zone of Kwan Tei & Fu Tei Pai and under S.16 of Town Planning Ordinance approved by the Board in the past. Application No. as A/NE-LYT/499 for Lots 691 S.I, S.H & S.G, A/NE-LYT/517-2 for Lots 691 S.D, S.E & S.F, A/NE-LYT/390 for Lots 689 RP, 640 S.A, S.B, S.C & S.D, TPB/P/LEG/4/1 for Lot 690 S.C & 689 S.B was approved without Planning reference.
9. The permission of the subject site had been granted under S.16 of the T.P.O. (A/NE-LYT/599), applicant regrets that he did not take notice of the approval letter and missed the date to apply for an extension for his application.