

Justification

Appendix.....^F

Lots 1642 S.E in D.D. 91

1. The applicant, Mr. Liu Yuen Pang (廖淵彭), an indigenous villager of Sheung Shui Heung, North, wishes to apply for planning permission to build a small house under section 16 of the Town Planning Ordinance;
2. The proposed house site wholly falls within the Village Environs Boundary and AGR Zone of Kai Leng, North. Centre of the proposed house site is about 57 meters in average away from the Village Type Development Zone on the Ping Kong Outline Zoning Plan S/NE-PK/11;
3. Land supply within the "V" Zone of Kai Leng is very limited and there is high demand of small house applications. "V" Zone land owner is unwilling to release his land property to others, therefore, it is nearly impossible to purchase land such that the footprint of the proposed small house is completely falling inside the "V" Zone;
4. On western side, about 37 metres in average away from the centre of the proposed site, there is a nullah running northwards;
5. No tree felling and earth filling are required in this proposed small house development;
6. The proposed development is considered compatible with the adjoining rural environment and will be visually un-intrusive to the surrounding;
7. At present, there is no vehicular access leading to the application site, it can only be accessed on foot. Therefore, the proposed development would not cause any adverse traffic impact to the surrounding;
8. The application site had been approved by the Board, A/NE-PK/86-1 refers;
9. The small house grant has not been approved by DLO/North as it is beyond the control by the applicant;
10. Similar applications (Application No. or Lot Nos. 1511 S.A to 1511 S.G, A/NE-PK/29, A/NE-PK/82-1, A/NE-PK/83-1, A/NE-PK/84-1, A/NE-PK/85-1, A/NE-PK/87-1 and A/NE-PK/123-1) for small houses development within AGR Zone of Kai Leng were approved by the T.P.B. in the past.