

Justification

Appendix H

Lot 1594 S.F in D.D. 91

1. The applicant, Mr Fung Wai Chio (馮偉超), an indigenous villager of Liu Pok 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 is entirely within the village environs (“VE”) of Kai Leng, District North. Centre of the proposed house site is about 90 meters in average away from the village type development “V” 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 a high demand of small house applications. “V” zone land owner is unwilling to release his land parcel to others, therefore it is nearly impossible to purchase land such that the footprint of the proposed small house site is completely falling inside the “V” zone;
4. The proposed development is considered compatible with the adjoining rural environment and will be visually un-intrusive to the surrounding;
5. No tree felling and earth filling are required in this proposed small house development;
6. There is no ditch or stream course within 30 meters 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 proposed development would not cause any adverse traffic impacts to the surrounding;
8. The application site had been approved by the Board, A/NE-PK/99-1 refers;
9. The Small House grant has NOT been approved by the DLO/North as it is beyond the control by the applicant;
10. Similar applications (Application Lots 1512 S.A, 1512 S.B, 1512 S.C, 1512 S.D, 1594 S.C, 1594 S.D, 1594 S.E & 1594 S.G in D.D. 91) for small house development within the “AGR” Zone of Kai Leng were approved by the TPB in the past.