

Justification

Small House on Govt. Land in D.D. 209

Appendix F

1. The applicant, Mr. Ho Ching Kau (何秤九) is an indigenous villager of Kei Ling Ha San Wai, Tai Po, who wishes to apply for permission to build a small house on Govt. Land under section 16 of the Town Planning Ordinance;
2. The application site is completely within the Village Environs (VE) of Kei Ling Ha San Wai. An area about 78% of the application site is within the village type development (V) zone of Kei Ling Ha San Wai and the remaining area falls on Green Belt (GB) zone on the Shap Sz Heung Outline Zoning Plan S/NE-SSH/11;
3. Govt. Land within the V zone of Kei Ling Ha San Wai is very limited and there is a high demand of small house application on Govt. Land. Therefore it is impossible to identify other Land which is situating completely within V zone;
4. The proposed small house is considered compatible with the rural environment and will be visually un-intrusive to the surrounding area;
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 an Access Road leading to the application site through Sai Sha Road (App. E);
8. The permission of the subject site had been granted under Section 16 of the Town Planning Ordinance (A/NE-SSH/102), applicant regrets that he did not take notice of the approval letter and missed the date to apply for an extension for the subject site;
9. Similar applications (application No. A/NE-SSH/37, A/NE-SSH/29-1, 3 S/H applications, A/NE-SSH/83-1, A/NE-SSH/40. A/NE-SSH/73 & A/NE-SSH/58) for small houses within Green Belt Zone were approved by the Board in the past.