

Justification

Appendix I

Lot 755 S.A in D.D. 131

1. Lot No. 755 is an old New Grant Lot under Tai Po New Grant No. 5041 in 1929;
2. Lot 755 S.A with an area of 3,650 ft² including 784 ft² (49' x 16') House Land was carved out from Lot 755 (Memorial No. 128558) in year 1951;
3. Two structures were built and found on 1:1200 Survey Sheet 123-SE-D dated year of 1957 (Appendix I refers);
4. The applicant (Century Sun Development Ltd. 日陽發展有限公司), wishes to apply for planning permission to re-build the N.T.E.H. under Section 16 of the Town Planning Ordinance;
5. The Applicant wishes to develop the house land in order to improve the surrounding environment and living accommodation;
6. Boundary of the Lot was re-established by Authorized Land Surveyors, the plan Nos. are SRP/TM/046/1518-D2 & SRP/TM/008/131/755-D, the surveyed area of the Lot is 339.1 m² including 72.8 m² House Land portion, App. C & App. D refers;
7. The Subject Lot is entirely within G/IC Zone of Tuen Mun Outline Zoning Plan No. S/TM/39, there is NO Village Environs Boundary of Tsing Shan Tsuen;
8. There is NO Vehicular access leading to the site, it can only be accessed on foot. Therefore, there is NO adverse impacts on traffic;
9. Applicant agrees to re-build the N.T.E.H. House of floor area of 65.03 x 3 (3 storeys), the Height is 8.23 metres with balcony faces south-western side;
10. The N.T.E.H. development is considered compactable with adjoining rural environment and will be visually un-intrusive to the surrounding;
11. The subject site is flat, there are NO cutting or filling required;
12. The foul water of the proposed N.T.E.H. can be connected to Public Manhole, it will NOT cause any adverse impacts on environment, drainage, water supply etc;
13. Site visit was made on 18/7/2024, a tree with unknown species was found on the southern side of the proposed house, but it does NOT affected the N.T.E.H. house development;
14. Similar applications A/TM/281 & A/TM/101 for the Small Houses development within G/IC Zone were approved by the Board in the past, all are in D.D. 131, Tsing Shan Tsuen, Tuen Mun;
15. Thank you for your kind attention.