

## Justification

Appendix **G**

### Lots 1642 S.G in D.D. 91

1. The applicant, Mr. Liu Chun Hin (廖浚軒), an indigenous villager of Sheung Shui Wai, North, wishes to apply for planning permission to build a small house under Section 16 of the Town Planning Ordinance;
2. About 73% of the proposed house site falls within the Village Environs (VE) of Kai Leng, North. Centre of the proposed house site is about 78 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 high demand of small house applications. V Zone land owner is unwilling to release his land parcel to others, therefore, it is impossible to purchase land such that the footprint of the proposed small house is completely falling inside the "V" Zone;
4. Site visit was made on 01/08/2025, the site is flat, No trees felling is required in the proposed small house development;
5. The proposed development is considered compatible with the adjoining rural environment and will be visually un-intrusive to the surrounding area;
6. On western side, about 25 metres away from the centre of subject Lot, there is a reinforced concrete nullah running North-wards;
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/123-1 refers;
9. The small house grant has not been approved by District Land Office/North and it is beyond the control of the applicant;
10. Similar applications (Application No. A/NE-PK/199, A/NE-PK/200, A/NE-PK/201, A/NE-PK/203, A/NE-PK/204 and A/NE-PK/205) for small houses development within "VE" of Kai Leng were approved by the Board in the past;
11. Applicant wishes sympathetic consideration would be given to his application and permission would be granted.