

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

Appendix ^H

1. The applicant, Mr. Ho Richard Yung Shen (何永盛) 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 100% of the application site is within Green Belt Zone (GB). Centre of the proposed house site is about 18 metres in average away from the Village Type Development (V Zone) on the Shap Sz Heung Outline Zoning Plan S/NE-SSH/11;
3. Land supply within the V Zone of Kei Ling Ha San Wai is very limited and there is high demand of small house application. V Zone 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 V Zone;
4. Site visit was made on 19/9/2025, the site is flat without tree, except a tree stump of 1.5m ht. with 300mm ϕ is found outside the proposed house site, from inspection the tree stump is dry-up (App. G);
5. There is No ditches or stream courses within 30 metres of the subject site;
6. The proposed small house is considered compatible with the rural environment and will be visually un-intrusive to the surrounding area;
7. At present, there is an Access Road leading to the application site through Sai Sha Road, as the subject site is within the Rural Area, therefore it would NOT cause any adverse traffic impact to its surrounding area;
8. Similar applications (application No. A/NE-SSH/29, A/NE-SSH/40, A/NE-SSH/73, A/NE-SSH/58, A/NE-SSH/45, A/NE/SSH/83-1, A/NE-SSH/125 and A/NE-SSH/81 next to the application site) for small houses within GB Zone were approved by the Board in the past;
9. Applicant wishes sympathetic consideration would be given to his application and permission would be granted.