

Justifications

Appendix **G**

Lots Nos. 361 & 353 RP (Part) in D.D. 32 (N.T.E.H.)

1. The applicant Mr. Chan Wah Hing (陳華慶) indigenous villager of Ha Wong Yi Au, Tai Po, who wishes to apply for the planning permission to build a N.T.E.H. house under Section 16 of the Town Planning Ordinance;
2. Applicant wishes to develop his house land in order to improve his living accommodation and environment.
3. Lot No. 361 in D.D. 32 is an old schedule Lot of registered area 0.01 ac, Shed (2) 2nd class, the rent is \$1.00 p.a., Lot 353 RP (Part) is Dry Cultivation;
4. Boundary of the Lot 361 was re-established by an Authorized Land surveyor, the plan No. is SRP/TP/008/90003/D1, the surveyed area of the Lot is 31.3 m² (House Land) Appendix B refers;
5. There is an existing access leading to the site;
6. The Lot 361 is entirely within GB Zone, it is outside village environs boundary of Ha Wong Yi Au, centre of the house lot is about 10 metres in average away from the Village Type Dev. (V Zone) of Tai Po Outline Zoning Plan S/TP/30;
7. Applicant agrees to build the NTEH house of floor area of 29.6 x 3 (3 storeys), the height is 8.23 metres with balcony faces South;
8. No tree felling is required for this proposed building;
9. The proposed building will NOT cause any adverse impacts on environment, traffic, water supply, land filling and drainage etc.;
10. Similar applications (A/TP/423, A/TP/409, A/TP/540 & A/TP/687) for the small houses development within GB zone were approved by the Board in the past, besides house of Lot 723 was developed without planning reference, all are in D.D. 32 Ha Wong Yi Au, Tai Po.

✘ Please be informed that the Lot 353 RP in D.D. 32 belongs to applicant Mr. Chan Wah Hing (same owner & ownership is annexed hereto).