

2022年 1月 13日

此文件在 收到。城市規劃委員會  
只會在收到所有有關申請的文件後才正式確認收到  
申請的日期。

This document is received on **13 JAN 2022**  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-II  
表格第 S16-II 號

# APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

## Applicable to Proposal Only Involving Construction of “New Territories Exempted House(s)”

適用於只涉及興建「新界豁免管制屋宇」的建議

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

### General Note and Annotation for the Form

#### 填寫表格的一般指引及註解

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-11/143
	Date Received 收到日期	13 JAN 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Lau Yat Leung Alex

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Aikon Development Consultancy Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 3032, 3033 in D.D. 39 and adjoining Government Land, Au Ha Village, Sha Tau Kok, New Territories	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積	63.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Gross floor area 總樓面面積	161.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	9.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" and "Green Belt"
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"  
已通知 ..... 名「現行土地擁有人」。

Details of the "current land owner(s)" notified 已獲通知「現行土地擁有人」的詳細資料		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上述任何方格的空間不足，請另頁說明。)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)\*  
於 ..... (日/月/年)向每一名「現行土地擁有人」"郵遞要求同意書"

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)\*  
於 ..... (日/月/年)在指定報章就申請刊登一次通知\*
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)\*  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知\*
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)\*  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會\*

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號。

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料。

<b>6. Development Proposal 擬議發展計劃</b>			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	N.A.		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	N.A.		
(c) Proposed gross floor area 擬議總樓面面積	161.4 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	about 53.8 ..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.23 ..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Balcony, septic tank  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input checked="" type="checkbox"/>  No 否 <input type="checkbox"/>	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/>  No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)  (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

**7. Impacts of Development Proposal 擬議發展計劃的影響**

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**8. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Development Proposal.

**9. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就這宗申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

.....  
Sheeta Leung

.....  
Secretary

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

Aikon Development Consultancy Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

15/12/2021

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 3032, 3033 in D.D. 39, adjoining Government Land, Au Ha Village, Sha Tau Kok, New Territories 新界沙頭角凹下村丈量約份第39約地段第3032號、第3033號及毗連政府土地		
Site area 地盤面積	63.3	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	9.5	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11 鹿頸及禾坑分區計劃大綱核准圖編號S/NE-LK/11		
Zoning 地帶	"Village Type Development" and "Green Belt" 「鄉村式發展」及「綠化地帶」		
Applied use/ development 申請用途／發展	Proposed House (New Territories Exempted House) 擬議屋宇 (新界豁免管制屋宇)  <input type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	161.4	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23		m 米 <input type="checkbox"/> (Not more than 不多於)
	3		Storeys(s) 層

## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
<del>Master layout plan(s)</del> /Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖; Lot Index Plan 地段索引圖		
<hr/>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

## DEVELOPMENT PROPOSAL

### 1. INTRODUCTION

Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Development Proposal* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed House (New Territories Exempted House (NTEH))** (hereinafter referred to as “the proposed development”) at Lots 3032, 3033 in D.D. 39 and Adjoining Government Land, Au Ha Village, Sha Tau Kok, New Territories (hereinafter referred to “the application site”). The application site has a total area of about 63.3m<sup>2</sup> (including about 9.5m<sup>2</sup> of Government Land) and a covered area of about 53.8m<sup>2</sup>, with a building height of about 8.23m.

### 2. SITE CONTEXT

The application site is located in Au Ha Village, Sha Tau Kok. Its location is shown on **Figure 1** whilst **Figure 2** indicates the relevant lots which the application site involves. The subject lots were Old Schedule House Lot(s) held under Block Government Lease comprising a total registered area of 0.02 acres in total (which were equivalent to about 80.93m<sup>2</sup>) and with a general description for “house” purpose with no development restriction stipulated therein (**Figure 5** refers).

The application site is accessible via a local track leading to Sha Tau Kok Road (Wo Hang). The application site is currently vacant, flat and partly occupied by some wild grasses. The application site is surrounded by village houses in Au Ha Village, parking of vehicles and vacant land.

### 3. PLANNING CONTEXT

The application site falls mainly within an area zoned “Village Type Development” (“V”) (54.2%) and partly within an area zoned “Green Belt” (“GB”) (45.8%) on the Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11 exhibited for public inspection on 27.10.2006 (hereinafter referred to “the Current OZP”). (**Figure 3** refers)

According to the Notes of the Current OZP, the planning intention of “V” zone is “to designate both existing recognized villages and areas of land considered suitable for village expansion”. Land within “V” zone is intended to “concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services”. While the planning intention of “GB” zone is “primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets”.

Whilst ‘House (NTEH only) is always permitted within the “V” zone, ‘House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under

the covering Notes)' use within the "GB" zone requires planning permission from the Board under section 16 of Town Planning Ordinance. In this connection, the Applicant wish to apply for a planning permission from the Board.

#### 4. Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/Small House in New Territories

The set of Interim Criteria for Consideration of Application for NTEH/Small House in New Territories (hereinafter referred to as "the Interim Criteria") was first promulgated on 24.11.2000 and had been amended four times on 30.03.2001, 23.08.2002, 21.03.2003 and 07.09.2007 respectively.

The Interim Criteria provides a set of criteria on assessing planning applications for NTEH/Small House and it is considered the proposed development complies with the Interim Criteria in that:-

- (i) **More than 50%** of the application site and **footprint of the proposed NTEH** falls within the "V" and the "village environs" ("VE") of Au Ha Village;
- (ii) There is a general shortage of land in meeting the demand for NTEH/Small House development in the "V" zone of Au Ha Village;
- (iii) The application site has a **building status under the lease** and the development intensity does not exceed the lease entitlement;
- (iv) The proposed development is **compatible with the surrounding area** which is rural landscape character with existing village houses settlement found in proximity;
- (v) The proposed development involves **only ONE proposed NTEH** and its scale and intensity is compatible with the surrounding environment;
- (vi) The proposed development would not encroach onto any planned road network, and would not cause adverse traffic and environmental impacts;
- (vii) Suitable drainage facilities will be provided should the current application be approved and thus no adverse drainage impact is anticipated; and
- (viii) In-situ sewage facilities (i.e. septic tank and soakaway system) is proposed to ensure there would be no adverse sewage impact from the proposed development.

#### 5. Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of The Town Planning Ordinance (TPB PG-No. 10)

While the application site partly falls within "GB" and the TPB PG-No. 10 is relevant, it is considered the proposed development complies with the TPB PG-No. 10 in that:-

- (i) The scale and intensity of the proposed development are compatible with the character of surrounding areas, which is rural in character and existing village houses settlement are found in proximity;
- (ii) The proposed NTEH will be served with in-situ sewage facilities (i.e. septic tank and soakaway system) and the sewage facilities will be in line with relevant Government's guidelines;
- (iii) The application site is currently vacant and the development of the proposed development will not involve extensive clearance of existing natural vegetation,

- affect the existing natural landscape, or cause any adverse landscape impact on the surrounding environment;
- (iv) The proposed development involves only ONE proposed NTEH, the scale of which is considered relatively small. As such, the proposed development will not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply, as well as the overall provision of Government, institution and community facilities in the general area;
- (v) Suitable drainage facilities will be provided, to the satisfaction of relevant Government departments, in a way of approval condition(s). If required, the Applicant is willing to submit drainage proposal for relevant Government department's consideration.

## 6. PROPOSAL

### Layout and Development Scheme

The current application is for a proposed house (NTEH). The application site has a total area of about 63.3m<sup>2</sup> (including about 9.5m<sup>2</sup> of Government Land) and a covered area of about 53.8m<sup>2</sup>, with a building height of about 8.23m. The layout of the proposed NTEH is provided in **Figure 4**.

About 52% of the footprint of the proposed NTEH falls within the "V" zone while about 48% of the footprint of the proposed NTEH falls within "GB" zone. The application site involves 8m<sup>2</sup> of Government Land which would be used for ancillary balcony and septic tank only (**Figure 5** refers). The proposed development would not involve any site formation works. The key development parameters for the proposed development are detailed in **Table 1**.

**Table 1: Proposed Key Development Parameters of the Proposed NTEH**

Item(s)	Development Parameter(s)
Site Area	About 63.3m <sup>2</sup> (including about 9.5m <sup>2</sup> of Government Land)
Roofed over area	About 53.8m <sup>2</sup>
Total Floor Area	About 161.4m <sup>2</sup>
Building Height	8.23m
No. of Block	1
No. of Storey	3

### Traffic and Environmental Considerations

The application site is accessible to Sha Tau Kok Road (Wo Hang) via an existing local track. Due to the small development scale of the proposed development, the traffic generation and attraction is about 1-2 van trips per week which is anticipated to be minimal. Should the application be approved, the Applicant who would also be the resident of the proposed development would travel to and from the application site by taxi and on foot only. Thus, car parking space is not proposed in the current application.

To ensure that there would be no adverse sewage impact resulting from the proposed use, in-situ sewage facilities (i.e. septic tank and soakaway system) is proposed by the Applicant for the collection, treatment and disposal of sewage. Also, appropriate drainage facilities would be implemented by the Applicant to minimise the drainage impacts to the surroundings. Should the current application be approved, the Applicant is committed to submit and further implement the sewage and drainage proposal by way of approval condition(s).

## 7. PLANNING JUSTIFICATIONS

### Long-established Housing Entitlement at the Application Site

The subject lots to which the proposed development was governed by Block Government Lease of D.D. 39 with a total registered area of 0.02 acres (i.e. 80.93m<sup>2</sup>) and general description for "house" purpose with no development restriction stipulated therein (**Figure 5** refers). In this regard, allowing the current application for the proposed development will enable the Applicant to legitimately execute the development right of the already-established building status at the application site.

### In line with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories

The proposed development is considered in line with the Interim Criteria as more than 50% of the application site and the proposed NTEH's footprint fall within the "V" zone and 'VE' of Au Ha Village; there is a general shortage of land in meeting the demand for NTEHs development; the proposed development is compatible with the surrounding area which is rural in character with existing village houses settlement found in proximity; and no adverse impact is expected from the proposed development. It is considered that sympathetic consideration could be given.

### In Line with the Planning Intention of the "V" Zone

The proposed development is always permitted on the "V" zone and in line with the planning intention that is to designate both existing recognized villages and areas of land considered suitable for village expansion and land within "V" zone is primarily intended for development of NTEHs/Small Houses. "V" zone is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. More than 50% of the application site and the footprint of the proposed NTEH falls within the "V" zone, which is in line with the planning intention (**Figure 3** refers).

### No Adverse Traffic nor Environmental Impacts

The current application involves the development of only one NTEH with a total floor area of about 161.4m<sup>2</sup>. Due to the small development scale, the traffic generation and attraction of the proposed use is anticipated to be very minimal. The provision of car-parking space within the site is not required by the Applicant. The existing village track and footpath connecting to the site would be sufficient to meet the future need of the

Applicant. Appropriate environmental mitigation measures would be applied during the construction and operation period to ensure no adverse environmental and drainage impacts would be generated.

## 8. CONCLUSION

This *Development Proposal* is submitted to the Board in support of the current application for **Proposed House (New Territories Exempted House)** at the application site. The application site falls mainly within an area zoned "V" (54.2%) and partly within an area zoned "GB" (45.8%) on the Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11 exhibited for public inspection on 27.10.2006. The application site has a total area of about 63.3m<sup>2</sup> (including 9.5m<sup>2</sup> of Government Land) and a covered area of about 53.8m<sup>2</sup>, with a building height of about 8.23m.

The subject lots were Old Schedule House Lot(s) held under Block Government Lease comprising a total registered area of 0.02 acres in total (which were equivalent to about 80.93m<sup>2</sup>) and with a general description for "house" purpose with no development restriction stipulated therein.

The proposed development has a long-established housing entitlement under the lease and its development intensity does not exceed the lease entitlement, which merited sympathetic consideration should be given to respect the development right of the application site. Besides, the proposed development is considered in line with the Interim Criteria as more than 50% of the proposed NTEH's footprint fall within the "V" zone and 'VE' of Au Ha Village. Moreover, the scale and intensity of the proposed development is compatible with the surrounding environment, which is rural in character with existing village houses settlement found in proximity. It is anticipated that the proposed NTEH development would not generate significant adverse impacts on traffic, environmental and drainage aspects of the surrounding area. The current application is generally in line with the TPB PG-No.10.

In view of the above and the list of detailed planning justifications in this *Development Proposal*, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application.

### List of Figures

- |          |   |
|----------|---|
| Figure 1 | Location Plan (Extract of Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11) |
| Figure 2 | Lot Index Plan (Extract of No. ags_S00000085750_0001)                                       |
| Figure 3 | Distribution of Land Use  |
| Figure 4 | Layout Plan of the Proposed NTEH  |
| Figure 5 | Extract of Block Government Lease   |



**Project:**  
Section 16 Planning Application for Proposed House (New Territories Exempted House) at Lots 3032, 3033 in D.D. 39 and Adjoining Government Land, Au Ha Village, Sha Tau Kok, New Territories

**Title:**  
Location Plan  
(Extract of Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11)

Ref.: ADCL/POT-10506-R001/F001

**Figure:**  
1

**Scale:**  
Not to scale

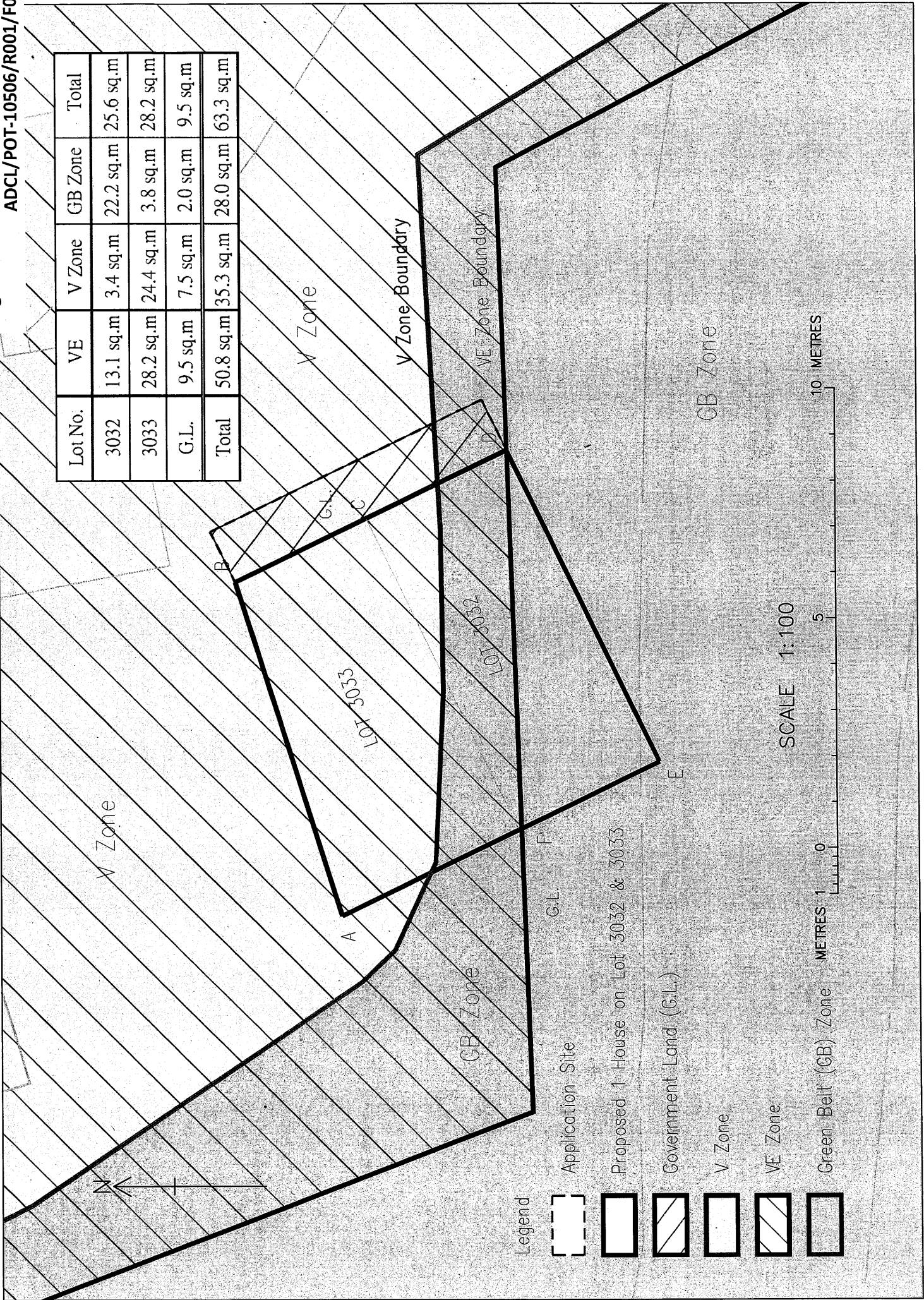
**Date:**  
Dec 2021







Figure 3: Distribution of Land Use Ref No.:  
ADCL/POT-10506/R001/F003





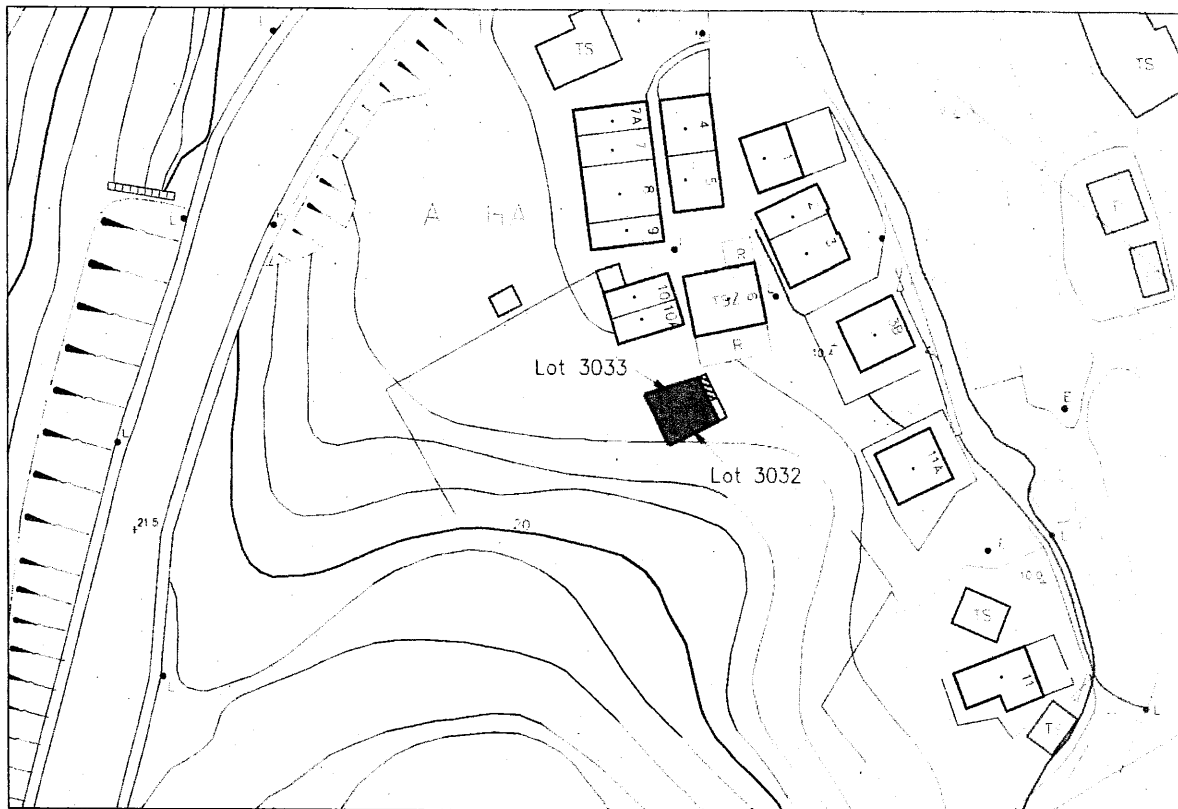
C K LAU SURVEYORS LIMITED

劉志光測量師行有限公司

Authorized Land Surveyors · Professional Surveyors

Land Boundary Surveys · Land Subdivision · Land Planning & Development

# Dimension Plan of the Proposed House (NTEH) on Lot Nos. 3032 & 3033 in D.D.39, District North



- Balcony (1.22m wide)
- Septic Tank (1.2m x 3.6m)

Coloured Pink Area 53.8 square metres (About)

Scale 1: 1000

Side	Bearing	Distance in Metres	Pt.	Co-ordinate Data (1980 Datum)		Remarks
				Northing (m)	Easting (m)	
1 - 2	72 30 00	7.620	1	843077.755	838175.426	
2 - 3	154 10 30	6.580	2	843080.046	838182.693	
3 - 4	244 10 30	7.540	3	843074.124	838185.559	
4 - 1	334 10 30	7.683	4	843070.839	838178.772	

Certified by:

C. K. LAU MSc. FHKIS MRICS RPS(LS) ALS

Authorized Land Surveyor

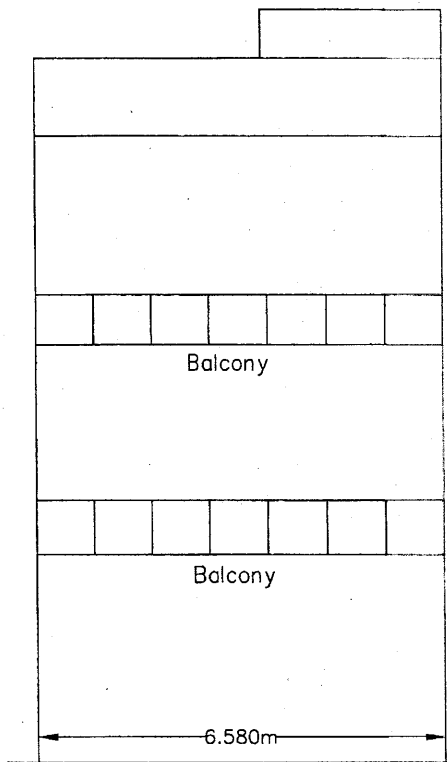
Date: 21st November 2019

Survey Sheet No.: 3-NE-21A

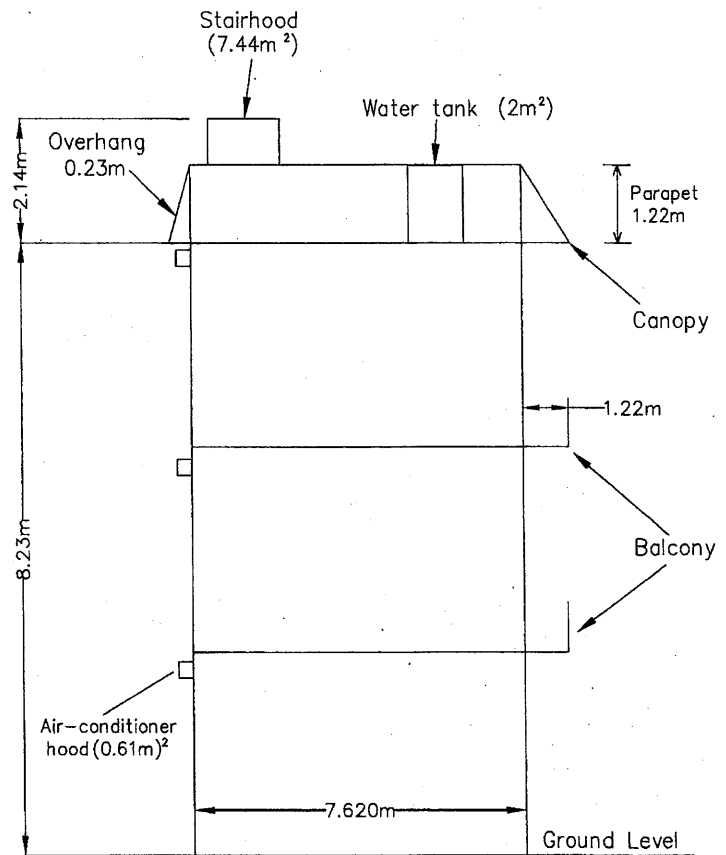
Adopted Plan No.: SRP/DN/058/9166/D1

Plan No.: DN/39/3032\_3033/SH

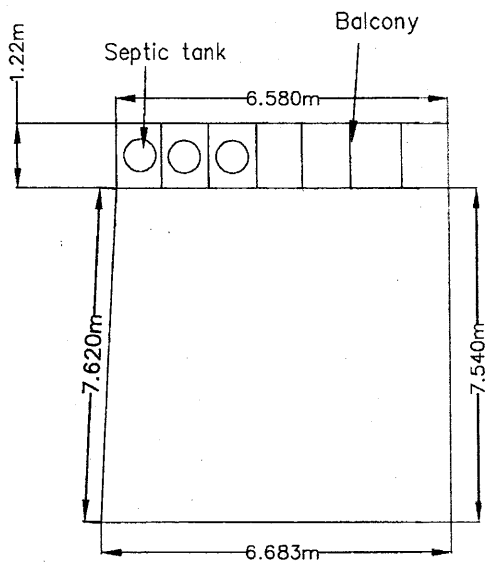
# Sketch of Re-Building on Lot Nos. 3032 & 3033 in D.D.39, District North



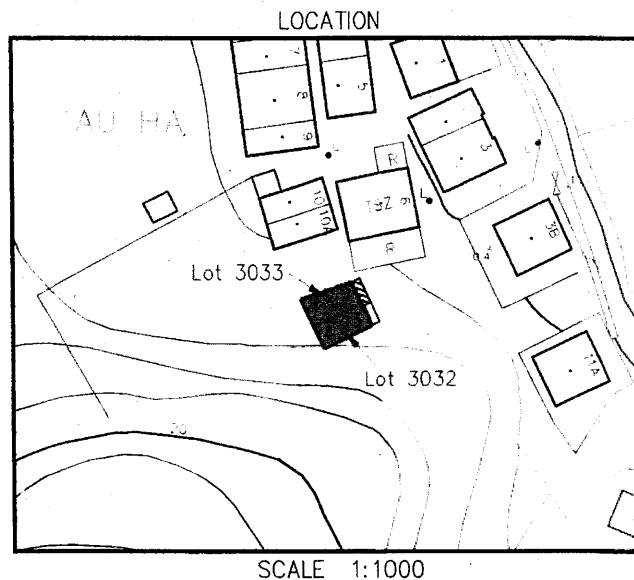
Front Elevation



Side View

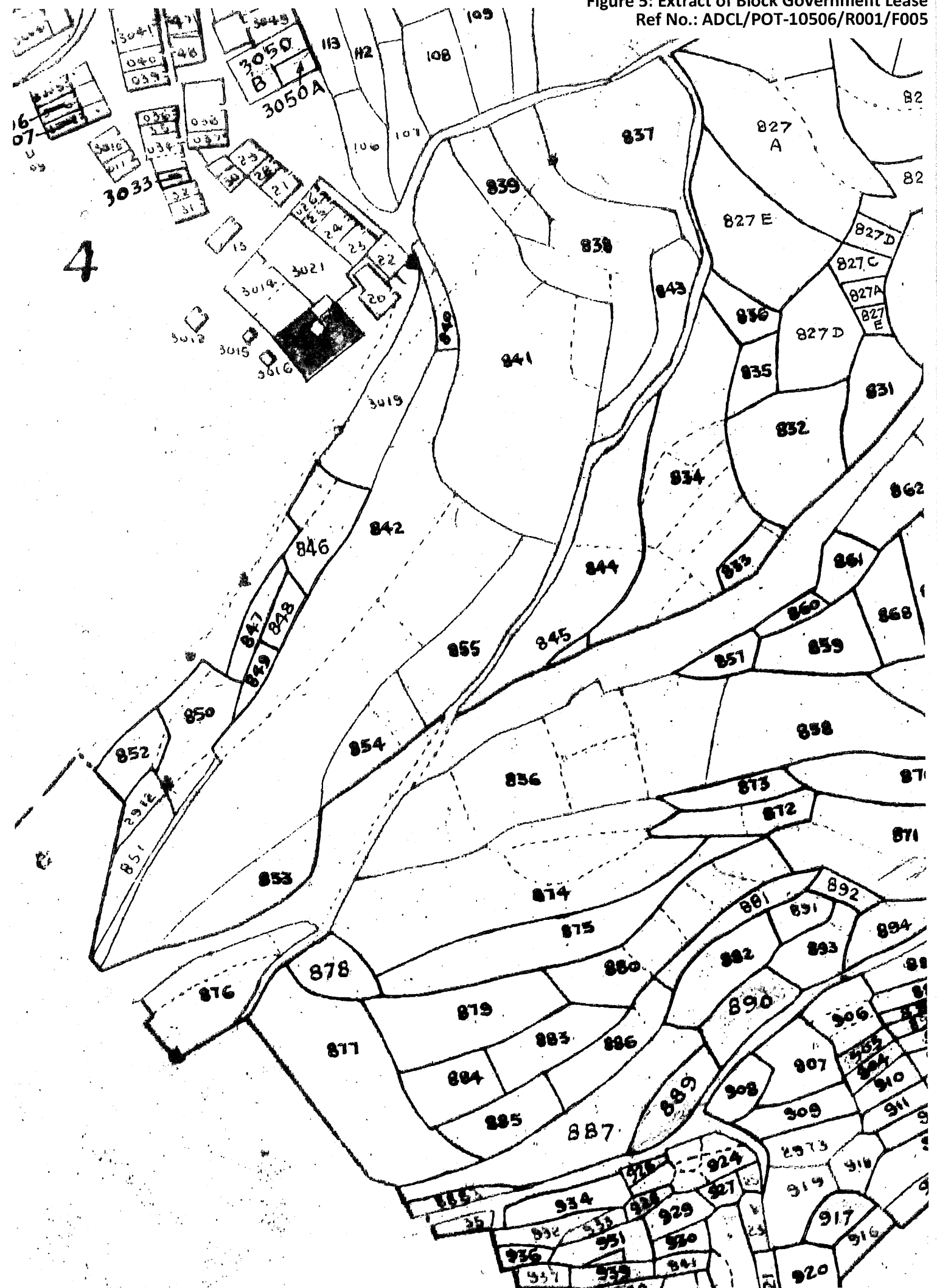


Plan View



Applicant's Signature :  
Date: 21st November 2019

**Figure 5: Extract of Block Government Lease  
Ref No.: ADCL/POT-10506/R001/F005**





## APPENDIX Ia

毅勤發展顧問有限公司

Tel 電話 : (852) 3180 7811

Fax 傳真 : (852) 3180 7611

Email 電郵 : info@aikon.hk

Web 網址 : www.aikon.hk

Date : 20<sup>th</sup> January, 2022  
Our Ref. : ADCL/POT-10605/L002

The Secretary,  
Town Planning Board,  
15/F., North Point Government Offices,  
333 Java Road, North Point, Hong Kong

**By Email**

Dear Sir/Madam,


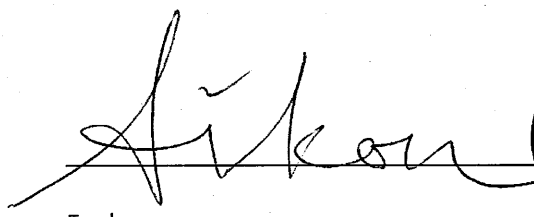
**Section 16 Planning Application for Proposed House (New Territories Exempted House) at Lots 3032 and 3033 in D.D. 39, Au Ha Village, Sha Tau Kok, New Territories**

We refer to our submission dated 15.12.2021 (Ref.: ADCL/POT-10605/L001), we would like to provide supplementary information for your onward processing. Please find enclosed the following item:-

- i. Replacement pages of the Development Proposal.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Grace CHEUNG or Mr. Thomas LUK at 3180 7811.

Yours faithfully,  
**Aikon Development Consultancy Limited**



Encl.  
c.c. Client

Address 地址 :

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室  
Unit 1310, Level 13, Tower 2 Metroplaza,  
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Lau Yat Leung Alex

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Aikon Development Consultancy Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 3032 and 3033 in D.D. 39, Au Ha Village, Sha Tau Kok, New Territories	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 53.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 161.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約	



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 3032 and 3033 in D.D. 39, Au Ha Village, Sha Tau Kok, New Territories 新界沙頭角凹下村丈量約份第39約地段第3032號及第3033號		
Site area 地盤面積	53.8	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11 鹿頸及禾坑分區計劃大綱核准圖編號S/NE-LK/11		
Zoning 地帶	"Village Type Development" and "Green Belt" 「鄉村式發展」及「綠化地帶」		
Applied use/ development 申請用途／發展	Proposed House (New Territories Exempted House) 擬議屋宇 (新界豁免管制屋宇)  <input type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	161.4	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23		m 米 <input type="checkbox"/> (Not more than 不多於)
	3		Storeys(s) 層



# DEVELOPMENT PROPOSAL

## 1. INTRODUCTION

Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Development Proposal* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed House (New Territories Exempted House (NTEH))** (hereinafter referred to as “the proposed development”) at Lots 3032 and 3033 in D.D. 39, Au Ha Village, Sha Tau Kok, New Territories (hereinafter referred to as “the application site”). The application site has a total area of about 53.8m<sup>2</sup>, with a building height of about 8.23m.

## 2. SITE CONTEXT

The application site is located in Au Ha Village, Sha Tau Kok. Its location is shown on **Figure 1** whilst **Figure 2** indicates the relevant lots which the application site involves. The subject lots were Old Schedule House Lot(s) held under Block Government Lease comprising a total registered area of 0.02 acres in total (which were equivalent to about 80.93m<sup>2</sup>) and with a general description for “house” purpose with no development restriction stipulated therein (**Figure 4** refers).

The application site is accessible via a local track leading to Sha Tau Kok Road (Wo Hang). The application site is currently vacant, flat and partly occupied by some wild grasses. The application site is surrounded by village houses in Au Ha Village, parking of vehicles and vacant land.

## 3. PLANNING CONTEXT

The application site falls mainly within an area zoned “Village Type Development” (“V”) (52%) and partly within an area zoned “Green Belt” (“GB”) (48%) on the Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11 exhibited for public inspection on 27.10.2006 (hereinafter referred to “the Current OZP”).

According to the Notes of the Current OZP, the planning intention of “V” zone is “to designate both existing recognized villages and areas of land considered suitable for village expansion”. Land within “V” zone is intended to “concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services”. While the planning intention of “GB” zone is “primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets”.

Whilst ‘House (NTEH only) is always permitted within the “V” zone, ‘House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ use within the “GB” zone requires planning permission from the Board under section 16 of Town Planning Ordinance. In this connection, the Applicant wish to apply for a planning permission from the Board.

#### 4. Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/Small House in New Territories

The set of Interim Criteria for Consideration of Application for NTEH/Small House in New Territories (hereinafter referred to as "the Interim Criteria") was first promulgated on 24.11.2000 and had been amended four times on 30.03.2001, 23.08.2002, 21.03.2003 and 07.09.2007 respectively.

The Interim Criteria provides a set of criteria on assessing planning applications for NTEH/Small House and it is considered the proposed development complies with the Interim Criteria in that:-

- (i) **More than 50%** of the application site and **footprint of the proposed NTEH** falls within the "V" and the "village environs" ("VE") of Au Ha Village;
- (ii) There is a general shortage of land in meeting the demand for NTEH/Small House development in the "V" zone of Au Ha Village;
- (iii) The application site has a **building status under the lease** and the development intensity does not exceed the lease entitlement;
- (iv) The proposed development is **compatible with the surrounding area** which is rural landscape character with existing village houses settlement found in proximity;
- (v) The proposed development involves **only ONE proposed NTEH** and its scale and intensity is compatible with the surrounding environment;
- (vi) The proposed development would not encroach onto any planned road network, and would not cause adverse traffic and environmental impacts;
- (vii) Suitable drainage facilities will be provided should the current application be approved and thus no adverse drainage impact is anticipated; and
- (viii) In-situ sewage facilities (i.e. septic tank and soakaway system) is proposed to ensure there would be no adverse sewage impact from the proposed development.

#### 5. Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of The Town Planning Ordinance (TPB PG-No. 10)

While the application site partly falls within "GB" and the TPB PG-No. 10 is relevant, it is considered the proposed development complies with the TPB PG-No. 10 in that:-

- (i) The scale and intensity of the proposed development are compatible with the character of surrounding areas, which is rural in character and existing village houses settlement are found in proximity;
- (ii) The proposed NTEH will be served with in-situ sewage facilities (i.e. septic tank and soakaway system) and the sewage facilities will be in line with relevant Government's guidelines;
- (iii) The application site is currently vacant and the development of the proposed development will not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse landscape impact on the surrounding environment;
- (iv) The proposed development involves only ONE proposed NTEH, the scale of which is considered relatively small. As such, the proposed development will not

overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply, as well as the overall provision of Government, institution and community facilities in the general area;

- (v) Suitable drainage facilities will be provided, to the satisfaction of relevant Government departments, in a way of approval condition(s). If required, the Applicant is willing to submit drainage proposal for relevant Government department's consideration.

## 6. PROPOSAL

### Layout and Development Scheme

The current application is for a proposed house (NTEH). The application site has a total area of about 53.8m<sup>2</sup>, with a building height of about 8.23m. The layout of the proposed NTEH is provided in **Figure 3**.

About 52% of the footprint of the proposed NTEH falls within the "V" zone while about 48% of the footprint of the proposed NTEH falls within "GB" zone. The proposed development would not involve any site formation works. The key development parameters for the proposed development are detailed in **Table 1**.

**Table 1: Proposed Key Development Parameters of the Proposed NTEH**

Item(s)	Development Parameter(s)
Site Area	About 53.8m <sup>2</sup>
Roofed over area	About 53.8m <sup>2</sup>
Total Floor Area	About 161.4m <sup>2</sup>
Building Height	8.23m
No. of Block	1
No. of Storey	3

### Traffic and Environmental Considerations

The application site is accessible to Sha Tau Kok Road (Wo Hang) via an existing local track. Due to the small development scale of the proposed development; the traffic generation and attraction is about 1-2 van trips per week which is anticipated to be minimal. Should the application be approved, the Applicant who would also be the resident of the proposed development would travel to and from the application site by taxi and on foot only. Thus, car parking space is not proposed in the current application.

To ensure that there would be no adverse sewage impact resulting from the proposed use, in-situ sewage facilities (i.e. septic tank and soakaway system) is proposed by the Applicant for the collection, treatment and disposal of sewage. Also, appropriate drainage facilities would be implemented by the Applicant to minimise the drainage impacts to the surroundings. Should the current application be approved, the Applicant is committed to submit and further implement the sewage and drainage proposal by way of approval condition(s).

## 7. PLANNING JUSTIFICATIONS

### Long-established Housing Entitlement at the Application Site

The subject lots to which the proposed development was governed by Block Government Lease of D.D. 39 with a total registered area of 0.02 acres (i.e. 80.93m<sup>2</sup>) and general description for "house" purpose with no development restriction stipulated therein (**Figure 4** refers). In this regard, allowing the current application for the proposed development will enable the Applicant to legitimately execute the development right of the already-established building status at the application site.

### In line with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories

The proposed development is considered in line with the Interim Criteria as more than 50% of the application site and the proposed NTEH's footprint fall within the "V" zone and 'VE' of Au Ha Village; there is a general shortage of land in meeting the demand for NTEHs development; the proposed development is compatible with the surrounding area which is rural in character with existing village houses settlement found in proximity; and no adverse impact is expected from the proposed development. It is considered that sympathetic consideration could be given.

### In Line with the Planning Intention of the "V" Zone

The proposed development is always permitted on the "V" zone and in line with the planning intention that is to designate both existing recognized villages and areas of land considered suitable for village expansion and land within "V" zone is primarily intended for development of NTEHs/Small Houses. "V" zone is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. More than 50% of the footprint of the proposed NTEH falls within the "V" zone, which is in line with the planning intention.

### No Adverse Traffic nor Environmental Impacts

The current application involves the development of only one NTEH with a total floor area of about 161.4m<sup>2</sup>. Due to the small development scale, the traffic generation and attraction of the proposed use is anticipated to be very minimal. The provision of car-parking space within the site is not required by the Applicant. The existing village track and footpath connecting to the site would be sufficient to meet the future need of the Applicant. Appropriate environmental mitigation measures would be applied during the construction and operation period to ensure no adverse environmental and drainage impacts would be generated.

## 8. CONCLUSION

This *Development Proposal* is submitted to the Board in support of the current application for **Proposed House (New Territories Exempted House)** at the application site. The application site falls mainly within an area zoned "V" (52%) and partly within an area zoned "GB" (48%) on the Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11 exhibited for public inspection on 27.10.2006. The application site has a total area of about 53.8m<sup>2</sup>, with a building height of about 8.23m.

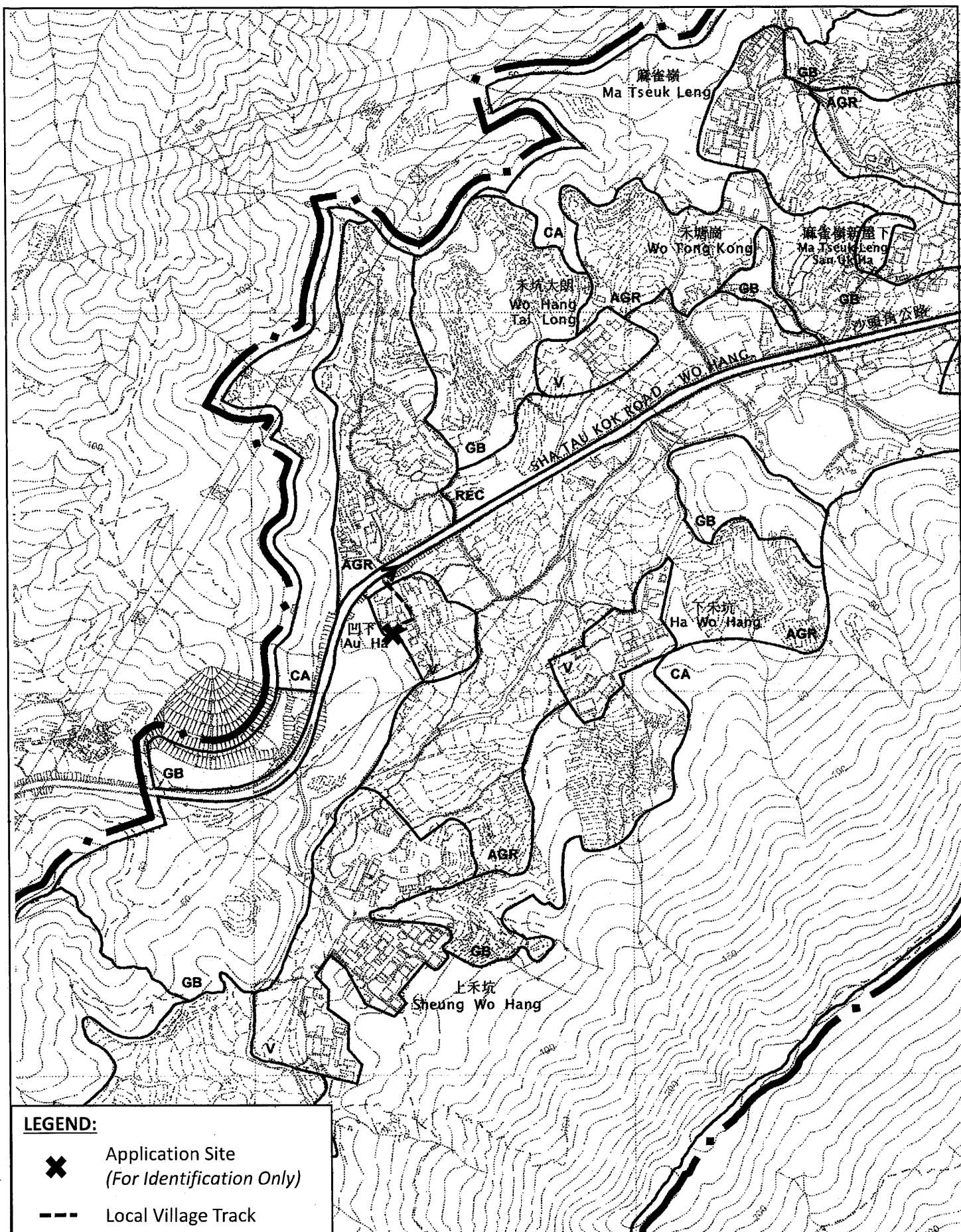
The subject lots were Old Schedule House Lot(s) held under Block Government Lease comprising a total registered area of 0.02 acres in total (which were equivalent to about 80.93m<sup>2</sup>) and with a general description for "house" purpose with no development restriction stipulated therein.

The proposed development has a long-established housing entitlement under the lease and its development intensity does not exceed the lease entitlement, which merited sympathetic consideration should be given to respect the development right of the application site. Besides, the proposed development is considered in line with the Interim Criteria as more than 50% of the proposed NTEH's footprint fall within the "V" zone and 'VE' of Au Ha Village. Moreover, the scale and intensity of the proposed development is compatible with the surrounding environment, which is rural in character with existing village houses settlement found in proximity. It is anticipated that the proposed NTEH development would not generate significant adverse impacts on traffic, environmental and drainage aspects of the surrounding area. The current application is generally in line with the TPB PG-No.10.

In view of the above and the list of detailed planning justifications in this *Development Proposal*, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application.

### **List of Figures**

- |          |   |
|----------|---|
| Figure 1 | Location Plan (Extract of Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11) |
| Figure 2 | Lot Index Plan (Extract of No. ags_S00000085750_0001)                                       |
| Figure 3 | Layout Plan of the Proposed NTEH  |
| Figure 4 | Extract of Block Government Lease   |



**Project:**  
Section 16 Planning Application for Proposed House (New Territories Exempted House) at Lots 3032 and 3033 in D.D. 39, Au Ha Village, Sha Tau Kok, New Territories

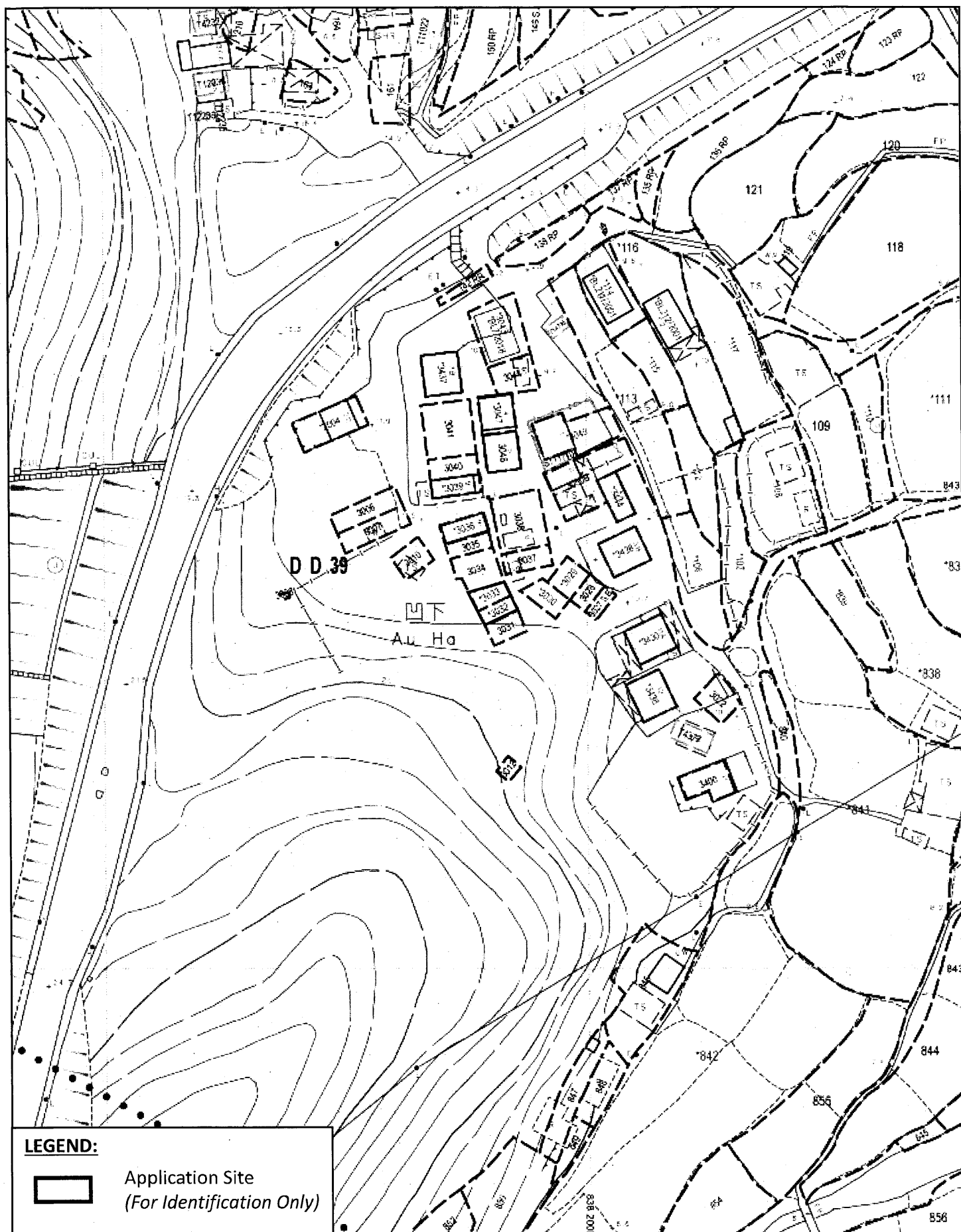
**Title:**  
Location Plan  
(Extract of Approved Luk Keng and Wo Hang Outline Zoning Plan No. S/NE-LK/11)

Ref.: ADCL/POT-10506-R001/F001

**Figure:**  
1

**Scale:**  
Not to scale

**Date:**  
Dec 2021



# **LEGEND:**



Application Site  
(For Identification Only)

**Project:**  
Section 16 Planning Application for Proposed House (New Territories Exempted House) at Lots 3032 and 3033 in D.D. 39, Au Ha Village, Sha Tau Kok, New Territories

**Title:**  
Lot Index Plan (Extract of No.ags\_S00000085750\_0 001)

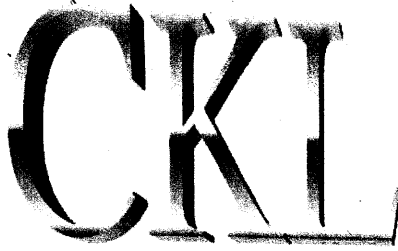
Ref.: ADCL/POT-10506-R001/F002

**Figure:**  
2

**Scale:**  
1:1000

**Date:**  
Dec 2021





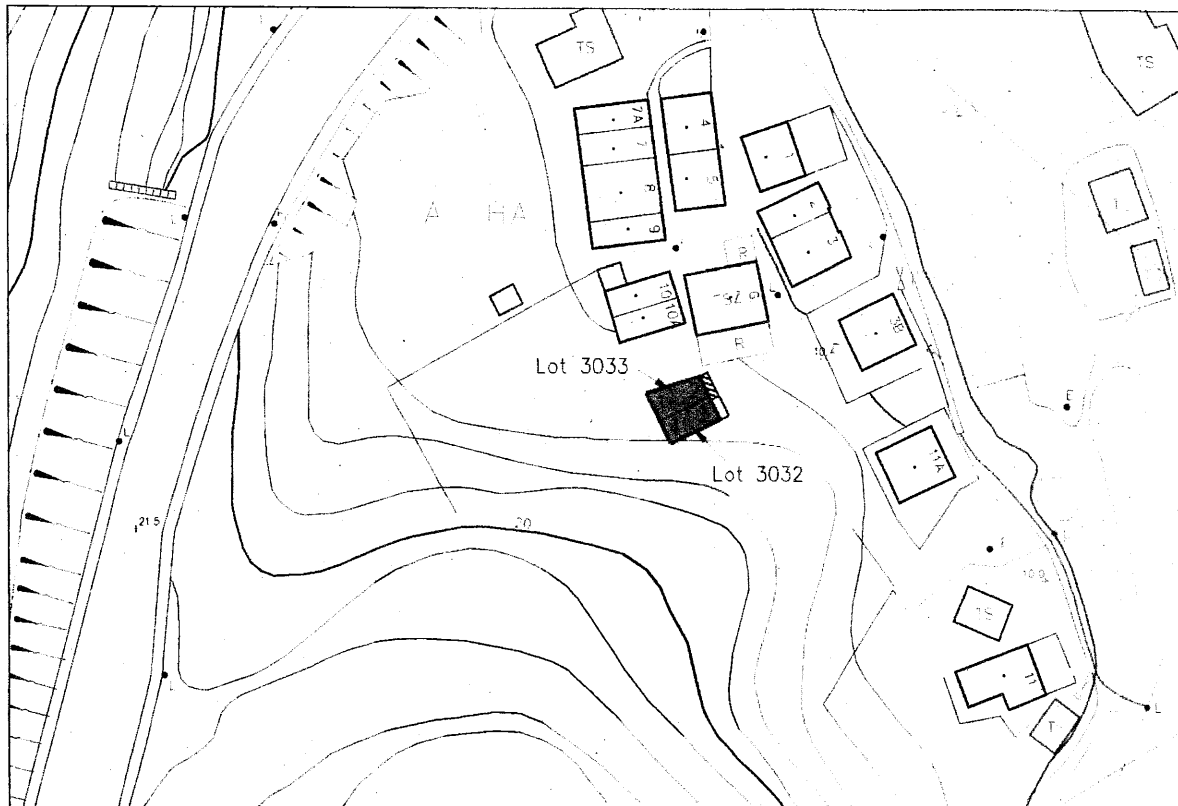
C K LAU SURVEYORS LIMITED

劉志光測量師行有限公司

Authorized Land Surveyors · Professional Surveyors

Land Boundary Surveys · Land Subdivision · Land Planning & Development

# Dimension Plan of the Proposed House (NTEH) on Lot Nos. 3032 & 3033 in D.D.39, District North



- Balcony (1.22m wide)
- Septic Tank (1.2m x 3.6m)

Coloured Pink Area 53.8 square metres (About)

Scale 1: 1000

Side	Bearing ' ' "	Distance in Metres	Pt.	Co-ordinate Data (1980 Datum)		Remarks
				Northing (m)	Easting (m)	
1 - 2	72 30 00	7.620	1	843077.755	838175.426	
2 - 3	154 10 30	6.580	2	843080.046	838182.693	
3 - 4	244 10 30	7.540	3	843074.124	838185.559	
4 - 1	334 10 30	7.683	4	843070.839	838178.772	

Certified by:

C. K. LAU MSc. FHKIS MRICS RPS(LS) ALS

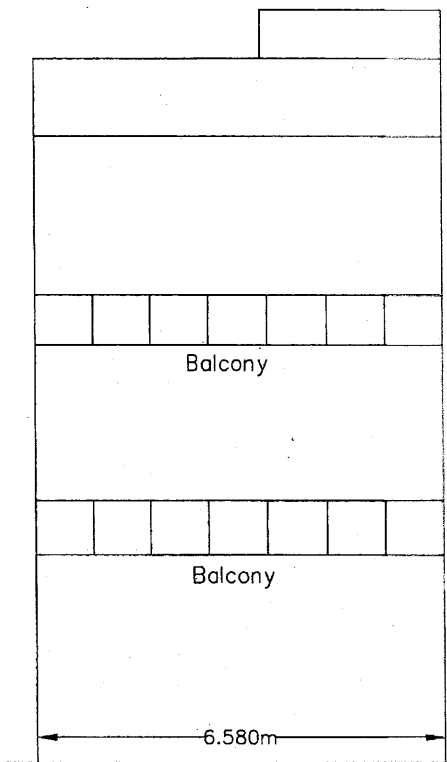
Authorized Land Surveyor

Date: 21st November 2019

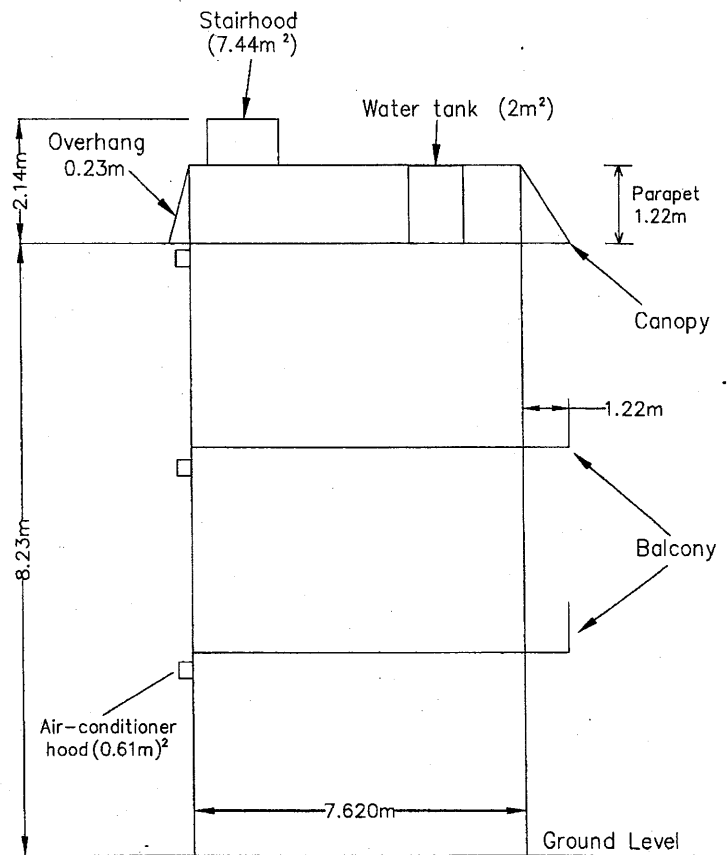
Survey Sheet No.: 3-NE-21A  
Adopted Plan No.: SRP/DN/058/9166/D1  
Plan No.: DN/39/3032\_3033/SH



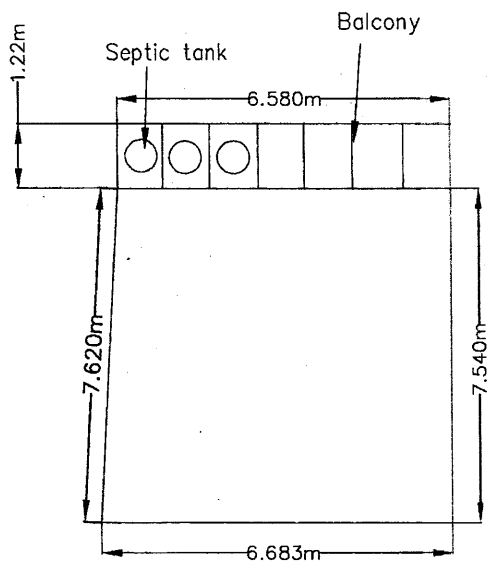
# Sketch of Re-Building on Lot Nos. 3032 & 3033 in D.D.39, District North



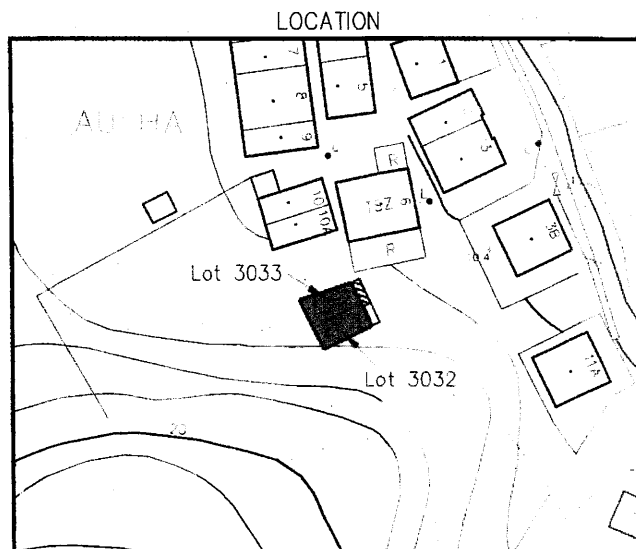
Front Elevation



Side View



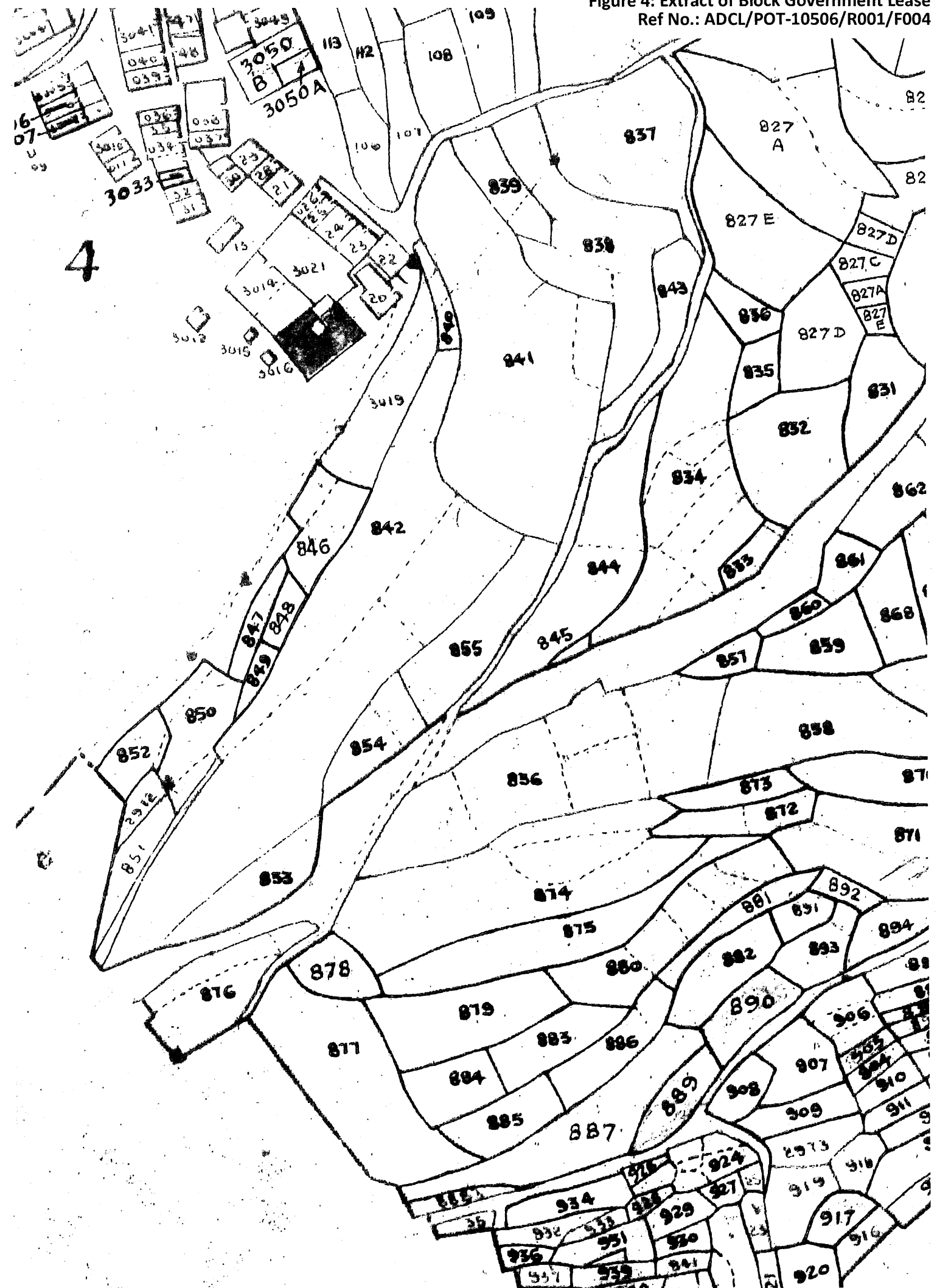
Plan View



SCALE 1:1000

Applicant's Signature :  
Date: 21st November 2019

**Figure 4: Extract of Block Government Lease  
Ref No.: ADCL/POT-10506/R001/F004**



**Relevant Revised Interim Criteria for Consideration of Application for  
NTEH/Small House in New Territories  
(promulgated on 7.9.2007)**

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development^);
- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards;

and

- (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- ^i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

**Similar S.16 Application for Proposed House (New Territories Exempted House)  
within/partly the “Green Belt” zone in the vicinity of the application site in the  
Luk Keng and Wo Hang Area**

**Approved Application**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/NE-LK/71	Proposed House (New Territories Exempted House (NTEH))	6.1.2012	A1 - A4

**Approval Conditions:**

- A1 The submission and implementation of a drainage proposal
- A2 The provision of fire-fighting access, water supplies for fire-fighting and fire service installations
- A3 The submission and implementation of landscape proposal
- A4 Commencement clause

5-1

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&p



**A/NE-LK/143 DD 39 Au Ha Village GB**  
03/02/2022 03:04

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

**A/NE-LK/143**

**Lots 3032 and 3033 in D.D. 39, Au Ha Village, Sha Tau Kok**

**Site area : About 53.8sq.m PLUS 9.5sq.m Government Land**

**Zoning : "VTD" and "Green Belt"**

**Applied development : NET House**

Dear TPB Members,

So what is the zoning of the government land? If it is GB then the site is more than 50% GB.

In addition there is ample 'V' zone on the other side of the village that has not been used for NET houses.

Members should reject this application that extends the village into the bufferzone.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the following comments of District Lands Officer/North, Lands Department (DLO/N, LandsD) that there is no guarantee that the NTEH development application will be approved. If approved, it will be subject to such terms and conditions as imposed by LandsD;
- (b) to note the comments of the Director of Environmental Protection (DEP) that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person;
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should be reminded to avoid impact to the nearby woodland during the construction and operation stage of the proposed use;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that there is no public sewerage near the Site;
- (e) to note the following comments of Director of Fire Services (D of FS) that the applicant should observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD; and
- (f) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works.