

Our Ref. : DD109 Lot 173 RP
Your Ref. : TPB/A/YL-KTN/1197

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

23 December 2025

[By Email](#)

Dear Sir,

Supplementary Information

Temporary Shop and Services with Ancillary Office for a Period of 5 Years
in "Village Type Development" zone, Lot 173 RP (Part) in D.D. 109, Kam Tin, Yuen Long, N.T.

(S.16 Planning Application No. A/YL-KTN/1197)

We are writing to submit supplementary information for the subject application, details are as follows:

- Revised application form is provided (**Annex I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at **or the undersigned at your convenience.**
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



A handwritten signature of 'Louis TSE' is placed above a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' in English and '盈卓規劃有限公司' in Chinese characters.

Louis TSE
Town Planner

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North OZP No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	<p>Shop and Services</p> <p>(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)</p>

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”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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)”[#].
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」[#]。

(b) The applicant 申請人 –

has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 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)

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

Plot ratio restriction From 由 to 至
地積比率限制

Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制

Site coverage restriction From 由% to 至%
上蓋面積限制

Building height restriction From 由m 米 to 至m 米
建築物高度限制
From 由mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)

Non-building area restriction From 由m to 至m
非建築用地限制

Others (please specify) _____
其他 (請註明) _____

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services with Ancillary Office for a Period of 5 Years (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)		
(b) Development Schedule 發展細節表			
Proposed gross floor area (GFA) 擬議總樓面面積	..... 72 sq.m 平方米	<input checked="" type="checkbox"/> About 約	
Proposed plot ratio 擬議地積比率	..... 0.09 %	<input checked="" type="checkbox"/> About 約	
Proposed site coverage 擬議上蓋面積	..... 9 %	<input checked="" type="checkbox"/> About 約	
Proposed no. of blocks 擬議座數	..... 2		
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 storeys 層		
		<input type="checkbox"/> include 包括 storeys of basements 層地庫	
		<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約		
	..... 3 m 米 <input checked="" 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 173 RP (Part) in D.D. 109, Kam Hing Wai, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	775	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地) N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Temporary Shop and Services with Ancillary Office for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率	Domestic 住用	sq.m 平方米 N/A	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	72	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
	Composite 綜合用途	N/A	