

PROPOSED HOUSE IN RESIDENTIAL (GROUP D) ZONE AT LOT. NO. 787 IN D.D.110
KAM TIN ROAD, SHEK KONG SAN TSUEN, YUEN LONG.

PROPOSED HOUSE IN RESIDENTIAL (GROUP D) ZONE

AT

**LOT. NO. 787 IN D.D.110
KAM TIN ROAD, SHEK KONG SAN TSUEN,
YUEN LONG.**

PLANNING STATEMENT

Applicant:	Glory Time Development Limited
Planning Consultant and Architect:	CHIH Design Limited
Date of Submission:	13 th January 2026

EXECUTIVE SUMMARY

This planning statement is prepared and submitted under section 16 of the Town Planning Ordinance (Cap 131) by CHIH design Limited (on behalf of the applicant) in support of an application for the proposed house redevelopment at Lot 787 in D.D.110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long. The subject site falls within a R(D) zone designated under the Approved Kam Tin North Outline Zoning Plan no. S/YL-KTN/11.

The proposed house redevelopment under this application is within the following parameters: -

- Proposed plot ratio not more than 0.345 and site coverage not more than 11.5%.
- Removal of 2 nos. of existing 1-storey houses and redevelopment of 2 nos. of 3-storey houses.

The proposed in-situ redevelopment is justified as follows: -

- The proposed redevelopment parameters are in line with the OZP.
- This application is made in due respect to exercise the development rights under the existing land lease conditions.
- The proposal has no adverse drainage impact.
- The proposal has no adverse visual impact.

內容摘要

此規劃書是根據 <<城市規劃條例>> (第 131 章) 第 16 條，位於元朗石崗新村錦田公路丈量約份第 110, 第 787 號地段住宅重建項目遞交許可申請，申請代表由 **CHIH Design Limited** 提交。是次許可申請是位於錦田北分區計劃大綱核准圖住宅（丁類）的規劃區域。（核准圖編號 **S/YL-KTN/11**）

是次申請內容如下：-

- 擬建住宅重建發展項目的地積比率不多於 **0.345** 和地盤覆蓋率不多於 **11.5%**；
- 拆除 2 間現有的一層高房屋，並且原址重建 2 間 3 層高的獨立屋。

是次申請有以下理據：-

- 是次申請的發展參數與錦田北分區計劃大綱核准圖一致；
- 是次申請的重建發展規模是完全根據該地段的現有地契條款；
- 重建計劃不會對現有排水系統有不利影響；
- 重建計劃不會對附近景觀有不利影響。

INTRODUCTION

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1. INTRODUCTION

This planning statement is prepared and submitted under section 16 of the Town Planning Ordinance (Cap. 131) by CHIH Design Limited on behalf of Glory Time Development Limited. (the applicant) in support of an application for house redevelopment at Lot 787 in D.D.110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long. (the subject site).

The proposed in-situ residential redevelopment under this application is within the following parameters: -

- Proposed plot ratio not more than 0.345 and site coverage not more than 11.5%.
- Removal of 2 existing houses and in-situ redevelopment of 2 nos. of 3-storey houses.

This statement provides comparison of development parameters and planning justifications. It is the intention of this planning statement to prove that the proposed residential development at Lot 787 in D.D.110 Kam Tin Road, Shek Kong San Tsuen, Yuen Long is acceptable from planning point of view.

2. BACKGROUND

The subject lot is situated in a Residential (Group D) zone on the approved Kim Tin North Outline Zoning Plan no. S/YL-KTN/11. Under the said OZP, in-situ redevelopment is always permitted, subjected to the following restrictions:

- Maximum building area: 37.2m²
- Maximum number of storey: 2 nos.
- Maximum building height: 6 m

Or the building area and height in existence, whichever is greater.

At present, 2 houses can be found at the subject lot. They are measured to the following parameters:

- Building area: House 1: 63.7 m²
House 2: 29.2 m²
- Number of storey: 1
- Building height: ~ 4.6m

Development at the subject lot is also restricted under lease via a New Grant with modification, executed in the year 1980. The restrictions under lease are summarized as follows:

- Maximum number of building: 2 nos
- Maximum total built-over area : 92.9m²
- Maximum number of storey: 3 nos
- Maximum building height: 7.5m

The relevant part of the existing New Grant is highlighted in Appendix II below.

One can see that, neither that is always permitted under OZP for redevelopment, nor the buildings area and height of the existing 2 houses match what is permitted under lease. The comparison is drawn in table 1 below. There is a clear departure of development parameters under planning control away from what is

permitted under lease. In other words, redevelopment under always permitted planning control would deem a development potential lesser than the lease right.

Therefore, to cater for a redevelopment that maximizes the development potential under lease, a planning permit must be sought. This current application is submitted under the above considerations.

The subject lot also forms part of the application site of a previously approved scheme A/YL-LTN/761, of which 12 houses were proposed. The said application is currently under District Lands Office's review for further land administration / application. This current application serves as an alternative scheme for development / redevelopment.

3. THE DEVELOPMENT PROPOSAL

The redevelopment proposal is to demolish the existing 2 houses on site and rebuild 2 houses on site at the same location. The new houses are under the following development schedule

Site Area (lot area):	947.611m ²
Plot Ratio:	0.345
Gross Floor Area (including balcony and canopy):	House 1: 213.867m ² House 2: 112.959 m ² Total: 326.826 m ²
Building area (excluding balcony and canopy)	House 1: 63.7 m ² House 2: 29.2 m ² Total: 92.9 m ²
Site Coverage:	Not more than 11.5%
Building Height (both House 1 and 2)	7.5m
No. of storey (both House 1 and 2)	3 nos.

The floor plans and section plans are illustrated on Plan 4 and Plan 5. Plan 8, 9 and 10 illustrate an impression of the proposed houses in the existing surrounding.

Access to the site is gained from an existing village access road.

This is no tree felling proposed under this application.

4. PLANNING JUSTIFICATIONS

4.1 Exercise existing lease right

The restrictions under OZP for redevelopment would prevent development potential of the application lot under lease be restrained, thus restricting the exercising of lease right. The current application is to unleash the development potential under lease.

4.2 In line with OZP

The planning intention of the R(D) zone is to allow for low rise and low density residential development. The current proposal that consists of 2 nos of 3-storeys houses up to 7.5m high, a plot ratio of 0.345 and a site coverage of not more than 11.5%, is in line with the outline zoning plan.

4.3 No Adverse Drainage Impact

The following measures will be implemented:

1. No construction works will be carried out within a 5m zone along the existing stream course.
2. Septic tank and soap away pit for the proposed houses will be situated at least 15m away from the stream course or the Kam Tin River. Please refer to Plan 6.

Base on the above measures, there will be no adverse drainage impact.

4.4 No Adverse Visual Impact

The 2 nos. of proposed houses are 7.5m in height and have a building area of 63.7m² and 29.2m² for house 1 and 2 respectively. They are of low rise and low density design, situated in a context of existing structures and houses of similar scale. They cannot be seen from the Kam Tin Road. The proposed houses will not cause any adverse visual impact to the surrounding.

Appendix I

Table 1 – Comparison of Development Parameters

	Under Existing Lease	Always permissible under OZP for redevelopment	Permissible under OZP for new with planning approval development	Current Proposal
Maximum permissible P.R.	–	–	0.4	0.345
Maximum permissible GFA (including balcony and canopy)	–	–	379.04	326.826
Allowable Building Area (built-over area) [excluding balcony and canopy]	92.9m ²	37.2m ² x 2 = 74.4m ²	–	92.9m ²
Maximum site coverage (including balcony and canopy)	–	–	–	Not more than 11.5%
Allowable building height	7.5m	6m	9m	7.5m
Allowable No. of storey	3 nos.	2 nos.	3 nos.	3 nos.
Maximum No. of blocks	2 nos.	–	–	2 nos.

元朗理民府

DISTRICT OFFICE, YUEN LONG,
NEW TERRITORIES.

本署檔號 Our Ref. (161) in LNT 454/YLT/62

來函檔號 Your Ref

電話 Tel. 12-792261

23 APR 1980

Messrs. WONG Kam-ming and
Lui Bing-leung,
c/o Mr. Eddie LO,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sirs,

Lot No. 787 in D.D. 110

With reference to your application, I have to inform you that in consideration of your payment to Government of an additional premium amounting to \$280,000 (the receipt whereof is hereby acknowledged), Government has approved a modification of New Grant No. 1097 dated 15th September, 1965 (hereafter referred to as 'the said new grant') under which the lot is held subject to the following terms and conditions and to your acceptance hereof within 28 days from the date of this letter in the manner stated in paragraphs 2 and 3 below :-

(1) With effect from the date of this letter, Special Condition No. 11 of the said New Grant shall be deleted and the following shall be substituted therefore :-

" (i) No structure shall be erected on the lot other than two buildings each of which shall not contain more than three storeys nor exceed a height of 17.5 metres and the maximum built-over area of the lot shall not exceed 92.9 square metres.

(ii) The grantee shall not make or erect or permit or suffer to be made or erected any openings, doorways, walkways, passages or other works within or outside the building erected or to be erected on the lot, or in or on any walls or floors or any part of such buildings, which shall result in such building being internally linked to and accessible from any building adjoining or adjacent thereto.

(iii) Not more than two balconies and one canopy will be permitted in respect of each of the building erected or to be erected on the lot provided that -

(a)

- (a) such balconies and canopy shall be erected on the same side of the building erected or to be erected on the lot and project for a distance of not more than 1.22 metres; and
- (b) each of such balconies shall have a parapet or railing not exceeding 1.22 metres nor less than 0.92 metre in height along the outer edges and shall not be enclosed.

(iv) For the purposes of these Conditions :-

"balcony" shall mean any structure projecting from any wall of the building erected or to be erected on the lot to carry a floor or roof load either cantilevered or supported by brackets;

"built-over-area" shall include the area of the building erected or to be erected on the lot and the area of any balcony, stairway, verandah, porch, canopy or any other projection from the said building but shall exclude the area of any overhang or the area of two balconies and one canopy all projecting from the same side of the said building for a distance of not more than 1.22 metres each of such balconies having a parapet or railing not exceeding 1.22 metres nor less than 0.92 metre in height and not being enclosed or the area of any air-conditioner hood(s) projecting from the said building for a distance of not more than 0.61 metre;

"canopy" shall mean any structure projecting from any wall of any building erected or to be erected on the lot to provide protection from rain or sun, not carrying any floor load, either cantilevered or supported by brackets;

"height" shall mean the height of any building measured from the mean formation level of the land on which it stands to the highest part of the building, excluding any stairhood not exceeding 7.44 square metres (80 square feet) in area or 2.11 metres (7 feet) in height erected and used solely for the purpose of gaining access to the roof of the building and excluding also any parapet not exceeding 1.22 metres (4 feet) in height; and

"overhang" shall mean any structure projecting for a distance of not more than 0.23 metre (9 inches) from any wall of any building erected or to be erected on the lot to provide protection from rain or sun, not carrying any floor load. "

(2) Except as hereby modified, all the terms and conditions contained in the said New Grant shall remain in full force and effect.

(3) You shall, if required by the Land Officer so to do and within such time as he may stipulate, execute a formal agreement incorporating all the conditions herein contained in such form as the Land Officer may require.

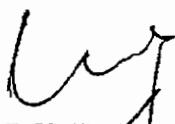
(4) The condition of re-entry on the breach, non observance or non performance of any of the conditions contained in the said New Grant shall extend to the breach, non observance or non performance of any of the foregoing conditions.

If the foregoing conditions are acceptable to you, I shall be pleased if you will signify your acceptance thereof by a signing the docket enclosed below on both copies of this letter. Your signature must be duly witnessed.

After signing, please return to me both copies of this letter whereupon the modification will be recorded by an appropriate endorsement on the copy of the said New Grant retained in this office, and this letter will be registered by memorial. After registration, the original of this letter will be returned to you for retention with the documents of title in your possession.

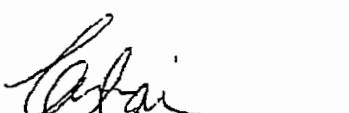
If on expiry of the said 28 days, your acceptance of the above terms has not been formally signified in accordance with paragraph 2 above, Government's approval of the proposed modification on those terms shall be deemed to have been automatically withdrawn.

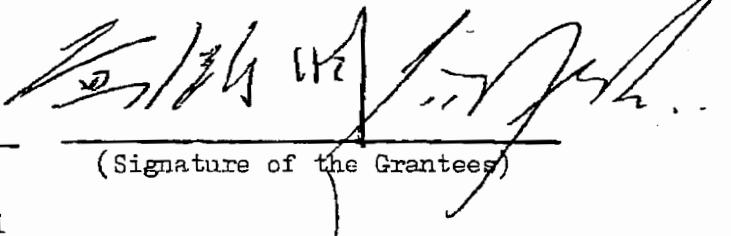
Yours faithfully,


(FUNG Kwok-keung)
District Officer, Yuen Long

We hereby agree to and accept the foregoing terms and conditions.

Witness :

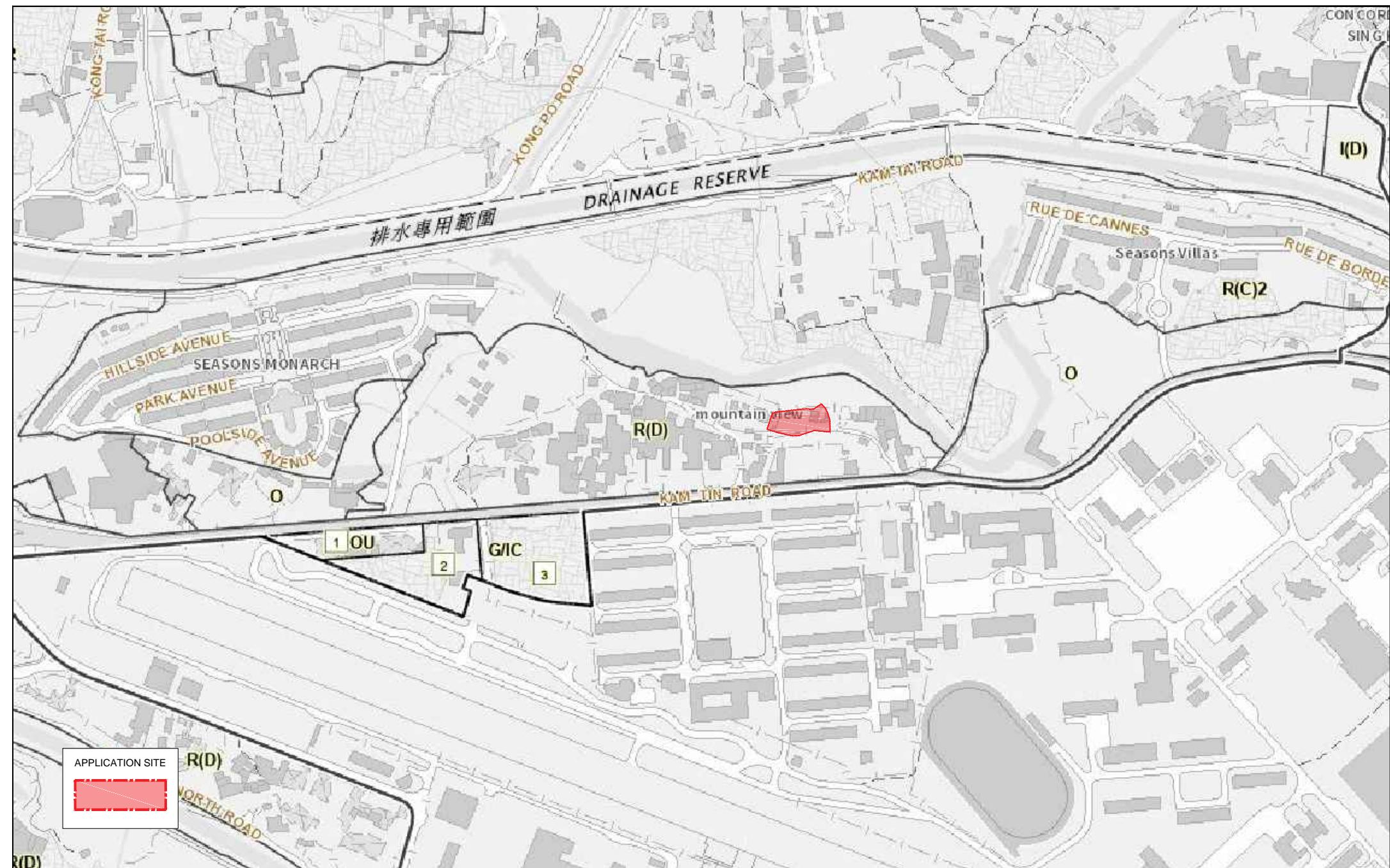

(Signature and name in
block letter)
Claudia, Ying-kuen Lai


(Signature of the Grantees)

Address : 356, Lockhart Road, 4th Floor,
Wanchai, Hong Kong.

Occupation : Secretary

Registration Fee: \$ 2.00 paid by Mr. Fao 9927 on 20.6.80
REGISTERED in the District Land Office
Yuen Long by Memorandum No. 2387
on 20.6.80
C.P. LAU
Assistant Land Officer
New Territories

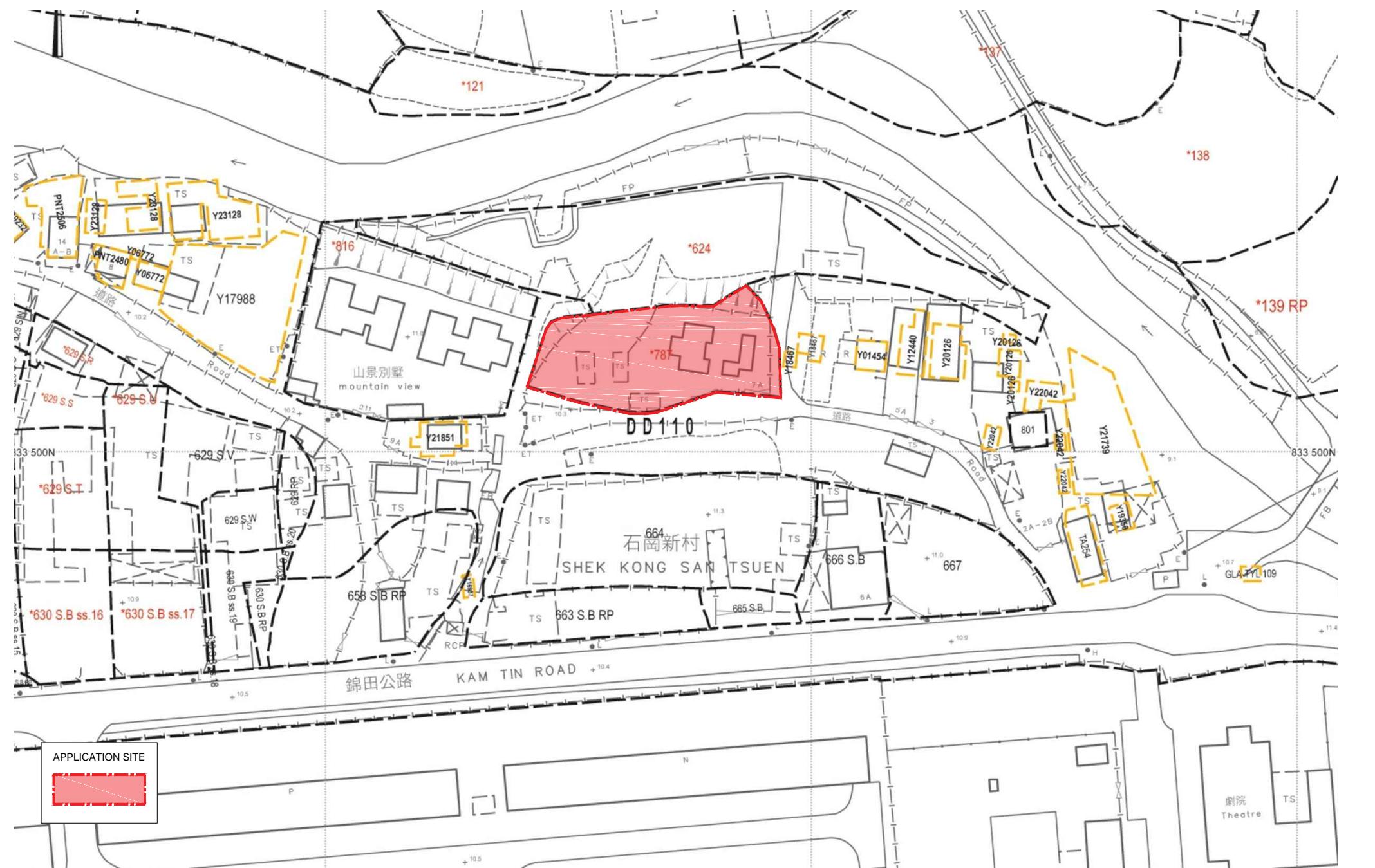


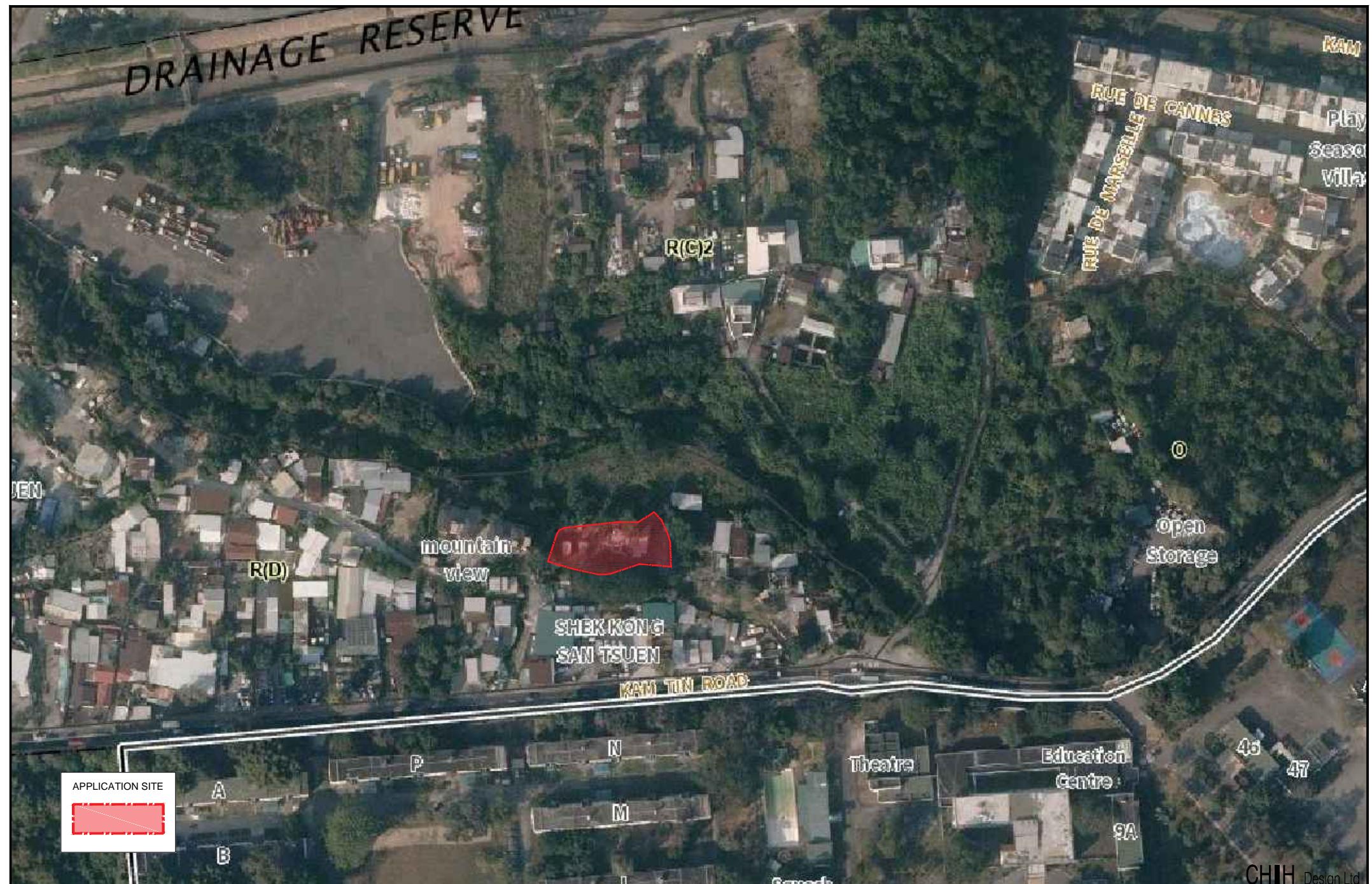
CHIH Design Ltd

PLAN 1 SITE LOCATION PLAN

Extracted from Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/ 11
Proposed House at Lot 787 in DD110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

JOB NO.: 1906RD
DATE : 13 - 01 - 2026
SCALE : 1:4000 @ A4

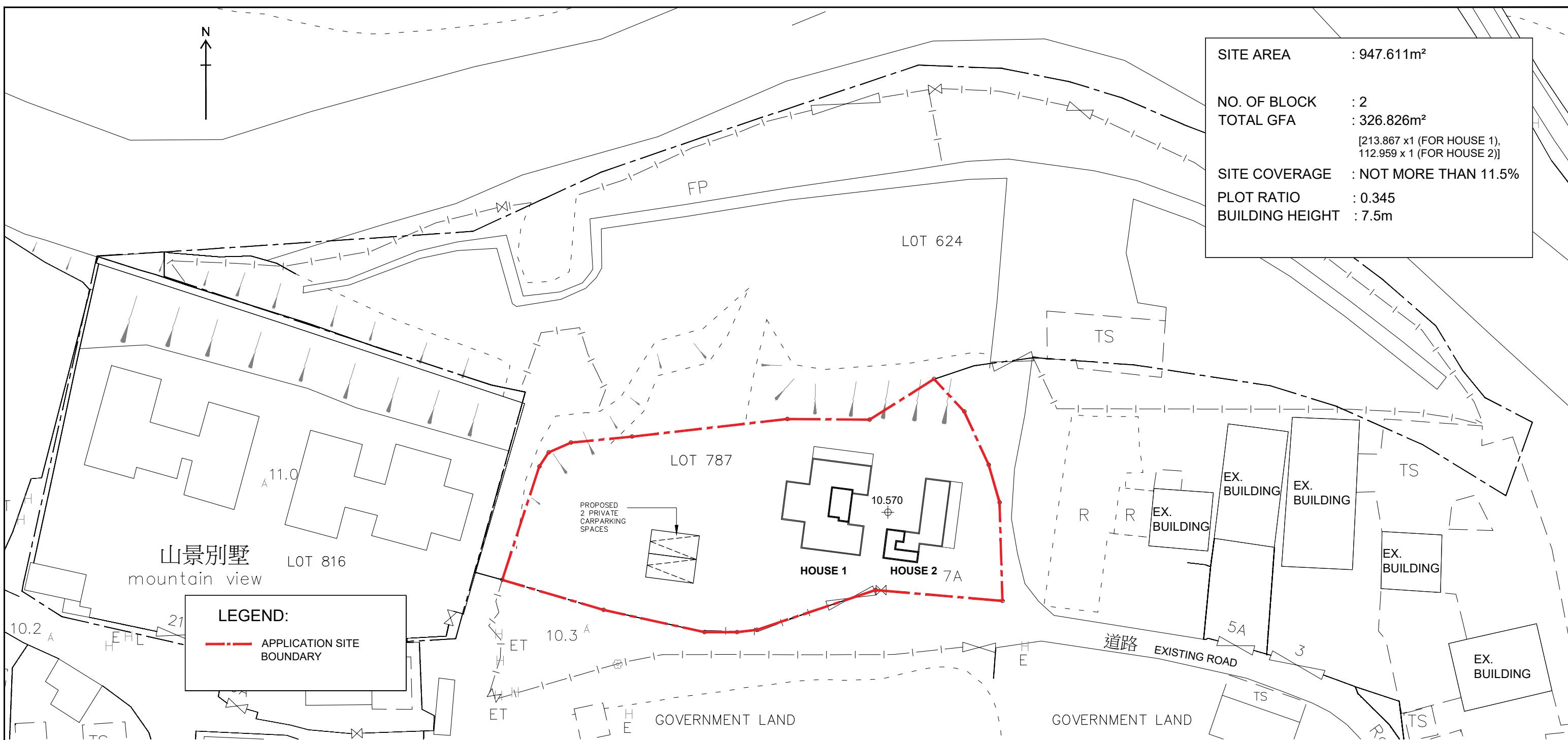




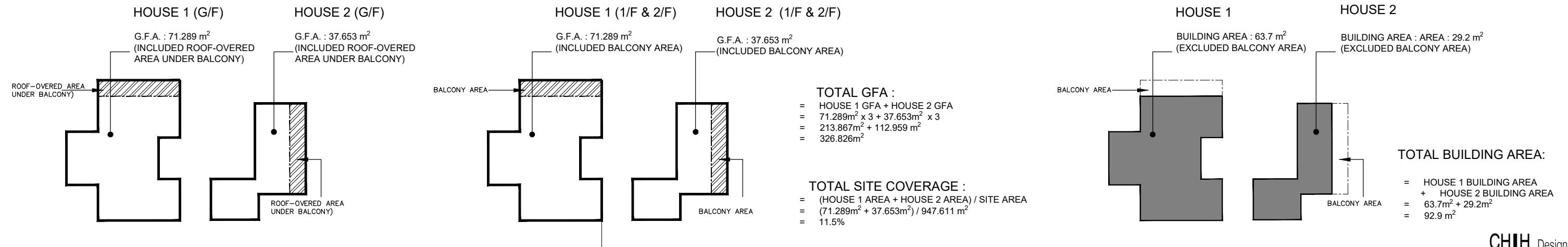
PLAN 3 AERIAL VIEW OF THE SUBJECT SITE AND SURROUNDINGS

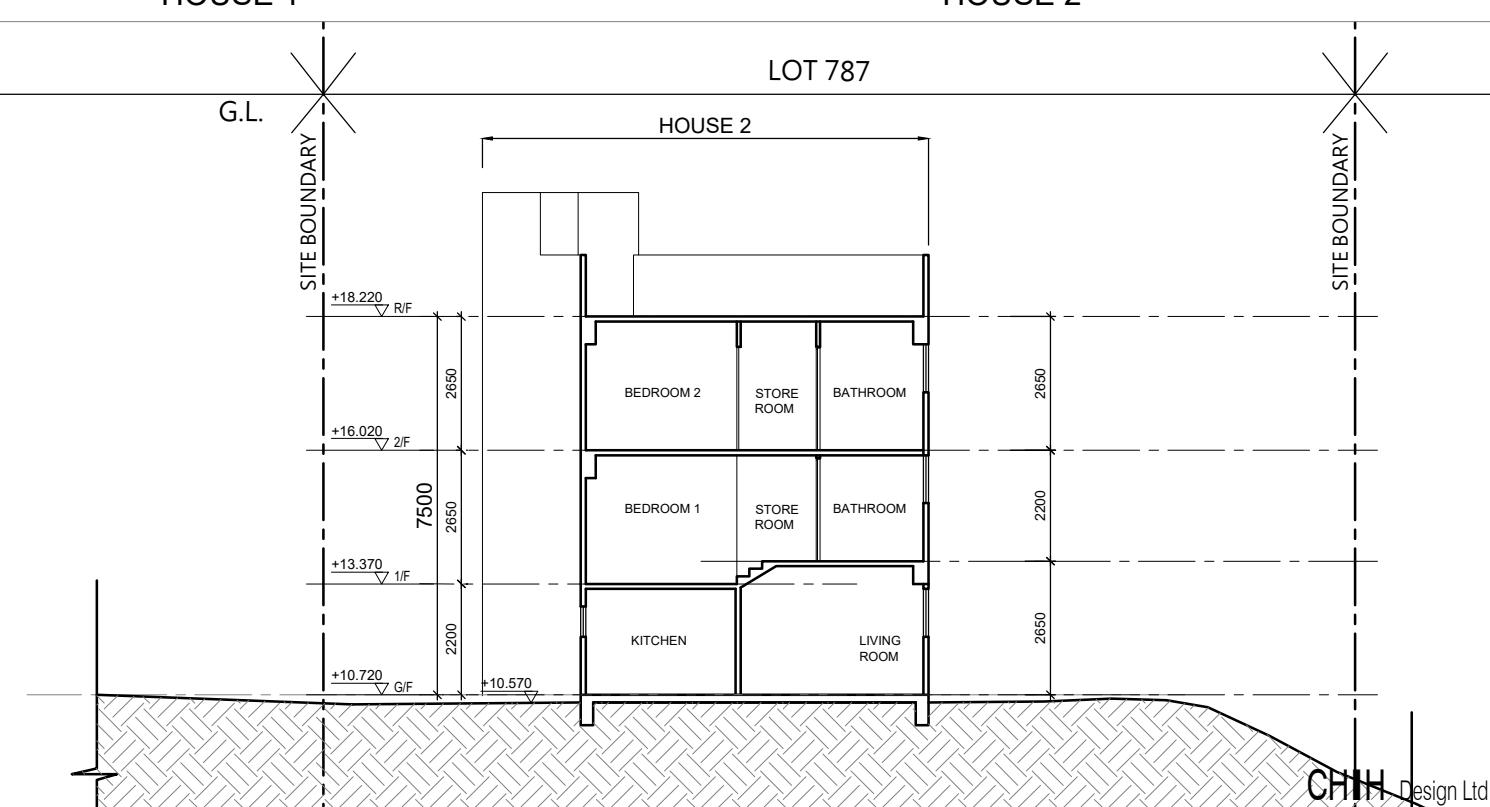
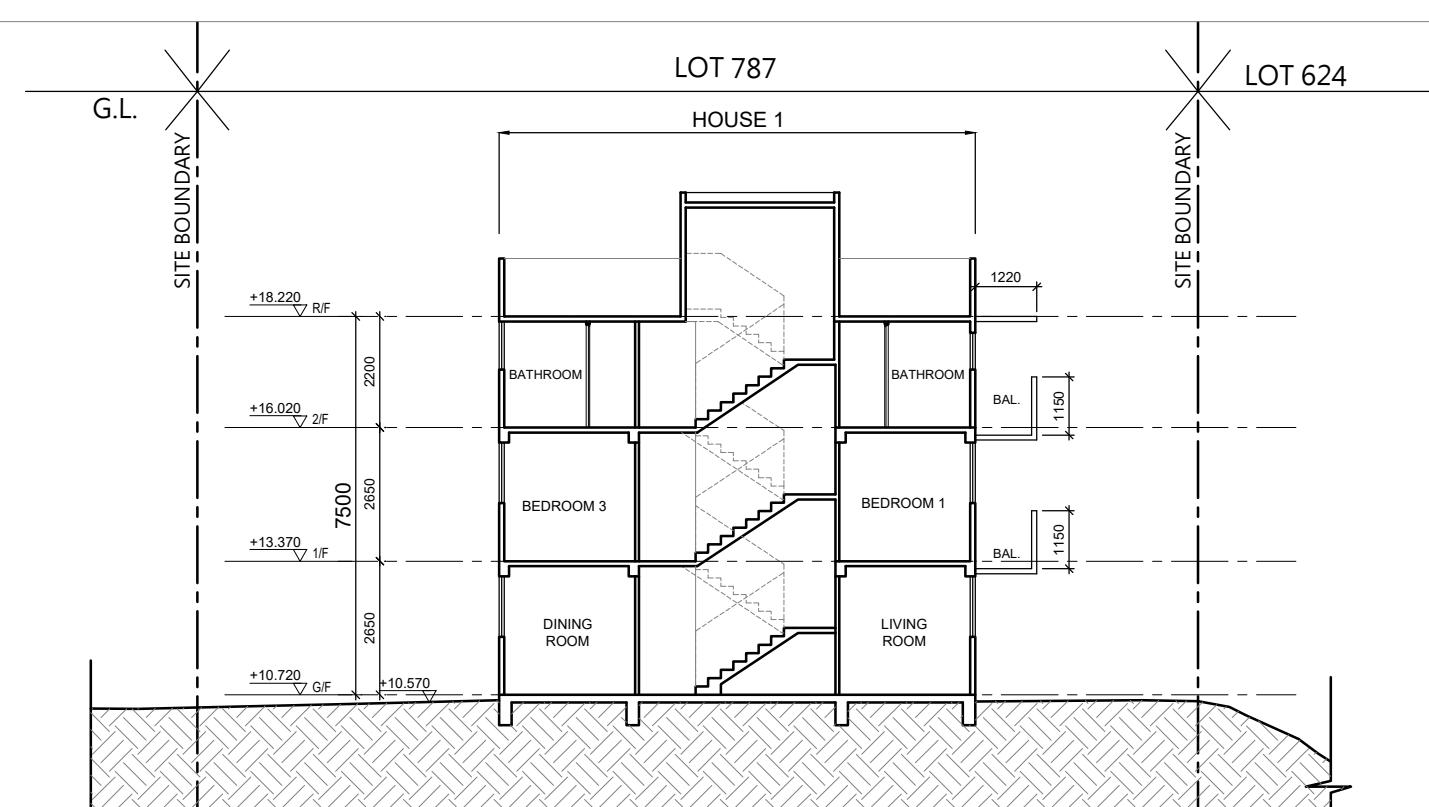
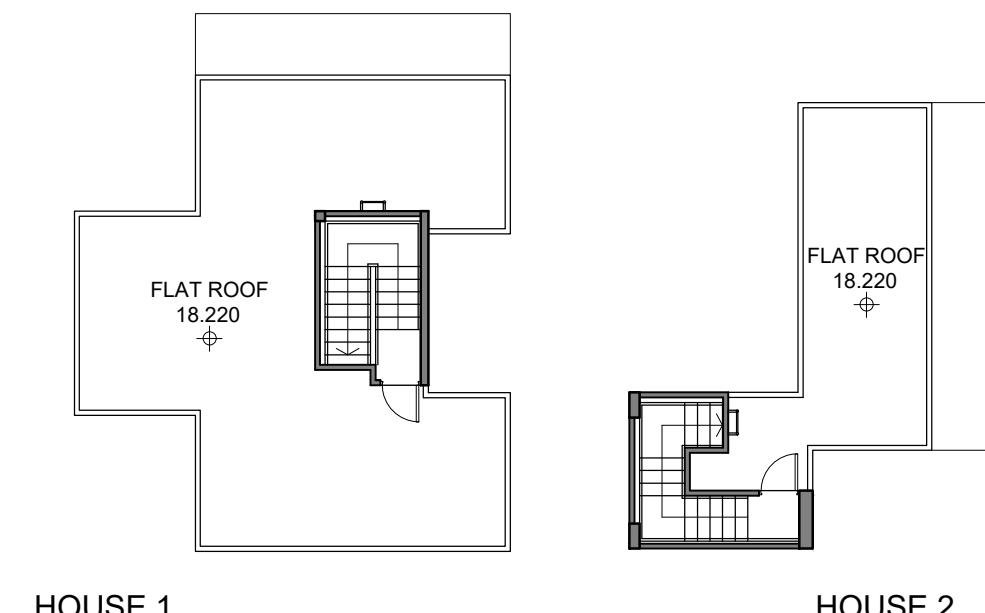
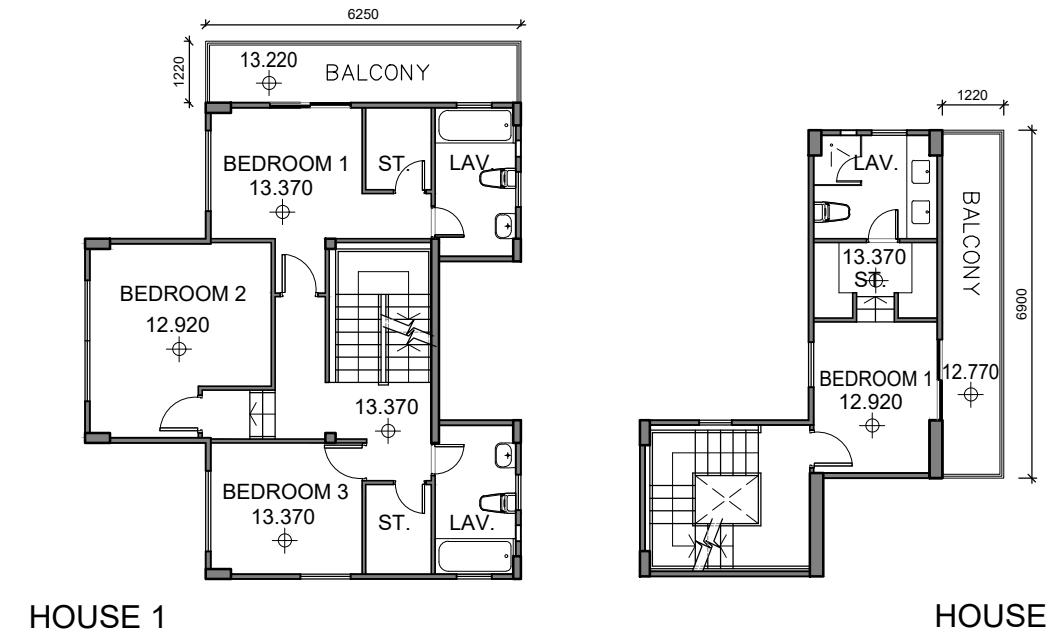
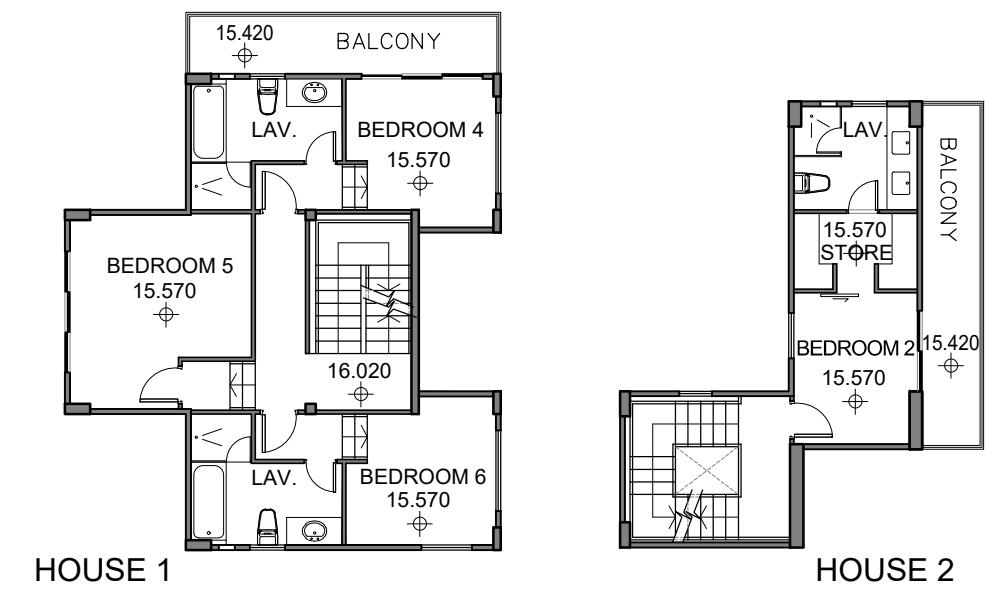
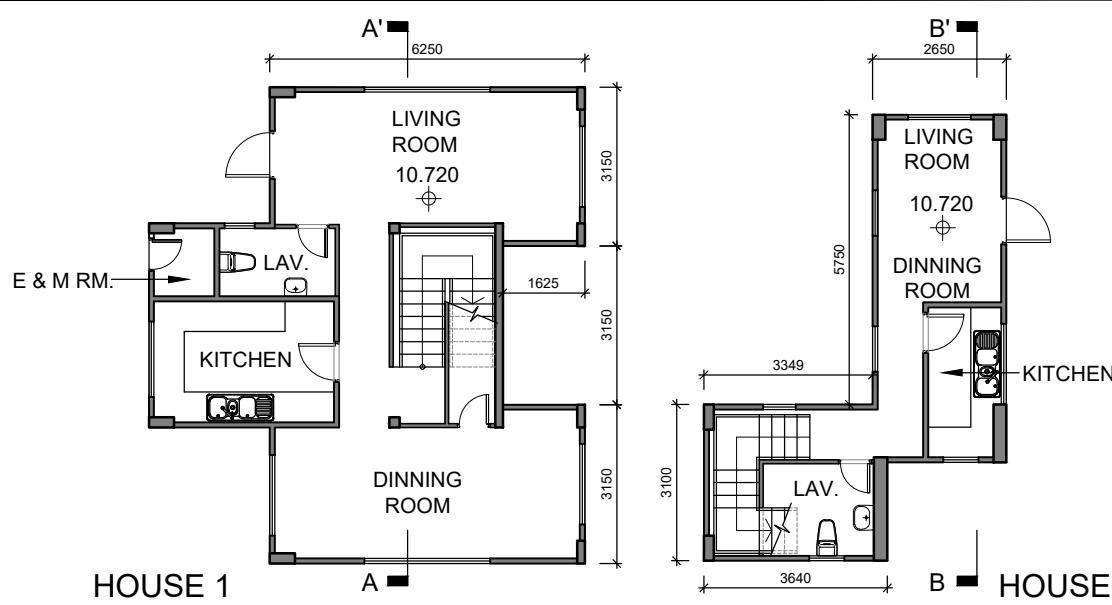
Proposed House at Lot 787 in DD110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

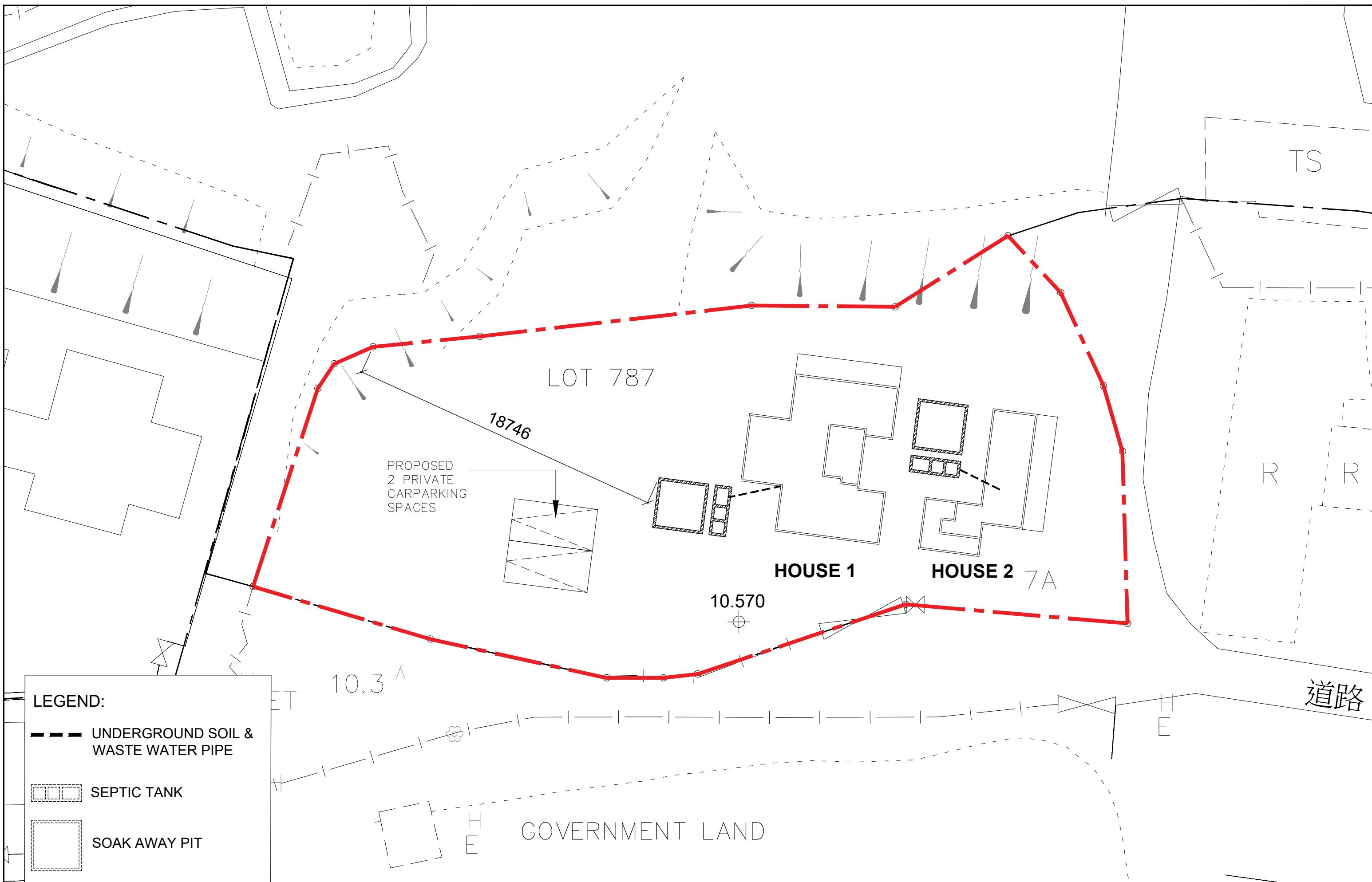
JOB NO.: 1906RD
DATE : 13 - 01 - 2026
SCALE : N.A



GLOSS FLOOR AREA , SITE COVERAGE AND BUILDING AREA CALCULATION :







PLAN 6 PROPOSED DRAINAGE PLAN

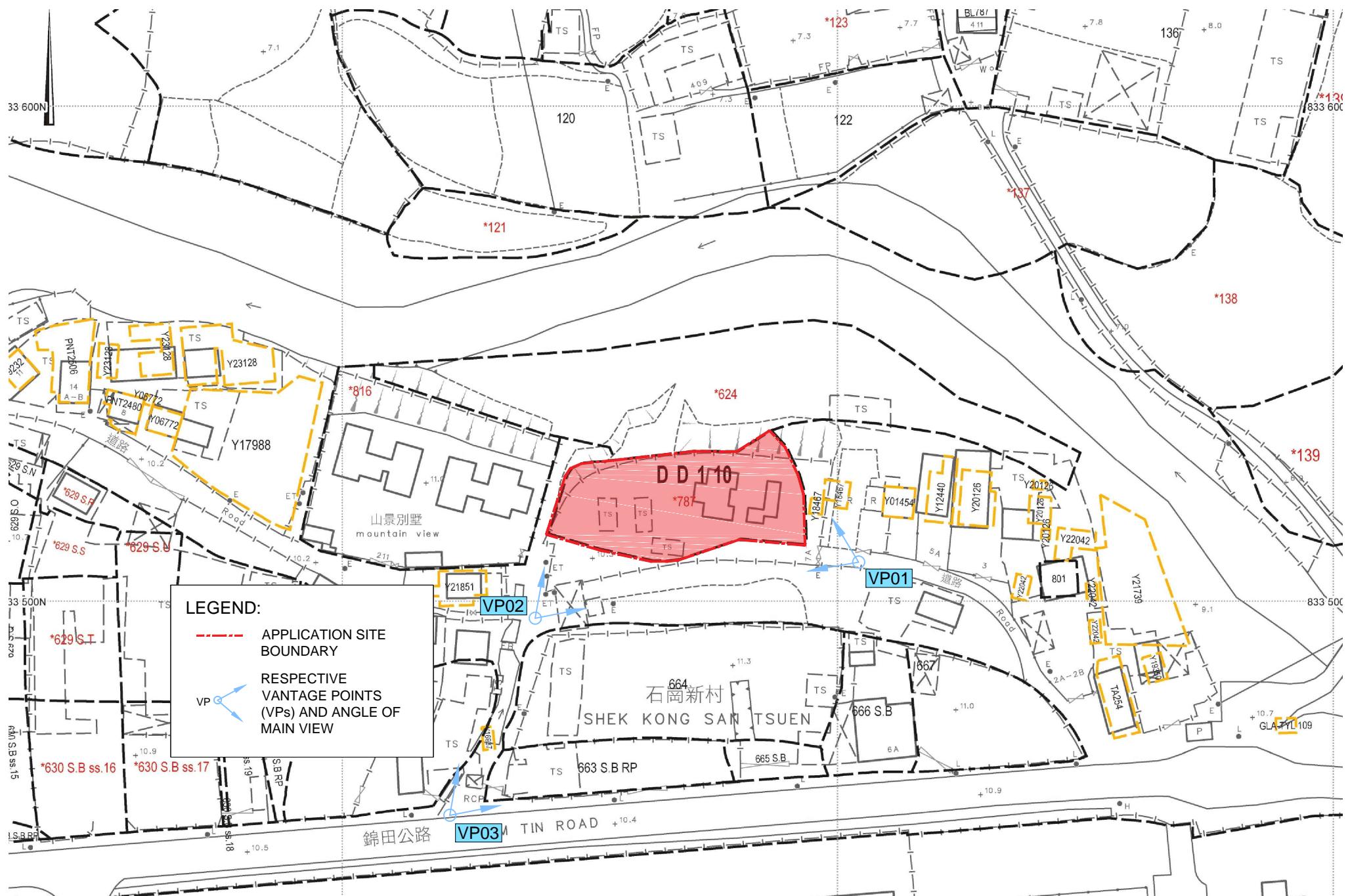
Proposed House at Lot 787 in DD110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

CHIH Design Ltd

JOB NO.: 1906RD

DATE : 13 - 01 - 2025

SCALE : 1:200 on A3



PLAN 7 LOCATION OF PHOTOMONTAGE VANTAGE POINTS

Extracted from Lot Index Plan No. IS0122052019

Proposed House at Lot 787 in DD110 , Kam Tin Road, Shek Kong San Tsuen, Yuen Long

JOB NO : 1906RD

JOB NO.: 19003KB
DATE : 13 - 01 - 2026

DATE : 10-01-2020
SCALE : 1:1000 @ A4

Existing
Situation



Proposed
Scheme



CHIH Design Ltd

PLAN 8 VANTAGE POINT 1

PROPOSED HOUSE at Lot 787 in DD110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

JOB NO.: 1906RD
DATE : 13-01-2026
SCALE : N.A.

Existing
Situation



Proposed
Scheme



CHIH Design Ltd

PLAN 9 VANTAGE POINT 2

PROPOSED HOUSE at Lot 787 in DD110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

JOB NO.: 1906RD
DATE : 13-01-2026
SCALE : N.A.

Existing
Situation



CHIH Design Ltd

PLAN 10 VANTAGE POINT 3

PROPOSED HOUSE at Lot 787 in DD110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

Proposed
Scheme

PROPOSED
DEVELOPMENT



JOB NO.: 1906RD
DATE : 13-01-2026
SCALE : N.A.