

**From:** Dick Lee <[REDACTED]>  
**Sent:** 24 December 2025 14:33  
**To:** Selena Yin Ni SIN/PLAND  
**Subject:** Planning Application No. A/YL-KTS/1104  
**Attachments:** P.5 from A\_YL-KTS\_1104\_Application\_Form.pdf; P.9 from A\_YL-KTS\_1104\_Application\_Form.pdf; P.2 from A\_YL-KTS\_1104\_Application\_Form.pdf  
  
**Categories:** Internet Email

Dear Ms Sin,

I am writing to clarify the following:

1. The application is for New Territories Exempted Houses.
2. The breakdown of the floor area of each house (Lot 1906A:  $18.58\text{m}^2 \times 3 \text{ floors} = 55.74\text{m}^2$ ; Lot 1906B:  $28.61\text{m}^2 \times 3 \text{ floors} = 85.83\text{m}^2$ ), resulting a total floor area of  $141.57\text{m}^2$ ;

Please find attached the amended pages (P.2, P.5, and P.9) intended to replace the corresponding pages in Application Form KTS-1104. Kindly update your records accordingly."

Best regards,

Lee Chi Hing

2502358

14/10 by hand

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YL-KTS/1104
	Date Received 收到日期	2025-11-13

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 )

Mr LEE, Kam Hung 李錦洪, Mr LEE, Chi Hing 李自興, Mr LEE, Chi Keung 李自強

### 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 )

NA 不適用

### 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)	Lot 1906A & Lot 1906B in D.D.106 Yuen Kong San Tsuen, Pat Heung, Yuen Long, N.T.  新界元朗八鄉元崗新村 丈量約份第106約 地段第1906A號及1906B號
(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 ..... 47.19 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 141.57 ..... 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)	nil ..... sq.m 平方米 <input type="checkbox"/> About 約

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	LEE, Kam Hung 李錦洪, LEE, Chi Hing 李自興, LEE, Chi Keung 李自強		
(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)	Yuen Kong San Tsuen 元崗新村		
(c) Proposed gross floor area 擬議總樓面面積	141.57 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	2	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	18.58+28.61 ..... 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	(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)) Pat Heung Road 八鄉路 ..... <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)	

## 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 1906A & Lot 1906B in D.D.106 Yuen Kong San Tsuen, Pat Heung, Yuen Long, NT 新界元朗八鄉元崗新村丈量約份第106約 地段第1906A號及1906B號		
Site area 地盤面積	47.19 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 nil sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Kam Tin South Outline Zoning Plan No. S/YL- KTS/15 錦田南分區計劃大綱圖 S/YL- KTS/15		
Zoning 地帶	AGR 農業		
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> <del>Small House 小型屋宇</del>		
(i) Proposed Gross floor area 擬議總樓面面積	141.57 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(ii) Proposed No. of house(s) 擬議房屋幢數	2		
(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		