

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: WinLi <[REDACTED]>
Sent: 2026-03-10 Tuesday 15:41:52
To: [REDACTED]
Subject: Lot No. 451 SC in DD109 updated
Attachment: Lot No.451 SC ss1 in DD109_S16-I_page7_2026.03.10.pdf; Lot
No.451 SC ss1 in DD109_S16-I_page2_2026.03.09.pdf; Lot
No.451 SC ss1 in DD109_S16-I_page15_2026.03.09.pdf; Lot
No.451 SC ss1 in DD109_S16-I_page14_2026.03.09.pdf

Dear Miss Sin:

Please kindly find the attached file for your arrangement, thank you.

Should you have any inquiries, please contact Mr. Vincent Li at [REDACTED]
Thank you very much for your consideration.

Best Regards,

WINLI CONSULTING ENGINEERS
[REDACTED]

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.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)
鄧堅庭 (with Ho Chi Fai as power of Attorney)

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)
WinLi Group Limited T/A WinLi Consulting Engineers

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 No.451 SC ss1 in DD109, Kam Tin, Yuen Long, N.T. 新界元朗錦田
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積111.60.....sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積178.38.....sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	0 sq.m 平方米 ☐ About 約

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) ^{在這裡輸入文字} 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0.8..... to 至1.59.....
 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40.....% to 至53.3..... %
 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)
- From 由 storeys 層 to 至 storeys 層
- ☐ 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

Proposed minor relaxation of plot ratio and site coverage for
 permitted House (NTEH small house)

(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178.38..... sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率1.59..... ☐ About 約
- Proposed site coverage 擬議上蓋面積53.3..... % ☐ About 約
- Proposed no. of blocks 擬議座數1.....
- Proposed no. of storeys of each block 每座建築物的擬議層數3..... storeys 層
- ☐ include 包括.....storeys of basements 層地庫
- ☒ 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7.3..... mPD 米(主水平基準上) ☒ About 約
-8.23..... m 米 ☒ About 約

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 No. 451 SC ss1 in DD109 Kam Tin, Yuen Long, N.T. 新界元朗錦田		
Site area 地盤面積	111.6 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	S/YL-KTS/15		
Zoning 地帶	鄉村式發展，住宅（丙類）用途		
Applied use/ development 申請用途／發展	Proposed minor relaxation of plot ratio and site coverage for permitted House (NTEH small house)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	178.38 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	8.23 m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		3 Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☒ Exclude 不包括 ☒ Carport 停車間 ☒ Basement 地庫 ☒ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	53.3 % ☒ About 約	
(v) No. of units 單位數目	3	
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於