

2026年 1月 27日
此文件只會在收到所有必要的資料及文件後才正式確認收到
收到：城市規劃委員會

This document is received on 2026-01-27
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及：

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」；
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展；及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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.tpb.gov.hk/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.tpb.gov.hk/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

2600067

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By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/12-KTN/1207
	Date Received 收到日期	2026-01-27

- 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)

GLORY TIME DEVELOPMENT LTD.

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)

CHIH DESIGN 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)	LOT 787 IN D.D.110, KAM TIN ROAD, SHEK KONG SAN TSUEN, YUEN LONG
(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 947.611 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 326.826 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)	N/A sq.m 平方米 ☒ 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 KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL (GROUP D)
(f) Current use(s) 現時用途	PRIVATE RESIDENTIAL (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"^{#&} (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)

- ☐ 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. 如上列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

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 m 米 ☒ About 約 (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) (請用圖則顯示有關土地/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)
(b) Intended use/development 有意進行的用途/發展	PROPOSED IN-SITU RESIDENTIAL REDEVELOPMENT

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(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 storeys 層 to 至 storeys 層
非建築用地限制
- ☐ Others (please specify) From 由 m to 至 m
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 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	326.826	sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.345		☐ About 約
Proposed site coverage 擬議上蓋面積	not more than 11.5 %		☐ 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	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	18.22	mPD 米(主水平基準上)	☐ About 約
	7.5	m 米	☐ About 約

☒ Domestic part 住用部分		
GFA 總樓面面積	326.826	sq. m 平方米
number of Units 單位數目	2	
average unit size 單位平均面積	163.413	sq. m 平方米
estimated number of residents 估計住客數目	8	
☐ Non-domestic part 非住用部分		
<u>GFA 總樓面面積</u>		
☐ eating place 食肆		sq. m 平方米
☐ hotel 酒店		sq. m 平方米
(please specify the number of rooms 請註明房間數目)		
☐ office 辦公室		sq. m 平方米
☐ shop and services 商店及服務行業		sq. m 平方米
☐ Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)	
.....		
.....		
.....		
☐ other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)	
.....		
.....		
.....		
☒ Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
☒ private open space 私人休憩用地	473.8	sq. m 平方米
☐ public open space 公眾休憩用地		sq. m 平方米
.....		
.....		
.....		
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1-2	G/F	E&M Room, Living Room, Dining Room, Kitchen
.....	1/F	Bedrooms & Bathrooms
.....	2/F	Bedrooms & Bathrooms
.....		
.....		
.....		
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Landscape, Garden, Carparking Space		
.....		
.....		
.....		
.....		

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

MARCH 2030

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ 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)) ☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>2</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

9. 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，請另頁註明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。

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?	Yes 是	☐ Please provide details 請提供詳情																															
	No 否	☒																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積.....130..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 ..0.6.....m 米 ☐ About 約																															
	No 否	☐																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															
	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)																																

10. 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 planning statement

11. 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 this application 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. 本人現准許委員會的情將本人就此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

CHIH MING YUEN

DIRECTOR

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

CHIH DESIGN LIMITED

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

Date 日期

13/01/2026

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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

1. 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。

2. 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。

3. 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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number. of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means --

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

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 787 IN D.D.110, KAM TIN ROAD, SHEK KONG SAN TSUEN, YUEN LONG		
Site area 地盤面積	947.611	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	APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11		
Zoning 地帶	RESIDENTIAL (GROUP D)		
Applied use/ development 申請用途／發展	PROPOSED 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	326.826 ☒ About 約 ☐ Not more than 不多於	0.345 ☒ 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	2 BLOCKS	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	7.5 m 米 ☒ (Not more than 不多於)
		18.22 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	N/A m 米 ☐ (Not more than 不多於)
		N/A mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A 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	not more than 11.5% ☒ About 約	
(v) No. of units 單位數目	2	
(vi) Open space 休憩用地	Private 私人	473.8 sq.m 平方米 ☒ Not less than 不少於
	Public 公眾	N/A sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 	2 private car parking spaces
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 	N/A

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

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

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。

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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:

13th 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** 和地盆覆蓋率不多於 **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

1. Introduction
2. Background
3. The Redevelopment Proposal
4. Planning Justifications
 - 4.1 Exercise existing lease right
 - 4.2 In line with OZP
 - 4.3 No adverse drainage impact
 - 4.4 No adverse visual impact

Appendix I

Table 1 – Comparison of Development Parameters

Appendix II

Lease modification letter dated 23 April 1980

LIST OF PLANS

Plan 1	Site Location Plan
Plan 2	Subject Site
Plan 3	Aerial View of The Subject Site and Surroundings
Plan 4	Master Layout Plan and GFA calculation
Plan 5	Floor Plans and Sections
Plan 6	Proposed Drainage Plan
Plan 7	Location of Photomontage vantage points
Plan 8	Vantage point 1
Plan 9	Vantage point 2
Plan 10	Vantage point 3

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 m2 House 2: 29.2 m2 Total: 92.9 m2
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.*

23 APR 1980

電話 *Tel.* 12-792261Messrs. WONG Kam-ming and
Lui Bing-leung,
c/o Mr. Eddie LO,
[REDACTED]
[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 acknowledge). 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 7.5 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) 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.

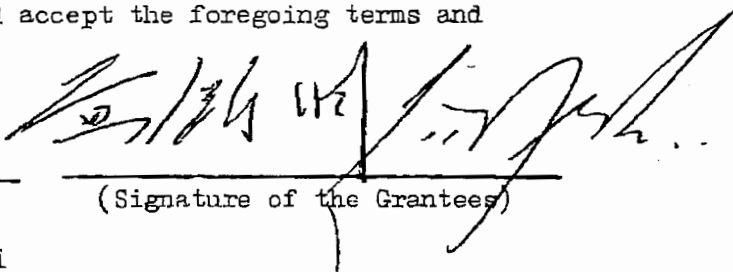
Yours faithfully,


(FUNG Kwok-keung)
District Officer, Yuen Long

=====

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

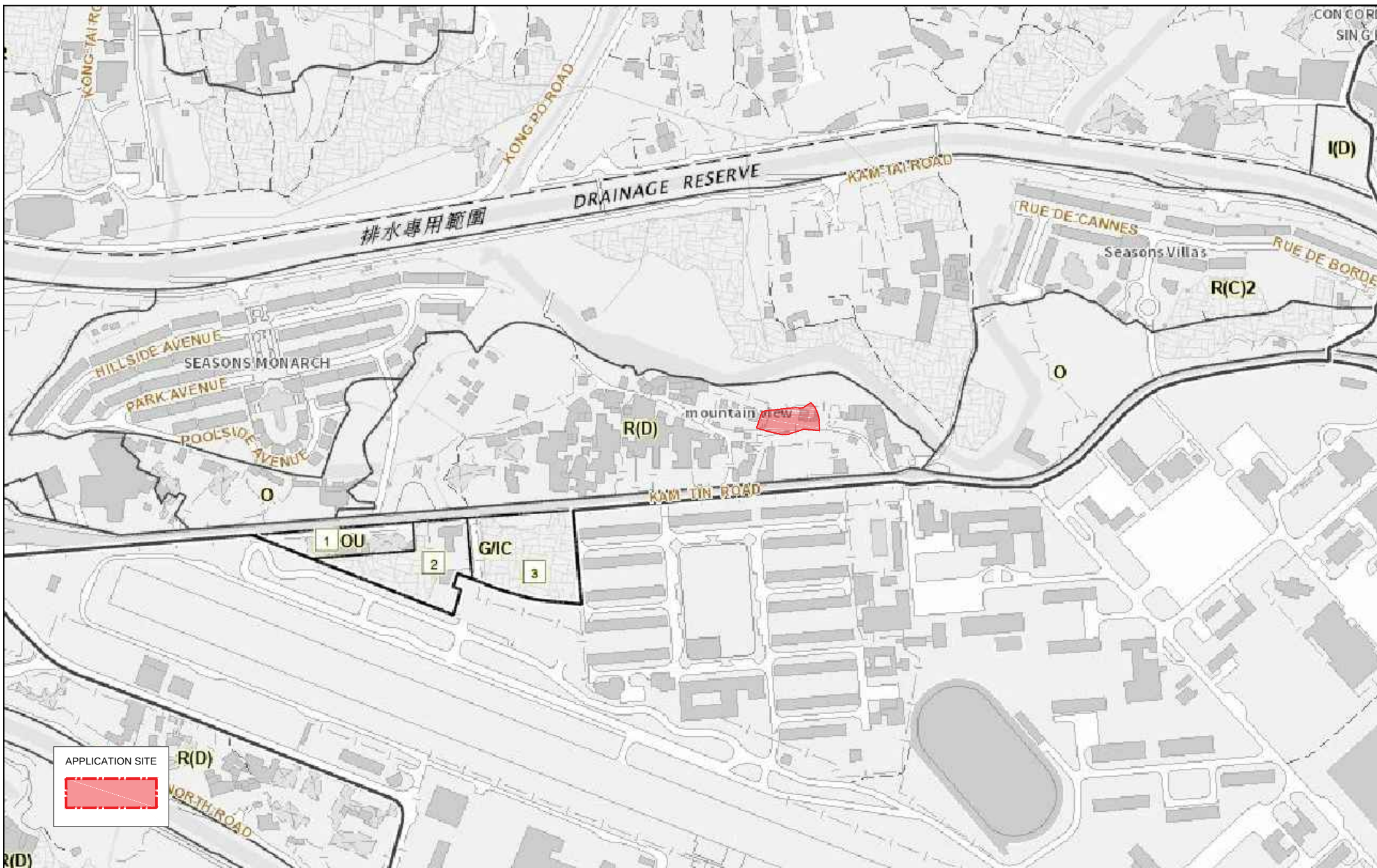
Witness : 
(Signature and name in block letter)
Claudia, Ying-kuen Lai


(Signature of the Grantees)

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

Occupation : Secretary

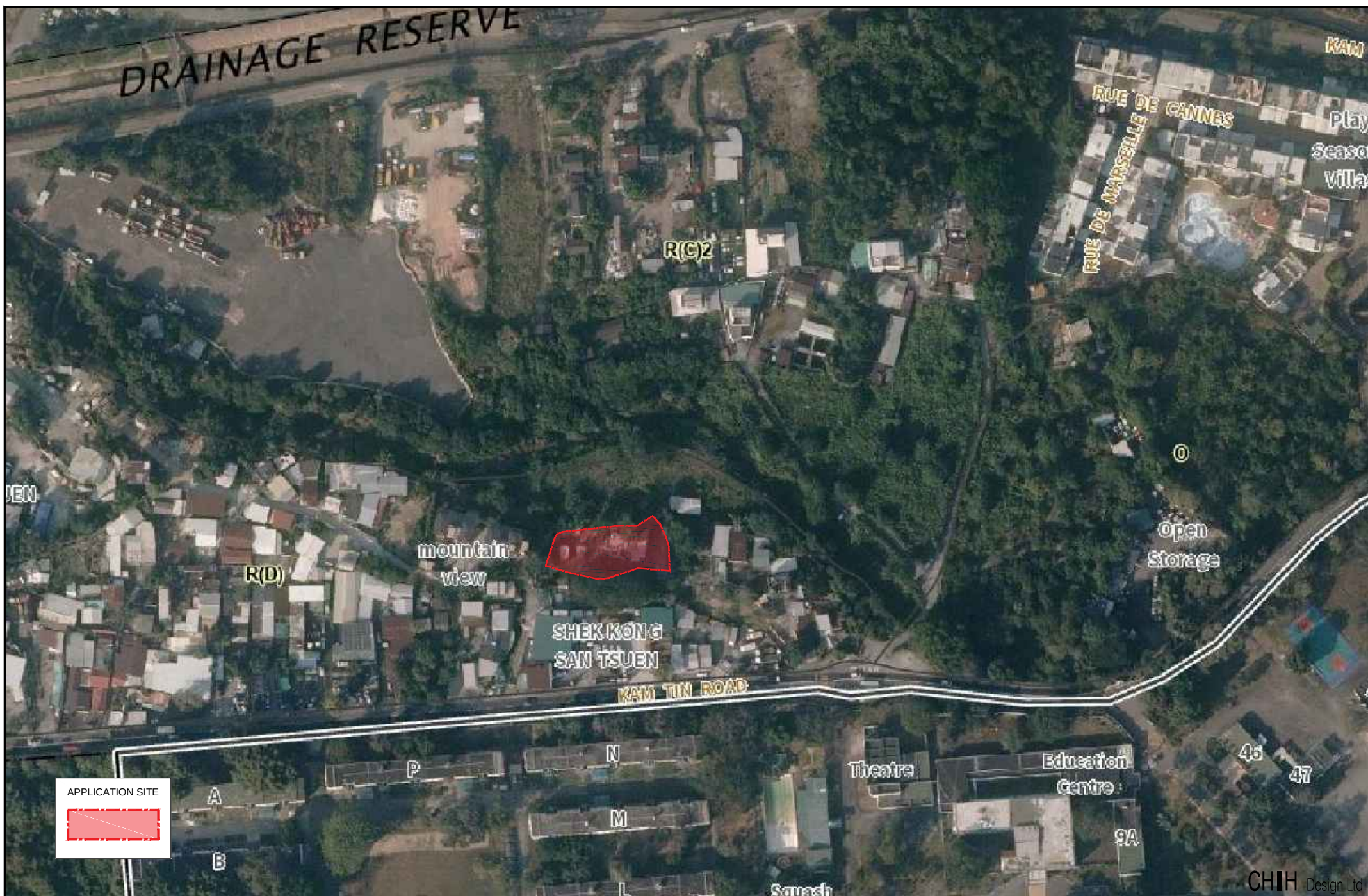
Registration Fee: \$ 2.00 provided by Pao 9927 on 20.6.80
REGISTERED in the District Land Office,
Yuen Long by Memorial No. 2218/80
on 20.6.80
C. P. LAU
Assistant Land Officer
New Territories



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

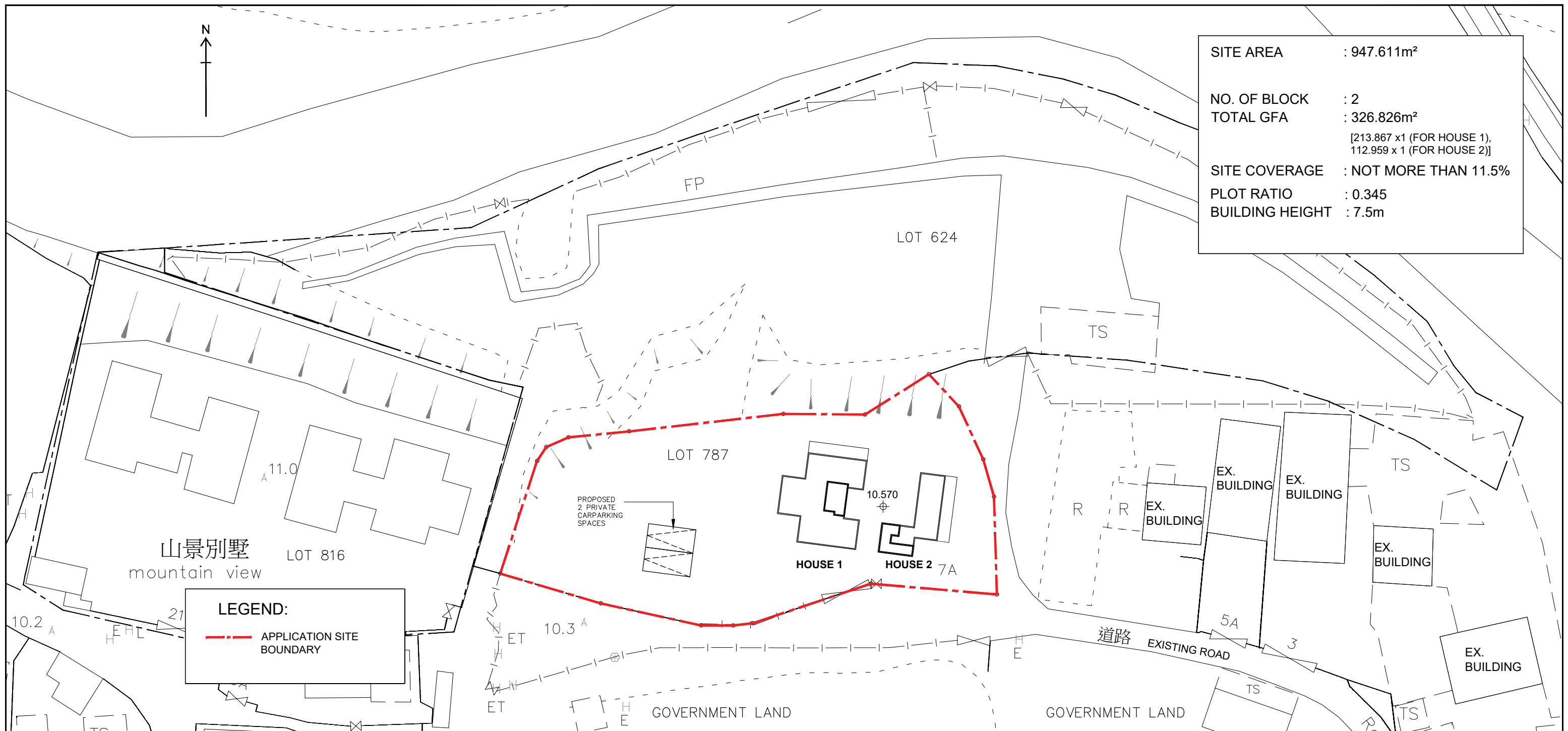
JOB NO.: 1906RD
DATE : 13 - 01 - 2026
SCALE : 1:4000 @ A4



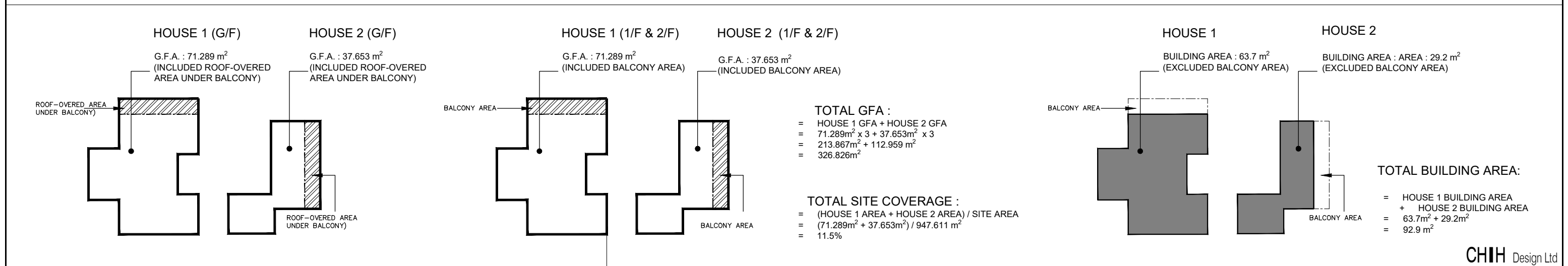
PLAN 3 AERIAL VIEW OF THE SUBJECT SITE AND SURROUNDINGS

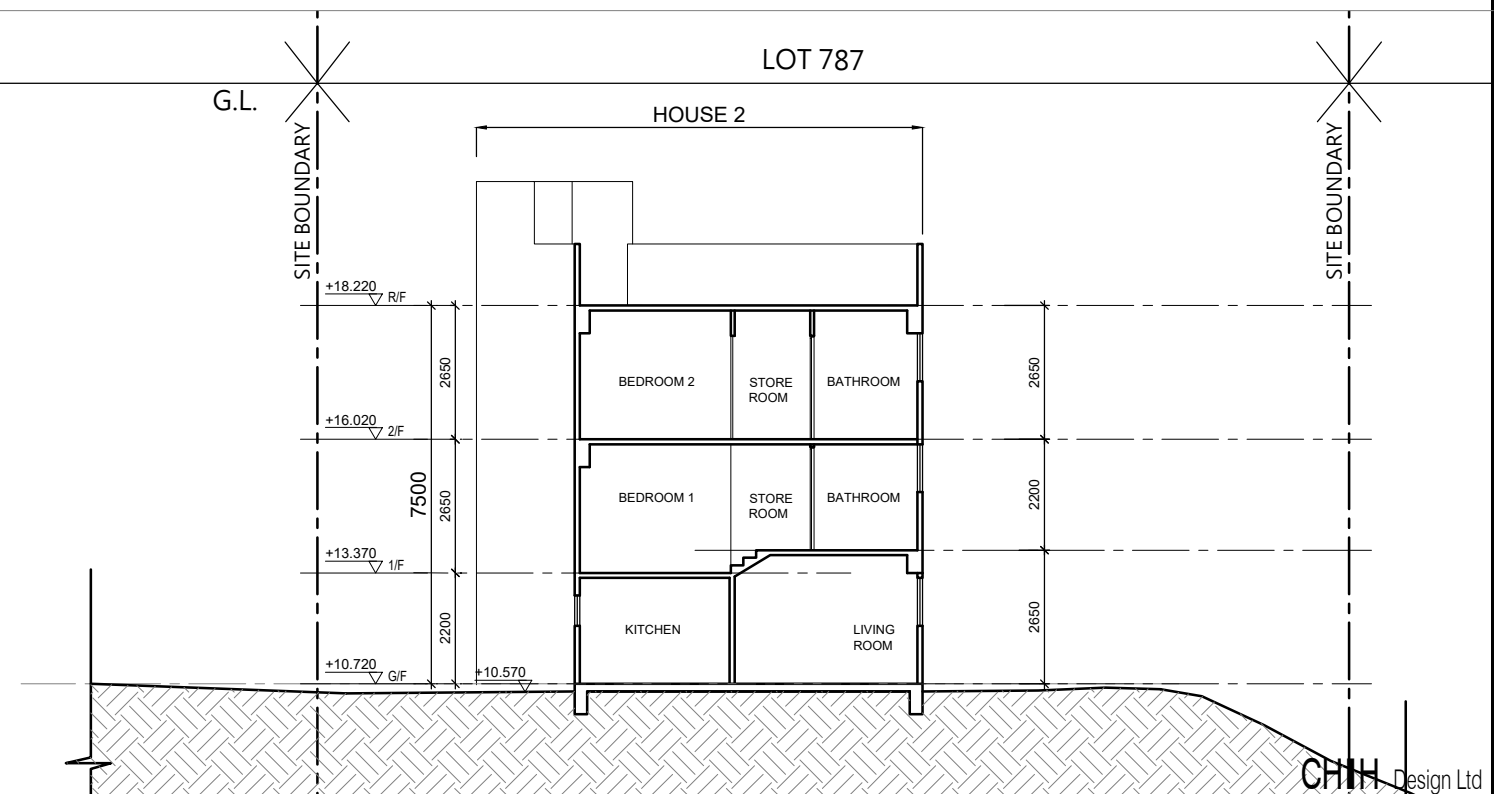
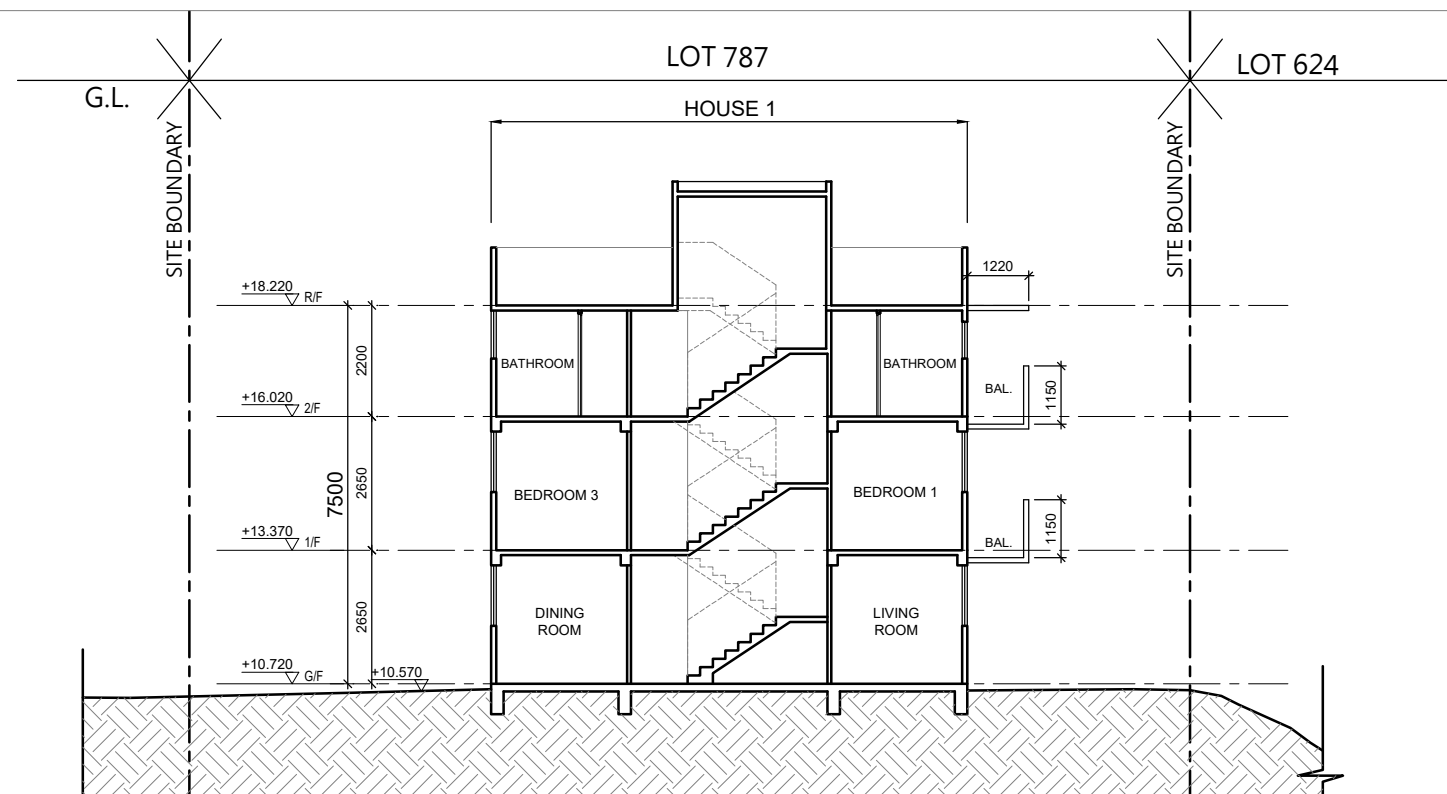
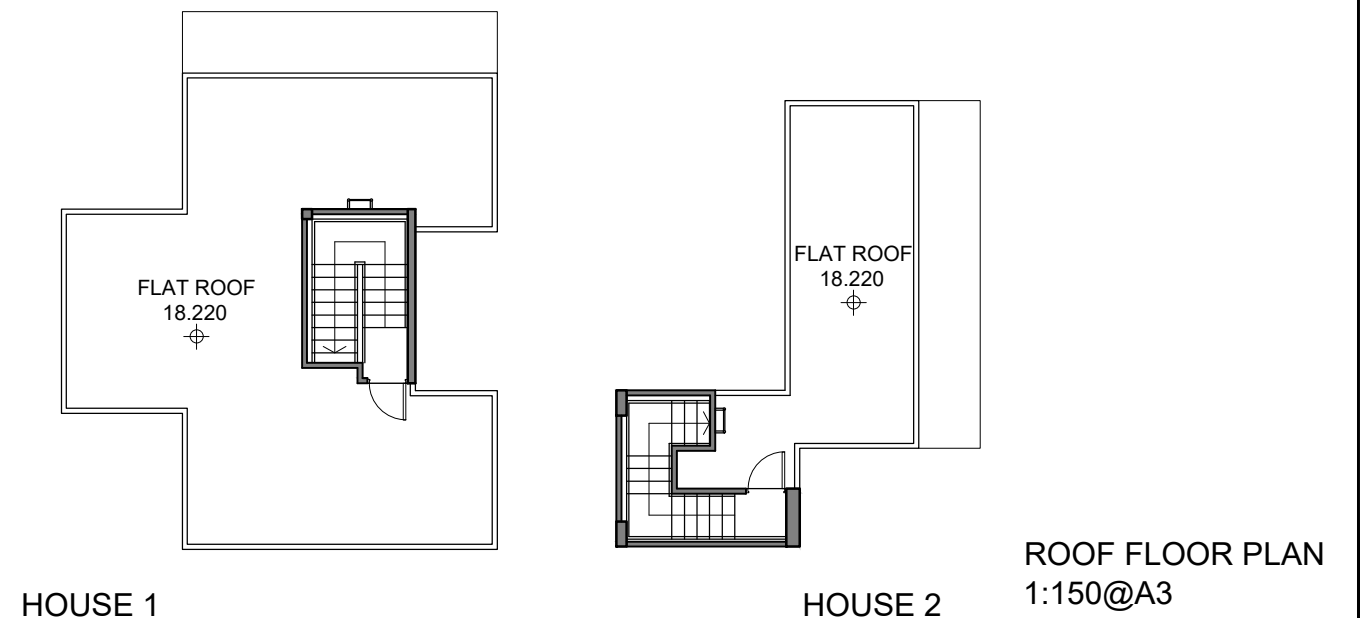
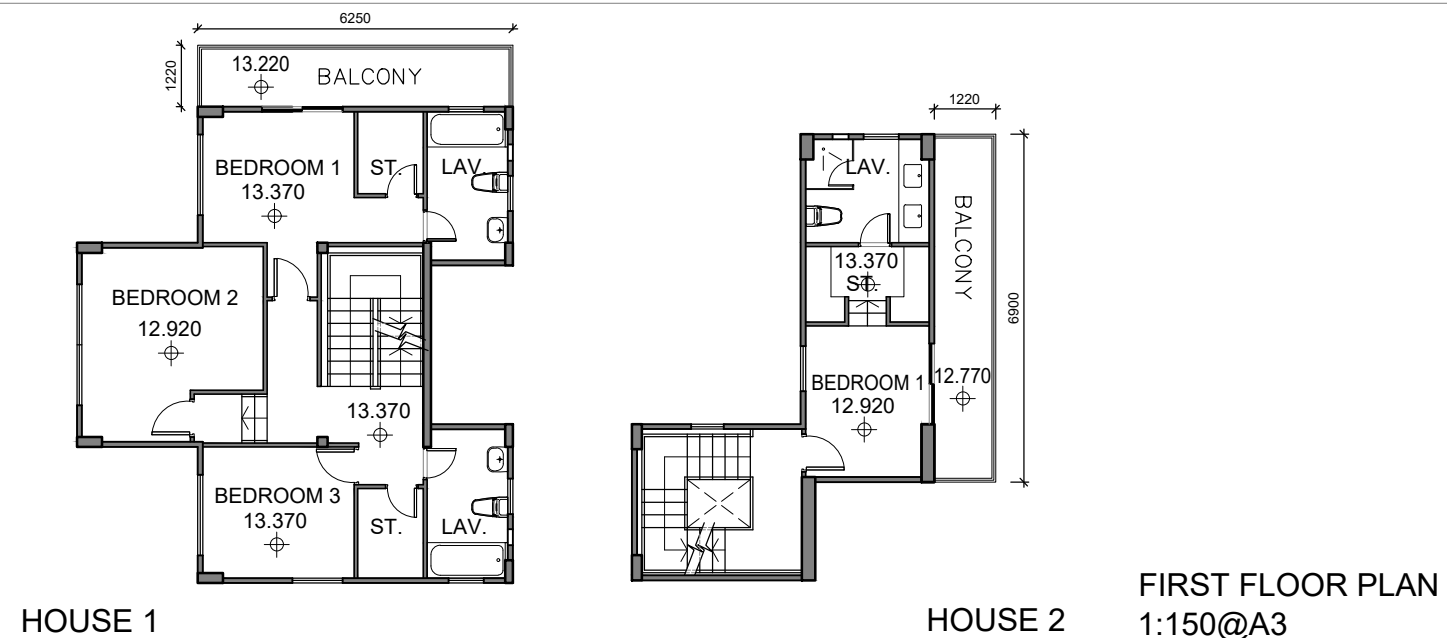
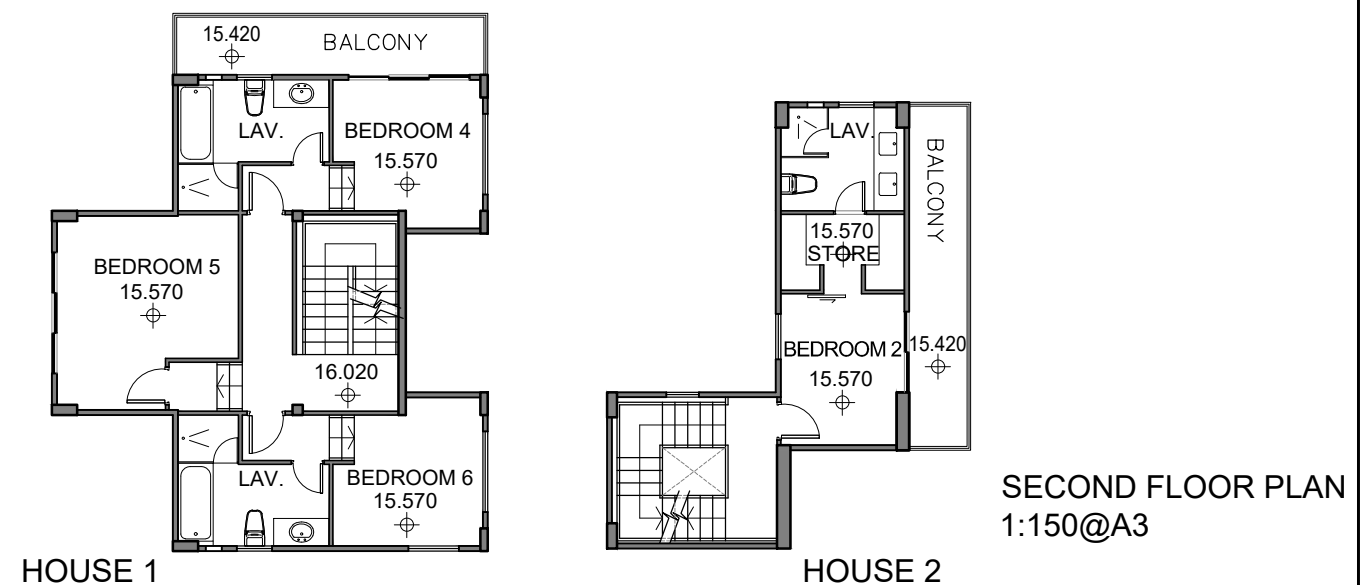
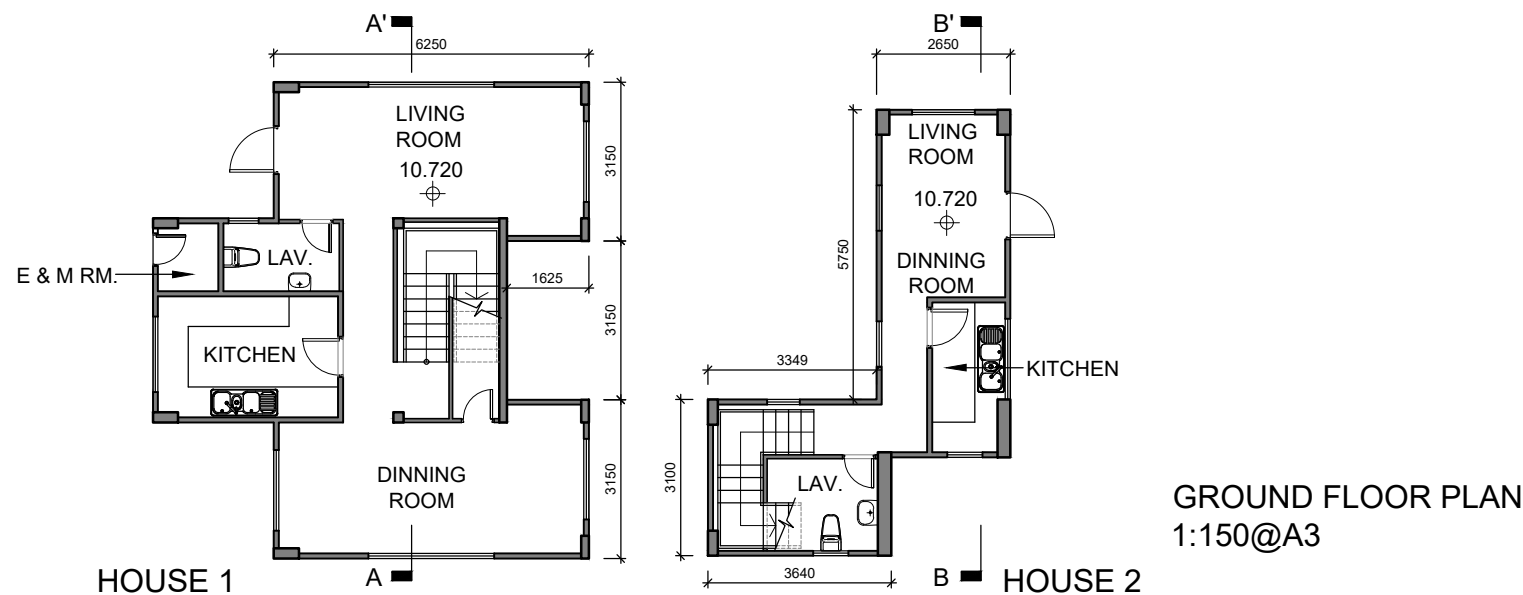
Proposed House at Lot 787 in DD110 , Kam Tin Road, Shek Kong San Tsuen, Yuen Long

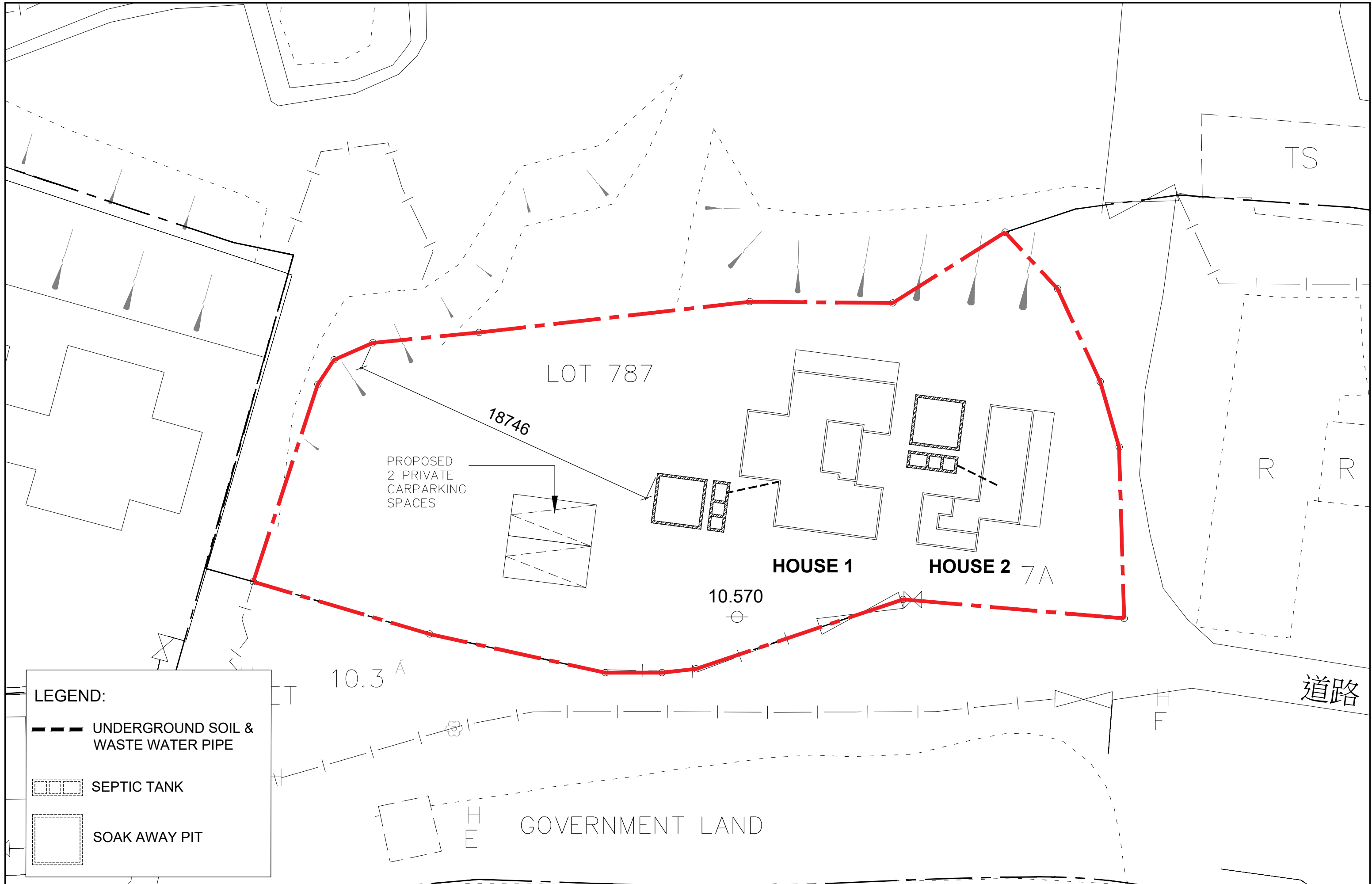
CHIH Design Ltd
JOB NO.: 1906RD
DATE : 13 - 01 - 2026
SCALE : N.A



GLOSS FLOOR AREA , SITE COVERAGE AND BUILDING AREA CALCULATION : MASTER LAYOUT PLAN 1:400







Existing
Situation



Proposed
Scheme



Existing
Situation



Proposed
Scheme



Existing
Situation



Proposed
Scheme

