

NOTES :  
DO NOT SCALE DRAWINGS.

REVISION NO.	DATE	DESCRIPTION

ARCHITECT  
**STUDIO | RCA**  
18/F | Xiu Hua Commercial Building  
211-213 Jaffe Road | Wan Chai | HK  
Tel: 3583-2000 | Fax: 8143-1130  
Email: mail@studiorca.com

STUDIO | RAYMOND CHAU | ARCHITECTURE | LIMITED

PROJECT NAME  
"AGR" TO "R(C)2" ZONE WITH A MAXIMUM PLOT RATIO OF 0.4 AND A MAXIMUM BUILDING HEIGHT OF 3 STOREYS (9m), INCLUDING CAR PARK AT VARIOUS LOTS IN DD110 AND THEIR ADJOINING GOVERNMENT LAND, SOUTHWEST OF TSAT SING KONG VILLAGE, KAM TIN NORTH, YUEN LONG, N.T.

DRAWING TITLE  
MASTER LAYOUT PLAN

DRAWN BY MH	CHECKED BY RC
SCALE 1:500	DATE 16.07.2020
JOB NO. 1858	DRAWING NO. A-001

LAND AREA BREAKDOWN:

	AREA	PERCENTAGE
A	163 m <sup>2</sup>	4.230%
B	3,690 m <sup>2</sup>	95.770%
TOTAL	3,853 m <sup>2</sup>	100%

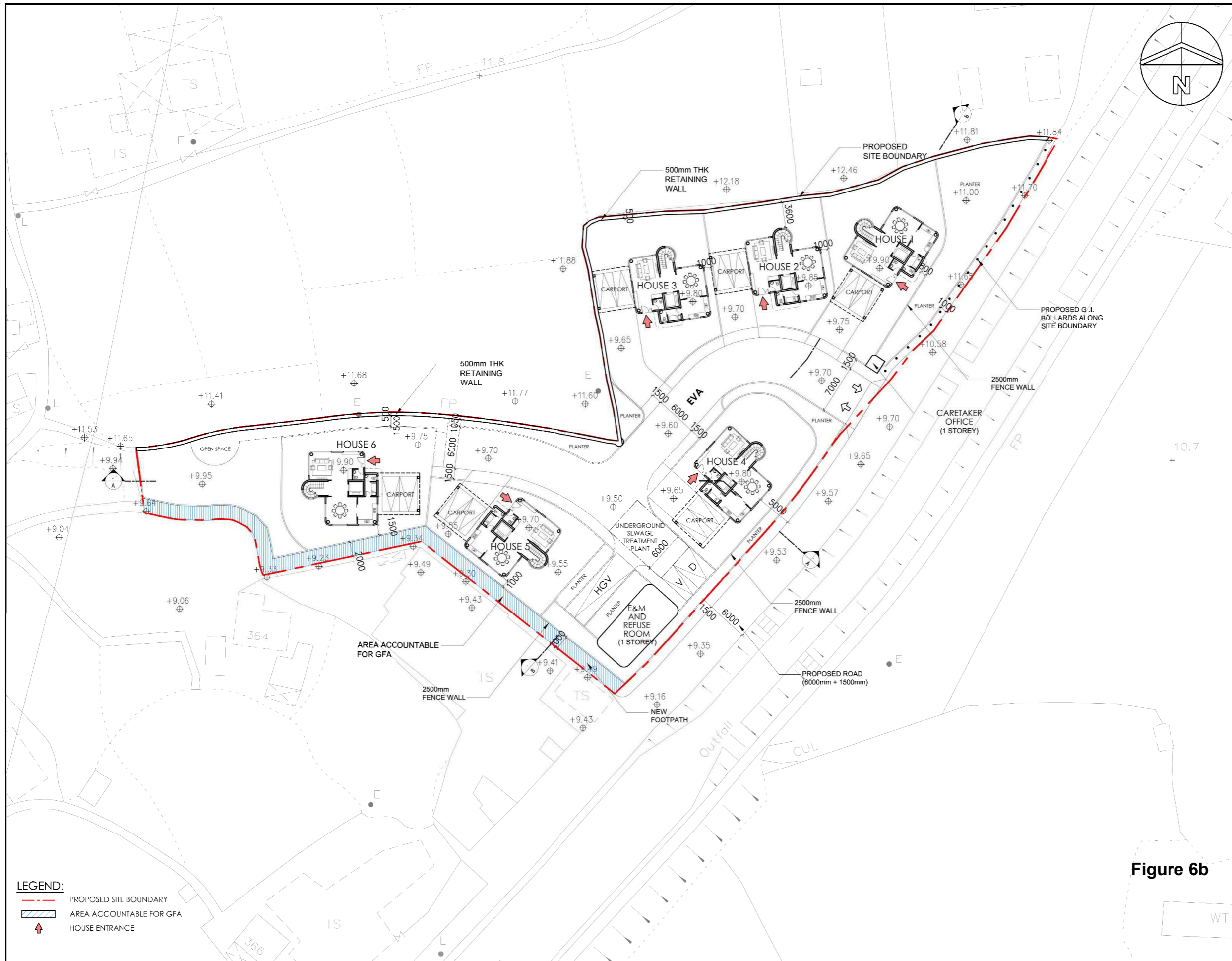
Figure 5b

KEY PLAN 1:1500

- LEGEND:
- PROPOSED SITE BOUNDARY
  - ▨ AREA ACCOUNTABLE FOR GFA
  - ↑ HOUSE ENTRANCE

(摘錄自申請人於 24.7.2020 提交的進一步資料)  
(Extract from Applicant's Further Information Submitted on 24.7.2020)

參考編號 REFERENCE No. Y/YL-KTN/2	繪圖 DRAWING Z-1
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NOTES :  
DO NOT SCALE DRAWINGS.

REVISION		
NO.	DATE	DESCRIPTION

ARCHITECT  
**STUDIO | RCA**  
18/F | Xiu Hua Commercial Building  
211-213 Jaffe Road | Wan Chai | HK  
Tel: 3583-2000 | Fax: 8143-1130  
Email: mail@studiorca.com

**STUDIO | RAYMOND CHAU | ARCHITECTURE | LIMITED**

PROJECT NAME  
"AGR" TO "R(C)2" ZONE WITH A MAXIMUM PLOT RATIO OF 0.4 AND A MAXIMUM BUILDING HEIGHT OF 3 STOREYS (9m), INCLUDING CAR PARK AT VARIOUS LOTS IN DD110 AND THEIR ADJOINING GOVERNMENT LAND, SOUTHWEST OF TSAT SING KONG VILLAGE, KAM TIN NORTH, YUEN LONG, N.T.

DRAWING TITLE  
**GROUND FLOOR PLAN**

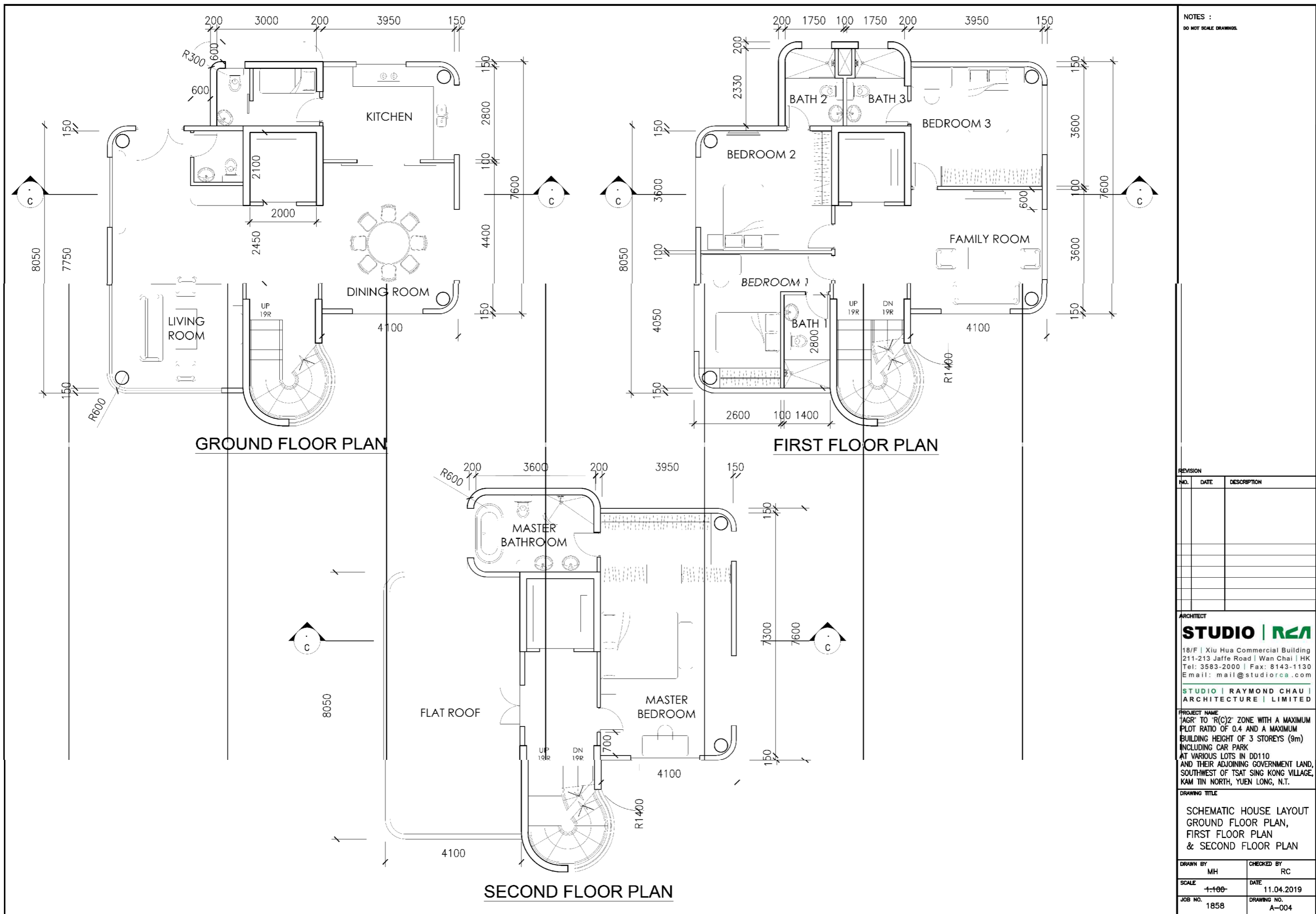
DRAWN BY MH	CHECKED BY RC
SCALE 1:500	DATE 16.07.2020
JOB NO. 1858	DRAWING NO. A-002

**LEGEND:**  
 PROPOSED SITE BOUNDARY  
 AREA ACCOUNTABLE FOR GFA  
 HOUSE ENTRANCE

Figure 6b

(摘錄自申請人於 24.7.2020 提交的進一步資料)  
(Extract from Applicant's Further Information Submitted on 24.7.2020)

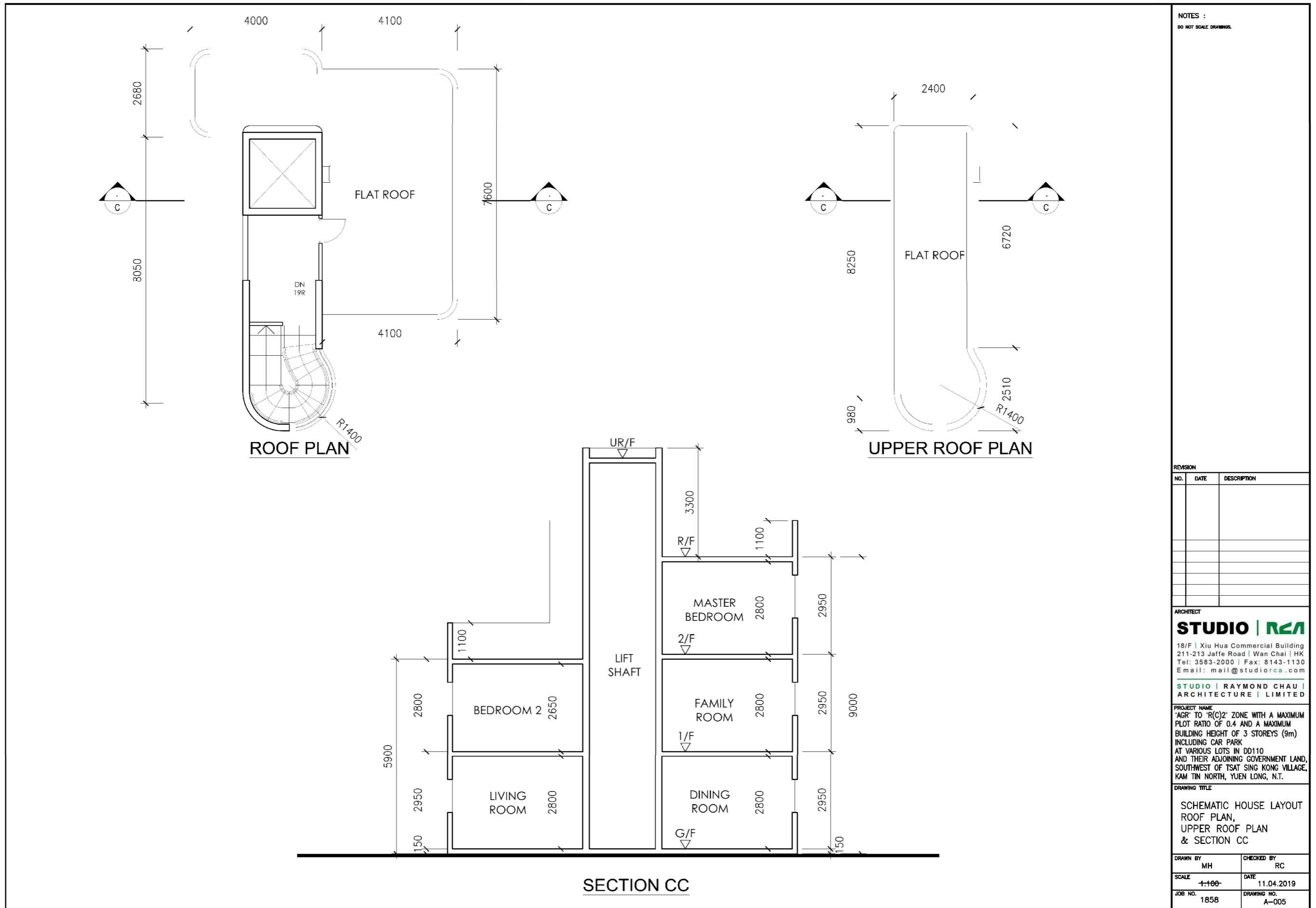
參考編號 REFERENCE No. Y/YL-KTN/2	繪圖 DRAWING Z-2
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**Figure 7 Indicative Typical Floor Plans**

(摘錄自申請人於 15.7.2019 呈交的申請書)  
(Extract from Applicant's  
Submission of 15.7.2019)

參考編號 REFERENCE No. Y/YL-KTN/2	繪圖 DRAWING Z-3
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NOTES :  
DO NOT SCALE DRAWINGS.

REVISION		
NO.	DATE	DESCRIPTION

ARCHITECT  
**STUDIO | REA**  
18/F | Xiu Hua Commercial Building  
211-213 Jaffe Road | Wan Chai | HK  
Tel: 3583-2000 | Fax: 8143-1130  
Email: mail@studiorca.com  
STUDIO | RAYMOND CHAU |  
ARCHITECTURE | LIMITED

PROJECT NAME  
"AGR" TO "R(C)2" ZONE WITH A MAXIMUM  
PLOT RATIO OF 0.4 AND A MAXIMUM  
BUILDING HEIGHT OF 3 STOREYS (9m)  
INCLUDING CAR PARK  
AT VARIOUS LOTS IN DD110  
AND THEIR ADJOINING GOVERNMENT LAND,  
SOUTHWEST OF TSAT SING KONG VILLAGE,  
KAM TIN NORTH, YUEN LONG, N.T.

DRAWING TITLE  
SCHEMATIC HOUSE LAYOUT  
ROOF PLAN,  
UPPER ROOF PLAN  
& SECTION CC

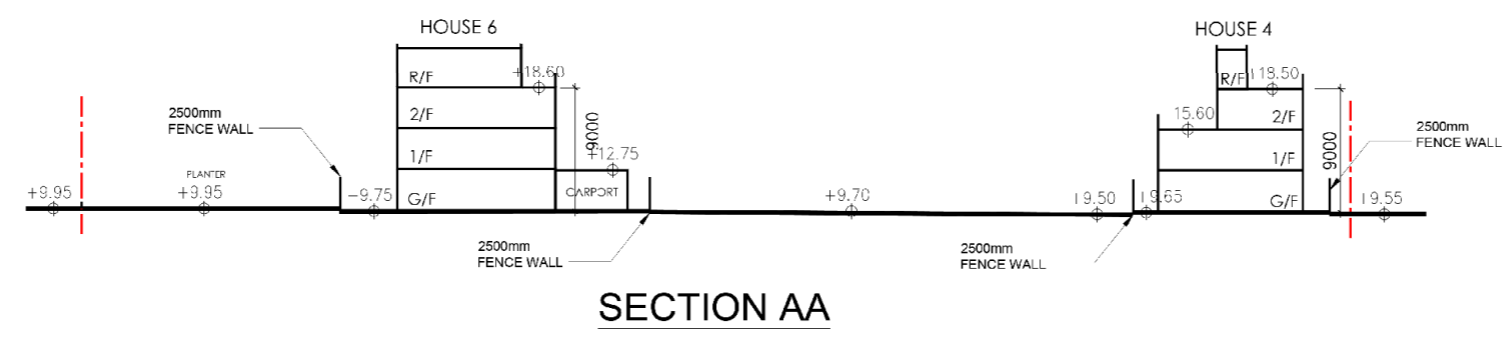
DRAWN BY MH	CHECKED BY RC
SCALE 1:100	DATE 11.04.2019
JOB NO. 1858	DRAWING NO. A-005

Figure 8 Section Diagrammes

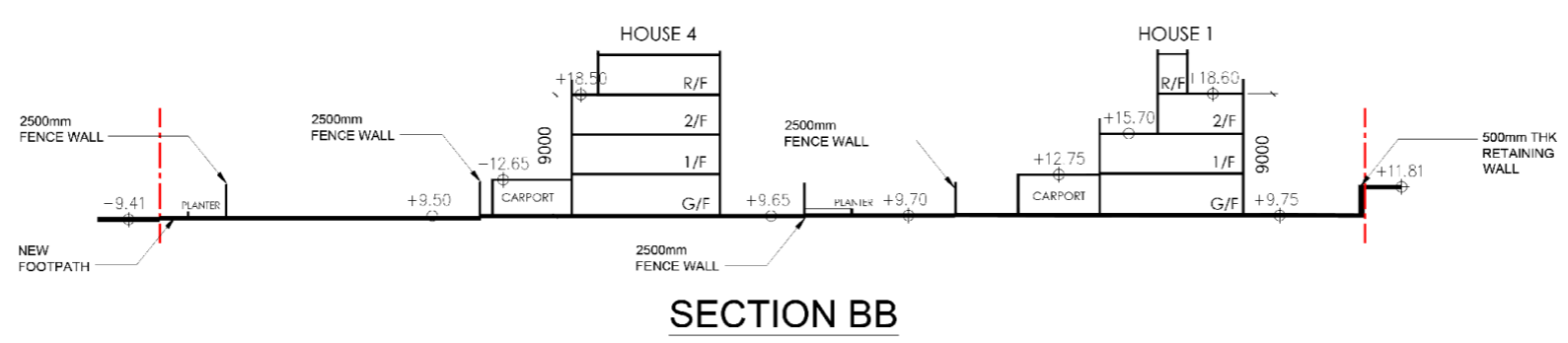
(摘錄自申請人於 15.7.2019 提交的申請書)  
(Extract from Applicant's  
Submission of 15.7.2019)

參考編號 REFERENCE No. Y/YL-KTN/2	繪圖 DRAWING Z-4
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NOTES :  
DO NOT SCALE DRAWINGS.



SECTION AA



SECTION BB

REVISION		
NO.	DATE	DESCRIPTION

ARCHITECT  
**STUDIO | REA**  
18/F | Xiu Hua Commercial Building  
211-213 Jaffe Road | Wan Chai | HK  
Tel: 3583-2000 | Fax: 8143-1130  
E mail: mail@studiorca.com  
STUDIO | RAYMOND CHAU |  
ARCHITECTURE | LIMITED

PROJECT NAME  
"AGR" TO "R(C)2" ZONE WITH A MAXIMUM  
PLOT RATIO OF 0.4 AND A MAXIMUM  
BUILDING HEIGHT OF 3 STOREYS (9m)  
INCLUDING CAR PARK  
AT VARIOUS LOTS IN DD110  
AND THEIR ADJOINING GOVERNMENT LAND,  
SOUTHWEST OF TSAT SING KONG VILLAGE,  
KAM TIN NORTH, YUEN LONG, N.T.

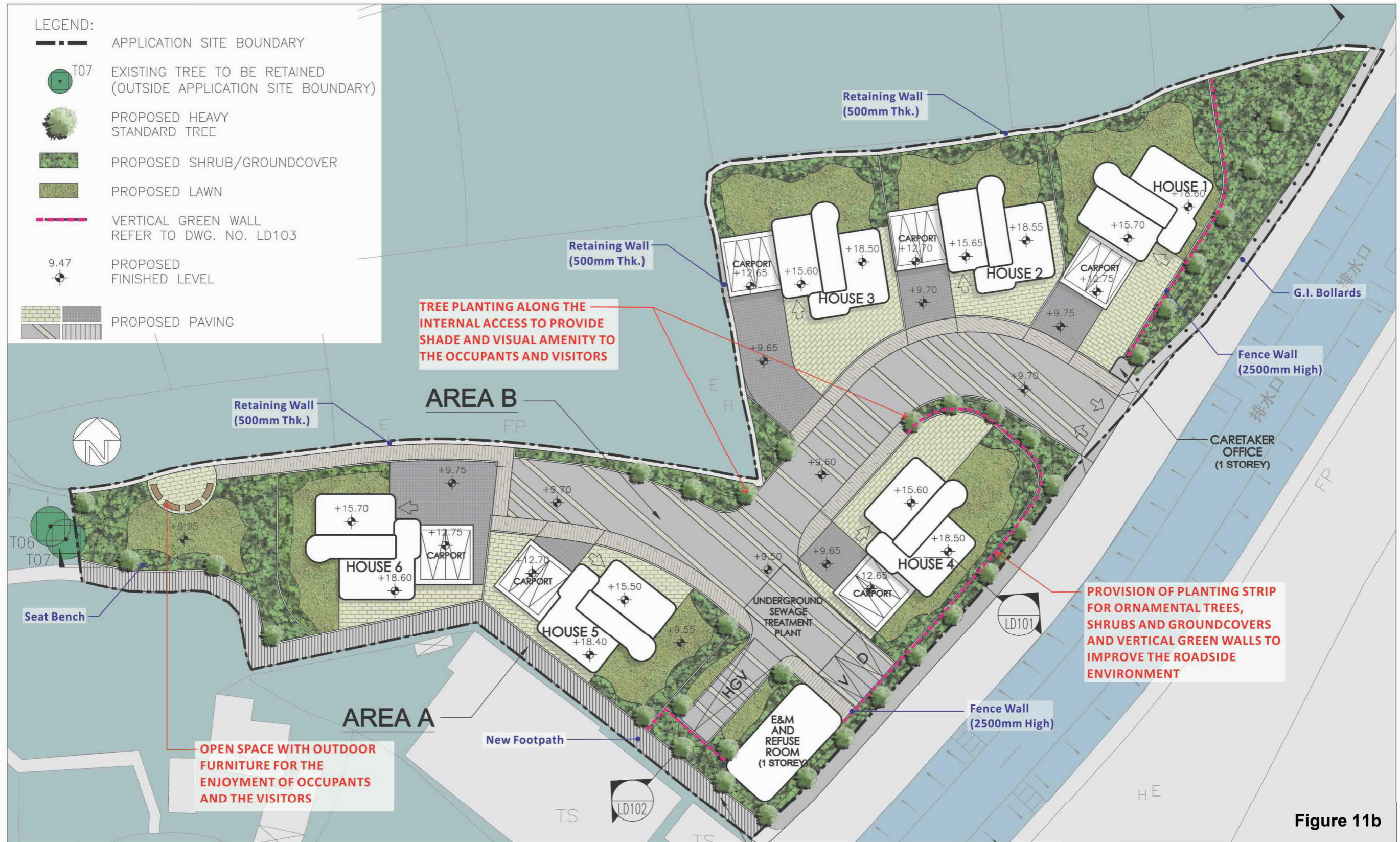
DRAWING TITLE  
  
SECTION AA & BB

DRAWN BY MH	CHECKED BY RC
SCALE +/-500-	DATE 11.04.2019
JOB NO. 1858	DRAWING NO. A-003

Figure 9 Section Diagrammes

(摘錄自申請人於 15.7.2019 提交的申請書)  
(Extract from Applicant's  
Submission of 15.7.2019)

參考編號 REFERENCE No. Y/YL-KTN/2	繪圖 DRAWING Z-5
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REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	PROJECT 工程項目	SCALE 比例	DESIGNED 設計
A	GENERAL AMENDMENT	CADD	06/02/2020	ANK	TEL	S.12A APPLICATION TO REZONE THE APPLICATION SITE FROM "AGRICULTURE" ZONE TO "RESIDENTIAL (GROUP 'O') ZONE" AT VARIOUS LOTS IN D.D. 100, NORTH OF KAM TAI ROAD, KAM TIN NORTH	1:350	TEL	
B	GENERAL AMENDMENT	CADD	13/07/2020	ANK	TEL		DATE 日期	CAD	
						DRAWING TITLE 圖紙名稱	REVISION 校訂	CHECKED 審核	
						LANDSCAPE MASTER PLAN	B	TEL	
							DRAWING NUMBER 圖號	APPROVED 審批	
							C1835-LMP01	TEL	
						<p>LANDES LIMITED 蘭地設計有限公司</p> <p>LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃(設計), 景觀建築</p> <p>FLAT A, 17/F, SHUN POINT COMMERCIAL BUILDING, 5 - 11 THOUSON ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號匯豐商業大廈17樓A座</p> <p>TELEPHONE 2888 0980 FACSIMILE 2888 2203 電話:(八五二) 二八八八 零九八零 傳真:(八五二) 二八八八 二二零三</p>			
						CAD FILENAME : C1835-LMP01			

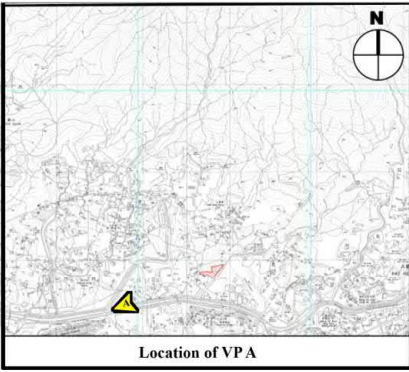


Photo 1 Existing Condition at the Application Site



Photo 2 Proposed Development at the Application Site

**Legend**  
 - - - - - Indicative Building Profile of the Proposed Development

**Photomontage of Proposed Development at VP A**

**Plan I**

**N.T.S.**

**VISION**

弘域城市規劃顧問有限公司  
 VISION PLANNING CONSULTANTS LTD.  
 香港北角蠟殼街 9-23 號秀明中心 20 樓 C 室  
 Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.  
 Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

(摘錄自申請人於 4. 12. 2019 呈交的進一步資料)  
 (Extract from Applicant's Further Information Submitted on 4.12.2019)

參考編號  
 REFERENCE No.  
 Y/YL-KTN/2

繪圖 DRAWING  
 Z-7

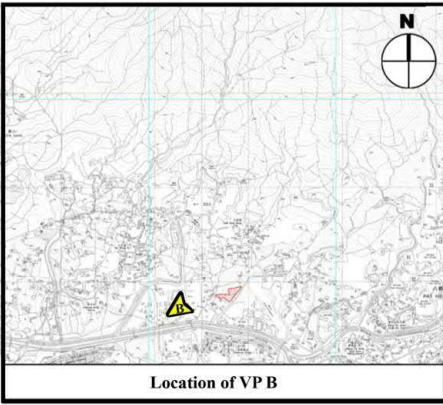


Photo 1 Existing Condition at the Application Site



Photo 2 Proposed Development at the Application Site

**Legend**  
 - - - - - Indicative Building Profile of the Proposed Development

**Photomontage of Proposed Development at VP B**

**Plan J**

**N.T.S.**



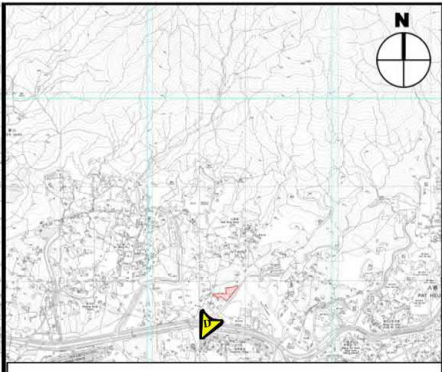
弘域城市規劃顧問有限公司  
 VISION PLANNING CONSULTANTS LTD.  
 香港北角蠔殼街 9-23 號秀明中心 20 樓 C 室  
 Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.  
 Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

(摘錄自申請人於 4. 12. 2019 呈交的進一步資料)  
 (Extract from Applicant's Further Information Submitted on 4.12.2019)

參考編號  
 REFERENCE No.  
 Y/YL-KTN/2

繪圖 DRAWING  
 Z-8





Location of VP D




Photo 1 Existing Condition at the Application Site



Photo 2 Proposed Development at the Application Site

**Legend**

 Indicative Building Footprint of the Proposed Development

**Photomontage of Proposed Development at VP D**

**Plan K**

**N.T.S.**

**VISION**

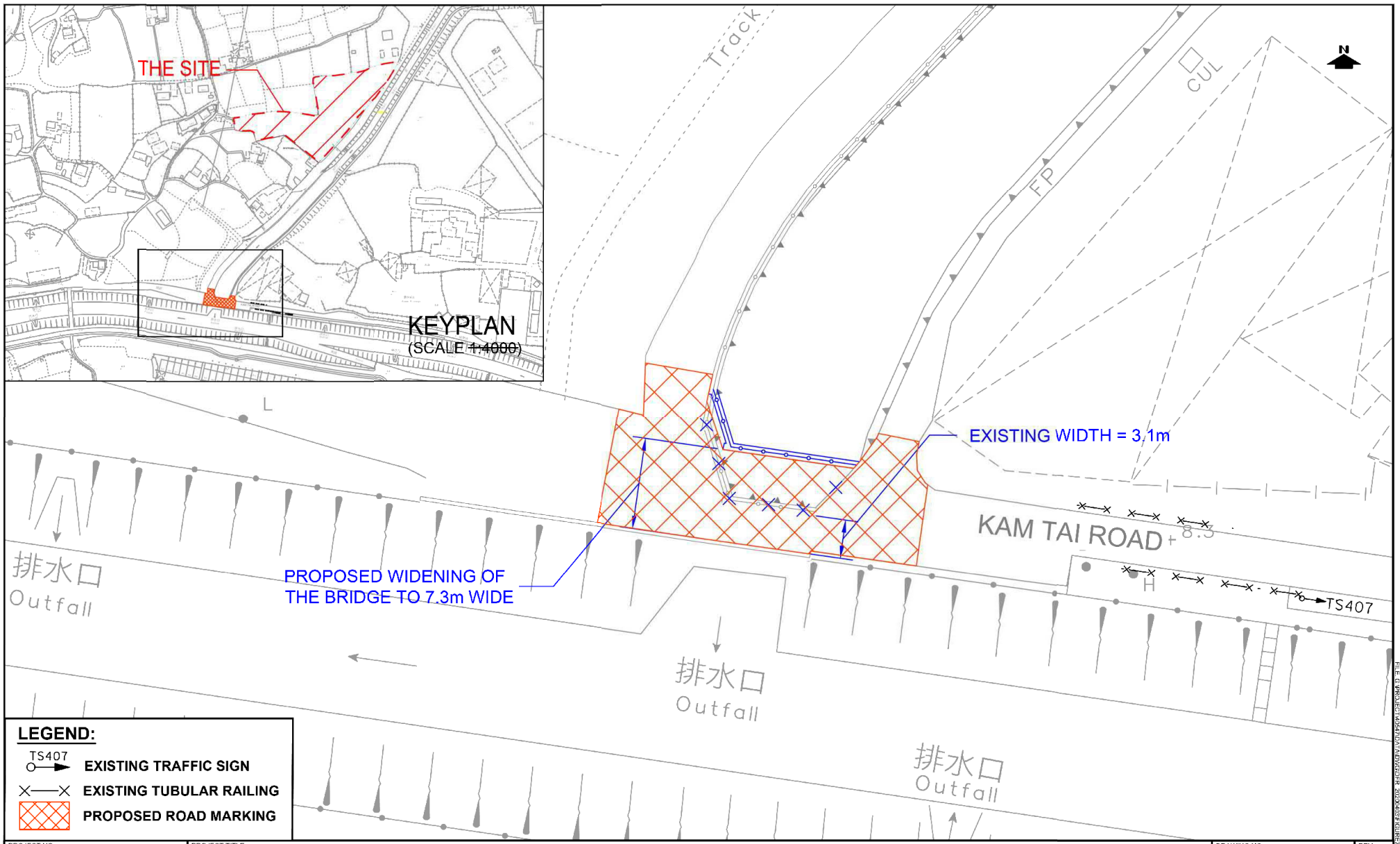
弘域城市規劃顧問有限公司  
VISION PLANNING CONSULTANTS LTD.

香港北角蠟殼街 9-23 號秀明中心 20 樓 C 室  
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.  
Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

(摘錄自申請人於 4. 12. 2019 呈交的進一步資料)  
(Extract from Applicant's Further Information Submitted on 4.12.2019)

參考編號  
REFERENCE No.  
Y/YL-KTN/2

繪圖 DRAWING  
Z-9



**LEGEND:**

○→	EXISTING TRAFFIC SIGN
×—×	EXISTING TUBULAR RAILING
▨	PROPOSED ROAD MARKING

PROJECT NO. <b>40547</b>	PROJECT TITLE SECTION 12A REZONING APPLICATION FROM "AGR" TO "R(C)" ZONE AT KAM TAI ROAD, KAM TIN NORTH	DRAWING NO. <b>FIGURE 7</b>	REV. <b>B</b>
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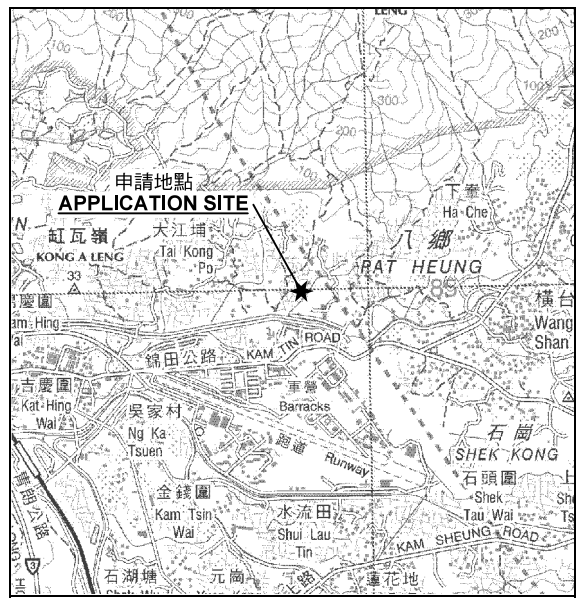
DESIGNED <b>SKL</b>	DATE <b>SEP 2020</b>	<b>PROPOSED ROAD WIDENING AT KAM TAI ROAD</b>	<b>LLA</b> 顧問有限公司 Consultancy Limited
DRAWN <b>CLL</b>	SCALE <b>1:400</b>		
CHECKED <b>SLN</b>			

(摘錄自申請人於 28.9.2020 呈交的進一步資料)  
(Extract from Applicant's Further Information Submitted on 28.9.2020)

參考編號 REFERENCE No. <b>YYL-KTN/2</b>	繪圖 DRAWING <b>Z-10</b>
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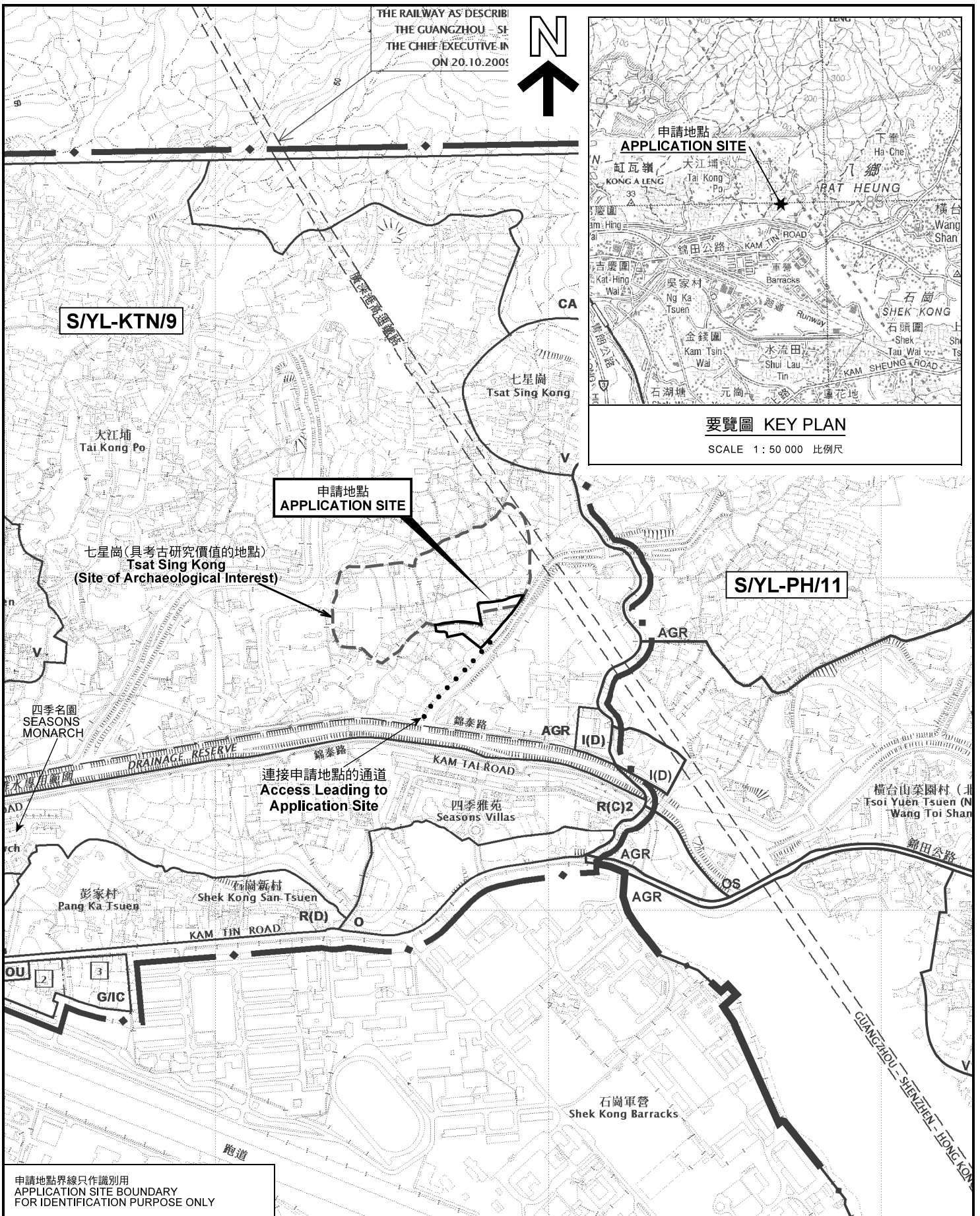
FILE: G:\PROJECT\40547\DATA\DWG\DR 20200403\FIGURE7B.DWG PLOT SCALE: 1 = 1

THE RAILWAY AS DESCRIBED IN THE GUANGZHOU-SHEK KONG RAILWAY PROJECT REPORT BY THE CHIEF EXECUTIVE IN CHARGE ON 20.10.2005



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

把「農業」地帶改劃為「住宅(丙類)2」地帶  
元朗錦田北七星崗村以西南丈量約份第110約地段第153號B分段、  
第153號餘段、第236號A分段第1小分段、第236號A分段第2小分段、  
第236號A分段第3小分段及第236號A分段餘段和毗連政府土地

TO REZONE THE APPLICATION SITE  
FROM "AGRICULTURE" TO "RESIDENTIAL (GROUP C) 2"  
LOTS 153 S.B, 153 RP, 236 S.A ss.1, 236 S.A ss.2, 236 S.A ss.3  
AND 236 S.A RP IN D.D.110 AND ADJOINING GOVERNMENT LAND,  
SOUTHWEST OF TSAT SING KONG VILLAGE, KAM TIN NORTH, YUEN LONG  
SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米  
METRES

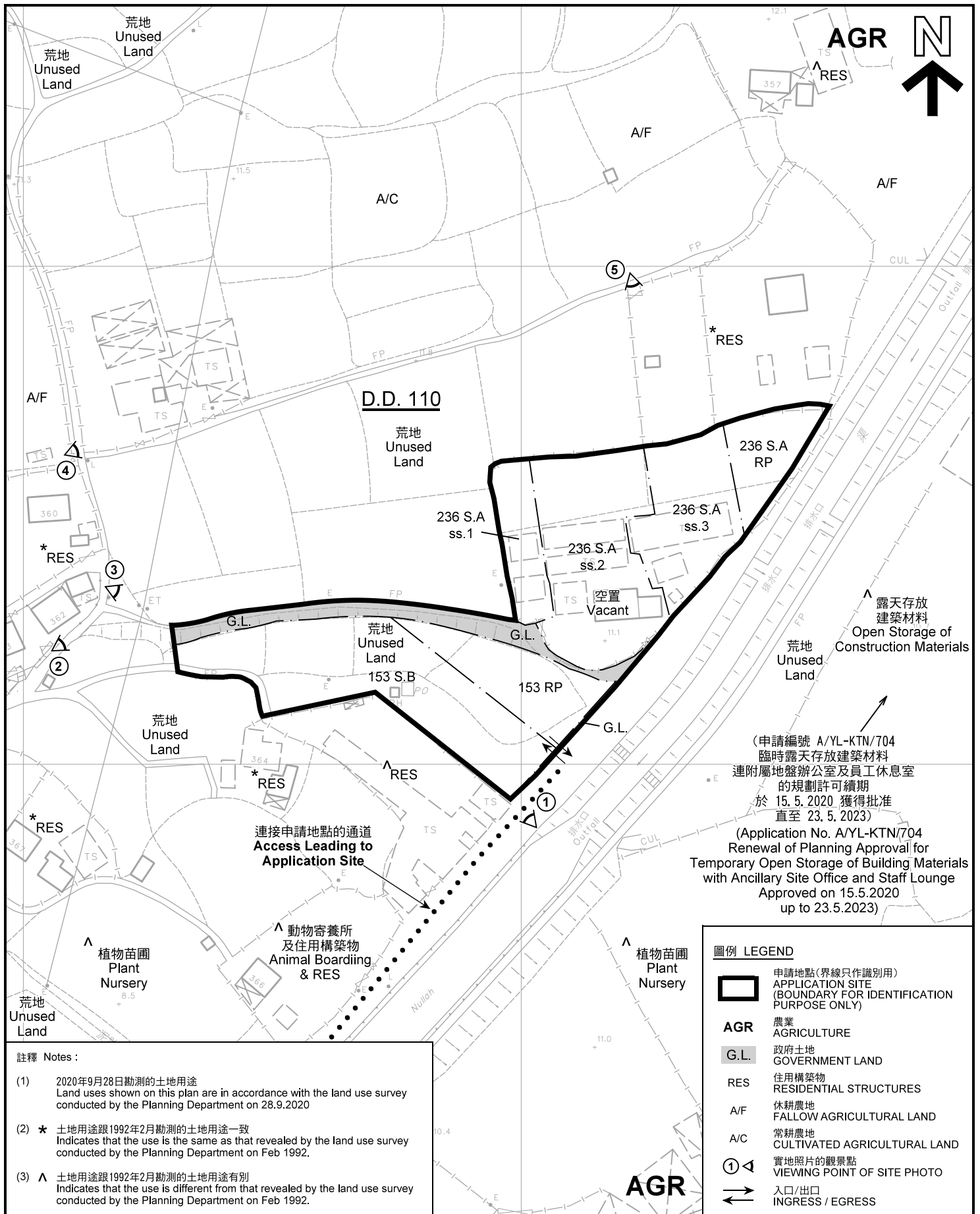
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/YL-KTN/2

圖 PLAN  
Z-1

本摘要圖於2020年10月14日擬備，  
所根據的資料為於2014年12月2日  
核准的分區計劃大綱圖編號 S/YL-KTN/9  
EXTRACT PLAN PREPARED ON 14.10.2020  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/9 APPROVED ON 2.12.2014



(申請編號 A/YL-KTN/704  
 臨時露天存放建築材料  
 連附屬地盤辦公室及員工休息室  
 的規劃許可續期  
 於 15.5.2020 獲得批准  
 直至 23.5.2023)  
 (Application No. A/YL-KTN/704  
 Renewal of Planning Approval for  
 Temporary Open Storage of Building Materials  
 with Ancillary Site Office and Staff Lounge  
 Approved on 15.5.2020  
 up to 23.5.2023)

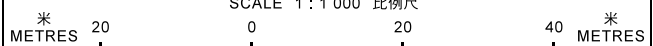
圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
<b>AGR</b>	農業 AGRICULTURE
<b>G.L.</b>	政府土地 GOVERNMENT LAND
<b>RES</b>	住用構築物 RESIDENTIAL STRUCTURES
<b>A/F</b>	休耕農地 FALLOW AGRICULTURAL LAND
<b>A/C</b>	常耕農地 CULTIVATED AGRICULTURAL LAND
<b>①</b>	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	入口/出口 INGRESS / EGRESS

- 註釋 Notes :
- (1) 2020年9月28日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 28.9.2020
  - (2) \* 土地用途跟1992年2月勘測的土地用途一致  
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on Feb 1992.
  - (3) ^ 土地用途跟1992年2月勘測的土地用途有別  
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on Feb 1992.

**平面圖 SITE PLAN**

把「農業」地帶改劃為「住宅(丙類)2」地帶  
 元朗錦田北七星崗村以西南丈量約份第110約地段第153號B分段、  
 第153號餘段、第236號A分段第1小分段、第236號A分段第2小分段、  
 第236號A分段第3小分段及第236號A分段餘段和毗連政府土地  
 TO REZONE THE APPLICATION SITE  
 FROM "AGRICULTURE" TO "RESIDENTIAL (GROUP C) 2"  
 LOTS 153 S.B, 153 RP, 236 S.A ss.1, 236 S.A ss.2, 236 S.A ss.3 AND  
 236 S.A RP IN D.D.110 AND ADJOINING GOVERNMENT LAND,  
 SOUTHWEST OF TSAT SING KONG VILLAGE,  
 KAM TIN NORTH, YUEN LONG  
 SCALE 1 : 1 000 比例尺

本摘要圖於2020年10月14日擬備，所根據的資料為測量圖編號 6-NE-8D  
 EXTRACT PLAN PREPARED ON 14.10.2020  
 BASED ON SURVEY SHEET No.  
 6-NE-8D

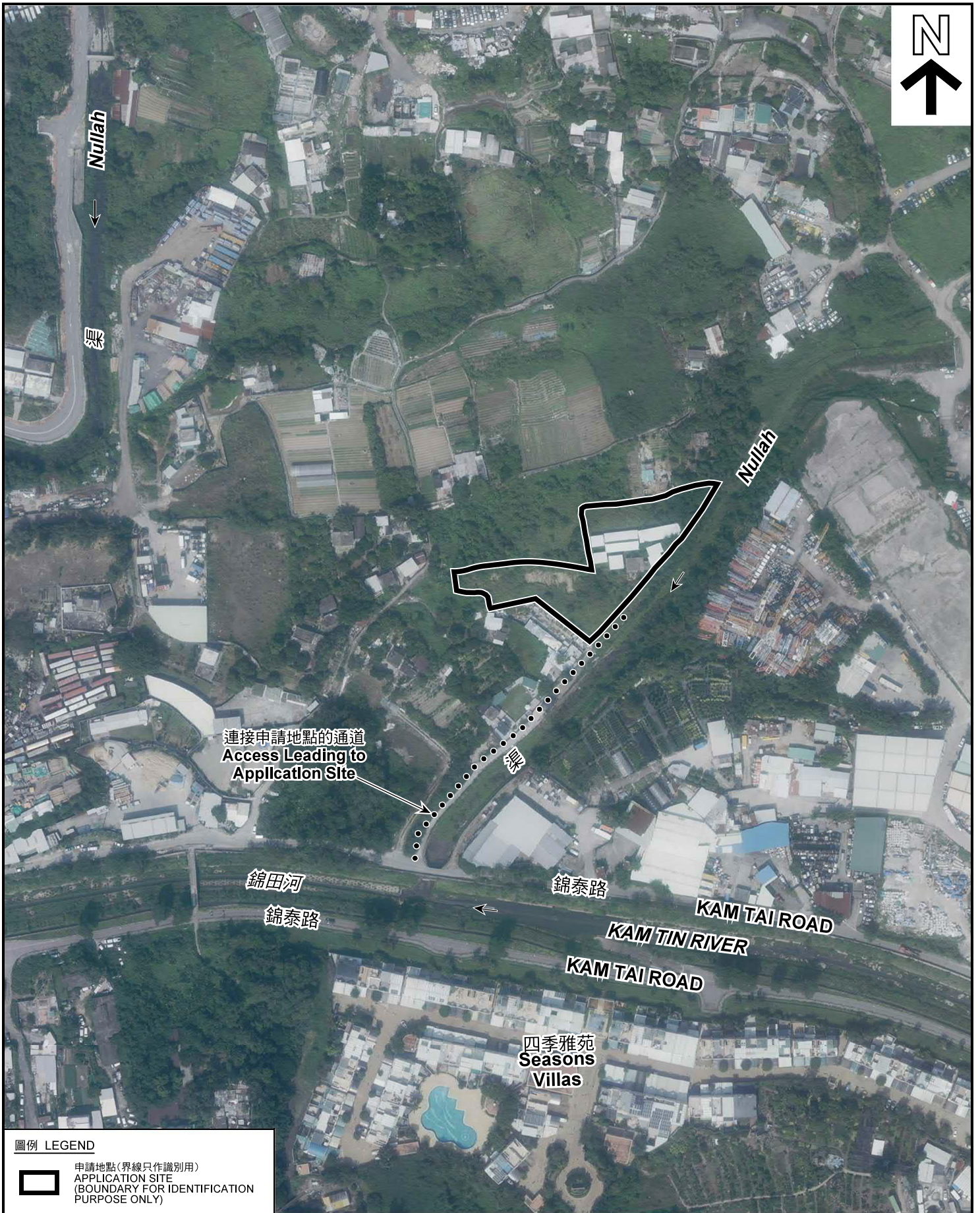


**規劃署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
 REFERENCE No.  
**Y/YL-KTN/2**

圖 PLAN  
**Z-2**



圖例 LEGEND



申請地點(界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本摘要圖於2020年10月14日擬備，所根據的資料為地政總署於2019年10月18日拍得的航攝照片編號 E073044C  
EXTRACT PLAN PREPARED ON 14.10.2020  
BASED ON AERIAL PHOTO No.  
E073044C TAKEN ON 18.10.2019  
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把「農業」地帶改劃為「住宅(丙類)2」地帶  
元朗錦田北七星崗村以西南丈量約份第110約地段第153號B分段、  
第153號餘段、第236號A分段第1小分段、第236號A分段第2小分段、  
第236號A分段第3小分段及第236號A分段餘段和毗連政府土地  
TO REZONE THE APPLICATION SITE  
FROM "AGRICULTURE" TO "RESIDENTIAL (GROUP C) 2"  
LOTS 153 S.B, 153 RP, 236 S.A ss.1, 236 S.A ss.2, 236 S.A ss.3 AND  
236 S.A RP IN D.D.110 AND ADJOINING GOVERNMENT LAND,  
SOUTHWEST OF TSAT SING KONG VILLAGE,  
KAM TIN NORTH, YUEN LONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/YL-KTN/2

圖 PLAN  
Z-3



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTOS**

把「農業」地帶改劃為「住宅(丙類)2」地帶  
 元朗錦田北七星崗村以西南丈量約份第110約地段第153號B分段、  
 第153號餘段、第236號A分段第1小分段、第236號A分段第2小分段、  
 第236號A分段第3小分段及第236號A分段餘段和毗連政府土地  
 TO REZONE THE APPLICATION SITE  
 FROM "AGRICULTURE" TO "RESIDENTIAL (GROUP C) 2"  
 LOTS 153 S.B, 153 RP, 236 S.A ss.1, 236 S.A ss.2, 236 S.A ss.3 AND  
 236 S.A RP IN D.D.110 AND ADJOINING GOVERNMENT LAND,  
 SOUTHWEST OF TSAT SING KONG VILLAGE,  
 KAM TIN NORTH, YUEN LONG

**規 劃 署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
 REFERENCE No.  
 Y/YL-KTN/2

圖 PLAN  
 Z-4

本圖於2020年10月5日擬備，所根據的資料為攝於2020年9月28日的實地照片  
 PLAN PREPARED ON 5.10.2020  
 BASED ON SITE PHOTOS  
 TAKEN ON 28.9.2020