

Attachment 1

Revised Planning Statement

Section 16 Application for Renewal of Permission

for

Proposed Temporary Godown with Ancillary Office and Staff Quarters Use

at

**Various Lots and adjoining government land in DD100, Ying Pun, Kwu Tung
South, New Territories**

PLANNING STATEMENT

Prepared by

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in association with

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for

Empire Famous Limited

June 2026

EXECUTIVE SUMMARY

BACKGROUND

This Section 16 application is submitted on behalf of Empire Famous Limited to seek renewal of permission for the proposed temporary godown with ancillary office and staff quarters for 3 years at Lots 1623 S.B, 1624 S.A to 1624 S.D, 1624S.E ss1, 1624 S.E RP, 1624 S.F ss1, 1624 S.F RP, 1624 S.G to 1624 S.I, 1624 RP, 1626, 1628, 1629, 1631, 1632, 1633, 1634 S.A, 1634 RP, 1635 to 1637 and 1666 S.C RP in DD100 and adjoining government land, Ying Pun, Kwu Tung South, New Territories (hereinafter referred to as "the application site").

The application site falls within the "Recreation" ("REC") zone of the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22.

The proposed temporary use of the godown with ancillary office and staff quarters was previously approved by the TPB on 25.8.2023 (application no. A/NE-KTS/527). The applicant proposed to continue such temporary use on the application site. Therefore, the main purpose of this planning application is to renew the planning permission for the proposed temporary godown with ancillary office and staff quarters.

DESCRIPTION OF PROPOSED USES

The major development parameters for the proposed temporary godown with ancillary office and staff quarters are as follows:

Site Area	About 16,710.2m ² (Includes Government land of about 3,232.6m ²)
Total Floor Area	8,452m ² Non-domestic: 8,170m ² Domestic: 282m ² (ancillary staff quarters)
Site Coverage	40.9%
No. of parking spaces and loading/unloading spaces	Private Car Parking Spaces: 8 Loading/Unloading Spaces: 20

PLANNING JUSTIFICATIONS

The proposed temporary use at the subject site is considered appropriate in planning terms based on the following planning justifications:

- The planning application aims to continue the temporary use granted by the TPB for the previously approved application no. A/NE-KTS/527.
- The proposed use would not frustrate the long-term planning intention of the "REC" zone.
- The proposed amendment is not incompatible with the surrounding land use.
- The applicant has complied with all the conditions of approval for the previously approved planning application (A/NE-KTS/527).
- The proposed renewal will not cause any adverse impact on traffic, landscape and tree preservation, water supplies for firefighting, or drainage.
- The proposed renewal will not set an undesirable precedent.

CONCLUSION

Given the above-mentioned justifications, the applicant respectfully requests that the Board approve the subject renewal application.

行政摘要

引言

是次第 16 條規劃許可續期申請地盤位於新界古洞南營盤丈量約份第 100 約地段第 1623 號 B 分段、第 1624 號 A 至 D 分段、第 1624 號 E 分段 1 小分段、第 1624 號 E 分段餘段、第 1624 號 F 分段 1 小分段、第 1624 號 F 分段餘段、第 1624 號 G 至 I 分段、第 1624 號餘段、第 1626 號、第 1628 號、第 1629 號、第 1631 號至第 1633 號、第 1634 號 A 分段、第 1634 號餘段、第 1635 號至第 1637 號、及第 1666 號 C 分段餘段和毗連政府土地。申請人擬議繼續將該地盤作為臨時貨倉連附屬辦公室及員工宿舍用途（為期 3 年），因而向城市規劃委員會提出申請。

根據該地盤所屬的於古洞南分區計劃大綱核准圖編號 S/NE-KTS/22，土地用途是「康樂」。臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可。

擬議臨時貨倉連附屬辦公室及員工宿舍用途曾在 2023 年 8 月 25 日獲有附加條件的規劃許可（A/NE-KTS/527）。

擬議項目發展重點

主要擬議發展參數如下表所示：

地盤面積	約 16,710.2 平方米 (包括政府土地約 3,232.6 平方米)
總樓面面積	8,452 平方米 ▪ 非住用: 8,170 平方米 ▪ 住用: 282 平方米 (員工宿舍)
上蓋面積	40.9%
停車位及上落客貨車位數目	▪ 私家車車位：8 ▪ 上落客貨車位：20

發展理據

擬議計劃在規劃層面上理應視為恰當，以下是是項申請的規劃理據：

- 是次申請主要目的是繼續先前曾獲批的臨時規劃許可用途
- 擬議用途不會影響作為「康樂」用途的長期規劃意圖
- 擬議修訂並不會與周圍土地用途不相容
- 申請人已履行先前獲批規劃許可的所有附帶條件
- 擬議修訂不會對交通，景觀，樹木保育，消防，排水供水產生任何不利影響
- 擬議修訂不會導致不良的先例

總結

綜觀上述理由，申請人謹請城規會批准是次申請。

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1. INTRODUCTION

1.1. Background

- 1.1.1 This Section 16 application is submitted on behalf of Empire Famous Limited to seek renewal of permission for the proposed temporary godown with ancillary office and staff quarters for 3 years at various private lots and adjoining government land in DD100, Ying Pun, Kwu Tung South, New Territories (hereinafter referred to as "the application site").
- 1.1.2 The application site falls within the "Recreation" ("REC") zone of the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22 (**Figure 1.1 and Figure 1.2** refer to).
- 1.1.3 The TPB previously approved the proposed temporary godown with ancillary office and staff quarters on 25.8.2023 (application no. A/NE-KTS/527).
- 1.1.4 The applicant proposed to continue the temporary use of the godown with ancillary office and staff quarters on the application site. Therefore, the purpose of this planning application is to apply for planning permission for the aforesaid proposed temporary use.
- 1.1.5 The applicant has complied with all the conditions of approval for the previously approved planning application (A/NE-KTS/527).

2. Planning History of the Subject Site

2.1. Brief Summary of the Approved Application No. A/NE-KTS/527

- 2.1.1. The Board approved the proposed godown with ancillary office and staff quarters use in the application site that includes various lots in DD100 and adjoining government land temporarily for 3 years until 25.5.2026, subject to several approval conditions (Planning Application no. A/NE-KTS/527).
- 2.1.2. The following approval conditions are listed in the letter from the Planning Department dated 11.9.2023:
 - a) no operation between 6:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period.
 - b) no operation on Sundays and public holidays, as proposed by the applicant is allowed on the site during the planning approval period.
 - c) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to/from the site at any time during the planning approval period.
 - d) No industrial workshop activities shall be carried out on the site at any time during the planning approval period.
 - e) the existing trees on the site shall be maintained at all times during the planning approval period.

- f) the existing drainage facilities shall be properly maintained and rectified if found inadequate/ineffective during operation at all times during the planning approval period.
 - g) The existing traffic improvement measures to enhance pedestrian safety shall be maintained at all times during the planning approval period.
 - h) The submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.2.2024.
 - i) In relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2024.
 - j) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
 - k) if any of the above planning conditions (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.
- 2.1.3. All the above approval conditions have been complied with by the applicant before the submission of this application, as set out in paragraph 2.2.2 below.

2.2. Compliance with approval conditions for planning application no. A/NE-KTS/527

- 2.2.1. All the approval conditions related to the approved planning application no. A/NE-KTS/527 have been complied with as tabulated in **Table 1** below.

Table 1: Compliance of approval conditions for planning application no. A/NE-KTS/486

No.	Approval Conditions	Actions
a.	no operation between 6:00 p.m. and 8:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period	Complied with at all times since the granting of planning permission.
b.	no operation on Sundays and public holidays, as proposed by the applicant is allowed on the site during the planning approval period	Complied with at all times since the granting of planning permission.
c.	no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to/from the site at any time during the planning approval period	Complied with at all times since the granting of planning permission.

d.	No industrial workshop shall be carried out on the site at any time during the planning approval period	Complied with at all times since the granting of planning permission.
e.	The existing trees on the site shall be maintained at all times during the planning approval period	Complied with at all times since the granting of planning permission.
f.	the existing drainage facilities on the site shall be properly maintained and rectified if found inadequate/ ineffective during operation at all times during the planning approval period	Complied with at all times since the granting of planning permission.
g.	the existing traffic improvement measures to enhance pedestrian safety shall be maintained at all times during the planning approval period	Complied with at all times since the granting of planning permission.
h.	The submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.2.2024	The letter from DPO/FSYLE dated 20.4.2024 confirmed that the Director of Fire Services considered that condition (h) had been complied with.
i.	In relation to (h) above, the implementation of fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2024;	The letter from DPO/FSYLE, dated 20.4.2024, confirmed that the Director of Fire Services considered that condition (h) had been complied with.
j.	if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice	Complied with at all times since the granting of planning permission.
k.	if any of the above planning conditions (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.	Complied with at all times since the granting of planning permission.

3. Description of the Proposed Scheme

3.1. Description of the Proposed Scheme

- 3.1.1. The proposed use of the site for a temporary godown with ancillary office and staff quarters for 3 years was approved by the Town Planning Board under planning application no. A/NE-KTS/527 on 25.8.2023. A layout plan (see **Figure 3.1**) showing the total floor area of **8,452m²** (including ancillary staff quarters of **282m²**) and site coverage of **40.9%** which is less than that proposed in the previously approved scheme (A/NE-KT/527). The changes are mainly resulted from the reduction of covered area within the staff quarters area. The development parameters are summarised in Table 3.1 below:

Table 3.1: Development parameters of the proposed development

Site Area	About 16,710.2m ² (Includes Government land of about 3,232.6m ²)
Total Floor Area	8,452m² Non-domestic: 8,170m ² Domestic: 282m² (ancillary staff quarters)
Site Coverage	40.9%
No. of parking spaces and loading/unloading spaces	Private Car Parking Spaces: 8 Loading/Unloading Spaces: 20

3.2 Land-Related Issues

- 3.2.1 All the above private lands are Old Schedule Lots held under the Block Government Lease of DD100. There is an existing Short-Term Waiver (STW) No. STW799 for a paper factory use, and permitting the erection of structures on Lots 1624 S.A to S.I, 1624 RP, 1626, 1628, 1629, 1631, 1632, 1633, 1634, 1635, 1636, 1637 in D.D. 100.
- 3.2.2 An application for Short-Term Tenancy (STT NX 1799) regarding the portion of Government land adjoining the private Lot no. 1666 S.C RP for access to the site is also under processing by the Lands Department (**refer to Figure 3.2**).
- 3.2.3 For the Unallocated Government Land adjacent to Lot No. 1626 in DD100, an STT application has been submitted to the Lands Department after obtaining TPB's approval on planning application no. A/NE-KTS/527 in 2023. The STT application is still under consideration by the Lands Department (**refer to Figure 3.2**).

3.3 The Updated Tree Survey

- 3.3.1 An updated Tree Survey was carried out on 14.5.2026. Please refer to the Topographic and Tree Survey Plan in **Appendix I** and the Tree Survey Report attached in **Appendix II** of this planning statement for details.
- 3.3.2 According to the findings of the Tree Survey Report:
- A total of 77 trees were recorded within the application site boundary.

- All trees are common species. There is no tree classified as a Register of Old and Valuable Trees or trees with cultural, historic or conservation value on site.
- The general conditions of the existing trees are fair.

3.4 The Fire Services Installation (FSI) Provision

- 3.4.1 The following table provides a list of FSI provisions at the Temporary godown in Ying Pun in accordance with the Fire Safety Requirements (FSRs) for Temporary Storage and Structures Under Planning Application, Short-Term Tenancy & Short-Term Waiver “” promulgated by the Fire Services Department in June 2025.

FSI Provisions	Enclosed Temporary Godown GFA < 230m ²	Enclosed Temporary Godown GFA > 230m ²
Fire Extinguisher	yes	yes
Stand-alone Fire Detector	To be provided	To be provided
Emergency Lighting	yes	yes
Directional & Exit Sign	yes	yes
Sprinkler System	yes	yes

- 3.4.2 There is no material change to the F.S. Notes prepared by the Registered FS Contractor, Suen Tat Metal Machinery Factory Ltd, dated 30th January 2024.
- 3.4.3 The relevant Fire Services Certificates and Fire Service Installation Proposal and Layout Plans are provided in **Appendix V**.

4. Justifications for the Proposed Scheme

4.1. The application aims to renew the temporary planning permission granted by the TPB for the previously approved application no. A/NE-KTS/527

4.1.1. The structures located within the application site were built before the publication of the Kwu Tung South Interim Development Permission Area Plan in 1990.

4.1.2. The Board previously approved 9 applications with conditions for similar godown use submitted by the same applicant. The latest is the approved application no. A/NE-KTS/527, and the main purpose of this application is to renew the temporary planning permission granted by the TPB for the previously approved application no. A/NE-KTS/527.

4.2. The proposed use would not frustrate the long-term planning intention of the "REC" zone.

4.2.1. Although the proposed temporary use is not in line with the planning intention of the "REC" zone, the Government has no immediate programme or known intention to use the application site for recreational use. Hence, the temporary approval of the application for 3 years would not frustrate the long-term planning intentions of the "REC" zone.

4.3. The proposed use is not incompatible with the surrounding land use

4.3.1. The proposed use is not incompatible with the surrounding land use, which is predominantly workshops, open storage yards, car parks, and vacant land, despite some domestic structures and fallow agricultural land in the surrounding areas.

4.4. The proposed use as a godown, ancillary office and staff quarters under the current application is the same as the previously approved applications.

4.4.1. The development parameters, i.e., site area, floor area, site coverage, parking spaces, and loading/unloading spaces, remain the same as those proposed under the previously approved application no. A/NE-KTS/527. The latest site photographs of the proposed use are attached in **Appendix III**.

4.5. The applicant has complied with all the approval conditions of the previously approved planning application (A/NE-KTS/527)

4.5.1. The applicant has complied with all the approval conditions of the previous planning application relating to drainage facilities, fire service installations and traffic improvement measures to enhance pedestrian safety. The updated stormwater drains photographic record and fire service certificates have been attached in **Appendix IV and V**, respectively.

5. Summary

- 5.1. This Section 16 application is submitted on behalf of Empire Famous Limited to renew planning permission for the proposed temporary godown with ancillary office and staff quarters for 3 years at various lots in DD100 and adjoining government land, Ying Pun, Kwu Tung South, New Territories.
- 5.2. The proposed use would not frustrate the long-term planning intention of the "REC" zone and is considered not incompatible with the surrounding land use.
- 5.3. The applicant has complied with all the conditions of approval for the previously approved planning application (A/NE-KTS/527).
- 5.4. The development parameters, i.e., site area, gross floor area, site coverage, parking spaces, and loading/unloading spaces, remain the same as those proposed under the previously approved application no. A/NE-KTS/527.
- 5.5. Based on the above justifications of the proposed temporary use, members of the Board are respectfully requested to give favourable consideration to the proposed renewal of the approved planning application.