



Yee Sun Garden Ltd.

怡生花園
有限公司

28 May 2026

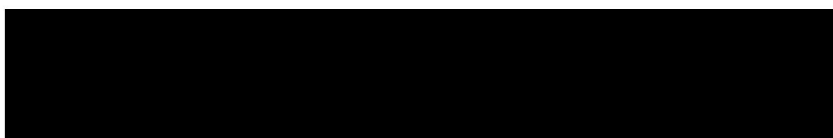
No. 8 Justifications.

The application site is owned by the Tang's family represented by Messrs. Chun Sin Mei Properties Limited (lease agreement attached) for which applicant obtained consent from all owners.

Applicant "Yee Sun Garden Limited" is one of the Works Bureau Approved Specialist Contractor for Landscaping and Hydroseeding Company operating in Hong Kong. Yee Sun Garden Limited has currently contracted a number of Government Projects, MTRC and Private Sector Landscape contracts which details are as follows:

CONTRACT NO.	TITLE	EST'D. DATE OF COMPLETION
M1273-23C	Management and Main tenance Services for Lok Ma Chau and Kam Tin Wetlands.	October 2029 (With Extension)
M1321-25C	Landscape Maintenance for all MTRC operated Rail Roads including Light Rail in Tuen Mun and Yuen Long	December 2031 (With Extension)
**	Mixed Housing Development at Pak Wo Road, Fan Ling	December, 2027
**	Housing Development at Kai Tak Area 1E1 for Housing Society	June 2028
**	Proposed Office and Commercial Development At Hok Yuen Street	July, 2027
**	Proposed Research Building 2 HKUST Life and Chemical and Technologies	June 2028
**	Horticultural Maintenance Services at Central-Wan Chai Bypass Tunnel	December 2028
LCC0053/23	Horticultural Maintenance for Wan Chai District of The Leisure and Cultural Services Dept.	August 2026
SS J510	Construction of Columbarium Garden of Remembrance and Related Works at On Hing Lane, Sha Tin.	October 2026
077512	Construction of Activity Green and Associated Works at Lohas Park	October 2026

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It is our intention to apply Planning Approval of the site for the usage of:

1) Site Office with Ancillary Facilities

The above facilities shall provide an Administrative/Logistic Centre and plant nursery in support of the above public/private works projects. The lot is a private owned property previously used for agriculture and has been zoned as R(2)C according to the Outline Zoning Plan. The Landlords have no intention to develop this piece of land in the near future and decided, rather than let growing undergrowth, lease to our company for Site Office use in order to preserve this precious land resources. The site has been properly fenced, operation at this site will not disturb the neighborhood nor caused any form of environmental pollution and traffic congestion. The business hours of the nursery are from 9.00 a.m. to 6.00 p.m. Monday to Saturday and closed on Sunday and Public Holidays. Vehicle access and exit route with swept path analysis shown in Annex II (A). No repair work will be carried out nor will there be any noise pollution or other pollution. Drains will be laid at the site according to DSD's requirement when approval given hence no flooding will occur. Fire Services Installations will be in place complying with FSD's code of practice. As for the environment, there are quite a number of trees already planted on site. Landscape of the site will be enhanced once trees and plants stored. Our Company will not fell any tree. The use will not bring about any adverse effect of the ecology, the environment and the neighboring residents. We sincerely hope that the Town Planning Board will consider our application favorably.

For and on behalf of
YEE SUN GARDEN LIMITED

Eduardo Fernando Lai
Managing Director

EFL/ml

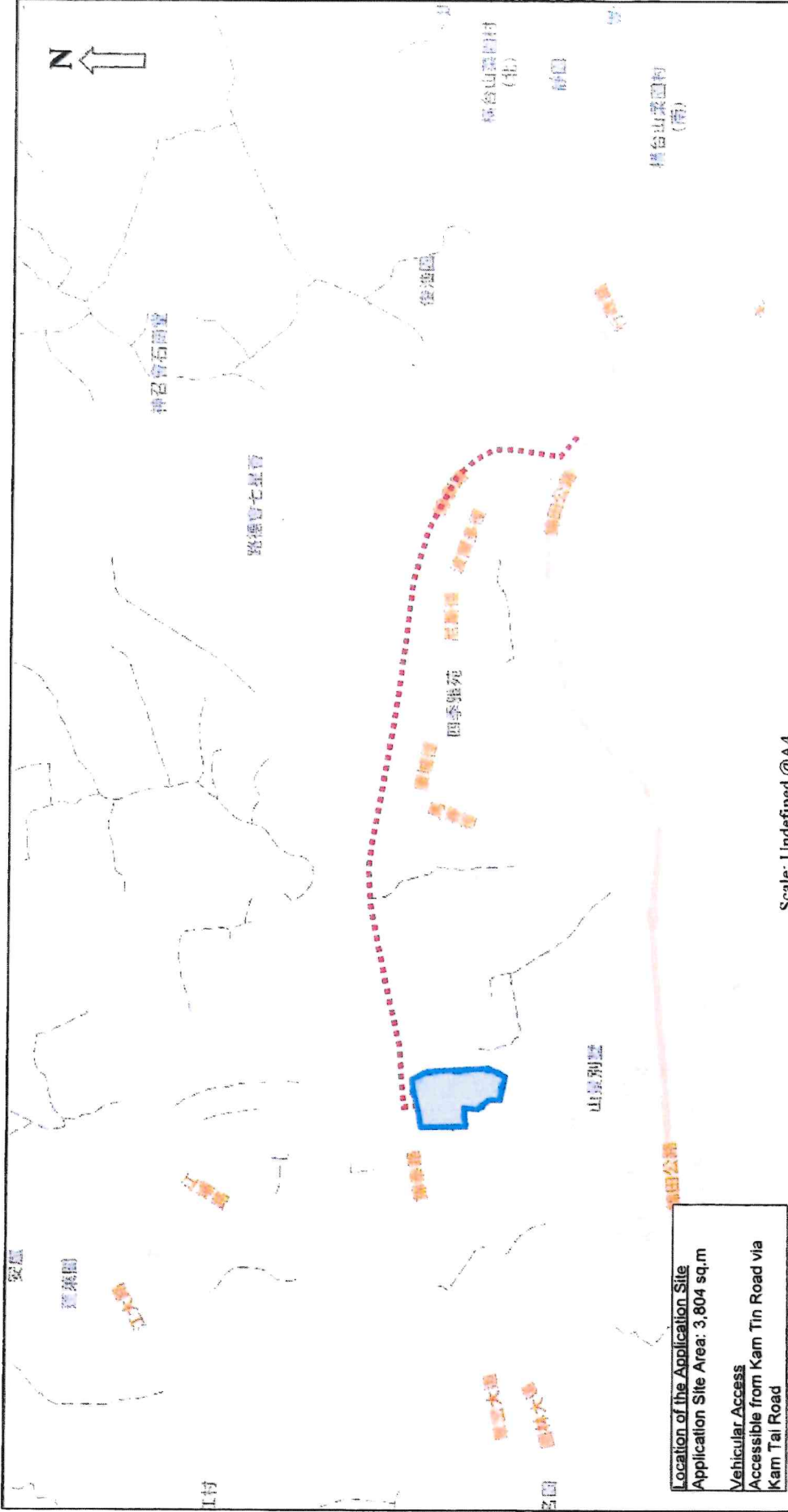


ANNEX II (A)

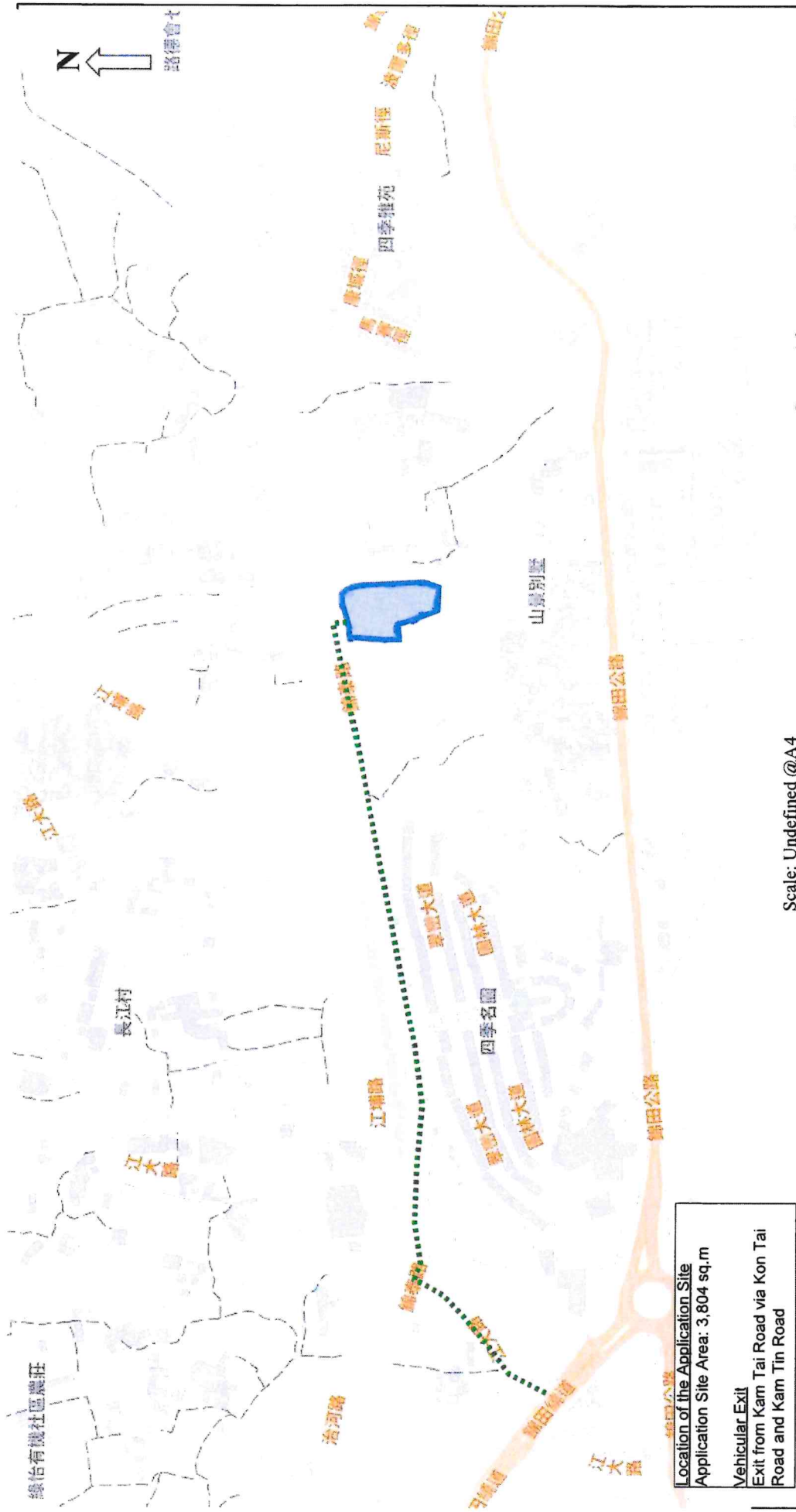
Proposed site office with ancillary facilities

Vehicles for the application site will access from Kam Tin Road into Kam Tai Road via Tsat Sing Kong, exit to junction of Kong Tai Road on the south side of Kam Tai Road which is a one way traffic road as shown on the attached road paths. The site has ample space for the vehicles to maneuver, will not cause any traffic impact to Kam Tai Road whilst ingress or egress. Trip Generation and Attraction of the Proposed Development is minimal, mainly in the morning and late evening as shown in the following table.

Time Period	LGV		Private Car		Total Single Trip
	In	Out	In	Out	
08:00		2			2
08:30		3			3
09:00			2		2
11:00	1				1
12:30	1				1
13:00		2			2
14:30	1				1
16:30		1			1
17:30	2				2
17:45				2	2
18:00	3				3



Appendix 3 Existing Vehicular Access	Location: D.D.110 Lot 117RP OZP: SYL-KTN/11 District: Kam Tin North	Proposed Use: Propose site office with ancillary facilities	Map Legend: Road Path Site Boundary	Drawing No. 1-1 For Identification Only Date: 27/04/2026
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Appendix 3

Existing Vehicular
Exit Route

Location: D.D.110 Lot 117RP
OZP: S/YL-KTN/11
District: Kam Tin North

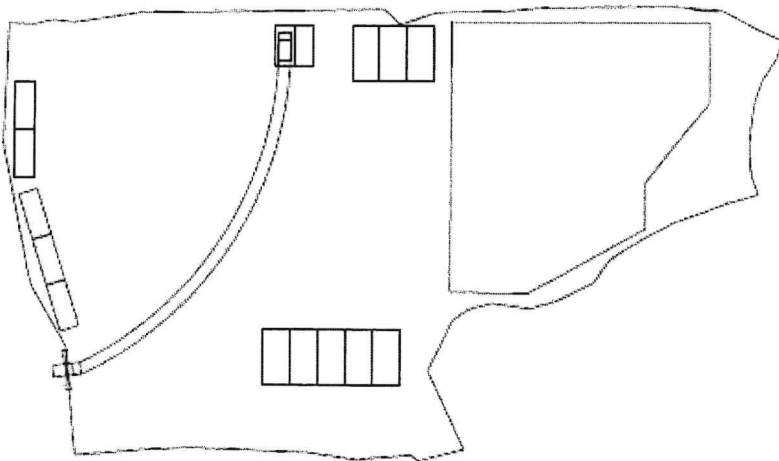
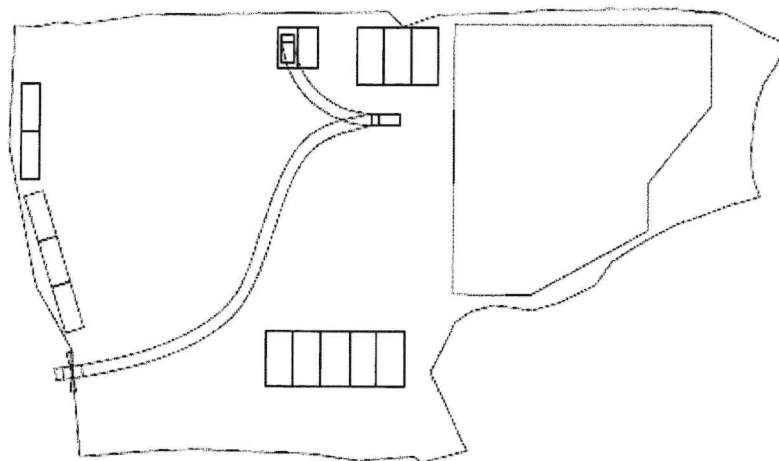
Proposed Use:
Propose site office with ancillary facilities

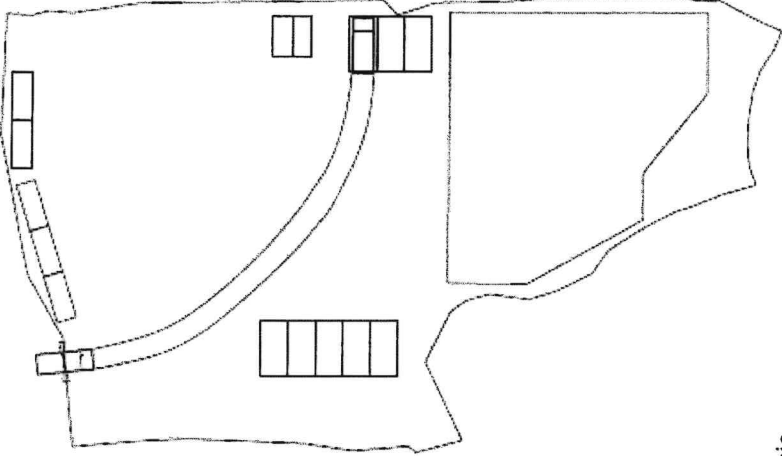
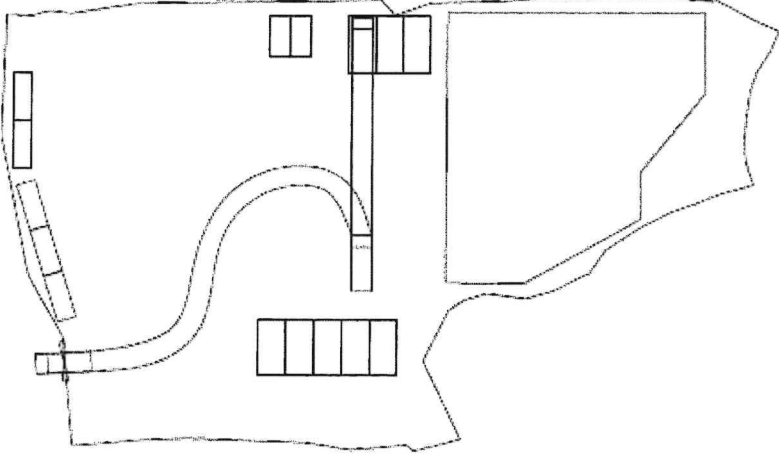
Map Legend:
..... Road Path
—— Site Boundary

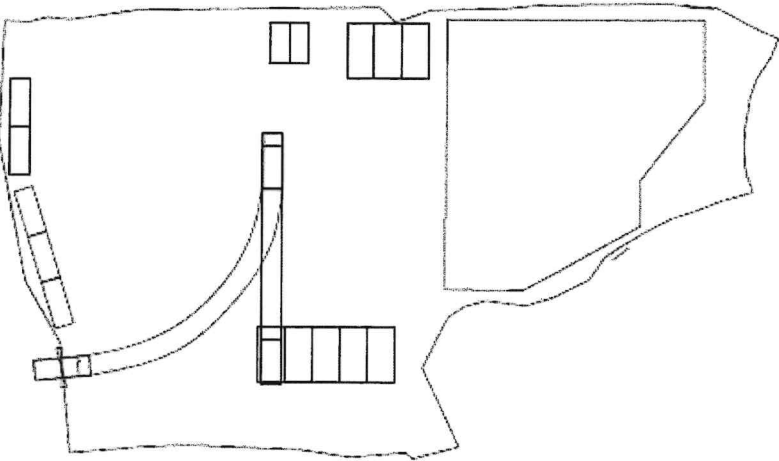
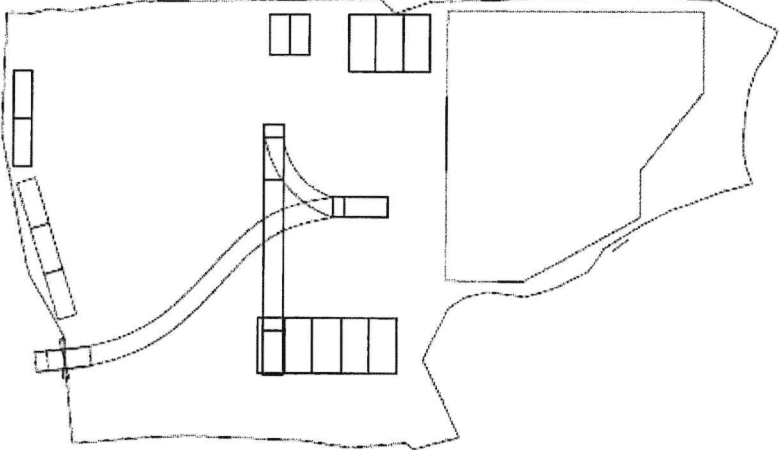
Drawing No.
1-2

For Identification Only

Date: 27/04/2026

<u>Private Car In</u>		<u>Private Car Out</u>	
			
<u>Swept Path Analysis</u> Dimension : 1.5m x 3.5m		<u>Swept Path Analysis</u> Dimension : 1.5m x 3.5m	
Scale : 1 5m			
Title: Swept Path Analysis	Location: D.D. 110 Lot 117RP	Project: Proposed site office with ancillary facilities and parking of vehicle (Private cars and light goods vehicle)	Date: 28 April 2026
			Drawing No.: SPA-3 (For Identification Only)

<u>Vehicle In</u>	<u>Vehicle Out</u>			
				
<u>Swept Path Analysis</u> Type of Vehicle : Light Goods Vehicle Dimension of Vehicle : 2.5m x 7m	<u>Swept Path Analysis</u> Type of Vehicle : Light Goods Vehicle Dimension of Vehicle : 2.5m x 7m			
Scale : 1 5m				
Title: Swept Path Analysis	Location: D.D. 110 Lot 117RP	Project: Proposed site office with ancillary facilities and parking of vehicle (Private cars and light goods vehicle)	Date: 28 April 2026	Drawing No.: SPA-2 (For Identification Only)

<u>Vehicle In</u>	<u>Vehicle Out</u>			
				
<u>Swept Path Analysis</u> Type of Vehicle : Light Goods Vehicle Dimension of Vehicle : 2.5m x 7m	<u>Swept Path Analysis</u> Type of Vehicle : Light Goods Vehicle Dimension of Vehicle : 2.5m x 7m			
Scale : 1 = 5m				
<u>Title:</u> Swept Path Analysis	<u>Location:</u> D.D. 110 Lot 117RP	<u>Project:</u> Proposed site office with ancillary facilities and parking of vehicle (Private cars and light goods vehicle)	<u>Date:</u> 28 April 2026	<u>Drawing No.:</u> SPA-1 (For Identification Only)