Yee Sun Garden Ltd.

ANNEX II

怡生花園有限公司

8 October 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

...../P.2

HKQAA ISO 9001: 2015 Certificate No.: CC 2169
SGS SGS

Yee Sun Garden Ltd.

怡生花園有限公司

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

1) Temporary Site Office with Ancillary Facilities for Permitted Plant Nursery

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 privately own 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 and Nursery use in order to preserve this precious land resources. The site has been properly fenced, if our application is approved by the Town Planning Board, the existing fence on the west side of the lot will be relocated westward to the lot boundary line. 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. A preliminary drainage design is also attached with this application 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 much 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.

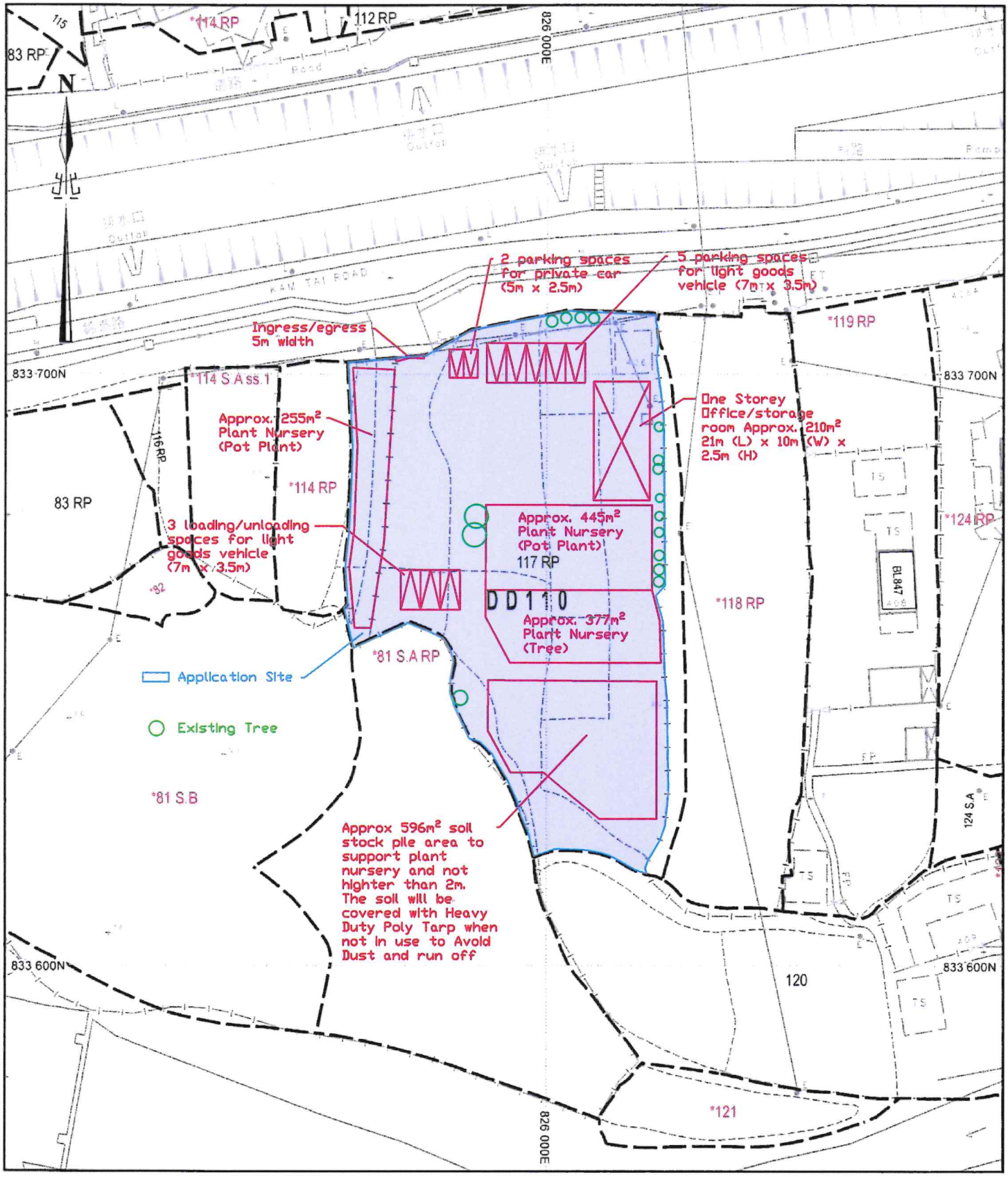
For and on behalf of
YEE SUN GARDEN LIMITED

Eduardo Fernando Lai
Managing Director

EFL/ml

HKQAA
ISO 9001: 2015
Certificate No.: CC 2169
SGS
SGS

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1 : 1 000

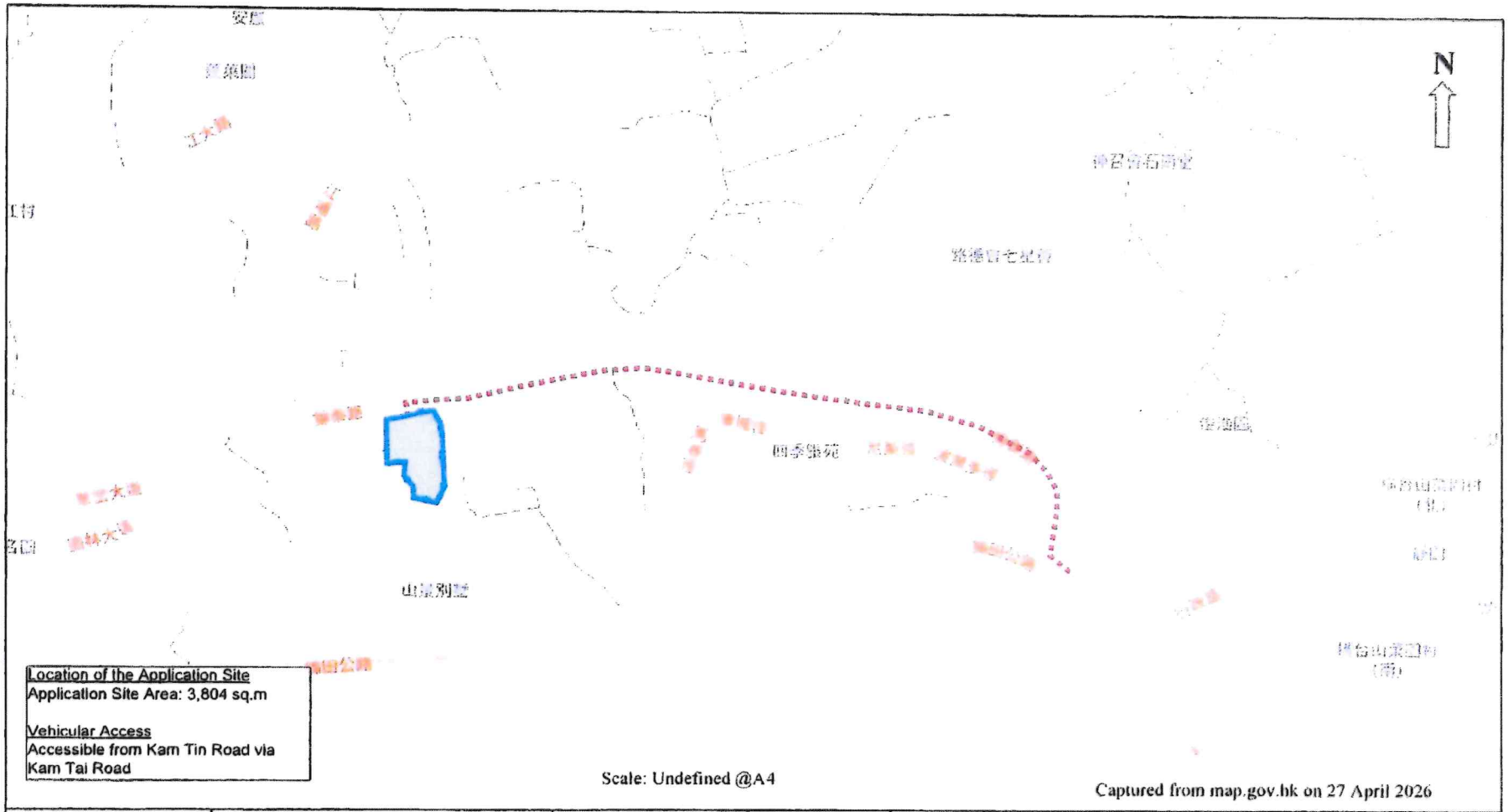
米 metres 10 0 10 20 30 40 50 米 metres

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.

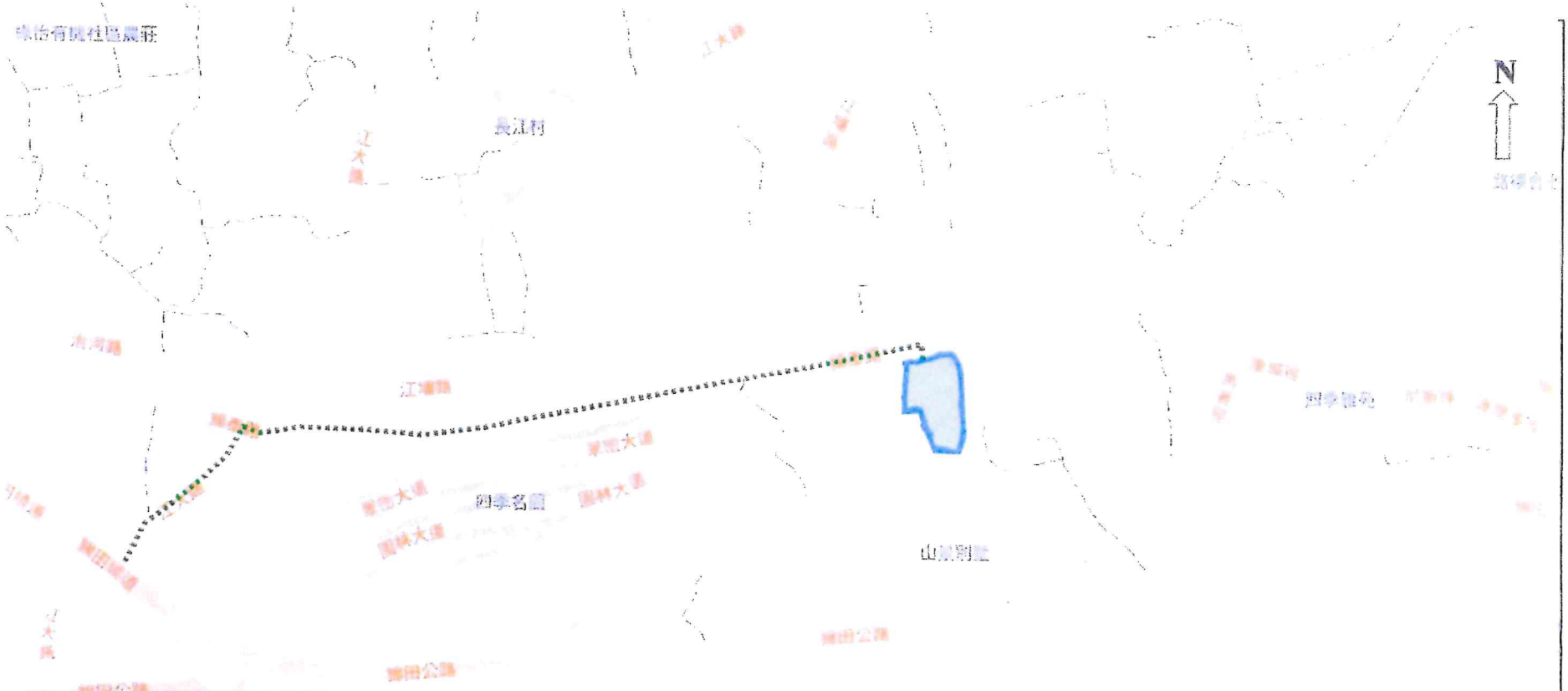
Time Period	LGV		Private Car		Total Single Trip
	In	Out	In	Out	
08:00		2			2
08:30		3			3
09:00			2		2
11:00	1				1
12:30	1				1
13:00		2			2
14:30	1				1
16:30		1			1
17:30	2				2
17:45				2	2
18:00	3				3



Scale: Undefined @A4

Captured from map.gov.hk on 27 April 2026

Appendix 3 **Existing Vehicular Access**	**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.** **1-1** **For Identification Only** **Date: 27/04/2026**



Location of the Application Site
Application Site Area: 3,804 sq.m

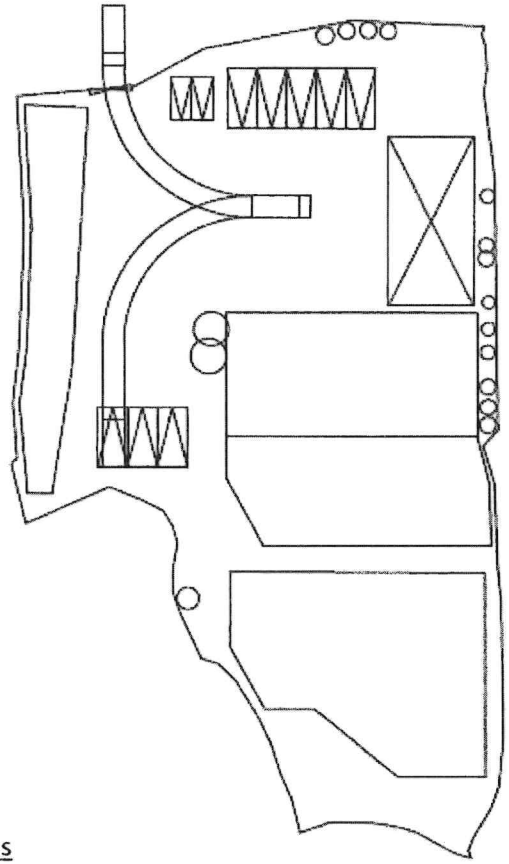
Vehicular Exit
Exit from Kam Tai Road via Kon Tai Road and Kam Tin Road

Scale: Undefined @A4

Captured from map.gov.hk on 27 April 2026

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**

Vehicle In

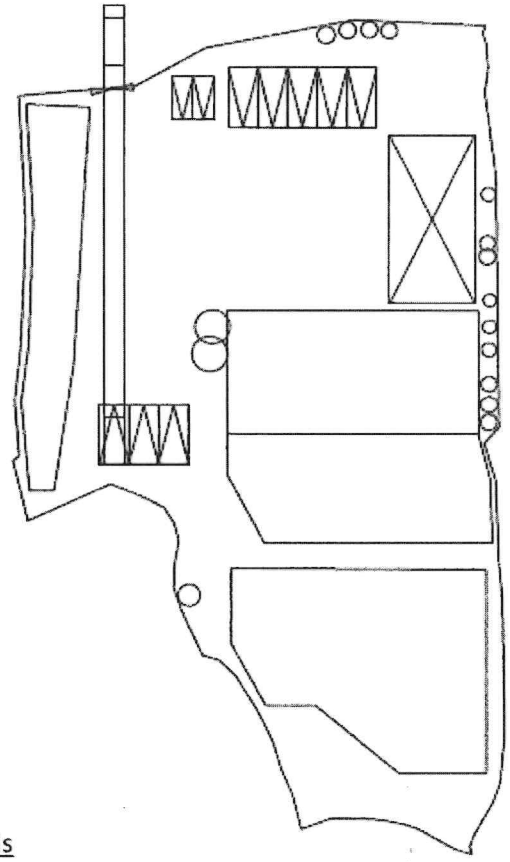


Swept Path Analysis

Type of Vehicle : Light Goods Vehicle

Dimension of Vehicle : 2.5m x 7m

Vehicle Out



Swept Path Analysis

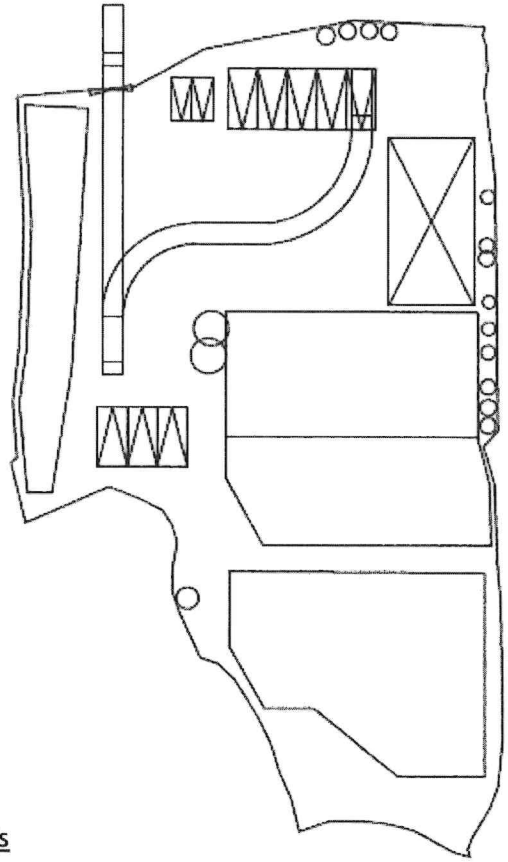
Type of Vehicle : Light Goods Vehicle

Dimension of Vehicle : 2.5m x 7m

Scale : ⌊—⌋ 5m

Title:	Location:	Project:	Date:	Drawing No.:
Swept Path Analysis	D.D. 110 Lot 117RP	Proposed site office with anacillary facilities and parking of vehicle (Private cars and light goods vehicle)	5 Oct 2026	SPA-2 (For Identification Only)

Vehicle In

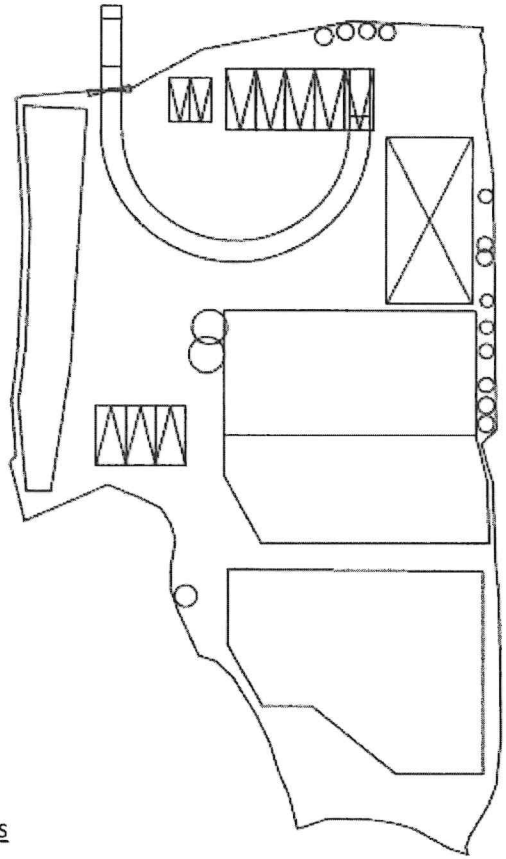


Swept Path Analysis

Type of Vehicle : Light Goods Vehicle

Dimension of Vehicle : 2.5m x 7m

Vehicle Out



Swept Path Analysis

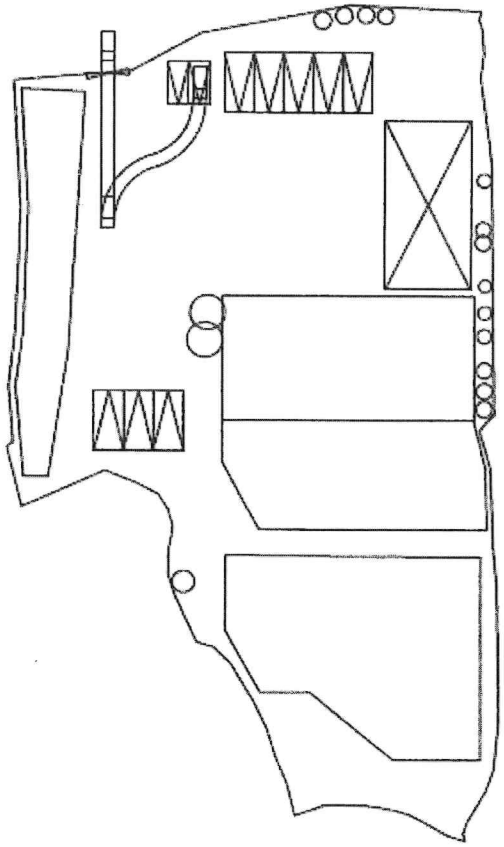
Type of Vehicle : Light Goods Vehicle

Dimension of Vehicle : 2.5m x 7m

Scale : ⌊⌋ 5m

Title:	Location:	Project:	Date:	Drawing No.:
Swept Path Analysis	D.D. 110 Lot 117RP	Proposed site office with anacillary facilities and parking of vehicle (Private cars and light goods vehicle)	5 Oct 2026	SPA-1 (For Identification Only)

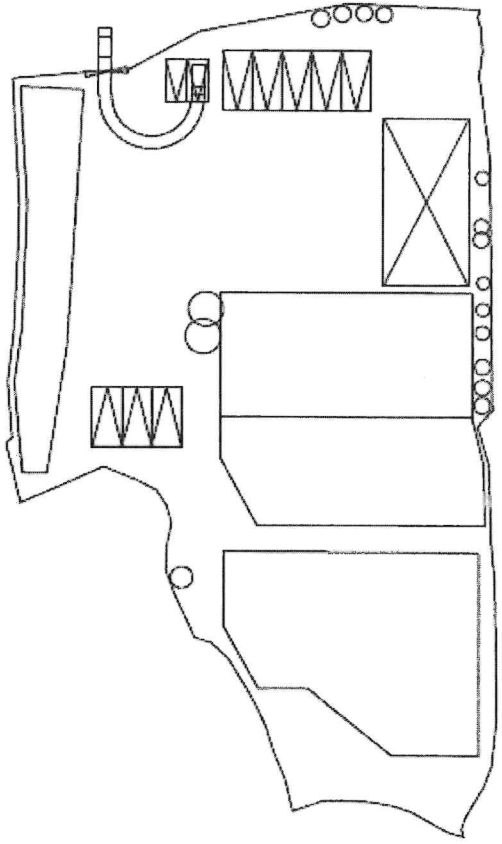
Private Car In



Swept Path Analysis

Dimension : 1.5m x 3.5m

Private Car Out

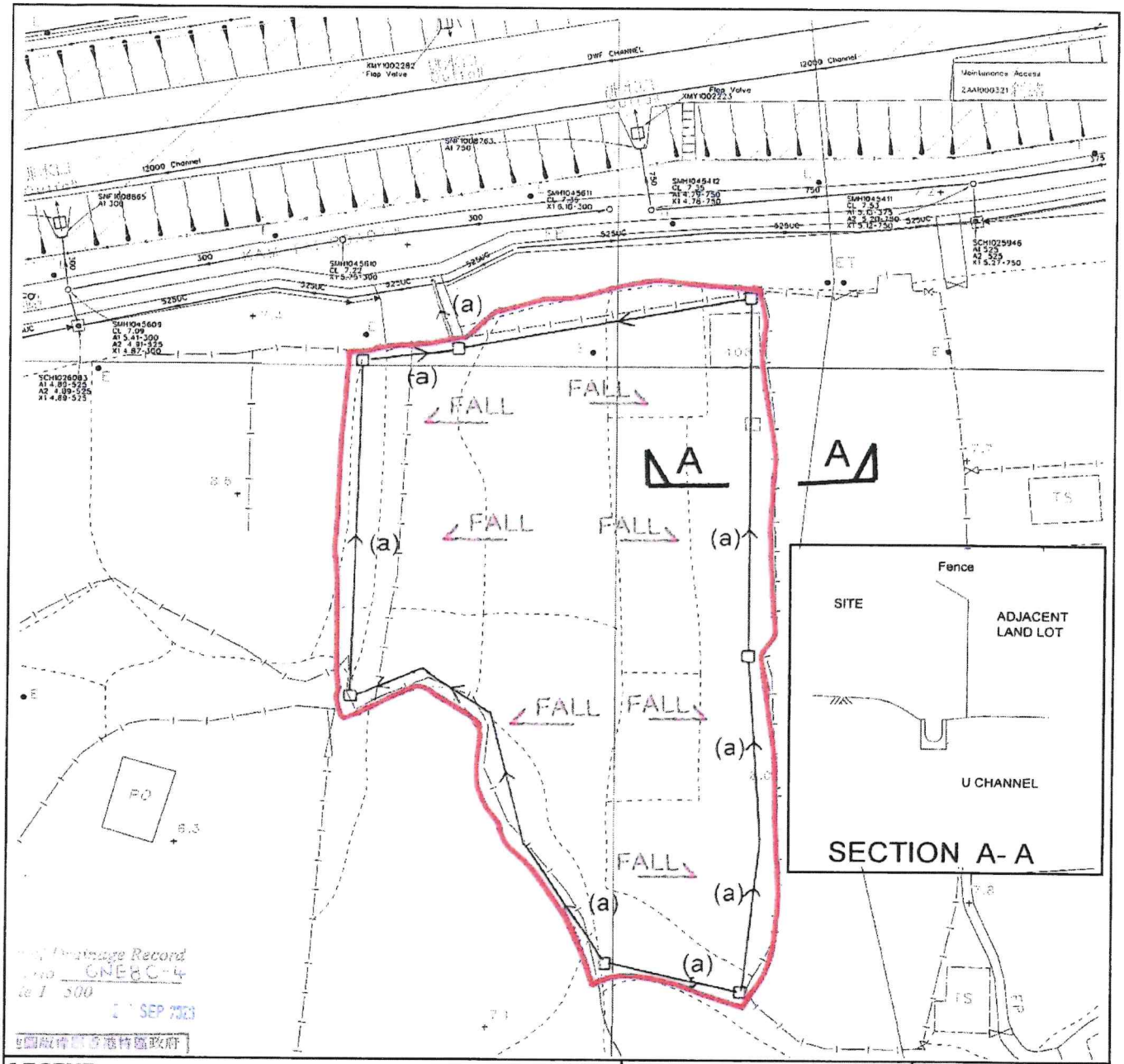


Swept Path Analysis

Dimension : 1.5m x 3.5m

Scale : 5m

Title:	Location:	Project:	Date:	Drawing No.:
Swept Path Analysis	D.D. 110 Lot 117RP	Proposed site office with anacillary facilities and parking of vehicle (Private cars and light goods vehicle)	5 Oct 2026	SPA-3 (For Identification Only)



LEGEND

- Existing 525UC
- Proposed CatchPit
- (a) Proposed 300UC with Cast Iron Cover

Title:

Preliminary Drainage Proposal - LAYOUT

D01-01

信明工程有限公司

LANDMAX ENGINEERING LIMITED

Drawn by: JL

Date: 25-9-2026

Check by: JL

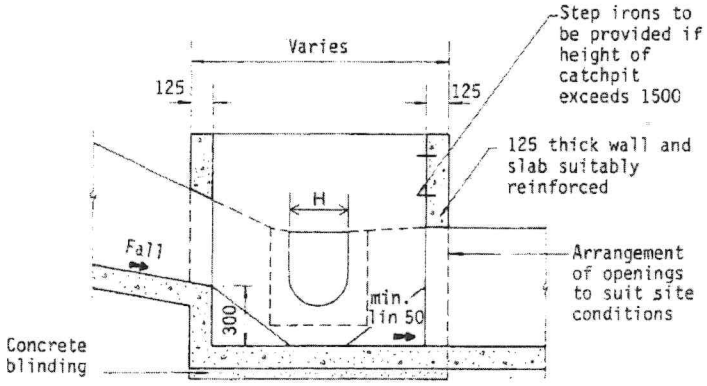
Scale: ----

Project

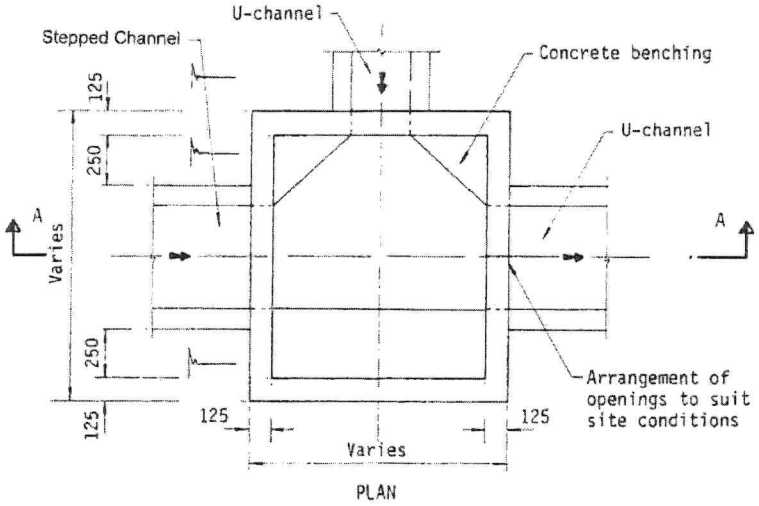
PROPOSED SITE NURSERY WITH ANCILLARY FACILITIES FOR PERMITTED PLANT NURSERY FOR A PERIOD OF 3 YEARS AT LOT 117 RP (PART) IN D.D. 110, KAM TIN NORTH, YUEN LONG, NEW TERRITORIES

(Application Number: A/YL-KTN/1248)

Appendix A

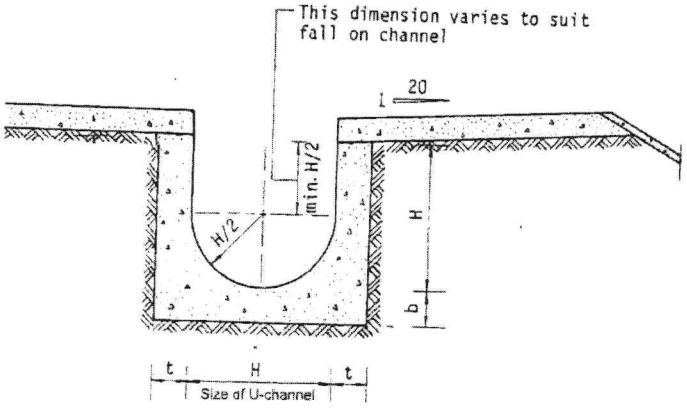


SECTION A-A



PLAN

TYPICAL DETAILS OF CATCHPIT



TYPICAL DETAILS OF U-CHANNEL

Appendix A

Responses on DSD's Requirements and Reminders

Planning Application No.: A/YL-KTN/1248

Location: Lot No. 117RP

in D.D. 110

Site Area:	3804	m^2
Land filling works involved?	~~Yes~~ / No	
Maximum increase in formation level:	0	m
Maximum level difference with adjoining lot:	0	m
Filling of pond(s) involved?	~~Yes~~ / No	
Estimated size of pond to be filled:	N/A	m^3

No.	(A) DSD's Requirements	Fulfilled in the submission? (Yes / No)
1	For sites considered complex (those 1 hectare or larger, in flood-prone areas, or involving pond filling or major earthworks), you should hire a qualified engineer (Registered Professional Engineer in the Civil Engineering discipline) to follow DSD Advice Note No. 1 and submit a proposal signed and certified by the engineer. For other sites, it is also advisable to hire a qualified engineer to prepare your drainage proposal.	Yes
2	The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc., unless there is proper diversion.	Yes
3	Adequate surface channels shall be provided to collect and convey the surface runoff accrued on the application site.	Yes
4	If there is existing surface runoff flowing from the adjoining lots towards the application site, peripheral surface channels with sufficient drainage capacity, set at a level lower than the adjoining lots, should be constructed to collect and convey the runoff (See **Sketch A**).	Yes
5	Where boundary walls or hoarding are erected, adequate openings should be provided to allow existing overland flow from the adjoining lots to pass through (see **Sketch A**).	Yes
6	The applicant shall be required to place all the proposed works 3m away from the top of the bank of any existing watercourses or natural streams. All the proposed works in the vicinity of the watercourses should not create any adverse drainage impacts, both during and after construction. Adequate measures should be provided byf the applicant to DSD's satisfaction in order to prevent the subject site from being eroded and flooded and to ensure that the capacity of watercourses and the flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development.	Yes
7	The applicant should indicate the proposed and existing ground levels of the application site and ground levels of adjacent areas on the drainage plan.	Yes
8	Cross sections showing the proposed drainage facilities and existing and proposed ground levels of the application site with respect to the adjacent areas should be given.	Yes
9	The proposal should indicate how the runoff (the flow direction) within the site and from the adjacent areas would be discharged to the proposed drainage system.	Yes
10	Sand trap or provision alike should be clearly indicated on the proposed drainage plan and provided before the collected runoff is discharged to the existing drainage facilities.	Yes

11	The applicant should clearly indicate the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).	Yes
12	The applicant should clearly indicate the existing drainage facilities on the proposed drainage plan. Site photos of existing drainage facilities including the discharge point (e.g. existing local village drain and its downstream drainage facilities) should be provided in order to demonstrate the presence and reflect condition of the existing drainage system. Also, the applicant should provide site photo(s) to demonstrate size of the existing drainage facilities.	Yes
13	Cover levels and invert levels of the proposed and existing drainage facilities should be shown on the drainage plan. Invert levels of drainage facilities at the upstream should be higher than that at the downstream. Also, gradients and sizes of the proposed and existing drainage facilities should be shown on the drainage plan.	Yes
14	The applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands. External catchment shall be properly considered	Yes
15	Connection to existing drainage facilities should be designed and constructed to prevent back flows at the drainage outlet when water level at the existing drainage facilities is high.	Yes
16	Stormwater Drainage Manual (SDM) and the newly promulgated SDM - Corrigendum published by DSD shall be considered in the hydraulic calculation. Also, storm constants of HKO Headquarters shall be adopted. In generael, a 10-year design return period is sufficient for village drainage systems.	Yes
17	Deposition of sediment in stormwater drainage system should be considered in the hydraulic calculation as per the requirement in Stormwater Drainage Manual (Section 9.3).	Yes
18	The applicant should check flow velocity of the proposed drainage facilities. The flow velocity is suggested to be within a range, i.e. 0.75 m/s to 3.0 m/s.	Yes
19	Catchpit should be provided at where a proposed surface channel changes direction / gradient.	Yes
20	The applicant should provide construction details of the proposed drainage facilities.	Yes
21	The applicant should provide details for connection of the proposed and existing drainage facilities.	Yes
22	Grating should be provided for the surface channels.	Yes
23	Precast concrete pipe should generally be used for stormwater connection.	Yes
24	Connection of the proposed and existing drainage facilities shall be designed and constructed such that there is no water leakage at the proposed connection.	Yes
25	For the construction details of the proposed drainage facilities, reference should be made to current CEDD's standard drawings.	Yes
	(B) DSD's Reminders	Fulfilled in the submission? (Yes / No)
1	Any existing drainage facilities within/outside the application site should not be disturbed or interfered with until any necessary diversion works, which have been accepted by the owner of the existing drainage facilities, have been satisfactorily completed. Such diversion works should be carried out by the applicant at his/her own cost. Moreover, sufficient allowance for future maintenance of the existing drainage facilities should be provided.	- Yes

2	No construction debris, silt and sediments, or cementitious materials should be discharged into or deposited inside any existing natural streams, watercourses, drains, ditches or sewers from the application site without prior approval. Any blockage or damage arising from the proposed development shall be made good at the cost of the applicant and to DSD's satisfaction. The applicant shall also be liable for and shall indemnify against all claims and demands arising out of or in connection with this regard.	Yes
3	The applicant should be reminded to minimize the possible adverse environmental impacts on any existing watercourses in his design and during construction. EPD and AFCD should be consulted on possible environmental and/or ecological impacts of the proposed development which is in the vicinity of any existing watercourses.	Yes
4	The applicant is required to rectify/modify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.	Yes
5	For any proposed connection to DSD's drainage facilities, the applicant should submit form HBP1 to this Division for application of technical audit. Upon our acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD's Standard Drawings at the resources of the applicant.	Yes
6	If the existing drainage facilities, to which the applicant proposed to discharge the stormwater from the application site was not maintained by this office, the applicant should identify the owner of the existing drainage facilities and seek agreement from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.	Yes
7	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Yes
8	Comments from HyD, TD and RMO shall be sought if drainage works are proposed to be carried out within highway polygon or on carriageway.	Yes