

2026 6月 2 28

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到

T... is received on 2026-06-22.
The... will formally acknowledge
the... of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KTS/579
	Date Received 收到日期	2026-06-22

- 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)

Empire Famous Limited

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)

KJL 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)	Lots 1623 S.B, 1624 S.A to 1624 S.D, 1624 S.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
(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 16,710.2 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 8,486 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)	3,232.6 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 Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22
(e) Land use zone(s) involved 涉及的土地用途地帶	Recreation
(f) Current use(s) 現時用途	Temporary godown with ancillary office and staff quarters (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. 如上述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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☐ year(s) 年 ☐ month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約 Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約 Proposed gross floor area 擬議總樓面面積sq.m ☐ About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 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)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 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)	

Proposed operating hours 擬議營運時間 8am to 6pm Monday to Saturday			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ 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))	
	No 否	☐ 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) ☐	
(e) 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。)			
(i) 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	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	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 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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 ☒ _____ _____		

	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)
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(B) 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臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-KTS</u> / <u>527</u>
(b) Date of approval 獲批給許可的日期	<u>25/8/2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>25/8/2026</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Godown with Ancillary Office and Staff Quarters Use
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☒ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☒ year(s) 年 <u>3</u> ☐ month(s) 個月

7. 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 the planning statement

8. 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.
本人現准許委員會酌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

Director

Kenneth John Li

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ 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 RPP No. 186 and Member of HKICON.....



on behalf of
代表 KJL Limited

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

Date 日期

17 JUN 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。

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	Lots 1623 S.B, 1624 S.A to 1624 S.D, 1624 S.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
Site area 地盤面積	16,710.2 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 3,232.6 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Kwu Tung South Outline Zoning Plan No.S/NE-KTS/22
Zoning 地帶	Recreation
Type of Application 申請類別	☐ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☒ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary godown with ancillary office and staff quarters

(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	316 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	8,170 ☒ 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	3	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	3.9 - 4 m 米 ☒ (Not more than 不多於)	
		1 Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	11.2 m 米 ☒ (Not more than 不多於)	
		2 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	44.02 % ☒ About 約		
(v) 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		8
	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) _____ _____		8
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		20
	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) _____ _____		20

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。

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

KJL LIMITED



in association with

**KELand Surveying, Planning & GIS Co. Ltd.
Cheung Wing Architects & Engineering Ltd.
GreenTime Corp. Ltd**

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 continuing such temporary use at 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	8,486m ² Non-domestic: 8,170m ² Domestic: 316m ² (ancillary staff quarters)
Site Coverage	44.02%
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	8,486 平方米 ▪ 非住用: 8,170 平方米 ▪ 住用: 316 平方米 (員工宿舍)
上蓋面積	44.02%
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) o 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 2.2.1 and **Table 1** 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. The layout plan (see **Figure 3.1**), showing a total floor area of 8,486m² (including ancillary staff quarters of 316m²) and a site coverage of 44.02%, is the same as the previously approved scheme (A/NE-KT/527). 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	8,486m ² Non-domestic: 8,170m ² Domestic: 316m ² (ancillary staff quarters)
Site Coverage	44.02%
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 The relevant Fire Services Certificates, Fire Service Installation Proposal (including the F.S. Note) 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, granting the application temporary approval 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**.

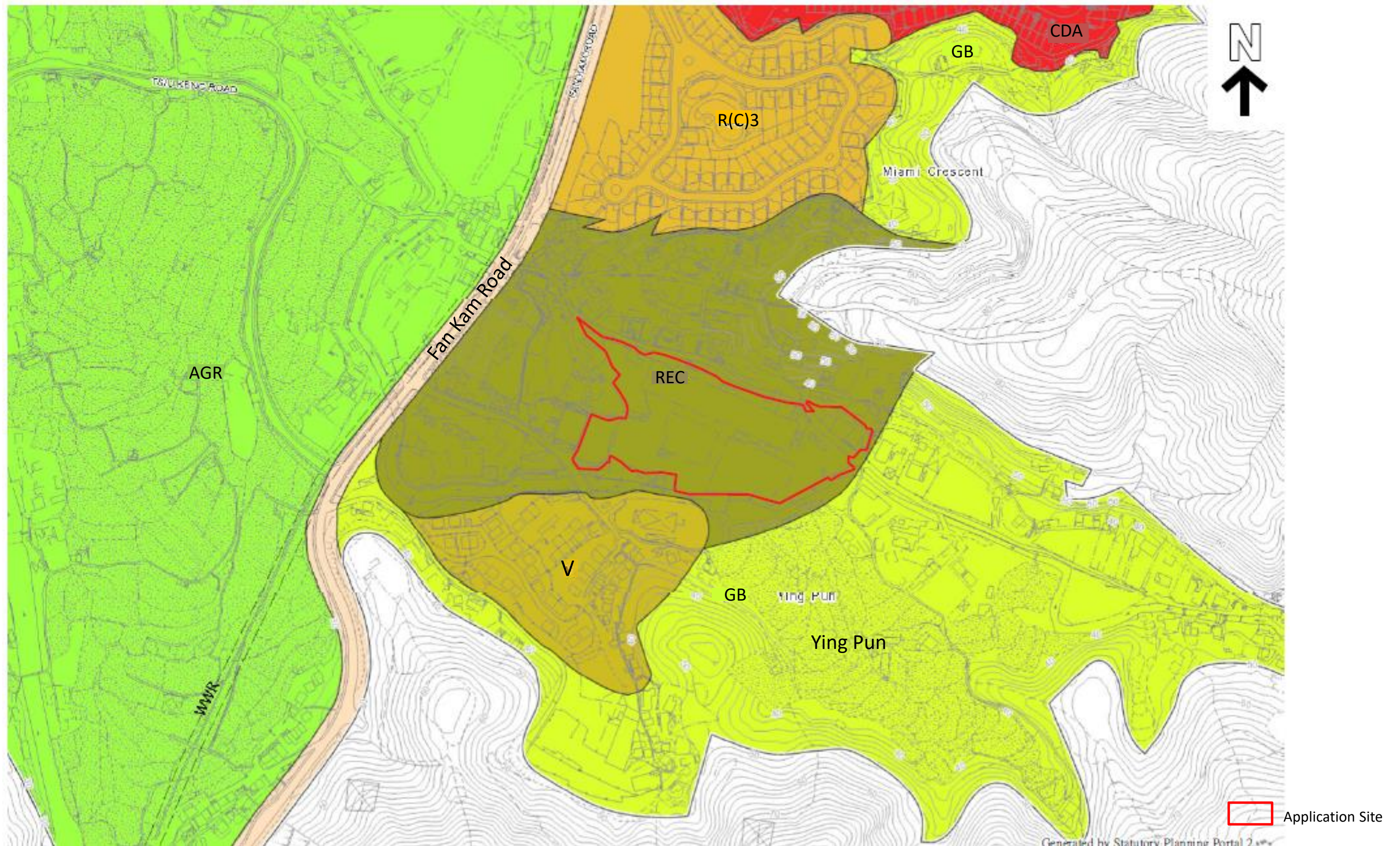
4.5. The applicant has complied with all the approval conditions of the previously approved planning application (A/NE-KTS/527)

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 photographic records of stormwater drains and fire service certificates are attached in **Appendices 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.

Figures



Job Title:

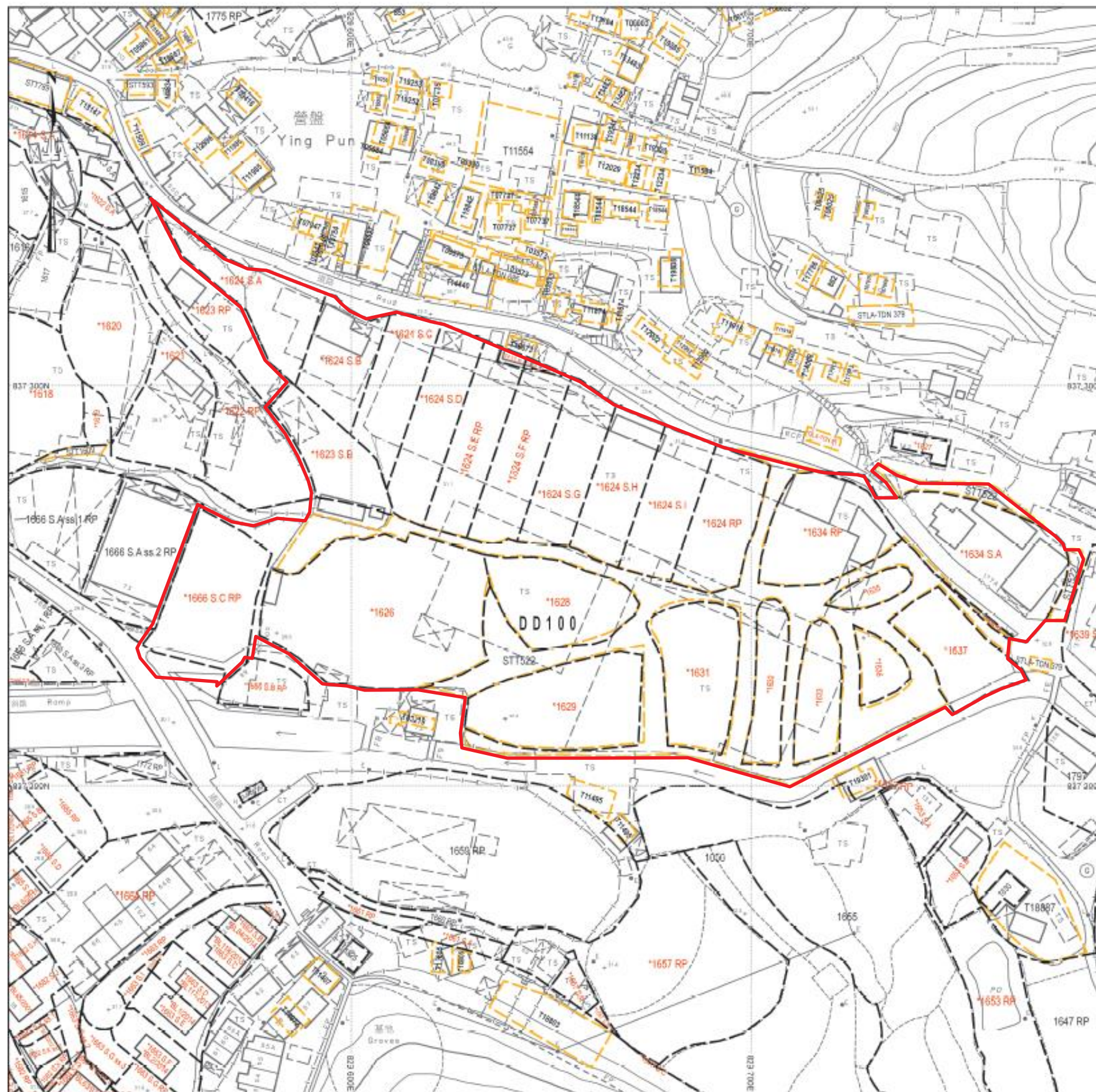
Section 16 Planning Application for Proposed Temporary Godown with Ancillary Office and Staff Quarters Use at various Lots and adjoining government land in DD100, Ying Pun, Kwu Tung South, New Territories

Drawing Title:

Figure 1.1: Site Location Plan
(Source: Approved Kwu Tung South Outline Zoning Plan (OZP)
No. S/NE-KTS/22)



KJL Ltd.
development consultancy



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地
的圖畫界線。這些土地包括私人地段、政府撥地、短期租約地、以及其他作特
准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；
(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界
線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過
時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of
permanent and temporary land holdings with the topographic map in the backdrop.
The land holdings as shown may include private lots, government land allocations,
short term tenancies and other permitted uses of land. It must be noted that: (1) the
information shown on this plan is subject to update without prior notification; (2) there
may be time lag between an update and the related changes taken place; and (3) the
graphical boundaries as shown are for identification purpose only and interpretation
of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage
however arising from the use of this plan or in reliance upon its correctness,
completeness, timeliness or accuracy.



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

香港特別行政區政府 — 版權所有
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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

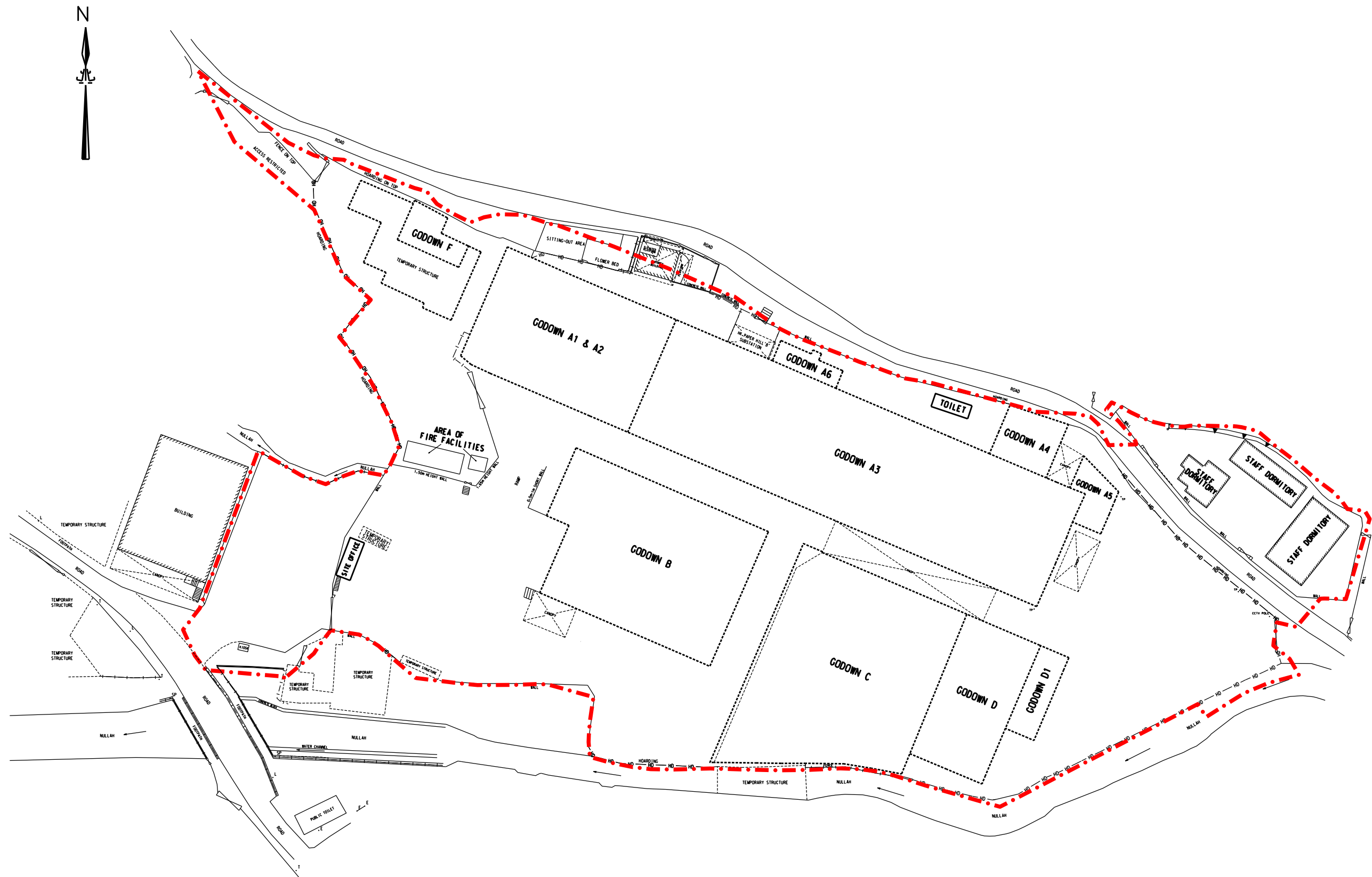
Locality :
Lot Index Plan No. : ags_S00000156803_0001
District Survey Office : Land Information Centre
Date : 10-Apr-2026
Reference No. : 2-SE-25B, 2-SE-20D

Application Boundary

Job Title:
Section 16 Planning Application 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

Drawing Title:
Figure 1.2: Lot Index Plan

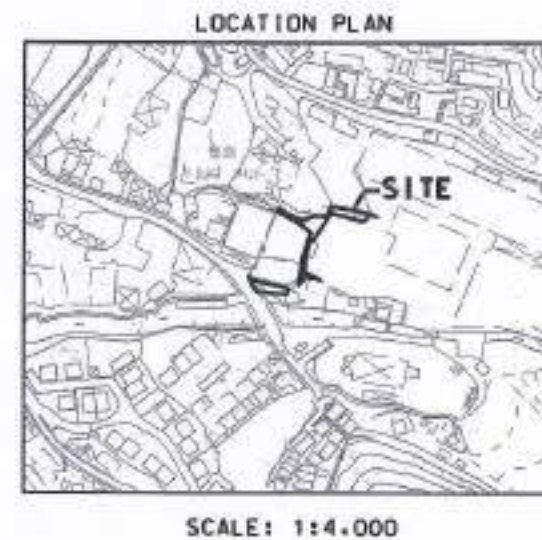
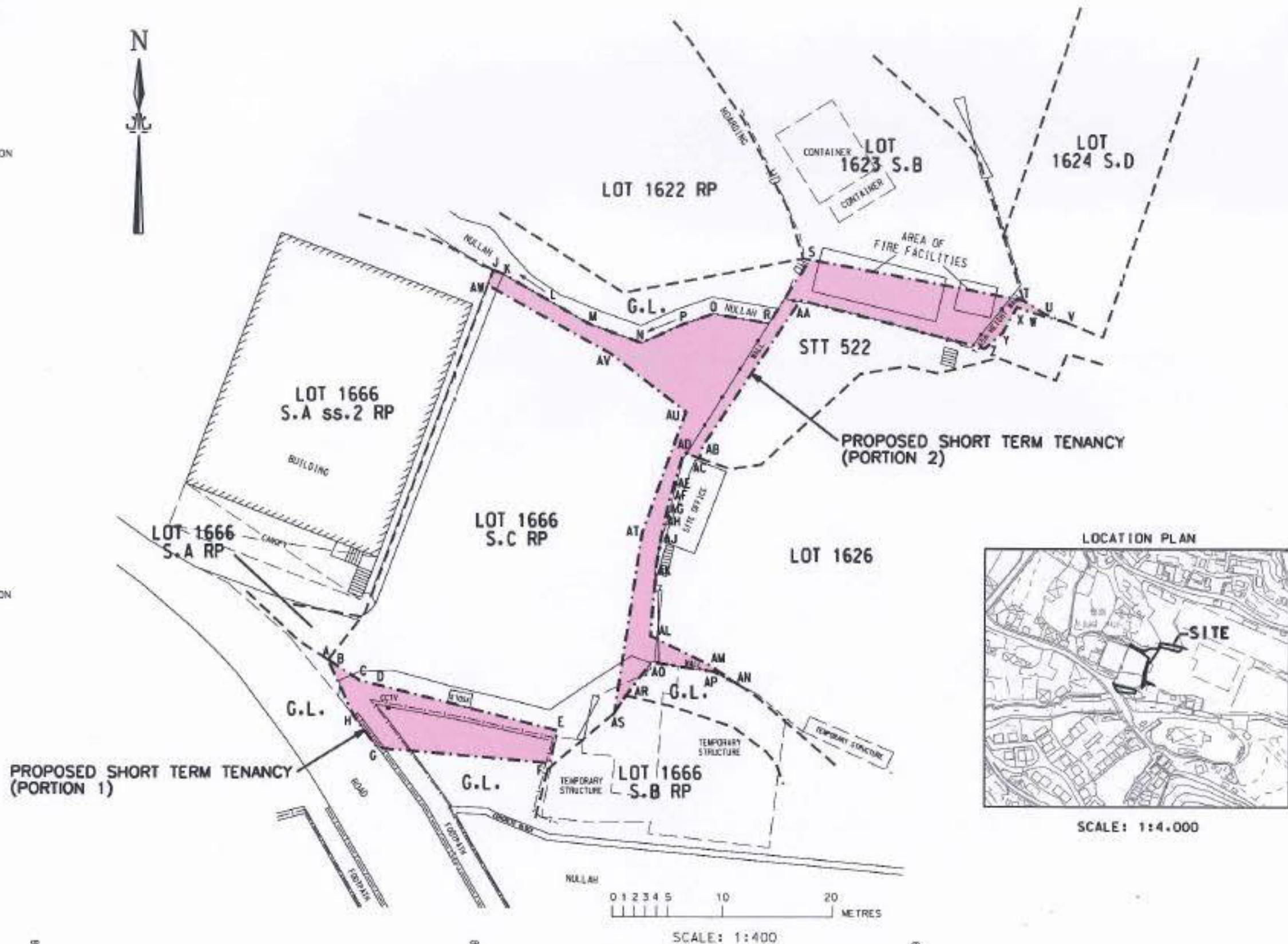
Figure 3.1 Layout Plan



Existing Layout of 25 private Lots in D.D.100 and the Adjoining Government Land in Ying Pun, Kwu Tung South

SCALE 1:800 AT A3

Date: 22 May 2026



NOTES :

SUBJECT SITE CO-ORDINATES & DIMENSIONS:

PROPOSED SHORT TERM TENANCY (PORTION 1)

Boundary Point	Bearing	Distance in metres	N	E
A	123°05'05"	0.394	837235.255	829547.776
B	123°07'28"	3.034	837233.382	829550.647
C	103°59'01"	1.639	837232.986	829552.237
D	103°58'52"	16.863	837228.912	829568.600
E	194°06'05"	12.048	837225.936	829571.857
F	274°43'56"	3.636	837221.246	829573.214
G	323°06'28"	1.600	837220.125	829573.213
H	335°30'29"	5.637	837235.255	829547.776

PROPOSED SHORT TERM TENANCY (PORTION 2)

Boundary Point	Bearing	Distance in metres	N	E
J	109°56'13"	0.953	837270.664	829562.626
K	115°45'04"	4.530	837268.091	829567.455
L	115°45'27"	4.523	837265.843	829571.387
M	109°55'24"	3.005	837265.163	829575.102
N	60°25'60"	3.976	837266.811	829582.549
O	70°40'16"	3.000	837266.811	829582.549
P	99°04'20"	5.121	837265.930	829587.934
Q	32°17'21"	6.829	837271.703	829591.242
R	100°30'00"	19.760	837268.102	829610.671
S	121°50'10"	2.292	837266.893	829612.619
T	111°52'40"	1.987	837266.152	829614.463
U	286°00'14"	3.370	837267.081	829611.224
V	289°58'16"	1.227	837267.500	829610.071
W	208°49'47"	2.648	837265.180	829608.794
X	221°46'15"	2.165	837263.725	829607.191
Y	286°21'06"	17.311	837268.016	829590.420
AA	215°32'41"	19.862	837254.796	829581.655
AB	184°20'22"	1.135	837253.687	829581.370
AC	289°20'22"	1.495	837254.192	829579.959
AD	191°10'40"	2.805	837251.512	829575.131
AE	184°53'30"	0.402	837251.124	829575.027
AF	195°11'50"	1.756	837249.429	829575.567
AG	162°06'00"	0.808	837248.639	829578.357
AH	152°06'00"	2.444	837246.249	829577.885
AI	189°08'10"	2.356	837243.922	829577.511
AJ	184°37'30"	6.392	837237.551	829578.296
AK	116°24'10"	6.004	837234.881	829582.374
AL	123°56'40"	3.053	837233.176	829584.907
AM	297°22'13"	2.482	837234.317	829582.703
AN	278°25'58"	5.670	837235.148	829577.094
AO	217°12'01"	3.814	837232.110	829574.788
AP	213°11'01"	1.877	837230.541	829573.756
AQ	08°43'44"	16.525	837246.880	829576.216
AR	19°21'46"	11.705	837251.916	829580.118
AS	307°43'01"	6.632	837263.197	829575.290
AT	298°37'55"	12.716	837269.290	829562.129
AV	19°53'09"	1.461	837270.664	829562.626

TABLE OF AREA

SECTION	SURVEYED AREA
PROPOSED SHORT TERM TENANCY (PORTION 1) (Coloured Pink)	84.4 m ² (about)
PROPOSED SHORT TERM TENANCY (PORTION 2) (Coloured Pink)	251.0 m ² (about)
TOTAL AREA	335.4 m ² (about)

Plan Approved By:



Dr. CHENG Si-ling
Authorized Land Surveyor

PHMS FRCS MS(Aust) RPS(S) NCWAs MS(Aust)

Dated this: 24th day of July 2020

FOR OFFICIAL USE

Survey District: North
Date of Survey: February 2020
Scale: 1:400 Field Bk.:KEL/BDY/20/44
Survey Sheet No: 2-SE-20D
Reference Plan No. SRP/DN/047/0679/D1,
SRP/DN/047/0682/D1, SRP/DN/051/100/1624A-D,
SRP/DN/002/1394/D1

Figure 3.2
PROPOSED SHORT TERM TENANCY
ADJACENT TO LOT 1666 S.C RP AND LOT 1623 S.B IN D.D.100

File Ref.: TPB/A/NE-KTS/579

BY EMAIL & BY POST (tpbpd@pland.gov.hk)

23rd June 2026

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Attn: The Secretary of the Town Planning Board

Dear Sir/Madam,

**Section 16 Planning Application 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
Section 16 Planning Application No. A/NE-KTS/579**

We refer to the captioned section 16 application received by the Town Planning Board (the Board) on Monday, 22.6.2026.

We wish to clarify that the date shown in paragraph 2.1.1 of the Planning Statement (PS) should have been 25.8.2026. A replacement page 1 of the PS is enclosed with this letter to support our clarification.

Should you have any queries, please get in touch with our Ms. Mina Leung or the undersigned at 3621 0362. Thank you.

Yours sincerely,



Kenneth J. Li
Director

Encl.

c.c. Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department – Attn: Mr. Joe Tam [by Email at jtctam@pland.gov.hk] and Mr. Edmond Chan [by email at ehychan@pland.gov.hk]



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 25.8.2026, 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.

File Ref.: TPB/A/NE-KTS/579

BY EMAIL & BY HAND (tpbpd@pland.gov.hk)

25th June 2026

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Attn: The Secretary of the Town Planning Board

Dear Sir/Madam,

**Section 16 Planning Application 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
Section 16 Planning Application No. A/NE-KTS/579**

We refer to the captioned section 16 application received by the Town Planning Board (the Board) on Monday, 22.6.2026.

We wish to submit an updated layout plan (Figure 3.1) to replace the previously submitted plan.

Should you have any queries, please get in touch with our Ms. Mina Leung or the undersigned at 3621 0362. Thank you.

Yours sincerely,



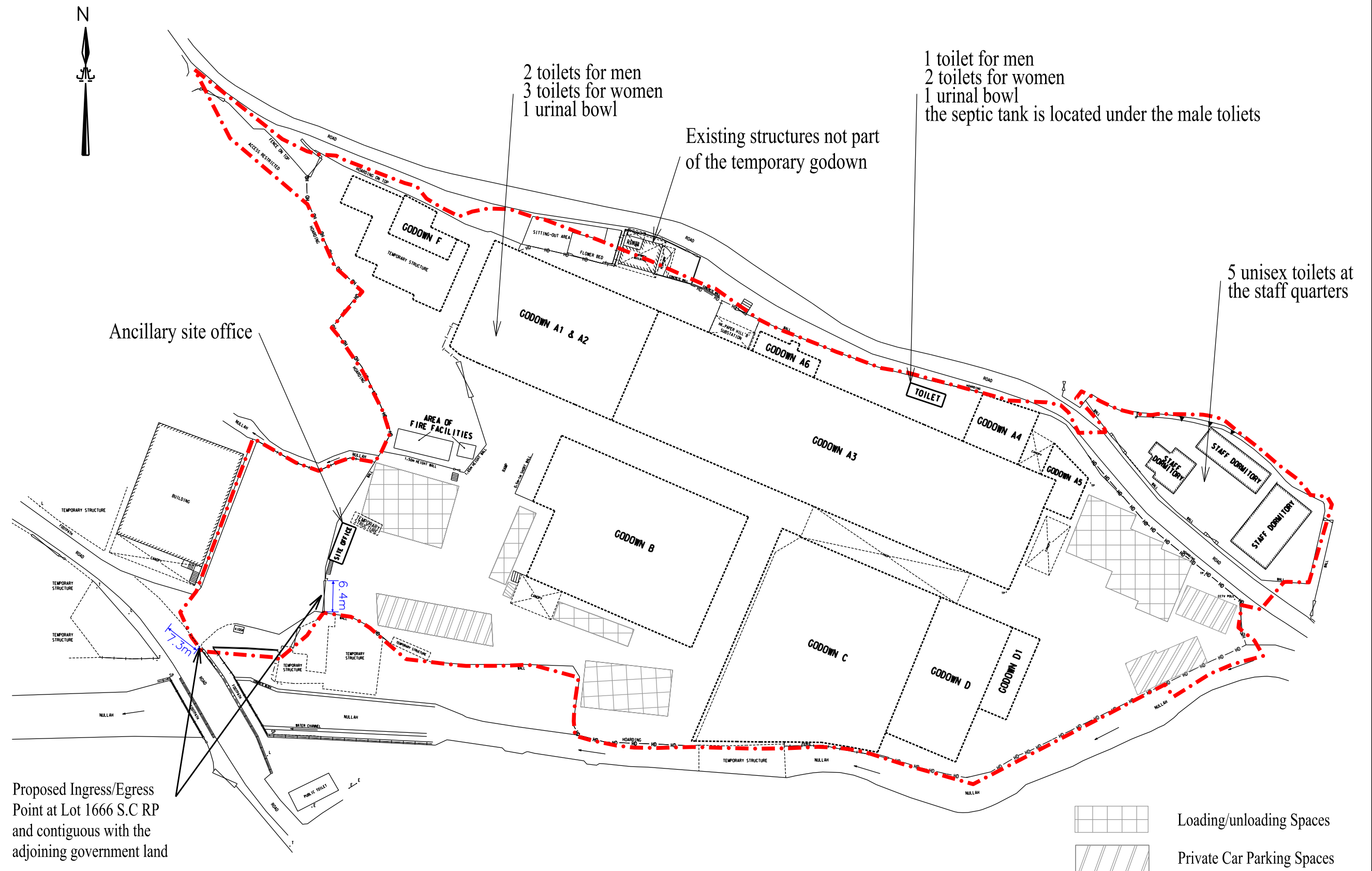
Kenneth J. Li
Director

Encl.

c.c. Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department – Attn: Mr. Joe Tam [by Email at jtctam@pland.gov.hk] and Mr. Edmond Chan [by email at ehychan@pland.gov.hk]



Figure 3.1 Layout Plan



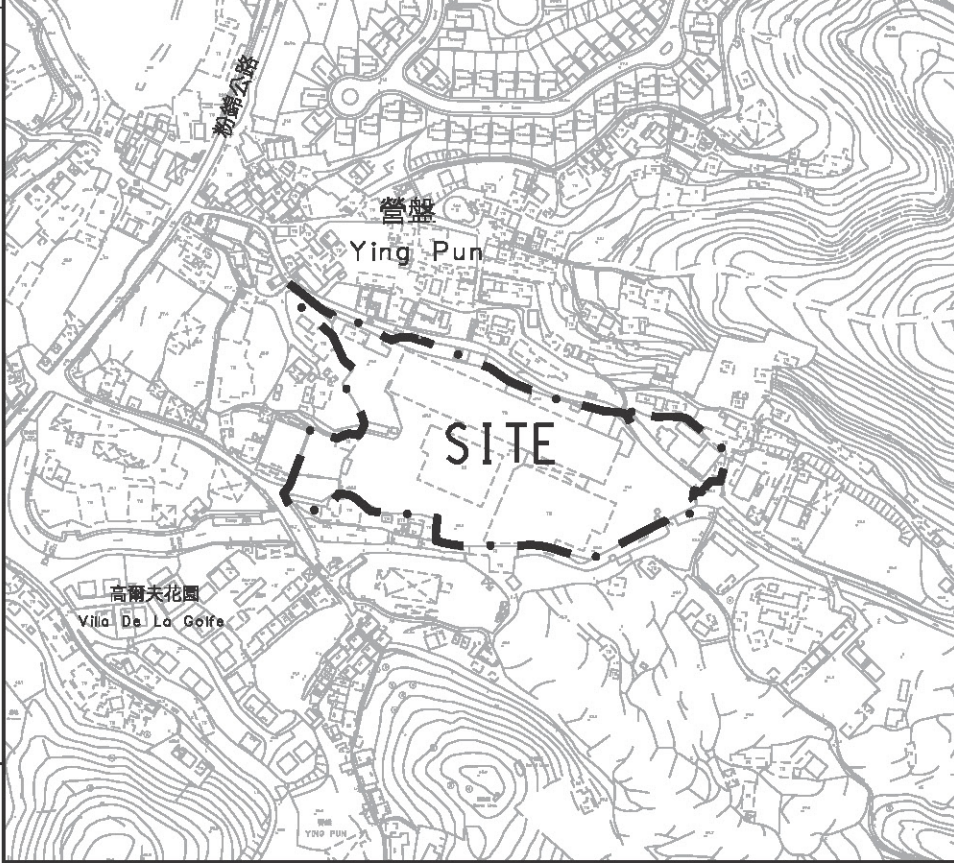
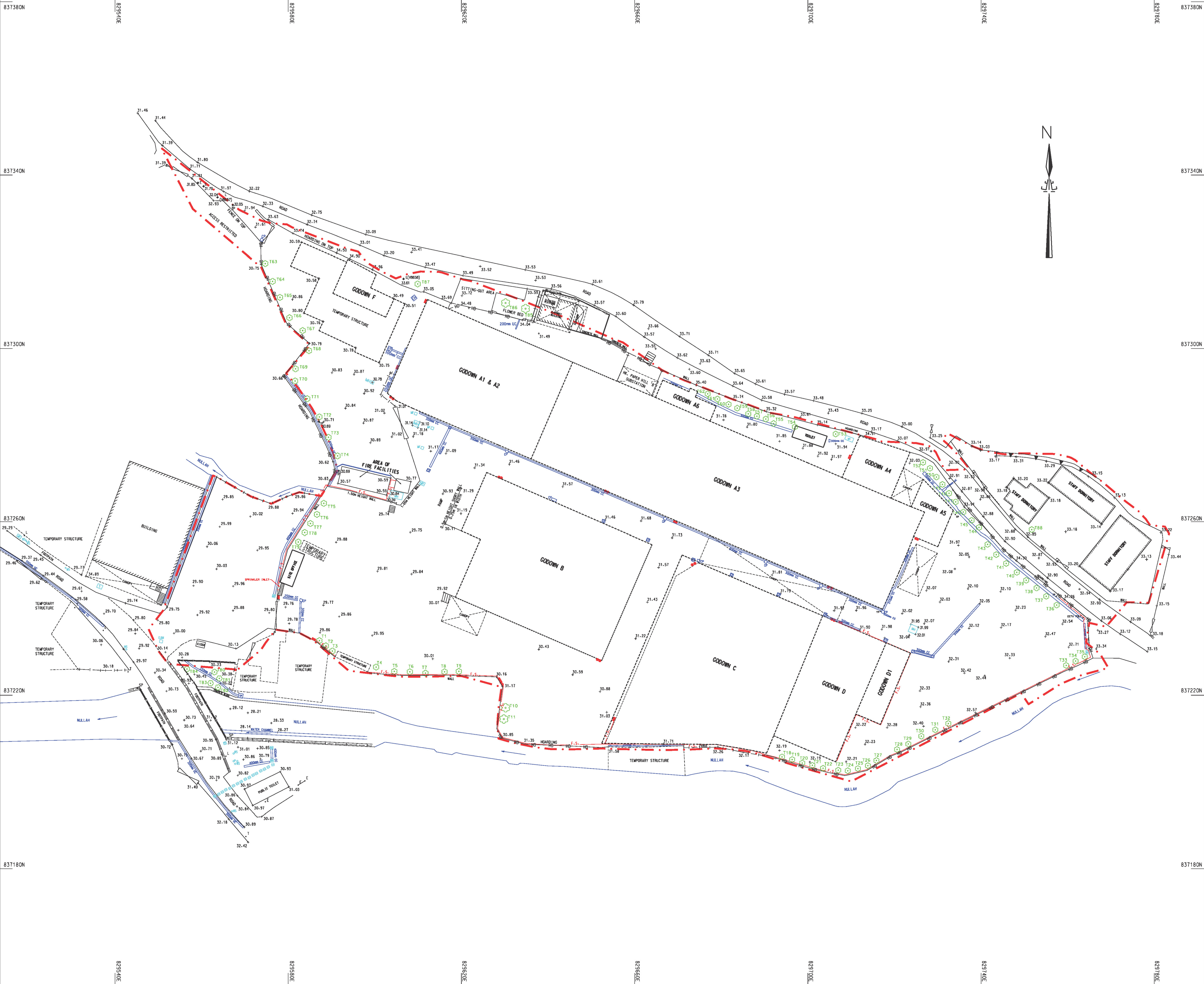
Note: The car parking spaces and loading/unloading spaces are for indication only.

Existing Layout of 25 private Lots in D.D.100 and the Adjoining Government Land in Ying Pun, Kwu Tung South

SCALE 1:800 AT A3

Date: 22 May 2026

Appendix I
Topographic and Tree Survey Plan



LOCATION PLAN 1:4,000

- NOTES :
1. MEASUREMENTS ARE BASED ON HONG KONG 1980 METRIC GRID & HONG KONG PRINCIPAL DATUM.
 2. ALL UNITS ARE IN METRES OR OTHERWISE STATED.
 3. ALL LEVELS OF KERB WERE MEASURED FROM TOE OF KERB.
- LEGEND:
- 200mm CC 200mm COVERED U-CHANNEL
 - 200mm UC 200mm U-CHANNEL
 - FENCE/RAILING
 - LEVEL POINT
 - LAMP POST
 - SIGN POLE
 - TELEPHONE POLE
 - ELECTRICITY POLE
 - MANHOLE TELEPHONE
 - MANHOLE STROM WATER
 - MANHOLE FOUL WATER
 - MANHOLE
 - MANHOLE E&M
 - MANHOLE POWER LINE
 - VALVE WATERWORKS
 - GULLY/GRATING
 - HOARDING
 - STANDING WALL
 - STAIR/STEP EDGE
 - GATE
 - TEMPORARY STRUCTURE
 - CANOPY
 - CATCH PIT
 - CULVERT
 - FLOWER BED
 - BUILDING LINE
 - TREE & TREE NO.
 - FIRE EXTINGUISHER
 - FIRE HOSE REEL
 - FIRE SERVICES PIPE
 - BOUNDARY LINE FOR PLANNING APPLICATION

PROJECT :

Topographical and Tree Location Survey
for Various Lots in D.D.100 and
the Adjoining Government Land
in Ying Pun, Kwu Tung South

DATE OF SURVEY May 2026	SCALE AT A1 1:400
DRAWING NUMBER KEL/TOPO/26/03	REVISION 0

Plan Approved By:

Signature

Sr. Dr. Prof. Ching Siu-tong
Authorized Land Surveyor
HKIS, FRICS, MIS(Aust.), R.P.S.(LS), MCIArb, MSS (Aust.)

Dated this: 22nd day of May 2026

建地 測量規劃及地理訊息系統有限公司
KE Land Surveying, Planning & GIS Co. Ltd.
Flat B, 20/F, Chatham Commercial Building, No.399 Chatham Road North, Kowloon
Tel: 2765 5737 Fax: 2765 5722 Web: www.keland.com.hk E-mail: keland@btinternet.com



建地測量規劃及地理訊息系統有限公司

KELand Surveying, Planning & GIS Co. Ltd.

Flat B, 20/F, Chatham Commercial building, 399 Chatham Road North, Kowloon

Telephone : 27655737 Fax : 27655722

E-mail : keland@biznetvigator.com or info@keland.com.hk Web Page : www.keland.com.hk

**Topographical and Tree Location Survey for
various lots in D.D.100 and the adjoining government land in Ying Pun, Kwu Tung South**

Date of Survey : 11 May 2026

File Name: KEL/TOPO/26/03

The following table should be read in conjunction with the Plan Nos. KEL/TOPO/26/03

S/N	Tree Number	DBH	Height	Tree Crown Spread	Position of Trees			Remarks
No.	No.	(mm)	(m)	(m)	Northing (m)	Easting (m)	Level of base of trunk (mPD)	
1	T1	110	2	1	837232.6	829587.2	30.21	
2	T2	50	3	2	837231.4	829588.7	30.31	<i>New planted</i>
3	T3	60	2	1	837230.2	829590.2	30.21	<i>New planted</i>
4	T4	50	2	1	837226.5	829600.3	29.74	<i>New planted</i>
5	T5	50	2	1	837225.5	829604.5	29.89	<i>New planted</i>
6	T6	90	3	1	837225.4	829608.1	30.00	
7	T7	50	3	1	837225.1	829611.7	29.80	<i>New planted</i>
8	T8	50	3	1	837225.4	829616.1	29.99	<i>New planted</i>
9	T9	50	2	1	837225.5	829619.4	29.84	<i>New planted</i>
10	T10	200	6	3	837217.1	829630.2	31.02	
11	T11	220	3	2	837214.5	829629.8	31.13	
12	T12	--	--	--	<i>The tree was fallen</i>			
13	T13	--	--	--	<i>The tree was fallen</i>			
14	T14	--	--	--	<i>The tree was fallen</i>			
15	T15	--	--	--	<i>The tree was fallen</i>			
16	T16	--	--	--	<i>The tree was fallen</i>			
17	T17	--	--	--	<i>The tree was fallen</i>			
18	T18	100	3	1	837205.8	829694.0	32.07	
19	T19	120	3	1	837205.2	829696.4	32.02	
20	T20	60	3	1	837204.3	829698.7	32.05	<i>New planted</i>
21	T21	50	3	1	837203.8	829701.0	32.10	<i>New planted</i>
22	T22	50	2	1	837203.1	829703.5	32.11	<i>New planted</i>
23	T23	100	3	1	837202.7	829707.0	32.16	
24	T24	90	3	1	837202.6	829709.2	32.18	
25	T25	120	2	1	837203.1	829711.6	32.18	
26	T26	60	2	1	837203.7	829713.9	32.33	<i>New planted</i>
27	T27	70	2	1	837204.9	829715.8	32.31	
28	T28	90	2	1	837207.5	829720.6	32.32	
29	T29	80	2	1	837208.7	829723.2	32.33	
30	T30	40	2	1	837210.5	829726.2	32.35	<i>New planted</i>
31	T31	50	2	1	837212.0	829729.4	31.66	<i>New planted</i>
32	T32	50	2	1	837213.5	829732.4	31.80	<i>New planted</i>
33	T33	90	2	1	837226.9	829759.7	32.67	
34	T34	80	2	1	837227.9	829761.8	32.69	
35	T35	90	2	1	837228.9	829763.9	33.01	
36	T36	80	2	1	837240.8	829757.5	32.48	
37	T37	70	2	1	837242.8	829755.1	32.53	



建地測量規劃及地理訊息系統有限公司

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**Topographical and Tree Location Survey for
various lots in D.D.100 and the adjoining government land in Ying Pun, Kwu Tung South**

Date of Survey : 11 May 2026

File Name: KEL/TOPO/26/03

The following table should be read in conjunction with the Plan Nos. KEL/TOPO/26/03

S/N	Tree Number	DBH	Height	Tree Crown Spread	Position of Trees			Remarks
No.	No.	(mm)	(m)	(m)	Northing (m)	Easting (m)	Level of base of trunk (mPD)	
38	T38	65	2	1	837244.8	829752.8	32.29	
39	T39	80	2	1	837246.5	829750.4	32.31	
40	T40	140	3	1	837248.4	829748.3	32.16	
41	T41	60	2	1	837250.4	829745.8	32.21	<i>New planted</i>
42	T42	90	3	1	837252.5	829743.5	32.19	
43	T43	60	2	1	837254.8	829741.5	32.14	<i>New planted</i>
44	T44	95	2	1	837258.7	829739.5	32.14	
45	T45	110	3	2	837260.3	829737.8	32.21	
46	T46	95	3	1	837262.2	829735.9	32.26	
47	T47	65	2	1	837264.6	829734.1	32.39	
48	T48	90	2	1	837266.6	829732.6	32.35	
49	T49	90	2	1	837268.6	829731.1	32.35	
50	T50	80	2	1	837270.3	829729.7	32.34	
51	T51	90	2	1	837272.4	829728.2	32.37	
52	T52	100	3	1	837273.7	829726.6	32.30	
53	T53	100	3	2	837280.3	829706.4	32.39	
54	T54	100	3	2	837281.9	829697.0	32.19	
55	T55	75	2	1	837282.7	829692.1	31.96	<i>New planted</i>
56	T56	100	3	1	837283.7	829690.3	31.82	<i>New planted</i>
57	T57	45	2	1	837284.4	829688.2	31.84	<i>New planted</i>
58	T58	80	3	2	837284.9	829686.2	31.97	
59	T59	75	2	1	837286.2	829683.7	32.22	
60	T60	90	3	2	837287.1	829681.7	32.19	
61	T61	95	3	1	837288.3	829679.1	31.95	
62	T62	85	3	2	837289.5	829676.9	31.85	
63	T63	90	2	2	837319.6	829574.7	30.91	<i>New planted</i>
64	T64	90	2	2	837315.5	829576.4	30.86	<i>New planted</i>
65	T65	110	2	2	837311.8	829578.1	30.85	
66	T66	80	3	2	837307.1	829580.3	30.88	<i>New planted</i>
67	T67	110	2	2	837304.1	829583.3	30.82	
68	T68	70	2	2	837299.5	829584.8	30.77	<i>New planted</i>
69	T69	75	2	2	837295.3	829581.7	30.72	<i>New planted</i>
70	T70	45	2	2	837292.5	829581.6	30.67	<i>New planted</i>
71	T71	100	3	2	837288.4	829584.4	30.71	
72	T72	80	3	3	837284.2	829587.2	30.70	<i>New planted</i>
73	T73	80	2	1	837279.5	829589.3	30.73	<i>New planted</i>
74	T74	45	2	2	837275.2	829591.4	30.54	<i>New planted</i>



建地測量規劃及地理訊息系統有限公司

KELand Surveying, Planning & GIS Co. Ltd.

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**Topographical and Tree Location Survey for
various lots in D.D.100 and the adjoining government land in Ying Pun, Kwu Tung South**

Date of Survey : 11 May 2026

File Name: KEL/TOPO/26/03

The following table should be read in conjunction with the Plan Nos. KEL/TOPO/26/03

S/N	Tree Number	DBH	Height	Tree Crown Spread	Position of Trees			Remarks
No.	No.	(mm)	(m)	(m)	Northing (m)	Easting (m)	Level of base of trunk (mPD)	
75	T75	110	3	2	837264.3	829588.2	29.89	
76	T76	90	3	1	837261.7	829586.6	29.92	
77	T77	80	3	1	837259.6	829585.1	29.95	
78	T78	50	2	1	837257.5	829583.8	29.91	<i>New planted</i>
79	T79	150	3	1	837255.4	829582.3	29.93	
80	T80	145	6	7	837225.3	829563.0	31.20	<i>Outside the application boundary</i>
81	T81	160	6	7	837223.9	829564.1	31.19	<i>Outside the application boundary</i>
82	T82	230	6	8	837221.8	829563.8	31.19	<i>Outside the application boundary</i>
83	T83	220	7	8	837222.8	829562.1	31.20	<i>Outside the application boundary</i>
84	T84	130	4	5	837226.1	829556.6	31.23	<i>Outside the application boundary</i>
85	T85	180	7	3	837309.2	829634.8	32.96	
86	T86	220	7	6	837310.5	829630.2	33.27	
87	T87	230	5	5	837314.9	829609.9	33.73	
88	T88	240	3	3	837258.2	829751.7	36.26	
89	T89	--	--	--	<i>The tree was fallen</i>			

Appendix II
Tree Survey Report

Tree Survey Report

PROJECT LOCATION: DD100 AND ADJOINING
GOVERNMENT LAND, YING PUN,
KWU TUNG SOUTH, NT

Survey date: 14 May 2026



Prepared by: Wilson Chin
Registered Arborist
(Registration No: TM123411)
Date: 19 May 2026

Greentime Corporation Limited

Part 1 – Methodology of tree survey
Part 2 – Tree survey findings
Part 3 – Site plan and tree location plan
Part 4 – Tree survey schedule
Part 5 – Photographic record
Part 6 – Maintenance schedule for
existing trees

Part 1 – Methodology of Tree Survey

General Description and Assessment of Trees

Within the designated site boundary, all living trees with a stem diameter over 95mm measured at a point 1.3m above the root collar (hereafter referred to as the DBH) are included in the Tree Survey. Each tree is allocated a tree number, is clearly marked on site with an identity label showing the tree number and its position plotted on tree survey plans. All trees are identified by species, or in some cases by genus if full identification is not possible. Measurements are recorded of the DBH, overall height and overall spread of each tree and a photograph taken of each tree.

The following information about each tree surveyed is included in The Tree Survey Schedule:

- (a) Allocated Tree Number (Tree Survey Plan for locations of trees)
- (b) Species Name (botanical name)
- (c) Overall Height (in metres)
- (d) DBH (in millimetres)
- (e) Overall Crown Spread (in metres)
- (f) Amenity value (See section A1 below)
- (g) Tree Form (See section A2 below)
- (h) Health Condition (See section A3 below)
- (i) Structural Condition (See section A3 below)
- (j) Suitability for transplanting (See section A4 below)
- (k) Conservation status (See section A5 below)
- (l) Recommended Treatment (Retain/Transplant/Fell) (See section A6 below)
- (m) Additional remarks

A1. Amenity Value:

A tree has amenity value if it has one or more of the following characteristics:

- A tree with outstanding form and in good health;
- An excellent example of its species;
- A tree that has a high visual impact on its surroundings (e.g. landmark tree);
- A tree with an unusual or interesting character or form that neither impairs its health nor poses any risk to the public.
- A tree with any other notable features that make it worthy of retention (For example, it is a wall tree, a hollow tree or carries a remarkable example of a parasitic plant or strangler fig).

The Amenity Value of each tree is recorded and graded in The Tree Survey Schedule, by means of the following codes and definitions:

High

Medium

Low

A2. Tree Form:

Tree form is evaluated with reference to the overall tree size, shape and any special features.

The form of each tree is recorded and graded in The Tree Survey Schedule by means of the following codes and definitions:

G. Trees with well-balanced, upright, evenly branching, well-formed crowns and which are considered good examples of their species are graded as good;

F. Trees with less balanced crowns which are mildly distorted due to competition with neighboring trees or structures, or which have suffered minor damage or which have leaning trunks for example are graded as fair;

P. Trees with very distorted crowns, which are leaning severely, or which have suffered the loss of major branches or which are unstable are graded as poor.

A3. Health & Structural condition:

The state of health of each tree is evaluated with reference to the following criteria:

Condition of Foliage

- Evidence of “poor leaf colour and small leaf size [which] may indicate root damage” (Ref. R. Webb);
- Evidence of insect or fungal infections;
- Evidence of leaf damage or loss due to typhoons (although it is recognized that trees are usually able to recover from this within one growing season).

Condition of Young Shoots

- Evidence of “poor shoot growth and die-back of twigs in the crown [which] are often symptoms of root problems caused by a change in the water table level or soil compaction resulting from site development work” (Ref. R Webb);
- Evidence of insect and fungal infections on the twigs and branches;

- Evidence of twig damage (particularly if the tree is unbalanced in shape).

Condition of Branches

- Dead or crossing branches;
- Heavy horizontal branches [which] may make the tree unstable” (Ref. R.Webb);

Condition of the Trunk (or Trunks)

- Whether the tree has “tightly forked trunks [which] are a source of weakness in the tree as in high winds the tree can be torn apart?”
- Evidence of “cavities or internal rot [which] can be revealed by discoloured bark, moisture seeping through the bark or bracket fungi” (Ref R.Webb);
- Open cavities and bark damage.

Parasites and Tangled branches or Roots

- Occurrence of aggressive climbers or parasitic plants;
- Poorly shaped crowns due to intense competition between adjacent trees; □
Tangled branches or roots.

The state of health of each tree is recorded and graded in The Tree Survey Schedule by means of the following codes and definitions:

G. Trees with a low incidence of less serious defects are graded as good

F. Trees with a higher incidence of less serious defects are graded as fair

P. Trees with more serious defects are graded as poor

A4. Suitability for transplanting

In order to be considered successfully transplanted, a tree must maintain good health throughout and after the transplantation process AND must at no time be structurally unstable or present any threat to public safety. The assessment of the feasibility of the successful transplantation of a tree is based on the following factors:

- The size of the tree: Generally, the larger and older a tree is, the more difficult it is to transplant successfully (Trees with a DBH of over 250mm will incur significantly higher costs, trees with a DBH of over 500mm will incur very high costs and trees with a DBH of over 700mm are rarely considered feasible for transplantation).
- The health of the tree: If the tree is already in poor health, it is highly unlikely to withstand the stress of transplantation. By the same token, a tree that has a balanced form and is in good health has a higher feasibility of successful

transplantation.

- The survival rate of that particular species: Some species are much more tolerant of the stress of transplantation than others. The assessment of the survival rate of a species after transplantation is based on the observed performance of that species in previous transplantation programs. Species with insufficient transplantation data are assumed to have a low survival rate.
- Feasibility of root-ball preparation: site topography, the proximity of above and below ground utilities and whether the tree is crowded by other trees are all major factors determining the feasibility of preparing a sufficiently large root-ball for successful transplantation.
- Root Extent: A tree growing in rocky ground, surrounded by hard paving or which is crowded by other trees is likely to have a distorted root system seriously reducing the feasibility of preparing a sufficiently large root-ball for successful transplantation.
- Accessibility: large machinery is required to lift trees so steep slopes and rocky terrain drastically reduce the feasibility of successful transplantation.

The Estimated Feasibility of Successful Transplantation of each tree is graded as follows:

H. High successful survival rate after transplanting

M Medium successful survival rate after transplanting

L Low successful survival rate after transplanting. Not recommend transplanting the tree

A5. Conservation status

The tree is included in the Forestry Regulations, Forests and Countryside Ordinance (Chapter 96 sub. leg.), or whether it is a native plant which is protected under Protection of Endangered Species of Animals and Plants Ordinance (Chapter 586), etc.

A6. Recommended Treatment (Retain/Transplant/Fell)

The Recommended Treatment of Existing Trees Transplantation of each tree is classified as follows:

- RETAIN
- TRANSPLANT
- FELL

The felling of a tree must be justified by the following criteria:

- (a) No irreplaceable, rare or protected species (under Forestry Regulation Cap.96) is felled.
- (b) The felling would not cause a serious loss of species diversity in the subject area.
- (c) A genuine development or traffic need exists, which cannot be reasonably overcome.
- (d) Adequate compensatory tree planting is to be implemented.
- (e) The tree is not an unusually large or fine example of its species.
- (f) The tree is in poor condition or is unsuitable for transplanting due to its low survival potential.
- (g) The tree is not in the list of Champion Trees (Ref: Jim, C.Y. 1994. Champion Trees in Urban Hong Kong. Urban Council, Hong Kong) nor Unusual Trees (Ref: AFCD's Register of Unusual Trees in Rural Areas).
- (h) The tree is neither a significant landmark tree nor of special fung shui or cultural significance.
- (i) Existing site conditions are such that transplantation would be hazardous to the public.
- (j) The tree is dead, hazardous, or diseased.
- (k) A tree that has been rendered unstable because of the removal of neighboring trees may be considered for felling.
- (l) The tree possesses invasive habits.

References:

The Law of Hong Kong Chapter 96. Forest and Countryside Ordinance

The Law of Hong Kong Chapter 586. Animals and Plants (Protection of Endangered Species) Ordinance

DEVB TC(W) No. 4/2020 – Tree Preservation

LAO PN No. 2/2020 – Tree Preservation and Removal Proposal for Building Development in Private Projects Compliance of Tree Preservation Clause under Lease
AFCD Register of Unusual Trees in Rural Areas

ETWB TCW No. 29/ 2004 - Registration of Old and Valuable Trees, and Guidelines for their Preservation

Publications:

HU, Q. et al (2003) Rare and Precious Plants of Hong Kong. AFCD, Hong Kong.

Jim, C.Y. (1994). Champion Trees in Urban Hong Kong. Urban Council, Hong Kong.

Webb, R. (1991). Tree Planting and Maintenance in Hong Kong. Standing
Interdepartmental Landscape Technical Group,
Hong Kong Government, Hong Kong.

Part 2 – Tree Survey Findings

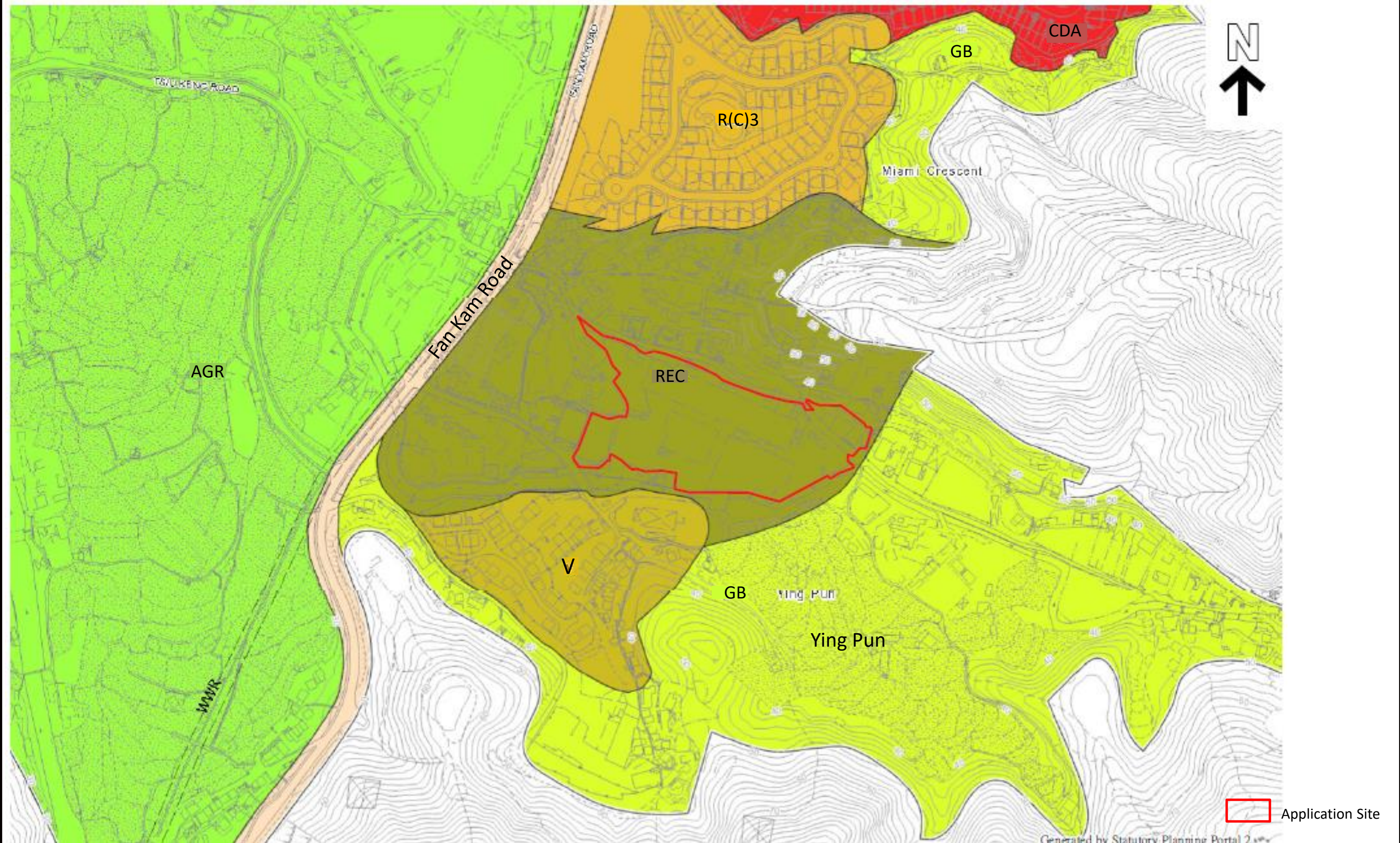
Tree Survey Findings

A summary of the individual tree is provided in following table:

Tree Species	Chinese name	Total no. of surveyed trees
<i>Bauhinia variegata</i>	宮粉羊蹄甲	52
<i>Bauhinia x blakeana</i>	洋紫荊	16
<i>Garcinia subelliptica</i>	菲島福木	1
<i>Litchi chinensis</i>	荔枝	2
<i>Melaleuca cajuputi</i> subsp. <i>cumingiana</i>	白千層	1
<i>Michelia x alba</i>	白蘭	2
<i>Terminalia mantaly</i>	小葉欖仁	3
	Total	77

- The tree survey was conducted on 14 May 2026.
- Tree locations are shown in the Tree Survey Plan
- A total of 77 trees and plants were surveyed within the site boundary.
- No trees of cultural, historical, or conservation value were identified on site.
- No trees on site are listed in the Register of OVT Old and Valuable Trees.
- No Champion Trees were found on site.
- All trees are common species.
- The general condition of the existing trees was fair as of the inspection date.
- Some small trees and plants were damaged or pruned due to strong wind damage during *Typhoon Ragasa* (Typhoon Signal No. 10) hoisted on 24 September 2025.

Part 3 – Site Plan and Tree Location Plan



Job Title:

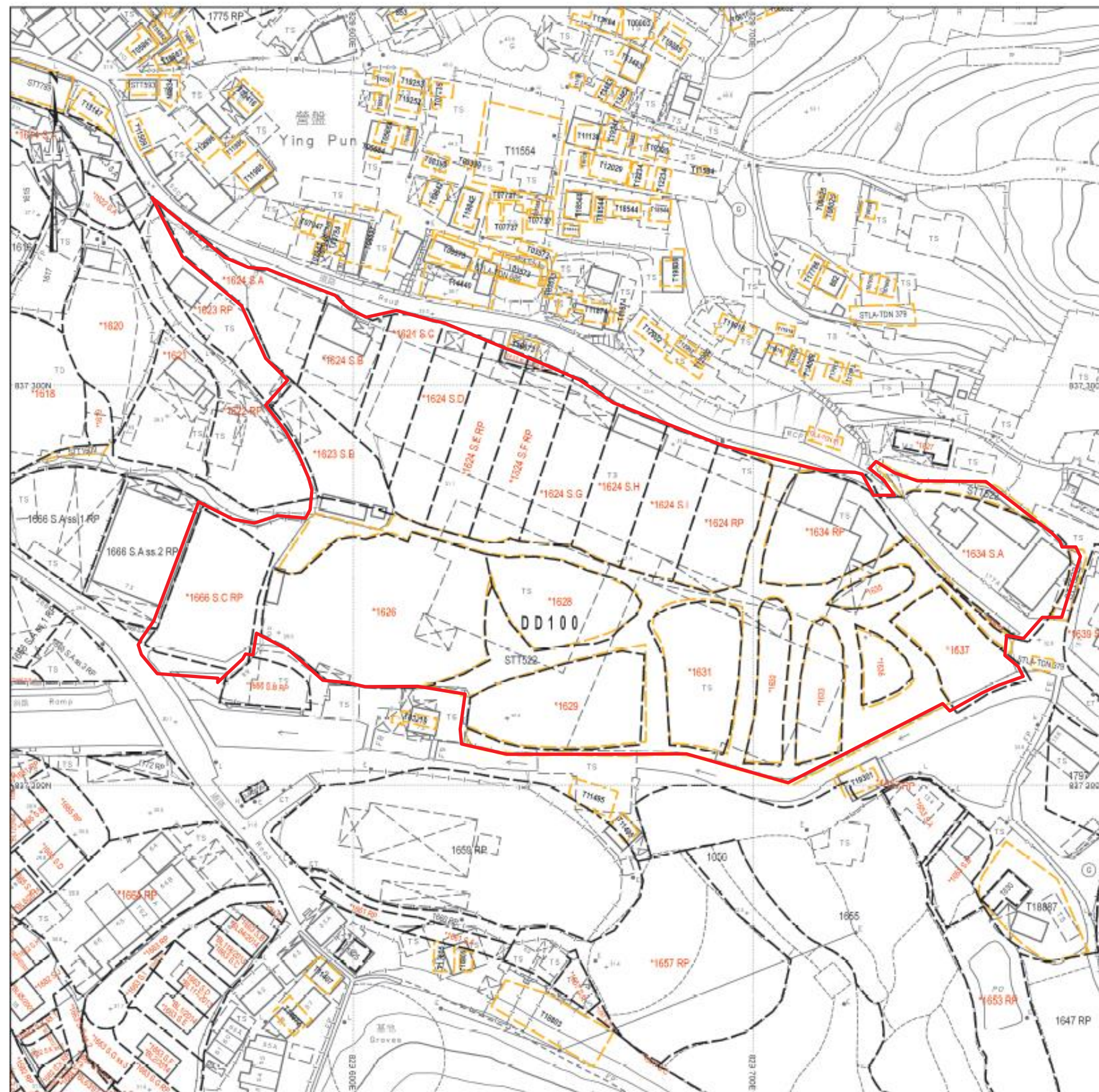
Section 16 Planning Application for Proposed Temporary Godown with Ancillary Office and Staff Quarters Use at various Lots and adjoining government land in DD100, Ying Pun, Kwu Tung South, New Territories

Drawing Title:

Figure 1.1: Site Location Plan
(Source: Approved Kwu Tung South Outline Zoning Plan (OZP)
No. S/NE-KTS/22)



KJL Ltd.
development consultancy



地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府土地、短期租約地、以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

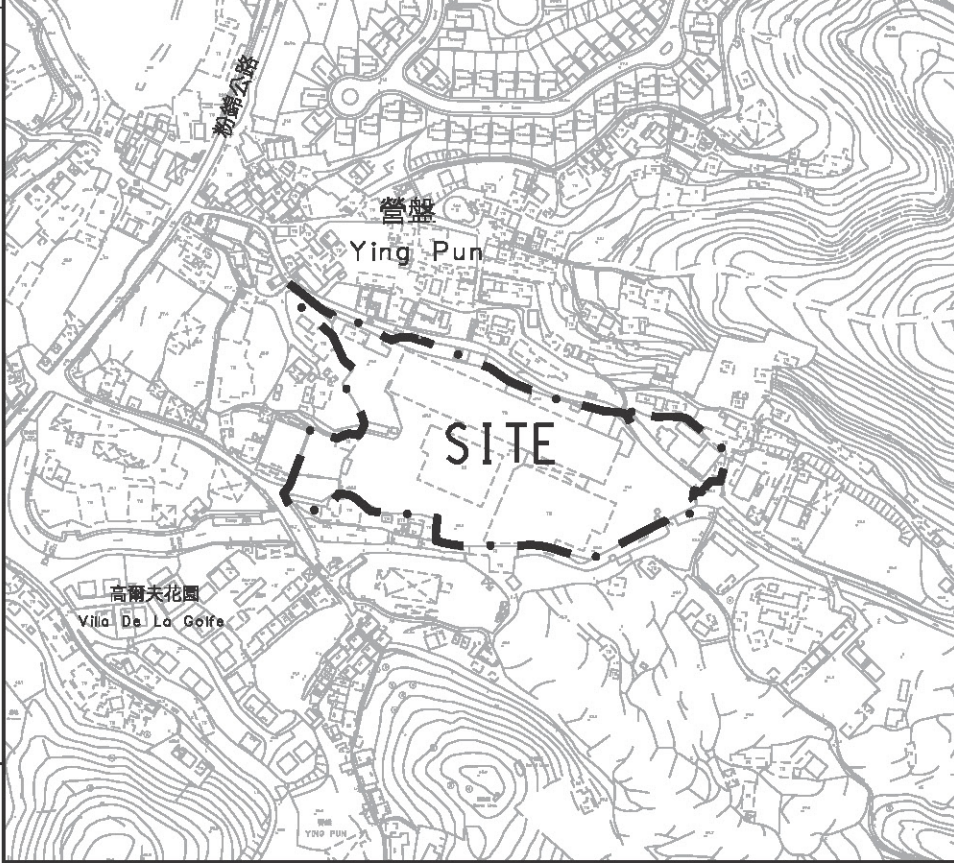
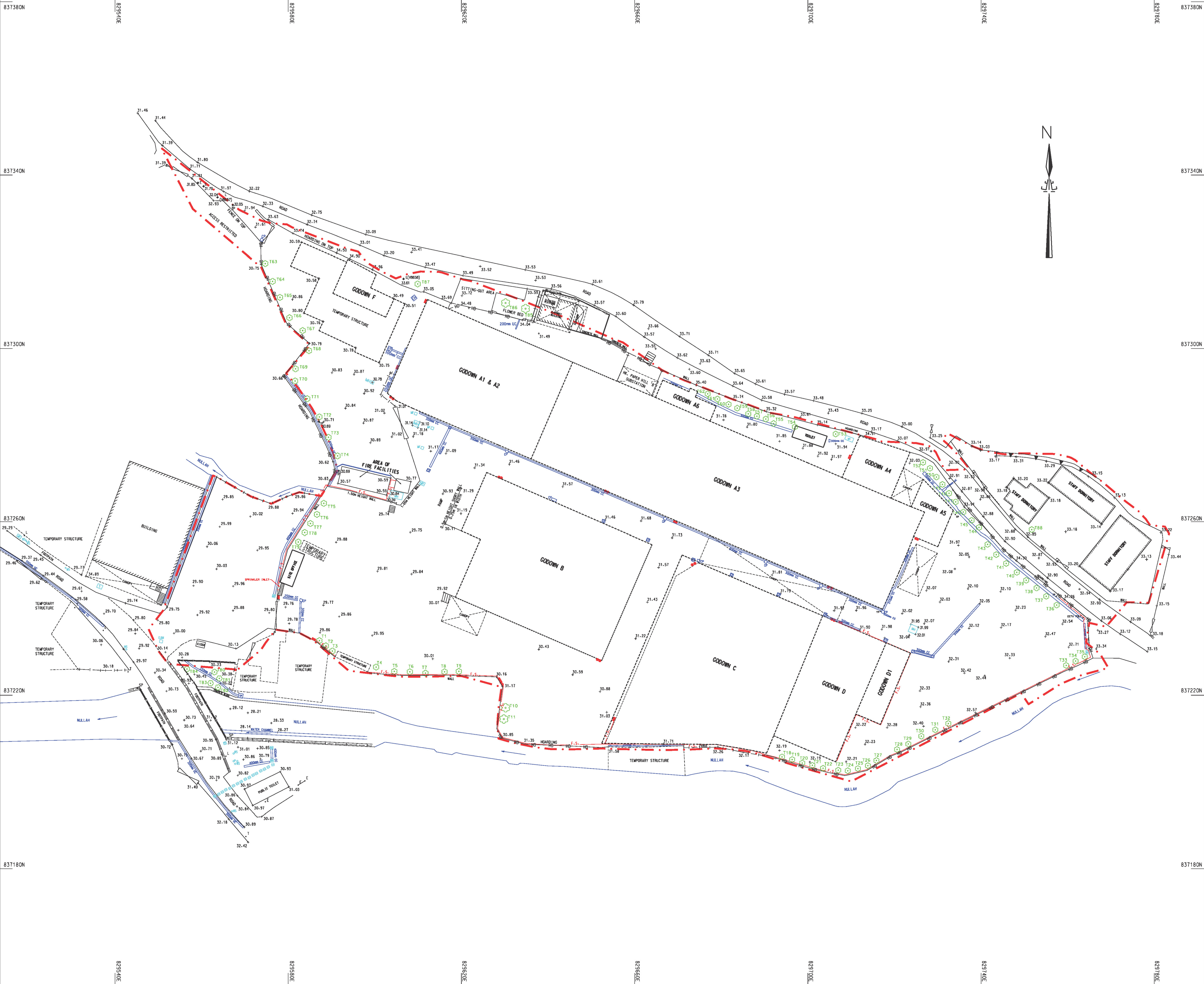
Locality :
Lot Index Plan No. : ags_S00000156803_0001
District Survey Office : Land Information Centre
Date : 10-Apr-2026
Reference No. : 2-SE-25B, 2-SE-20D

 Application Boundary

SMO-P02 20260413111859 10

Job Title:
Section 16 Planning Application 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

Drawing Title:
Figure 1.2: Lot Index Plan



LOCATION PLAN 1:4,000

- NOTES :
1. MEASUREMENTS ARE BASED ON HONG KONG 1980 METRIC GRID & HONG KONG PRINCIPAL DATUM.
 2. ALL UNITS ARE IN METRES OR OTHERWISE STATED.
 3. ALL LEVELS OF KERB WERE MEASURED FROM TOE OF KERB.
- LEGEND:
- 200mm CC 200mm COVERED U-CHANNEL
 - 200mm UC 200mm U-CHANNEL
 - FENCE/RAILING
 - LEVEL POINT
 - LAMP POST
 - SIGN POLE
 - TELEPHONE POLE
 - ELECTRICITY POLE
 - MANHOLE TELEPHONE
 - MANHOLE STORM WATER
 - MANHOLE FOUL WATER
 - MANHOLE
 - MANHOLE E&M
 - MANHOLE POWER LINE
 - VALVE WATERWORKS
 - GULLY/GRATING
 - HOARDING
 - STANDING WALL
 - STAIR/STEP EDGE
 - GATE
 - TEMPORARY STRUCTURE
 - CANOPY
 - CATCH PIT
 - CULVERT
 - FLOWER BED
 - BUILDING LINE
 - TREE & TREE NO.
 - FIRE EXTINGUISHER
 - FIRE HOSE REEL
 - FIRE SERVICES PIPE
 - BOUNDARY LINE FOR PLANNING APPLICATION

PROJECT :

Topographical and Tree Location Survey
for Various Lots in D.D.100 and
the Adjoining Government Land
in Ying Pun, Kwo Tung South

DATE OF SURVEY May 2026	SCALE AT A1 1:400
----------------------------	----------------------

DRAWING NUMBER KEL/TOPO/26/03	REVISION 0
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Plan Approved By:

Signature 

Sr. Dr. Prof. Ching Siu-tong
Authorized Land Surveyor
HKIS, FRICS, MIS(Aust.), R.P.S.(LS), MCIArb, MSS (Aust.)

Dated this: 22nd day of May 2026

Part 4 – Tree Survey Schedule

Tree Survey Schedule

Project Title: Location: DD100 and the Adjoining Government Land, Ying Pun Kwu Tung South

Date of tree survey: 14 May 2026

Inspected by Chin Chi Wai, Wilson, Registered Arborist (TM123411)

Tree No. ¹	Species ²		Measurements			Amenity value ⁴	Form	Health Condition	Structural condition	Suitability for transplanting ⁵		Recommendation Tree Treatment	Department to provide expert advice to LandsD	Additional Remarks
	Scientific name	Chinese name	Height (m)	DBH ³ (mm)	Crown Spread (m)					(High/Medium / Low)	Remarks ⁶	(Retain/ Transplant/ Fell)		
T1	<i>Michelia x alba</i>	白蘭	3	120	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T2	<i>Michelia x alba</i>	白蘭	3	50	1.5	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T3	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	65	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T4	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	60	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T5	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	55	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T6	<i>Garcinia subelliptica</i>	菲島福木	3	115	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T7	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	55	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T8	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	50	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T9	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	55	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T10	<i>Melaleuca cajuputi</i> subsp. <i>cumingiana</i>	白千層	6	170	3	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T11	<i>Bauhinia x blakeana</i>	洋紫荊	4	200	2	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	Leaning
T18	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	50	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T19	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	120	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T20	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	50	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T21	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	50	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T22	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	50	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T23	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	105	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T24	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	95	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T25	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	120	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T26	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	60	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T27	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	70	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T28	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	100	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T29	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	80	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	

Tree Survey Schedule

Project Title: Location: DD100 and the Adjoining Government Land, Ying Pun Kwu Tung South

Date of tree survey: 14 May 2026

Inspected by Chin Chi Wai, Wilson, Registered Arborist (TM123411)

Tree No. ¹	Species ²		Measurements			Amenity value ⁴	Form	Health Condition	Structural condition	Suitability for transplanting ⁵		Recommendation Tree Treatment	Department to provide expert advice to LandsD	Additional Remarks
	Scientific name	Chinese name	Height (m)	DBH ³ (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/Medium / Low)	Remarks ⁶	(Retain/ Transplant/ Fell)		
T30	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	40	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T31	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	45	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T32	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	45	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T33	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2.5	50	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T34	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	50	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T35	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	45	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T36	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	120	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T37	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	90	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T38	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	70	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T39	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	80	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T40	<i>Bauhinia x blakeana</i>	洋紫荆	3	140	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T41	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	50	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T42	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	80	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T43	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	55	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T44	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	95	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T45	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	120	1.5	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T46	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	100	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T47	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3.5	40	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T48	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3.5	45	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T49	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	85	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T50	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	80	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T51	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	90	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	Leaning
T52	<i>Litchi chinensis</i>	荔枝	4	100	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T53	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	100	1.5	Poor	Fair	Poor	Fair	Low	-	Retain	Lot owner	

Tree Survey Schedule

Project Title: Location: DD100 and the Adjoining Government Land, Ying Pun Kwu Tung South

Date of tree survey: 14 May 2026

Inspected by Chin Chi Wai, Wilson, Registered Arborist (TM123411)

Tree No. ¹	Species ²		Measurements			Amenity value ⁴	Form	Health Condition	Structural condition	Suitability for transplanting ⁵		Recommendation Tree Treatment	Department to provide expert advice to LandsD	Additional Remarks
	Scientific name	Chinese name	Height (m)	DBH ³ (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/Medium / Low)	Remarks ⁶	(Retain/ Transplant/ Fell)		
T54	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	100	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T55	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	80	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T56	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	110	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T57	<i>Bauhinia x blakeana</i>	洋紫荊	3	70	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T58	<i>Bauhinia x blakeana</i>	洋紫荊	4	110	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T59	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	75	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T60	<i>Bauhinia x blakeana</i>	洋紫荊	3	90	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T61	<i>Bauhinia x blakeana</i>	洋紫荊	2	100	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T62	<i>Bauhinia x blakeana</i>	洋紫荊	4	110	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T63	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	70	2	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T64	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	90	2	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T65	<i>Bauhinia x blakeana</i>	洋紫荊	3	110	2	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T66	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	85	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T67	<i>Bauhinia x blakeana</i>	洋紫荊	2	130	2	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T68	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	70	1.5	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T69	<i>Bauhinia variegata</i>	宮粉羊蹄甲	2	70	1.5	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T70	<i>Bauhinia x blakeana</i>	洋紫荊	2	50	1.5	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T71	<i>Bauhinia x blakeana</i>	洋紫荊	3	100	1.5	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T72	<i>Bauhinia x blakeana</i>	洋紫荊	4	70	2	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T73	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	80	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T74	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	50	1.5	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T75	<i>Bauhinia x blakeana</i>	洋紫荊	4	110	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T76	<i>Bauhinia x blakeana</i>	洋紫荊	4	95	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	Leaning
T77	<i>Bauhinia x blakeana</i>	洋紫荊	4	95	1.5	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	

Tree Survey Schedule

Project Title: Location: DD100 and the Adjoining Government Land, Ying Pun Kwu Tung South

Date of tree survey: 14 May 2026

Inspected by Chin Chi Wai, Wilson, Registered Arborist (TM123411)

Tree No. ¹	Species ²		Measurements			Amenity value ⁴	Form	Health Condition	Structural condition	Suitability for transplanting ⁵		Recommendation Tree Treatment	Department to provide expert advice to LandsD	Additional Remarks
	Scientific name	Chinese name	Height (m)	DBH ³ (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/Medium / Low)	Remarks ⁶	(Retain/ Transplant/ Fell)		
T78	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	40	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T79	<i>Bauhinia x blakeana</i>	洋紫荆	4	130	1	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T85	<i>Terminalia mantaly</i>	小葉欖仁	7	170	3	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T86	<i>Terminalia mantaly</i>	小葉欖仁	6	250	6	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T87	<i>Terminalia mantaly</i>	小葉欖仁	6	250	4	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
T88	<i>Litchi chinensis</i>	荔枝	4	170	3	Fair	Fair	Fair	Fair	Low	-	Retain	Lot owner	
END														

¹ Tree(s) in the Register of Old and Valuable Trees should be Goodlighted with OVT number.

² Guidance on proper use of scientific name of plants is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 3, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/con_tech/files/common/NCPC_No.03_The_use_of_plant_name_rev_2008_2.pdf

³ DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3 m above ground level). Guidance on DBH measurement is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 2, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/con_tech/files/common/NCPN_no.02_measurement_of_DBH_ver.2006.pdf

⁴ Amenity value of a tree should be assessed by its functional values for shade, shelter, screening, reduction of pollution and noise and also its ecological significance, and classified into the following categories.

Good: important trees which should be retained by adjusting the design layout accordingly.

Fair: trees that are desirable to be retained in order to create a pleasant environment, which includes healthy specimens of lesser importance than "Good" trees.

Poor: trees that are dead, dying or potentially hazardous and should be removed.

⁵ Assessment shall take into account conditions of an individual tree at the time of survey (including health, structure, age and root conditions), site conditions (including topography and accessibility), and intrinsic characters of tree species (survival rate after transplant).

⁶ Major determining factors for the rating on suitability for transplanting should be included if necessary.

Part 5 – Photographic Record



T1



T2



T3



T4



T5



T6



T7



T8



T9



T10



T11



T18



T19



T20



T21



T22



T23



T24



T25



T26



T27



T28



T29



T30



T31



T32



T33



T34



T35



T36



T37



T38



T39



T40



T41



T42



T43



T44



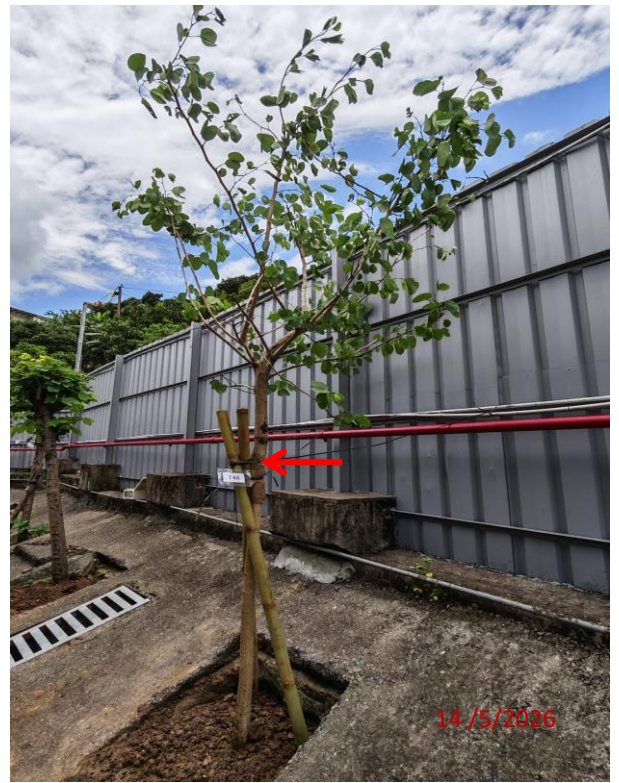
T45



T46



T47



T48



T49



T50



T51



T52



T53



T54



T55



T56



T57



T58



T59



T60



T61



T62



T63



T64



T65



T66



T67



T68



T69



T70



T71



T72



T73



T74



T75



T76



T77



T78



T79



T85



T86



T87



T88

Part 6 – Maintenance Schedule for Existing Trees

Maintenance Schedule for Existing Trees

1. Objective of maintenance schedule

- 1.1 Maintain and observe the health of trees.
- 1.2 Inspect trees regularly and monitor the tree health and structure.
- 1.3 Regularly prune tree crowns and remove dead / broken branches.
- 1.4 Employ qualified worker to check and take mitigation measure of any trees defects recovered.
- 1.5 Make safe trees.

2. Fertilizing

- 2.1 Apply fertilizing once every year during the growing season between March and July.
- 2.2 Inorganic fertilizer for the growing season should be complete fertilizer with the ratio of 15-15-15 (N-P-K).
- 2.3 Inorganic fertilizer for just before the dormant season should be complete fertilizer with lower N and higher K ratio.
- 2.4 Organic fertilizer should be stable, consistent and free of odor.
- 2.5 Application rate and method shall be in accordance with the manufacturer's recommendations.

3. Weeds, Pest and Disease

- 3.1 Remove any unwanted growing within planting area.
- 3.2 All weeds shall be removed only by hand-weeding method to ensure that no woody roots would be damaged during hand-weeding.
- 3.3 Identify pest and disease and select proper control method.
- 3.4 Apply pesticides no more than once every two years and follow the instruction of the Certified Arborist to control pest and disease if needed.
- 3.5 Pesticides applied to remove weeds or pest or diseases must in compliance with the Pesticides Ordinance Cap. 133.

4. Tree Risk Assessment and Tree Survey

- 4.1 A Certified Arborist should be employed to supervise and complete the trees risk assessment and tree survey works.

- 4.2 An assessment shall be made once every year, before typhoon season by Certified Arborist staying on ground for trees at the site.
- 4.3 The Certified Arborist shall adopt the “Guidelines for Tree Risk Assessment and Management Arrangement (TRAM)” (the latest version) issued by Greening, Landscape and Tree Management Section of Development Bureau during the tree inspection and complete an inspection report.
- 4.4 The manager of property should employ Certified Arborist and Landscape Contractor to follow up the required tree works.

5. Pruning of Trees

5.1 Purposes of tree pruning

- 5.1.1 To reduce risk and cause inconvenience to the public.
- 5.1.2 To maintain or improve health and structure of trees.
- 5.1.3 To improve the appearance of trees.

- 5.2 All chainsaws and other machines or equipment shall meet the safety requirements.
- 5.3 Tree pruning includes crown thinning to keep diseased and damaged branches less than 10% of the crown, allow air movement through the tree crown; crown raising to avoid causing obstruction to pedestrian or vehicular access any time; and crown reduction to control the size and the shape of the tree to enhance the vertical development rather than horizontal of the tree crown.
- 5.4 Before pruning, ensure there is no overhead high voltage cable near the working area and that pruning operation will not cause damage to the nearby plantings or structures.
- 5.5 Safety measures must be taken to ensure public safety. Warning signs and traffic cones shall be put up to keep public away from the area of pruning
- 5.6 No more than 25% of the live wood to be removed from a tree during each pruning.
- 5.7 Avoid hard pruning and pollarding for trees.
- 5.8 Before pruning, compare the existing tree form to its characteristic growth habit, check for dead, diseased, or broken branches and twigs to be removed, select desired permanent branches to be saved and designate others to be shortened or removed.

5.9 All pruning works shall be carried out in accordance with the “General Guidelines on Tree Pruning” promulgated by Works Branch of the Development Bureau.

6. Irrigation

6.1 The landscape contractor shall provide irrigation to promote healthy growth of all plants. The irrigation water shall be of a quality and standard suitable for both plant material and for handling by workers.

6.2 Immediately after transplanting, the bases of all trees are to be well watered, using enough water to thoroughly soak the root ball to field capacity. Trees should be watered during evenings and early mornings only.

6.3 Before watering, weather and the soil condition should be checked. Low/Saturated subsoil moisture and / or poor health conditions will lead wilt of surface soil and the understored.

6.4 Watering shall be more frequent during the first three months of the establishment period.

6.5 Watering shall be carried out daily during the dry season, generally October to May. Watering shall be undertaken to field capacity.

6.6 Watering shall be carried out as required during the wet season.

6.7 Planting area must be well soaked after watering.

7. Typhoon

7.1 Inspection shall be made on the day after typhoon no. 8 or above and black rainstorm signal was hoisted to ensure the stability of the trees and safety to the targets.

7.2 Inspect the staking and guying system and release any support system if needed.

7.3 Take immediate mitigation measures whenever risk is discovered.

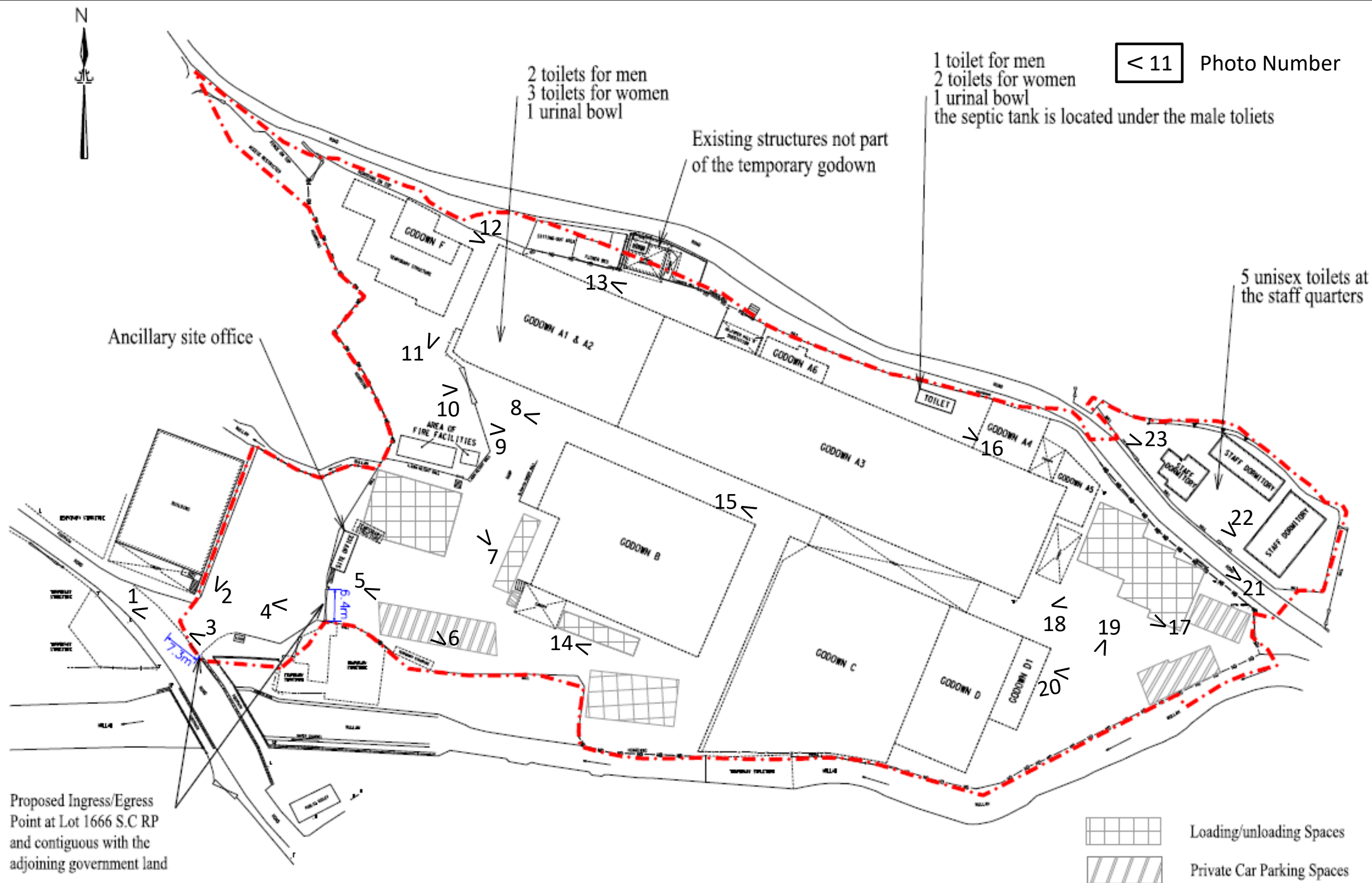
8. 全年樹木保養時間表 Annual Tree Maintenance Schedule

工作時間表	一月	二月	三月	四月	五月	六月	七月	八月	九月	十月	十一月	十二月
樹木												
淋水 ¹	每天	每天	每天	每天	每天	視乎天氣狀況				每天	每天	每天
施肥 ²			✓				✓					
除草	每月一次											
病蟲害管理 ³	按樹藝師指示，有需要時使用											
日常巡查	每月一次											
樹木風險評估 ⁴		✓										
修剪				✓								

備註：

1. 建議 10 月至 5 月天氣乾燥期間每天淋水。建議六月至十月每星期一次。實際淋水頻率根據實際天氣狀況而定。
2. 肥料的使用量、施放次數請參閱肥料生產商建議。
3. 使用合附《除害劑條例》第 133 條的病蟲害管理藥劑。
4. 樹木風險評估由合資格人士或樹藝師進行，之後跟據合資格人士或樹藝師對樹木的建議，執行風險緩減措施。
5. 以上建議的行動密度，可跟據植物實際的情況作出調整。

Appendix III
Site Photographs of the Temporary Godown
And Ancillary Staff Quarters
(As of April 2026)



Note: The car parking spaces and loading/unloading spaces are for indication only.

Job Title:

Section 16 Planning Application 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

Appendix III

Site Photographs of the Temporary Godown and Ancillary Staff Quarters



KJL Ltd.
development consultancy



Photographs 1 & 2 – Main entrance/exit to the temporary Godown via Lot No. 1666SC RP



Photographs 3 & 4 – the kiosk and road markings for the approved traffic improvement scheme



Photographs 5 & 6 – Temporary structures located near the entrance and the site office of the Godown



Photographs 7 & 8 – The fire facilities and a lane leading to Godown Nos. A1 & A2, A3 & B



Photographs 9 & 10 – The containers located near the fire facilities and opposite Godown No. F



Photographs 11 & 12 – The lane leading to Godown No. F and entrance to Godown No. F



Photographs 13 & 14 – The back of Godown Nos. A1, A2 & A3 and Godown No.C



Photographs 15 & 16 – Lane between Godown No. A3, D and D1 and the toilet next to Godown No. A3



Photographs 17 & 18 – Entrance to Godown No. A3 and the loading/unloading /parking area



Photographs 19 & 20 – Containers & loading/unloading areas close to Godown No. D1 and parking areas near the second entrance/exit



Photographs 21 – Access road between the temporary Godown and ancillary staff quarters



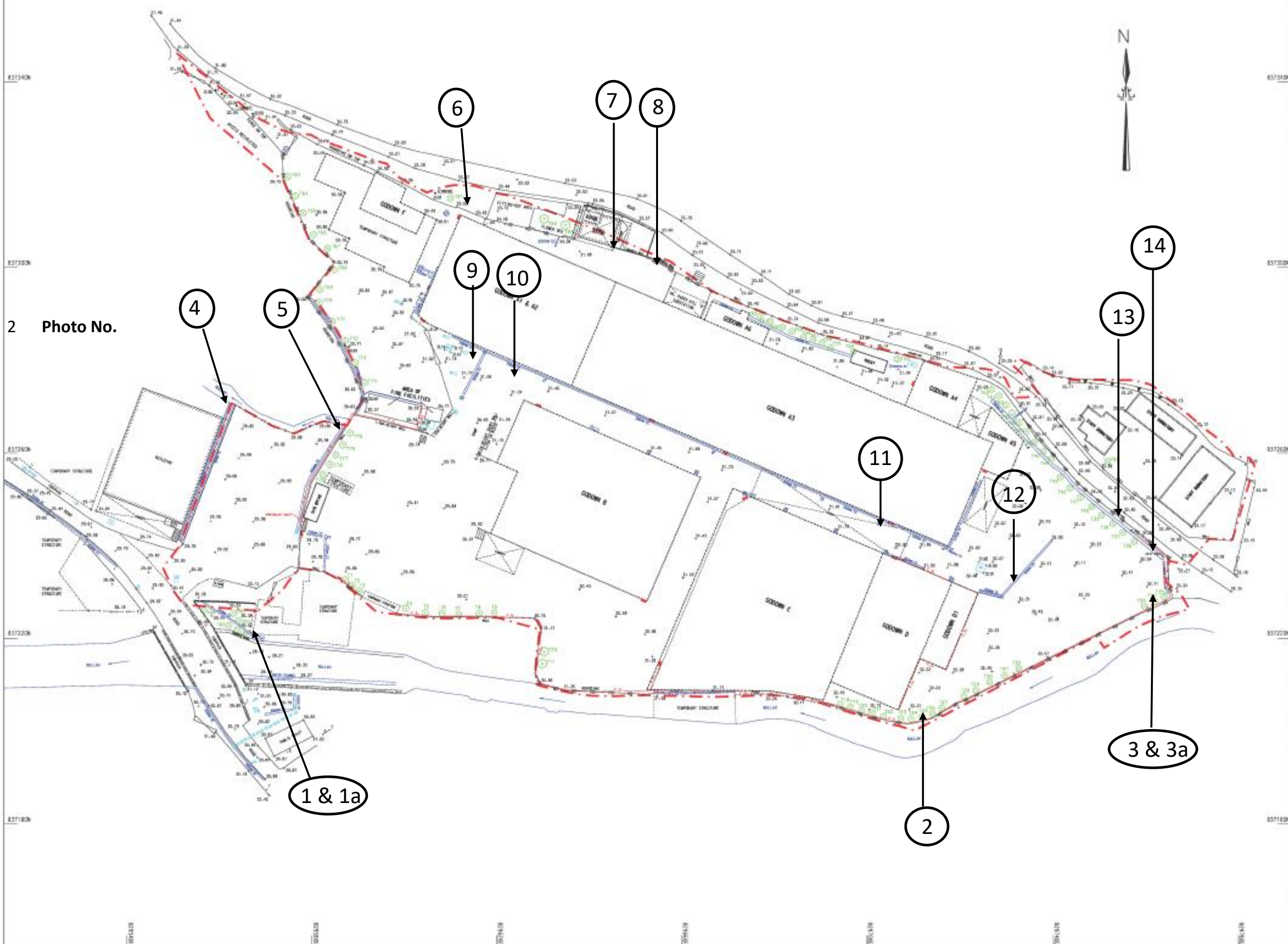
Photographs 22 – Ancillary staff quarters



Photographs 23 – Ancillary staff quarters

Appendix IV
Updated Storm Water Drains Photographic Record
(As of April 2026)

Appendix IV: Updated Storm Water Drains Photographic Record



LOCATION PLAN 1:4,000

NOTES :

- 1. MEASUREMENTS ARE BASED ON HONG KONG 1980 METRIC GRID & HONG KONG PRINCIPAL DATUM.
- 2. ALL UNITS ARE IN METRES OR OTHERWISE STATED.
- 3. ALL LEVELS OF KERB WERE MEASURED FROM TOE OF KERB.

LEGEND:

- 200mm CC 200mm COVERED U-CHANNEL
- 200mm SS 200mm U-CHANNEL
- FENCE/RAILING
- LEVEL POINT
- LAMP POST
- SIGN POLE
- TELEPHONE POLE
- ELECTRICITY POLE
- MANHOLE TELEPHONE
- MANHOLE STORM WATER
- MANHOLE FOWL WATER
- MANHOLE
- MANHOLE EBM
- MANHOLE POWER LINE
- VALVE WATERWORKS
- GULLY/GRATING
- HOARDING
- STANDING WALL
- STAIR/STEP EDGE
- GATE
- TEMPORARY STRUCTURE
- CANOPY
- CATCH PIT
- CULVERT
- FLOWER BED
- BUILDING LINE
- TREE & TREE NO.
- FIRE EXTINGUISHER
- FIRE HOSE REEL
- FIRE SERVICES PIPE
- BOUNDARY LINE FOR PLANNING APPLICATION

2 Photo No.

2 Photo No.

PROJECT :
Topographical and Tree Location Survey
for Various Lots in D.D.100 and
the Adjoining Government Land
in Ying Pun, Kow Tung South

DATE OF SURVEY
May 2026

SCALE AT A1
1:400

DRAWING NUMBER
KEL/TPD/26/03

REVISION
0

Plan Approved By:

Signature

Sr. Dr. Prof. Ching Siu-tang
Authorized Land Surveyor
FHKLS, HKLS, MSLR, L.S., R.P.S.(LS), MSLR, MSL (Auth.)

Dated this: 22nd day of May 2026

Photo No. 1: Discharge Point 1



Photo No. 1a: Discharge Point 1



Photo No. 2: Discharge Point 2



Photo No. 3: Discharge Point 3



Photo No. 3a: Discharge Point 3

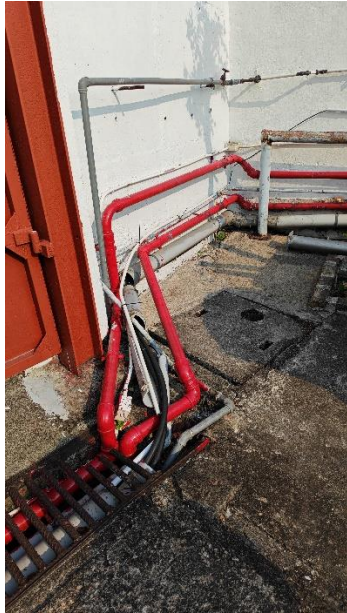


Photo No. 4: Existing Stream Condition



Photo No. 5: Existing 225 U/C Condition



Photo No. 6: Existing 225 U/C Condition



Photo 7: Existing 225 U/C Condition



Photo 8: Existing 600 U/C Condition



Photo 9: Existing 225 U/C Condition



Photo 10: Existing 225 U/C Condition

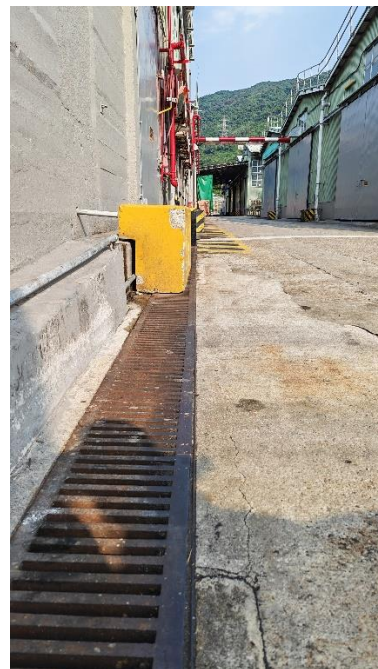


Photo No. 11: Existing 225 U/C Condition



Photo 12: Existing 225 U/C Condition



Photo 13: Existing 600 U/C Condition



Photo 14: Existing 600 U/C Condition



Appendix V
Fire Services Certificates,
Fire Service Installation Proposal
and Layout Plans

消防處檔號:
FSD Ref.

消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
(REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

序號 Serial Number

A 9923702

SUPERSEDE A9883758

顧客姓名
Name of Client

Empire Famous Ltd.

樓宇地址
Address of Building

座
Block

樓宇名稱
Name of Building

門牌號數及街道/地段
Number and Name of Street/Lot

Lots 1623 S.B. 1624 S.A to S.I. 1624 RP, 1626, 1628, 1629 and 1631 to 1637 D.D. 100

屋邨/鄉村名稱
Name of Estate/Village

Ying Pun, Kwu Tung, NT

地區
District

Sheung Shui

☐ 香港
HK

☐ 九龍
K

☒ 新界
NT

持牌/註冊處所類型
(如適用)
Type of Licensed/
Registered Premises
(If applicable)

☐ 簡樸房 Basic Housing Unit

☐ 危險品倉 Dangerous Goods Store

☐ 食物業處所 Food Premises

☐ 校舍 School Premises

☐ 幼兒中心 Child Care Centre

☐ 酒店 Hotel

☐ 會社 Club

☐ 木料倉 Timber Store

☐ 電器廢物處置 E-waste Disposal

☐ 改建校舍 Non-designed School

☐ 私營骨灰安置所 Private Columbaria

☐ 賓館 Guesthouse

☐ 床位寓所 Bedspace Apartment

☐ 危險品車輛 Dangerous Good Vehicle

☐ 公眾娛樂場所 Place of Public Entertainment

☐ 安老院舍 Residential Care Home for the Elderly

☐ 殘疾院舍 Residential Care Home for Persons with Disabilities

☐ 卡拉 OK 場所 Karaoke Establishment

請在合適空格內填
上「✓」號
Please tick the
appropriate "box"

第一部 只適用於年檢事項
Part 1 Annual Inspection ONLY

根據《消防(裝置及設備)規例》第八條(1)(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。
In accordance with Regulation 8(1)(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
24	19 x 5 kg. Co2 type F.E. Brand : FJ		Conformed with FSD requirement	2-1-2026	1-1-2027
24	14 x 9 lit. Water type F.E. Brand : NCF				
24	3 x 6 kg. Dry Powder type F.E. Brand : NCF				

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
24	3 x 3 kg. Dry Powder type F.E. Brand : Kangaroo		To Supply/install	Conformed with FSD requirement	2-1-2026	

第三部 Part 3 欠妥事項 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
			NIL		

本人/我們藉此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項（如有）。

I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous place in the building
or premises for FSD's inspection.

獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

WONG WAI KEUNG

註冊編號
Registration No.

RC31484

註冊消防裝置承辦商名稱
Name of Registered Fire
Service Installation Contractor

民興消防工程公司

聯絡電話
Telephone

2780 5778

電郵地址
Email address

MINHSINGELAINE@YAHOO.COM.HK

日期
Date

2-1-2026

備註
Remark

處檔號: _____
FSD Ref. _____

消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
(REGULATION 9(1))

序號 Serial Number

A 9923703

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

顧客姓名
Name of Client

Empire Famous Ltd.

SUPERSEDE A9883759

樓宇地址
Address of Building

座
Block

樓宇名稱
Name of Building

屋邨/鄉村名稱
Name of Estate/Village

Ying Pun, Kwu Tung, NT

門牌號數及街道/地段
Number and Name of Street/Lot

Lots 1623 S.B. 1624 S.A to S.I. 1624 RP, 1626, 1628, 1629 and 1631 to 1637 D.D. 100

地區
District

Sheung Shui

☐ 香港
HK

☐ 九龍
K

☒ 新界
NT

持牌/註冊處所類型
(如適用)
Type of Licensed/
Registered Premises
(If applicable)

☐ 簡樸房 Basic Housing Unit

☐ 危險品倉 Dangerous Goods Store

☐ 食物業處所 Food Premises

☐ 校舍 School Premises

☐ 幼兒中心 Child Care Centre

☐ 酒店 Hotel

☐ 會社 Club

☐ 木料倉 Timber Store

☐ 電器廢物處置 E-waste Disposal

☐ 改建校舍 Non-designed School

☐ 私營骨灰安置所 Private Columbaria

☐ 賓館 Guesthouse

☐ 床位寓所 Bedspace Apartment

☐ 危險品車輛 Dangerous Good Vehicle

☐ 公眾娛樂場所 Place of Public Entertainment

☐ 安老院舍 Residential Care Home for the Elderly

☐ 殘疾院舍 Residential Care Home for Persons with Disabilities

☐ 卡拉 OK 場所 Karaoke Establishment

請在合適空格內填
上「✓」號
Please tick the
appropriate "box"

**第一部 只適用於年檢事項
Part 1 Annual Inspection ONLY**

根據《消防(裝置及設備)規例》第八條(1)(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。
In accordance with Regulation 8(1)(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
24	3 x 5 kg. Co2 type F.E. Brand : FJ		Conformed with FSD requirement	2-1-2026	1-1-2027
24	3 x 9 lit. Water type F.E. Brand : NCF				
24	3 x 5 kg. Dry Powder type F.E. Brand : NCF				

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
			NIL			

第三部 Part 3 欠妥事項 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
			NIL		

本人/我們藉此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項（如有）。

I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous place in the building
or premises for FSD's inspection.

獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

WONG WAI KEUNG

註冊編號
Registration No.

RC3V484

註冊消防裝置承辦商名稱
Name of Registered Fire
Service Installation Contractor

民興消防工程公司

聯絡電話
Telephone

2780 5778

電郵地址
Email address

MINHSINGELAINE@YAHOO.COM.HK

日期
Date

2-1-2026

備註
Remark

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number
10091 204114

Name of Client 顧客姓名

Empire Famous Ltd.

Address 地址

Lots 1623 S.B, 1624 S.A to S.I, 1624 RP, 1626, 1628, 1629, and 1631 to 1637 in D.D.100, Ying Pun, Kwu Tung, NT



Type of Building 樓宇類型: ☒ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance
ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
16	FH / HR system	G/F & M/F	Conforms with FSD requirements	17/07/2025	16/07/2026
13	Fire alarm system (MFA)	G/F & M/F	Conforms with FSD requirements	17/07/2025	16/07/2026

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或
處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
受權人簽署

Name:
姓名

LAU Keung-wah

FSD/RC No.:
消防處註冊號碼

RC1 / 0091 RC2 / 0052

Company Name:
公司名稱

Suen Tat Metal
Machine Factory Ltd.

Telephone:
聯絡電話

31229300

Date:
日期

17/07/2025

For FSD
use only

Inspected

Key-in

Verified



Serial Number

10091204114

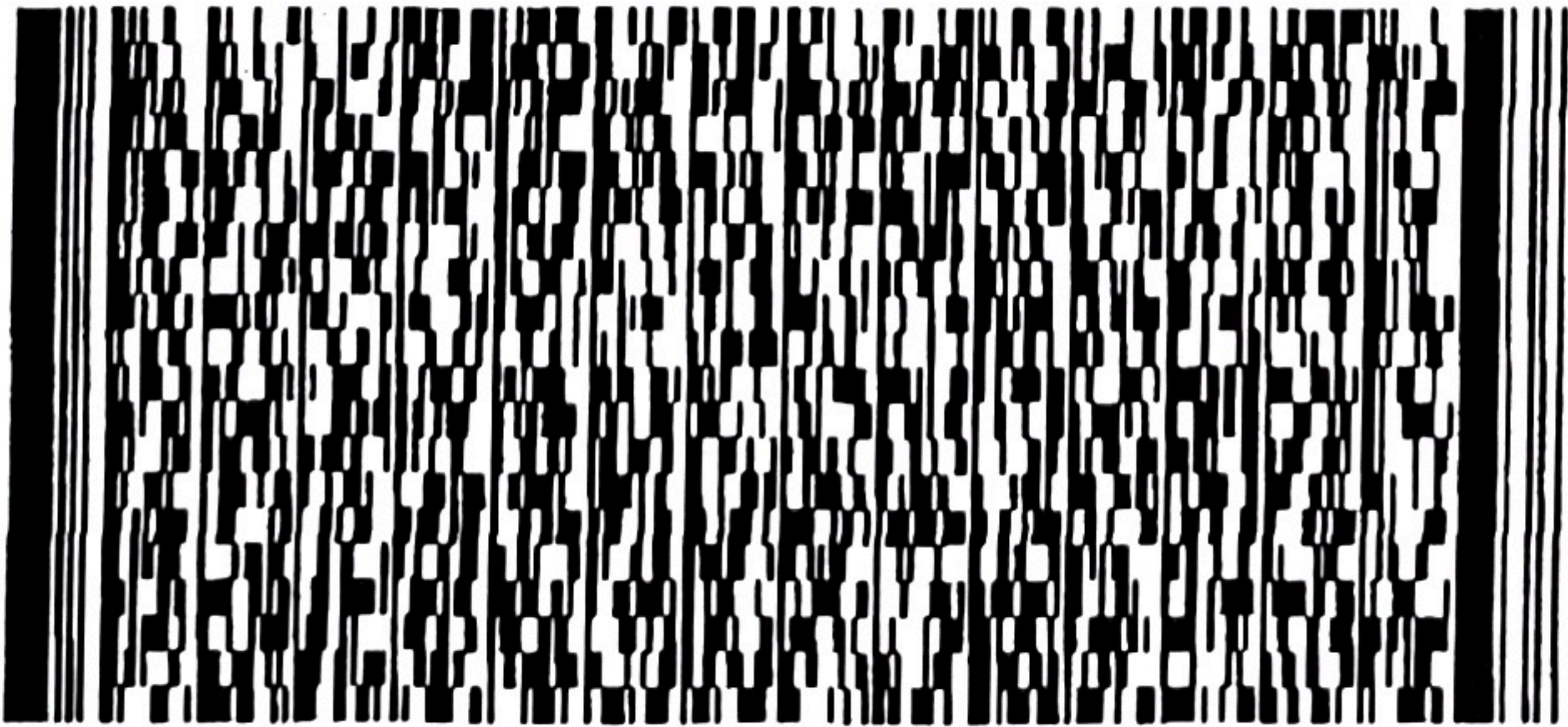
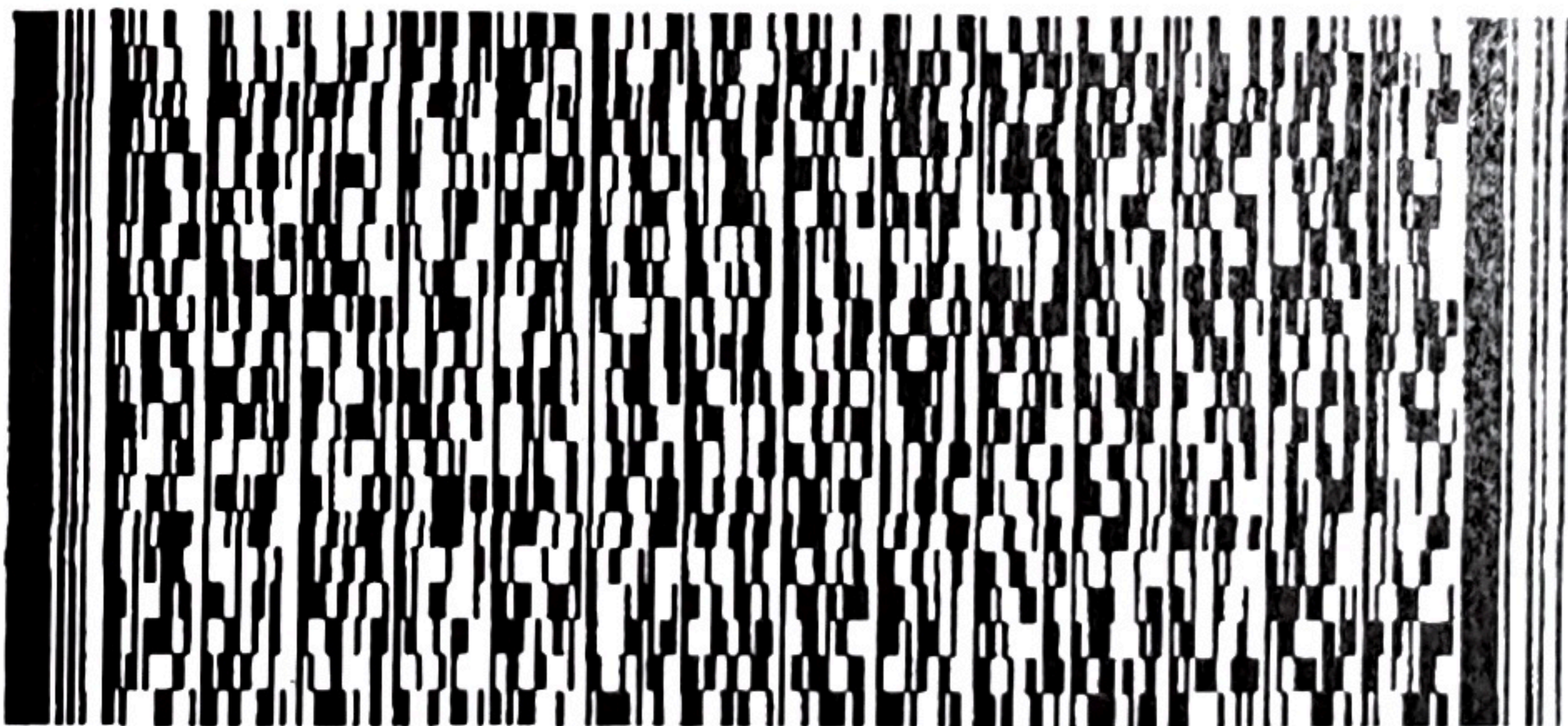
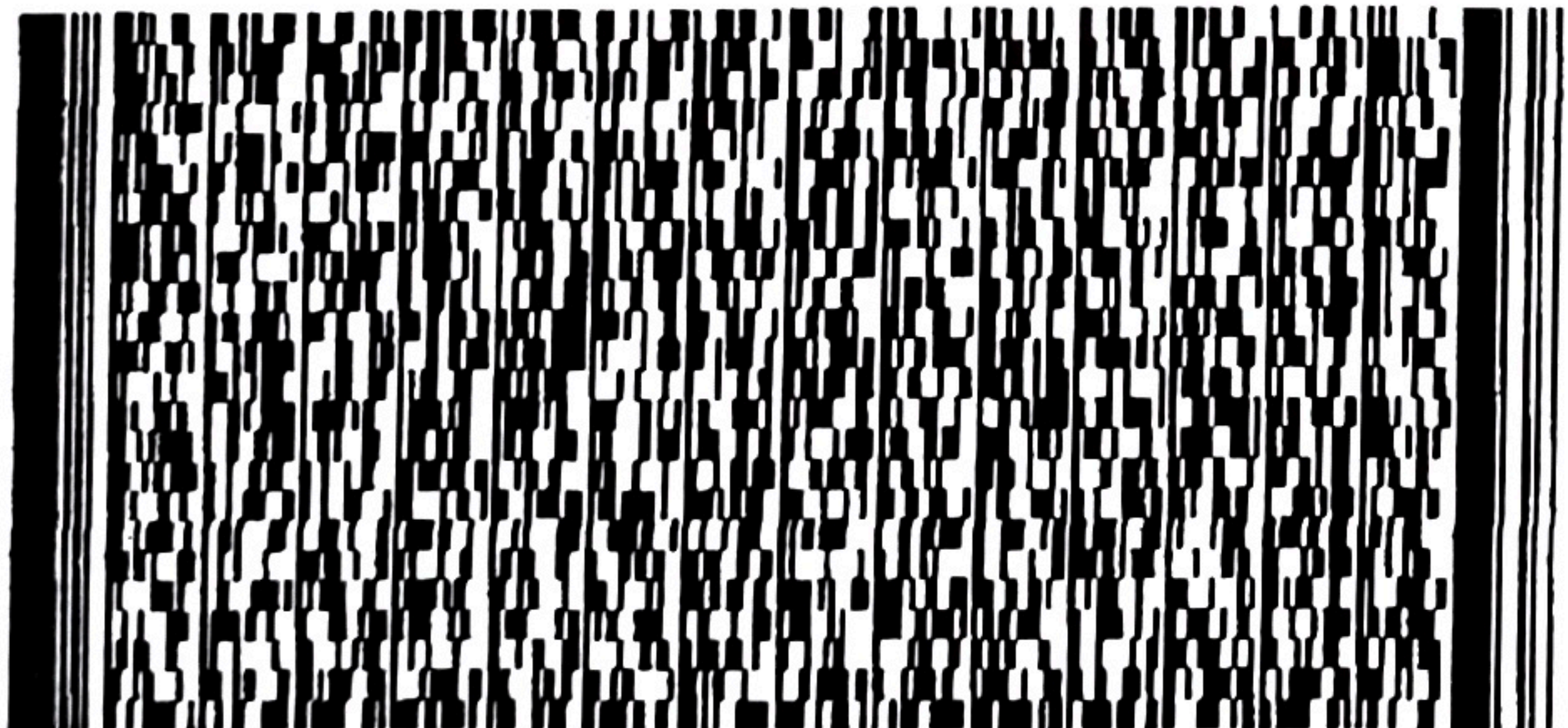
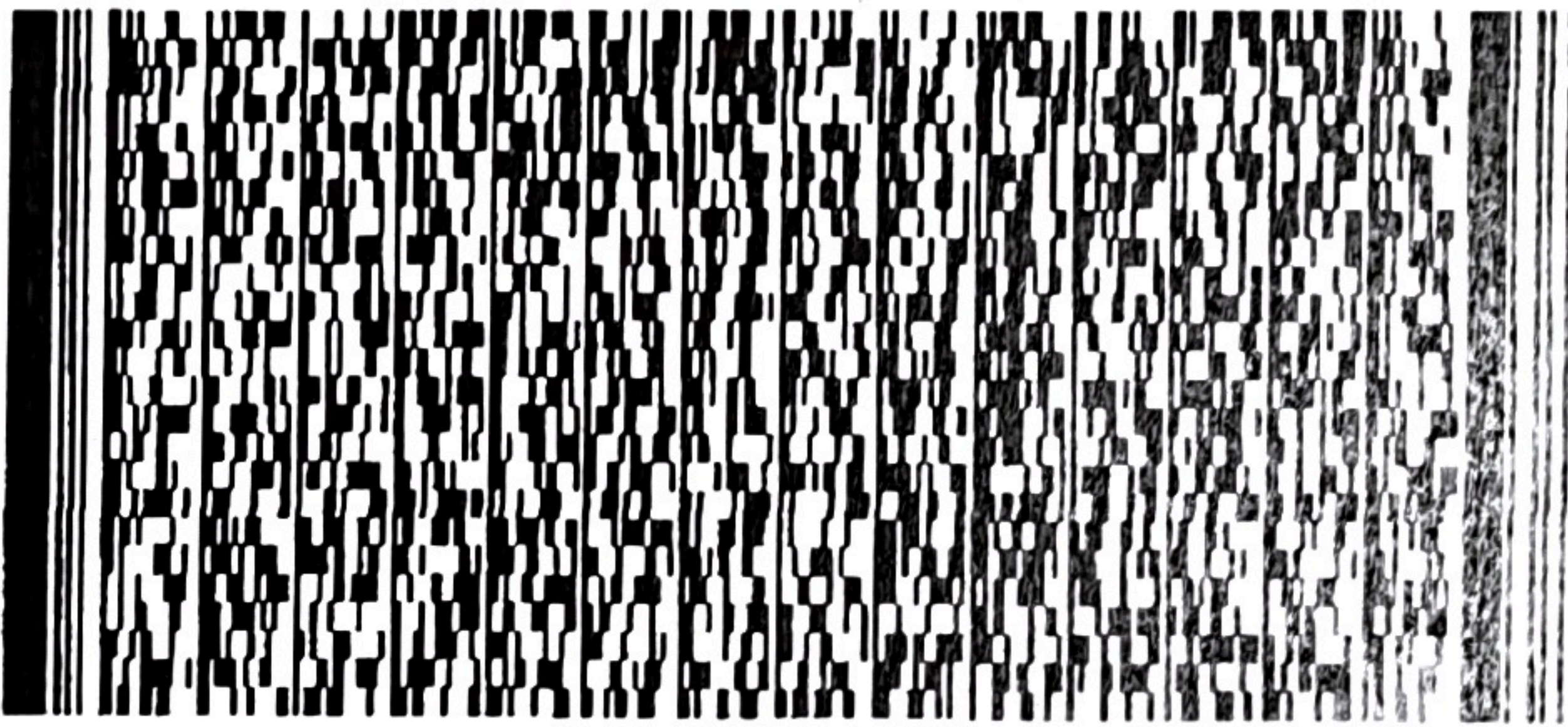
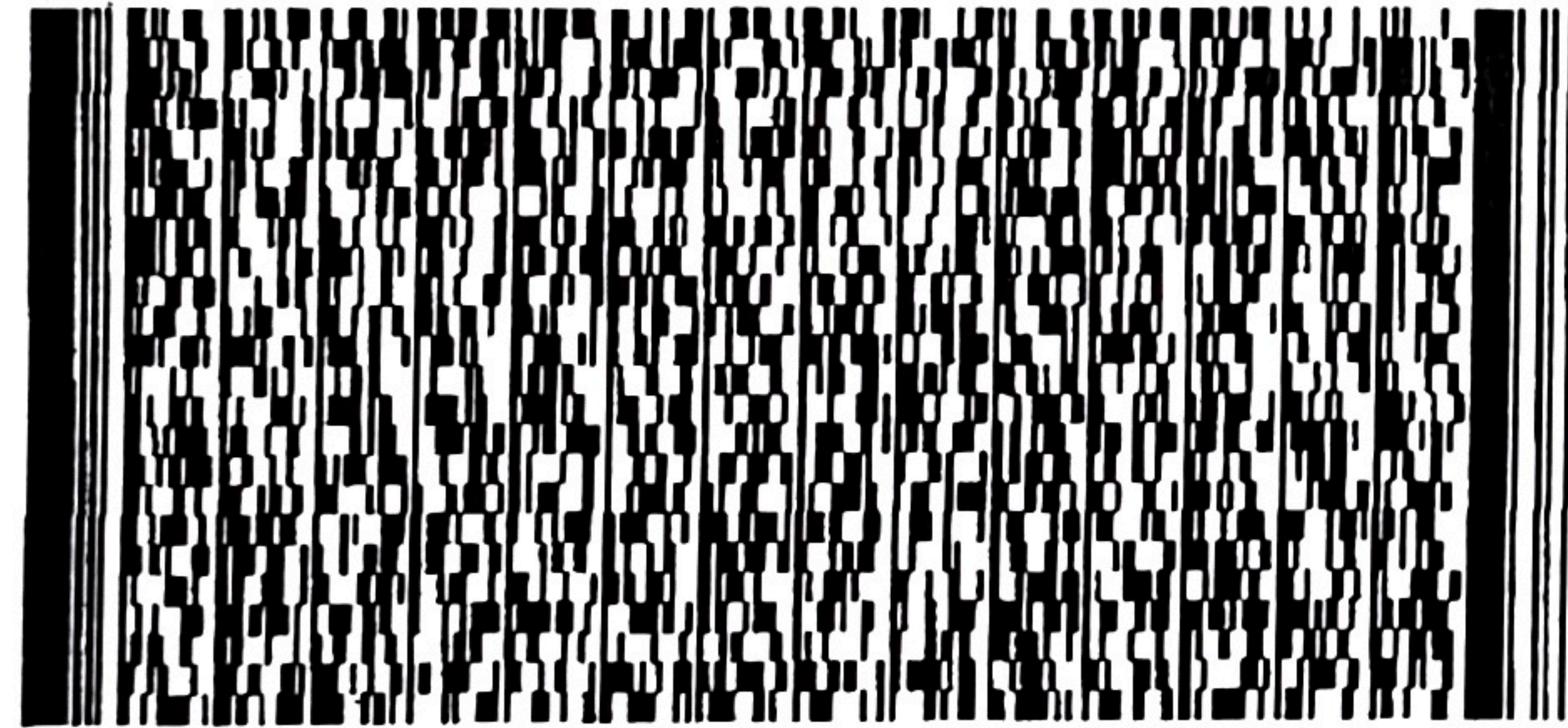
Name of Client 顧客姓名

Empire Famous Ltd.

Part 1 Annual Maintenance ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
28	Sprinkler system	G/F & M/F	Conforms with FSD requirements	17/07/2025	16/07/2026
11	Emergency lighting 108 nos.	G/F & M/F	Conforms with FSD requirements	17/07/2025	16/07/2026
12	Exit sign 32 nos.	G/F & M/F	Conforms with FSD requirements	17/07/2025	16/07/2026

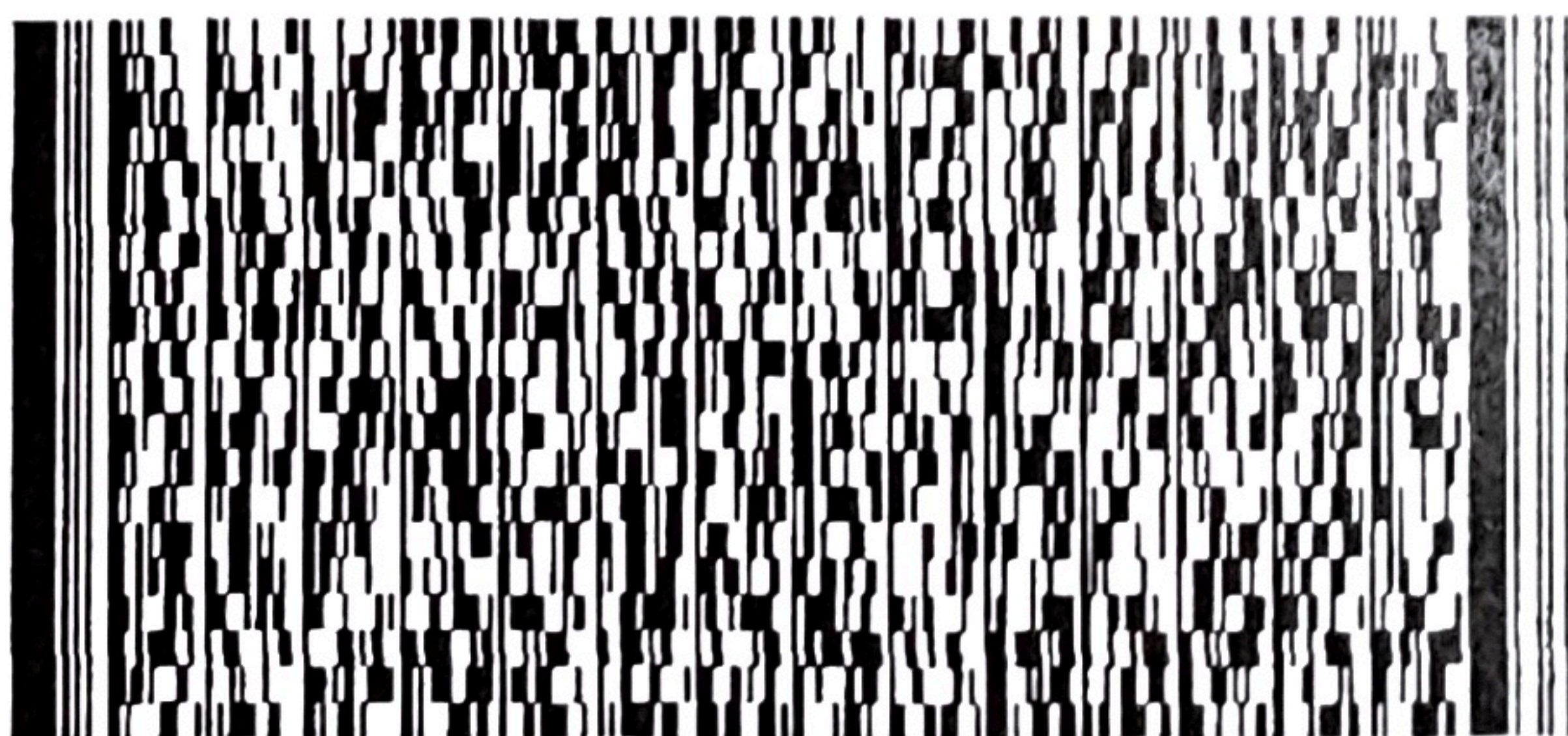
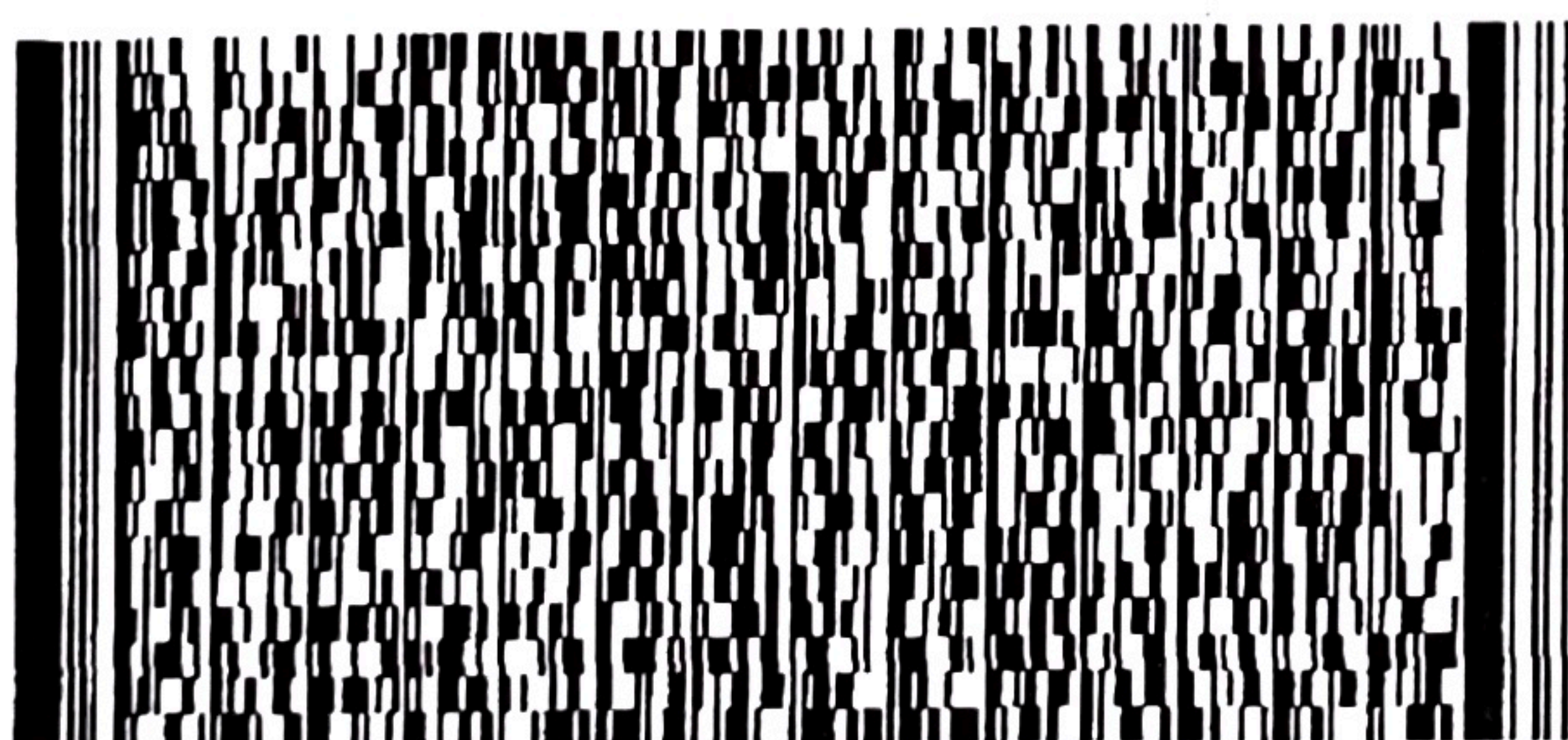
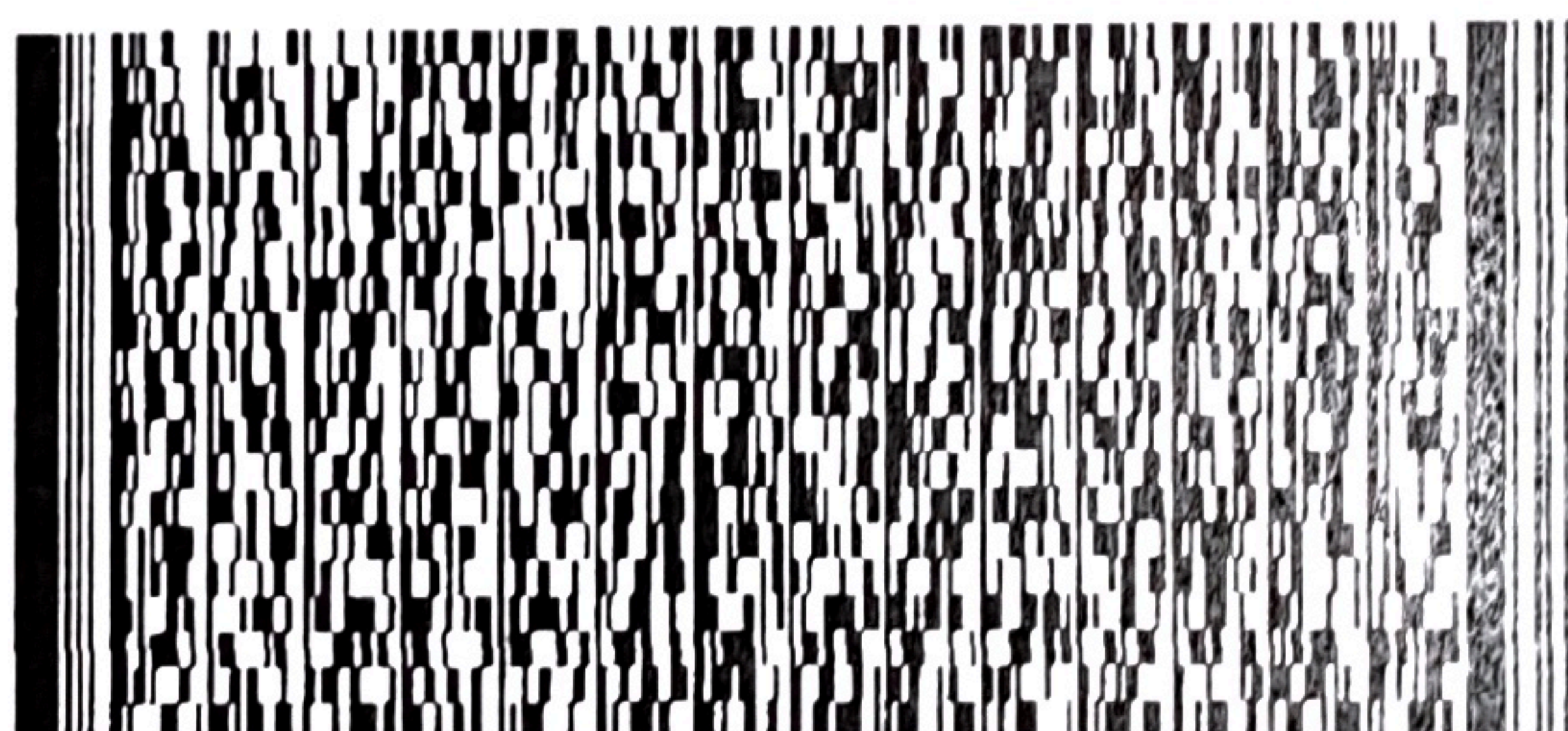
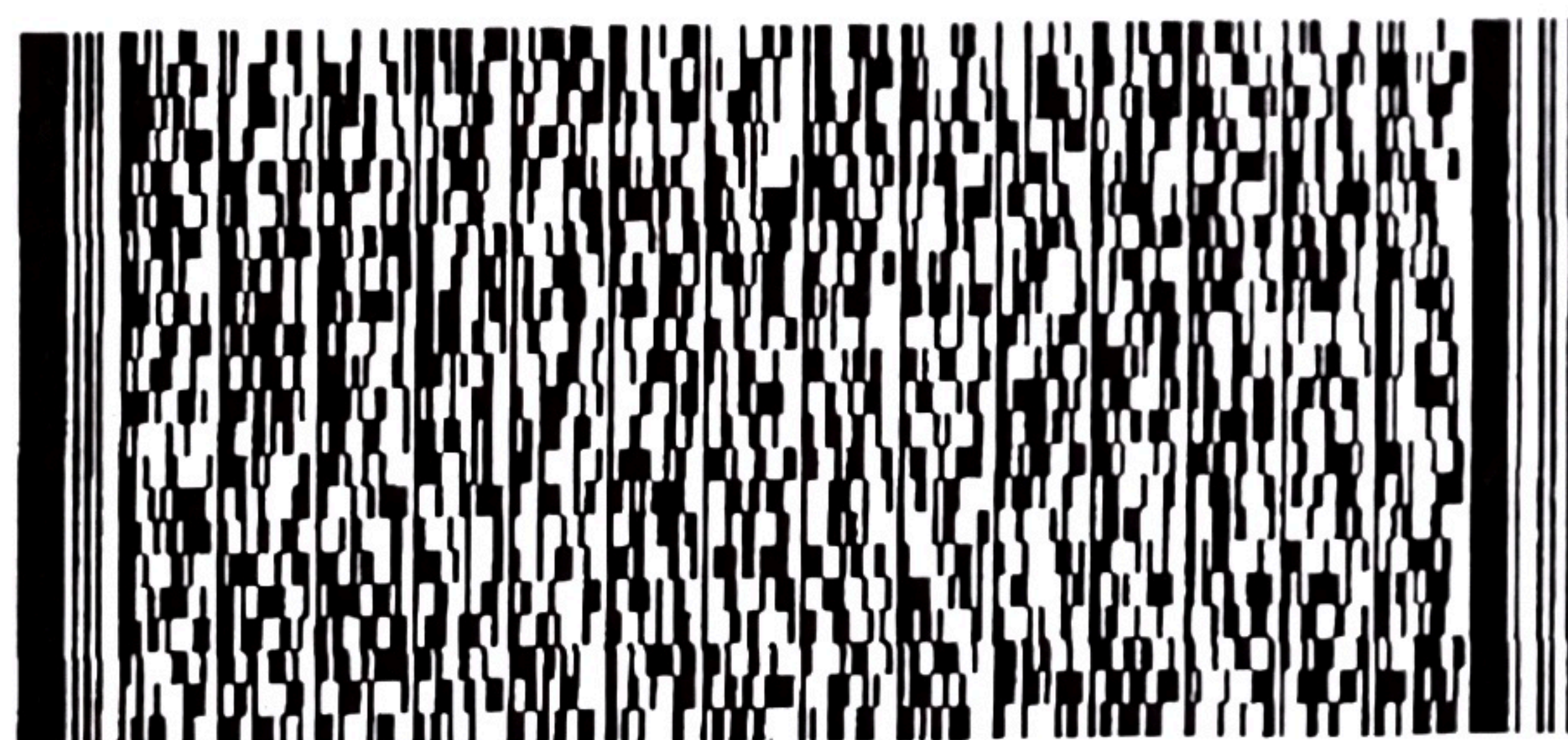
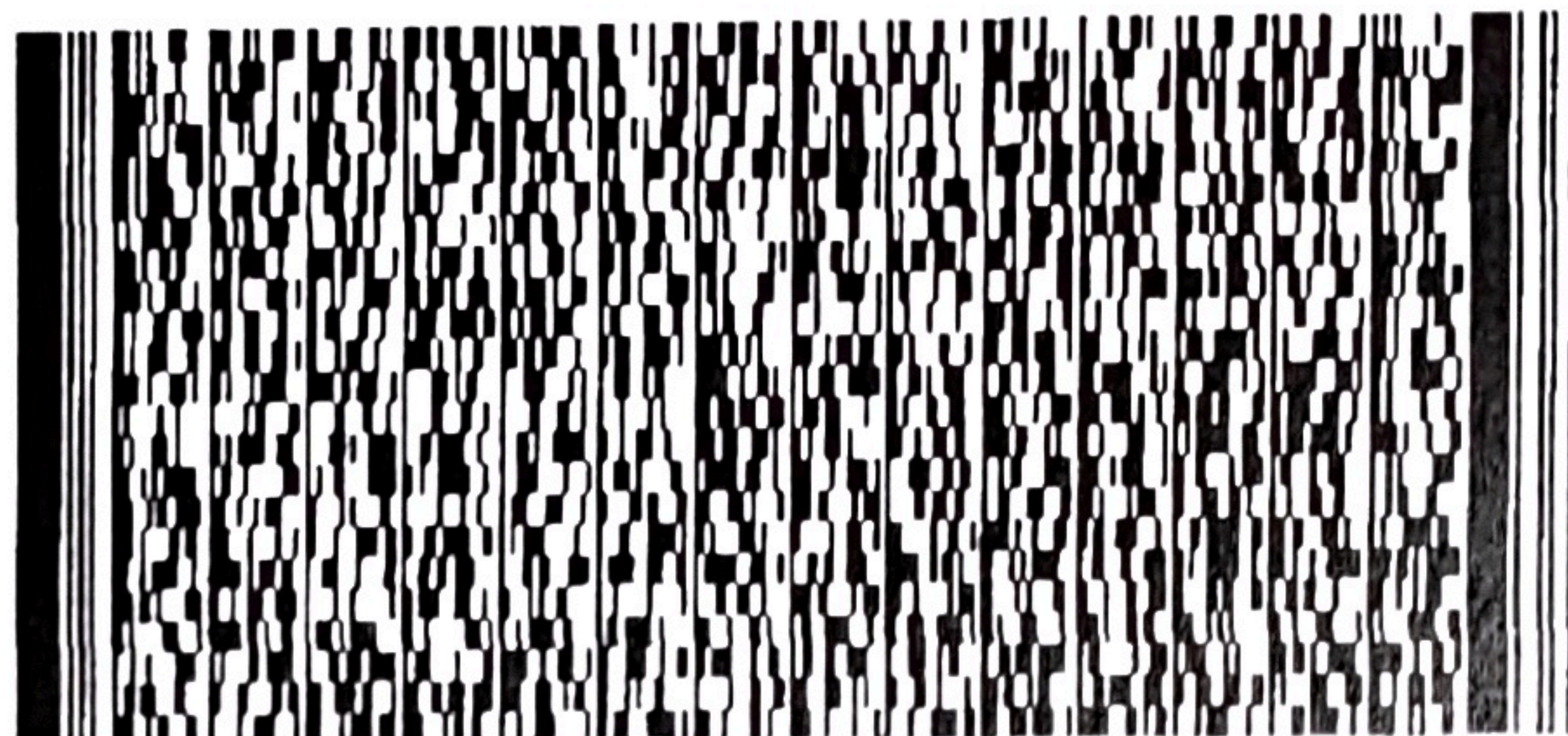
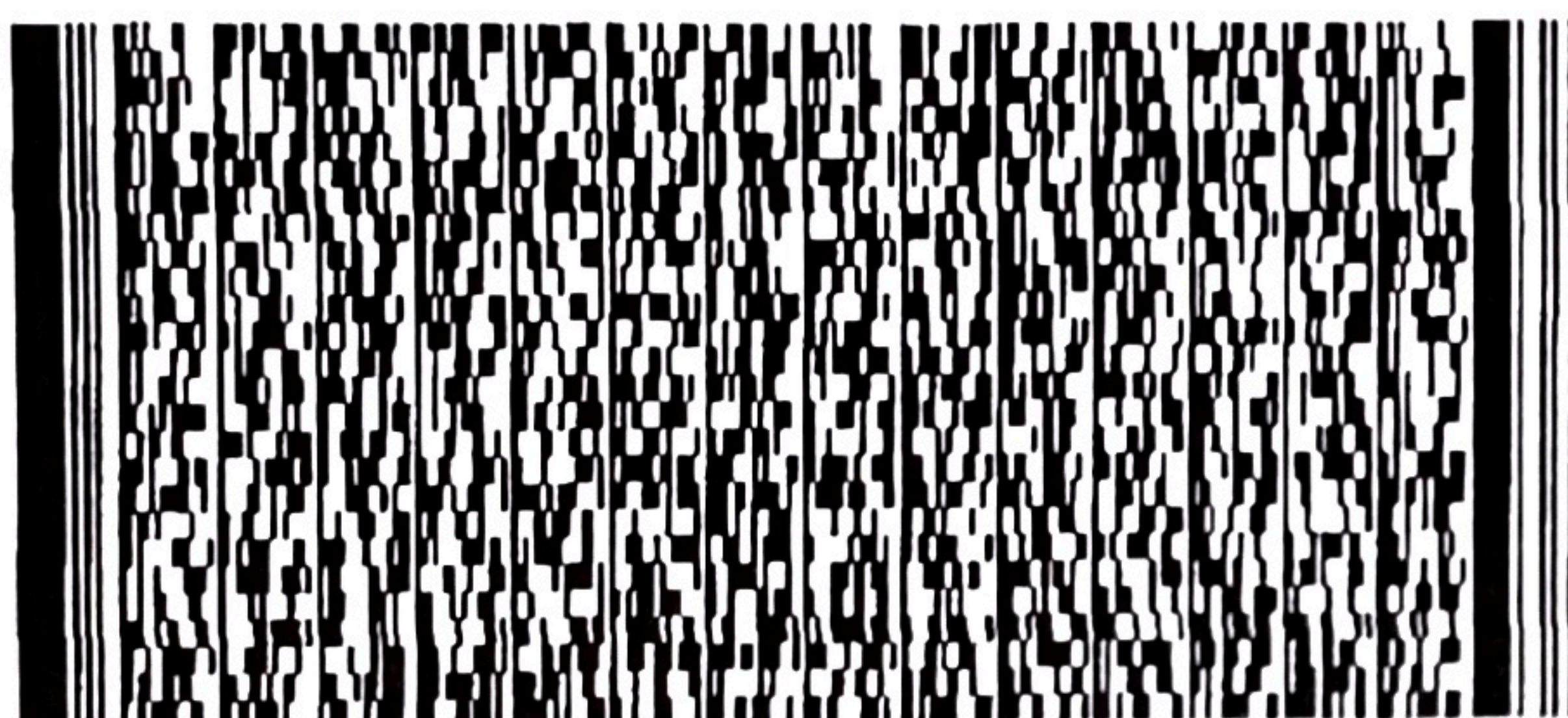
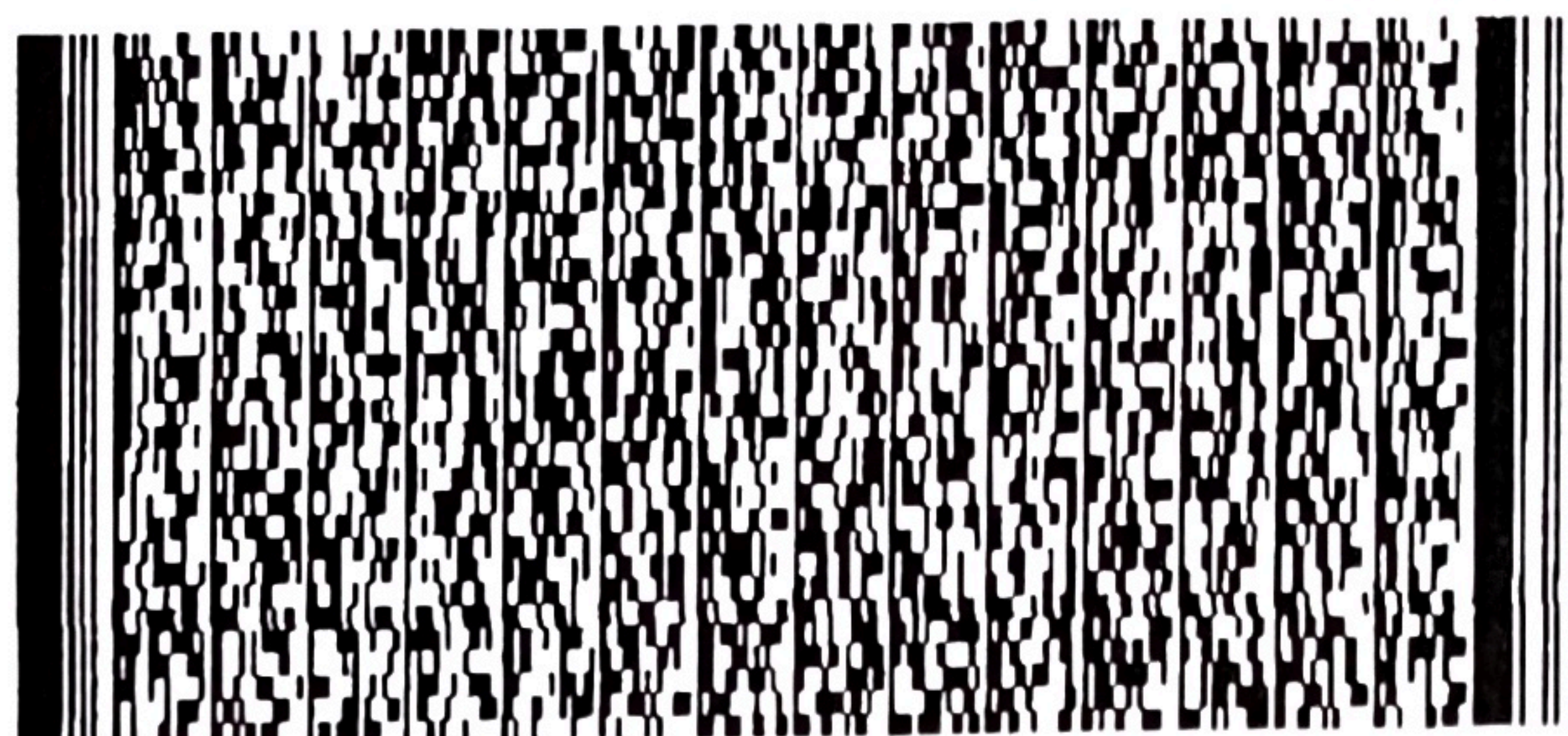
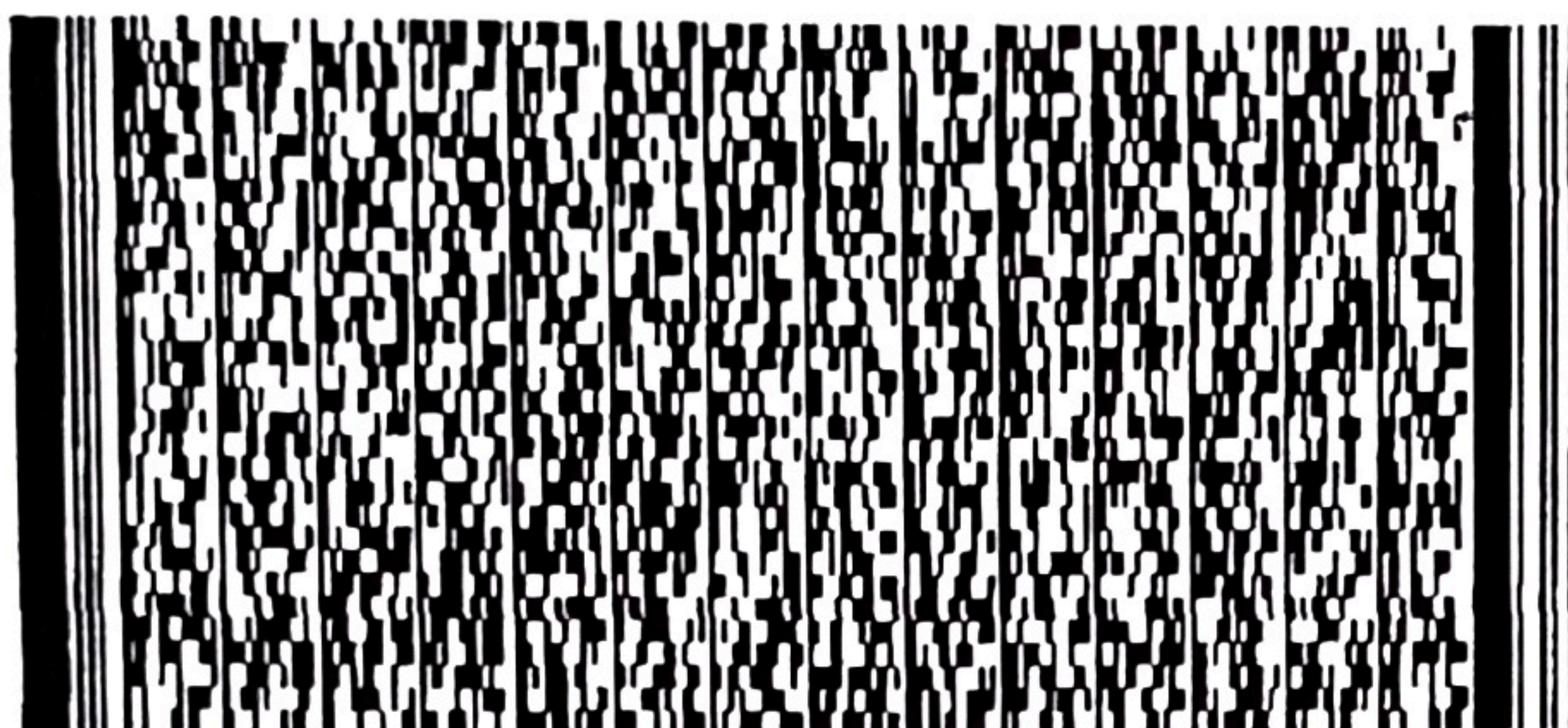


Serial Number

10091 204114

Name of Client 顧客姓名

Empire Famous Ltd.



CHEUNG WING ARCHITECTS & ENGINEERS LTD.
張榮建築工程師有限公司

Licensing and Certification Command Fire Services
Department c/o
Town Planning Board
15/F, North Point Government Office,
333 Java Road, North Point, Hong Kong

Your Ref.: TPB/A/NE-KTS/527
Our Ref.: FSI/NWYP26/01
26/05/2026

Dear Sir/Madam,

Re: Submission of Additional Fire Service Installation (FSI) Proposal (Stand-alone Fire Detector) and Layout Plans for Review at Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of 3 Years in "Recreation" Zone. Lots 1623 S.B, 1624 S.A to S.I., 1624 RP, 1626, 1628, 1629, 1631 to 1637 and 1666 S.C RP in D.D. 100 and adjoining Government Land, Ying Pun, Kwu Tung South, New Territories

We refer to the captioned. On behalf of Empire Famous Limited, I am writing to submit the proposed additional fire service installation work, namely the stand-alone fire detector specifications for your review and comments. The scope of the proposed work includes the provision of a standalone fire detector at the aforementioned premises. Please find enclosed the following documents for your assessment:

1. 3 copies of the Fire Service Installation Plans (dwg no. A-00, A-01, A-02, A-03, A-04, B-01, C-01, F-01 & SD-01) showing the proposed locations and coverage areas for the stand-alone fire detector.
2. 1 copy of FS Notes for existing FSI and new stand-alone fire detector (dwg no. FN-01);
3. 1 copy of existing approved FSI drawings;

Technical specifications, model details, and valid testing certificates shall be provided in due course upon receiving your approval (if necessary). The proposed installation has been designed in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and latest Stand-Alone Fire Detector General Guidelines on Purchase, Installation and Maintenance issued by The Hong Kong Fire Services Department on 2021. Please review the enclosed documents and provide us with your formal comments or approval. Should you require further clarification or a site inspection, please feel free to contact the undersigned directly at 25266679.

Thank you for your kind attention.

Regards.



Cheung Vincent Dick Fai
Authorized Person
AP(A) 43/99

Encl.

[Redacted]

[Redacted]



Stand - alone
Fire Detector



REVISION :

DATE	REV.	DETAIL

THE OWNERSHIP OF THE COPYRIGHT OF THIS DRAWING IS RETAINED BY CHEUNG WING Architects & Engineers Ltd. WHOSE CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION OF THIS DRAWING OR ANY PART THEREOF CAN BE MADE

張榮建築工程師有限公司
CHEUNG WING Architects & Engineers Ltd.

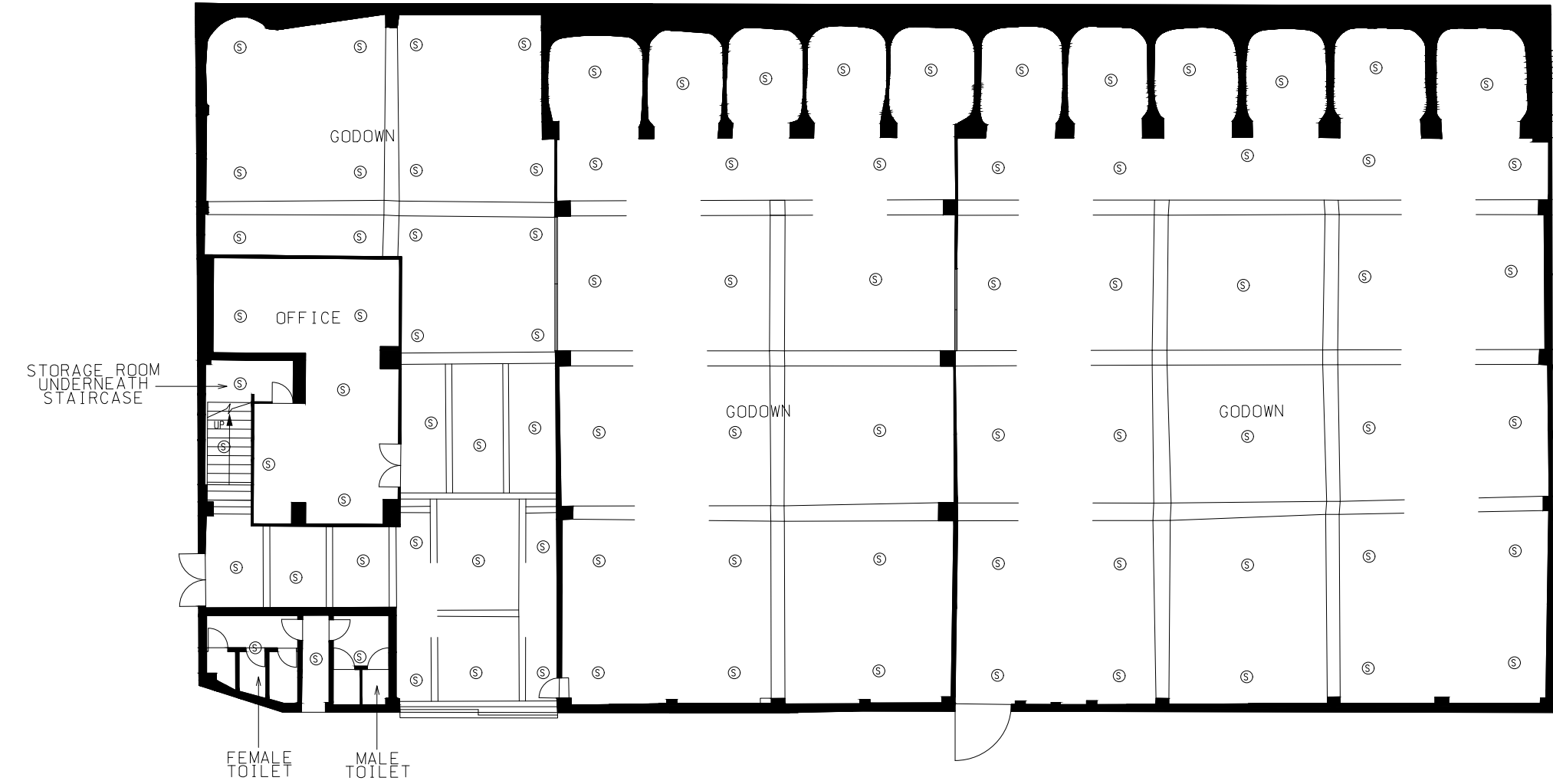
AUTHORIZED PERSON

CHEUNG VINCENT D.F.
S.A.R.C.H.(TORONTO), REGISTERED ARCHITECT, HKIA.
AUTHORIZED PERSON(ARCHITECT)

PROJECT :
Lots 1623 S.B., 1624 S.A to S.I, 1624 RP, 1626, 1628, 1629, 1631 to 1637 and 1666 S.C RP in D.D. 100 and adjoining Government Land, Ying Pun, Kwu Tung South, New Territories

DRAWING TITLE :
FSD LAYOUT PLAN OF
GODOWN A1 & A2 (G/F)

SCALE : AS SHOWN	DATE : 26 - 05 - 2026
DRAWN : CW	CHECK BY :
JOB NO :	DRAWING NO : A-00
	REV. : -



GODOWN A1 & A2 (G/F)



GODOWN A1 & A2 (1/F)

LEGEND

(S) Stand - alone
Fire Detector

REVISION :

DATE	REV.	DETAIL

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MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION
OF THIS DRAWING OR ANY PART THEREOF CAN BE MADE

張榮建築工程師有限公司
CHEUNG WING Architects & Engineers Ltd.

AUTHORIZED PERSON

CHEUNG VINCENT D.F.
B. ARCH. (TORONTO), REGISTERED ARCHITECT, HKIA.
AUTHORIZED PERSON (ARCHITECT)

PROJECT :
Lots 1623 S.B, 1624 S.A to S.I, 1624 RP, 1626,
1628, 1629, 1631 to 1637 and 1666 S.C RP
in D.D. 100 and adjoining Government Land,
Ying Pun, Kwu Tung South, New Territories

DRAWING TITLE :
FSD LAYOUT PLAN OF
GODOWN A1 & A2 (1/F)

SCALE : AS SHOWN	DATE : 26 - 05 - 2026
DRAWN : CW	CHECK BY :
JOB NO :	DRAWING NO : A-01
	REV. : -

LEGEND

Ⓢ Stand - alone
Fire Detector

REVISION :

DATE	REV.	DETAIL

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張榮建築工程師有限公司
CHEUNG WING Architects & Engineers Ltd.
[Redacted]
[Redacted]

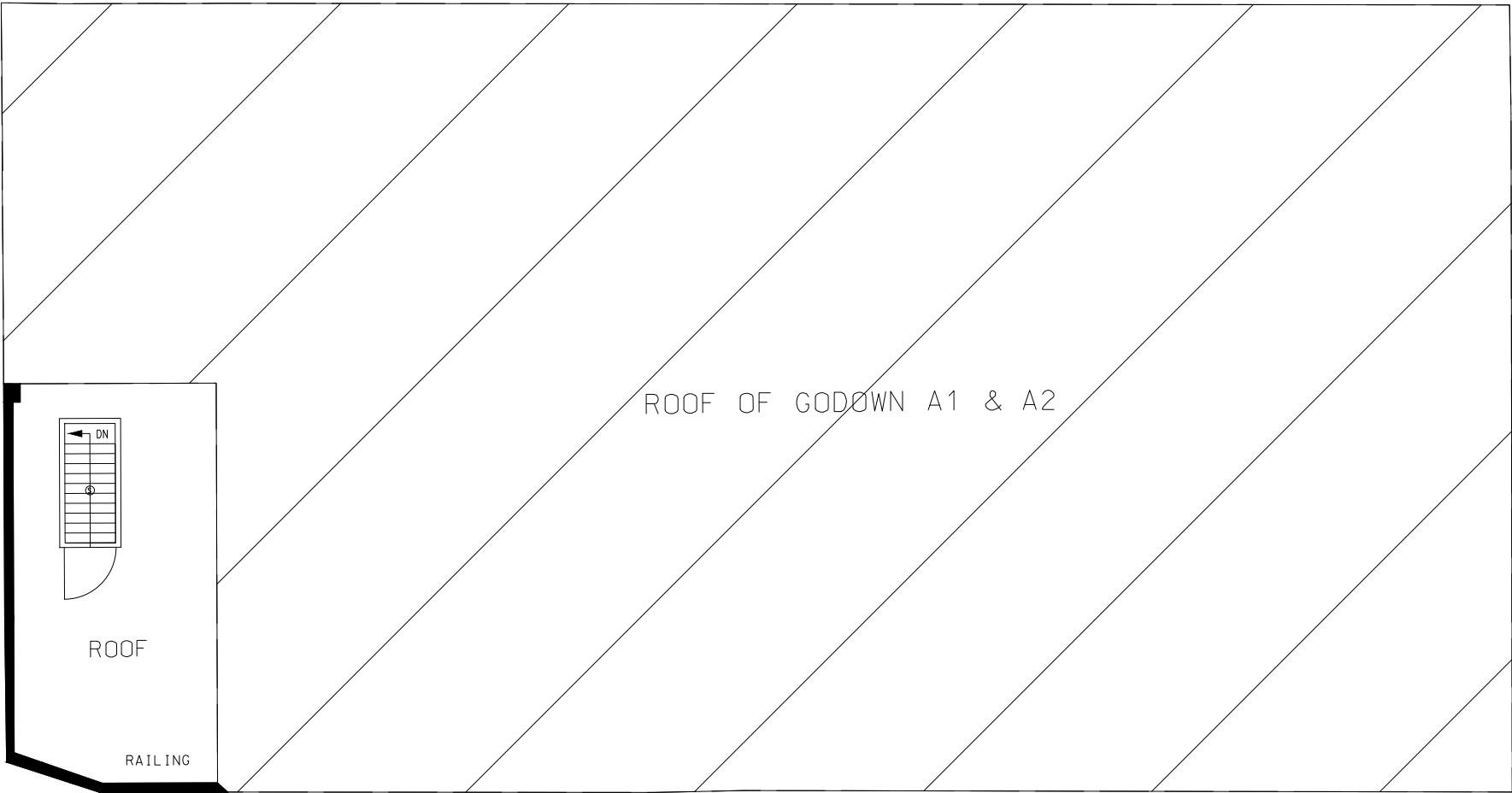
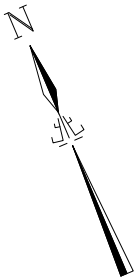
AUTHORIZED PERSON

CHEUNG VINCENT D.F.
B.A.R.C.H. (TORONTO), REGISTERED ARCHITECT, HKIA.
AUTHORIZED PERSON(ARCHITECT)

PROJECT :
Lots 1623 S.B, 1624 S.A to S.I, 1624 RP, 1626, 1628, 1629, 1631 to 1637 and 1666 S.C RP in D.D. 100 and adjoining Government Land, Ying Pun, Kwu Tung South, New Territories

DRAWING TITLE :
FSD LAYOUT PLAN OF
GODOWN A1 & A2 (R/F)

SCALE : AS SHOWN	DATE : 26 - 05 - 2026
DRAWN : CW	CHECK BY :
JOB NO :	DRAWING NO : A-02
	REV. : -



GODOWN A1 & A2 (ROOF)



LEGEND

Ⓢ Stand - alone
Fire Detector

REVISION :		
DATE	REV.	DETAIL

THE OWNERSHIP OF THE COPYRIGHT OF THIS DRAWING IS RETAINED
BY CHEUNG WING Architects & Engineers Ltd. WHOSE CONSENT
MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION
OF THIS DRAWING OR ANY PART THEREOF CAN BE MADE

張榮建築工程師有限公司
CHEUNG WING Architects & Engineers Ltd.
[Redacted Signature]

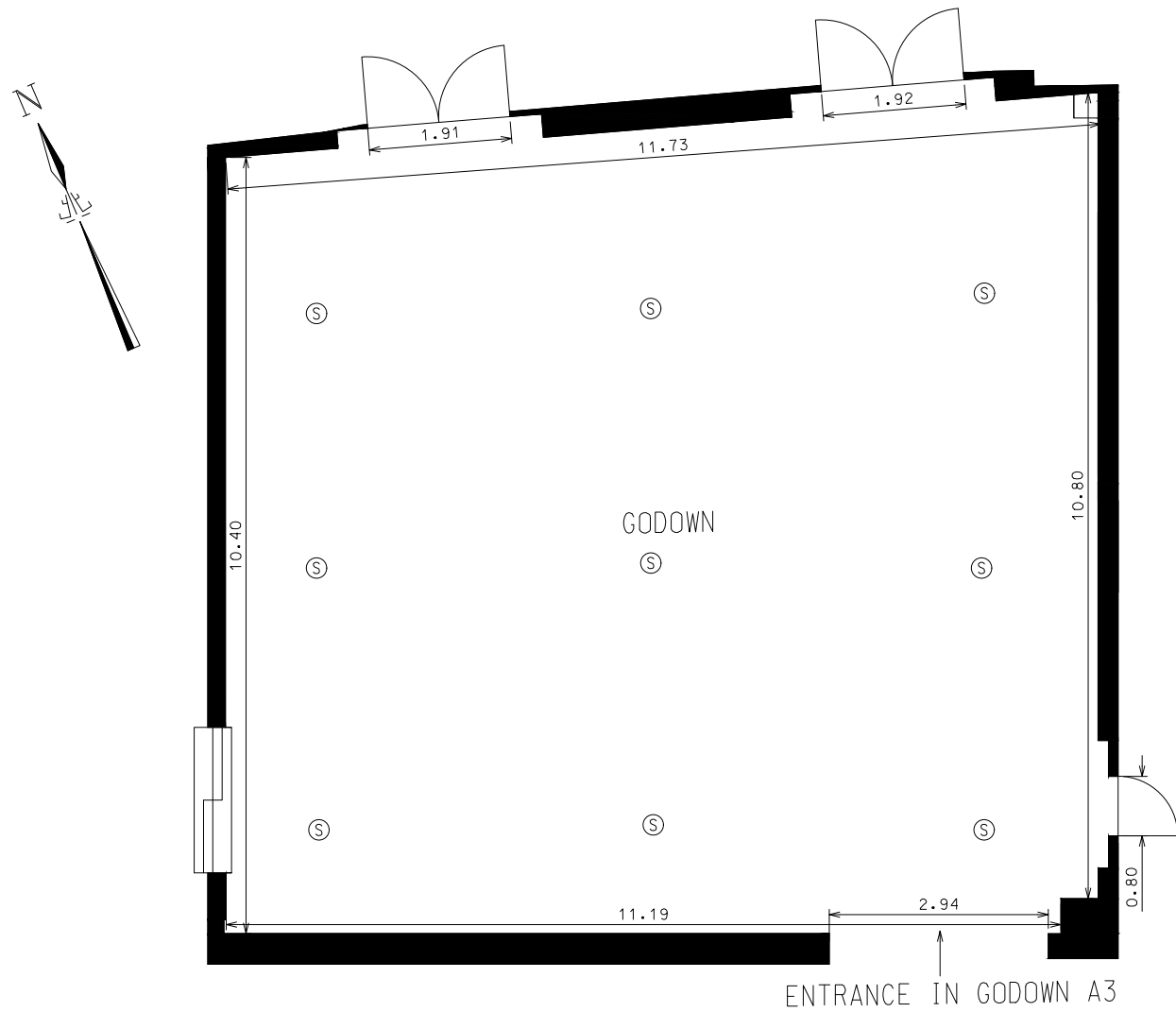
AUTHORIZED PERSON

CHEUNG VINCENT D.F.
B.Arch.(TORONTO), REGISTERED ARCHITECT, HKIA.
AUTHORIZED PERSON(ARCHITECT)

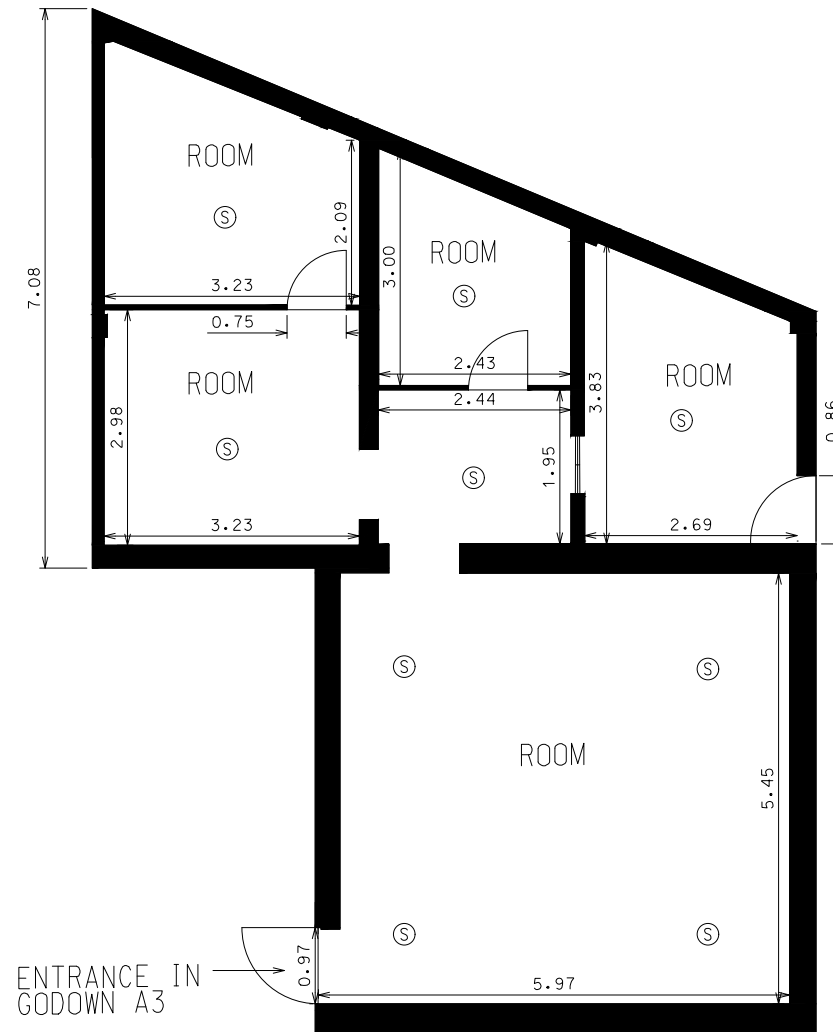
PROJECT :
Lots 1623 S.B, 1624 S.A to S.I, 1624 RP, 1626,
1628, 1629, 1631 to 1637 and 1666 S.C RP
in D.D. 100 and adjoining Government Land,
Ying Pun, Kwu Tung South, New Territories

DRAWING TITLE :
FSD LAYOUT PLAN OF
GODOWN A3

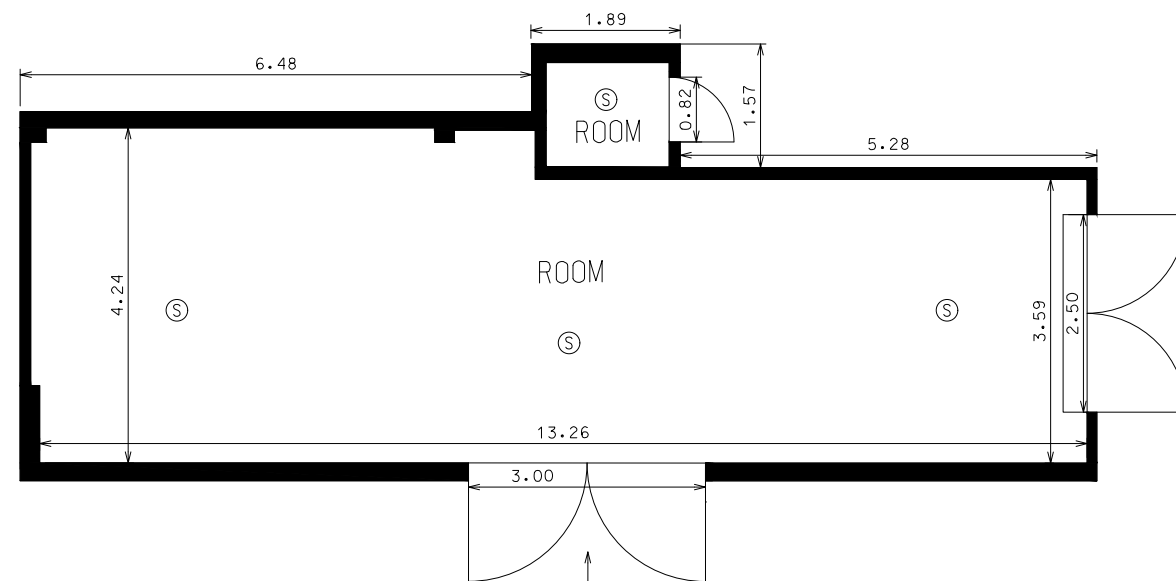
SCALE :	AS SHOWN	DATE :	26 - 05 - 2026
DRAWN :	CW	CHECK BY :	
JOB NO :		DRAWING NO :	A-03
		REV. :	--



GODOWN A4



GODOWN A5



GODOWN A6

LEGEND

(S) Stand - alone
Fire Detector

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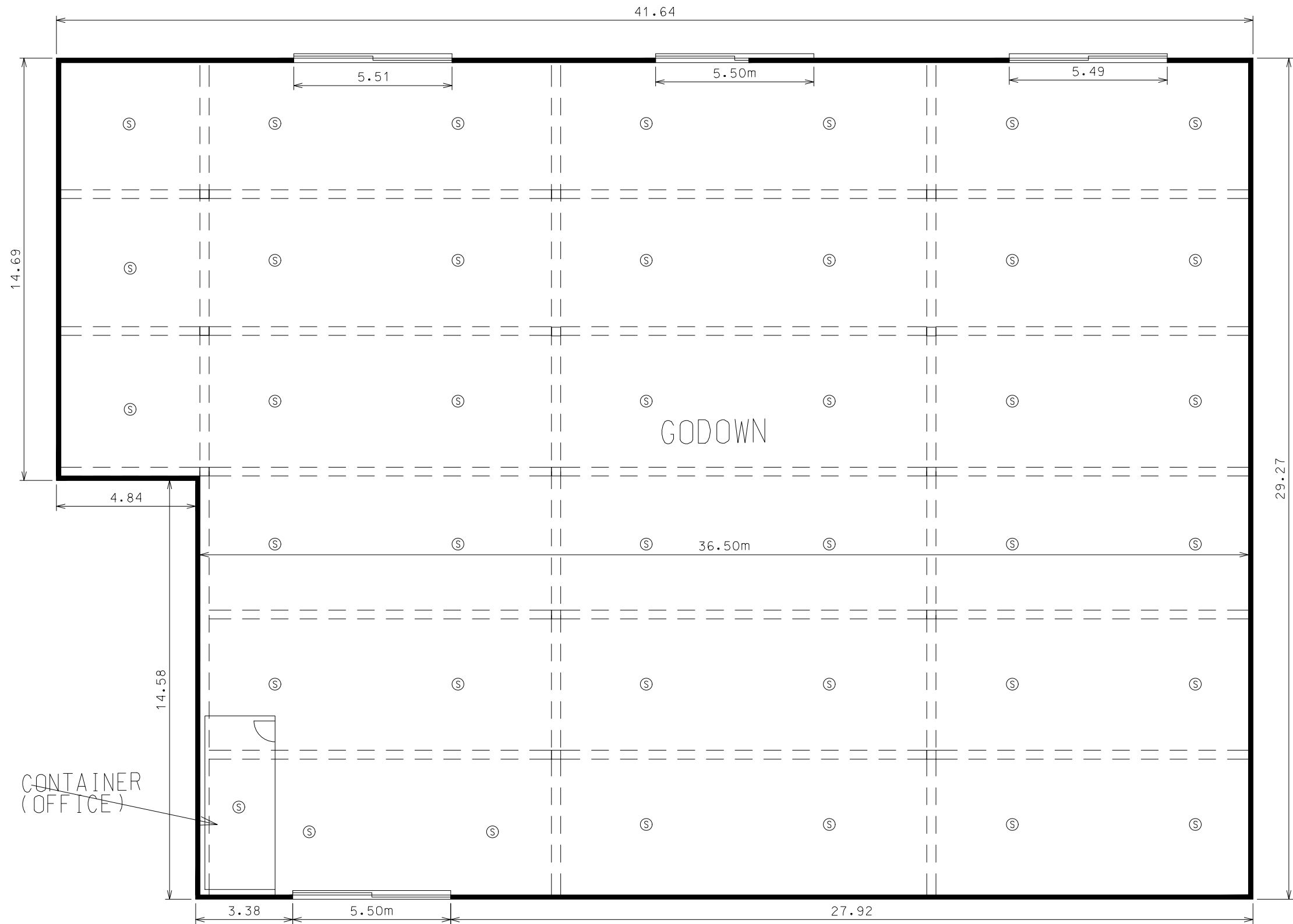
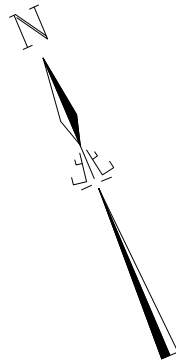
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Lots 1623 S.B, 1624 S.A to s.i, 1624 RP, 1626,
1628, 1629, 1631 to 1637 and 1666 S.C RP
in D.D. 100 and adjoining Government Land,
Ying Fun, Kwu Tung South, New Territories

DRAWING TITLE :
FSD LAYOUT PLAN OF
GODOWN A4, A5 & A6

SCALE : AS SHOWN	DATE : 26 - 05 - 2026
DRAWN : CW	CHECK BY :
JOB NO :	DRAWING NO : A-04
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DRAWING TITLE :
FSD LAYOUT PLAN OF
GODOWN B

SCALE : AS SHOWN	DATE : 26 - 05 - 2026
DRAWN : CW	CHECK BY :
JOB NO :	DRAWING NO : B-01
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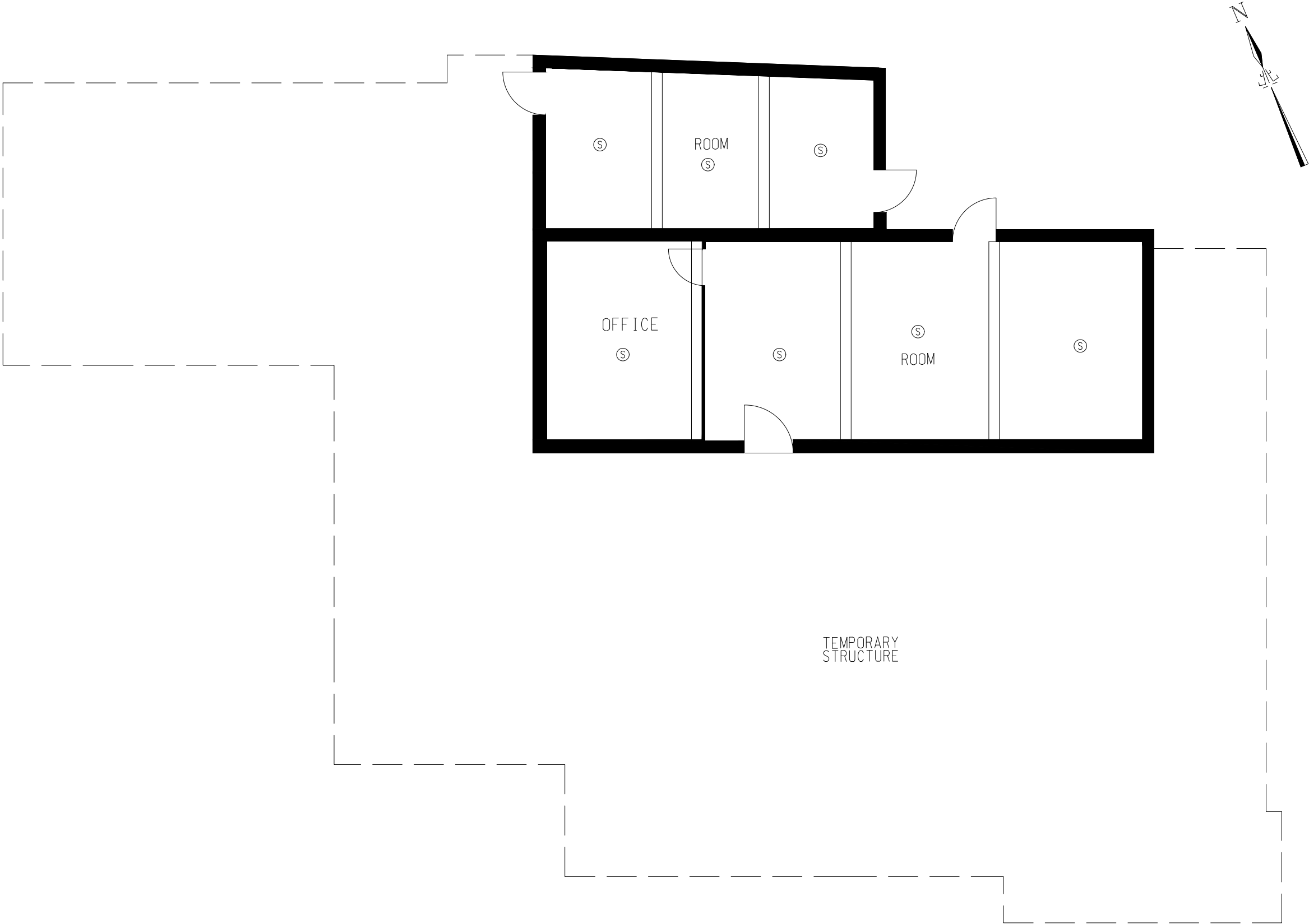
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DRAWING TITLE :

FSD LAYOUT PLAN OF
GODOWN C, D & D1

SCALE : AS SHOWN	DATE : 26 - 05 - 2026
DRAWN : CW	CHECK BY :
JOB NO :	DRAWING NO : C-01
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DRAWING TITLE :
FSD LAYOUT PLAN OF
GODOWN F & TEMPORARY STRUCTURE

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DRAWN :	CW	CHECK BY :	
JOB NO :		DRAWING NO :	F-01
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in D.D. 100 and adjoining Government Land,
Ying Pun, Kwu Tung South, New Territories

DRAWING TITLE :

FSD LAYOUT PLAN OF
STAFF DORMITORY

SCALE :	AS SHOWN	DATE :	26 - 05 - 2026
DRAWN :	CW	CHECK BY :	
JOB NO :		DRAWING NO :	SD-01
		REV. :	

F.S. Note

1. 2,000 litres HR G.I. water tank was provided as marked on the plan.
2. Hose reel were installed at a position so that every point of the building can be reached by a length of 30m and was provided in accordance with the Code of Practice for Minimum Fire Services Installation and Equipment 2012 & FSD circular letter No.2013.
One manual actuating point and one alarm bell to be provided for each HR point. And the manual fire alarm system is incorporated in the HR system. (The system design has not changed up to now)
3. A sprinkler system were provided and installed in accordance with LPC BS EN12845:2003, FSD circular Letter No.3/2006. And the design is based on wet pipe system with ordinary hazard group III. (The system design has not changed up to now)
4. 90m³ R.C. water tank for sprinkler system was provided as marked on the plan.
5. Existing town's main to be connected to the water tanks for refilling purpose.
6. Sprinkler inlet, alarm control valve and F.S. panel were provided as marked on the plan.
- 7 The fire alarm signal shall be transmitted to the Fire Services Communication Centre via a direct telephone link.
8. Emergency lighting shall be provided in accordance with BS-5266-1, BS EN1838 for all exit routes leading to ground level.
9. Emergency lighting shall be fed from self-contained secondary battery with 2 hours backup time capacity.
10. Sufficient exit signs shall be provided in accordance with BS 5266: Part 1 and FSD circular letter 5/2008 to ensure to ground level exit are clearly indicated for all exit
11. No Smoke Extraction System shall be provided since the aggregate area of openable windows exceeds 6.25% of those floor area.
12. No emergency generator to be provided for the development. A secondary electrical supply tee-off before main switch will be provided to maintain operation of fire service system in the event of normal power failure for the development.
13. No ventilation/air conditioning control system shall be provided. The air flow rate handled by each air distribution ductwork system does not exceed 1000 litres per second.
14. Sufficient portable fire extinguishers of appropriate type are provided.
15. The minimum aisle width between the stacking of goods shall be 1.2m.
16. When two or more stand-alone fire detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the atand-alone fire detectors is triggered, all connected atand-alone fire detectors shall an alarm simultaneously.

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DRAWING TITLE :

FS NOTES

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