

Your Reference: A/NE-KTS/579

BY EMAIL AND BY HAND

11th August 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 Application for Proposed Temporary Godown with Ancillary Office and Staff Quarters Use at Various Lots in DD100 and adjoining government land, Ying Pun, Kwu Tung South, New Territories
(Application No. A/NE-KTS/579)**

We refer to the captioned Section 16 planning application submitted to and received by the Town Planning Board on 22.6.2026, 23.6.2026, and 25.6.2026. The applicant wishes to formally submit our responses, with supporting information, to the comments from the Fanling, Sheung Shui & Yuen Long East District Planning Office, the Planning Department, the Fire Services Department, and the Drainage Services Department for the Board's consideration.

We have attached one soft copy and four hard copies of the responses to comments with supporting information for the Board's consideration.

This further information is considered not to propose a material change of the nature of the application and could be exempted from the publication and recounting requirements in accordance with TPB PG-No.32B. Should this further information be accepted but not exempted from the publication and recounting requirements, we would still like to proceed with the application with the further information.

If you have any queries on the above, please feel free to contact either Ms. Mina Leung or the undersigned at [REDACTED].

Yours sincerely,



Kenneth J. LI
Director

Encl.

Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department
(Attn: Ms. Kristie Law, STP/FSS2 and Mr. Joe Tam, TP/FSS3) – by email

[REDACTED]

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

(Application No. A/NE-KTS/579)

Responses to Comments from Government Departments

Comments from Government Departments	Applicant's Responses
<u>Comments from Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department</u>	
With reference to Drawing No. SD-01 titled ‘FSD Layout Plan of Staff Dormitory’ attached in Appendix V (“Fire Services Certificates, Fire Service Installation Proposal and Layout Plans”) of the Planning Statement, please: 1. clarify whether the floor area as shown in Staff Dormitory A (i.e. 15517 平方呎) is a typo, and rectify the floor area of Staff Dormitory A on the drawing as appropriate; [Reason: 15517 sq. ft. equals to 1441.57 m² which already exceed the domestic GFA of 316 m² as provided in Table 3.1 of the planning statement. Should it be 1,551.7 sq. ft. instead?]	1. Please be clarified that the floor area of the staff quarters proposed is: Staff Quarter (A) 141.2 m² (1,520 ft²) Staff Quarter (B) 81.0 m² (872 ft²) Staff Quarter (C) 59.8 m² (644 ft²) The total domestic GFA proposed is 282m². The Planning Statement and the Layout Plans of Staff Dormitory under Appendix V (Fire Services Certificates, Fire Service Installation Proposal and Layout Plans”) have been revised and attached in Attachment 1 and Attachment 2 respectively.

2. follow from the above, clarify and provide a detailed breakdown of the domestic GFA for each staff dormitory block in both square foot and m²; [Reason: Assuming floor area for Staff Dormitory A is 1,551.7 sq. ft, the total floor area of the dormitory blocks would be 3,214.7 sq. ft. (i.e. 793+870+1551.7), which equals to 298.7 m². This is less than the domestic GFA of 316 m² as provided in Table 3.1 of the planning statement.] 3. clarify where the staircase at eastern side of the Staff Dormitory A leads to, given all dormitory blocks as shown in the Drawing are one-storey in height. Apart from the above, please clarify and provide the following information: 1. the height (in meter) and number of storeys for every (i.e. the 14 nos.) structures at the Site; 2. the details of operational hours; 3. the types of goods stored in the godown; 4. specify the existing traffic improvement measures to enhance pedestrian safety, and clarify whether these measures would be maintained at all times during the planning approval period;	2. Please refer to the responses above. 3. The staircase on the eastern side of the Staff Dormitory A leads to the rooftop for maintenance purposes. 1. The height and number of storeys for all structures at the site are shown in the table in Attachment 2. 2. The proposed operational hours are from 8 a.m. to 6 p.m. from Mondays to Saturdays. There will be no operations on Sundays and public holidays. 3. The types of goods stored in the godown include machines, electronic appliances, grocery, and water-based paint. There are no dangerous goods in the godown. 4. A 7.3m wide ingress/egress is provided to enhance vehicles manoeuvring entering and leaving the Site. A 1.5m wide footpath is provided at the south-eastern corner of the Site to improve pedestrian safety. Furthermore, we wish to add that
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5. whether the operation involves industrial workshop activities; 6. whether the operation involves the use of heavy goods vehicles, including container tractors/trailers, for transportation of goods; 7. following from (6) above, the maximum tonnes of heavy good vehicles that are allowed to/from the site. 8. Please clarify whether the existing Fire Service Installation and drainage services on Site would be maintained at all times during the planning approval period.	the traffic improvement measures will be maintained at all times during the planning approval period. 5. The operation will not involve industrial workshop activities. 6. No heavy goods vehicles exceeding 24 tonnes (including container tractors/trailers) will be used for transportation of goods during the planning approval period. 7. Ditto. 8. Yes, they are being maintained at all times.
<u>Comments of the Director of Fire Services (Contact Person: Mr. LI Chi-fung, Tel: 2733 5844)</u>	
Noted that this is a renewal application, should the applicant wish to pursue the streamlined approach for renewal cases as stated in the PlanD's memo under ref. () in TPB/G/ADM/606 dated 3.4.2019, if applicable, the following supplementary information shall be submitted for our further consideration: (i) Full set of valid F.S. 251(s) covering all the FSIs implemented on the application site (including the self-initiative stand-alone fire detector); (ii) A statement/undertaking to confirm there is no change in the layout and proposed uses as compared with the previous application.	(i) Noted. An updated FS Certificate 521 (valid from 16.7.2026 to 15.7.2027) is enclosed. (ii) The proposed use and layout are the same as the previously approved application (Planning Application No. A/NE-KTS/527). Please also refer to the undertaking letter signed by the applicant enclosed.

However, should there is change of use and/or layout for this renewal application, the applicant is advised to submit a new layout plan incorporated with the proposed FSIs to this Department for approval and further implementation. As the applicant self-initiative, the addition FSI (i.e. stand-alone fire detector), I have the following comment: (i) No objection in principle on the self-initiative for provision of stand-alone fire detector subject to the fire service installation being provided to the satisfaction of the Director of Fire Services; (ii) The standard and specification of the stand-alone fire detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]; (iii) In relation to item (ii) above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously; and (iv) The applicant is advised to submit FSI drawings and location plans together with the Form FSI/314A to this Department in accordance with requirements stipulated in Part I & VI of FSD Circular Letter No. 4/96.	(i) Noted. The applicant, with the assistance of its AP, is sourcing the stand-alone fire detectors, based on the submitted plans, for installation to the satisfaction of the Director of Fire Services. (ii) Noted. (iii) Noted. (iv) Noted.
<u>Comments from Drainage Services Department (Contact Person: Mr. Keith LIU Qi, Tel: 3965 8905)</u>	
The applicant should advise if any sewage will be generated in relation to the use of the subject site and the corresponding treatment/disposal arrangement for EPD’s consideration.	Noted and thanks for the advice. We wish to clarify that the sewage generated from the Site is treated locally by the four underground septic tanks and not discharged to the public sewer system. With regular maintenance, the system has been working effectively for years, and no issues have been identified.

	For clarification, we have included the layout plan for the temporary godown, with the locations of the above-mentioned underground septic tanks indicated, supplemented by four site photos (please refer to Attachment 2).
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Attachment 1

Revised Planning Statement

Section 16 Application for Renewal of Permission

for

Proposed Temporary Godown with Ancillary Office and Staff Quarters Use

at

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

PLANNING STATEMENT

Prepared by

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 to continue such temporary use on the application site. Therefore, the main purpose of this planning application is to renew the planning permission for the proposed temporary godown with ancillary office and staff quarters.

DESCRIPTION OF PROPOSED USES

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

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

PLANNING JUSTIFICATIONS

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

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

CONCLUSION

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

行政摘要

引言

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

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

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

擬議項目發展重點

主要擬議發展參數如下表所示：

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

發展理據

擬議計劃在規劃層面上理應視為恰當，以下是是項申請的規劃理據：

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

總結

綜觀上述理由，申請人謹請城規會批准是次申請。

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1. INTRODUCTION

1.1. Background

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

2. Planning History of the Subject Site

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

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

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

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

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

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

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

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

3. Description of the Proposed Scheme

3.1. Description of the Proposed Scheme

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

Table 3.1: Development parameters of the proposed development

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

3.2 Land-Related Issues

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

3.3 The Updated Tree Survey

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

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

3.4 The Fire Services Installation (FSI) Provision

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

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

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

4. Justifications for the Proposed Scheme

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

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

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

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

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

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

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

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

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

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

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

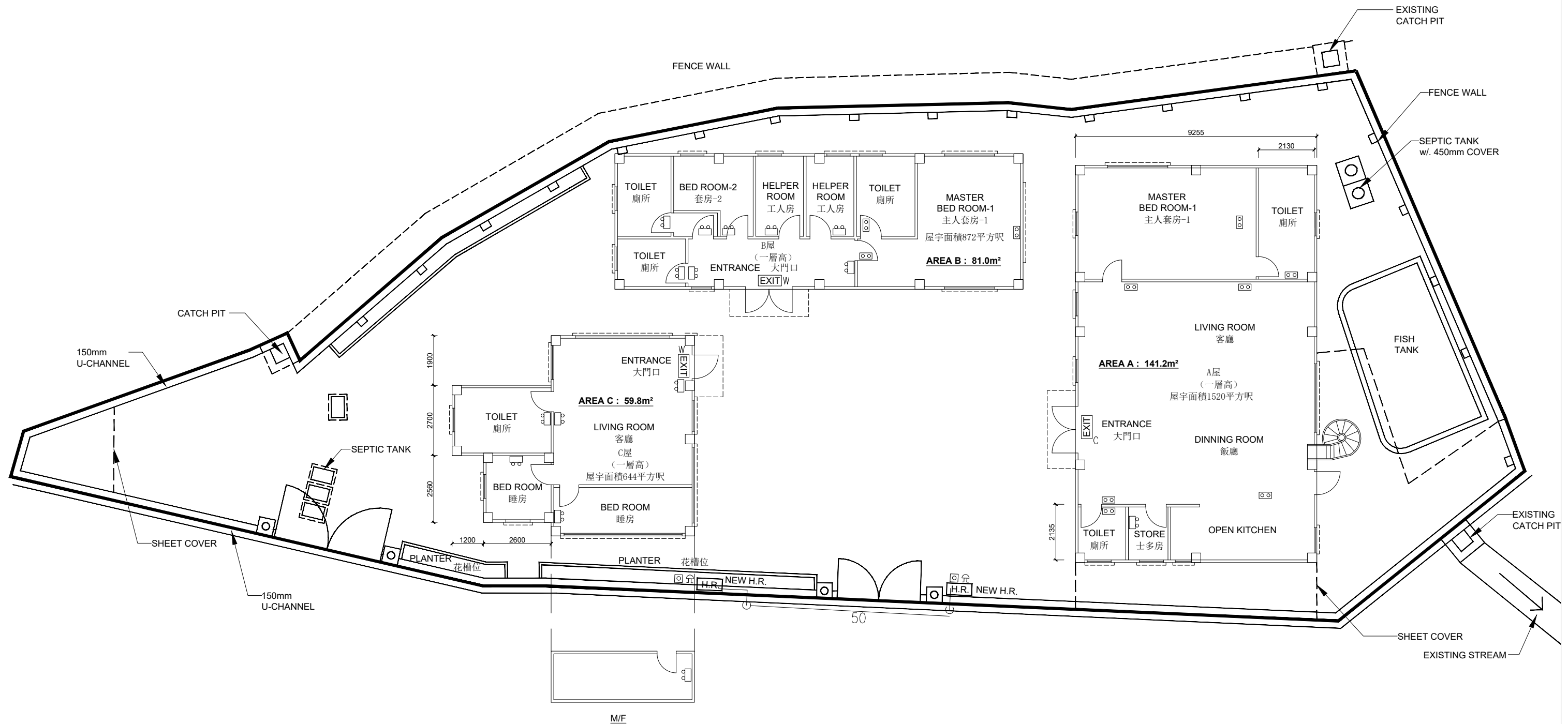
5. Summary

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

Attachment 2

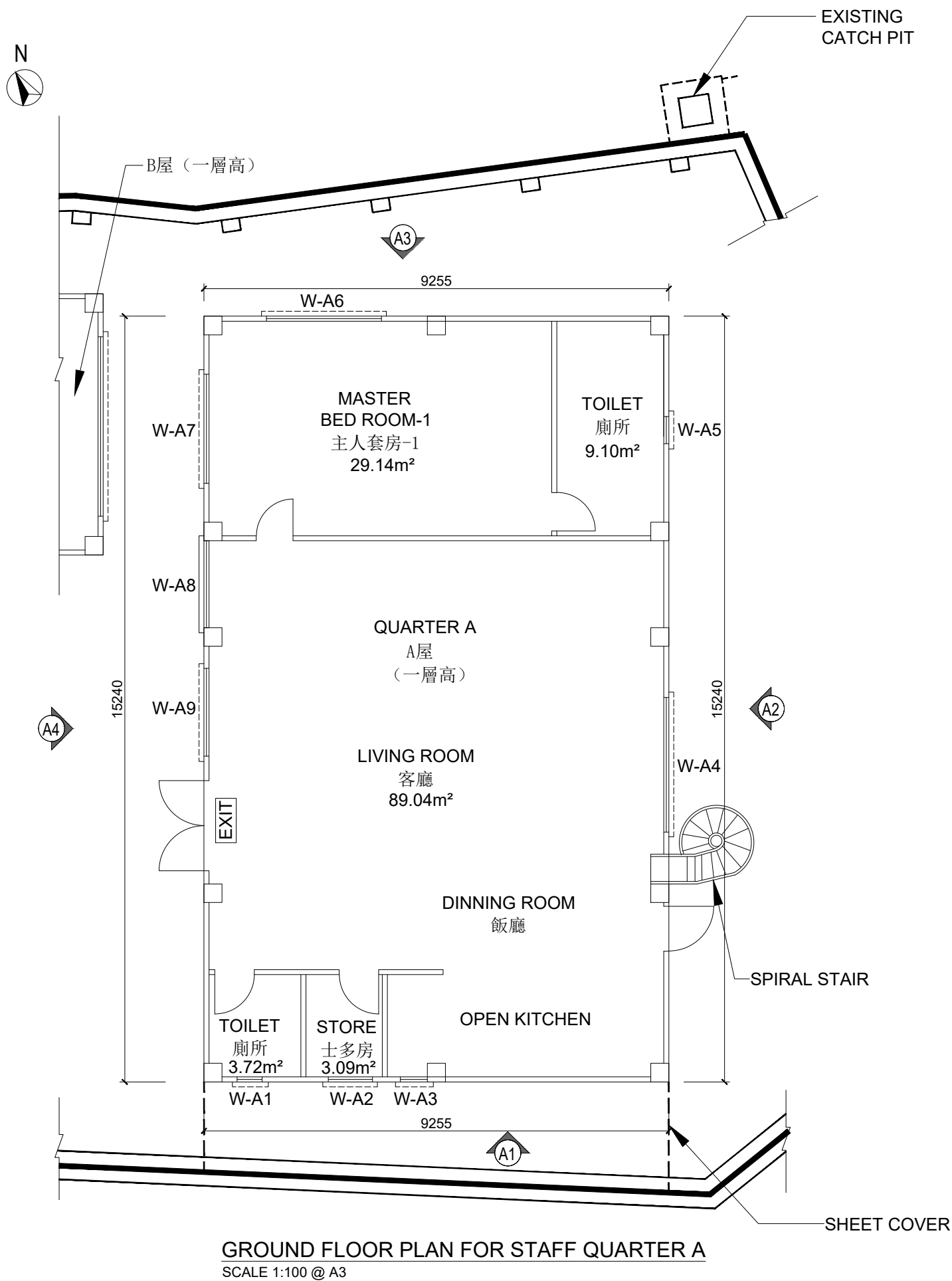
Revised Layout Plans of Staff Dormitory under Appendix V

Table showing the height and number of storeys for all structures



GROUND FLOOR LAYOUT PLAN
SCALE 1:150 @ A3

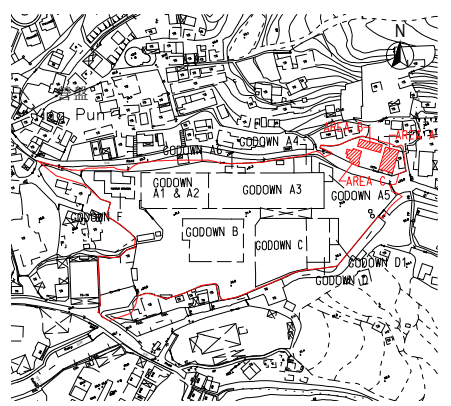
PROJECT :	
ELEVATION PLANS OF VARIOUS PRIVATE LOTS IN D.D.100 AND THE ADJOINING GOVERNMENT LAND IN YING PUN, KWU TUNG SOUTH - STAFF QUARTER A, B & C	
DATE OF SURVEY 30/07/2026	SCALE AS SHOWN
DRAWING NUMBER KEL/TOPO/21/01/D00	



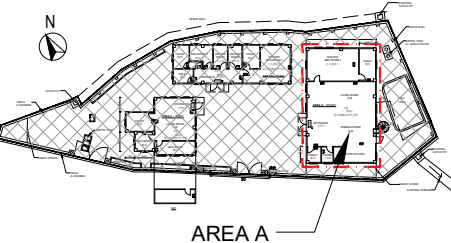
AREA (m ²)	15.24 x 9.27 = 141.2m ²
HEIGHT (m)	From 3.698m to 4.053m
NO. OF OCCUPANCY (9m ² /PERSON)	141.2m ² / 9 = 16 per

WINDOW AREA CALCULATION		
W-A1	= 0.50 x 1.76 x 0.85	= 0.748m ²
W-A2	= 0.88 x 1.76 x 0.85	= 1.316m ²
W-A3	= 0.54 x 1.76 x 0.85	= 0.808m ²
W-A4	= 2.68 x 1.76 x 0.85	= 4.009m ²
W-A5	= 0.54 x 1.76 x 0.85	= 0.808m ²
W-A6	= 2.29 x 1.76 x 0.85	= 3.426m ²
W-A7	= 2.17 x 1.76 x 0.85	= 3.246m ²
W-A8	= 2.25 x 2.60 x 0.85	= 3.366m ²
W-A9	= 1.75 x 2.60 x 0.85	= 2.618m ²
TOTAL		= 20.346m ²

OPENABLE WINDOW AREA CALCULATION		
W-A1	= 0.50 x 1.17 x 0.85	= 0.497m ²
W-A2	= 0.44 x 1.17 x 0.85 x 2	= 0.875m ²
W-A3	= 0.54 x 1.17 x 0.85	= 0.537m ²
W-A4	= 0.67 x 1.17 x 0.85 x 2	= 1.333m ²
W-A5	= 0.54 x 1.17 x 0.85	= 0.537m ²
W-A6	= 0.67 x 1.17 x 0.85 x 2	= 1.333m ²
W-A7	= 0.67 x 1.17 x 0.85 x 2	= 1.333m ²
TOTAL		= 6.444m ²



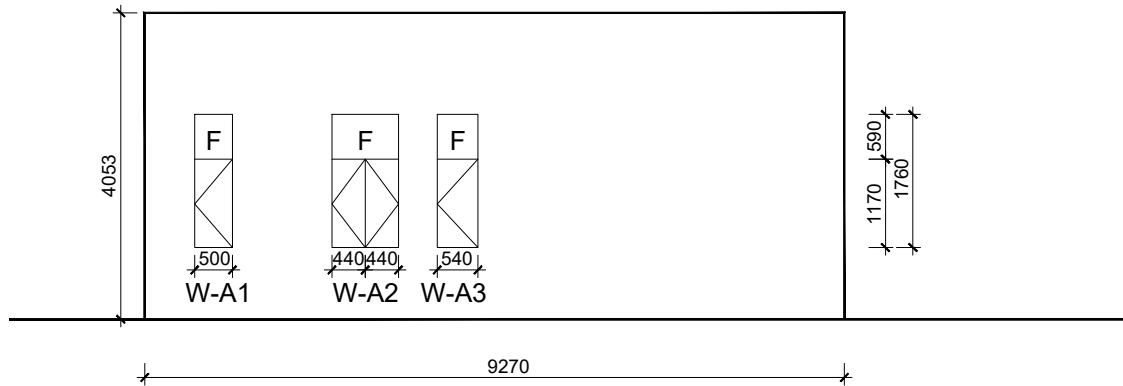
KEY PLAN
SCALE 1:5000 @ A3



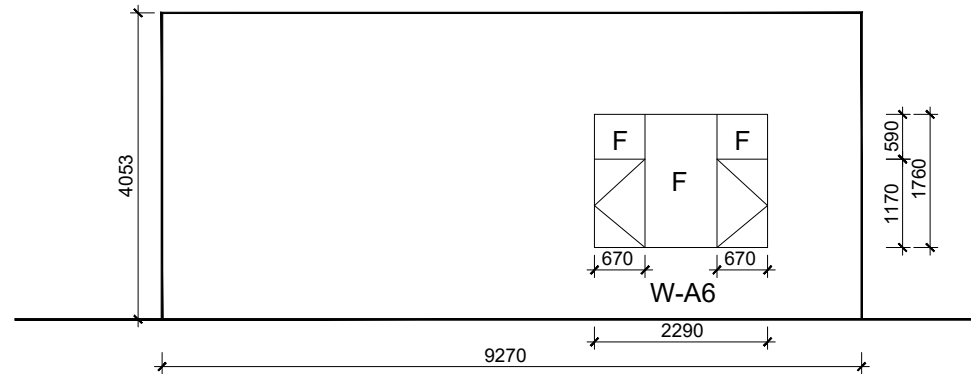
BLOCK PLAN
SCALE 1:1000 @ A3

NOTES:
1. MEASUREMENTS ARE BASED ON HONG KONG 1980 METRIC GRID & HONG KONG PRINCIPAL DATUM.
2. ALL UNITS ARE IN MILLIMETRES OR OTHERWISE STATED.

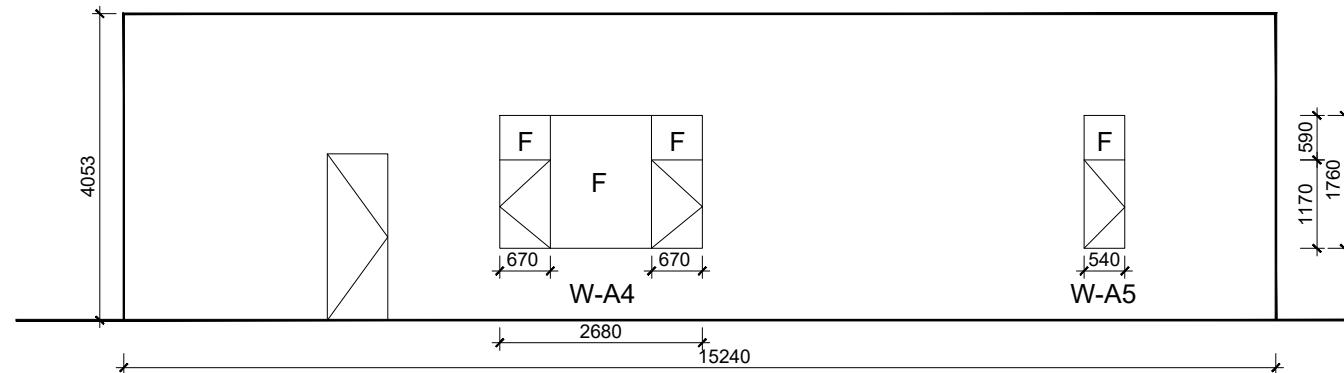
PROJECT :	
ELEVATION PLANS OF VARIOUS PRIVATE LOTS IN D.D.100 AND THE ADJOINING GOVERNMENT LAND IN YING PUN, KWU TUNG SOUTH - STAFF QUARTER A	
DATE OF SURVEY 30/07/2026	SCALE AS SHOWN
DRAWING NUMBER KEL/TOPO/21/01/D12	



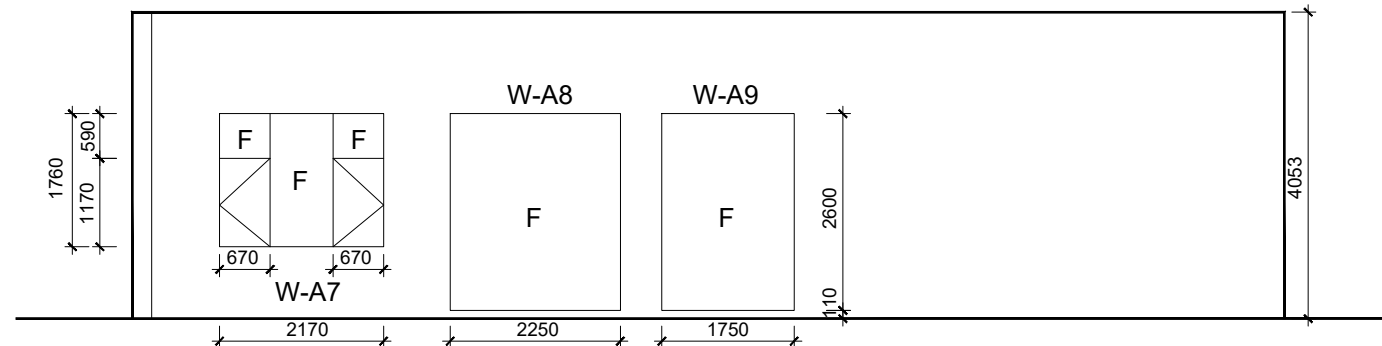
ELEVATION (VIEW A1)
SCALE 1:100 @ A3



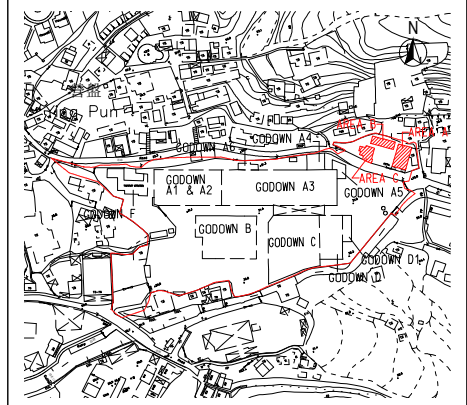
ELEVATION (VIEW A2)
SCALE 1:100 @ A3



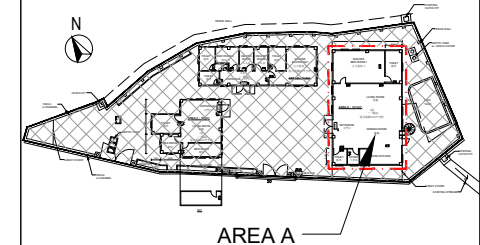
ELEVATION (VIEW A3)
SCALE 1:100 @ A3



ELEVATION (VIEW A4)
SCALE 1:100 @ A3



KEY PLAN
SCALE 1:5000 @ A3



BLOCK PLAN
SCALE 1:1000 @ A3

- NOTES:
1. MEASUREMENTS ARE BASED ON HONG KONG 1980 METRIC GRID & HONG KONG PRINCIPAL DATUM.
 2. ALL UNITS ARE IN MILLIMETRES OR OTHERWISE STATED.

PROJECT :	
ELEVATION PLANS OF VARIOUS PRIVATE LOTS IN D.D.100 AND THE ADJOINING GOVERNMENT LAND IN YING PUN, KWU TUNG SOUTH - STAFF QUARTER A	
DATE OF SURVEY 30/07/2026	SCALE AS SHOWN
DRAWING NUMBER KEL/TOPO/21/01/D13	

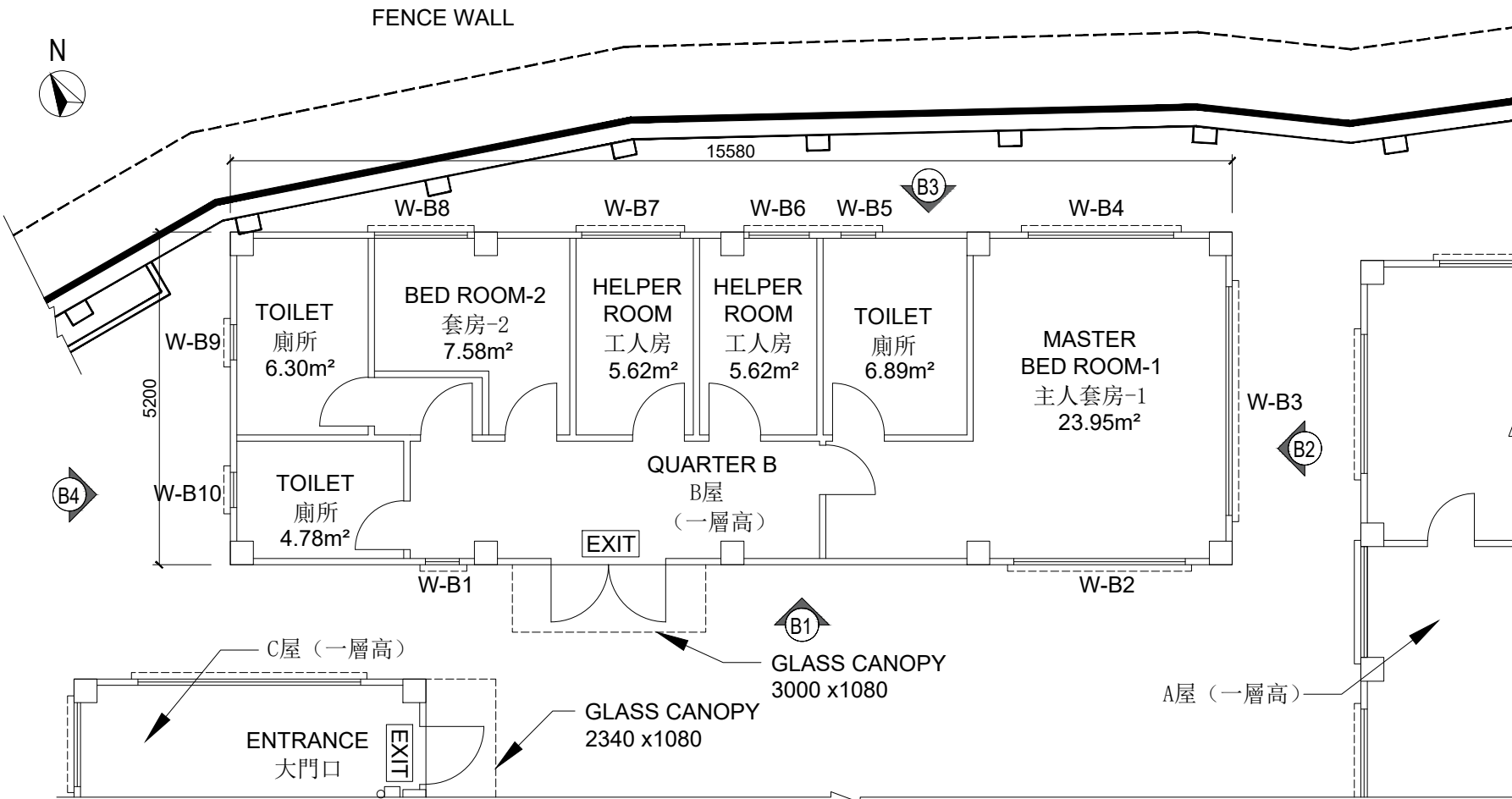
AREA (m²)	15.58 x 5.20 = 81.0m²
HEIGHT (m)	3.896m
NO. OF OCCUPANCY (9m²/PERSON)	81.0m²/ 9 = 9 per

WINDOW AREA CALCULATION

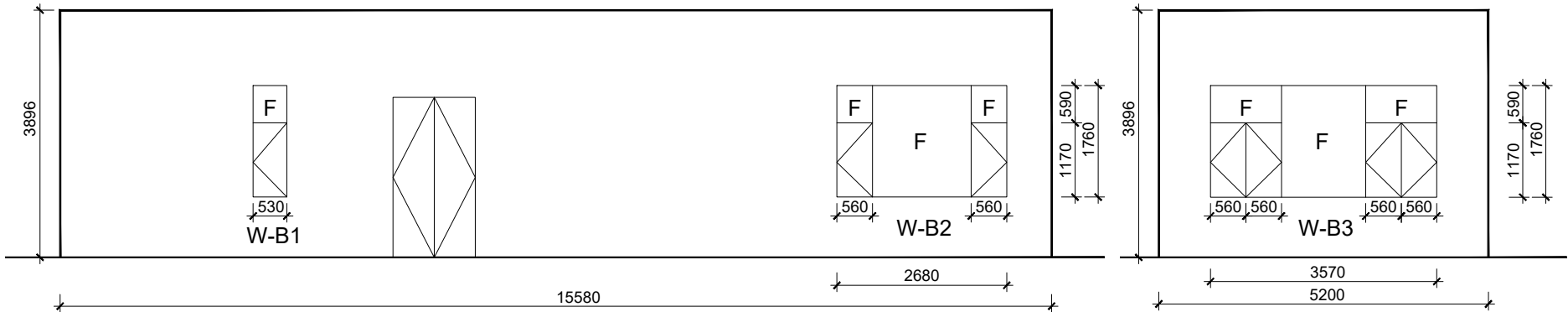
W-B1	= 0.53 x 1.76 x 0.85	= 0.793m²
W-B2	= 2.68 x 1.76 x 0.85	= 4.009m²
W-B3	= 3.57 x 1.76 x 0.85	= 5.341m²
W-B4	= 2.27 x 1.76 x 0.85	= 3.396m²
W-B5	= 0.54 x 1.76 x 0.85	= 0.808m²
W-B6	= 0.94 x 1.76 x 0.85	= 1.406m²
W-B7	= 1.54 x 1.76 x 0.85	= 2.304m²
W-B8	= 1.46 x 1.76 x 0.85	= 2.184m²
W-B9	= 0.55 x 1.76 x 0.85	= 1.704m²
W-B10	= 0.55 x 1.76 x 0.85	= 0.823m²
TOTAL		= 22.767m²

OPENABLE WINDOW AREA CALCULATION

W-B1	= 0.53 x 1.17 x 0.85	= 0.527m²
W-B2	= 0.56 x 1.17 x 0.85 x 2	= 1.114m²
W-B3	= 0.56 x 1.17 x 0.85 x 4	= 2.228m²
W-B4	= 0.56 x 1.17 x 0.85 x 2	= 1.114m²
W-B5	= 0.54 x 1.17 x 0.85	= 0.537m²
W-B6	= 0.47 x 1.17 x 0.85 x 2	= 0.935m²
W-B7	= 0.47 x 1.17 x 0.85 x 2	= 0.935m²
W-B8	= 0.42 x 1.17 x 0.85 x 2	= 0.835m²
W-B9	= 0.55 x 1.17 x 0.85	= 0.547m²
W-B10	= 0.55 x 1.17 x 0.85	= 0.547m²
TOTAL		= 9.318m²

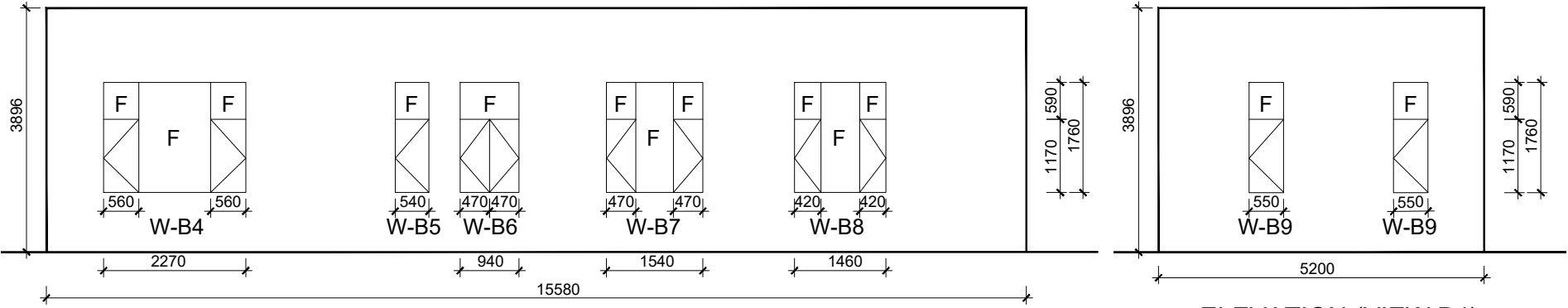


GROUND FLOOR PLAN FOR STAFF QUARTER B
SCALE 1:100 @ A3



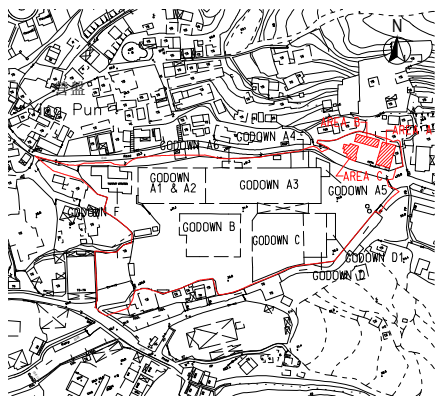
ELEVATION (VIEW B1)
SCALE 1:100 @ A3

ELEVATION (VIEW B2)
SCALE 1:100 @ A3

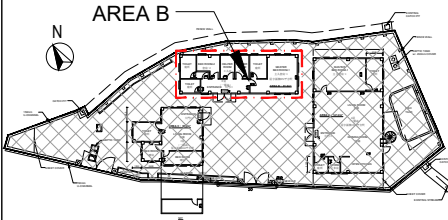


ELEVATION (VIEW B3)
SCALE 1:100 @ A3

ELEVATION (VIEW B4)
SCALE 1:100 @ A3



KEY PLAN
SCALE 1:5000 @ A3



BLOCK PLAN
SCALE 1:1000 @ A3

- NOTES:
1. MEASUREMENTS ARE BASED ON HONG KONG 1980 METRIC GRID & HONG KONG PRINCIPAL DATUM.
 2. ALL UNITS ARE IN MILLIMETRES OR OTHERWISE STATED.

PROJECT :

ELEVATION PLANS OF VARIOUS PRIVATE LOTS IN D.D.100 AND THE ADJOINING GOVERNMENT LAND IN YING PUN, KWU TUNG SOUTH

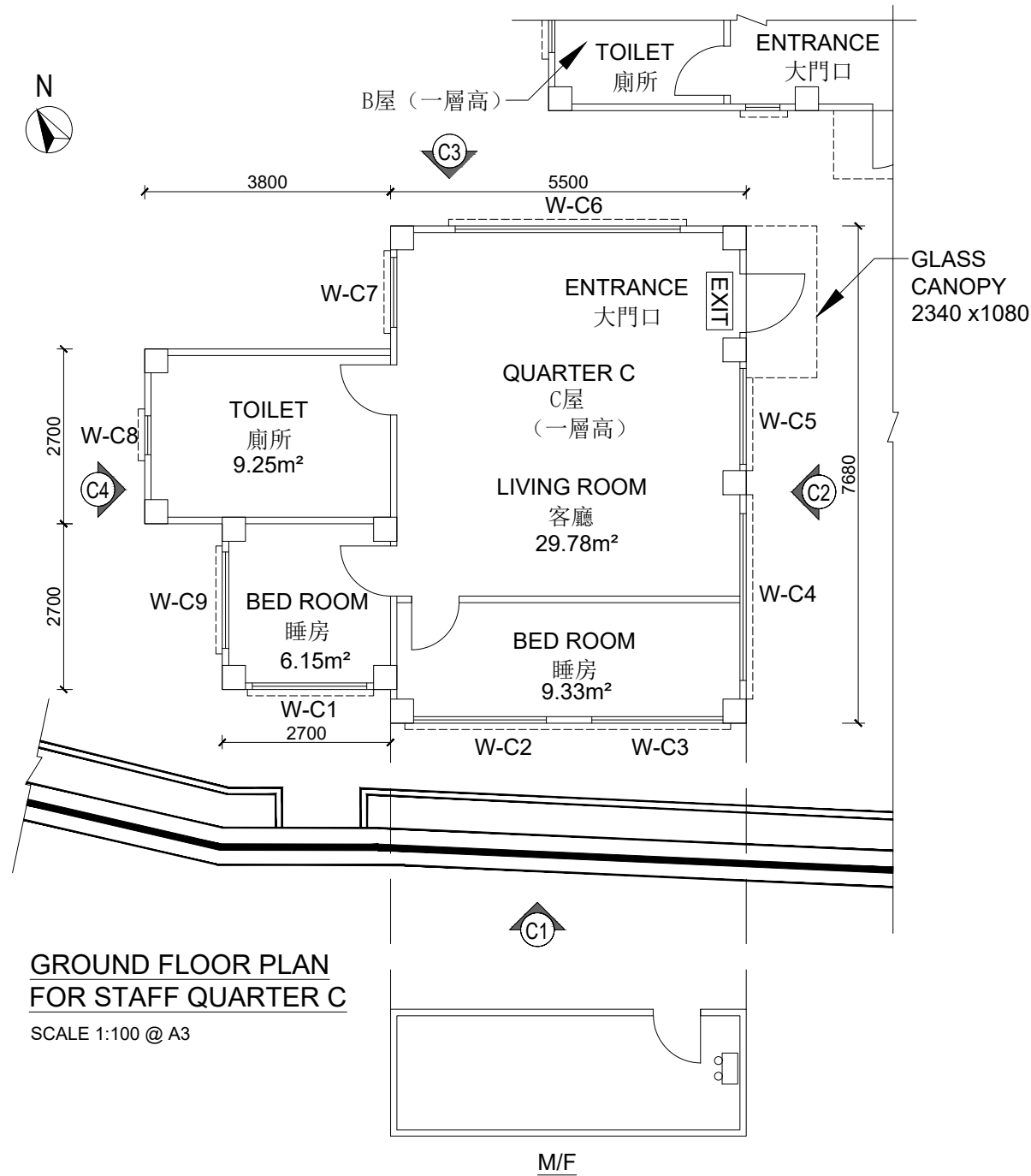
- STAFF QUARTER B

DATE OF SURVEY 30/07/2026

SCALE AS SHOWN

DRAWING NUMBER

KEL/TOPO/21/01/D14



GROUND FLOOR PLAN
FOR STAFF QUARTER C

SCALE 1:100 @ A3

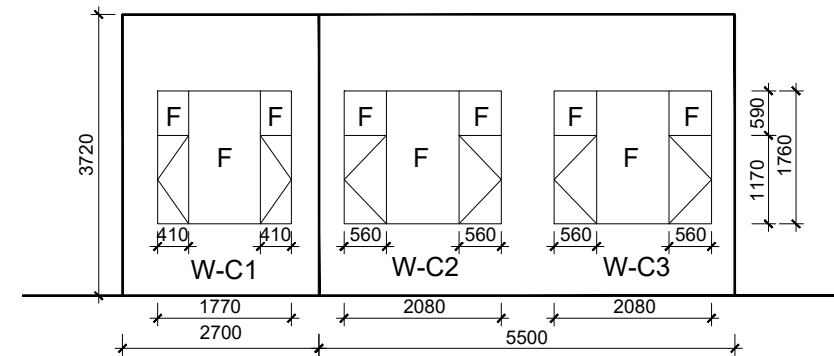
AREA (m²)	$5.50 \times 7.68 + 3.80 \times 2.70 + 2.70 \times 2.70 = 59.8\text{m}^2$	
HEIGHT (m)	3.72m	
NO. OF OCCUPANCY (9m²/PERSON)	$59.8\text{m}^2 / 9 = 7 \text{ per}$	

WINDOW AREA CALCULATION

W-C1	= $1.77 \times 1.76 \times 0.85$	= 2.648m²
W-C2	= $2.08 \times 1.76 \times 0.85$	= 3.112m²
W-C3	= $2.08 \times 1.76 \times 0.85$	= 3.112m²
W-C4	= $2.58 \times 1.76 \times 0.85$	= 3.860m²
W-C5	= $1.48 \times 1.76 \times 0.85$	= 2.214m²
W-C6	= $3.48 \times 1.76 \times 0.85$	= 5.206m²
W-C7	= $1.08 \times 1.76 \times 0.85$	= 1.616m²
W-C8	= $0.60 \times 1.76 \times 0.85$	= 0.898m²
W-C9	= $1.49 \times 1.76 \times 0.85$	= 2.229m²
TOTAL		= 24.893m²

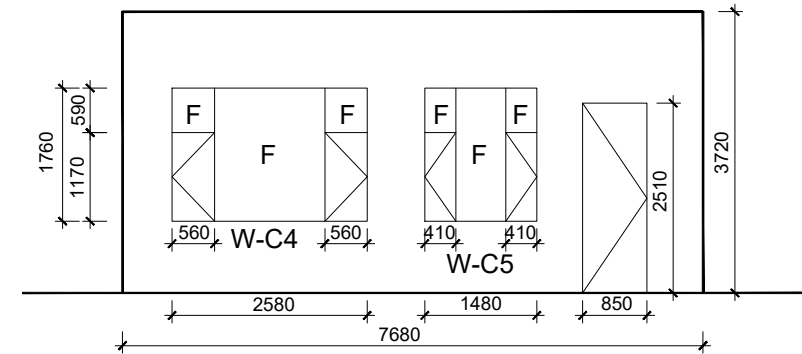
OPENABLE WINDOW AREA CALCULATION

W-C1	= $0.41 \times 1.17 \times 0.85 \times 2$	= 0.815m²
W-C2	= $0.56 \times 1.17 \times 0.85 \times 2$	= 1.114m²
W-C3	= $0.56 \times 1.17 \times 0.85 \times 2$	= 1.114m²
W-C4	= $0.56 \times 1.17 \times 0.85 \times 2$	= 1.114m²
W-C5	= $0.41 \times 1.17 \times 0.85 \times 2$	= 0.815m²
W-C6	= $0.58 \times 1.17 \times 0.85 \times 4$	= 2.307m²
W-C7	= $0.54 \times 1.17 \times 0.85 \times 2$	= 1.074m²
W-C8	= $0.60 \times 1.17 \times 0.85 \times 2$	= 1.193m²
W-C9	= $0.45 \times 1.17 \times 0.85 \times 2$	= 0.895m²
TOTAL		= 10.442m²



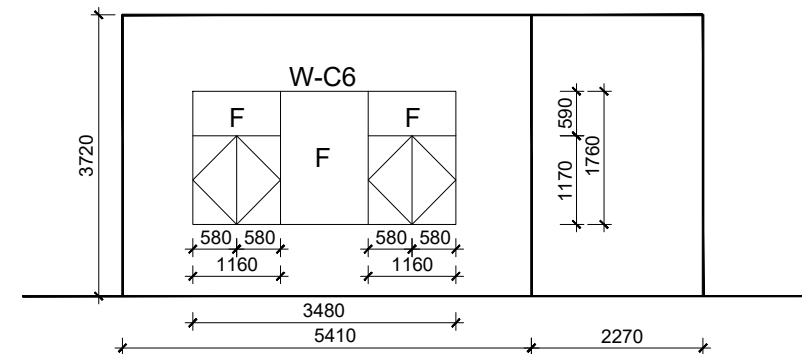
ELEVATION (VIEW C1)

SCALE 1:100 @ A3



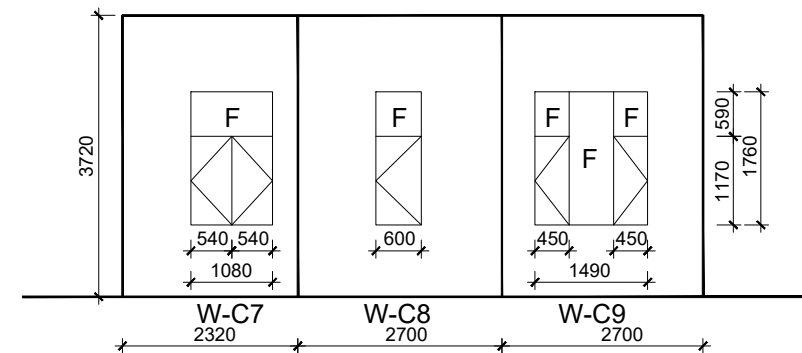
ELEVATION (VIEW C2)

SCALE 1:100 @ A3



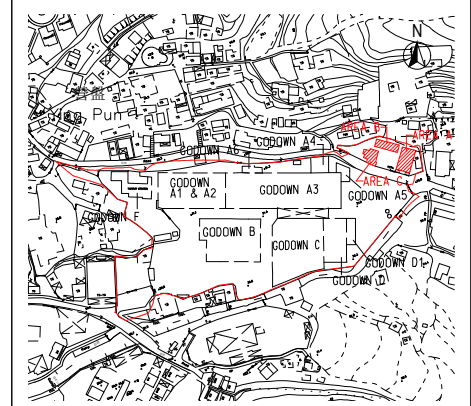
ELEVATION (VIEW C3)

SCALE 1:100 @ A3



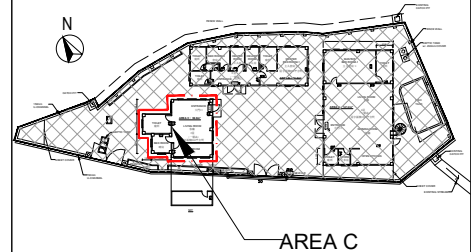
ELEVATION (VIEW C4)

SCALE 1:100 @ A3



KEY PLAN

SCALE 1:5000 @ A3



BLOCK PLAN

SCALE 1:1000 @ A3

NOTES:

1. MEASUREMENTS ARE BASED ON HONG KONG 1980 METRIC GRID & HONG KONG PRINCIPAL DATUM.
2. ALL UNITS ARE IN MILLIMETRES OR OTHERWISE STATED.

PROJECT :

ELEVATION PLANS OF VARIOUS PRIVATE LOTS IN D.D.100 AND THE ADJOINING GOVERNMENT LAND IN YING PUN, KWU TUNG SOUTH

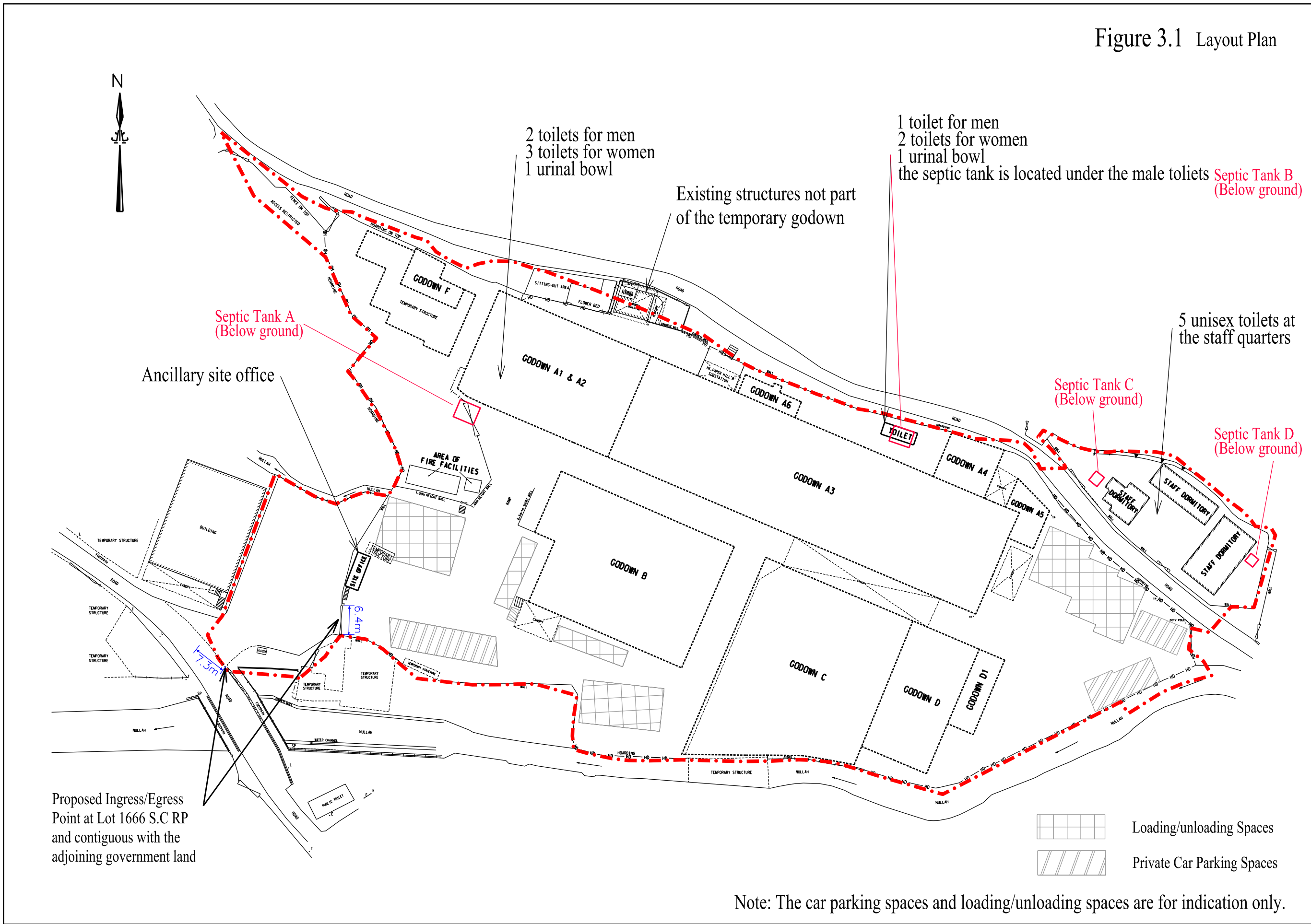
- STAFF QUARTER C

DATE OF SURVEY	SCALE
30/07/2026	AS SHOWN

DRAWING NUMBER

KEL/TOPO/21/01/D15

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

Table showing the height and number of storeys for all structures at the Application Site

Structure No.	Shown on layout plan	No. of Storey	Height (m)	Remarks
1	A1 & A2	2	11.2	
	A3	1	7.8	
	A4	1	5.1	
	A5	1	4.7	
	A6	1	4.3	
	CLP substation	1	N/A	Access to the CLP substation is restricted (locked) and we cannot take any proper measurement of its height.
2	B	1	8.9	
3	C	1	8.8	
	D	1	7.6	
	D1	1	5.9	
4	F	1	3.9	
5	temporary structure (next to Godown F)	1	3.4	These are all single storey removable cargo containers only.
6	Area of Fire Facilities	1	3.5	The F.S Water tank
7	Area of Fire Facilities	1	3.0	The pump room for the F.S water tank
8	temporary structure (next to site office)	1	2.9	It is also a single storey removable cargo container used by the handyman of the Godown and storage of equipment for minor repairs.
9	site office	2	5.6	
10	temporary structure (next to private car parking spaces)	1	3.3	Single storey removable containers.
11	toilet	1	3.1	
12	Staff dormitory (a)	1	4.1	
13	Staff dormitory (b)	1	3.9	
14	Staff dormitory (c)	1	3.7	

Attachment 3

The updated FS Certificate 521

The Undertaking Letter signed by the Applicant

消防處檔號:
FSD Ref.

消防(裝置及設備)規例(第9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 INSTALLATIONS AND EQUIPMENT

序號 Serial Number

009100520000 200269

顧客姓名
Name of Client
Empire Famous Ltd.

地址
Address
100 YING PUN, NORTH DISTRICT, New Territories
新界, 北區, 營盤 100號

持牌/註冊處所類型
(如適用)

Type of Licensed/
(If applicable)

Registered Premises
(If applicable)

請在合適空格內填
上「✓」號

Please tick the

appropriate "box"

☐ 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

☐ 電器廢物處理設施/處所 E-waste Disposal Facility/Premises

☐ 改建校舍 Non-designed School Premises

☐ 私營骨灰安置所 Private Columbaria

☐ 賓館 Guesthouse

☐ 床位寓所 Bedspace Apartment

☐ 危險品車輛 Dangerous Goods Vehicle

☐ 公眾娛樂場所 Place of Public Entertainment

☐ 安老院舍 Residential Care Homes for the Elderly

☐ 殘疾人士院舍 Residential Care Homes for Persons with Disabilities

☐ 卡拉OK場所 Karaoke Establishment

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8條(1)(b)條, 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 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.

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)
16	消防栓/喉嚨系統	G/F & M/F	符合消防處規定	16/07/2026	15/07/2027

第二部 裝置/保養/修理/檢查工作 Part 2 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	數量 Quantity	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

第三部 欠妥事項 Part 3 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	數量 Quantity	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

本人/我們特此聲明, 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 position 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

已由 HO Chi Fai 電子簽署
Digitally signed by HO Chi Fai

HO Chi-fai

掃描此二維碼, 可查核此 FS251 證書是否正確, 並確認證書已傳送至消防處

Scan this QR code to verify this FS251 certificate and confirm that it has been submitted to the Fire Services Department

註冊編號
Registration No.

RC1/0091 RC2/0052

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

Installation Contractor

Suen Tai Metal Machine
Factory Ltd.

聯絡電話
Telephone

電話地址
Email address

日期
Date

16/07/2026

備註
Remark

009100520000 200269

[illegible]

Empire Famous Limited
Room 506, Tower B, Hung Hom Commercial Centre
37 Ma Tau Wai Road
Kowloon Hong Kong

Our Ref: Hol2606E1

24th July, 2026

Fire Services Department
Corporate Strategy Command
Planning and Development Division
9th Floor, Fire Services Department Headquarters Building
1 Hong Chong Road
Tsim Sha Tsui East
Kowloon

Attn: Mr. Li Chi Fung, Senior Station Officer (Corporate Planning)3

Dear Sir,

Planning Application for the Temporary Godown with Ancillary Office and Staff Quarters for a Period of Three Years in the "Recreation" zone, at 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, 1666 S.C RP in DD100 and Adjoining Government Land, Ying Pun, Kwu Tung South, New Territories (Application No. A/NE-KTS/579)

We are the applicant for the above-mentioned application and wish to confirm that there is no change in the layout and proposed uses as compared with the previously approved application (Application No. A/NE-KTS/527).

Thank you for your attention.

Yours sincerely,

For and on behalf of
EMPIRE FAMOUS LIMITED
倡 威 有 限 公 司

 
.....
Authorized Signature(s)

Roy Wong
Director

Attachment 4

Location of Sceptic Tanks and Site Photos

Figure 3.1 Layout Plan

