

2023年 4月 21日

NE-KTS/527

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
申請的日期。

This document is received on 21 APR 2023.
The Town Planning Board will formally acknowledge
the date of receipt 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 Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

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Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NR-KTS/527
	Date Received 收到日期	21 APR 2023

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>),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 and Right East Consultants 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 S.I, 1624 RP, 1626, 1628, 1629, 1631 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	<input checked="" type="checkbox"/> Site area 地盤面積 16,710.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 8,486 sq.m 平方米 <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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 Tong South Outline Zoning Plan No. S/NE-KTS/18
(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. 如上列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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	Temporary godown with ancillary office and staff quarters for a period of 3 years (Please refer to the planning statement for details of the proposal) (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	8,224.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	8,486 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9
Proposed domestic floor area 擬議住用樓面面積	...316 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	...8,170 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	8,486 .....sq.m <input checked="" type="checkbox"/> 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)	
Godown A: A1 & A2 at about 11.2m, A3 at about 7.8m, A4 at about 5.1m, A5 at about 4.7m, A6 at about 4.3m Godown B: about 8.9m, Godown C: about 8.8m Godown D: D at about 7.6m, D1 at about 5.9m, Godown F: about 3.9m ...1 storey (except Godown A1 and A2: 2 storeys).....	
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	8
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	20
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

(Note 1 - 9 structures (6 godowns plus ancillary office and 3 staff quarters))

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	<input checked="" type="checkbox"/> 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)) <input type="checkbox"/> 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) <input type="checkbox"/>	
	No 否		
(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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/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/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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

Kenneth John Li

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ 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 MRTPI

on behalf of
代表

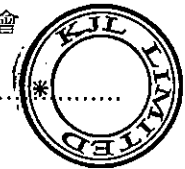
KJL Limited

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

Date 日期

19 APR 2023

(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 <u>as far as possible</u> . 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, 1624S.A to S.I, 1624 RP, 1626, 1628, 1629, 1631 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 Tong South Outline Zoning Plan No. S/NE-KTS/18
Zoning 地帶	Recreation
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> 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 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	8,170 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	3 existing staff quarters	
	Non-domestic 非住用	6 existing godown structures plus ancillary office	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Ranges from about 3.9 to about 4.0m m 米 (ancillary staff quarters) <input type="checkbox"/> (Not more than 不多於)	
		1 storey Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	Godown A: A1 & A2 at about 11.2m, A3 at about 7.8m m 米 A4 at about 5.1m, A5 at about 4.7m A6 at about 4.3m <input type="checkbox"/> (Not more than 不多於)	
		Godown B: about 8.9m Godown C: about 8.8m Storeys(s) 層 Godown D: D at about 7.6m, D1 at about 5.9m <input type="checkbox"/> (Not more than 不多於) Godown F: about 3.9m	
(iv) Site coverage 上蓋面積	1 storey (except Godown A1 and A2 are 2 storeys) 44.02 % <input checked="" type="checkbox"/> 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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。

Our File Ref: KJL/2023/1

BY HAND

18th April 2023

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,

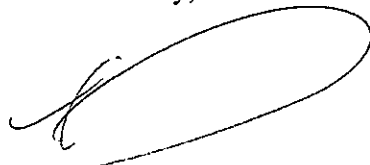
Planning Application for Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of Three Years in "Recreation" zone, Lots 1623 S.B, 1624 S.A to 1624 S.I, 1624 RP, 1626, 1628, 1629, 1631 to 1637, 1666 SC RP in DD100 and Adjoining Government Land, Ying Pun, Kwu Tung South, New Territories

This Section 16 planning application is submitted on behalf of Empire Famous Limited and Right East Consultants Limited (joint applicants) to seek the Town Planning Board's (the Board's) temporary permission for the proposed godown with ancillary office and staff quarters on the private lots and adjoining government land in DD100, Ying Pun, Kwu Tung South, New Territories.

The proposed temporary use in this location was approved previously by the Board in 2020 (application no. A/NE-KTS/486) for three years, and the validity of the permission will expire on 29.5.2023. To support this application, we hereby enclose 1 signed copy of the application form (Form Section 16-III), 4 hard copies and 1 soft copy of the supplementary information for the Board's consideration.

Please contact our Ms. Mina Leung or the undersigned on 3621 0362 if you require any further information. Thank you.

Yours sincerely,



Kenneth J. Li
Director

Encl.

2023年 4月 21日

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
申請的日期。

21 APR 2023

This document is received on _____
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Right East Consultants Limited

Room 506 Tower B, Hung Hom Commercial Centre,
37 Ma Tau Wai Road, Hung Hom,
Kowloon, Hong Kong
Tel: 23650339 Fax: 23627540

Our Ref: HOL003-23

24th March, 2023

KJL Limited
Room 1502, 15/F
Parkes Commercial Centre
2-8 Parkes Street
Kowloon
Hong Kong

Attn: Mr. Kenneth J. LI

Dear Mr. Li,

**Planning Application for Temporary Godown with Ancillary Office and Staff Quarters
Use for a Period of Three Years in "Recreation" zone, Lots 1623S.B, 1624S.A to 1624 S.I,
1624 RP, 1626, 1628, 1629, 1631 to 1637, 1666 S.C RP in DD 100 and Adjoining
Government Land, Ying Pun, Kwu Tung South, New Territories**

We write to confirm that your company has been appointed as our planning consultant
for the captioned submission.

Yours Sincerely,

For and on behalf of
RIGHT EAST CONSULTANTS LIMITED
偉東顧問有限公司


.....
Authorized Signature(s)

Roy Wong
Director

Empire Famous Limited

Room 506 Tower B, Hung Hom Commercial Centre,
37 Ma Tau Wai Road, Hung Hom,
Kowloon, Hong Kong
Tel: 23650339 Fax: 23627540

Our Ref: HOL002-23

24th March, 2023

KJL Limited
Room 1502, 15/F,
Parkes Commercial Centre
2-8 Parkes Street
Kowloon
Hong Kong

Attn: Mr. Kenneth J. LI

Dear Mr. Li,

Planning Application for Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of Three Years in "Recreation" zone, Lots 1623S.B, 1624S.A to 1624 S.I, 1624 RP, 1626, 1628, 1629, 1631 to 1637, 1666 S.C RP in DD 100 and Adjoining Government Land, Ying Pun, Kwu Tung South, New Territories

We write to confirm that your company has been appointed as our planning consultant for the captioned submission.

Yours Sincerely,

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


.....
Authorized Signature(s)

Roy Wong
Director

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

PLANNING STATEMENT

Prepared by
KJL LIMITED



in association with

CKM Asia
RHL Surveyors Ltd.
KELand Surveying, Planning & GIS Co. Ltd.
Greentime Corp. Ltd.

for

Empire Famous Limited
Right East Consultants Limited

April 2023

EXECUTIVE SUMMARY

BACKGROUND

This Section 16 application is submitted on behalf of Empire Famous Limited and Right East Consultants Limited to seek planning permission for the proposed temporary godown with ancillary office and staff quarters for 3 years at Lots 1623 S.B, 1624S.A to S.I, 1624 RP, 1626, 1628, 1629, 1631 to 1637 and 1666 S.C R.P. 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 an area zoned as the "Recreation" ("REC") zone of the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/18.

The planning permission of the planning application no. A/NE-KTS/486 will lapse on 30.5.2023. With reference to the Town Planning Board Guideline (TPBG) No. 34D, the applicant must apply to the TPB for a renewal of the temporary approval if the temporary use and development are to be continued.

The applicant proposed to continue the temporary use of the godown with ancillary office and staff quarters on the application site. Therefore, the main purpose of this planning application is to renew the temporary planning permission granted by the TPB for the previously approved application no. A/NE-KTS/486 on 29.5.2020.

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 renewal of the temporary approval at the subject site is considered appropriate in planning terms based on the following planning justifications:

- The proposed renewal aims to continue the temporary planning permission granted by the TPB for the previously approved application no. A/NE-KTS/486.
- The proposed use would not frustrate the long-term planning intention of the "REC" zone.
- The proposed amendment is considered not incompatible with the surrounding land use.
- The applicant has complied with all the approval conditions of the previously approved planning application (A/NE-KTS/486).

- The proposed renewal will not cause any adverse impact in terms of traffic, landscape and tree preservation, water supplies for firefighting and drainage.
- The proposed renewal will not cause an undesirable precedent case.

CONCLUSION

Given the abovementioned justifications, the applicant respectfully requests the Board to approve the subject renewal application.

行政摘要

引言

是次第 16 條規劃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 分段至 I 分段、第 1624 號餘段、第 1626 號、第 1628 號、第 1629 號、第 1631 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/18，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獲有附加條件的規劃許可三年至 2023 年 5 月 29 日（A/NE-KTS/486）。是次規劃申請主要目的是延續該曾獲批規劃許可。

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 <ul style="list-style-type: none">▪ 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	<ul style="list-style-type: none">▪ 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：

- 是次修訂主要目的是延續先前曾獲批的臨時規劃許可
- 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 and Right East Consultants Limited to seek planning permission for the proposed temporary godown with an ancillary office and staff quarters for 3 years at Lots 1623 S.B, 1624S.A to S.I, 1624 RP, 1626, 1628, 1629, 1631 to 1637 and 1666 S.C R.P. in DD100 and adjoining government land, Ying Pun, Kwu Tung South, New Territories (hereinafter referred to as "the application site").

1.1.2 The application site falls within an area zoned as the "Recreation" ("REC") zone of the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/18 (**Figure 1.1 and Figure 1.2** refer to).

1.1.3 The planning permission of the planning application no. A/NE-KTS/486 will lapse on 30.5.2023. With reference to the Town Planning Board Guideline (TPBG) No. 34D, the applicant must apply to the TPB for a renewal of the temporary approval if the temporary use and development are to be continued.

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 renew the temporary planning permission granted by the TPB for the previously approved application no. A/NE-KTS/486 on 29.5.2020.

1.1.5 The applicant has complied with all the approval conditions of the previously approved planning application (A/NE-KTS/486).

2. Planning History of the Subject Site

2.1. Brief Summary of the Approved Application no. A/NE-KTS/486

2.1.1. The Board approved the proposed godown with ancillary office and staff quarters use in the application site that includes Lots 1623SB, 1624SA to S.I., 1624RP, 1626, 1628, 1629 and 1631 to 1637, 1666 S.C R.P. in DD100 and adjoining government land temporarily for 3 years until 29.5.2023 subject to several approval conditions (Planning Application no. A/NE-KTS/486).

2.1.2. The following approval conditions list out on the letter from Planning Department dated 12.6.2020:

- 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) the existing trees on the site shall be maintained at all times during the planning approval period;
- e) the existing drainage facilities shall be properly maintained and rectified if found inadequate/ineffective during operation at all times during the planning approval period;
- f) the submission of a record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 29.8.2020;
- g) the submission of a proposal on traffic improvement measures to enhance pedestrian safety within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 29.11.2020.
- h) in relation to (g) above, the implementation of the proposal on traffic improvement measures within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 28.2.2021;
- i) the submission of fire service installations and water supplies for firefighting proposals within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.11.2020;
- j) in relation to (i) above, the implementation of fire service installations and water supplies for firefighting proposals within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.2.2021;
- k) if any of the above planning conditions (a), (b), (c), (d) or (e) 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
- l) if any of the above planning conditions (f), (g), (h), (i) or (j) 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, and please refer to paragraph 2.2.2 below.

2.2. Compliance with approval conditions for planning application no. A/NE-KTS/486

2.2.1. All the approval conditions related to approved planning application no. A/NE-KTS/486 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	Complied with at all times since the granting of planning permission.

	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;	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.	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.
e.	the existing drainage facilities 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.
f.	the submission of a record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 29.8.2020	The letter from DPO/FSYLE dated 28.10.2020 confirmed that the Chief Engineer/Mainland North, Drainage Services Department was consulted and advised that the approval condition (f) has been complied with.
g.	the submission of a proposal on traffic improvement measures to enhance pedestrian safety within 6 months from the date of the planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 29.11.2020	The letter from DPO/FSYLE dated 7.12.2020 confirmed that the Commissioner for Transport considered the submitted proposal acceptable and that condition (g) has been complied with.
h.	in relation to (g) above, the implementation of the proposal on traffic improvement measures within 9 months from the date of the planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 28.2.21	The letter from DPO/FSYLE dated 21.7.2021 confirmed that the Commissioner for Transport considered the submitted proposal acceptable and that condition (h) has been complied with.
i.	the submission of fire service installations and water supplies for firefighting proposals within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 29.11.2020;	The letter from DPO/FSYLE dated 25.2.2022 confirmed that the Director of Fire Services considered the submitted proposal acceptable and, therefore, condition (i) had been complied with.
j.	in relation to (i) above, the implementation of fire service	The letter from DPO/FSYLE dated 21.6.2022 confirmed that the Director

	installations and water supplies for fire fighting proposals within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.2.2021;	of Fire Services considered that condition (j) had been complied with.
k.	if any of the above planning conditions (a), (b), (c), (d) or (e) 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.
l.	if any of the above planning conditions (f), (g), (h), (i) or (j) 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 (A/NE-KTS/486)

3.1. Description of the Proposed Development

- 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/486 on 29.5.2020. A layout plan (see **Figure 3.1**) showing the total floor area of 8,486m² (including ancillary staff quarters of 316m²) and site coverage of 44.02% is the same as the previously approved scheme (A/NE-KT/486). The development parameters are summarized 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 concerned are all Old Schedule Lots held under 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; a proposed STW is under process by Lands Department for erecting a kiosk structure on Lot 1666 SC RP to facilitate the required traffic improvement measures concerning the last approved application no. A/NE-KTDS/486.
- 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 R.P. for access to the site is also under processing by Lands Department (**Figure 3.2** refer).
- 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-KTDS/486 in 2020. The STT application is still under consideration by the Lands Department (**Figure 3.2** refer).

3.3 The Updated Tree Survey

- 3.3.1 An updated Tree Survey was carried out on 21.3.2023. 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 nos. of 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 Tree or trees with cultural, historic or conservation value on site;
- The general conditions of the existing trees are fair.

4. Justifications for the Proposed Scheme

4.1. The application aims to continue the temporary planning permission granted by the TPB for the previously approved application no. A/NE-KTS/486

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. There were 8 previous applications approved with conditions by the Board for similar godown use submitted by the same applicant. The latest is the approved application no. A/NE-KTS/486, and the main purpose of this application is to continue the temporary planning permission granted by the TPB for the previously approved application no. A/NE-KTS/486.

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 approval of the application temporarily for 3 years would not frustrate the long-term planning intention of the "REC" zone.

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

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

4.4. The proposed use as a godown and 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 that proposed under the previously approved application no. A/NE-KTS/486. The latest site photographs of the proposed use are attached in **Appendix III**.

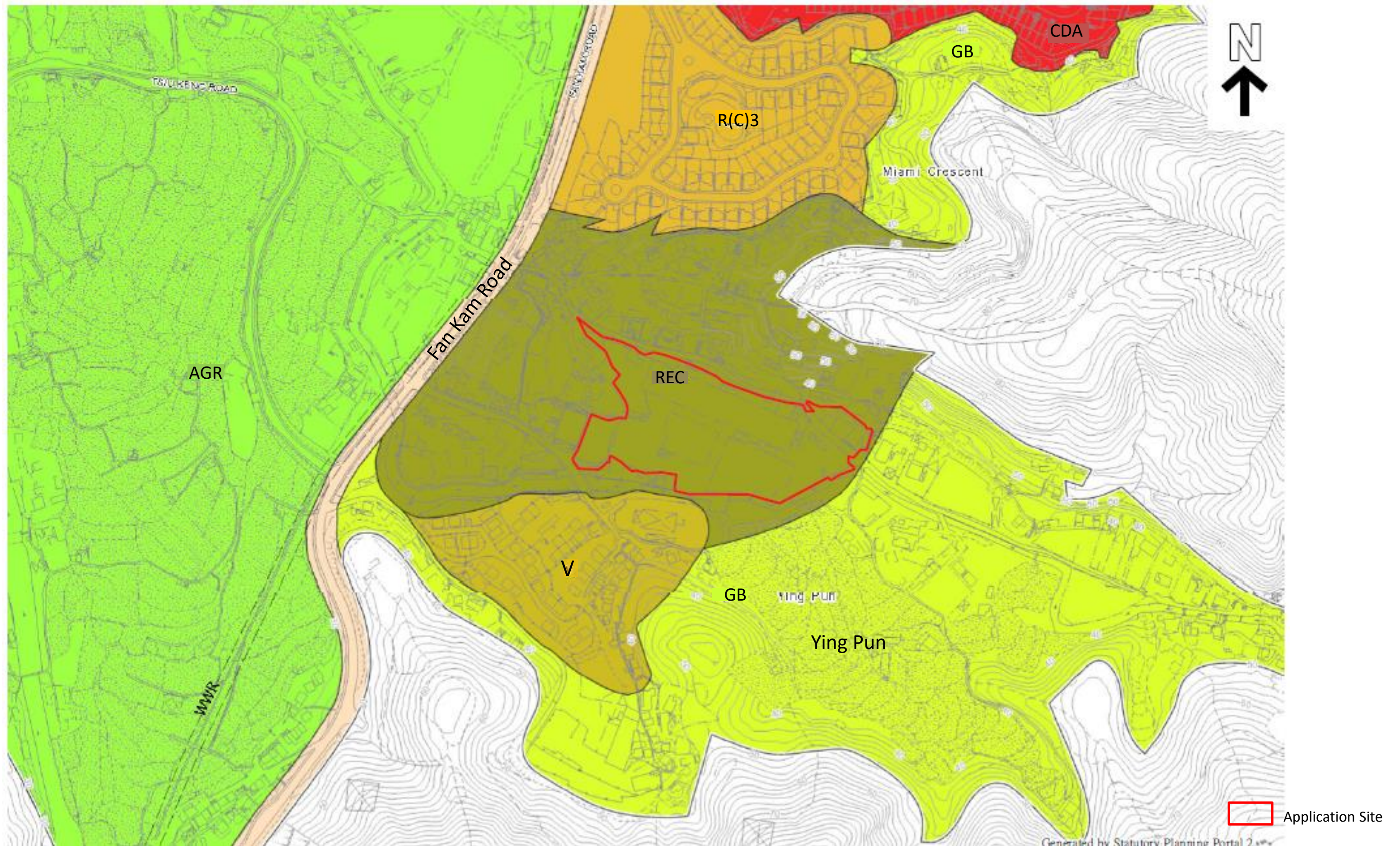
4.5. The applicant has complied with all the approval conditions of the previously approved planning application (A/NE-KTS/486)

4.5.1. The applicant has complied with all the approval conditions of the previous planning application relating to drainage facilities, water supplies for firefighting and 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 and Right East Consultants Limited to seek planning permission to renew the approved planning application no. A/NE-KTS/486 for the proposed temporary godown with ancillary office and staff quarters for 3 years at Lots 1623 S.B, 1624S.A to S.I, 1624 RP, 1626, 1628, 1629,1631 to 1637 and 1666 S.C R.P. in DD100 and adjoining government land, Ying Pun, Kwu Tung South, New Territories.
- 5.2. The main purpose of this planning application is to renew the temporary planning permission granted by the TPB for the previously approved application no. A/NE-KTS/486.
- 5.3. 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.
- 5.4. The applicant has complied with all the approval conditions of the previously approved planning application (A/NE-KTS/486).
- 5.5. The development parameters, i.e. site area, gross floor area, site coverage, parking spaces and loading/unloading spaces, remain the same as that proposed under the previously approved application no. A/NE-KTS/486.
- 5.6. 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/18)



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產、政府撥地、短期租約批地，以及其他作耐用用途的土地。請注意：(1)本索引圖上的界線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，應諮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、延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 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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Application Boundary

比例尺 SCALE 1:1 000

米 10 0 10 20 30 40 50 米

metres

Locality :

Lot Index Plan No. : LIP1506905P

District Survey Office : MPCK

Date :06-Feb-2023

Reference No. : 2-SE-25B,2-SE-20D

SMO-P02 20230206151248 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



KJL Ltd.
development consultancy

Figure 3.1: Layout Plan

The layout plan illustrates the spatial arrangement of various structures and facilities. Key features include:

- Storage and Warehouse Areas:** Multiple godowns (A1 & A2, A3, A4, A5, A6, B, C, D, D1, F, G) are distributed across the site.
- Accommodation:** Staff and State dormitories are located on the right side of the plan.
- Infrastructure:** Includes a toilet, site office, area of fire facilities, and a public wash.
- Access and Security:** A red dashed line indicates a restricted access perimeter. Other markers include 'ACCESS RESTRICTED', 'FENCE IN TOP', and 'DITCH OUT AREA'.
- Utilities and Landmarks:** A water channel, nullahs (drainage ditches), roads, and a parking area are also shown.
- Orientation:** A north arrow is positioned in the upper left corner for reference.

Existing Layout of 22 private Lots in D.D.100 and the Adjoining Government Land in Ying Pun, Kwu Tung South

SCALE 1:800 AT A3

Existing Layout of 22 private Lots in D.D.100 and the Adjoining Government Land in Ying Pun, Kwu Tung South

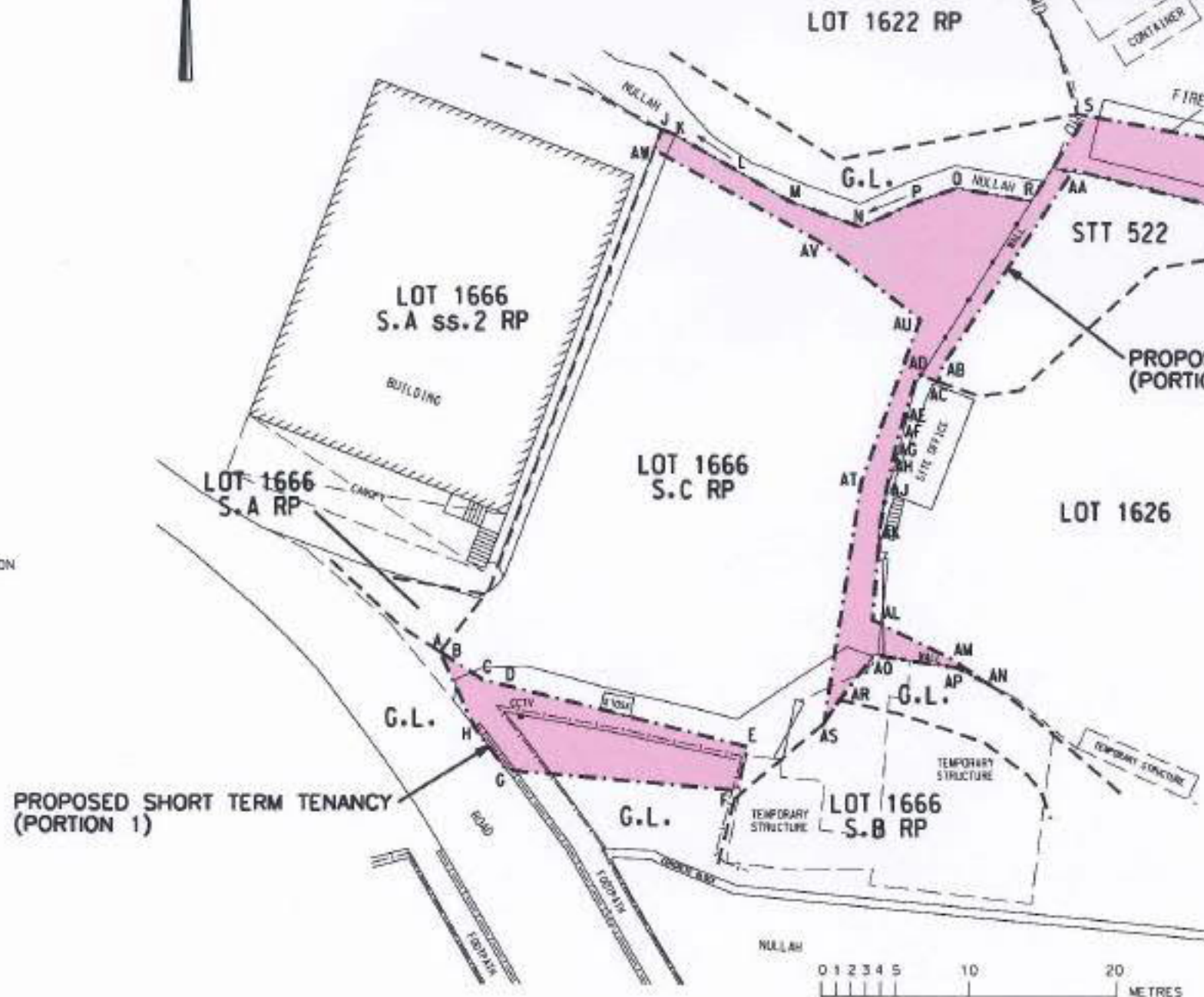
SCALE 1:800 AT A3

Date: 10 March 2023



PROPOSED SHORT TERM TENANCY (PORTION 1)

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



SCALE: 1:400

Figure 3.2

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

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	829572.213
G	323°06'28"	3.600	837220.125	829572.113
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	189°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	829578.397
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	829578.996
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"	1.481	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:



Signature of the surveyor.

Mr. Dr. CHENG Si-ling
Authorized Land Surveyor
FHKIS FRCS MS(Aust) RPS(S) NCARS MSS(Aust)

Dated this: 24th day of July 2020

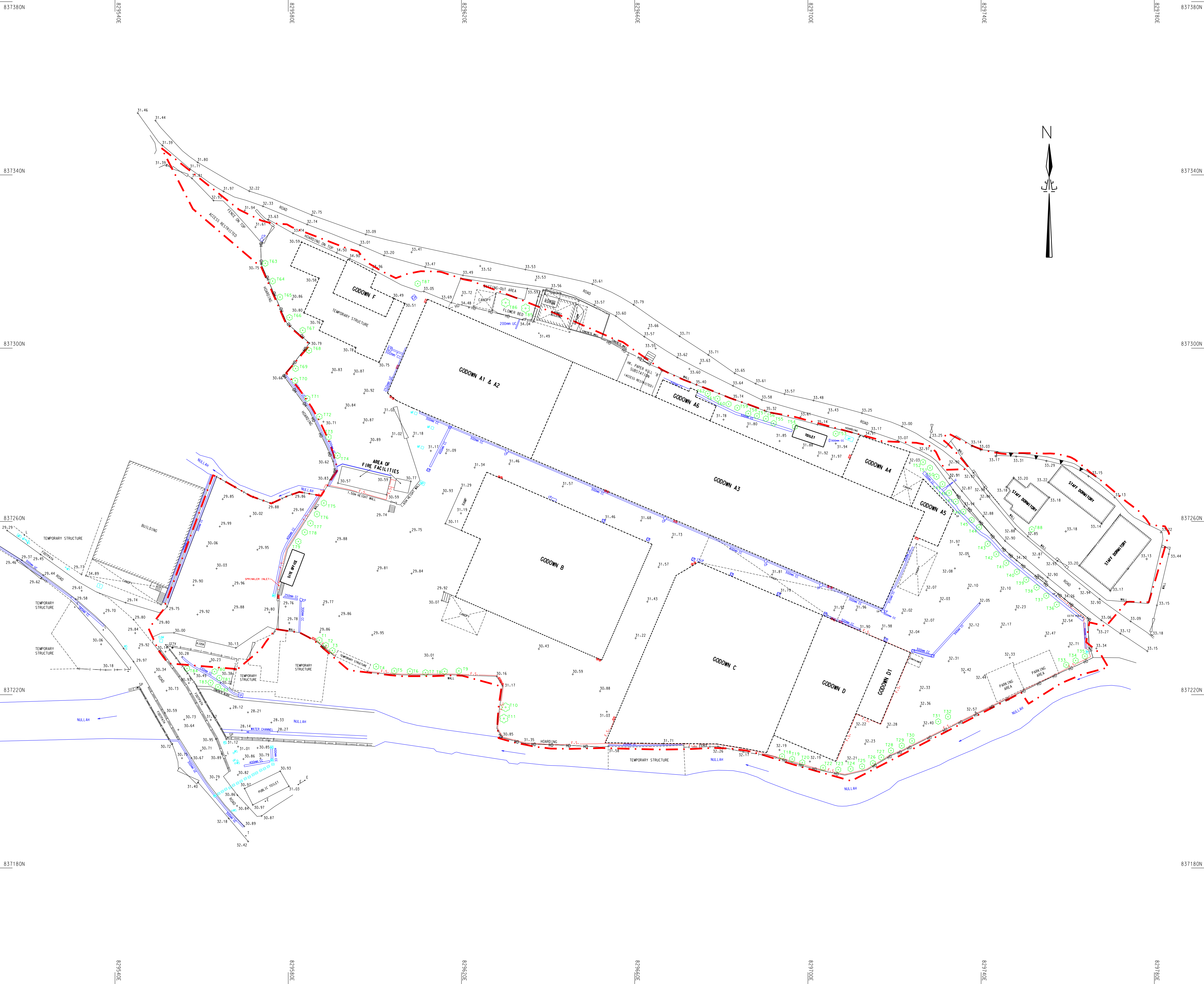
FOR OFFICIAL USE

建地測量規劃及地理訊息系統有限公司
KELand Surveying, Planning & GIS Co. Ltd.

Authorized Land Surveyors
Flat B, 20/F, Graham Commercial Building, No. 209 Chatham Road North, Hong Kong
Tel: 2788 8727 Fax: 2788 8722 Web: www.keland.com.hk E-mail: keland@keland.com.hk

Land Boundary Plan No.:
LBP/DN/060/DD100/1666CRP/D1

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 POST
 - TELEPHONE POST
 - 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, Kwo Tung South

DATE OF SURVEY
January 2023

SCALE AT A1
1:400

DRAWING NUMBER
KEL/TOPO/22/78

REVISION
0

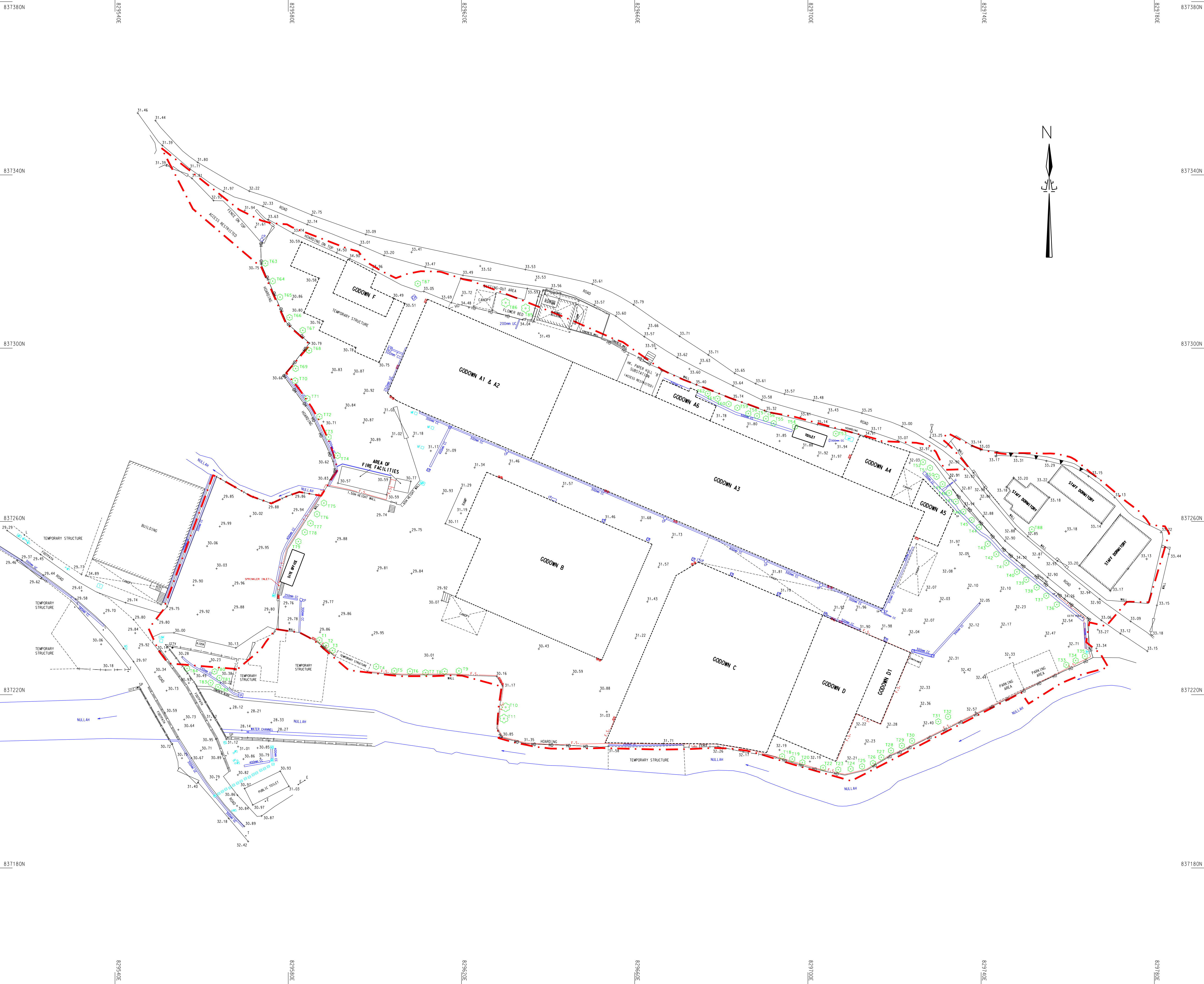
Plan Approved By:

Signature _____

Sr. Dr. Ching Siu-tong
Authorized Land Surveyor
HKIS, FRICS, MIST(Aust.), RPS(LS), MCIArb, MSS1 (Aust.)

Dated this: 13th day of February 2023

Appendix II
Tree Survey Report



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
 - 139.90 LEVEL POINT
 - L LAMP POST
 - SP SIGN POST
 - TP TELEPHONE POST
 - T MANHOLE TELEPHONE
 - MS MANHOLE STORM WATER
 - MF MANHOLE FOUL WATER
 - HM MANHOLE
 - E&M MANHOLE E&M
 - PL MANHOLE POWER LINE
 - WS VALVE WATERWORKS
 - GULLEY/GRATING
 - HO HOARDING
 - — — — — STANDING WALL
 - STAIR/STEP EDGE
 - GATE
 - TEMPORARY STRUCTURE
 - CANOPY
 - CP CATCH PIT
 - CUL CULVERT
 - FB FLOWER BED
 - BUILDING LINE
 - T1 TREE & TREE NO.
 - FE FIRE EXTINGUISHER
 - FR FIRE HOSE REEL
 - F.S. 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 January 2023	SCALE AT A1 1:400
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DRAWING NUMBER KEL/TOPO/22/78	REVISION 0
----------------------------------	---------------

Plan Approved By:

Signature _____

Sr. Dr. Ching Siu-tong
Authorized Land Surveyor
HKIS, FRICS, MIST(Aust.), RPS(LS), MCIArb, MSS1 (Aust.)

Dated this: 13th day of February 2023

Tree Survey Schedule

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

Date of tree survey: 21 March 2023

Surveyed by Wilson Chin Chi Wai Registered Arborist (No. TM123411), Greentime Corporation Limited

Tree No. ¹	Species ²		Measurements			Amenity value ⁴	Form	Health Condition	Structural condition	Suitability for transplanting ⁵		Conservation status ⁷	Recommendation Tree Treatment	Department to provide expert advice to LandsD	Additional Remarks ⁸
	Scientific name	Chinese name	Height (m)	DBH ³ (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/Medium / Low)	Remarks ⁶		(Retain/ Transplant/ Fell)		
T1	<i>Michelia x alba</i>	白蘭	5	120	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T2	<i>Michelia x alba</i>	白蘭	5	120	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T3	<i>Ficus microcarpa</i>	細葉榕	6	190	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T4	<i>Ficus microcarpa</i>	細葉榕	5	260	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T5	<i>Ficus microcarpa</i>	細葉榕	6	170	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T6	<i>Garcinia subelliptica</i>	菲島福木	3	85	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T7	<i>Ficus microcarpa</i>	細葉榕	4	140	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T8	<i>Ficus microcarpa</i>	細葉榕	4	140	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T9	<i>Ficus microcarpa</i>	細葉榕	5	170	2.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots / leaning
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	7	200	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Leaning
T18	<i>Bauhinia x blakeana</i>	洋紫荊	5	95	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T19	<i>Bauhinia variegata</i>	宮粉羊蹄甲	6	95	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T20	<i>Ficus microcarpa</i>	細葉榕	5	160	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T21	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T22	<i>Ficus microcarpa</i>	細葉榕	4	160	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T23	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	95	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T24	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	80	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T25	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	80	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T26	<i>Ficus microcarpa</i>	細葉榕	4	280	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T27	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	220	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T28	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T29	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T30	<i>Bauhinia x blakeana</i>	洋紫荊	5	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T31	<i>Bauhinia x blakeana</i>	洋紫荊	6	95	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T32	<i>Ficus microcarpa</i>	細葉榕	5	170	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T33	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	70	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T34	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	70	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T35	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	75	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T36	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	75	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T37	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	65	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T38	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	65	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T39	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T40	<i>Bauhinia x blakeana</i>	洋紫荊	4	115	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T41	<i>Ficus microcarpa</i>	細葉榕	4	200	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T42	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T43	<i>Ficus microcarpa</i>	細葉榕	4	230	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T44	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T45	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T46	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T47	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T48	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	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: 21 March 2023

Surveyed by Wilson Chin Chi Wai Registered Arborist (No. TM123411), Greentime Corporation Limited

Tree No. ¹	Species ²		Measurements			Amenity value ⁴	Form	Health Condition	Structural condition	Suitability for transplanting ⁵		Conservation status ⁷	Recommendation Tree Treatment	Department to provide expert advice to LandsD	Additional Remarks ⁸
	Scientific name	Chinese name	Height (m)	DBH ³ (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/Medium / Low)	Remarks ⁶		(Retain/ Transplant/ Fell)		
T49	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T50	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	65	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T51	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T52	<i>Litchi chinensis</i>	荔枝	5	100	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T53	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Poor	Fair	Poor	Fair	Low	-	-	Retain	Lot owner	Newly planted tree
T54	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	80	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T55	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T56	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	80	2	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	80	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T59	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Poor	Fair	Poor	Fair	Low	-	-	Retain	Lot owner	Newly planted tree
T60	<i>Bauhinia x blakeana</i>	洋紫荊	4	70	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T61	<i>Bauhinia x blakeana</i>	洋紫荊	4	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T62	<i>Bauhinia x blakeana</i>	洋紫荊	4	85	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T63	<i>Bauhinia x blakeana</i>	洋紫荊	5	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T64	<i>Ficus microcarpa</i>	細葉榕	4	250	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T65	<i>Bauhinia x blakeana</i>	洋紫荊	4	90	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T66	<i>Ficus microcarpa</i>	細葉榕	5	240	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T67	<i>Bauhinia x blakeana</i>	洋紫荊	4	105	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T68	<i>Ficus microcarpa</i>	細葉榕	5	300	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T69	<i>Ficus microcarpa</i>	細葉榕	6	270	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T70	<i>Ficus microcarpa</i>	細葉榕	5	130	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T71	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	80	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T72	<i>Ficus microcarpa</i>	細葉榕	5	200	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T73	<i>Ficus microcarpa</i>	細葉榕	5	110	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T74	<i>Ficus microcarpa</i>	細葉榕	5	200	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T75	<i>Bauhinia x blakeana</i>	洋紫荊	5	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T76	<i>Bauhinia x blakeana</i>	洋紫荊	5	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T77	<i>Bauhinia x blakeana</i>	洋紫荊	5	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T78	<i>Bauhinia x blakeana</i>	洋紫荊	5	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T79	<i>Bauhinia x blakeana</i>	洋紫荊	5	130	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T85	<i>Terminalia mantaly</i>	小葉欖仁	8	130	4	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Epicormics
T86	<i>Terminalia mantaly</i>	小葉欖仁	8	160	4	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Epicormics
T87	<i>Terminalia mantaly</i>	小葉欖仁	7	170	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T88	<i>Litchi chinensis</i>	荔枝	7	160	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/NCPN_No.03_The_use_of_plant_name_rev_2008_2.pdf³ 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.pdf⁴ Amenity value of a tree should be assessed by its functional values for shade, shelter, screening, reduction of pollution and noise and also its fung shui significance, and classified into the following categories.

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

Tree Survey Schedule

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

Date of tree survey: 21 March 2023

Surveyed by Wilson Chin Chi Wai Registered Arborist (No. TM123411), Greentime Corporation Limited

Tree No. ¹	Species ²		Measurements			Amenity value ⁴	Form	Health Condition	Structural condition	Suitability for transplanting ⁵		Conservation status ⁷	Recommendation Tree Treatment	Department to provide expert advice to LandsD	Additional Remarks ⁸
	Scientific name	Chinese name	Height (m)	DBH ³ (mm)	Crown Spread (m)	(Good/Fair/Poor)			(High/ Medium / Low)	Remarks ⁶	(Retain/ Transplant/ Fell)				

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 transplanting).

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

⁷ State the rarity and protection status of the species. Appendix A.III.(i) g. provides more details.

⁸ Any additional information deemed necessary for consideration of the proposed management recommendation.



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



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T38



T39



T40



T41



T42



T43



T44



T45



T46



T47



T48



T49



T50



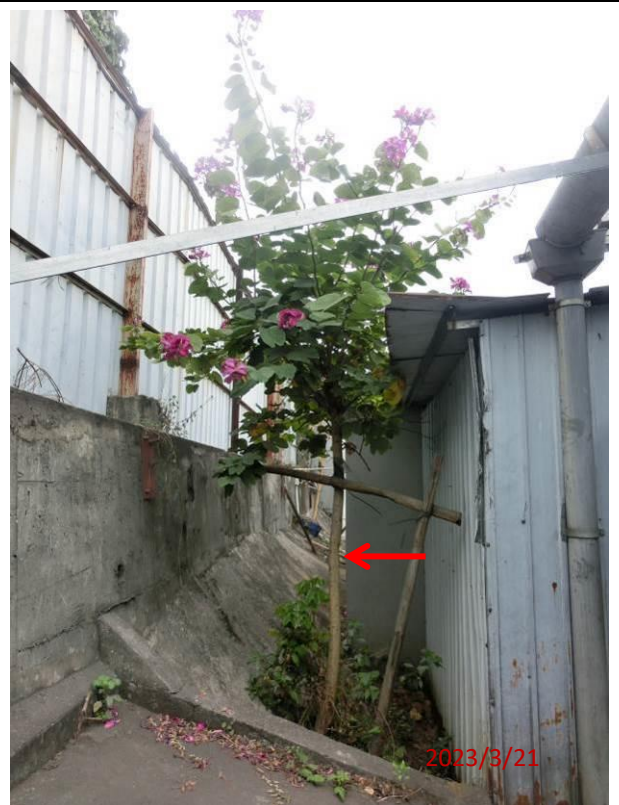
T51



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



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T78



T79



T85



T86



T87

Location: DD100 and the Adjoining Government Land, Ying Pun Kwu Tung South
Inspection date: 21 March 2023



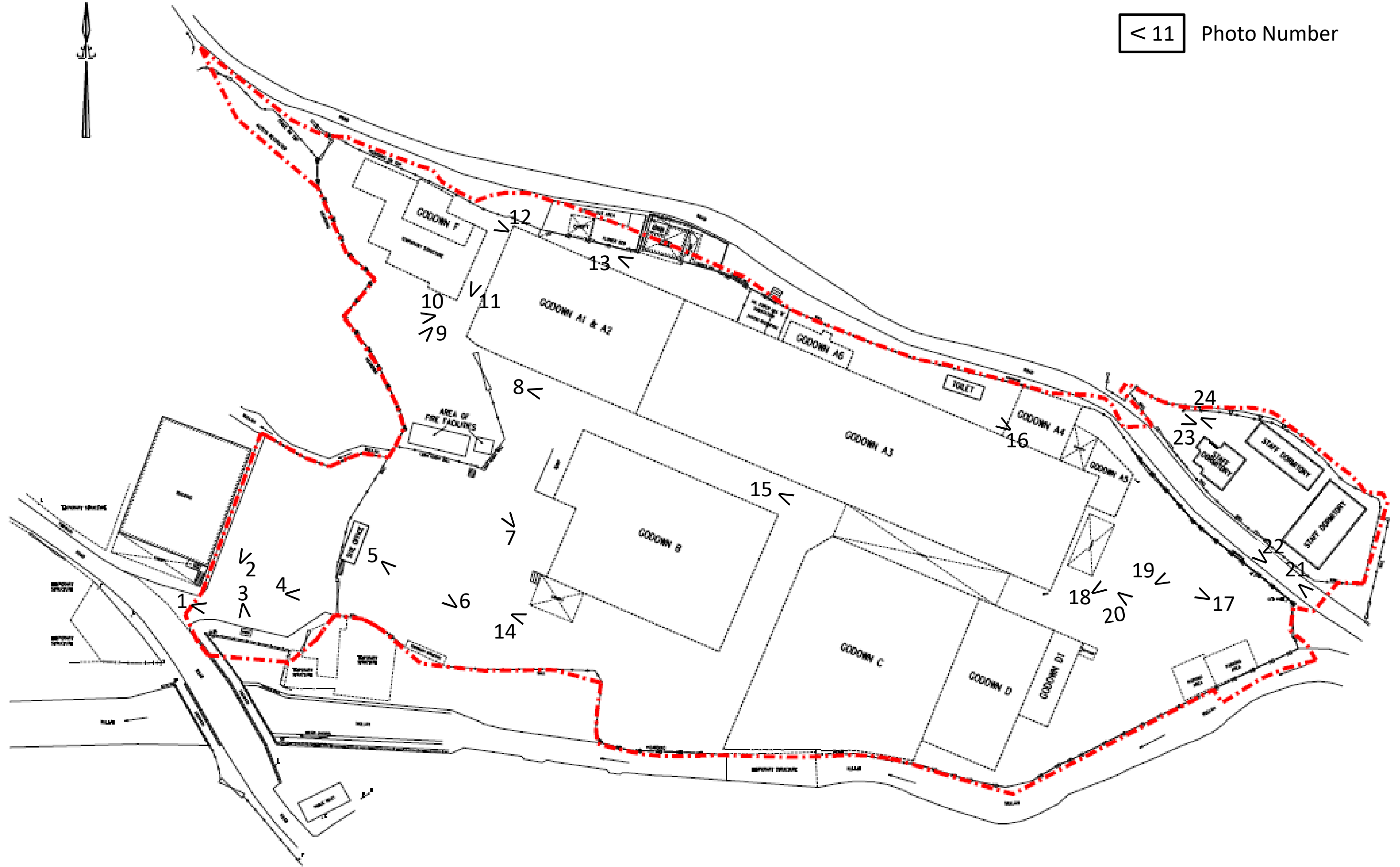
T88

END

Appendix III
Site Photographs of the Temporary Godown
And Ancillary Staff Quarters
(As of March 2023)



< 11 Photo Number



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. 1666 SC RP



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



Photographs 5 & 6 – The containers 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 are 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 a lane leading to 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 & parking areas close to Godown No. D1 and second entrance/exit



Photographs 21 & 22 – Access road between the temporary Godown and ancillary staff quarters

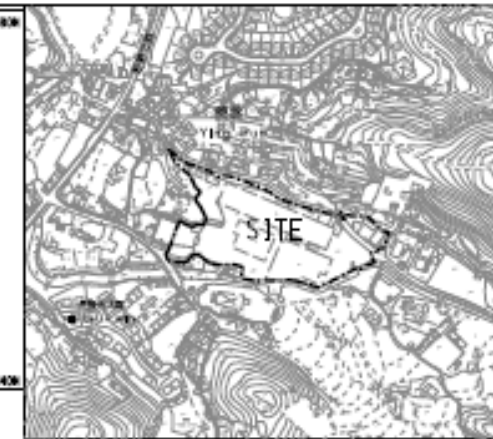
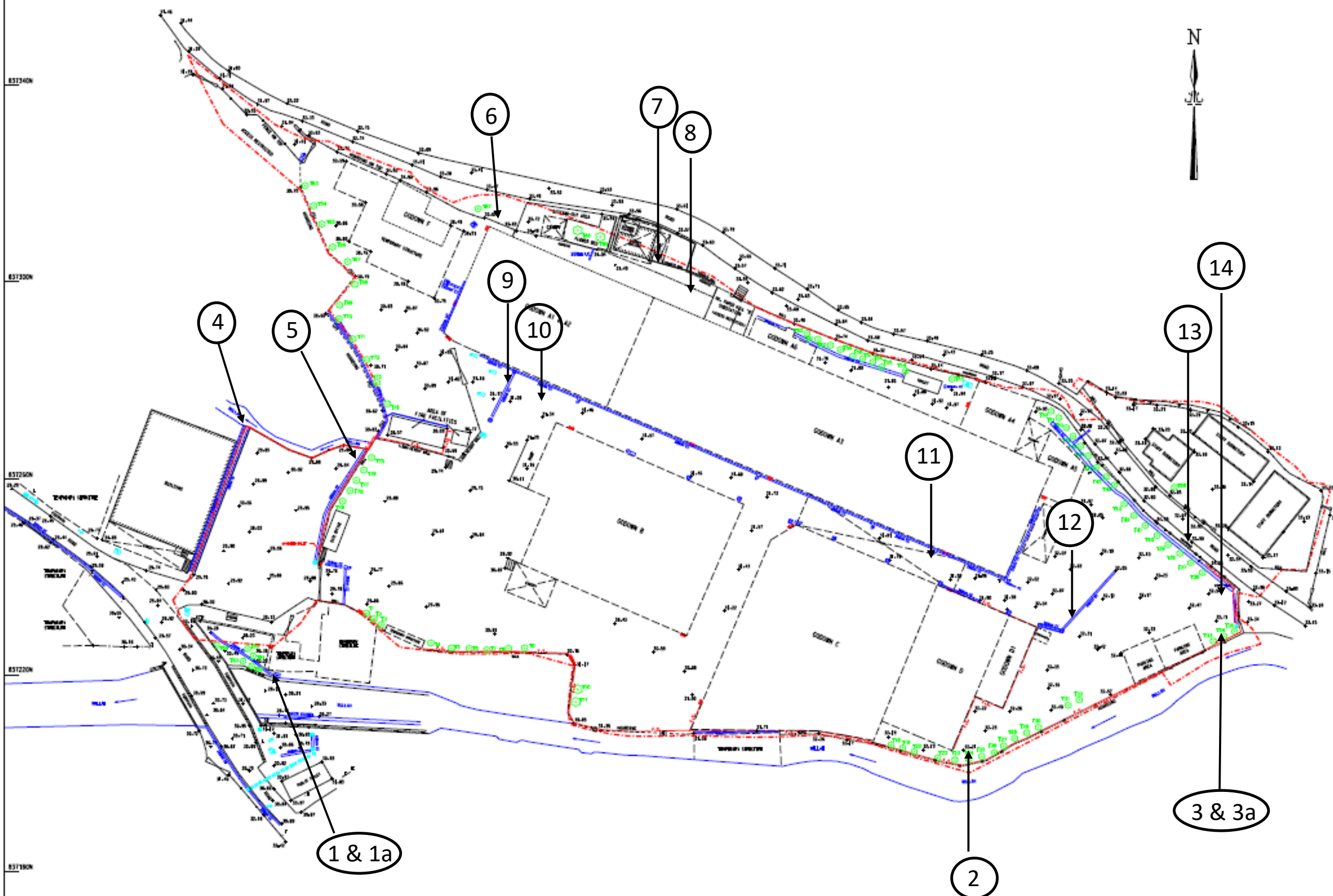


Photographs 23 & 24 – the ancillary staff quarters

Appendix IV

Updated Storm Water Drains Photographic Record

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 PERB WERE MEASURED FROM TIDE OF PERB.
- LEGEND:**
- 200mm COVERED U-CHANNEL
 - 200mm U-CHANNEL
 - FENCE/RAILING
 - LEVEL POINT
 - 100.00
 - LAMP POST
 - SCOP POST
 - TELEPHONE POST
 - WANDER TELEPHONE
 - WANDER STORM WATER
 - WANDER FOUL WATER
 - WANDER
 - WANDER EAM
 - WANDER POWER LINE
 - VALVE WATERWORKS
 - GULLY/GRATING
 - HOARDING
 - STANDING WALL
 - STAIR/STEP EDGE
 - GATE
 - TEMPORARY STRUCTURE
 - CANOPY
 - GATED PRT
 - CULVERT
 - FLOWER BED
 - BUILDING LINE
 - TREE & TREE NO.
 - FALLING TREE & TREE NO.
 - P3RE EXTINGUISHER
 - P3RE FIRE P3RE
 - P3RE SERVICES P3RE
 - BOUNDARY LINE FOR PLANNING APPLICATION

2 Photo No.

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

DATE OF SURVEY
January 2023

SCALE AT A1
1:400

DRAWING NUMBER
KEL/TOPO/22/78

REVISION
0

Plan Approved By:

Signature _____
Sr. Dr. Ching Shun-tang
Authorized Land Surveyor
RHS- F335, W3444-1, RPS115, W3144, W31 (Apt. 1)

Dated this 10th day of March 2023

建地測量規劃及地理信息系统有限公司
KELand Surveying, Planning & GIS Co., Ltd.
The 8, 895, Chatham Commercial Building, No. 895 Chatham Road North, Kowloon
Tel: 2787 5777 Fax: 2787 5733 Web: www.keland.com.hk Email: keland@keland.com.hk

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

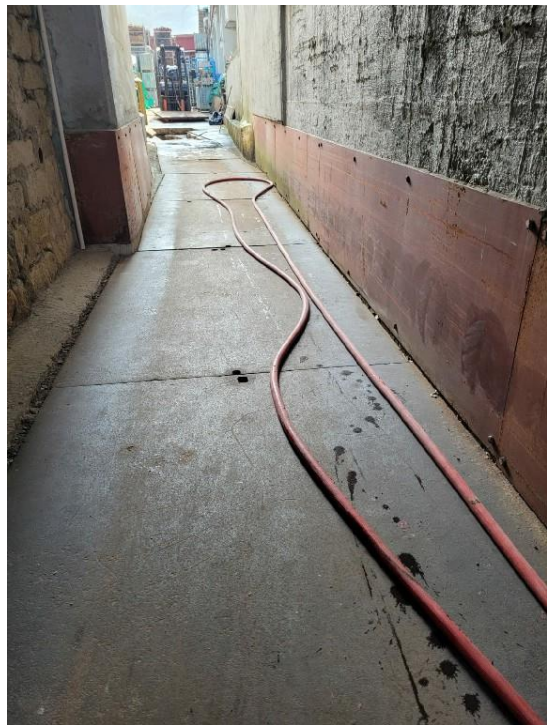


Photo 7: Existing 225 U/C Condition



Photo 8: Existing 600 U/C Condition



Photo 9: Existing 225 U/C Condition



Photo 10: Existing 225 U/C Condition

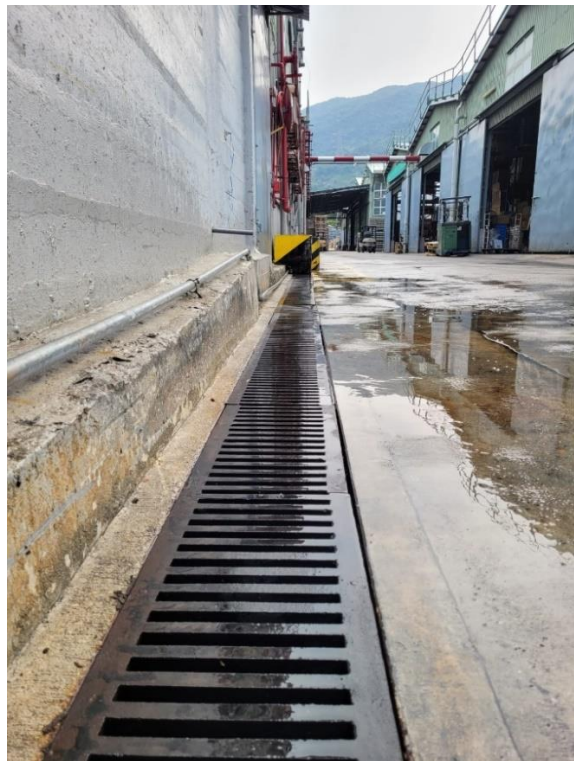


Photo No. 11: Existing 225 U/C Condition



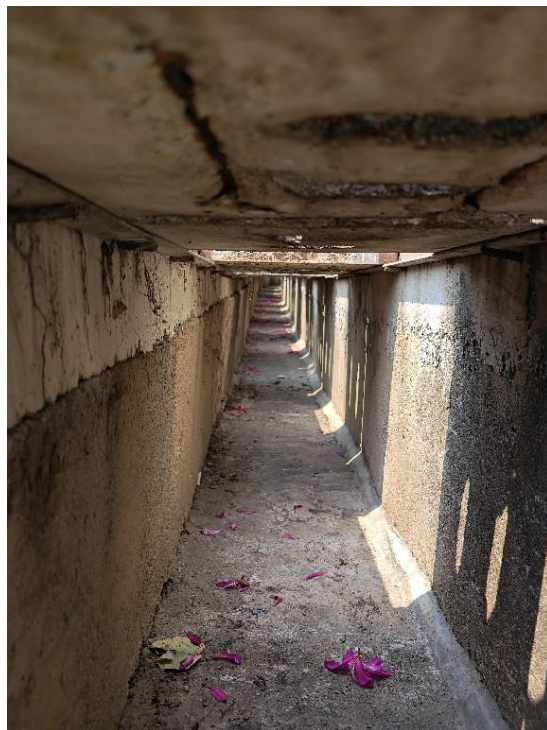
Photo 12: Existing 225 U/C Condition



Photo 13: Existing 600 U/C Condition



Photo 14: Existing 600 U/C Condition



Appendix V
Fire Services Certificates

FIRE SERVICE (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

A 8924440

FSD Ref.:

消防處編號

Name of Client:

顧客姓名

Empire Famous Ltd.

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 1623 S.B. 1624 S.A. to

S.L. 1624 R.P. 1626, 1628,

1629 and 1631 to 1637 D.D. 100

Street/Road/Estate Name:

街道/屋苑名稱

Ying Pun, Kwn Tung South

Block:

座

District:

分區

Sheung Shui

Area:

地區

☐ HK
香港☐ K
九龍☒ NT
新界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 Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 9(1) 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. 根據消防(裝置及設備)規例第九條(1)款，如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消防裝置或設備至少一次。

Code 編號 (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/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	14 x 9 lit. Water type F.E.		Conformed with FSD requirement	2-1-2023	1-1-2024
24	19 x 5 kg. Co2 type F.E.				
24	3 x 3 kg. Dry Powder type F.E.				
24	3 x 6 kg. Dry Powder type F.E.				

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

Code 編號 (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/YY)
			Nil		

Part 3 第三部 Defects 損壞事項

Code 編號 (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
			Nil	

I/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之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

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Wong Wai Kung

RC3/484

民興消防工程公司

27805778, 27807123

2-1-2023

For FSD use only:

Inspected

Key-in

Verified

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.:

消防處編號

Serial Number

10091 202052

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	20/05/2022	19/05/2023
13	Fire alarm system (MFA)	G/F & M/F	Conforms with FSD requirements	20/05/2022	19/05/2023

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

I/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/我們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之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

20/05/2022

For FSD use only

Inspected

Key-in

Verified



Serial Number

10091 202052

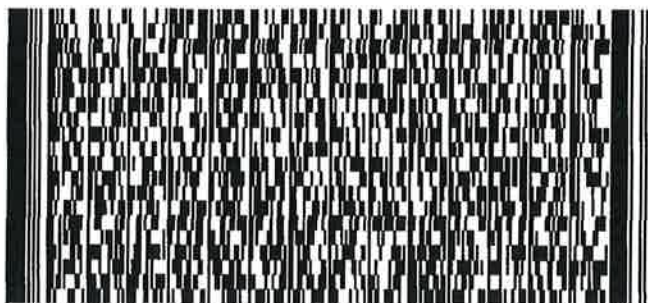
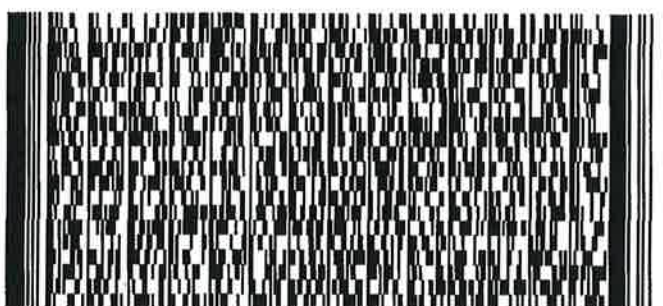
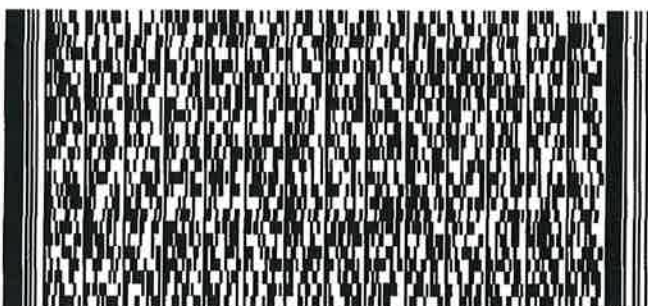
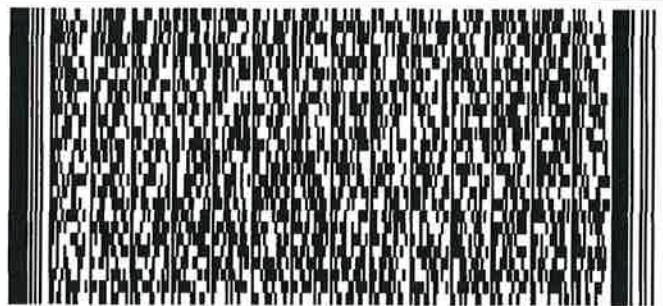
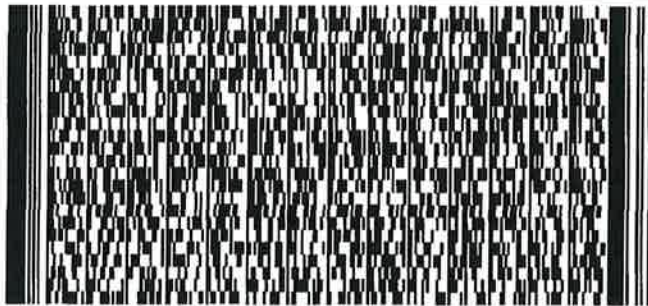
Name of Client 顧客姓名

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	20/05/2022	19/05/2023
11	Emergency lighting 64 nos.	G/F & M/F	Conforms with FSD requirements	20/05/2022	19/05/2023
12	Exit sign 30 nos.	G/F & M/F	Conforms with FSD requirements	20/05/2022	19/05/2023

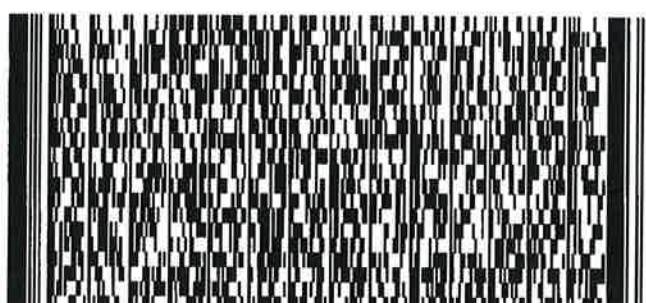
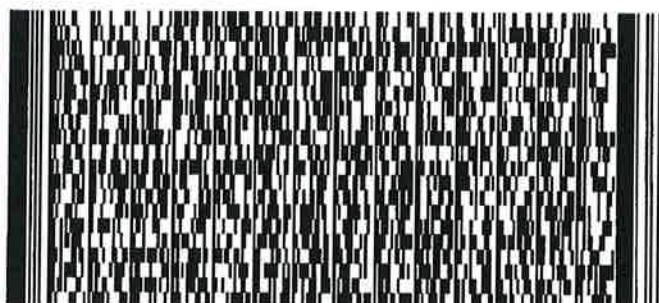
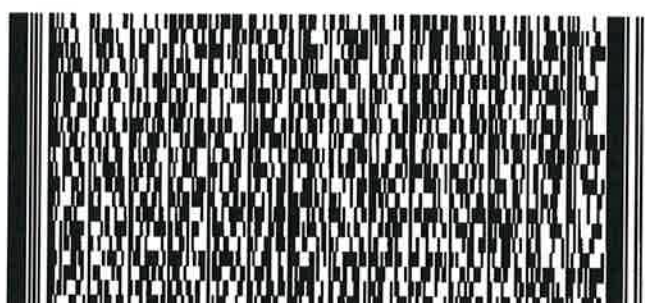
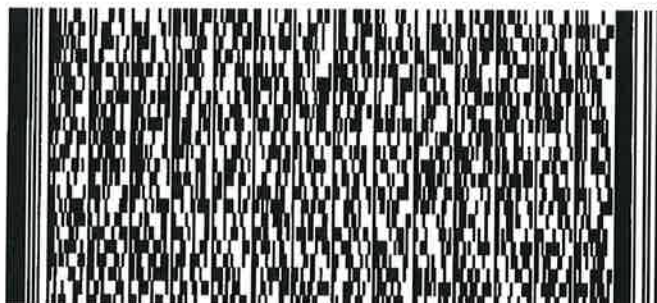
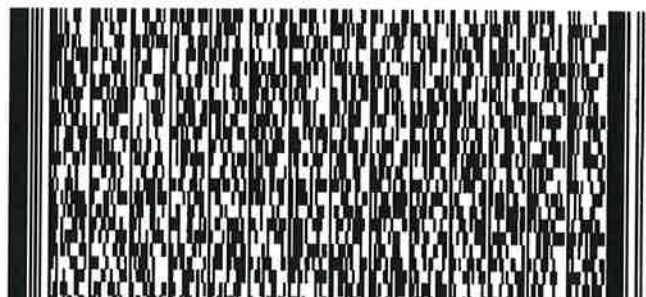
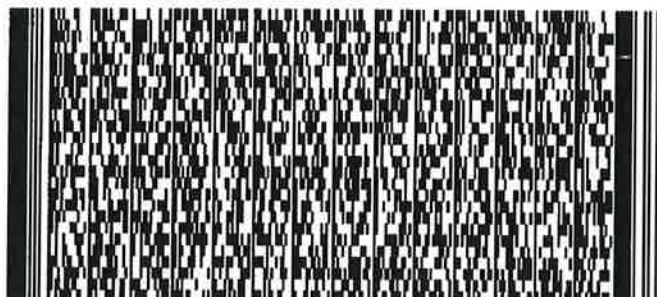
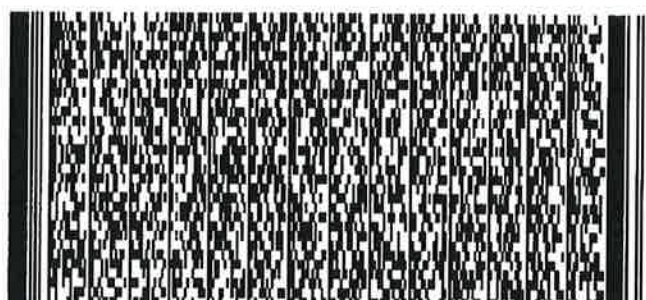
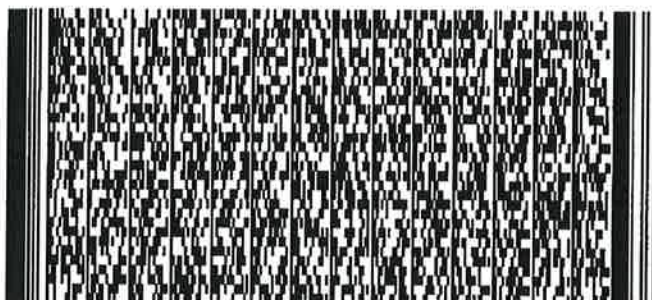


Serial Number

10091 202052

Name of Client 顧客姓名

Empire Famous Ltd.



Your Reference: TPB/A/NE-KTS/527

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

29th June 2023

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 Lots 1623 S.B, 1624 S.A to S.I, 1624 RP, 1626, 1628, 1629, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1666 S.C.R.P. in DD100 and adjoining government land, Ying Pun, Kwu Tung South, New Territories

We refer to the captioned section 16 application submitted on 18.4.2023 and received by the Town Planning Board (the Board) on 21.4.2023. As per Town Planning Board Guideline No. 32A, the applicant submits our responses with supporting information to clarify the comments by Fanling, Sheung Shui & Yuen Long East District Office and Urban Design & Landscape Section of Planning the Planning Department on 25.5.2023 and District Lands Office/North of the Lands Department on 13.6.2023.

We submit four hard copies, one soft copy of the R to C table, and supporting information for the Board's consideration.

This further information is considered not to be proposing a material change in the nature of the application. Therefore, it could be exempted from the publication and recounting requirements per the TPB PG-No.32A. However, 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 further information.

Should you have any queries, please contact the undersigned at 3621 0362. Thank you.

Yours sincerely,

Kenneth J. Li
Director

Encl.

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office, Planning Department – Attn: Miss Florence Siu [By Email at fwysiu@pland.gov.hk]

**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/527)**

Responses to Comments from Government Departments

June 2023

Comments from Government Departments	Applicant's Responses
Comments by Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department received on 25.5.2023	
<p>Please advise whether</p> <ul style="list-style-type: none"> (i) There will be no operation on Sundays and public holidays (ii) There is no dangerous goods in the godowns (iii) There is no heavy goods vehicles (including container tractors/trailers) for transporting goods at the site 	<p>The applicant wishes to confirm that:</p> <ul style="list-style-type: none"> (i) The operation hours are from 8.00 am to 6.00 pm, Monday to Saturday only. There will be no operation on Sundays and public holidays. (ii) There are no dangerous goods in the godowns. (iii) No heavy goods vehicles (including container tractors/trailers) for transporting goods at the site.
<p>Please show the location/width of ingress/egress point, car parks, loading/unloading spaces and clearly indicate the ancillary offices on the layout plan.</p>	<p>Please refer to Attachment 1, showing the updated Figure 3.1. A summary of the minor changes is as follows:</p> <ul style="list-style-type: none"> (i) The updated layout plan indicates the location/width of the main gate and through Lot 1666 S.C RP, the car parks, loading/unloading spaces, and the ancillary office. (ii) The temporary structure (container workshop) near the site office. (iii) The canopy at the sitting-out area has been removed. (iv) The adjustment to the shape of the canopy over the 'HK Paper Mill 'B' Substation. (v) The adjustment to the shape of the canopy over Godown C. <p>The applicant has amended the relevant parts in the Executive Summary, section 3 of the planning statement to reflect the minor change in site coverage from 44.02% to 45.9% and the updated Tree Survey Report. Pages 5 and 12 of the S16-III Application Form area also revised to reflect the minor changes in site coverage and the number of structures. See Attachment 2.</p> <p>Those changes mentioned above, especially (ii) to (iv) in Figure 3.1, are intended to facilitate the processing of the STT/STW by the Lands Department.</p>

Comments from Government Departments	Applicant's Responses
Comments by the Urban Design and Landscape Section of the Planning Department received on 25.5.2023	
Regarding the Tree Survey Report in Appendix II of the planning statement, this office has the following observations to the site visit on 11.5.2023:	
(a) Dwg. No. KEL/TOPO/22/78 (Tree Survey Plan): (i) T21 is omitted; (ii) location of trees T25 to T32 should be evenly distributed; and (iii) a tree (Trema sp.) at coordinates N837301.1 & E829650.2 is omitted	<p>(i) T21 is shown on the updated Topographical and Tree Survey Plan (Dwg. No. KEL/TOPO/22/78 dated 6/6/2023).</p> <p>(ii) We have checked the location of trees T25 to T32 and shown their revised locations on the updated Topographical and Tree Survey Plan.</p> <p>(iii) A tree (Trema sp.) is named T89, and its location is shown on the updated Topographical and Tree Survey Plan. Please refer to the updated Topographical and Tree Location Survey Plan in Attachment 3.</p>
(b) Tree Survey Schedule: (i) the species of T63 should be Ficus macrocarpa instead of Bauhinia x blakeana; (ii) information of the omitted tree (Trema sp.) should be included; and (iii) structural condition of T63, T64, T66, T68, T69, T72, T73 and T 74 should be poor instead of fair.	(b) Noted. The tree survey schedule on page 2 in Part 4 of the Tree Survey Report has been updated. In parallel, we have also amended paragraphs 3.3.1 and 3.3.2 of the planning statement to align with the findings of the revised Tree Survey Report. See Attachment 2 and Attachment 4 .
(c) Photo of omitted tree (Trema sp.) should be included.	(c) The tree photo has been added. See Attachment 4 .

Comments from Government Departments	Applicant's Responses
<p>The applicant is advised that approval of the application does not imply approval of tree works, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authorities for approval.</p>	<p>Noted.</p>
<p>The applicant should properly maintain the existing trees within the site. Useful information on tree maintenance is available at the greening website of Development Bureau.</p> <p>(https://www.greening.gov.hk/en/tree-care/information-about-tree-maintenance-for-private-pro/index.html)</p>	<p>Noted.</p>

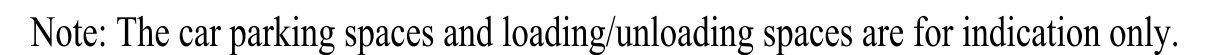
Comments from Government Departments	Applicant's Responses
Comments by the District Lands Office/North, Lands Department received on 13.6.2023	
<p>(a) The application lots except Lots Nos. 1263S.B and 1666 S.C RP, both in DD100, are covered by a Short Term Waiver (STW) No.799. About 2,970m² area of GL within the application site is covered by a Short Term Tenancy (STT) No.522. Both of the STW and STT were granted for the purpose of a paper factory. The applicants are not the waiveree/tenant of the STW/SDTT. All existing structures erected on the application site are found used for godown with ancillary office and staff quarters (domestic) purposes which are in breach of the lease/the STW/STT's conditions. The Lot owners/applicants should immediately rectify the breaches and this office reserves the right to take enforcement action against the breaches without separate notice.</p>	Noted.
<p>(b) No permission is given for inclusion of GL (about 3,232.6m² as mentioned in 3(c) of the planning application form) in the application site for the subject uses. Any occupation of GL without Government's prior approval is an offence. The applicants should immediately cease any occupation of GL and this office reserves the rights to take necessary land control action against the illegal occupation of GL without separate notice.</p>	Noted.

Comments from Government Departments	Applicant's Responses
<p>(c) The built-over area of the existing structures erected on site <u>do not tally</u> with the proposal submitted in the planning application. According to the proposed development, the covered area of the ten proposed structures including three ancillary staff quarters, six godowns, and ancillary office, is 8,486m² (about), which exceeds the proposed site coverage of 44.02% (i.e. 7,355.8m² about) as mentioned in para.3.11. of the planning statement. Please be reminded that the ancillary fire facilities, sub-station and kiosk, etc. are also accountable for built-over-area and occupation area for STW/STT applications.</p>	<p>Noted. The applicant wishes to clarify that 8,486m² refers to the estimated total floor area.</p> <p>Please also refer to the updated Figure 3.1 in Attachment 1 and our responses to the Planning Department on page 1 of this table.</p> <p>Based on a follow-up joint site visit to the temporary godown with the Land Consultant on 13.6.2023 and 20.6.2023, we have noticed an additional temporary structure: a container workshop close to the ancillary site office. Such temporary has been added to the revised Figure 3.1 and the adjustments required to the shape of canopies over the HK Paper Mill 'B' Substation site and Godown C.</p>

Attachments

1. **Attachment 1** – The updated Figure 3.1
2. **Attachment 2** – Revised Parts of the Planning Statement and Pages 5 and 12 of the S16-III Application Form
3. **Attachment 3** – The updated Topographic and Tree Location Survey Plan (Dwg. No. KEL/TOPO/22/78 Rev.1 dated 6/6/2023).
4. **Attachment 4** – The Revised Tree Survey Report

Attachment 1: Updated Figure 3.1



SCALE 1:800 AT A3

Date: 23 June 2023



Photograph of the Temporary container workshop near the Ancillary Site Office



Photograph of the Canopy over the HK Paper Mill 'B' Substation



Photograph of the canopy at the corner of Godown C



Photograph of the Sitting-out Area without the canopy

**Attachment 2: Revised Parts of the Planning Statement &
Pages 5 and 12 of the S16-III Application Form**

EXECUTIVE SUMMARY

BACKGROUND

This Section 16 application is submitted on behalf of the Empire Famous Limited and Right East Consultants Limited, to seek planning permission for the renewal of the approved planning application no. A/NE-KTS/486 for the proposed temporary godown with ancillary office and staff quarters for a period of 3 years at Lots 1623 S.B, 1624S.A to S.I, 1624 RP, 1626, 1628, 1629, 1631 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 an area zoned as “Recreation” (“REC”) zone of the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/18.

The planning permission of the planning application no. A/NE-KTS/486 will lapse on 30.5.2023. With reference to the Town Planning Board Guideline (TPBG) No. 34D, the applicant is required to apply to the TPB for a renewal of the temporary approval if the temporary use and development is to be continued.

The applicant proposed to continue the temporary use of godown with ancillary office and staff quarters on the application site. The main purpose of this planning application is therefore to renew the temporary planning permission granted by the TPB for the previously approved application no. A/NE-KTS/486 on 29.5.2020.

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 16,740.3m ² (Includes Government land of about 3,233.8m ²)
Total Floor Area	8,486m ² Non-domestic: 8,170m ² Domestic: 316m ² (ancillary staff quarters)
Site Coverage	45.9%
No. of parking spaces and loading/unloading spaces	Private Car Parking Spaces: 8 Loading/Unloading Spaces: 20

PLANNING JUSTIFICATIONS

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

- The proposed renewal is aimed to continue the temporary planning permission granted by the TPB for the previously approved application no. A/NE-KTS/486.
- The proposed use would not frustrate the long-term planning intention of the "REC" zone.
- The proposed amendment is considered not incompatible with the surrounding land use.
- The applicant has complied with all the approval conditions of the previous approved planning application (A/NE-KTS/486).

行政摘要

引言

是次第 16 條規劃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 分段至 I 分段、第 1624 號餘段、第 1626 號、第 1628 號、第 1629 號、第 1631 號至第 1637 號及第 1666 號 C 分段餘段和毗連政府土地。申請人擬議對獲批規劃許可（A/NE-KTS/486）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）的規劃許可作出續期申請，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/18，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獲有附加條件的規劃許可三年至 2023 年 5 月 29 日（A/NE-KTS/486）。是次規劃申請主要目的是延續該曾獲批規劃許可。

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 16,740.3 平方米 (包括政府土地約 3,233.8 平方米)
總樓面面積	8,486 平方米 <ul style="list-style-type: none">▪ 非住用: 8,170 平方米▪ 住用: 316 平方米 (員工宿舍)
上蓋面積	45.9%
停車位及上落客貨車位數目	<ul style="list-style-type: none">▪ 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：

- 是次修訂主要目的是延續先前曾獲批的臨時規劃許可
- 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。

3. Description of the Proposed (A/NE-KTS/486)

3.1. Description of the Proposed Development

- 3.1.1. The proposed use of the site for temporary godown with ancillary office and staff quarters for a period of 3 years was approved by the Town Planning Board under planning application no. A/NE-KTS/486 on 29.5.2020. A layout plan, (see **Figure 3.1**) showing the total floor area of 8,486m² (including ancillary staff quarters of 316m²) and site coverage of 45.9%, which is about 1.88% higher than the site coverage of 44.02% in the previously approved scheme (A/NE-KT/486). The development parameters are summarized in Table 3.1 below:

Table 3.1: Development parameters of the proposed development

Site Area	About 16,740.3m ² (Includes Government land of about 3,233.8m ²)
Total Floor Area	8,486m ² Non-domestic: 8,170m ² Domestic: 316m ² (ancillary staff quarters)
Site Coverage	45.9%
No. of parking spaces and loading/unloading spaces	Private Car Parking Spaces: 8 Loading/Unloading Spaces: 20

Note: The minor difference in site coverage is because:

- The adjustment to the shape of the canopies on top of Godown C and the HK Paper Mill 'B' Substation; and
- The inclusion of on-site fire services facilities and a temporary structure (i.e. a removable container workshop) located adjacent to the ancillary site office.

3.2 Land Related Issues

- 3.2.1 All the above private lands concerned are all Old Schedule Lots held under 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; a proposed STW is under process by Lands Department for erecting a kiosk structure on Lot 1666 SC RP to facilitate the required traffic improvement measures in relation to the last approved application no. A/NE-KTDS/486.
- 3.2.2 An application for Short Term Tenancy (STT NX 1799) in respect of the portion of Government land adjoining the private Lot no. 1666 S.C RP for access to the Site is also under processing by Lands Department (**Figure 3.2** refer).
- 3.2.3 For the Unallocated Government Land adjacent to Lot No. 1626 in DD100, a STT application has been submitted to the Lands Department after obtaining TPB's approval on the planning application no. A/NE-KTDS/486 in 2020. The STT application is still under consideration by the Lands Department (**Figure 3.2** refer).

3.3 The Updated Tree Survey

3.3.1 An updated Tree Survey has been carried out on 21.3.2023 and 29.5.2023. 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:

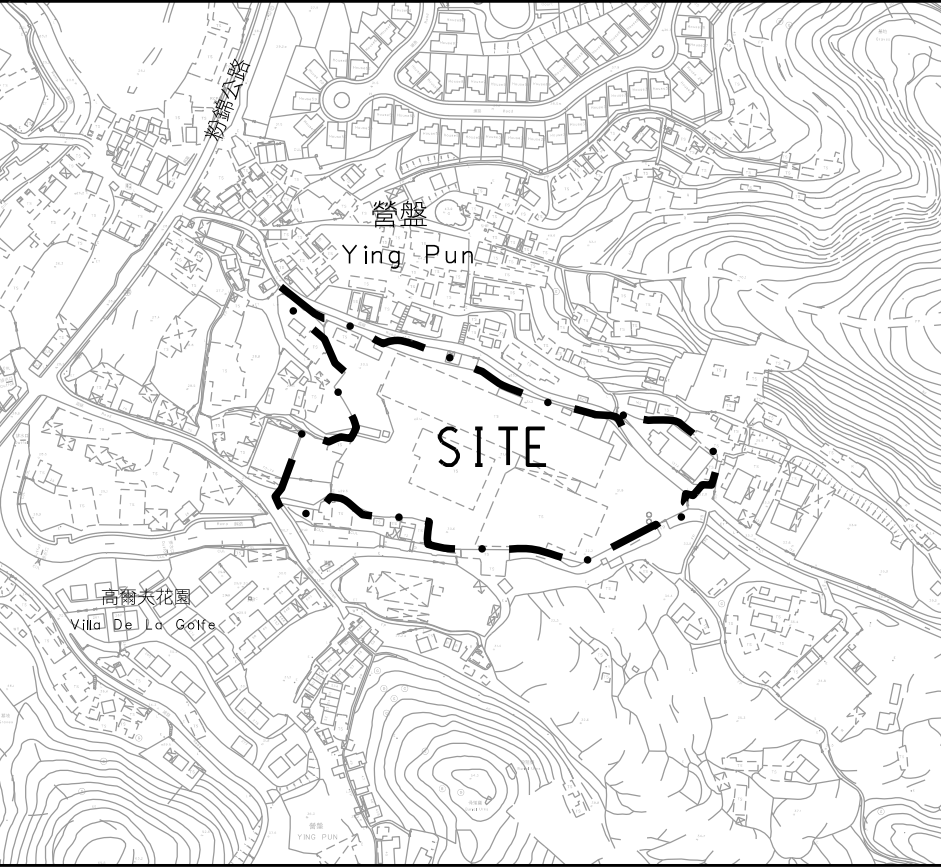
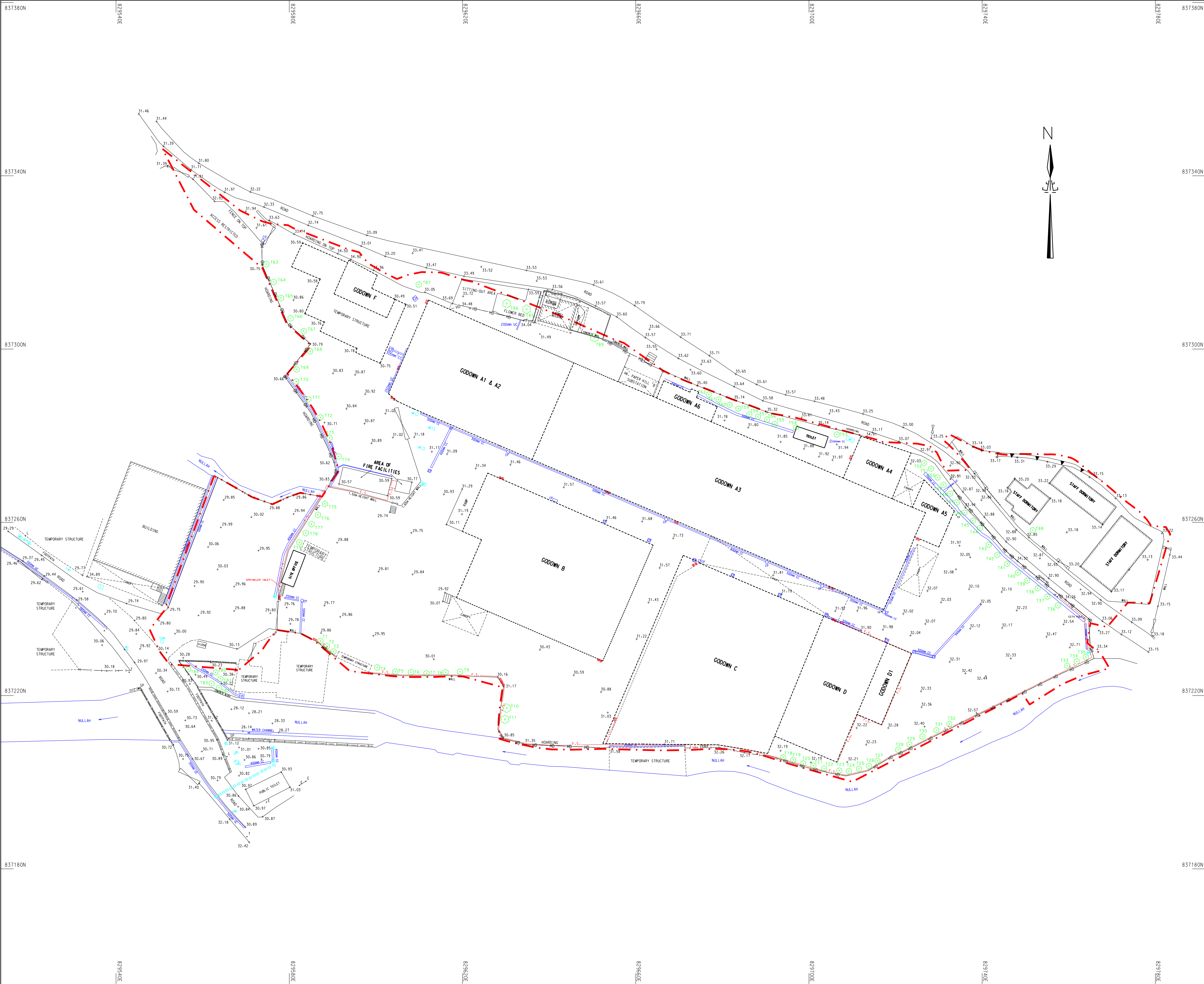
- A total of 78 nos. of trees were recorded within the application site boundary;
- All trees are common species. There is no tree classified as Register of Old and Valuable Tree or trees with cultural, historic or conservation value on site;
- The general conditions of the existing trees are fair. However, the health conditions of T53 and T59 are poor. A total of 8 new trees were planted (namely, T63, T64, T66, T68, T69, T72, T73 and T74) on 23.5.2023, and one additional tree (namely T89) is confirmed to be located within the application site boundary and added to the tree survey report.

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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	Temporary godown with ancillary office and staff quarters for a period of 3 years (Please refer to the planning statement for details of the proposal) (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) <u>Development Schedule 發展細節表</u>	
Proposed uncovered land area 擬議露天土地面積	8,224.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	8,486 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	14..(See Note 1).....
Proposed domestic floor area 擬議住用樓面面積	...316 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	....8,170.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	8,486 .....sq.m <input checked="" type="checkbox"/> 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) Godown A: A1& A2 at about 11.2m, A3 at about 7.8m, A4 at about 5.1m, A5 at about 4.7m, A6 at about 4.3m Godown B: about 8.9m, Godown C: about 8.8m Godown D: D at about 7.6m, D1 at about 5.9m, Godown F: about 3.9m ..... ...1 storey. (except Godown A1 and A2: 2 storeys).....	
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	8
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	20
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

(Note 1 - 14 structures (6 godowns plus 1 ancillary office, 3 staff quarters, 2 fire facilities, 1 sub-station and 1 temporary container workshop near ancillary office.)

(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 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	8,170 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	3 existing staff quarters	
	Non-domestic 非住用	6 existing godown structures plus 1 ancillary office, 2 fire facilities, 1 sub-station & 1 container workshop	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Ranges from about 3.9 to about 4.0m m 米 (ancillary staff quarters) <input type="checkbox"/> (Not more than 不多於)	
		1 storey Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	Godown A: A1 & A2 at about 11.2m, A3 at about 7.8m A4 at about 5.1m, A5 at about 4.7m m 米 A6 at about 4.3m <input type="checkbox"/> (Not more than 不多於)	
		Godown B: about 8.9m Godown C: about 8.8m Godown D: D at about 7.6m, D1 at about 5.9m Storeys(s) 層 Godown F: about 3.9m <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	1 storey (except Godown A1 and A2 are 2 storeys) 45.9% % <input checked="" type="checkbox"/> 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
(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 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

Attachment 3: The updated Topographic and Tree Location Survey Plan (Dwg. No. KEL/TOPO/22/78 dated 6/6/2023).



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 POST
- TELEPHONE POST
- 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 January & June 2023	SCALE AT A1 1:400
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DRAWING NUMBER KEL/TOPO/22/78	REVISION 1
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Plan Approved By:

Signature _____

Sr. Dr. Ching Siu-tong
Authorized Land Surveyor
FHKIS, FRICS, MIS(Aust.), RPS(SLS), MCI(Arb), MSS1 (Aust.)

Dated this: .23rd. day ofJune 2023.....

Attachment 4: The revised Tree Survey Report

Tree Survey Report

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

Survey date: 21 March 2023 & 29 May 2023



Prepared by: CHIN Chi Wai
Registered Arborist
(Registration No: TM123411)
Date: 5 June 2023 / Revised on 23 June 2023

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

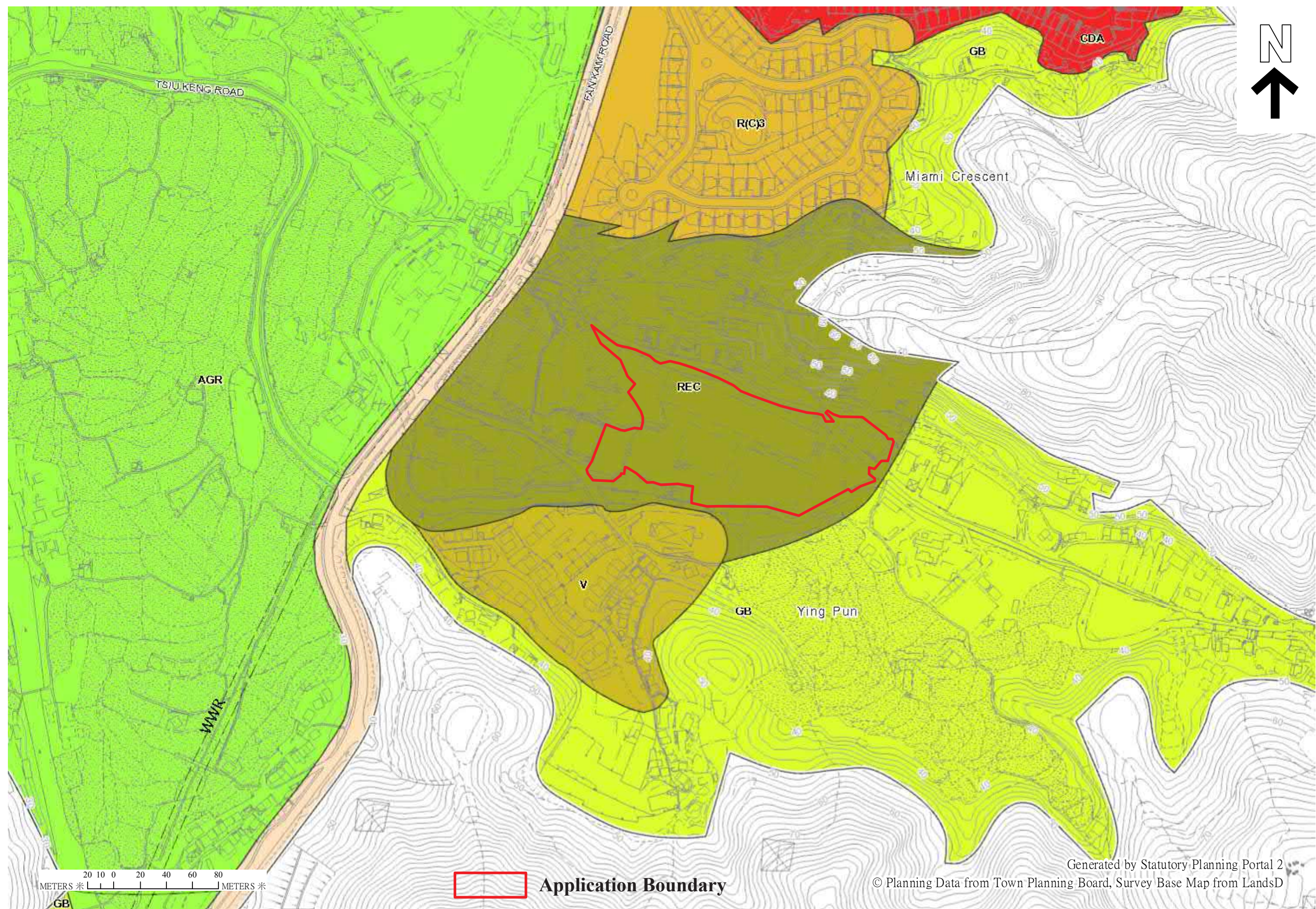
Tree Survey Findings

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	38
<i>Bauhinia x blakeana</i>	洋紫荊	17
<i>Ficus microcarpa</i>	細葉榕	13
<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>	細葉欖仁	3
<i>Trema tomentosa</i>	山黃麻	1
	Total	78

- The tree survey was carried out on 21 March 2023 and 29 May 2023.
- The locations of the trees were shown in Tree Survey Plan (Appendix C).
- A total of 78 nos. of trees were surveyed within the site boundary.
- There was no tree with cultural, historic or conservation value on site.
- No tree on site had been included in the Register of Old and Valuable Trees.
- No Champion Trees were found on site.
- All trees were common species.
- The general conditions of the existing trees were fair at the date of inspection.
- The health condition of T53 and T59 were poor.
- 8 nos. trees (T63, T64, T66, T68, T69, T72, T73 & T74) had been replaced by newly planted tree on 23 May 2023.
- One more tree T89 was found within the site boundary and updated in the tree survey report.

Part 3 – Site Plan and Tree Location Plan



Project 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 Application Site Location Plan – Under Outline Zoning Plan



KJL **KJL Ltd.**
development consultancy

The map displays a residential area with a proposed road layout. A red dashed line outlines a proposed road corridor, while a blue dashed line indicates a specific route. Several points are marked with letters A through J, and a large area is labeled 'DD100'. The map also shows existing roads, buildings, and topographic features like contour lines and water bodies.

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

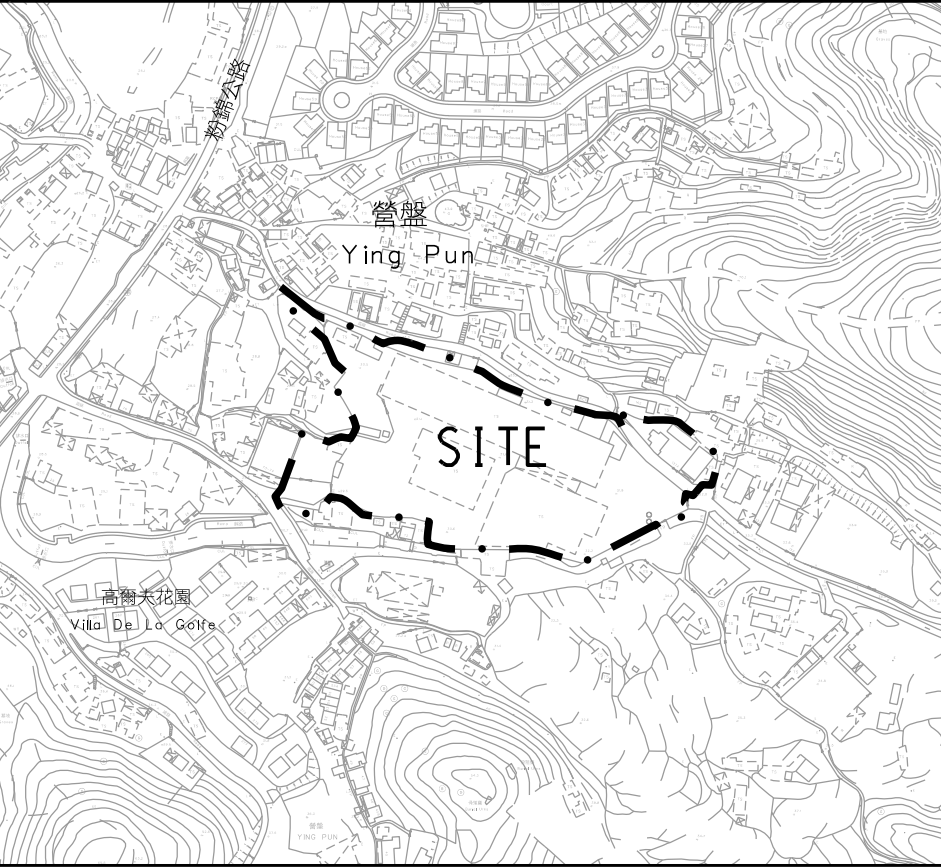


 **Application boundary line for this planning application**
 **Application site boundary for planning application No. A/NE-KTS/449**

比例尺 SCALE 1:1 000

米 10 0 10 20 30 40 50 metres

Locality : DD100
Lot Index Plan No. : MK0021022018
District Survey Office : MPC-K
Date : 06-Feb-2018
Reference No. : 2-SE-20D,2-SE-25B



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 POST
- TELEPHONE POST
- 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
January & June 2023

SCALE AT A1
1:400

DRAWING NUMBER
KEL/TOPO/22/78

REVISION
1

Plan Approved By:

Signature _____
Sr. Dr. Ching Siu-tong
Authorized Land Surveyor
FHKIS, FRICS, MIS(Aust.), RPS(SLS), MCI(Arb), MSS1 (Aust.)

Dated this: 23rd day of June 2023

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: 21 March 2023 & 29 May 2023

Surveyed by Wilson Chin Chi Wai Registered Arborist (No. TM123411), Greentime Corporation Limited

Tree No. ¹	Species ²		Measurements			Amenity value ⁴	Form	Health Condition	Structural condition	Suitability for transplanting ⁵		Conservation status ⁷	Recommendation Tree Treatment	Department to provide expert advice to LandsD	Additional Remarks ⁸
	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	5	120	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T2	<i>Michelia x alba</i>	白蘭	5	120	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T3	<i>Ficus microcarpa</i>	細葉榕	6	190	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T4	<i>Ficus microcarpa</i>	細葉榕	5	260	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T5	<i>Ficus microcarpa</i>	細葉榕	6	170	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T6	<i>Garcinia subelliptica</i>	菲島福木	3	85	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T7	<i>Ficus microcarpa</i>	細葉榕	4	140	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T8	<i>Ficus microcarpa</i>	細葉榕	4	140	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T9	<i>Ficus microcarpa</i>	細葉榕	5	170	2.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots / leaning
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	7	200	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Leaning
T18	<i>Bauhinia x blakeana</i>	洋紫荊	5	95	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T19	<i>Bauhinia variegata</i>	宮粉羊蹄甲	6	95	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T20	<i>Ficus microcarpa</i>	細葉榕	5	160	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T21	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T22	<i>Ficus microcarpa</i>	細葉榕	4	160	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T23	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	95	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T24	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	80	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T25	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	80	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T26	<i>Ficus microcarpa</i>	細葉榕	4	280	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T27	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	220	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T28	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T29	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T30	<i>Bauhinia x blakeana</i>	洋紫荊	5	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T31	<i>Bauhinia x blakeana</i>	洋紫荊	6	95	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T32	<i>Ficus microcarpa</i>	細葉榕	5	170	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T33	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	70	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T34	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	70	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T35	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	75	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T36	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	75	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T37	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	65	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T38	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	65	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T39	<i>Bauhinia variegata</i>	宮粉羊蹄甲	3	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T40	<i>Bauhinia x blakeana</i>	洋紫荊	4	115	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T41	<i>Ficus microcarpa</i>	細葉榕	4	200	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T42	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T43	<i>Ficus microcarpa</i>	細葉榕	4	230	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Exposed roots
T44	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T45	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T46	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T47	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T48	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	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: 21 March 2023 & 29 May 2023

Surveyed by Wilson Chin Chi Wai Registered Arborist (No. TM123411), Greentime Corporation Limited

Tree No. ¹	Species ²		Measurements			Amenity value ⁴	Form	Health Condition	Structural condition	Suitability for transplanting ⁵		Conservation status ⁷	Recommendation Tree Treatment	Department to provide expert advice to LandsD	Additional Remarks ⁸
	Scientific name	Chinese name	Height (m)	DBH ³ (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/Medium / Low)	Remarks ⁶		(Retain/ Transplant/ Fell)		
T49	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T50	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	65	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T51	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T52	<i>Litchi chinensis</i>	荔枝	5	100	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T53	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Poor	Fair	Poor	Fair	Low	-	-	Retain	Lot owner	Newly planted tree
T54	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	80	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T55	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T56	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	80	2	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	80	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T59	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Poor	Fair	Poor	Fair	Low	-	-	Retain	Lot owner	Newly planted tree
T60	<i>Bauhinia x blakeana</i>	洋紫荊	4	70	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T61	<i>Bauhinia x blakeana</i>	洋紫荊	4	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T62	<i>Bauhinia x blakeana</i>	洋紫荊	4	85	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T63	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Newly planted tree on 23 May 2023
T64	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Newly planted tree on 23 May 2023
T65	<i>Bauhinia x blakeana</i>	洋紫荊	4	90	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T66	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Newly planted tree on 23 May 2023
T67	<i>Bauhinia x blakeana</i>	洋紫荊	4	105	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T68	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Newly planted tree on 23 May 2023
T69	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Newly planted tree on 23 May 2023
T70	<i>Ficus microcarpa</i>	細葉榕	5	130	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T71	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	80	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T72	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Newly planted tree on 23 May 2023
T73	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	70	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Newly planted tree on 23 May 2023
T74	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	75	1.5	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Newly planted tree on 23 May 2023
T75	<i>Bauhinia x blakeana</i>	洋紫荊	5	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T76	<i>Bauhinia x blakeana</i>	洋紫荊	5	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T77	<i>Bauhinia x blakeana</i>	洋紫荊	5	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T78	<i>Bauhinia x blakeana</i>	洋紫荊	5	90	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T79	<i>Bauhinia x blakeana</i>	洋紫荊	5	130	2	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T85	<i>Terminalia mantaly</i>	小葉欖仁	8	130	4	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Epicormics
T86	<i>Terminalia mantaly</i>	小葉欖仁	8	160	4	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	Epicormics
T87	<i>Terminalia mantaly</i>	小葉欖仁	7	170	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T88	<i>Litchi chinensis</i>	荔枝	7	160	3	Fair	Fair	Fair	Fair	Low	-	-	Retain	Lot owner	
T89	<i>Trema tomentosa</i>	山黃麻	5	160	4	Fair	Fair	Fair	Fair	Low			Retain	Lot owner	Epicormics
END															

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

Tree Survey Schedule

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

Date of tree survey: 21 March 2023 & 29 May 2023

Surveyed by Wilson Chin Chi Wai Registered Arborist (No. TM123411), Greentime Corporation Limited

Tree No. ¹	Species ²		Measurements			Amenity value ⁴	Form	Health Condition	Structural condition	Suitability for transplanting ⁵		Conservation status ⁷	Recommendation Tree Treatment	Department to provide expert advice to LandsD	Additional Remarks ⁸
	Scientific name	Chinese name	Height (m)	DBH ³ (mm)	Crown Spread (m)	(Good/Fair/Poor)				(High/Medium / Low)	Remarks ⁶		(Retain/ Transplant/ Fell)		

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 transplanting).

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

⁷ State the rarity and protection status of the species. Appendix A.III.(i) g. provides more details.

⁸ Any additional information deemed necessary for consideration of the proposed management recommendation.

Part 5 – Photographic Record



T1



T2



T3



T4



T5



T6



T7



T8



T9



T10



T11



T18



T19



T20



T21



T22



T23



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T25



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T37



T38



T39



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T45



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T49



T50



T51



T52



T53



T54



T55



T56



T57



T58



T59



T60



T61



T62



T63



T64



T65



T66



T67



T68



T69



T70



T71



T72



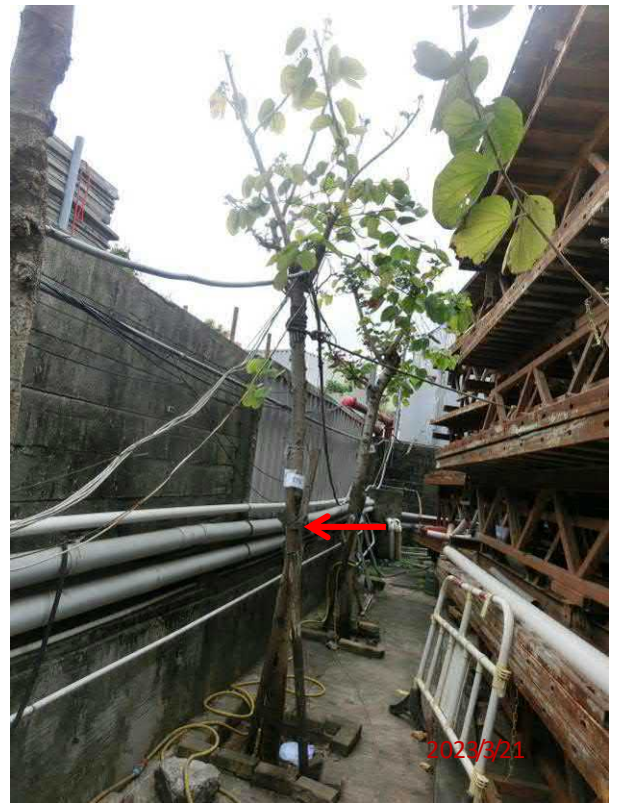
T73



T74



T75



T76



T77



T78



T79



T85



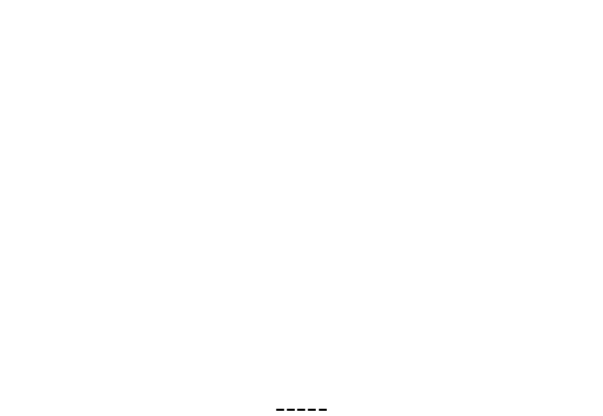
T86



T87



T88



T89



T89-1

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。

☐ Urgent ☐ Return receipt ☐ Sign ☒ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: Wilson Ho Yin MAN/PLAND/HKSARG@PLAND
Cc:
Bcc:
Subject: Fw: s.16 Planning application No. A/NE-KTS/527 - Minor clarifications
File Ref:
From: Florence WY SIU/PLAND/HKSARG - Wednesday 16/08/2023 09:13
This message will be sent encrypted.

----- Forwarded by Florence WY SIU/PLAND/HKSARG on 16/08/2023 09:12 -----

From: "Kenneth J. Li" [REDACTED]
To: "tpbsubmission@pland.gov.hk" <tpbsubmission@pland.gov.hk>
Cc: [REDACTED]

Date: 15/08/2023 18:54
Subject: RE: s.16 Planning application No. A/NE-KTS/527 - Minor clarifications

Dear Sir/Madam,

We wish to offer the following clarifications for Board Member's attention:

1. The gross site area is 16,710.2m² (stated in the original application form).
2. The figure of 8, 486m² is the estimated total gross floor area. Our Land Surveyor's on-site measurement shows that the roof-over area of the site is about 7,677m².
3. We confirm paragraph 3.3.2 of the submitted FI, which stated 78 nos. of trees surveyed within the application site, is accurate. The other 6 nos. of trees are located outside the site. Our highlighted changes to paragraph 3.3.2 in the FI are based on the revised tree survey report.
4. We also confirm that no venues and roadside amenity areas are involved.

Thank you for your attention.

Regards,
Kenneth

Kenneth J. Li
Director



From: Kenneth J. Li

Sent: Thursday, June 29, 2023 5:04 PM

To: tpbsubmission@pland.gov.hk

Subject: RE: s.16 Planning application No. A/NE-KTS/527 - Soft copy submission of Further Information

Dear Sir/Madam,

Good afternoon.

Following our submission of the hard copies of the Further Information documents to the Board earlier today, we have completed uploading the soft copies of the Further Information to the Board's shared link.

Thanks!

Regards,
Kenneth

Kenneth J. Li
Director



KJL Ltd.
development consultancy

From: Kenneth J. Li
Sent: Saturday, April 22, 2023 12:34 AM
To: tpbsubmission@pland.gov.hk

Subject: RE: Submission of Soft Copy of New s.16 Planning application No. A/NE-KTS/527

Dear Sir/Madam,

Good evening.

We have completed uploading the soft copies of the planning statement and the appendices to the Board's shared link.

https://plandcss2-my.sharepoint.com/:f:/r/personal/tpbsubmission_pland_gov_hk/Documents/Submission%20Folder/FSYLE/s.16/A_NE-KTS_527?csf=1&web=1&e=qocOA5

Thanks!

Regards,
Kenneth

Kenneth J. Li
Director



KJL Ltd.
development consultancy

From: [REDACTED] tpbsubmission@pland.gov.hk
Sent: Friday, April 21, 2023 9:17 AM
To: Kenneth J. Li [REDACTED]
Subject: Submission of Soft Copy of New s.16 Planning application No. A/NE-KTS/527

Dear Sir/Madam,

We refer to your hard copy submission of the attached s.16 planning application No.A/NE-KTS/527 to Town Planning Board (the Board). As you have chosen to submit the application in both hard and soft copies, you are requested to upload the soft copy of the supplementary information (e.g. planning report and technical assessments) of the application via the link below in accordance with the Guidance Notes on “Application for Permission under Section 16 of the Town Planning Ordinance” (Guidance Notes) (https://www.info.gov.hk/tpb/en/plan_application/apply.html) to complete the submission:

[REDACTED]

You are reminded to ensure that the submitted hard copy is the same as the uploaded soft copy, and not to include any personal data (except names) in the supplementary information of your submission (including plans, drawings, planning statement, technical appendices, etc.). Under no circumstances will the Board accept any liabilities for any inaccuracies, discrepancies or disclosure of personal data in the submission.

Please also be reminded that currently the application submission is still incomplete and the Board will not process the application until you have submitted the soft copy via the link above and notified the Board of the submission by replying this email. The date of receipt of

application will be the date when the Secretariat of the Board receives all necessary information and documents. For how to upload the documents, you may refer to the **Annex** and also the relevant Guidance Notes for details.

For any subsequent soft copy submissions for the above application, including further information, you must also submit in both hard and soft copies in accordance with the Guidance Notes. For the soft copy submission, you must use the above link to upload the files and notify the Board of the submission by email (tpbsubmission@pland.gov.hk). Otherwise, Board may refuse to consider the submission.

Should you have any enquiries on this application, please contact the Secretariat of the Board by email (tpbsubmission@pland.gov.hk) or through telephone hotline (2231 4810 or 2231 4835).

Town Planning Board Secretariat

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RE: s.16 Planning application No. A/NE-KTS/527 - Minor clarifications
22/08/2023 09:57

From: "Kenneth J. Li" [REDACTED]
To: "tpbsubmission@pland.gov.hk" <tpbsubmission@pland.gov.hk>
Cc: [REDACTED]
File Ref: [REDACTED]

Dear Sir/Madam,

Good morning.

We also want to let the Board knows that no industrial workshop activities are happening at the application site that could cause any environmental concern, primarily because it is used as a temporary godown.

The site photograph submitted supporting the Further Information on 29.6.2023 clearly shows a temporary container next to the site office used as a handyman working area (general workshop for maintenance purposes only). It is not an industrial type of workshop for any form of production.

We have included this container in the Further Information primarily to explain the reason for the minor site coverage adjustment.

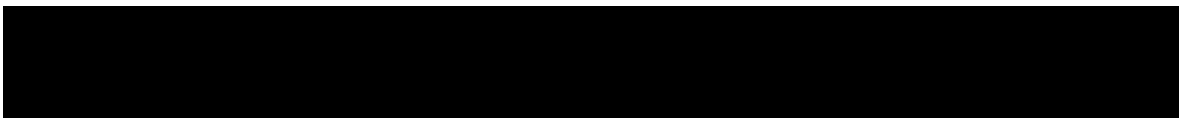
Thanks for your attention.

Regards,
Kenneth

Kenneth J. Li
Director



KJL Ltd.
development consultancy



From: Kenneth J. Li
Sent: Tuesday, August 15, 2023 6:55 PM
To: tpbsubmission@pland.gov.hk

Subject: RE: s.16 Planning application No. A/NE-KTS/527 - Minor clarifications

Dear Sir/Madam,

We wish to offer the following clarifications for Board Member's attention:

1. The gross site area is 16,710.2m² (stated in the original application form).
2. The figure of 8, 486m² is the estimated total gross floor area. Our Land Surveyor's on-site measurement shows that the roof-over area of the site is about 7,677m².
3. We confirm paragraph 3.3.2 of the submitted FI, which stated 78 nos. of trees surveyed within the application site, is accurate. The other 6 nos. of trees are located outside the site. Our highlighted changes to paragraph 3.3.2 in the FI are based on the revised tree survey report.
4. We also confirm that no venues and roadside amenity areas are involved.

Thank you for your attention.

Regards,
Kenneth

Kenneth J. Li
Director



From: Kenneth J. Li
Sent: Thursday, June 29, 2023 5:04 PM
To: tpbsubmission@pland.gov.hk

Subject: RE: s.16 Planning application No. A/NE-KTS/527 - Soft copy submission of Further Information

Dear Sir/Madam,

Good afternoon.

Following our submission of the hard copies of the Further Information documents to the Board earlier today, we have completed uploading the soft copies of the Further Information to the Board's shared link.

Thanks!

Regards,
Kenneth

Kenneth J. Li
Director



KJL Ltd.
development consultancy

From: Kenneth J. Li [REDACTED]
Sent: Saturday, April 22, 2023 12:34 AM
To: tpbsubmission@pland.gov.hk

Subject: RE: Submission of Soft Copy of New s.16 Planning application No. A/NE-KTS/527

Dear Sir/Madam,

Good evening.

We have completed uploading the soft copies of the planning statement and the appendices to the Board's shared link.

Thanks!

Regards,
Kenneth

Kenneth J. Li
Director



KJL Ltd.
development consultancy

From: phctsui@pland.gov.hk <phctsui@pland.gov.hk> **On Behalf Of** tpbsubmission@pland.gov.hk
Sent: Friday, April 21, 2023 9:17 AM
To: Kenneth J. Li [REDACTED]
Subject: Submission of Soft Copy of New s.16 Planning application No. A/NE-KTS/527

Dear Sir/Madam,

We refer to your hard copy submission of the attached s.16 planning application No.A/NE-KTS/527 to Town Planning Board (the Board). As you have chosen to submit the application in both hard and soft copies, you are requested to upload the soft copy of the supplementary information (e.g. planning report and technical assessments) of the application via the link below in accordance with the Guidance Notes on “Application for Permission under Section 16 of the Town Planning Ordinance” (Guidance Notes) (https://www.info.gov.hk/tpb/en/plan_application/apply.html) to complete the submission:

[REDACTED]

You are reminded to ensure that the submitted hard copy is the same as the uploaded soft copy, and not to include any personal data (except names) in the supplementary information of your submission (including plans, drawings, planning statement, technical appendices, etc.). Under no circumstances will the Board accept any liabilities for any inaccuracies, discrepancies or disclosure of personal data in the submission.

Please also be reminded that currently the application submission is still incomplete and the Board will not process the application until you have submitted the soft copy via the link above and notified the Board of the submission by replying this email. The date of receipt of application will be the date when the Secretariat of the Board receives all necessary information and documents. For how to upload the documents, you may refer to the **Annex** and also the relevant Guidance Notes for details.

For any subsequent soft copy submissions for the above application, including further information, you must also submit in both hard and soft copies in accordance with the Guidance Notes. For the soft copy submission, you must use the above link to upload the

files and notify the Board of the submission by email (tpbsubmission@pland.gov.hk). Otherwise, Board may refuse to consider the submission.

Should you have any enquiries on this application, please contact the Secretariat of the Board by email (tpbsubmission@pland.gov.hk) or through telephone hotline (2231 4810 or 2231 4835).

Town Planning Board Secretariat

Disclaimer:

This email message (together with any attachments) is for the designated recipient only. It may contain information that is privileged for the designated recipient. If you received this message but are not the intended recipient, you are hereby notified that any use, retention, disclosure, copying, printing, forwarding or dissemination of the message is strictly prohibited. Please erase/shred all copies of the message (including attachments) and notify the Secretariat of the Town Planning Board immediately.

Previous s.16 Applications Covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/NE-KTS/41	Proposed Ancillary Waste Water Treatment Plant as Alteration to the Existing Paper Factory.	28.6.1996
A/NE-KTS/225	Temporary Godown Uses with Ancillary Office for a Period of 3 Years	3.2.2006 (revoked on 3.8.2006)
A/NE-KTS/240	Temporary Godown Uses with Ancillary Office for a Period of 3 Years	15.12.2006 (revoked on 15.9.2007)
A/NE-KTS/261	Temporary Godown with Ancillary Office for a Period of 3 Years	9.5.2008
A/NE-KTS/305	Renewal of Planning Approval for Temporary Godown with Ancillary Office and Staff Quarter under Application No. A/NE-KTS/261 for a Period of 3 Years	6.5.2011
A/NE-KTS/362	Renewal of Planning Approval for Temporary Godown with Ancillary Office and Staff Quarters Use under Application No. A/NE-KTS/305 for a Period of 3 Years	21.3.2014
A/NE-KTS/449	Renewal of Planning Approval for Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of 3 Years	28.4.2017
A/NE-KTS/486	Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of 3 Years	29.5.2020

Similar s.16 Applications in the Vicinity of the Site within the same “REC” Zone on the on the Kwu Tung South Outline Zoning Plan in the Past Five Year

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-KTS/493	Temporary Storage (Detergent, Detergent Containers and Construction Materials) with Ancillary Office for a Period of 3 Years	30.4.2021 (revoked on 30.10.2022)
A/NE-KTS/514	Temporary Warehouse (Electronic Parts and Construction Materials) with Ancillary Office for a Period of 3 Years	3.2.2023
A/NE-KTS/520	Temporary Warehouse (Electronic Parts and Construction Materials) with Ancillary Office for a Period of 3 Years	3.3.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.
- the application lots except Lots Nos. 1623 S.B and 1666 S.C RP both in D.D. 100 are covered by a Short Term Waiver (STW) No. 799. About 2,970m² area of GL within the Site is covered by a Short Term Tenancy (STT) No. 522. Both of the STW and STT were granted for the purpose of a paper factory. The applicants are not the waiverree/tenant of the STW/STT. All existing structures erected on the Site are found used for godown with ancillary office and staff quarters (domestic) purposes which are in breach of the lease/the STW/STT's conditions. The lot owners/applicants should immediately rectify the breaches and her office reserves the right to take enforcement action against the breaches without separate notice.
- DLO/N, LandsD's other advisory comments are provided in the Recommended Advisory Clauses in **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering point of view, providing that the existing traffic improvement measures to enhance pedestrian safety remain on site throughout the application period.

Comments of Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application. CHE/NTE, HyD's other advisory comments are provided in the Recommended Advisory Clauses in **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from stormwater drainage point of view, in view that the application appears to be an extension of a previous application No. A/NE-KTS/486 with no change of existing drainage connection and the proposed use.
- should the application be approved, the following approval condition is recommended:

the existing drainage facilities should be properly maintained and rectified if found inadequate/ineffective during operation at all times during the planning approval period.

4. Fire safety

Comments of the Director of Fire Services (D of FS):

- no objection to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. D of FS's other advisory comments are provided in the Recommended Advisory Clauses in **Appendix IV**.

5. Landscape Aspect

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective;
- compared with the previous approved application No. A/NE-KTS/486, there is no significant change in the development parameters and layout of the applied use;
- according to the Tree Survey Report, a total of 77 nos. of trees of common species are surveyed within the Site and all are proposed to be retained. Further adverse landscape impact arising from the proposed temporary use within the Site is not anticipated; and
- CTP/UD&L, PlanD's other advisory comments are provided in the Recommended Advisory Clauses in advisory comments are in **Appendix IV**.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- there is no record of approval by the Building Authority for the existing buildings/structures existing at the Site and BD is not in a position to offer comments on their suitability for the use; and
- there is no record of submission of the proposed building/ structure to the Building Authority for approval. CBS/NTW, BD's other advisory comments are provided in the Recommended Advisory Clauses in **Appendix IV**.

7. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- as the Site has been used for the same purpose for some time, he has no comment on the application from nature conservation perspective.

8. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application. CE/C, WSD's other advisory comments are provided in the Recommended Advisory Clauses in **Appendix IV**.

9. Local Views

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- the incumbent North District Councilor of N11 Constituency supported the application; and
- the Chairman of Sheung Shui District Rural Committee, the Chairman of Fung Shui Area Committee and the Resident Representative of Ying Pun had no comment.

10. Other Departments

The following government departments have no objection to / no adverse comment / no comment on the application:

- Commissioner of Police (C of P); and
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD).

Recommended Advisory Clauses

- (a) Prior planning permission should have been obtained before commencing the applied use at the Site.
- (b) To note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- all existing structures erected on the Site are found used for godown with ancillary office and staff quarters (domestic) purposes which are in breach of the lease/the Short Term Waiver (STW)/Short Term Tenancy (STT)'s conditions. The lot owners/applicants should immediately rectify the breaches and her office reserves the right to take enforcement action against the breaches without separate notice;
 - the ancillary fire facilities, sub-station and kiosk, etc. are also accountable for built-over area and occupation area for STW/STT applications. As no STW/STT applications for domestic purposes would be considered according to the prevailing land policy, staff quarters cannot be accepted in the STW/STT;
 - no permission is given for inclusion of Government land (GL) in the Site for the subject uses. Any occupation of GL without Government's prior approval is an offence. The applicants should immediately cease any occupation of GL and her office reserve the rights to take necessary land control action against the illegal occupation of GL without separate notice; and
 - the STW/STT application (without domestic use, staff quarters etc.) submitted by the applicants will be considered by the LandsD acting in the capacity of the lessor and landlord at its sole discretion. Besides, given the proposed use is temporary in nature, only application for erection of temporary structure(s) will be considered. There are no guarantee that such applications will be approved. If such applications are approved, their commencement date would be the first date of the occupation and they will be subject to such terms and conditions, including among others the payment of fee/rent and administrative fee, as may be imposed by the LandsD.
- (c) To note the comments of Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the vehicular access leading from Fan Kam Road to the Site is not maintained by HyD.
- (d) To note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP.
- (e) To note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should advise if any sewage will be generated in relation to the use of the application site and the corresponding treatment/disposal arrangement for DEP's consideration.
- (f) To note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire services installations (FSI) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;

- the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (g) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval; and
 - the applicant should properly maintain the existing trees within the Site. Useful information on tree maintenance is available at the greening website of Development Bureau (<http://www.greening.gov.hk/en/tree-care/information-about-tree-maintenance-for-private-pro/index.html>).
- (h) To note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development; and
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works; and
 - no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
 - Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.
- (i) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- before any new building works are to be carried out on the application site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;

- any temporary shelters or converted containers for storage or other uses are considered as temporary buildings which are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
 - the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under the B(P)R 41D;
 - if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority under B(P)R 19(3) at building plan submission stage; and
 - formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under BO will be provided at the building plan submission stage.
- (j) To note the comments of the Director of Leisure and Cultural Services (DLCS) that no venues and roadside amenity areas under the purview of LCSD should be affected or prior approval from LCSD is required.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/NE-KTS/527 DD 100 Ying Pun, Kwu Tung South
21/05/2023 02:48

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

Operator has failed to fulfill conditions on both this and the previous application.

The issue is usually fire services. In view of the alarming number of fires at brownfield sites, members have a duty to inquire into this matter and withhold approval if failure to compliance can impact public safety.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 3 May 2020 3:56 AM CST
Subject: A/NE-KTS/486 DD 100 Ying Pun, Kwu Tung South

A/NE-KTS/486

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

Site area : About 16,710.2sq.m Includes Government Land of about 3,232.6sq.m

Zoning : "Recreation"

Applied use : Godown / 28 Vehicle Parking

Dear TPB Members,

So here we go again, three years on and no doubt PlanD will trot out the same old line it has been using since 2006 :

"Although the applied use was not in line with the planning intention of the "Recreation" ("REC") zone, there was no known recreational development proposed at the site."

But now in view of the recent **JR HCAL 26/2012 2020 HKCFI 501** members can no longer rely on PlanD recommendations but must ask questions.

Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered ."

So what is THE PLAN for the district? Members should press for details and timelines. The ease with which rolling over brownfield applications without question has become the normal is one of the reasons why so many long promised developments like Kwu Tung are stalled.

Members must also consider the current Audit Commission Report :
The Audit Commission has slammed the Lands Department for failing to oversee short-term tenancies of government land in Hong Kong, saying 82 per cent of such plots had not changed hands **after being allocated to tenants for more than seven years without any formal justification.**

Auto roll overs are no longer an option.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

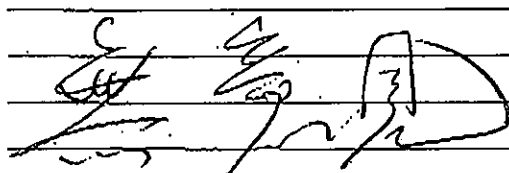
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/527

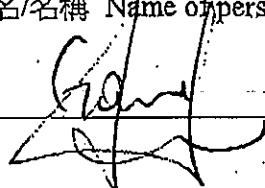
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

2023.5.13