

By Hand
14 November 2025

The Secretary
Town Planning Board
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Your ref 278463/06/WLL/TYAL/MKKW/05667

Dear Sir/Madam,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Flat and Shop and Services and Eating Place at Non-Domestic Podium within “Government, Institution or Community (1)” Zone of Planning Area 34E of Hung Shui Kiu/ Ha Tsuen New Development Area (Planning Application No. A/HSK/585)

Submission of Further Information

We refer to the comments received from various Government departments between 11 November and 13 November 2025 regarding the captioned s.16 Planning Application.

We are pleased to submit a Responses-to-Comments table (**Appendix A**), a revised Sewerage Impact Assessment (**Appendix B**), a revised Preliminary Environmental Assessment (**Appendix C**), and a revised Water Supply Impact Assessment (**Appendix D**) to address departmental comments for your consideration.

We would also like to submit replacement pages of the Indicative Architectural Scheme (**Appendix E**) and replacement pages of Landscape and Tree Preservation Proposals (**Appendix F**) to reflect future surrounding road networks.

We would like to this opportunity to substantiate the justifications for this s.16 Planning Application. It is one of the Government’s key initiatives to promote the development of the Northern Metropolis (NM) at full steam and to adopt innovative and diverse development approaches to leverage the resources from the Government and the market to speed up projects in NM. The Proposed Development at the Application Site for private residential development responds squarely to the Government’s policy direction and enhances the financial viability of the development of the pilot area in Hung Shui Kiu/Ha Tsuen New Development Area (HSK/ HT NDA) under the Large-Scale Land Disposal (LSLD) approach. The Government has recently announced the timetable for LSLD tendering works, with plans to commence the tendering of the HSK pilot area, which includes the Application Site, by the end of this year. Given the tight schedule, timely approval of this s.16 Application will be crucial to launching the tender and expediting the development of HSK/HT NDA.

Please be assured that the Government has been actively coordinating with the Fire Services Department and preliminarily identified a suitable site within the HSK/HT NDA for reprovisioning the divisional fire station and ambulance depot cum staff quarters. As such, the Proposed Development will not have any adverse impact on the provision of these GIC facilities in the district.

Date

14 November 2025

Furthermore, technical assessments submitted under this s.16 Application have confirmed the feasibility of the Proposed Development and demonstrated that it will not incur any insurmountable impacts on the surrounding or itself.

The softcopy of the Further Information will be uploaded to the hyperlink provided by the Town Planning Board.

Under these special circumstances, we sincerely seek favourable consideration from the Town Planning Board to approve this s.16 Planning Application.

Should you have any queries, please contact the undersigned or our Miss Anna LOK at [REDACTED] or Mr Koko Wong at [REDACTED]

Yours faithfully,



Wai Lam LEE
Associate Director

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Enc - Appendices A – F

cc - Tuen Mun and Yuen Long West District Planning Office – Ms. Carman CHEUNG (STP/HSK) (ccycheung@pland.gov.hk)
- Tuen Mun and Yuen Long West District Planning Office – Ms. Charlotte LAM (TP/ HSK NDA1) (ccylam@pland.gov.hk)