

## **Appendices**

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## 城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

## TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳真 Fax: [REDACTED]

電話 Tel: [REDACTED]

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/HSK/433

By Email

9 June 2023

Vision Planning Consultants Ltd.

[REDACTED]  
(Attn.: Chan Kim On)

Dear Sir/Madam,

**Temporary Open Storage of Construction Materials for a Period  
of 3 Years in "Residential (Group A) 3" Zone, Lots 1824 S.A RP (Part),  
1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Ha Tsuen, Yuen Long**

I refer to my letter to you dated 21.4.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 19.5.2026 and is subject to the following conditions :

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition 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 19.8.2023;
- (c) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.6.2023;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 19.11.2023;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 19.2.2024;
- (f) if the above planning condition (a) 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

- (g) if any of the above planning condition (b), (c), (d) or (e) 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.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

Reference should also be made to the relevant documents providing guidance on the fulfillment of conditions in paragraph 2 of Annex C of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes). Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 20.5.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link ([https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/719\\_rnt\\_agenda.html](https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/719_rnt_agenda.html)) and the relevant extract of minutes of the TPB meeting held on 19.5.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 30.6.2023). I will then contact you to arrange a hearing before the TPB which you and/or your

authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Simon Chan of Tuen Mun & Yuen Long West District Planning Office at 2158 6373. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

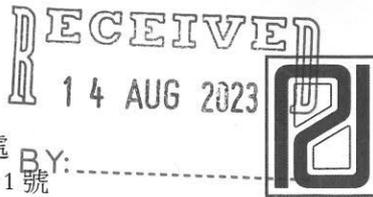
Yours faithfully,



( Leticia LEUNG )

for Secretary, Town Planning Board

規 劃 署



屯門及元朗西規劃處  
 香港新界沙田上禾輦路1號  
 沙田政府合署14樓

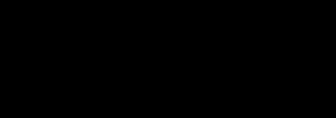
By Fax [redacted] and Post  
 Planning Department

Tuen Mun and Yuen Long West  
 District Planning Office  
 14/F, Sha Tin Government Offices,  
 1 Sheung Wo Che Road, Sha Tin,  
 N.T. Hong Kong

11 August 2023

來函檔號 Your Reference  
 本署檔號 Our Reference ( ) in TPB/A/HSK/433  
 電話號碼 Tel. No. : 2158 6295  
 傳真機號碼 Fax No. : 2489 9711

E Man Construction Co. Ltd.



(Attn.: Ms. Clara LAW)

Dear Sir/ Madam,

**Compliance with Approval Condition (b)**  
**Planning Application No. A/HSK/433**

I refer to your submission dated 31.7.2023 regarding the submission of a condition record of the existing drainage facilities on the site for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at **Appendix I**.

Should you have any queries on the departmental comments, please contact Ms. Iris KEUNG (Tel: [redacted]) of the Drainage Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)  
 for District Planning Officer/  
 Tuen Mun and Yuen Long West  
 Planning Department

c.c.

CE/MN, DSD (Attn: Ms. Iris KEUNG)

Internal

CTP/TPB2

RECEIVED  
- 3 JUL 2023

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屯門及元朗西規劃處  
香港新界沙田上禾輦路1號  
沙田政府合署14樓

BY:.....



By Fax [REDACTED] and Post

**Planning Department**

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T. Hong Kong

28 June 2023

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/433  
電話號碼 Tel. No.: 2158 6295  
傳真機號碼 Fax No.: 2489 9711

E Man Construction Co. Ltd.

[REDACTED]  
(Attn.: Ms. Clara LAW)

Dear Sir/ Madam,

**Compliance with Approval Condition (c)**  
**Planning Application No. A/HSK/433**

I refer to your submission dated 21.6.2023 regarding the provision of fire extinguisher(s) for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at **Appendix I**.

Should you have any queries on the departmental comments, please contact Mr. CHAU Nai-yin (Tel: [REDACTED]) of the Fire Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.

D of FS (Attn: Mr. WONG Ho-yin)

Internal

CTP/TPB2

20 NOV 2023 日

規 劃 署

20 NOV 2023



屯門及元朗西規劃處  
香港新界沙田上禾輦路1號  
沙田政府合署14樓

By Fax [REDACTED] and Post

Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.  
Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/433  
電話號碼 Tel. No.: 2158 6295  
傳真機號碼 Fax No.: 2489 9711

16 November 2023

E Man Construction Co. Ltd.

[REDACTED]  
(Attn: Mr. WONG Sai Hang)

Dear Sir,

**Compliance with Approval Condition (d)**  
**Planning Application No. A/HSK/433**

I refer to your submission dated 25.10.2023 regarding the submission of fire service installations proposal for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with.

Should you have any query on the departmental comments, please contact Mr. CHAU Nai-yin (Tel: [REDACTED]) of the Fire Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.

Director of Fire Services (Attn: Mr. CHEUNG Wing-hei)

Internal

CTP/TPB2

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RECEIVED  
- 4 MAR 2024



屯門及元朗西規劃處  
香港新界沙田上禾輦路4號  
沙田政府合署14樓

By Fax [REDACTED] and Post

Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T. Hong Kong

14 February 2024

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/433  
電話號碼 Tel. No. : 2158 6295  
傳真機號碼 Fax No. : 2489 9711

E Man Construction Co. Ltd.

[REDACTED]  
(Attn.: Ms. Clara LAW)

Dear Sir/ Madam,

**Compliance with Approval Condition (e)**  
**Planning Application No. A/HSK/433**

I refer to your submission dated 18.1.2024 regarding the implementation of the fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHAU Nai-yin (Tel: [REDACTED]) of the Fire Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)

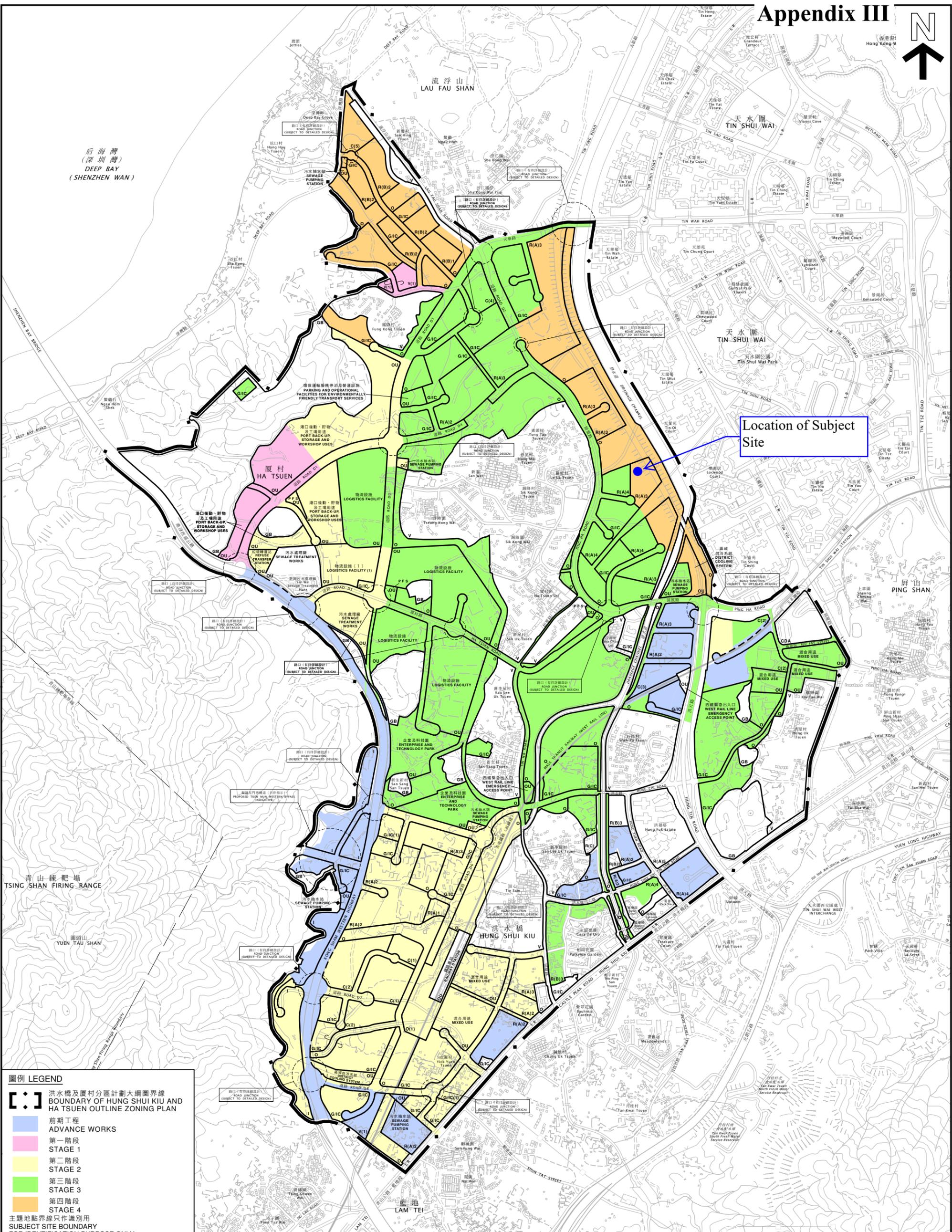
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.

D of FS (Attn: Mr. CHEUNG Wing Hei)

Internal

CTP/TPB2



**圖例 LEGEND**

[ ] 洪水橋及厦村分區計劃大綱圖界線  
BOUNDARY OF HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN

前期工程  
ADVANCE WORKS

第一階段  
STAGE 1

第二階段  
STAGE 2

第三階段  
STAGE 3

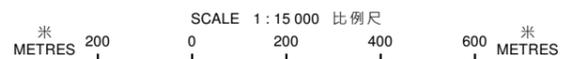
第四階段  
STAGE 4

主體地點界線只作識別用  
SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

洪水橋及厦村分區計劃大綱圖  
HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN

發展階段示意圖  
PHASING PLAN

本摘要圖於2017年4月19日擬備  
EXTRACT PLAN PREPARED ON 19.4.2017



規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No. M/YLW/17/57

圖解  
FIGURE 10

- (j) The application should demonstrate that all fire safety requirements have been met.

## 2.6 Other Considerations

- (a) Notwithstanding the above locational and site planning criteria, each application will be assessed on its individual merits, taking due account of the nature and scale of the proposed use and local circumstances. For applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with.
- (b) Having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
  - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
  - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

## 3. **Applications in New Development Areas (NDAs)**

- 3.1 The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development. For applications in NDAs with new/amended OZPs gazetted, the assessment criteria set out in the following paragraphs, instead of those in paragraph 2.1 above, should be adopted.
- 3.2 For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA

development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.

- 3.3 In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions as set out in paragraph 2.6(b) above. There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the OS and PBU uses. Applications will normally be rejected unless under exceptional circumstances.
- 3.4 Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.
- 3.5 The above paragraphs are applicable to areas covered by the Kwu Tung North/Fanling North NDA, Hung Shui Kiu/Ha Tsuen NDA and Yuen Long South Stages 1 & 2 Development, as well as future NDAs upon the gazetting of the relevant new/amended OZPs for such areas.

#### **4. Compliance of Approval Conditions**

- 4.1 To mitigate any adverse impacts of open storage and port back-up uses on the surrounding areas, planning applications are usually approved with conditions, for example, the submission and implementation of various technical proposals. Under normal circumstances, the time allowed for submission and implementation of such technical proposals is 6 and 9 months respectively, from the date of approval of the planning application.
- 4.2 Application for extension of time for compliance with the time-limited approval conditions will be assessed on individual merits. Such extension of time will not be granted if the applicants have shown no genuine effort in compliance with the approval conditions. Depending on the circumstances of each case, the Board could determine the appropriate extension period, which may be shorter than the time under request. In any event, for applications for open storage and port back-up uses approved

Information Extracted from: <https://www.cedd.gov.hk/eng/our-projects/major-projects/index-id-90.html>

## Hung Shui Kiu/Ha Tsuen New Development Area - Second Phase Development

### Project Number:

7787CL, 7829CL, 7845CL and 7846CL

### Brief Description of Project Scope:

The detailed design of site formation and infrastructure works under Hung Shui Kiu / Ha Tsuen New Development Area (HSK/HT NDA) Second Phase Development (i.e. Advance Works Phases 3 and Stage 2 Works and related studies) commenced in 2020 and 2021 respectively. The corresponding works commenced progressively from the first half of 2024.

#### **1. Advance Works Phase 3 mainly covers –**

(a) site clearance and formation (including land decontamination works) of about 51 ha of land together with the provision of associated engineering infrastructure, to ready these formed land for subsequent development of public and private housing, community facilities, commercial and industrial premises and other uses, and for construction of the proposed infrastructure works in paragraph (b) below;

(b) engineering infrastructure works including a primary distributor road, district distributor roads, local roads, sewerage (including pumping stations), drainage, water supply, landscaping, electrical and mechanical ("E&M") and associated works; and

(c) environmental mitigation measures and the EM&A programme for the works in paragraphs (a) and (b) above.

#### **2. Stage 2 Works and related studies mainly cover –**

(a) site clearance and formation (including land decontamination works) of about 200 ha of land, together with the provision of associated engineering infrastructure, to ready these formed land for subsequent development of public and private housing, community facilities, commercial and industrial premises, the Green Transit Corridor (comprising the Environmentally Friendly Transport Services, footpaths and cycle tracks) and other uses, and for construction of the proposed infrastructure works in paragraph (b) below;

(b) engineering infrastructure works including district distributor roads, local roads, revitalisation of existing channels, sewerage (including pumping stations), drainage (including pumping stations), water supply, landscaping, E&M and associated works;

(c) environmental mitigation measures and the EM&A programme for the works in paragraphs (a) and (b) above; and

(d) related studies covering the following areas –

(i) reviewing the overall public and private housing mix with a view to increasing the share of public housing in view of the latest policy direction;

(ii) reviewing infrastructure provisions to support the revised housing mix and examining the possibility of re-provisioning Tin Ying Road around its current location;

(iii) assessing the feasibility of green and smart initiatives including common utility tunnels for the entire New Development Area development; and

(iv) conducting an urban and green design study for the area around the riverside promenade along the revitalised Tin Shui Wai River Channel in the north-eastern extent of Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA).

**Project Office in Civil Engineering and Development Department:**

West Development Office (Enquiry: 2158 5680)

**Consultant:**

Agreement No. CE 1/2020 (CE) - Hung Shui Kiu/Ha Tsuen New Development Area Package A Works for Second Phase Development - Design and Construction

- Ove Arup & Partners Hong Kong Limited

Agreement No. CE 71/2020 (CE) - Hung Shui Kiu/Ha Tsuen New Development Area Package B Works for Second Phase Development - Design and Construction

- Ove Arup & Partners Hong Kong Limited

**Approved Project Estimate:**

Advance Works Phase 3: \$5,674.8 million (7787CL)

Stage 2 Works: \$20,272.0 million (7829CL)

Related Website:

<https://www.hskhtnda.hk/en/>

Current Progress:

Works commenced progressively from June 2024.

Contract:

**Contract No. YL/2023/01 - Hung Shui Kiu/Ha Tsuen New Development Area  
Second Phase Development - Contract 1 - Site Formation and Engineering  
Infrastructure Works**

<b>Commencement Date:</b>	6 June 2024
<b>Completion Date:</b>	2028

**Contract No. YL/2023/02 - Hung Shui Kiu/Ha Tsuen New Development Area  
Second Phase Development - Contract 2 - Fresh Water Service Reservoir and  
Associated Mainlaying Works**

<b>Commencement Date:</b>	7 June 2024
<b>Completion Date:</b>	2029

**Contract No. YL/2023/03 - Hung Shui Kiu/Ha Tsuen New Development Area  
Second Phase Development- Contract 3 - Site Formation and Engineering  
Infrastructure Works**

<b>Commencement Date:</b>	18 October 2024
<b>Completion Date:</b>	2032

**Contract No. YL/2023/04 - Hung Shui Kiu/Ha Tsuen New Development Area  
Second Phase Development- Contract 4 - Site Formation and Engineering  
Infrastructure Works**

<b>Commencement Date:</b>	27 September 2024
<b>Completion Date:</b>	2030

**Contract No. YL/2023/05 - Hung Shui Kiu/Ha Tsuen New Development Area  
Second Phase Development - Contract 5 - Site Formation and Engineering  
Infrastructure Works**

<b>Commencement Date:</b>	16 May 2025
<b>Completion Date:</b>	2030

**Contract No. YL/2023/06 - Hung Shui Kiu/Ha Tsuen New Development Area  
Second Phase Development – Contract 6 – Site Formation and Engineering  
Infrastructure Works**

<b>Commencement Date:</b>	26 November 2025
<b>Completion Date:</b>	2030

Other Related Information:

<https://www.hskhtnda.hk/en/info-centre/#document>