

**Application for Renewal of Planning Approval for
Temporary Open Storage of Construction Materials
for a Period of 3 Years in “Residential (Group A)3” Zone
at Lots Nos. 1824 S.A RP (Part),
1824 S.B RP (Part), and 1824 S.C (Part)
in D.D.125, West of Tin Ying Road,
Ha Tsuen, Yuen Long,
New Territories**

Applicant : E Man Construction Co. Ltd.
Planning Consultants : Vision Planning Consultants Limited

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Executive Summary

This application seeks a permission from the Town Planning Board (“**TPB**”) to renew an existing temporary open storage operation, under Application No. A/HSK/433, for further 3 years in “Residential (Group A)3” zone at Lots Nos. 1824 S.A RP (Part), 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125 (the “**Subject Site**”), west of Tin Ying Road, Ha Tsuen, Yuen Long, New Territories. The planning permission for the captioned Application is valid until 19.5.2026.

All planning conditions (including time-limited ones) stipulated in the aforesaid approved application have been fully and strictly complied with throughout the validity periods. The Applicant undertakes to continue the existing temporary storage operation to meet the practical logistics needs of the local construction industry, and the approval of this application will not prejudice or conflict with the long-term statutory planning intention for the Subject Site.

內容摘要

本規劃申請旨獲得城規會批准延續，位於新界 洪水橋厦村 天影路西丈量約份第125約地段第1824號A分段餘段(部分)、第1824號B分段餘段(部分)及第1824號C分段(部分)(以下統稱為「**申請地點**」)屬於「住宅(甲類)3」土地用途地帶內，早前規劃申請編號A/HSK/433的規劃許可期限延長3年。該規劃許可期限為2026年5月19日。

所有對早前規劃申請的規劃附帶條件(包括有時限性的附帶條件)均已全面遵守。申請人希望能夠延續本倉儲的臨時經營性質功能，配合本地建築行業的現有運營需求。批准本次申請是不會影響申請地點的長遠規劃意向。

1. The Application

- 1.1 Vision Planning Consultants Limited has been commissioned by E Man Construction Co. Ltd. (the “**Applicant**”) to prepare and to submit this planning application on its behalf. The Applicant wishes to renew the planning permission granted by the Town Planning Board (“**TPB**”) on Application No. A/HSK/433 [referred as the Previous Approved Application (“**PAA**”)] for further 3 years at the same Subject Site, as shown in **Figures 1 to 5**. The PAA was approved with conditions on 19.5.2023 and its validity was up to 19.5.2026 (**Appendix I**).
- 1.2 The approval of this planning application is essential and necessary to allow the Applicant to continue to the existing open storage operation as an interim measure to meet the practical logistic needs of the local construction industry.
- 1.3 All planning conditions (including time-limited ones) imposed on the PAA have been fully strictly complied with throughout validity periods (**Appendix II**).
- 1.4 The Subject Site falls within an area zoned “Residential (Group A)3” (“**R(A)3**”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (“**OZP**”) (**Figure 1** and **Appendix III**).
- 1.5 According to the Town Planning Board Guidelines No. 13G, the Subject Site falls within ‘Hung Shui Kiu/Ha Tsuen New Development Area’ (“**HSK/HT NDA**”). Paragraph 3.1 of the Guideline states: “...*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.*” and paragraph 3.2 also states: “*For existing open storage.....with previous planning approval(s)....., sympathetic consideration may be given to the application.....until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with.*” (**Appendix IV**).

2. Previous Approved Application (“PAA”)

2.1 In its approval letter for the Previous Approved Application (“PAA”) under Application No. A/HSK/433 (**Appendix I**), the TPB imposed a total of seven planning conditions on the PAA. Four of these seven planning conditions were subject to specific compliance time limits, namely, planning conditions (b), (c), (d) and (e) (**Appendix I**). All time-limited planning conditions were fully complied with within the stipulated timeframes (**Table 1** and **Appendix II**).

Table 1 Summary of Actions to Discharge Each Time-limited Planning Condition

Planning Condition	Date of Compliance
(b) submission of a condition record of the existing drainage facilities on the site	11 August 2023
(c) provision of fire extinguisher(s)	28 June 2023
(d) submission of fire service installations proposal	16 November 2023
(e) implementation of the fire service installations proposal	14 February 2024

2.2 The Applicant has also strictly adhered to the remaining planning conditions to date.

2.3 The current renewal application is substantially consistent with the existing operating modes under the aforementioned PAA. All provision of on-site drainage facilities, fire extinguishers, and fire service installations under PAA’s planning requirements are properly managed and maintained.

3. Subject Site and Its Surroundings

3.1 The Subject Site is located approximately 15m to 20m west of Tin Ying Road, a 25m wide major distributor road (**Figures 2** and **3**). It is situated far away from existing residential development clusters, being over 170m west of Locwood Court and Tin Oi Court, and 200m southeast of Lo Uk Tsuen (**Figure 1** and **Figure 3**). A cluster of infrastructure facilities, including a 50m wide open nullah, the 25m wide Tin Ying Road and a roadside amenity area, separate the Subject Site from Locwood Court and Tin Oi Court (**Figure 3**). Lo Uk Tsuen is separated the Subject Site by Ping Ha Road and a large open storage

site to the west of the Subject Site (**Figure 3**).

3.2 The Subject Site has a total land area of approximately 3,621.2m². Since the end of 2019, the entire site has been hard paved with concrete for open storage of construction materials and has direct vehicular access from Ping Ha Road (**Figures 3 and 4**).

3.3 As shown in **Figure 2**, Tin Ying Road is more than 5m higher in elevation than the Subject Site. Coupled with the extensive vegetation planted along the road, the Subject Site is not visible to local road users and pedestrians on Tin Ying Road. A pedestrian subway (**Figures 2 and 3**) is being constructed, beneath Tin Ying Road to connect Tin Ying Path.

4. Planned Land-Use Planning Intention

4.1 As mentioned in paragraph 1.4 above, the Subject Site falls within an area zoned “R(A)3” on the OZP and is designated as Stage 4 of HSK/HT New Development Area (“NDA”) development (**Appendix III**). Notably, the detailed design of site formation and infrastructure works for the Second Phase Development of the HSK/HT NDA (i.e., Advance Works Phases 3 and Stage 2 Works) commenced in 2020 and 2021 respectively. The corresponding construction works started in 2024, and are expected to be completed between 2028 and 2032 (**Appendix V**). The extension period sought under this application will only run until 2029, and no impact on the planned implementation schedule for Stage 4 of the HSK/HT NDA is anticipated.

5. Planning Justifications

Optimising Land Resource Utilisation to Meet Short-Term Needs

5.1 This renewal application seeks to continue the existing temporary open storage operation to fulfil the Applicant’s short-term operational needs for its construction business. As the Subject Site is designated as Stage 4 of HSK/HT NDA development, and the site formation and infrastructure works for Second Phase of the NDA are scheduled for completion between 2028 and 2032, the temporary operation remains a viable land use in the short term.

5.2 The Applicant has demonstrated effective management of the existing temporary operation, with no local complaints received since its start. All planning conditions (including time-limited ones) imposed by the TPB on the PAA, have been fully complied with throughout validity periods, and the Applicant is committed to upholding this high standard of compliance for the entire extension period.

5.3 Approving this renewal application will exemplify the optimal utilization of land resources to meet the community's short-term socio-economic needs, under a well-regulated planning and development control framework, and through an effective public-private community collaborative manner.

Aligning with Criteria in TPB's Guidelines

5.4 As noted above, the Subject Site is Stage 4 of the HSK/HT NDA development, and the Government's detailed design for the Second Phase site formation and infrastructure works is scheduled for completion between 2028 and 2032. Consequently, construction for Stage 4 of the HSK/HT NDA is not expected to commence in the foreseeable future, and approval of this application will have no adverse impact on the NDA's implementation schedule.

5.5 The Applicant's full compliance with all relevant planning conditions on the PAA (**Appendices I and II**) not only attests to its accountability in delivering the proposed development but also reflects the collective efforts and resources devoted by relevant Government departments in overseeing compliance to ensure the approved scheme operates in a proper and controlled manner.

5.6 In light of the above, this application fully aligns with the criteria set out in paragraphs 3.1 and 3.2 of the TPB Guidelines No. 13G (**Appendix IV**), and merits sympathetic consideration.

Sustaining Good Operation Practices

5.7 The Applicant intends to continue the existing operating modes under the PAA at the Subject Site as an interim measure to meet its construction business needs. All on-site drainage facilities and fire service installations will be retained and

maintained in proper working condition. The operation will continue to be managed in a tidy, well-regulated manner that is compatible with the local area and its surroundings.

6. Conclusion

- 6.1 This renewal application requests a further three-year extension of planning permission for the existing temporary open storage operation to meet the Applicant's short-term operational needs for its construction business.
- 6.2 The existing temporary open storage operation at the Subject Site has been demonstrated to fully align with the criteria set out in the TPB Guidelines No. 13G. The approval of this renewal application will not affect the implementation schedule for Stage 4 of the HSK/HT NDA development. This application represents a flexible and pragmatic land-use planning approach that addresses the short-term needs of community development, and also recognises the significant efforts and resources dedicated by relevant Government departments to processing the original PAA scheme and overseeing compliance with the associated planning conditions.
- 6.3 In view of the above, we respectfully request Members of the Town Planning Boards to give this renewal application sympathetic consideration and approve a further three-year extension of the temporary open storage operation.

Vision Planning Consultants Limited

6 March, 2026