

2026年03月10日  
此文件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 10 MAR 2026  
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 Regulated Areas, or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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

2600562

6/3

By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / MSR / 603
	Date Received 收到日期	10 MAR 2026

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
E Man Construction Co. Ltd. 裕民建築有限公司	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Vision Planning Consultants Limited 弘域城市規劃顧問有限公司	
<b>3. Application Site 申請地點</b>	
(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 Nos. 1824s.A RP (Part), 1824s.B RP (Part), 1824s.C (Part) in D.D.125, West of Tin Ying Road, Ha Tsuen, Yuen Long, 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 ..... 3,621.2 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input 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 Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A)3
(f) Current use(s) 現時用途	Open Storage of Construction Materials  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- 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 ..... 02/03/2026 ..... (DD/MM/YYYY), this application involves a total of ..... 1 ..... "current land owner(s)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- has obtained consent(s) of ..... 1 ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)
1	Lots Nos. 1824 S.A RP, 1824 S.B RP and 1824 S.C in D.D.125	02/02/2026

(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）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區或受規管地區臨時用途/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	(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 type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input 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)	
.....	
.....	
.....	
.....	
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	.....
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	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間		.....		.....	
(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 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))	.....		
	No 否	<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"/>		
(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 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)	.....		
	No 否	<input 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	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	.....	
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	.....	
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	.....	
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	.....	
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	.....	
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	.....	
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	.....	
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	.....	
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	.....	
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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 or Regulated Areas**  
 位於鄉郊地區或受規管地區臨時用途/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/ <u>        </u> HSK / <u>        </u> 433
(b) Date of approval 獲批給許可的日期	..... 19/05/2023 ..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... 19/05/2026 ..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Open Storage of Construction Materials for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....



**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

CHAN Kim On

Managing Director

Name in Block Letters  
姓名 (請以正楷填寫)Position (if applicable)  
職位 (如適用)Professional Qualification(s)  
專業資格 Member 會員 /  Fellow of 資深會員 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 RPP No. 29

Others 其他 .....

on behalf of  
代表

Vision Planning Consultants Limited 弘域城市規劃顧問有限公司

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

Date 日期

06 MAR 2026

(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 as far as possible. 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 1824 S.A RP (Part), 1824 S.B RP (Part), 1824 S.C (Part) in D.D.125, West of Tin Ying Road, Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	3,621.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
Zoning 地帶	Residential (Group A) 3
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Materials

(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	<input 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	10 sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.003 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	0.3 %		<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  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)  _____		N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數  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)  *The L/UL space for HGVs would also serve LGVs		1 (15m x 4.5m)*

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 checked="" type="checkbox"/>
Lot Index Plan _____		
<b><u>Reports 報告書</u></b>		
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 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"/>
_____		
_____		
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。

**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  
  
Date of Submission : 6 March, 2026

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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**

<b>Planning Condition</b>	<b>Date of Compliance</b>
(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 3,621.2m<sup>2</sup>. 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**

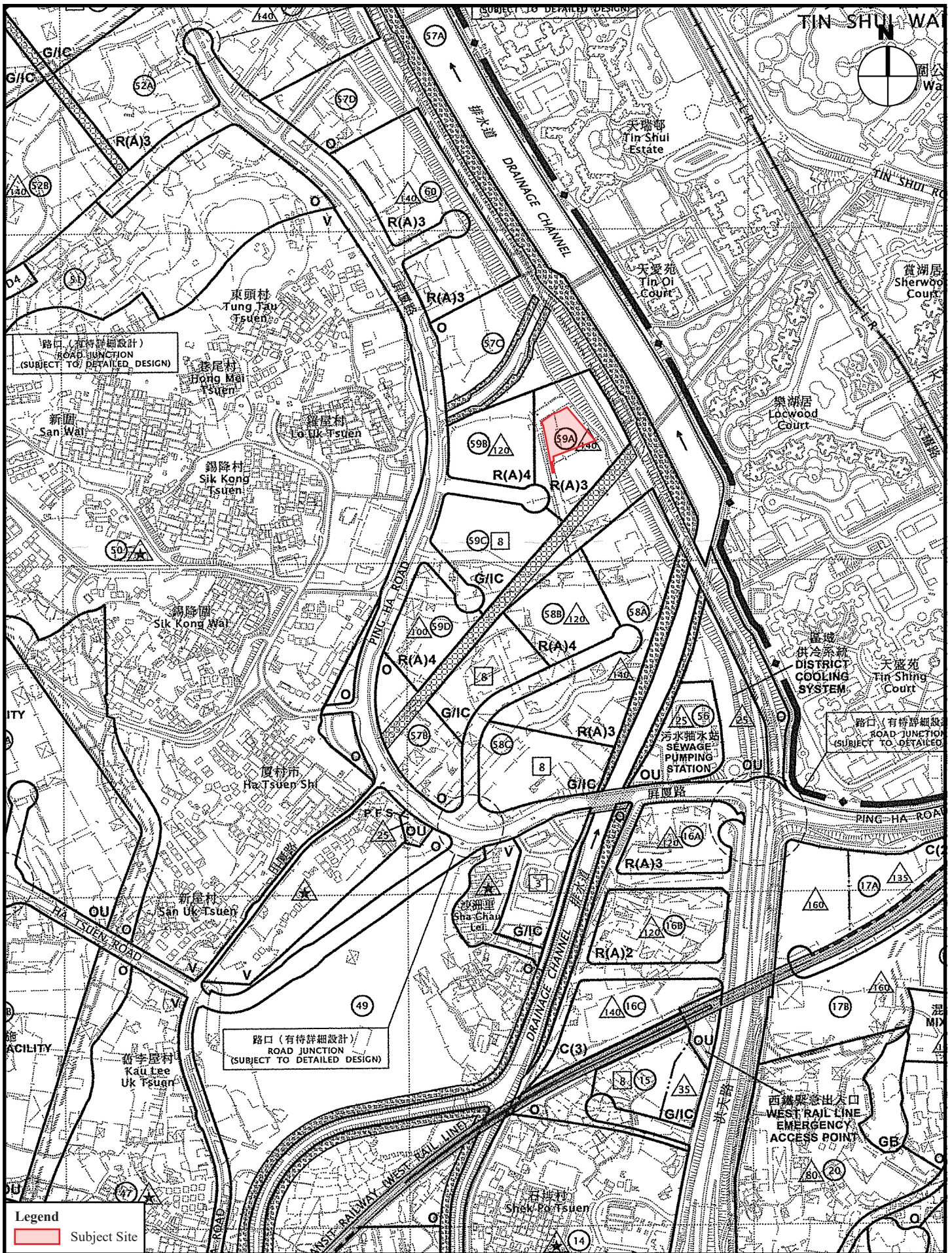
- 6.1 This renewal application requests a further three-year extension of planning permission for the existing temporary open storage operation to meet the Applicant's short-term operational needs for its construction business.
- 6.2 The existing temporary open storage operation at the Subject Site has 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**

## **Figures**

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**Location Plan of the Subject Site**

(Extracted from Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2)

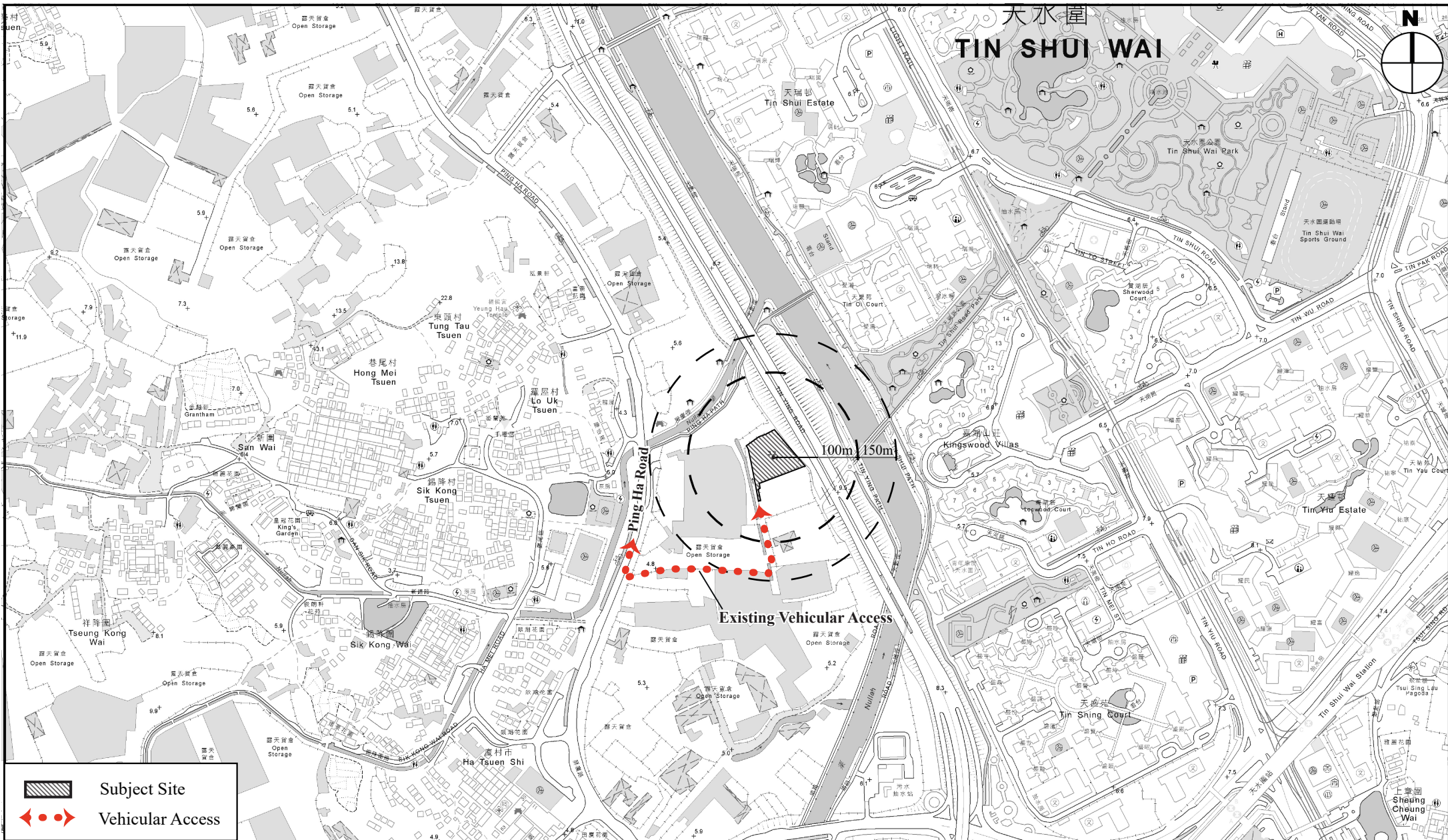
**Figure 1**

**1 : 7 500**



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VISION PLANNING CONSULTANTS LTD.





- Subject Site
- Vehicular Access

**Subject Site and Its Surroundings**

(Base Plan Extracted from the Topographic Map (1:5000))

No. 6-NW-A)

**Figure 3**

**1 : 7 500**

**VISION**

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VISION PLANNING CONSULTANTS LTD.



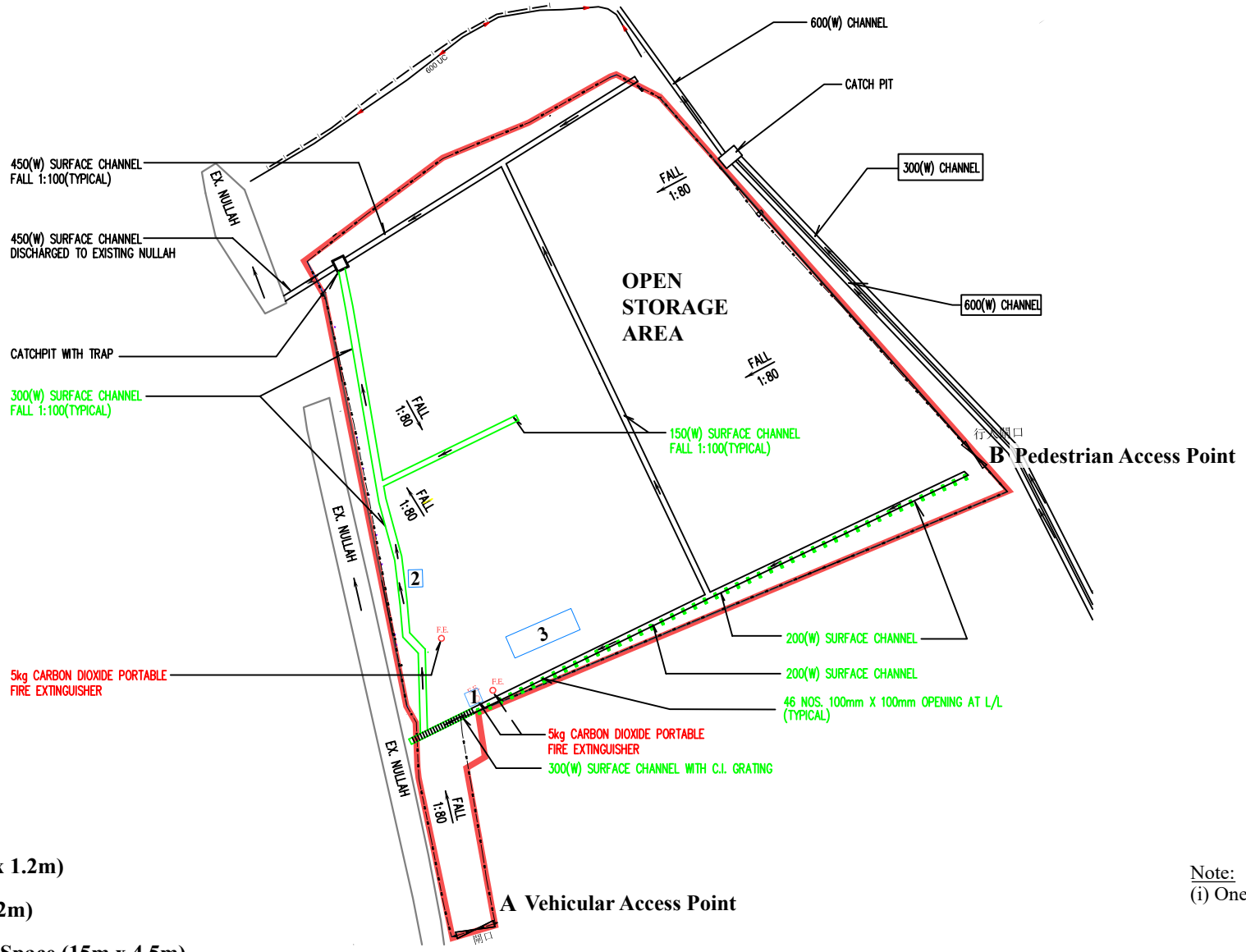
**Existing Vehicular Access**  
(Aerial Photo No. E257535C taken on 9 June 2025)

**Figure 4**

**N.T.S**

**VISION**

弘域城市規劃顧問有限公司  
VISION PLANNING CONSULTANTS LTD.



**Legend**

- Application Site
- Fencing
- 1 Guard room (1.5m x 1.2m)
- 2 Washroom (3m x 1.2m)
- 3 Loading/Unloading Space (15m x 4.5m)

Note:  
(i) One L/UL space added

Proposed (Existing) Layout Plan

Figure 5

N.T.S



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VISION PLANNING CONSULTANTS LTD.

## **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:

電話 Tel:

By Email

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

9 June 2023

Vision Planning Consultants Ltd.

(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.

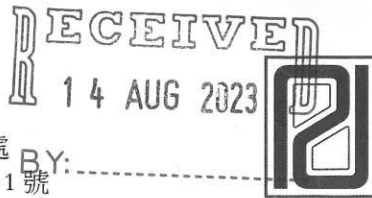
Yours faithfully,



( 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

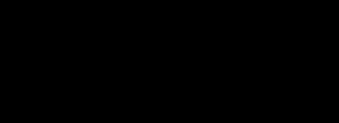
By Fax [redacted] and Post  
 Planning Department

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

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:.....



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

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

規 劃 署

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)

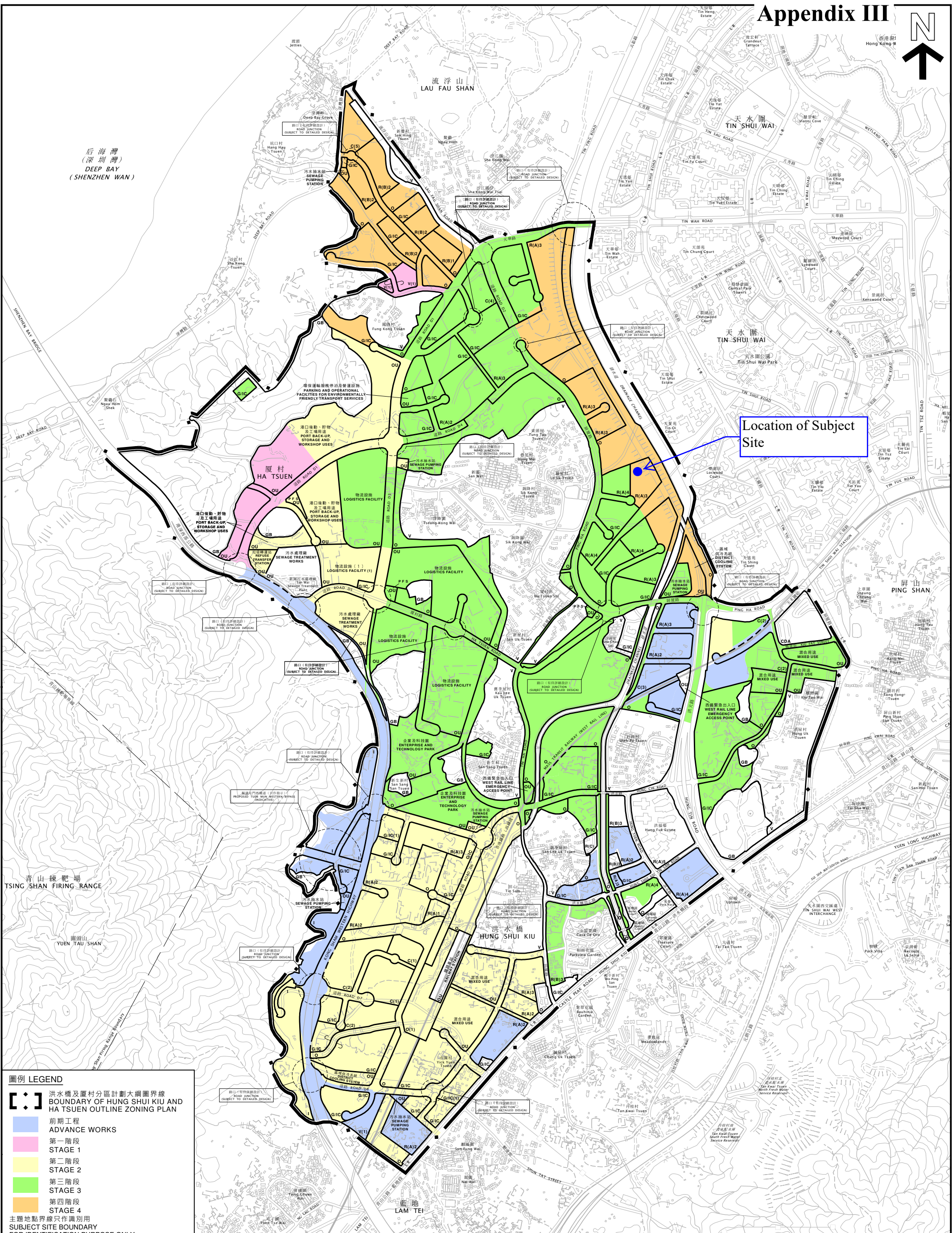
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

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**

SCALE 1:15 000 比例尺  
 米 METRES 200 0 200 400 600 METRES

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>