

**Application for Renewal of Planning Approval
for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/HSK/603

1. <u>Proposal</u>	
Applicant	E Man Construction Co. Ltd. represented by Vision Planning Consultants Ltd.
Site (Plan A-1a)	Various Lots in D.D. 125, Ha Tsuen, Yuen Long
Site Area	About 3,621.2m ²
Zoning and Outline Zoning Plan (OZP) No.	<p>“Residential (Group A) 3” (“R(A)3”) on the draft Hung Shui Kiu and Ha Tsuen (HSK and HT) OZP No. S/HSK/3 (<i>currently in force</i>)</p> <p>Approved HSK and HT OZP No. S/HSK/2 (<i>at the time of submission</i>)</p> <p>[Restricted to a maximum plot ratio of 5.5 and maximum building height of 140mPD]</p> <p>[the zoning and development restrictions for the application site (the Site) remain unchanged on OZP No. S/HSK/3]</p>
Application	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years
Site Context and the Current Proposal	<p>The Site is accessible from Ping Ha Road via a local track and the ingress/egress point is at the southwestern tip of the Site (Drawing A-1 and Plan A-2). According to the applicant, the area for open storage of construction materials is located at the eastern part of the Site while the western part will be mainly used for manoeuvring of vehicles. Two single-storey temporary structures with a total floor area of about 6m² for guard room and washroom uses are also proposed. One loading/unloading space for heavy goods vehicles (HGVs) (15m x 4.5m) is provided (Drawing A-2). According to the applicant, the operation hours are from 9:00 a.m. to 5:00 p.m, from Mondays to Saturdays with no operation on Sundays and public holidays. Plans showing the access leading to the Site, site layout and the existing fire service installations (FSIs) submitted by the applicant are at Drawings A-1 to A-3 respectively.</p>

Last Previous Relevant Application ¹	<p>Application No. A/HSK/433 approved on 19.5.2023 for a period of 3 years until 19.5.2026, which was submitted by the same applicant for the same use with a similar layout and development parameters (i.e. -4m² difference for the total area of the structures) at the same site.</p> <p>(Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_HSK_433_A/A_HSK_433_A_MainPaper.pdf for details of the last previous relevant application)</p>
Justifications from the Applicant (Appendix I, Ia and Ib)	<p>(a) The application is for renewal of the planning approval for the same use with a similar development parameters under the last application No. A/HSK/433 on Site. The current application is to continue the applied use during the interim period to meet the short-term needs of the applicant before the Site is required for the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) development.</p> <p>(b) All time-limited approval conditions for the previous application have been complied with. In support of the current application, the applicant has submitted a FSIs plan accepted under the last application (Drawing A-3) and the corresponding F.S. 251 certificates. The applicant commits to maintain the current FSIs and drainage facilities at the Site.</p> <p>(c) The development conforms with the relevant Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13G).</p>
Compliance with the “Owner’s Consent/ Notification” requirements ²	Consent from the current land owner has been obtained.

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG-No. 34D ³ , including:	✓		

¹ The Site was involved in 22 previous applications (**Plan A-1b**) for various temporary open storage, public vehicle park, recycling centre and workshop uses. Amongst these 22 applications, 15 were for open storage use, of which 3 were rejected between 1995 and 2001, while the remaining 12 applications for open storage were approved between 1996 and 2023.

² As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)) and detailed information would be deposited at the meeting for Members’ inspection.

³ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development

	<ul style="list-style-type: none"> i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 3-year approval period sought does not exceed the duration of the last approval. 			<p>Whilst the applied use is not in line with the planning intention of the “R(A)3” zone, the Site falls within the project boundary of Hong Kong Section of Hong Kong-Shenzhen Western Rail Link (HSWRL) and study area of Lau Fau Shan Development. Whilst the Chief Engineer/ Northern Metropolis Railways 2 (CE/NMR2) of Highways Department (HyD) has reservation on the application from railway project interface viewpoint, the Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development in which the implementation programme and land resumption/clearance programme are currently being reviewed under the relevant investigation study and subject to change. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the Site. Nonetheless, should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.</p>
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(b)	In line with TPB PG-No.13G ⁴	✓		The Site falls within the HSK/HT NDA and previous planning approval has been granted.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?	✓		The change in floor area (-4m ²) reflects the as-built condition of development, which is considered minor.
(d)	Any adverse departmental comments?	✓	✓	<p>Relevant government departments consulted, except CE/NMR2 of HyD, have no objection to or no adverse comment on the application (Appendix II).</p> <p><u>Adverse Departmental Comments</u></p> <ul style="list-style-type: none"> ● The Site falls within the project boundary of HSWRL. As it is planned to invite tenders for construction of HSWRL in early 2027 for tentative commencement in 2028, CE/NMR2, HyD considers that the approval of the application will pre-empt the development of HSWRL and has reservation on the application from railway project interface viewpoint. ● The applicant should be reminded that the Site may be resumed in early 2028 for potential development of the HSWRL project and not to carry out any substantial works therein. <p><u>PlanD's Assessments</u></p> <p>To address the technical requirements of the concerned departments, relevant approval conditions and advisory clauses are recommended in paragraph 4 below. Noting CE/NMR2's concerns, the applicant has submitted Further Information (Appendix Ib) to undertake necessary action to facilitate the development of HSWRL. The applicant will be reminded that the Site may be resumed by the Government at any time during the planning approval period for</p>

⁴ TPB Guidelines No. 13G for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance

				potential development project and advised not to carry out any substantial works therein. The applicant will also be advised to follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimize potential environmental nuisance on the surrounding areas.
(e)	Public comments received during statutory publication period		✓	No public comment was received.

3. Planning Department’s View

- No objection to the application.

4. Decision Sought

- Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years, and be renewed from 20.5.2026 to 19.5.2029. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval 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 commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 20.8.2026;
- (c) 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
- (d) if the above planning condition (b) 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.

Advisory clauses

The recommended advisory clauses are at **Appendix III**.

- There is no strong reason to recommend rejection of the renewal application.

Attachments

Appendix I	Application Form received on 10.3.2026
Appendix Ia	Supplementary Information received on 13.3.2026
Appendix Ib	Supplementary Information received on 29.4.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Layout Plan
Drawing A-3	Fire Service Installations Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
MAY 2026**