

HSK/433

This document is received on 17 FEB 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of 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)

STP/HSK
TP/YLW3
TP4/2
SSD/YLW1
STP/YLW2
A/A
2/2

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 Renewal
of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSK/433
	Date Received 收到日期	17 FEB 2023

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

E Man Construction Co. Ltd. 裕民建築有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Vision Planning Consultants Limited 弘域城市規劃有限公司

3. Application Site 申請地點

(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 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
(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 (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"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (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"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ 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 at30/01/2023..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"[#].
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」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of1..... "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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 1824 S.A RP, 1824 S.B RP and 1824 S.C in D.D.125	7/2/2023

(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）

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

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	Proposed Open Storage of Infrequently Used Construction Materials (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 checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 3,611 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 10 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 2
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	..... 10 .....sq.m <input checked="" 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	..... N/A
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A
Others (Please Specify) 其他 (請列明)	..... N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... N/A
Coach Spaces 旅遊巴車位	..... N/A
Light Goods Vehicle Spaces 輕型貨車車位	..... N/A
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	..... N/A

Proposed operating hours 擬議營運時間 9 a.m. to 5 p.m. from Monday to Saturday (Sunday and public holidays excluded)																																	
(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 No 否	<input checked="" 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)) Ping Ha Road <hr/> <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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" 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 No 否	<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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" 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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" 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

位於鄉郊地區臨時用途/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/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

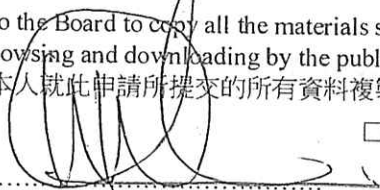
Please refer to the attached Planning Statement.

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

Others 其他 #29

on behalf of
代表

Vision Planning Consultants Limited 弘域城市規劃有限公司

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

Date 日期

16 February 2023

(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 checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Open Storage of Infrequently Used 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 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	m 米 <input 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) _____ _____		N/A

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



Lot Index Plan

(Base Plan Extracted from the Lot Index Plan.
No. LIP713659P)

Figure 2

1 : 1 000

VISION

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

香港北角規規街 9-23 號勞明中心 20 樓 C 室
Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.

**Proposed Temporary Open Storage of Infrequently
Used Construction Materials for a Period of
3 Years 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 : 16 February, 2023

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Executive Summary

This application aims to seek a permission from the Town Planning Board ("TPB") to continue to operate an existing temporary open storage operation with previous planning approval for storage of infrequently used construction materials for a period of 3 years in "Residential (Group A)3" on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 at Lots Nos. 1824 S.A RP (part); 1824 S.B RP (part) and 1824 S.C (part) in D.D. 125 (hereinafter collectively called the "**Subject Site**"), west of Tin Ying Road, Ha Tsuen, Yuen Long, New Territories.

It has been demonstrated that the proposed continued open storage development at the Subject Site will not result in causing any unacceptable impacts with respect to drainage, traffic, visual, environmental or landscape aspects on the local area; it fully conforms with the criteria out in the TPB Guidelines No. 13F; and will have no impact at all on the planned HSK/HT NDA development. The approval of this application represents an optimization of use of land resources to meet the short-term needs of the community developments. It is a "win-win" Project to the community.

內容摘要

本規劃申請旨獲得城規會批准延續，位於「洪水橋及厦村分區計劃大綱核准圖」編號 S/HSK/2 「住宅（甲類）3」土地用途地帶內，屬於新界 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」），現有臨時露天存放不常用建築材料用途的規劃申請，擬議批准期為3年。

本申請已證明，擬議發展不會對本區帶來任何不可接受的雨水排放、交通、視覺景觀、環境或園景影響；是次申請發展完全符合城規會規劃指引指引 13F 訂定對相關申請的考慮準則；及完全不會影響規劃中的「洪水橋/厦村新發展區」發展計畫。批准是次申請代表善用土地資源應對短期需要的社會發展需求。對社區來說，這是一個「雙贏」的項目。

1. The Purpose

- 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 Site under application comprises three lots in D.D. 125, namely Lots Nos. 1824 S.A RP (Part), 1824 S.B RP (Part) and 1824 S.C (Part) (hereinafter collectively called the "**Subject Site**"), west of Tin Ying Road, Ha Tsuen, Yuen Long, New Territories.
- 1.2 The Applicant is the operator of the proposed (existing) temporary development at the Subject Site. The location of the Subject Site is shown in **Figure 1**. A Lot Plan of the Subject Site is in **Figure 2**.
- 1.3 The purpose of this application aims to seek a permission from the Town Planning Board ("**TPB**") to continue to operate an existing temporary open storage operation with previous planning approval for storage of infrequently used construction materials for a period of 3 years at the Subject Site. The previous planning approval was given by TPB with conditions under Application No. A/HSK/277 and its validity was up to 8.7.2022 (**Appendix I**).
- 1.4 Due to the outbreak of the COVID-19 pandemic situation in the past year, many staff in the Applicant's office were either be required to work from home or received statutory Isolation Orders from the Government and, indeed, during this difficult period, the operation of its existing temporary open storage operation at the Subject Site was almost suspended as the progress of many of its construction sites were being forced to slow down under such stringent situations. Under such circumstances, the Applicant totally overlooked the timeline for renewal of the temporary planning permission under Application No. A/HSK/277. The present application is hence then submitted to seek the TPB's sympathetic consideration to approve the present application to allow the Applicant to continue to operate its existing temporary open storage operation for a period of 3 years.
- 1.5 The present application is essential and necessary to cater for the Applicant's

active and new construction projects in various parts of the New Territories by making the best use of land resources of the Subject Site to meet the short-term needs of the community development before it is required for the HSK/HT NDA development.

- 1.6 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). Paragraph 9 (b) in the Notes of the OZP states: *"...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission."* (Appendix II).
- 1.7 According to the Town Planning Board Guidelines No. 13F, 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 developments."* 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 III).
- 1.8 To facilitate Members of TPB to understand the present proposed (existing) temporary open storage development, this planning statement includes: a brief description of the purpose of this application, previous application history of the Subject Site, the site context, the long-term land-use planning intention of the Site, the proposed (existing) operation and planning justifications.

2. Previous Planning Application

- 2.1 As mentioned in paragraph 1.3 above, on 8.1.2021, TPB approved with conditions a planning application under Application No. A/HSK/277 for a proposed temporary open storage of infrequently used construction materials for a period of 18 months at the Subject Site. The validity of that planning permission was up to 8.7.2022 (**Appendix I**).
- 2.2 In the TPB's approval letter, in **Appendix I**, a total of 12 approval conditions were imposed by TPB on the previous approved application. Among these 12 approval conditions, five of them [namely, approval conditions (e), (f), h), (i) and (j)] were adhered to specific time limits for compliance. All these approval conditions were fully complied with within those specific time limits as stipulated in the approval letter (**Appendix IV**).
- 2.3 **Table 1** below summarises the time lines in compliance with these 5 specific approval conditions. **Appendix IV** attaches all relevant letters issued by the Tuen Mun & Yuen Long West District Planning Office ("**TM&YLW DPO**") to confirm that such approval conditions were fully complied with.

Table 1 Summary of Time Lines to Discharge the Five Approval Conditions

Approval Conditions No.	Date of Compliance
(e) submission of a drainage proposal	25 June 2021
(f) implementation of the drainage proposal	23 December 2021
(h) provision of fire extinguisher(s)	11 February 2021
(i) submission of a fire service installations proposal	18 May 2021
(j) implementation of the fire service installations proposal	17 August 2021

- 2.4 Other approval conditions were also strictly adhered to by the Applicant up to the present moment.
- 2.5 The present proposed temporary development is basically the same as those under the above-mentioned previous application scheme in terms of nature, scale of development and operation modes.

3. Subject Site and Its Surroundings

- 3.1 The Subject Site is located about 15m to 20m west of Tin Ying Road, which is a 25m wide major distributor (**Figures 2 and 3**). It is situated far away from existing residential development clusters (i.e. over 170m west of Locwood Court and Tin Oi Court, and 200m southeast of Lo Uk Tsuen) (**Figure 1 and Figure 3**). Separating the Subject Site and Locwood Court/Tin Oi Court are a group of infrastructure facilities (i.e. a 50m wide open nullah, 25m wide Tin Ying Road and roadside amenity area) (**Figure 3**). Lo Uk Tsuen is separated by Ping Ha Road and other big open storage site to the west of the Subject Site (**Figure 3**).
- 3.2 The Subject Site covers a total land area of about 3,621.2m². It has been hard paved with concrete for open storage of infrequently used construction materials since end of 2019 (**Figure 5**). It has a direct access from Ping Ha Road (**Figure 4**).
- 3.3 As the level of Tin Ying Road is more than 5m higher than that of the Subject Site, as shown in **Figure 5**, this, together with many existing vegetation planted alongside the Road, the Subject Site cannot be viewed by the local road users and pedestrians. A pedestrian subway, as shown in **Figure 3**, is being provided to connect areas on the two sides of the existing open nullah.

4. Planned Land-Use Development

- 4.1 The Subject Site falls within an area zoned "R(A)3" on the OZP and has been classified as stage 4 of HSK/HT NDA development (**Appendix V**). It is understood that the detailed design of site formation and infrastructure works for stage 1 and stage 2 of the HSK/HT NDA will respectively be completed by 2025 and 2034 (**Appendix VI**). Very obviously that the Subject Site, being classified as stage 4 of HSK/HT NDA development, will not be required in coming 10 years ahead. The approval of the present application will definitely not result in any adverse impact on the implementation programme of the HSK/HT NDA development.

5. Proposed (Existing) Operation

- 5.1 **Figure 5** shows the existing conditions of the proposed (existing) temporary open storage operation under application. Same as the previous approved scheme, the Applicant is intended to make the best use of the land resources of the Subject Site to meet its company's short-term needs for storage of construction materials which are not required in those nearby construction sites but not yet readily able to transfer them into other construction sites for some reasons during the interim period before the Subject Site is required for NDA development.
- 5.2 According to the previous experience, the existing open storage operation will not generate/attract more than 3 motor vehicular transfer trips entering/leaving the Subject Site each week. Only one security guard in two shifts will be employed.
- 5.3 The types of the used construction materials under application will be steel mould tables, scrap metals for curtain wall works, glass panels and metal railings.
- 5.4 The normal operation hours of the proposed open storage operation will be between 9:00 a.m. and 5:00 p.m. from Monday to Saturday. No operation will be carried out on Sunday and public holidays. No night-time operation will be conducted at all times.
- 5.5 Apart from the provision of a guard room (about 1.2m x 1.5m) and a portable toilet (about 3.1m x 2.5m), the overall site area under application will be used as open storage site purposes.
- 5.6 **Figure 6** shows the overall layout of the proposed (existing) open storage site under application. It should be noted that the existing on-site drainage system was designed and provided via the implementation of the drainage proposals imposed by the TPB on the previous planning application. This accepted drainage system is thus applicable for and valid to the present proposed open storage development as its nature, operation modes and the scale of

development are basically the same as those in the previous approved scheme.

- 5.7 Same as the previous approved scheme, the existing on-site peripheral fencing and fire services installations (being designed and provided via the compliance of relevant approval conditions as imposed on the previous approved scheme) will remain unchanged in the present proposed scheme.
- 5.8 When the Subject Site is required for HSK/HT NDA development and upon receipt of the formal notice issued by the Government, the Applicant is committed to cease its operation and to start implement the long-term planning intention of the Subject Site thereafter at no claim to the Government.

6. Planning Justifications

Optimising Use of Land Resources for Short-Term Needs

- 6.1 The present application aims to continue to operate an existing open storage operation with a previous planning approval (**Appendix I**) to meet the actual short-term needs required by the Applicant's active and new construction projects during the interim period before the Subject Site is required for HSK/HT NDA development (**Appendices III and VI**).
- 6.2 The approval of the present planning application represents a good and flexible land-use planning practice to make the best use of the land resources of the Subject Site to meet the short-term community needs without imposing any adverse impact on long-term planning intention of the Subject Site. It is a "win-win" project to the community.

Conforming Criteria Set Out in TPB Guidelines

- 6.3 As mentioned in paragraph 4.1 above, the Subject Site is being classified as stage 4 of the HSK/HT NDA development and the Government has planned to complete the detailed design of the site formation and infrastructure works for stage 2 of the HSK/HT NDA development by 2034. Therefore, it is anticipated that the stage 4 of the HSK/HT NDA development will not be commenced in the coming 10 year ahead. No impact due to the approval of the present application on the implementation of that NDA is anticipated.

6.4 Indeed, the compliance of all relevant approval conditions (**Appendix IV**) imposed on the previous planning application has not only demonstrated the accountability of the Applicant towards its proposed development at the Subject Site, but has also involved many collective efforts and times that contributed by relevant Government departments in handing those approval conditions as an attempt to ensure such approved scheme can be operated in a proper manner. These, together with the unfortunate COVID-19 pandemic situation, are also the essential factors in supporting for the present application.

6.5 In light of the above, the present application fully conforms with the criteria outlined in paragraphs 3.1 and 3.2 in the TPB Guidelines No. 13F. A sympathetic consideration should be given to the present planning application.

No Unacceptable Effect

6.6 Having considered the following factors, it is not anticipated that the proposed operation will cause any unacceptable impact on the local area in visual, landscape, drainage, environmental and traffic aspects:

- i. the location of the Subject Site is rather secluded away from the nearby residential developments;
- ii. the level of Ping Ha Road is more than 5m higher than that of the Subject Site. This substantial level difference, together with a row of roadside tree planting alongside Ping Ha Road, provides an effective screening buffer for the Subject Site;
- iii. the nature, scale of development and operation modes of the present proposed development are exactly the same as those in the previous approved scheme;
- iv. the proposed operation will only serve the Applicant's construction sites and solely store infrequently used construction materials;
- v. the proposed operation will require very limited motor vehicle trip generations/attractions (not more than 3 trips a week);
- vi. the proposed development will operate between 9a.m. and 5p.m. from Monday to Saturday with no operation to be carried out on Sunday, public holidays or at night-time;

- vii. it is a continued open storage operation with good track records;
- viii. it has been served by a peripheral drainage system and fire service installations previously accepted by relevant Government departments via compliance of approval conditions imposed on the previous planning application;
- ix. the Subject Site has been paved with concrete and with no tree within it; and
- x. the proposed operation will have only one security guard at any one time.

7. Conclusion

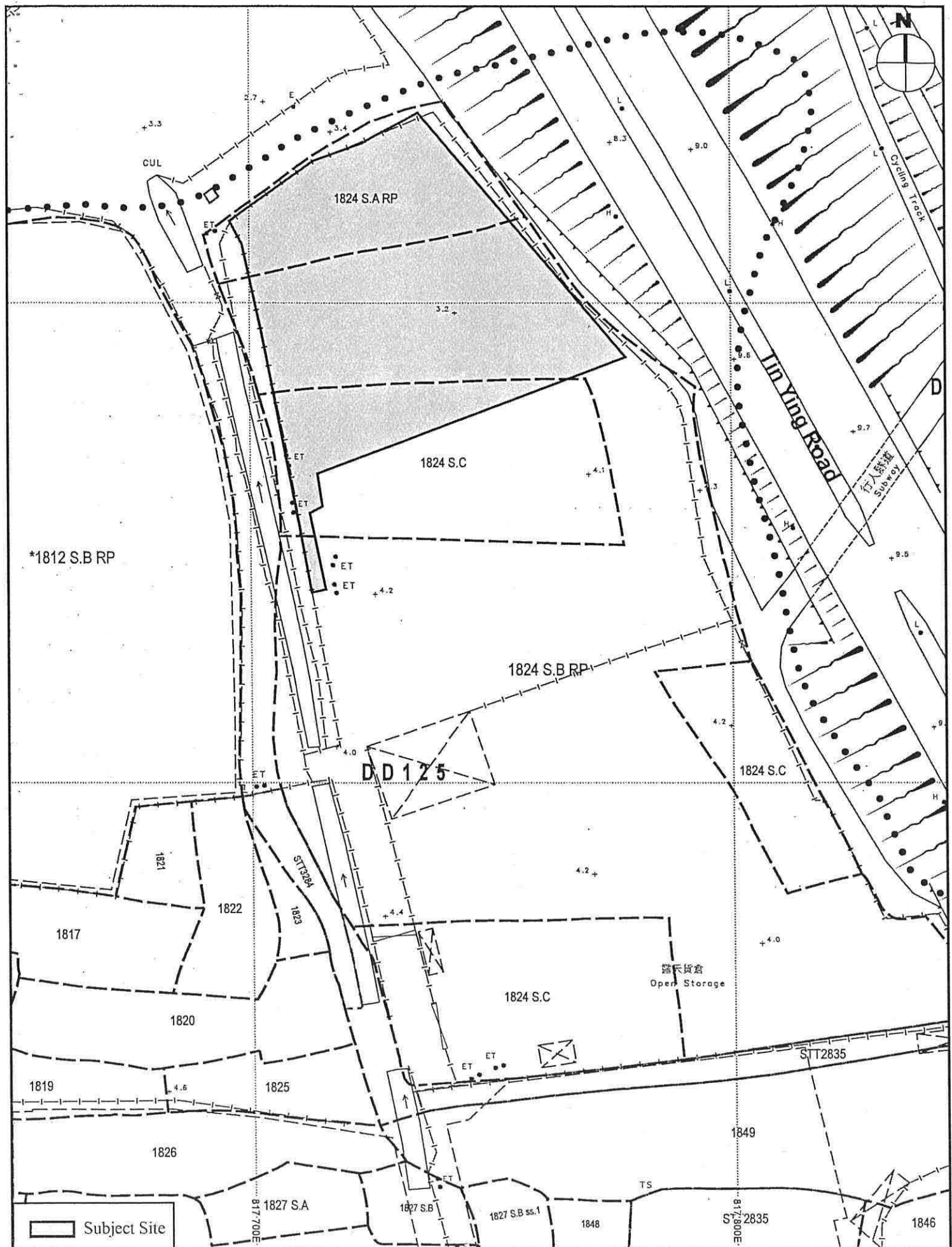
- 7.1 This planning application aims to continue to operate an existing open storage operation with a previous planning approval for storage of infrequently used construction materials for a period of 3 years at Lots Nos. 1824 S.A RP (part), 1824 S.B RP (part) and 1824 S.C (part) in D.D. 125, west of Tin Yin Road, Ha Tsuen, New Territories.
- 7.2 It has been demonstrated that the present open storage operation at the Subject Site fully conforms with the criteria set out in the TPB Guidelines No. 13F. The proposed operation will be used solely by the Applicant's construction company; the location of the Subject Site is secluded; the proposed operation will only involve not more than 3 motor vehicle trips each week; its operation hours will be between 9 a.m. and 5 p.m. from Monday to Saturday (no operation on Sunday and public holidays); no night-time operation will be carried out; the Subject Site has been fenced with two entrance points (one for motor vehicle and one for pedestrian) and is being hard paved with no tree within it; and will only have one on-site security guard at all times. It will not affect the implementation programme of the HSK/HT NDA development.
- 7.3 The approval of this application represents an optimisation of use of land resources and is a good and flexible land-use planning practice to meet the short-term needs of the community development, and a great appreciation of devoted efforts and times contributed by relevant Government departments in handling those work in relation to the compliance of relevant approval conditions imposed on the previous planning application. It is a "win-win"

project to the community.

- 7.4 In view of the above, we respectfully request Members of TPB to give a sympathetic consideration and to approve the proposed (existing) temporary open storage of infrequently used construction materials for a period of 3 years.

Vision Planning Consultants Limited

16 February, 2023



Lot Index Plan

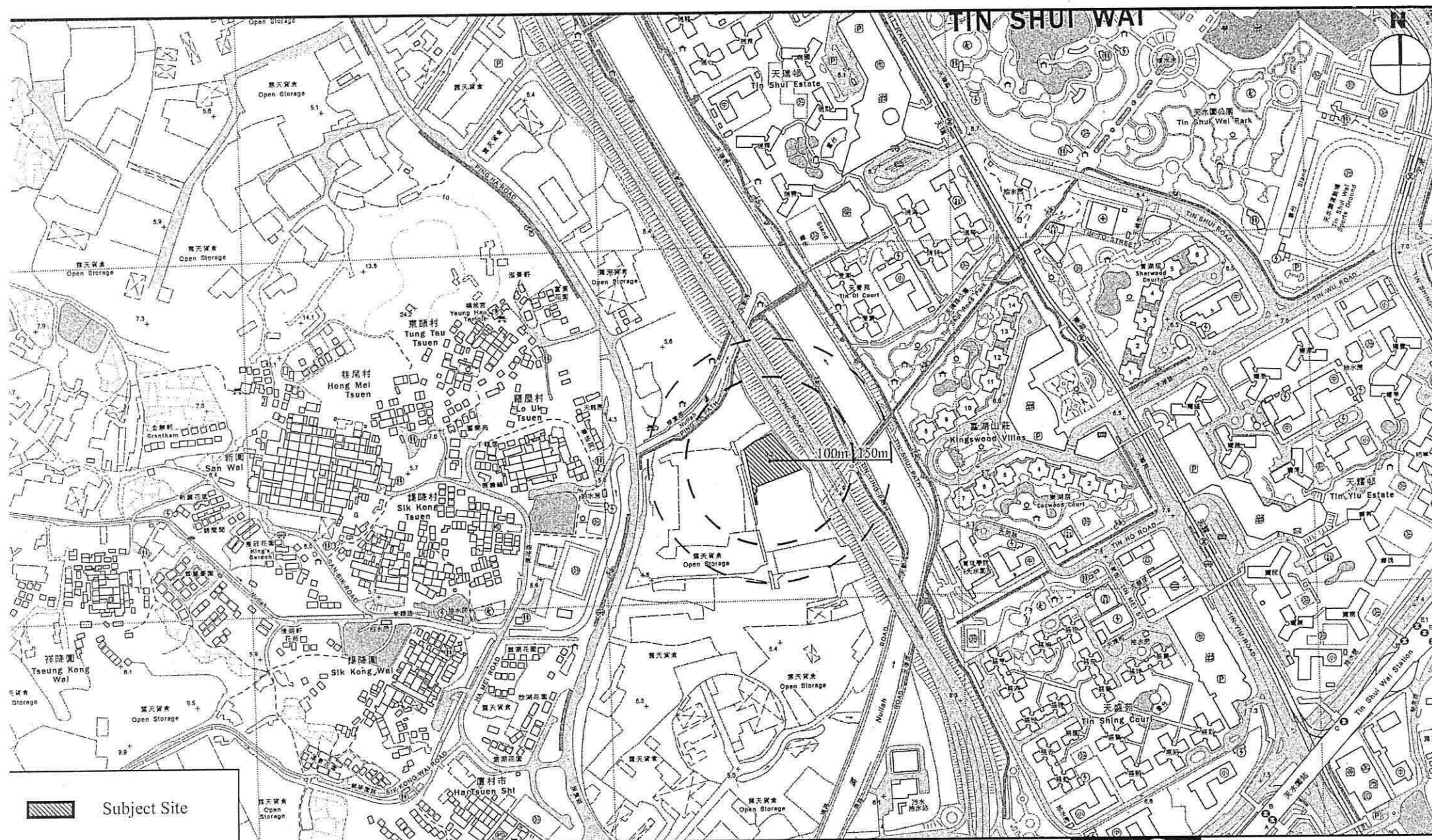
(Base Plan Extracted from the Lot Index Plan
No. LIP713659P)

Figure 2

1 : 1 000

VISION

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



Subject Site and Its Surroundings

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

No. 6-NW-A)

Figure 3

1 : 7 500

VISION

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



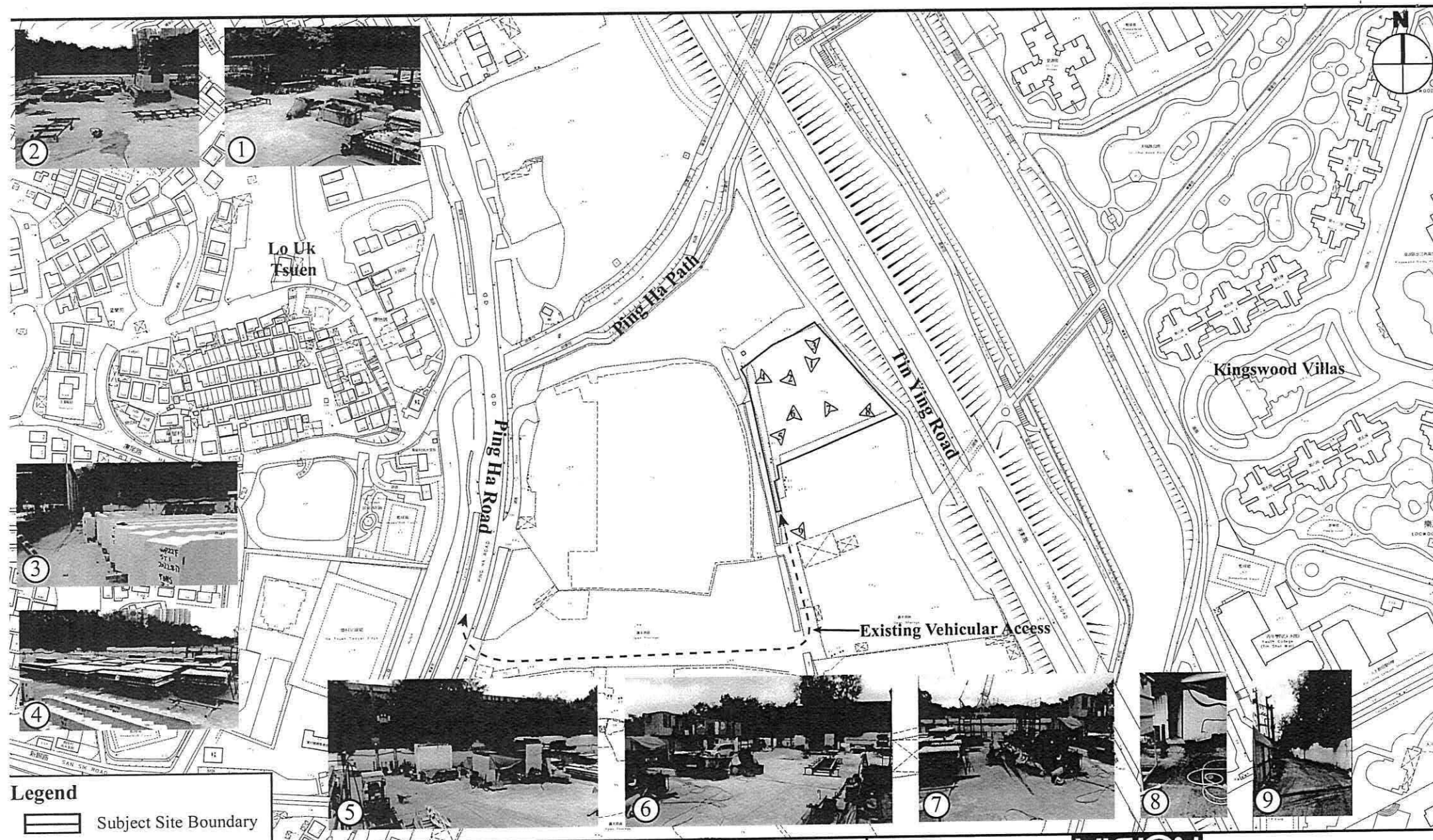
Existing Vehicular Access to the Subject Site
(Aerial Photos No. E144202C taken on 11 December 2021)

Figure 4

N.T.S

VISION

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



Existing Conditions of the Subject Site

(Base Plan Extracted from the Topographic Maps (1:1000)

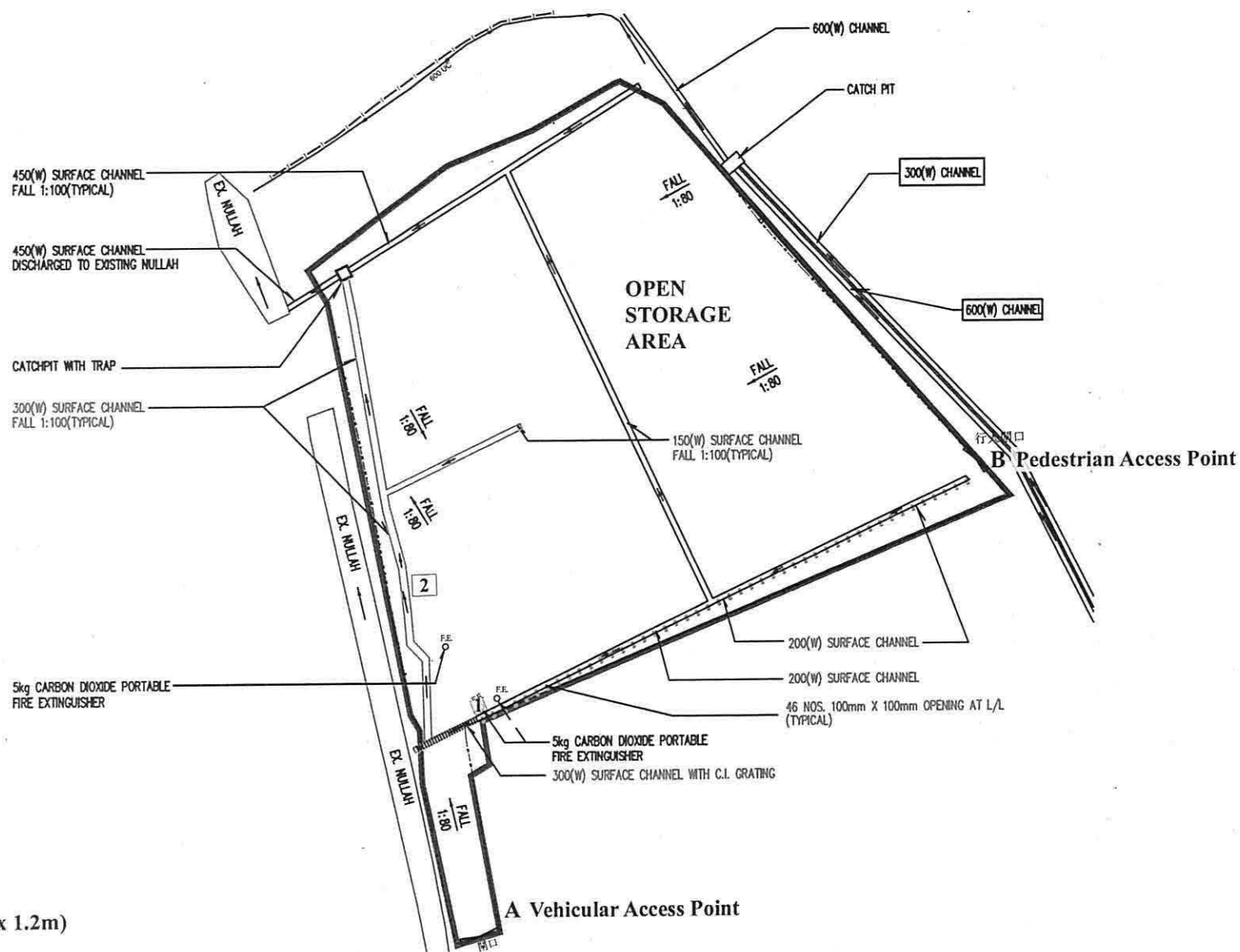
Nos. 6-NW-2D, 6-NW-3C, 6-NW-7B and 6-NW-8A)

Figure 5

1 : 3 000

VISION

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



Legend

 Subject Site

 Fencing

1 Guard room (1.5m x 1.2m)

2 Washroom (3m x 2.5m)

Figure 6

N.T.S

VISION

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

Proposed (Existing) Layout Plan

城市規劃委員會

香港北角海墘道三百三十三號
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: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/A/HSK/277

By Post & Fax

22 January 2021

Vision Planning Consultants Ltd.

(Attn.: Chan Kim On)

Dear Sir/Madam,

**Temporary Open Storage of Infrequently Used Construction Materials for a
Period of 18 Months 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 4.1.2021.

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 18 months until 8.7.2022 and is subject to the following conditions:

- (a) no operation from 5:00 p.m. to 9:00 a.m., as proposed by you, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the Site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the existing fencing on the Site shall be maintained at all times during the planning approval period;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 8.7.2021;
- (f) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 8.10.2021;
- (g) in relation to (f) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;

- 2 -

- (h) 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 19.2.2021;
- (i) 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 8.7.2021;
- (j) in relation to (i) 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 8.10.2021;
- (k) if any of the above planning condition (a), (b), (c), (d) or (g) 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
- (l) if any of the above planning condition (e), (f), (h), (i) or (j) 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 VII 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, please refer to the TPB Guidelines No. 34C 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/), 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.

A copy of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes), together with the relevant documents providing guidance on the fulfillment of conditions, are attached for your reference. 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 9.7.2022. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

- 3 -

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

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 8.1.2021 are 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 16.2.2021). 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,



(Raymond KAN)
for Secretary, Town Planning Board

RK/CC/cl

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

- (9) (a) Temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in subparagraph (a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (11) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

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 uses 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, should 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. There is a general presumption against such uses at greenfield areas and/or 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

RECEIVED
29 JUN 2021 規劃署



By 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

BY: 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

25 June 2021

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/277
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 (e)
Planning Application No. A/HSK/277

I refer to your submissions dated 9.4.2021 and 24.6.2021 regarding the submission of drainage 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. Detailed departmental comments are at **Appendix I**.
- ☐ 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 enquiries on the departmental comments, please contact Mr. Ryan C.Y. CHI at 2300 1347 of the Drainage Services Department direct.

Yours faithfully,

(Ernest C.K. WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c CE/MN, DSD (Attn: Mr. Ryan C.Y. CHI)

Internal CTP/TPB

Appendix I

A/HSK/277 - Compliance with Approval Condition (e)

Comments from the Drainage Services Department:

You are requested to implement and maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services. You are also reminded that the development should neither obstruct overland flow nor adversely affect existing stream course, natural streams, village drains, ditches and the adjacent areas. Further, you are advised to consult District Lands Officer/Yuen Long and seek consent from the relevant owners for any works to be carried out outside his lot boundary before commencement of the drainage works.

24 DEC 2021

By Post

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路1號
沙田政府合署14樓



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

23 December 2021

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/277
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 (f) Planning Application No. A/HSK/277

I refer to your submissions dated 27.9.2021, 20.10.2021 and 8.12.2021 regarding the implementation of drainage 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. Detailed departmental comments are at **Appendix I**.

Should you have any enquiries on the departmental comments, please contact Ms. Vicky SY at 2300 1347 of the Drainage Services Department direct.

Yours faithfully,

(Ernest C.K. WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c CE/MN, DSD (Attn: Ms. Vicky SY)

Internal CTP/TPB2

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 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 February 2021

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/277
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 (h) Planning Application No. A/HSK/277

I refer to your submission dated 9.2.2021 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.

Should you have any queries on the departmental comments, please contact Mr. YEUNG (Tel: 2733 7737) of the Fire Services Department direct.

Yours faithfully,

(Kris W.K. LEUNG)

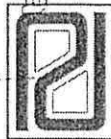
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c. D of FS (Attn: Mr. WONG Ho-yin)
Internal CTP/TPB

規 劃 署

RECEIVED

21 MAY 2021



屯門及元朗西規劃處 BY:
香港新界沙田上禾輋路1號
沙田政府合署14樓

By 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

18 May 2021

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/277
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 (i)
Planning Application No. A/HSK/277

I refer to your submission dated 10.5.2021 regarding the submission of 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. Detailed departmental comments are at **Appendix I**.
- ☐ 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. LO Sin-tat (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Kris W.K. LEUNG)

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

c.c D of FS (Attn: Mr. WONG Ho-yin)
Internal CTP/TPB

Appendix I

A/HSK/277 - Compliance with Approval Condition (i)

Comments from the Fire Services Department:

You are advised that the installation/ maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

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 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

17 August 2021

來函檔號	Your Reference
本署檔號	Our Reference () in TPB/A/HSK/277
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 (j) Planning Application No. A/HSK/277

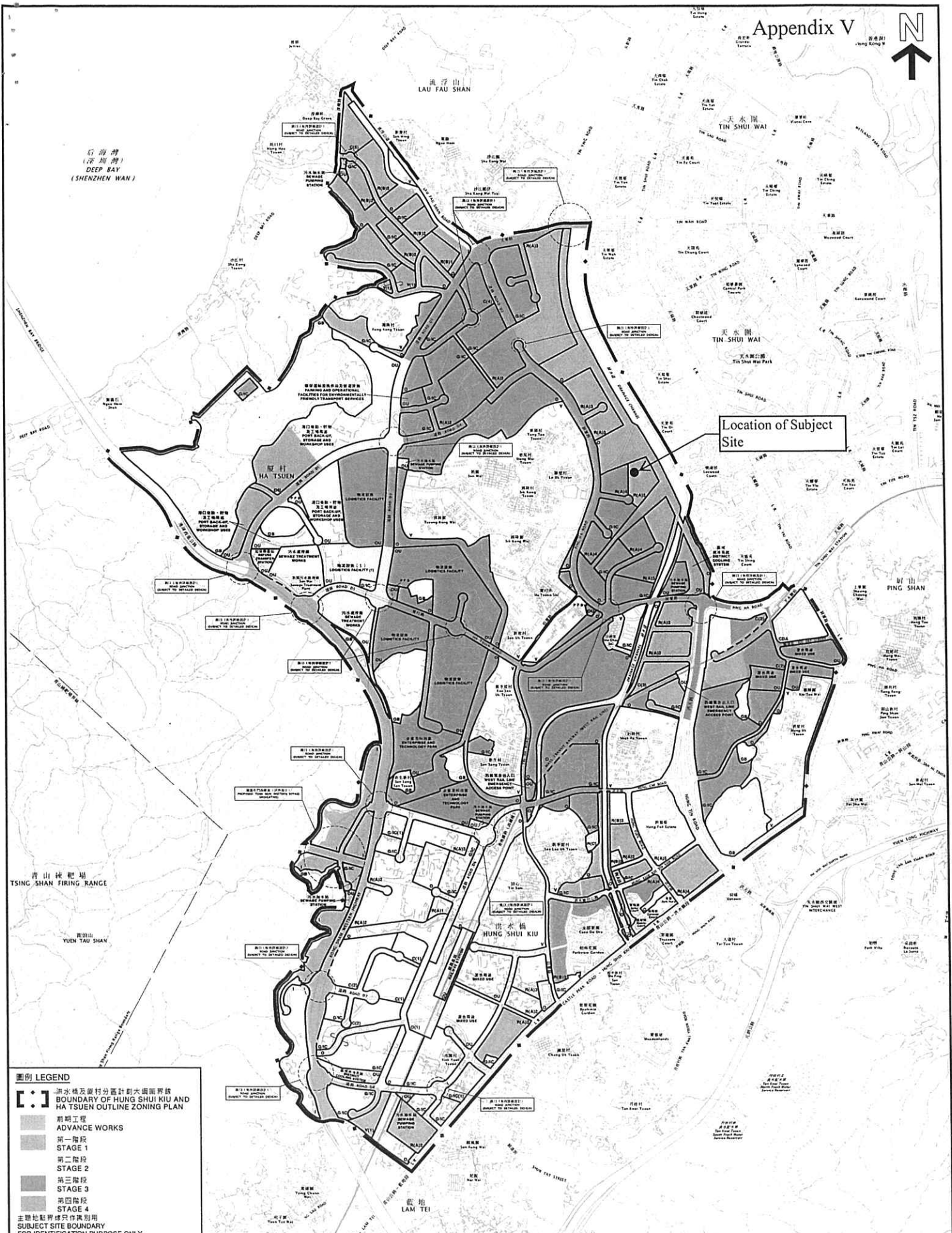
I refer to your submission dated 16.7.2021 regarding the implementation of fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ 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. Detailed departmental comments are at **Appendix I**.

Should you have any queries on the above, please contact Mr. LO Sin-tat (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ernest C.K. WONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department



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

SCALE 1:15 000 比例尺
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

本摘要圖於2017年4月19日準備
EXTRACT PLAN PREPARED ON 19.4.2017

Hung Shui Kiu/Ha Tsuen New Development Area - First Phase Development (Stage 1 Works) and Second Phase Development

Project Number:

7787CL, 7796CL, 7829CL, 7845CL and 7846CL

Brief Description of Project Scope:

First Phase development

1. Stage 1 Works mainly covers –

- (a) site clearance and formation (including land decontamination works) for about 14 hectares ("ha") of land, together with the provision of associated engineering infrastructure, to ready these formed land for subsequent development of purpose-built multi-storey buildings/open-air sites for brownfield operations and village resite areas for affected building lots under the Village Removal Terms, and for construction of the proposed infrastructure works in paragraphs 1(b) below;
- (b) engineering infrastructure works including a district distributor road, local roads, sewerage (including a pumping station), drainage (including a detention pond) and water supply; and
- (c) environmental mitigation measures and the environmental monitoring and audit ("EM&A") programme for the works mentioned in paragraphs 1(a) and 1(b) above.

Second Phase development

2. 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 2(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 2(a) and 2(b) above.

3. 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 3(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 3(a) and 3(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 reprovisioning 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 39/2016 (CE) - "Hung Shui Kiu New Development Area Advance Works, Phases 1 & 2 - Design and Construction"
- AECOM Asia Company Limited

Agreement No. CE 56/2016 (CE) - "Hung Shui Kiu New Development Area Stage 1 Works - Design and Construction"
- Mott MacDonald Hong Kong Limited

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

Related Website:

<https://hsknda.hk/>

Current Progress:

The detailed design of site formation and infrastructure works under HSK/HT NDA First Phase development (i.e. Advance Works Phases 1 & 2 and Stage 1 Works) commenced in 2017 in phases for target completion of construction works by 2025.



The detailed design of site formation and infrastructure works under HSK/HT NDA Second Phase development (i.e. Advance Works Phase 3 and Stage 2 Works) commenced in 2020 in phases for target completion of construction works by 2034.



Modification Works of MTR Emergency Access Point 26 in Tuen Mun is for the roadworks of the Hung Shui Kiu/Ha Tsuen New Development Area. The gazette under Railway Ordinance (Chapter 519) is first published on 18 November 2022 and the documents can be viewed at the link below.



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

**Appendix Ia of RNTPC
Paper No. A/HSK/433A**

Our Ref: YL-HT2/PA/EMC/22-06
Your Ref: TPB/A/HSK/433
Date: 22 February, 2023

By Email
(tpbpd@pland.gov.hk)

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sirs,

Application for Proposed Temporary Open Storage of Infrequently Used Construction Materials for a Period of 3 Years at Lots No. 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

On behalf of the Applicant, we would like to clarify that the proposed temporary open storage operation will mainly involve the use of flat bed truck and light goods vehicle for on-site loading and unloading activities. Occasional visits by private car (i.e. not more than 2 trips a day) may also be involved during the operation hours (i.e. 9am to 5pm, Monday to Saturday except public holidays).

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Canny Chan or the undersigned at [REDACTED].

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director

[KC/CC]

[EMC/22-06]



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

**Appendix Ib of RNTPC
Paper No. A/HSK/433A**

Our Ref: YL-HT2/PA/EMC/22-09
Your Ref: TPB/A/HSK/433
Date: 6 April, 2023

By Email
(tpbpd@pland.gov.hk)

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sirs,

Application for Proposed Temporary Open Storage of Infrequently Used Construction Materials for a Period of 3 Years at Lots No. 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

On behalf of the Applicant, we would like to confirm that (i) an on-site loading/unloading space of 15m x 4.5m will be provided as shown in Figure 6a; (ii) no on-site parking space will be provided as all vehicles will leave the site after its loading and/or unloading activities; and (iii) the normal trips generated by/attracted to the proposed development will not be more than 2 trips a during the operation hours (i.e. 9am to 5pm, Monday to Saturday).

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Canny Chan or the undersigned at [REDACTED]

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director

[KC/CC]
[EMC/22-09]





Legend

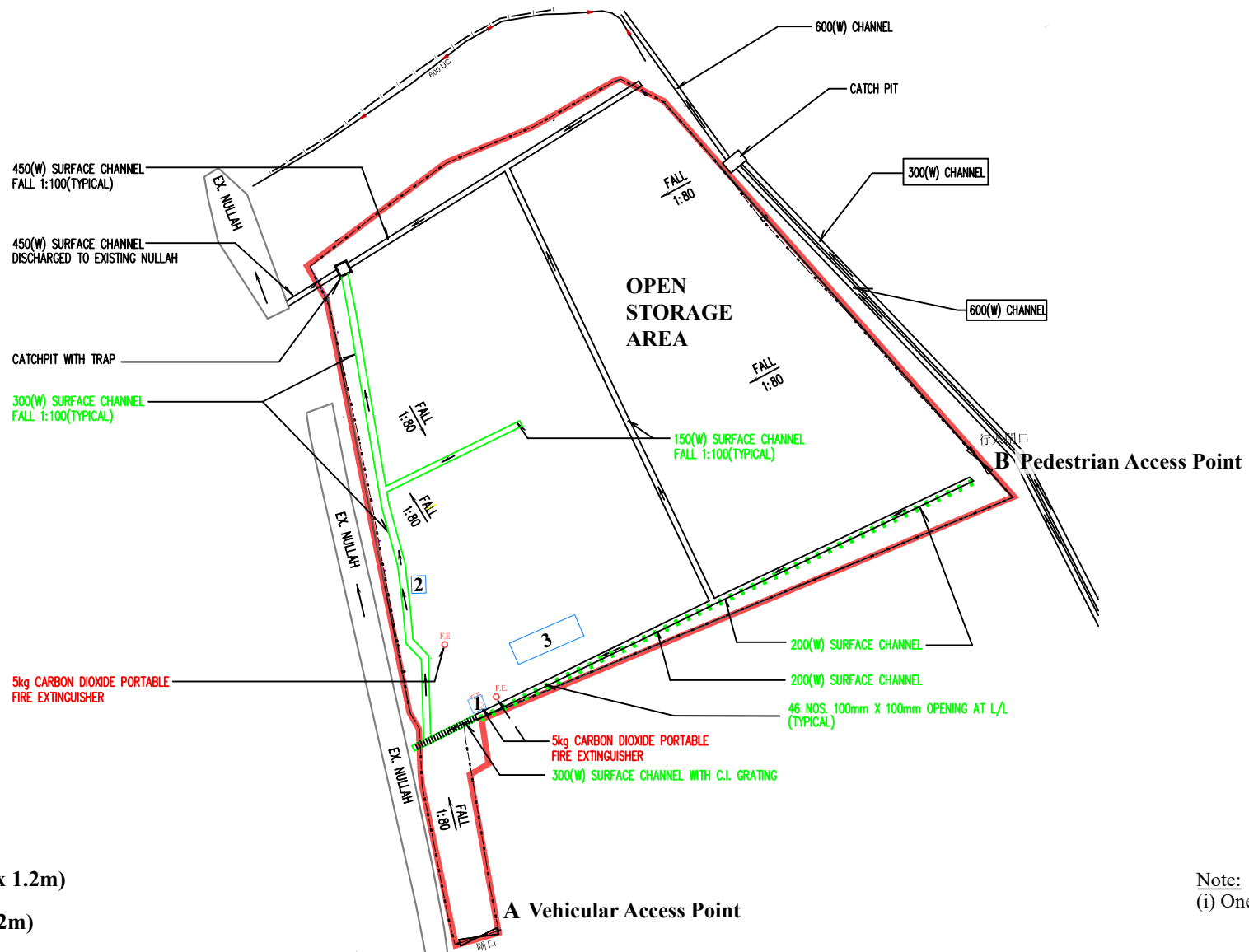
 Application Site

 Fencing

 1 Guard room (1.5m x 1.2m)

 2 Washroom (3m x 1.2m)

 3 Loading/Unloading Space (15m x 4.5m)



Proposed (Existing) Layout Plan

Figure 6a

N.T.S

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**Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas:
 - (a) The planning for various New Development Areas (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.
 - (b) 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.
 - (c) 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. There is a general presumption against such uses at greenfield areas and/or 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 open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
 - (d) 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.

Previous S.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-HT/7	Temporary Open Storage of Containers for 3 years	29.11.1996 (On review) (Revoked on 29.9.1997)
A/YL-HT/302	Proposed Temporary Open Storage of New/Used Private Cars, Light Goods Vehicles prior to sale and Vehicle Parts for a Period of 3 Years	30.5.2003
A/YL-HT/477	Temporary Open Storage of New/Used Vehicles (Private Cars, Light and Medium Goods Vehicles) with Ancillary Workshops and Storage for a Period of 3 Years	9.3.2007 (Revoked on 9.6.2008)
A/YL-HT/507	Temporary Open Storage of New/Used Vehicles (Private Cars, Light, Medium and Heavy Goods Vehicles, Container Vehicles and Trailers) with Ancillary Workshops and Storage for a Period of 3 Years	12.10.2007 (Revoked on 12.10.2008)
A/YL-HT/539	Temporary Public Vehicle Park (Private Cars, Goods Vehicles, Container Vehicles and Trailers) for a Period of 3 Years	9.5.2008 (Revoked on 5.12.2008)
A/YL-HT/570	Temporary Public Vehicle Park (Private Cars, Goods Vehicles, Container Vehicles and Trailers) for a Period of 3 Years	10.10.2008 (Revoked on 5.12.2008)
A/YL-HT/632	Proposed Temporary Open Storage of Containers for a Period of 1 Year	9.10.2009
A/YL-HT/662	Temporary Open Storage of Left-hand-drive Vehicles, Construction Materials and Heavy Machineries with Workshops and Scrap Metal Area for a Period of 3 Years	7.5.2010 (Revoked on 3.9.2010)
A/YL-HT/733	Temporary Recycling Centre and Open Storage Area for Recycled Plastics, Paper and Scrap Metal, New Private Cars, Light, Medium and Heavy Goods Vehicles for a Period of 3 Years	20.5.2011
A/YL-HT/811	Temporary Recycling Centre and Open Storage Area of Recycled Plastics, Paper, Scrap Metal, Electrical Wastes and New Private Cars, Light, Medium and Heavy Goods Vehicles and Construction Materials with Ancillary Workshops for a Period of 3 Years	9.11.2012

A/YL-HT/829	Proposed Temporary Precast Building Fabrication Workshop	25.10.2013 (Revoked on 25.11.2015)
A/YL-HT/1053	Proposed Temporary Open Storage of Private Car, Tires and Construction Material with Ancillary Site Office for a Period of 3 Years	11.11.2016 (Revoked on 11.10.2018)
A/HSK/113	Proposed Temporary Open Storage of Recyclable Material (Metal) for a Period of 3 Years	21.12.2018 (Revoked on 21.12.2019)
A/HSK/277	Temporary Open Storage of Infrequently Used Construction Materials for a Period of 18 Months	8.1.2021

Rejected Applications

Application No.	Uses/Development	Date of Consideration	Rejection Reason(s)
A/YL-HT/2	Temporary Open Storage of Containers for 3 Years	24.11.1995 by TPB (29.10.1996 dismissed by TPAB)	(1), (2), (3)
A/YL-HT/91	Temporary Container Trailer/Tractor Park for 3 Years	13.8.1999	(3), (4), (5)
A/YL-HT/161	Temporary Container Trailer and Tractor park for 3 Years	25.8.2000	(3), (4), (5), (6)
A/YL-HT/171	Temporary Open Storage of Construction Materials for 3 Years	24.11.2000	(4), (6), (7)
A/YL-HT/188	Temporary Flea Market for 5 Years	16.2.2001	(3), (4), (6), (8)
A/YL-HT/211	Temporary Open Storage of Construction Machinery with Repair Workshop for a Period of 3 Years	17.8.2001	(6)
A/YL-HT/233	Temporary Recycling Materials (Including Construction Materials) Handling Yard for a Period of 3 Years	11.1.2002	(4), (6)

Rejection Reason(s):

- (1) Not in line with the planning intention of the “U” zone on the OZP. Insufficient information to demonstrate that the proposed development will not cause significant impacts on the environment and is compatible with the rural characteristics of the area.

- (2) The turning movement of long container vehicles will interpret traffic flow of the road and pose road safety hazards.
- (3) Approval of the application will set an undesirable precedent for similar applications. The cumulative impact of approving such similar applications would result in a general degradation of the environment in the area.
- (4) Insufficient information to demonstrate that the proposed development would not result in noise nuisance.
- (5) Insufficient information to demonstrate that the proposed vehicular access for the proposed development is acceptable.
- (6) Insufficient information to demonstrate that the development would not have adverse drainage, traffic, environmental and/or landscape impacts on the surrounding areas.
- (7) Approval of the application would result in further degradation of the environment in the area.
- (8) The development of a flea market is incompatible with the adjoining container yard which would pose safety problem.

**Similar S.16 Applications within/straddling the subject “Residential (Group A) 3” Zone
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/187	Proposed Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	18.10.2019
A/HSK/210	Proposed Temporary Open Storage of Vehicles and Construction Materials for a Period of 3 Years	26.5.2020 (Revoked on 26.2.2021)
A/HSK/218	Temporary Open Storage of Construction Materials for a Period of 3 Years	29.5.2020 (Revoked on 21.8.2020)
A/HSK/279	Temporary Open Storage of Construction Materials and Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium/Heavy Goods Vehicles) for a Period of 3 Years	22.1.2021
A/HSK/421	Proposed Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	23.12.2022

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

No adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

No adverse comment on the application from traffic engineering point of view.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comment on the application.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the application from drainage point of view; and
- should the application be approved, a condition should be stipulated requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to his satisfaction.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided on the Site;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- having considered the nature of the open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within 6 weeks from the date of planning approval.

5. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- there was no substantiated environmental complaint pertaining to the application site (the Site) received in the past three years.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the Site was approved or under processing.

7. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

No comment on the application.

8. **Long-term Development**

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

No objection to the application.

9. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- no comment from departmental point of view; and
- his office has not received any comment from the locals on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site may be resumed at any time during the planning approval period for implementation of Government projects;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - the private lot covered by Short Term Waivers (STW) in the Site is listed below:

<u>Lot No.</u> <u>(in D.D.125)</u>	<u>STW No.</u>	<u>Purpose</u>
1824 S.C	4879	Temporary Open Storage of Private Car, Tires and Construction Material with Ancillary Site Office

- the STW holder(s) should apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW should apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track leading to the subject site is not under his purview. The applicant shall obtain consent of owners/managing departments of the local track for using it as the vehicular access to the subject site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with Ping Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ping Ha Road;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installations (FSIs) to be installed should be clearly marked on the layout plans;
 - good practice guidelines (**Appendix VI** of this RNTPC Paper) for open storage should be adhered to; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively;
- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') in order to minimise the possible environmental impacts on the surrounding area;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under the Regulation 19(3) of the B(P)R at building plan submission stage;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comment of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen

New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the site under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030. The applicant is required to pay attention to the development programme and ensure the proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA.

消防處發出之露天貯存用地良好作業指引
Good Practice Guidelines for Open Storage issued by the Director of Fire Services

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non- Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.