

Appendix 1

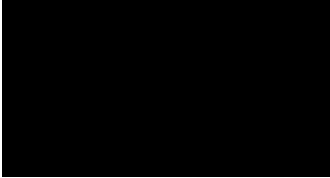
Authorisation Letter from VSC



VSC万顺昌

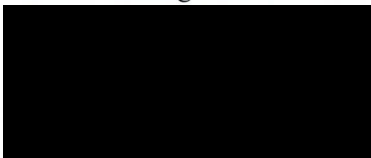
13 August 2026

First Champion Limited



and

KTA Planning Limited



Dear Sir/Madam,

Proposed Temporary Rebar Workshop, Warehouse for Storage of Construction Materials and Machineries, Parking of Special Purpose Vehicles and Rural Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land in “Green Belt” Zone and Area Shown as Road at Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long
- S16 Planning Application -

We are pleased to authorise First Champion Limited and KTA Planning Limited, as the Applicant and Planning Consultant respectively, to prepare and submit the captioned S16 Planning Application on our behalf.

You are hereby authorised to liaise and correspond with the Town Planning Board and relevant government departments regarding the captioned application and to undertake all necessary actions required for the preparation, submission, and processing of the application.

Yours faithfully,

For and on behalf of

VSC Construction Steel Solutions Limited



Lu Chi Chiu

Director

VSC Construction Steel Solutions Limited 万顺昌建筑钢铁工程有限公司

A member of HK SH Alliance Group 沪港联合集团成员 (Incorporated in Hong Kong with limited liability 于香港注册成立之有限公司)



Appendix 2

Approval Letter of Planning Application No. A/YL-HTF/1183

城市規劃委員會

香港北角渣甸道三百三十三號
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

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-HTF/1183

14 March 2025

Dear Sir/Madam,

Proposed Temporary Warehouse for Storage of Construction Materials and Machineries, Parking of Special Purpose Vehicles and Rural Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land in "Green Belt" Zone and area shown as 'Road', Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long

I refer to my letter to you dated 19.2.2025.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 28.2.2028 and is subject to the following conditions :

- (a) the submission of a detailed road improvement proposal and associated engineering drawings within 6 months from the date of planning approval to the satisfaction of the Commissioner of Transport, Director of Highways or of the TPB by 28.8.2025;
- (b) in relation to (a) above, the implementation of the detailed road improvement proposal and associated engineering works within 9 months from the date of planning approval to the satisfaction of the Commissioner of Transport, Director of Highways or of the TPB by 28.11.2025;
- (c) in relation to (b) above, the implemented road improvement works shall be maintained at all times during the planning approval period;
- (d) the submission of a drainage proposal including revised drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.8.2025;

- (e) in relation to (d) above, the implementation of the drainage proposal including mitigation measures identified in the revised drainage impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.11.2025;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) 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 28.8.2025;
- (h) in relation to (g) 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 28.11.2025;
- (i) if any of the above planning condition (c) or (f) 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;
- (j) if any of the above planning condition (a), (b), (d), (e), (g) or (h) 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; and
- (k) upon expiry of the planning permission, the reinstatement of the site, including the removal of fill materials and hard paving and grassing of the site to the satisfaction of the Director of Planning or of the TPB.

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

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36C. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (<https://www.tpb.gov.hk/en/resources/index.html>), 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.

This temporary permission will lapse on 29.2.2028. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

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

The TPB Paper in respect of the application is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/760_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 28.2.2025 is enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Ordinance, an applicant aggrieved by a decision of the TPB may in writing apply to the TPB for a review of the decision and set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for the review within 21 days from the date of this letter (on or before 5.4.2025). 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 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. Eric Chiu of the Tuen Mun & Yuen Long West District Planning Office at 2158 6288. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

Appendix 3

Declaration Letters of Original Potential Tenants of the Site under S.16 Application No. A/YL-HTF/1183

Vanquish Engineering and Transportation Limited

Declaration Related to the Approved Planning Application
No. A/YL-HTF/1183

August 2026

TO WHOM IT MAY CONCERN

Dear Sir/Madam,

We, Vanquish Engineering and Transportation Limited, are one of the proposed tenants under Planning Application No. A/YL-HTF/1183 for the proposed temporary warehouse for storage of construction materials and machineries, parking of special purpose vehicles and rural workshop with ancillary facilities for a period of 3 years and associated filling of land and pond and excavation of land at Various Lots in D.D. 125 and Adjoining Government Land, which involves the below lots:

Lots 1366 (Part), 1373, 1374, 1375, 1376, 1377, 1378 (Part), 1380 (Part), 1381, 1382 (Part), 1383, 1384, 1385, 1386, 1387 (Part), 1389, 1390 (Part), 1391 (Part), 1392 (Part), 1393 (Part), 1395 (Part), 1396, 1397 (Part), 1398 S.A, 1398 S.B, 1399 S.A (Part), 1399 S.B (Part), 1401 (Part), 1402, 1403, 1414, 1415 and 1417 in D.D. 125 and adjoining GL, Ha Tsuen, Yuen Long, New Territories

In light of the changing circumstances and our latest assessment of operational requirements, we hereby confirm that the existing occupied area (about 13,000m²) within the Application Site under Planning Application No. A/YL-HTF/1183 is required and suitable for our relocation operation.

We further confirm that the remaining portion of the Application Site under Planning Application No. A/YL-HTF/1183 previously reserved for our relocation is no longer required. We have no objection to the release of the remaining area for other suitable and beneficial uses.

Yours Faithfully,

For and on behalf of

Vanquish Engineering and Transportation Limited



(Authorized Signature with Company Chop)

20-8-2026

Kanson Crane & Heavy Transport Company Limited

Declaration Related to the Approved Planning Application
No. A/YL-HTF/1183

August 2026

TO WHOM IT MAY CONCERN

Dear Sir/Madam,

We, Kanson Crane & Heavy Transport Company Limited, are one of the proposed tenants under Planning Application No. A/YL-HTF/1183 for the proposed temporary warehouse for storage of construction materials and machineries, parking of special purpose vehicles and rural workshop with ancillary facilities for a period of 3 years and associated filling of land and pond and excavation of land at Various Lots in D.D. 125 and Adjoining Government Land, which involves the below lots:

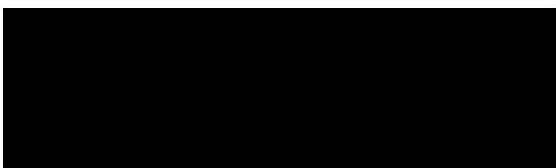
Lots 1366 (Part), 1373, 1374, 1375, 1376, 1377, 1378 (Part), 1380 (Part), 1381, 1382 (Part), 1383, 1384, 1385, 1386, 1387 (Part), 1389, 1390 (Part), 1391 (Part), 1392 (Part), 1393 (Part), 1395 (Part), 1396, 1397 (Part), 1398 S.A, 1398 S.B, 1399 S.A (Part), 1399 S.B (Part), 1401 (Part), 1402, 1403, 1414, 1415 and 1417 in D.D. 125 and adjoining GL, Ha Tsuen, Yuen Long, New Territories

In light of the changing circumstances and our latest assessment of operational requirements, we hereby confirm that the relocation site approved under Planning Application No. A/YL-HTF/1166 is sufficient to accommodate our relocation needs.

Accordingly, we confirm that we no longer have any operational need for any part of the Application Site under Planning Application No. A/YL-HTF/1183. We are willing to relinquish our relocation entitlement associated with the Application Site and support the use of the relevant area for other appropriate and beneficial purposes.

Yours Faithfully,

For and on behalf of
Kanson Crane & Heavy Transport Company Limited



(Authorized Signature with Company Chop)

Chicardo Investment Limited

Declaration Related to the Approved Planning Application
No. A/YL-HTF/1183

August 2026

TO WHOM IT MAY CONCERN

Dear Sir/Madam,

We, Chicardo Investment Limited, are one of the proposed tenants under Planning Application No. A/YL-HTF/1183 for the proposed temporary warehouse for storage of construction materials and machineries, parking of special purpose vehicles and rural workshop with ancillary facilities for a period of 3 years and associated filling of land and pond and excavation of land at Various Lots in D.D. 125 and Adjoining Government Land, which involves the below lots:

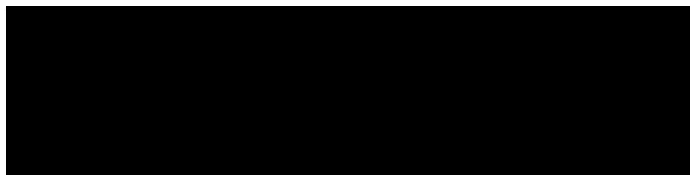
Lots 1366 (Part), 1373, 1374, 1375, 1376, 1377, 1378 (Part), 1380 (Part), 1381, 1382 (Part), 1383, 1384, 1385, 1386, 1387 (Part), 1389, 1390 (Part), 1391 (Part), 1392 (Part), 1393 (Part), 1395 (Part), 1396, 1397 (Part), 1398 S.A, 1398 S.B, 1399 S.A (Part), 1399 S.B (Part), 1401 (Part), 1402, 1403, 1414, 1415 and 1417 in D.D. 125 and adjoining GL, Ha Tsuen, Yuen Long, New Territories

In light of the changing circumstances and our latest assessment of operational requirements, we hereby confirm that the relocation site approved under Planning Application No. A/YL-HTF/1166 is sufficient to accommodate our relocation needs.

Accordingly, we confirm that we no longer have any operational need for any part of the Application Site under Planning Application No. A/YL-HTF/1183. We are willing to relinquish our relocation entitlement associated with the Application Site and support the use of the relevant area for other appropriate and beneficial purposes.

Yours Faithfully,

For and on behalf of
Chicardo Investment Limited



(Authorized Signature with Company Chop)

Appendix 4

Compliance Letters for Approval Conditions of Planning

Application No. A/YL-HTF/1183

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



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.

來函檔號 Your Reference DD 125 Lot 1373 & VL
本署檔號 Our Reference () in TPB/A/YL-HTF/1183
電話號碼 Tel. No.: 2158 6282
傳真機號碼 Fax No.: 2489 9711

檔底不用做

21 July 2026

OK

Dear Sir/Madam,

Planning Application No. A/YL-HTF/1183
Compliance with Approval Conditions (a) and (b)

I refer to your submission dated 14.7.2026 for compliance with the captioned approval conditions on the submission of a detailed road improvement proposal and associated engineering drawings and the implementation of the detailed road improvement proposal and associated engineering works.

Your submission has been considered by the Transport Department and the Highways Department and they have no adverse comment on your submission. Please refer to **Appendix I** for the detailed departmental comments.

Should you have any queries about the subject application, please contact the undersigned.

Yours faithfully,

(Aiden CHU)

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

c.c.

CHE/NTW, HyD

(Attn.: Ms. Bowie NG)

C for T

(Attn.: Mr. Wilson MAN)

PM(W), CEDD

(Attn.: Ms. Bonnie KWAN)

Internal

CTP/TPB (2)

Comments from the Transport Department

Given that the works under planning application no. A/YL-HTF/1183 will impose unbearable impact on the Civil Engineering and Development Department's contract (No. YL./2023/05) in terms of both time and cost and the junction will eventually be modified and improved under the CEDD's contract, the Transport Department will no longer request the minor road improvement works under the planning application.

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

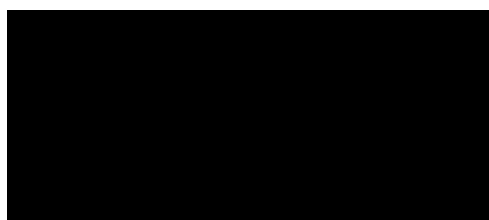


Planning Department

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

來函檔號 Your Reference DD 125 Lot 1373 & VL
本署檔號 Our Reference () in TPB/A/YL-HTF/1183
電話號碼 Tel. No.: 2158 6330
傳真機號碼 Fax No.: 2489 9711

10 July 2025



Dear Sir/Madam,

Planning Application No. A/YL-HTF/1183
Compliance with Approval Condition (d)

I refer to your submission dated 7.7.2025 for compliance with the captioned approval condition on the submission of a drainage proposal including revised drainage impact assessment. Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments 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. Daniel CHAN (Tel: 2332 2471) of the Drainage Services Department direct.

Yours faithfully,

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

C.C.

CE/MN, DSD (Attn.: Mr. Daniel CHAN)

Internal

CTP/TPB (2)



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PLANNING DEPARTMENT 35th ANNIVERSARY

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

The applicant/lot owner is reminded that the drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times. The applicant is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the proposed development. The applicant/lot owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by the proposed development.

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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.

來函檔號 Your Reference DD 125 Lot 1373 & VL
本署檔號 Our Reference () in TPB/A/YL-HTF/1183
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

10 April 2026

Dear Sir/Madam,

Planning Application No. A/YL-HTF/1183
Compliance with Approval Condition (e)

I refer to your submission dated 23.3.2026 for compliance with the captioned approval condition on the implementation of the drainage proposal including mitigation measures identified in the revised drainage impact assessment. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please note the advisory comments of the Chief Engineer/Mainland North of Drainage Services Department 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. Daniel CHAN (Tel: 3965 8881) of the Drainage Services Department direct.

Yours faithfully,

(Mr. Kanic KWOK)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Daniel CHAN)

Internal

CTP/TPB (2)

Comments from the Chief Engineer/Mainland North, Drainage Services Department:

The applicant/owner is reminded that they should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant/owner is also reminded that their drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times, and the applicant is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the application. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by their application.

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



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.

來函編號 Your Reference DD 125 Lot 1373 & VL
本署檔號 Our Reference () in TPB/A/YL-HTF/1183
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

20 March 2026

Dear Sir/Madam,

Planning Application No. A/YL-HTF/1183
Compliance with Approval Condition (g)

I refer to your submission dated 13.3.2026 for compliance with the captioned approval condition on the submission of a fire service installations (FSIs) proposal. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments 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. YUEN Tsz-fung (Tel: 2733 7781) of the Fire Services Department direct.

Yours faithfully,


(Kanik KWOK)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

D of FS

(Attn.: Mr. WONG Cheuk Kei)

Internal

CTP/TPB (2)

Comments from the Director of Fire Services:

For compliance with approval condition (h), the applicant is advised to submit a full set of FS 251, incorporating all proposed fire service installations (FSIs), for our further arrangement of the FSIs acceptance inspection.