

By Email

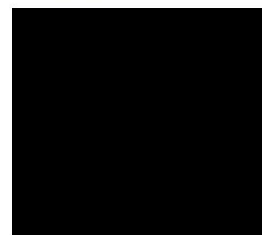


7 September 2026

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/Madam,

**Proposed Temporary Rebar Workshop and Warehouse for Storage of
Construction Materials and Machineries with Ancillary Facilities
and Associated Filling of Land and Pond and Excavation of Land
in "Green Belt" Zone for a Period of 3 Years
at Various Lots in D.D. 125 and Adjoining Government Land,
Ha Tsuen, Yuen Long, New Territories
(Planning Application No. A/YL-HTF/1214)
- Supplementary Information -**

Reference is made to the captioned S16 Planning Application which was submitted to the Town Planning Board on 31 August 2026.

We would like to provide replacement pages of the Application Form, Supporting Planning Statement and the Traffic Impact Assessment.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at [REDACTED] or Mr Wilson Man at [REDACTED].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

P. David Fok

cc. the Applicant & Team

PL/DF/MM/vy



FS 579819

Height of Structures	Maximum 8m (1 storey)	Tenant D (VSC) - Maximum 11m (1-storey) for rebar workshop - Maximum 8m (1 to 2-storeys) for warehouse for storage of construction materials / ancillary office to rebar workshop Tenant A - Maximum 8m (1-storey)	About +3m (1-storey)
Parking Spaces	Tenant A 14 nos. for private cars 13 nos. for SPVs Tenant B 19 nos. for SPVs Tenant C 4 nos. for private cars	Tenant D (VSC) 4 nos. for private cars 12 nos. of Medium/ Heavy Goods Vehicles Tenant A 14 nos. for private cars 13 nos. for Medium/ Heavy Goods Vehicles	/
L/UL Spaces	Tenant A 6 nos. of MGVs Tenant C 3 nos. of LGVs	Tenant D (VSC) 3 nos. of Light Goods Vehicles 7 nos. of Medium/ Heavy Goods Vehicles Tenant A 6 nos. of Medium Goods Vehicles	/

overhead lifting equipment. Sufficient headroom is required for the machines, the travelling crane above the production line, and a safe working clearance for the handling of long reinforcing bars (**Figure 4.5** refers). The remaining warehouse structures and ancillary uses will remain at about 8m.

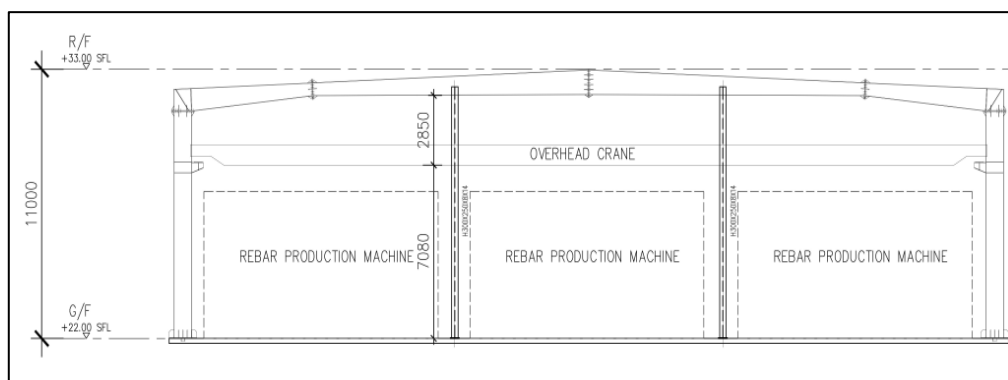


Figure 4.5 Schematic Section of the Proposed Rebar Workshop

4.4 Proposed Filling of Land and Pond and Excavation of Land

4.4.1 The site formation works from the approved planning application No. A/YL-HTF/1183 has been undertaken by the Applicant of that application, including (i) filling of land (about 22,068m²) with soil and concrete of not more than 4.1m; (ii) filling of dried pond (about 658m²) to facilitate a flat ground level; and (iii) excavation of land (about 13,986m²) of not more than 3.1m depth at the southern portion. Taking into account that the excavated area will also be filled with 0.2m of concrete over the soil area, the total filling of land area under the approved application is 36,054m². The existing topographic profile of the Site has a level ranging from +22mPD at the North to +26mPD at the South of the Site.

4.4.2 Based on the completed site formation work, minor alteration will be made to middle part of the site to form a flat site for accommodating the proposed workshop and warehouse at about +22mPD. There will be minor excavation of land with an area 5,300m² and about 1m to 2m depth will be proposed at the middle part of the Site to form a platform for the rebar workshop and warehouse area. The proposed site level remains between +22mPD to +26mPD (**Figures 4.6** refers).

In summary, the total excavated area and filling of pond area would be the same as the approved application. The total filling of land area would be 38,189m² (including 24,203m² filling of land and 13,986m² excavation of land with 0.2m filled with concrete), of which 36,054m² (about 94%) has already been filled under the approved planning application No. A/YL-HTF/1183. The additional filling of land area is mainly attributed to the adjustment of the site boundary and landscape area for the proposed uses.



Development Parameters

APPLICATION SITE AREA : 42,497 m² (ABOUT)
COVERED AREA : 11,613 m² (ABOUT)
UNCOVERED AREA : 30,884 m² (ABOUT)

PLOT RATIO : 0.33 (ABOUT)
SITE COVERAGE : 27 % (ABOUT)

NO. OF STRUCTURE : 9
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 14,199 m² (ABOUT)
TOTAL GFA : 14,199 m² (ABOUT)

BUILDING HEIGHT : 11 m (ABOUT)
NO. OF STOREY : 1 TO 2

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 18
DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF MEDIUM GOODS VEHICLE / HEAVY GOODS VEHICLE : 25
DIMENSION OF PARKING SPACE : 11 m (L) x 3.5 m (W)

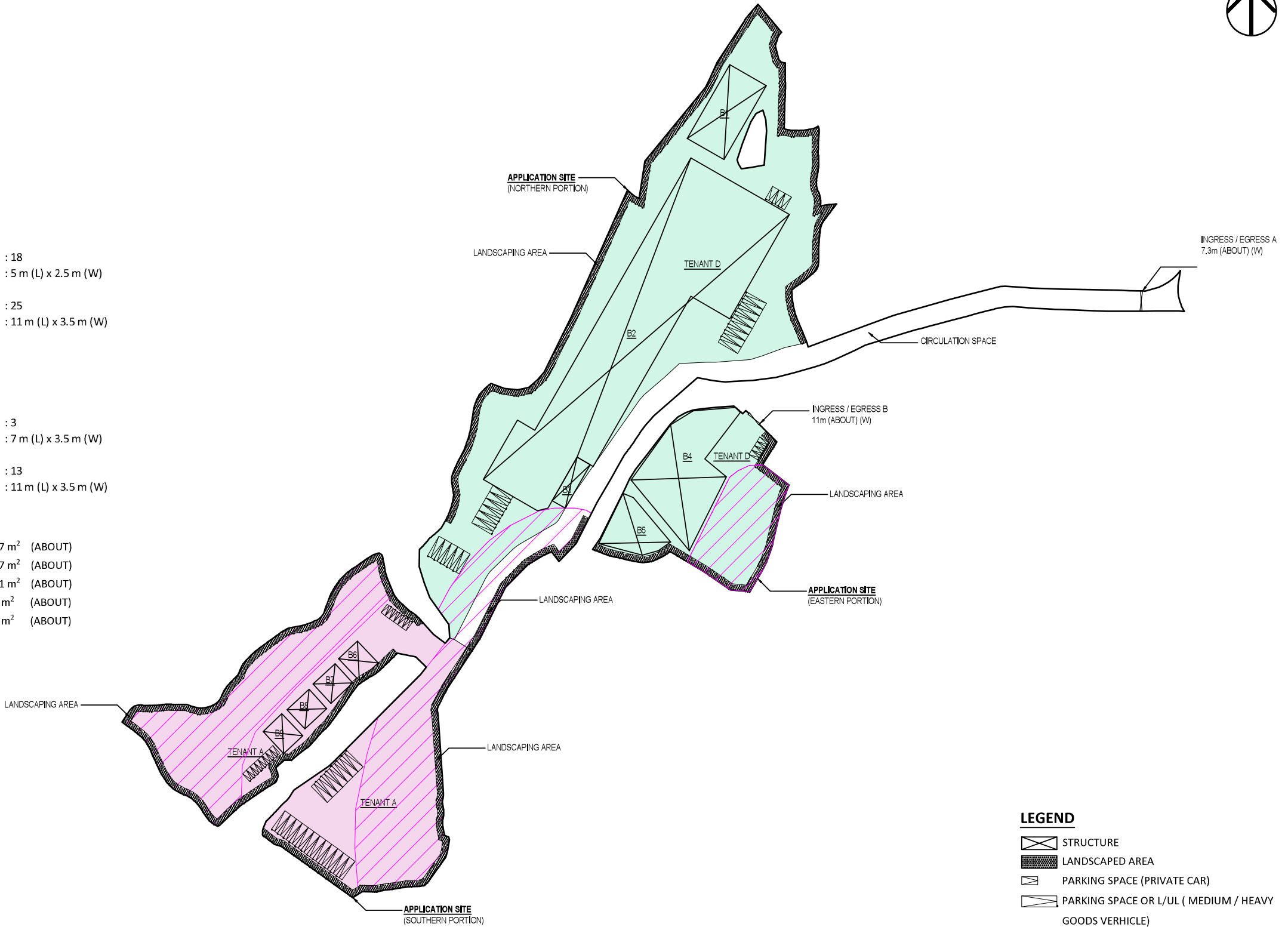
LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 3
DIMENSION OF L/UL SPACE : 7 m (L) x 3.5 m (W)

NO. OF MEDIUM GOODS VEHICLE / HEAVY GOODS VEHICLE : 13
DIMENSION OF L/UL SPACE : 11 m (L) x 3.5 m (W)

DETAIL OF TENANTS

AREA OF APPLICATION SITE AREA : 42,497 m² (ABOUT)
AREA OF TENANT A : 11,387 m² (ABOUT)
AREA OF TENANT D : 22,821 m² (ABOUT)
RESERVED AS LANDSCAPING AREA : 3,650 m² (ABOUT)
CIRCULATION SPACE : 4,639 m² (ABOUT)



LEGEND

- STRUCTURE
- LANDSCAPED AREA
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE OR L/UL (MEDIUM / HEAVY GOODS VERHICLE)
- PARKING SPACE (L/UL LIGHT GOODS VERHICLE)
- INGRESS / EGRESS OF THE APPLICATION SITE
- NON-BUILDING AREA

FOR IDENTIFICATION PURPOSE ONLY

Rev.	Date	Amendment	Purpose	Client	Project	Job No.	Drawing Title				
					VARIOUS LOTS IN D.D.125 & ADJOINING GOVERNMENT LAND, HA TSUEN YUEN LONG, NEW TERRITORIES PROPOSED TEMPORARY REBAR WORKSHOP AND WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY FOR A TEMPORARY PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND PONDAND EXCAVATION OF LAND IN "GREEN BELT" ZONE	HKA-M-5369	MASTER LAYOUT PLAN				
								Drawing No. DR001	Revision No. -	Scale 1:2000 (A3)	Date AUG 2026

LWK
+PARTNERS

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<u>DETAILS OF FILLING OF LAND</u>		
TOTAL FILLING OF LAND AREA	: 38,189 m ²	(ABOUT)*
DEPTH OF FILLING	: NOT MORE THAN 4.1m	
MATERIAL OF FILLING	: SOIL AND CONCRETE	

<u>DETAILS OF FILLING OF POND</u>		
FILLING OF POND AREA	: 658 m ²	(ABOUT)~
REGULARIZE ALREADY FILLED POND	: 5,855 m ²	(ABOUT)
DEPTH OF EXISTING POND	: 1m	(ABOUT)

SITE LEVELS OF THE PROPOSED FILLING AND EXCAVATION WORKS ALREADY INCLUDED THE 0.2m OF CONCRETE TO FACILITATE A FLAT SURFACE FOR SITE FORMATION OF STRUCTURE, AND CIRCULATION PURPOSES.

* ABOUT 36,054m² HAS ALREADY BEEN UNDERTAKEN UNDER PLANNING APPLICATION NO. A/YL-HTF/1183

~ ALREADY BEEN UNDERTAKEN UNDER PLANNING APPLICATION NO. A/YL-HTF/1183



-  APPLICATION AREA
 LANDSCAPED AREA
 ALREADY FILLED POND AREA
 PROPOSED SITE LEVEL AFTER FILLING OF LAND
 PROPOSED SITE LEVEL AFTER EXCAVATION AND FILLING OF LAND

FOR IDENTIFICATION PURPOSE ONLY

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2.3 Parking and Loading/Unloading Facilities

2.3.1 **Table 2-1** summarizes the internal transport facilities to be provided in the Application Site. As there are no specific parking and loading/unloading requirements for temporary warehouse development in accordance to HKPSG, ancillary transport facilities are provided based on users' requirements to meet operational needs.

Table 2-1 Ancillary Transport Facilities Based on User's Requirement

Type of Ancillary Transport Facilities		Size	Provision based on User's Requirement
Parking Spaces	Tenant A		
	Private Car Parking Spaces	2.5m (W) x 5m (L)	14
	Medium/Heavy Goods Vehicle Parking Spaces	3.5m (W) x 11m (L)	13
	VSC		
	Private Car Parking Spaces	2.5m (W) x 5m (L)	4
	Medium/Heavy Goods Vehicle Parking Spaces	3.5m (W) x 11m (L)	12
	Total Parking Facilities	-	43
Loading/Unloading Spaces	Tenant A		
	L/UL Spaces for Medium/Heavy Goods Vehicle	3.5m (W) x 11m (L)	6
	VSC		
	L/UL Spaces for Light Goods Vehicle	3.5m (W) x 7m (L)	3
	L/UL Spaces for Medium/Heavy Goods Vehicle	3.5m (W) x 11m (L)	7
	Total L/UL Facilities	-	16

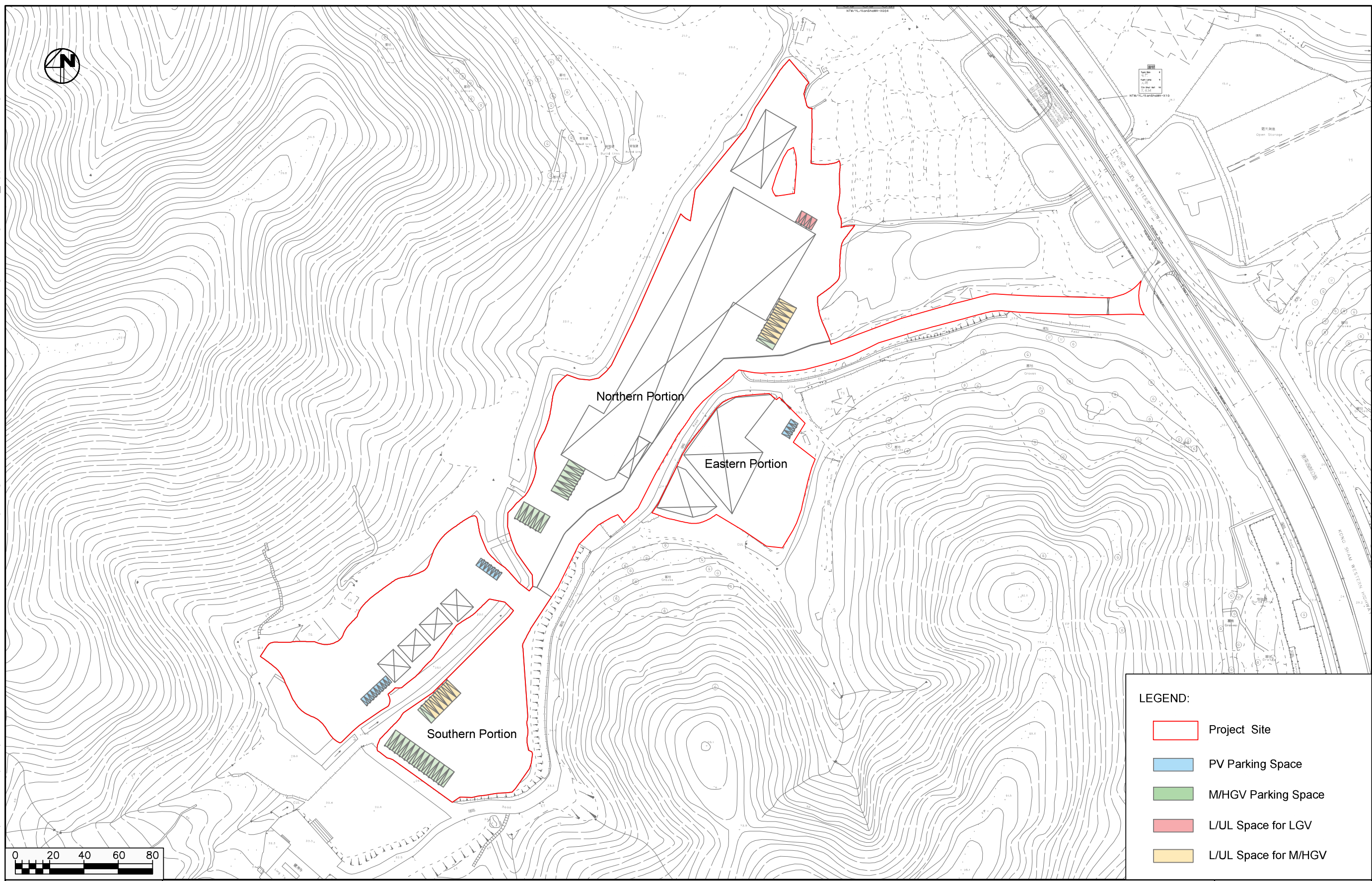
2.3.2 The proposed layout plan of the Application Site is included in **Appendix A** for easy reference.

2.4 Vehicular Access Arrangement and Proposed Access Road

2.4.1 Individual site accesses are proposed for Northern Portion and Eastern Portion. Southern Portion will share vehicular access with Northern Portion. The development traffic to/from Eastern Portion will travel via the existing access road, the operation traffic covers private cars and light goods vehicles only.

2.4.2 To minimize the traffic impact to the existing single track access road, an access road with a single-2 configuration connecting Northern Portion is proposed. Layout of the proposed access road is also presented in **Figure 2-2**.

X:\Ozzo\83580_S16 for Proposed Temporary Warehouse for Various Lots in DD125 and Adjoining Government Land, Ha Tsuen, Yuen Long\Drawings\83580_Appendix A-B.dwg 2026/09/04



LEGEND:

- Project Site
- PV Parking Space
- M/HGV Parking Space
- L/UL Space for LGV
- L/UL Space for M/HGV

Project Title		Proposed Temporary Rebar Workshop and Warehouse for Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land			
Date	Scale			Project No.	Rev.
04/09/2026	1:2000	Proposed Layout Plan		83580	B
				Dwg No. Appendix A-1	

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 or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))**(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)**(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Rebar Workshop and Warehouse for Storage of Construction Materials and Machineries with Ancillary Facilities and Associated Filling of Land and Pond and Excavation of Land for a Temporary Period of 3 Years

(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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 30,884sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 11,613sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物／構築物數目 9

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 14,199sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 14,199sq.m ☒ 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)

Please refer to the Supporting Planning Statement

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 18

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) Medium/ Heavy Goods Vehicle Parking Spaces: 25

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位 3

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) Medium/ Heavy Goods Vehicle Spaces: 13

Proposed operating hours 擬議營運時間 Monday to Saturday from 9:00am to 7:00pm, no operation on Sundays and public holidays					
(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	☒ 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)) The Site is accessible from Kong Sham Western Highway via 2 local accesses connecting the eastern portion and northern/southern portions respectively.....			
	No 否	☐ 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)			
(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	☐ Please provide details 請提供詳情			
	No 否	☒			
(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	☒ (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／範圍) ☐ Diversion of stream 河道改道 ☒ Filling of pond 填塘 Area of filling 填塘面積658..... sq.m 平方米 ☒ About 約 Depth of filling 填塘深度1..... m 米 ☒ About 約 ☒ Filling of land 填土 Area of filling 填土面積38,189..... sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 ...not more than 4.1... m 米 ☐ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積....13,986.... sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 not more than 3.1...m 米 ☐ About 約			
	No 否	☐			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒				

(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	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	14,199 ☒ About 約 ☐ Not more than 不多於	0.33 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A ☐ (Not more than 不多於) m 米	
		N/A ☐ (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	11 ☒ (Not more than 不多於) m 米	
		1-2 ☐ (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	27 % ☒ 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		43
	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) Medium/ Heavy Goods Vehicle Parking Spaces		18 25
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		16
	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) Medium/ Heavy Goods Vehicle Spaces		3 13