

S16 PLANNING APPLICATION

APPROVED HA TSUEN FRINGE OUTLINE ZONING PLAN NO. S/YL-HTF/12

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 in “Green Belt” zone, at Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

SUPPORTING PLANNING STATEMENT

August 2026

Applicant:

First Champion Limited

Consultancy Team:

KTA Planning Limited

LWK & Partners (HK) Limited

Ozzo Technology (HK) Limited

Landes Limited



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

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Executive Summary

This Supporting Planning Statement is submitted on behalf of First Champion Limited ("the Applicant") to seek planning permission from the Town Planning Board ("TPB") for a 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, at Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long ("the Site"). The Site falls within an area zoned "Green Belt" ("GB") on the Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12.

The Site is the subject of previous planning application No. A/YL-HTF/1183 approved by the Rural and New Town Planning Committee ("RNTPC") of the TPB on 28 February 2025 for 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. Further to the approval of the planning application, the Site has been formed for the approved use.

To facilitate the relocation of an existing rebar workshop in Tsing Yi, amendments to the approved planning application will be required. This planning application involves a total site area of 42,497m², with a total floor area of 14,199m². The Proposed Development comprises 9 one to two-storey structures with not more than 11m high. Compared with the approved planning application No. A/YL-HTF/1183, there are refinements to the application boundary and hence a minor increase in site area of about 928m², a minor increase in floor area of about 2,900m² for the workshop and warehouses, and also a minor increase in building height from about 8m to about 11m for the rebar workshop only, to accommodate prefabrication machinery. The maximum depths of filling and excavation remain unchanged.

The Proposed Development is fully justified due to the following reasons:

- The proposed rebar workshop is of importance to Hong Kong infrastructure development and is in line with Government policy on high-productivity construction;
- The Site is suitable for the Proposed Development and is not incompatible with the surrounding area;
- The proposed changes from the previous approval are minor;
- The Proposal is technically feasible with no adverse impacts on traffic, environment, drainage, landscape and fire aspects;
- The Proposal is not contravening with TPB PG-No. 10;
- The proposed temporary permission would not jeopardise the long-term planning intention of the "GB" zone, nor the longer-term development under the Lau Fau Shan development proposal;
- Most of the approval conditions have already been complied with; and
- The approval would not set an undesirable precedent.

行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書是代表申請人豐上有限公司(下稱「申請人」)提交，以向城市規劃委員會(下稱「城規會」)申請規劃許可，擬議於新界元朗廈村丈量約份第125約多個地段及毗連政府土地(下稱「申請地點」)，作臨時鋼筋工場及貨倉存放建築材料和機械，為期三年，並進行相關填土、填塘及挖土工程。申請地點位於廈村邊緣分區計劃大綱核准圖編號S/YL-HTF/12的「綠化地帶」內。

申請地點主要為先前規劃申請編號A/YL-HTF/1183的範圍。該申請於2025年2月28日獲城規會鄉郊及新市鎮規劃小組委員會批准，准許作貨倉以存放建築材料和機械、闢設特別用途車輛停車場及鄉郊工場連附屬設施，為期三年，以及進行相關填土、填塘及挖土工程。規劃許可批出後，申請地點已按核准方案進行地盤平整。

為配合青衣現有鋼筋預製工場的遷置，申請人現提交本申請，對核准方案作出修訂。申請地點面積約42,497平方米，總樓面面積約14,199平方米，設有9幢一至兩層高、不高於11米的構築物。與核准申請編號A/YL-HTF/1183比較，申請範圍略作調整，地盤面積輕微增加約928平方米；樓面面積增加約2,900平方米，以便將工場及貯存用途置於有蓋構築物內；鋼筋工場的建築物高度由約8米增加至約11米，以容納工場所需的機械。填土及挖土的最大深度維持不變。

擬議發展具備充分規劃理據，主要包括：

- 擬議鋼筋工場對本港基建發展十分重要，並符合政府推動高生產力建造方式的政策方向；
- 申請地點適合作擬議發展，並與周邊環境並非不相容；
- 相對先前的核准方案，修訂屬輕微；
- 擬議發展在技術上可行，不會對交通、環境、排水、景觀及消防安全造成不良影響；
- 擬議發展並無抵觸城市規劃委員會規劃指引編號10；
- 臨時規劃許可不會妨礙「綠化地帶」的長遠規劃意向，亦不會妨礙流浮山發展建議的長遠規劃；
- 大部分規劃許可附帶條件已經履行；以及
- 批准本申請不會立下不良先例。

**S16 Planning Application
Approved Ha Tsuen Fringe Outline Zoning Plan
No. S/YL-HTF/12**

**Proposed Rebar Workshop and Temporary 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 in “GB” zone,
at Various Lots in D.D. 125 & Adjoining Government Land,
Ha Tsuen, Yuen Long, New Territories**

Supporting Planning Statement

1. INTRODUCTION

1.1. Purpose

- 1.1.1. This Planning Application is prepared and submitted on behalf of First Champion Limited (“The Applicant”) to seek approval from the Town Planning Board (“TPB”) for the 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 at various lots in DD125 and Adjoining Government Land, Ha Tsuen, Yuen Long (“The Site”). The Site falls within an area zoned “Green Belt” on the Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12.
- 1.1.2. The Site is the subject of previous planning application no. A/YL-HTF/1183 approved by the Rural and New Town Planning Committee (“RNTPC”) of TPB for 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. The present application is submitted by the same Applicant, with an amendment to the approved use and minor change to approved development parameters for another operator, VSC Construction Steel Solutions Limited¹, to facilitate the relocation of its rebar prefabrication yard at Tsing Yi (**Appendix 1** refers).

¹ VSC Construction Steel Solutions Limited is a wholly owned subsidiary of VSC Steel Processing Limited

1.1.3. This Supporting Planning Statement is to provide TPB members with the necessary information to facilitate the consideration of this Planning Application.

1.2. Report Structure

1.2.1. Following this introductory section, the site context will be briefly set out in Section 2. Section 3 will introduce the planning context. The development proposal is presented in Section 4. The planning justifications for the Proposed Development are provided in Section 5 while Section 6 concludes and summarises this Supporting Planning Statement.

2. SITE CONTEXT

2.1 Site Location and Context

- 2.1.1 The Site is located in Ha Tsuen, Yuen Long, in close vicinity (approximately 150m to the west) of Kong Sham Western Highway (**Figure 2.1** refers). The Site has an area of about 42,497m², including 6,543m² (about 15.4%) Government Land.

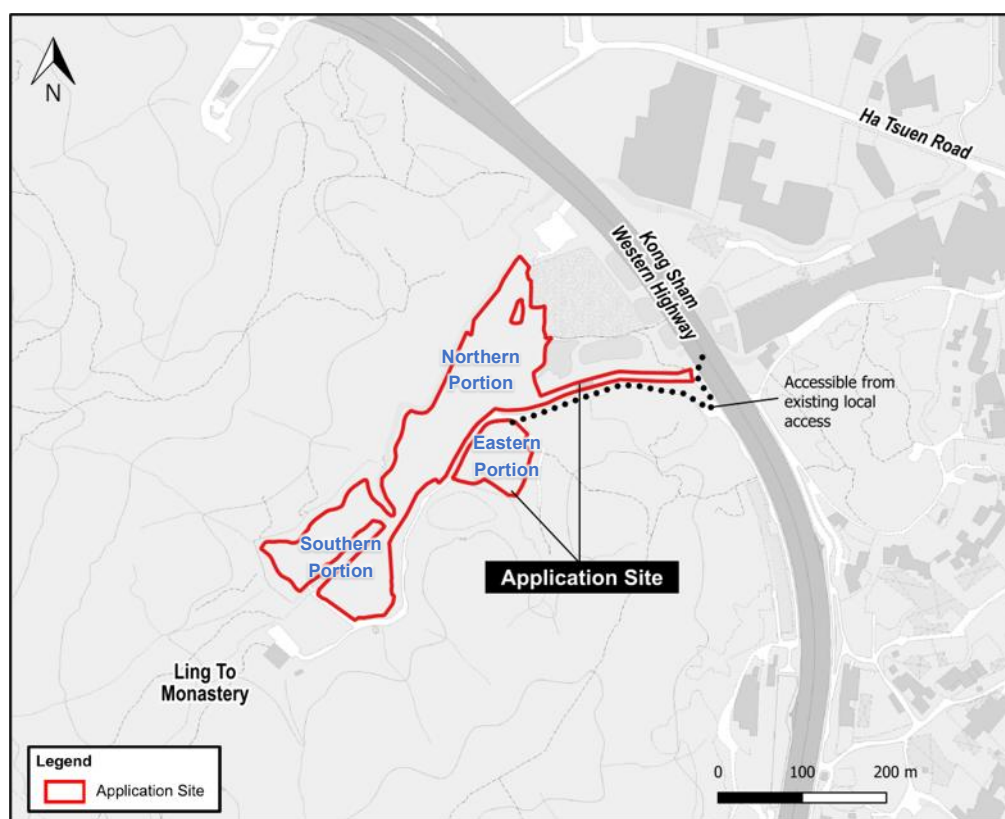


Figure 2.1 Site Location Plan

- 2.1.2 The Site comprises an eastern portion, northern portion and southern portion. The eastern portion is accessible via a local track leading from a road underneath Kong Sham Western Highway. The northern portion and southern portions are served by a new access road proposed under the previous application no. A/YL-HTF/1183 with a minimum width of 7.3m connecting to the same local track.
- 2.1.3 Following the approval of the previous planning application, the Site has been formed with site levels ranging from about +22mPD at the northern portion to about +26mPD at the southern portion and eastern portion of the Site. Along the peripherals of the Site, fencing has been erected, drainage channels have been installed and landscape planting has been implemented. The southern portion is currently occupied by some temporary warehouse for storage of construction materials, machineries and parking of heavy vehicles.

2.2 Land Status

2.2.1 The Application Site involves in 33 private lots with a total land area of 35,954m². The said private lots are Old Schedule Agricultural Lots held under the Block Government Lease (demised for agricultural use). The subject lots are owned by Tso/Tong and companies. The Applicant is not the current land owner and reasonable steps have been taken to comply with the "Owner's Consent/Notification" requirements under TPB PG-No. 31B. Details of the ownership are listed in **Table 2.1**.

Table 2.1 List of Involved Lots within the Site

No.	Lot number	Ownership	Wholly / Partly within the Site
1	1366*	Tso/Tong	Partly
2	1373	Company	Wholly
3	1374	Company	Wholly
4	1375	Company	Wholly
5	1376	Company	Wholly
6	1377	Company	Wholly
7	1378*	Tso/Tong	Partly
8	1380	Company	Partly
9	1381*	Tso/Tong	Wholly
10	1382*	Tso/Tong	Partly
11	1383*	Tso/Tong	Wholly
12	1384*	Tso/Tong	Wholly
13	1385*	Tso/Tong	Wholly
14	1386*	Tso/Tong	Wholly
15	1387	Company	Partly
16	1389*	Tso/Tong	Wholly
17	1390*	Tso/Tong	Partly
18	1391*	Tso/Tong	Partly
19	1392*	Tso/Tong	Partly
20	1393*	Tso/Tong	Partly
21	1395	Company	Partly
22	1396*	Tso/Tong	Wholly
23	1397	Company	Partly
24	1398 S.A	Company	Wholly
25	1398 S.B	Company	Wholly
26	1399 S.A	Company	Partly
27	1399 S.B	Company	Partly
28	1401*	Tso/Tong	Partly
29	1402*	Tso/Tong	Wholly
30	1403	Company	Wholly
31	1414*	Tso/Tong	Wholly
32	1415	Company	Wholly
33	1417*	Tso/Tong	Wholly

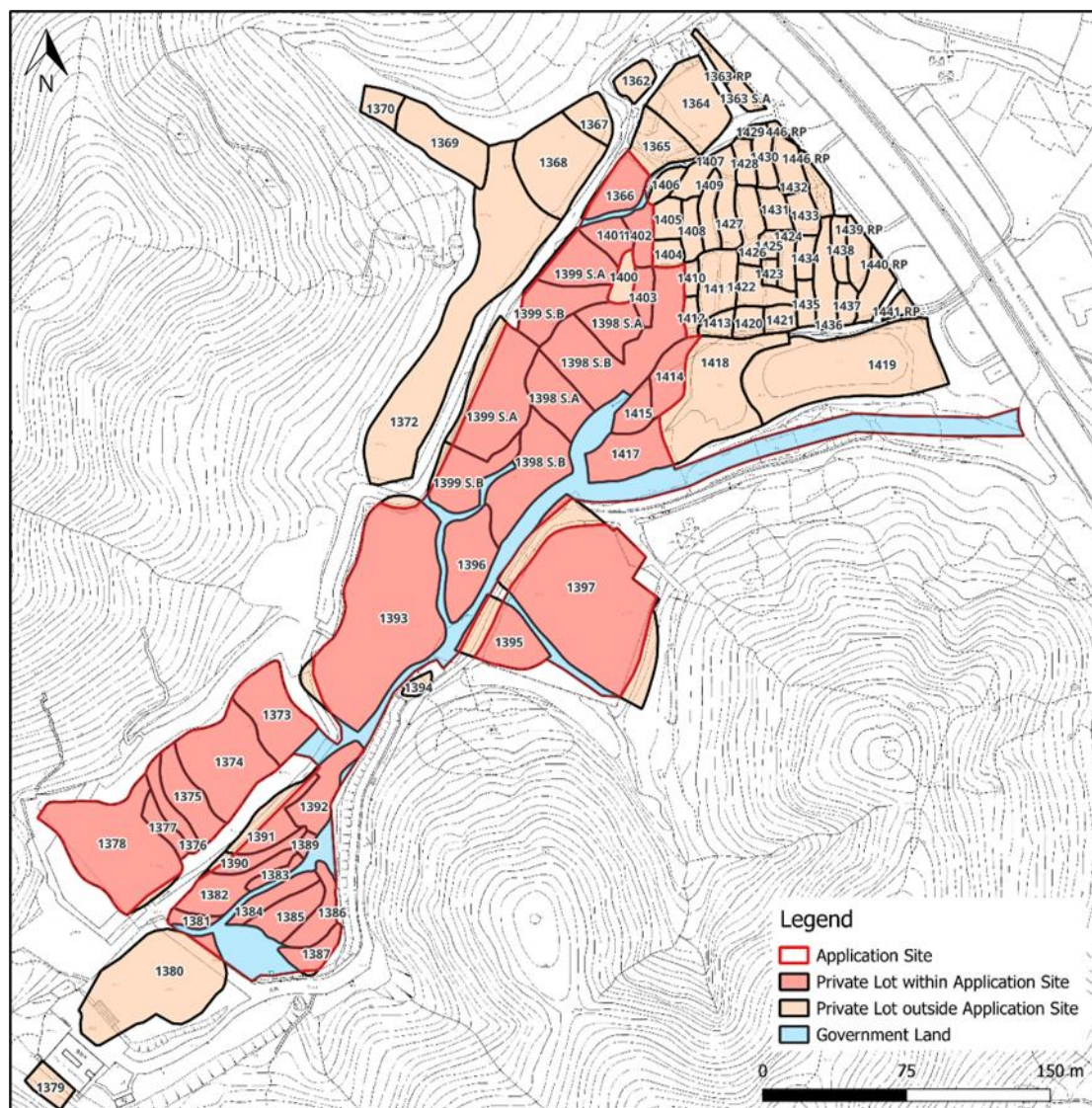


Figure 2.2 Land Status Plan

2.2.2 Upon the approval of the previous planning application (No. A/YL-HTF/1183), Short Term Waiver has been granted by Lands Department for part of the Site and associated right-of-way. The applicant will apply for a new or amend the Short Term Waiver if necessary and, where applicable, and Short Term Tenancy / right-of-way arrangements for the Government Land portion. No domestic structure would be proposed in the Site.

2.3 Surrounding Land Use Pattern

2.3.1 The Site is situated in the rural area surrounded by low-rise village settlements together with agricultural land, ponds and graveyards. The surrounding areas have the following characteristics (**Figure 2.3** refers):

- To the immediate north are some temporary structures, vacant land with scattered vegetation, and Kong Sham Western Highway. To its further north across the highway are predominantly construction site under Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area;
- To the immediate east of the Site are some agricultural land and ponds. To its further east are some graves and woodland; and
- To the immediate south is Ling To Monastery and some barren land. To the further south and west are mainly woodland.

3. PLANNING CONTEXT

3.1. Statutory Planning Context

- 3.1.1. The Site falls within an area zoned "Green Belt" ("GB") on the Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 (**Figure 3.1** refers).
- 3.1.2. According to the Statutory Notes of the Approved OZP, the planning intention of "GB" zone is *"primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets."* It is also stated that *"There is a general presumption against development within this zone."*
- 3.1.3. In addition, the Remarks also stated that *"any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Ha Tsuen Interim Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance."*
- 3.1.4. According to the Covering Notes attached to the Approved OZP, *"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."* The proposed temporary development for a period of 3 years requires planning permission from the TPB.

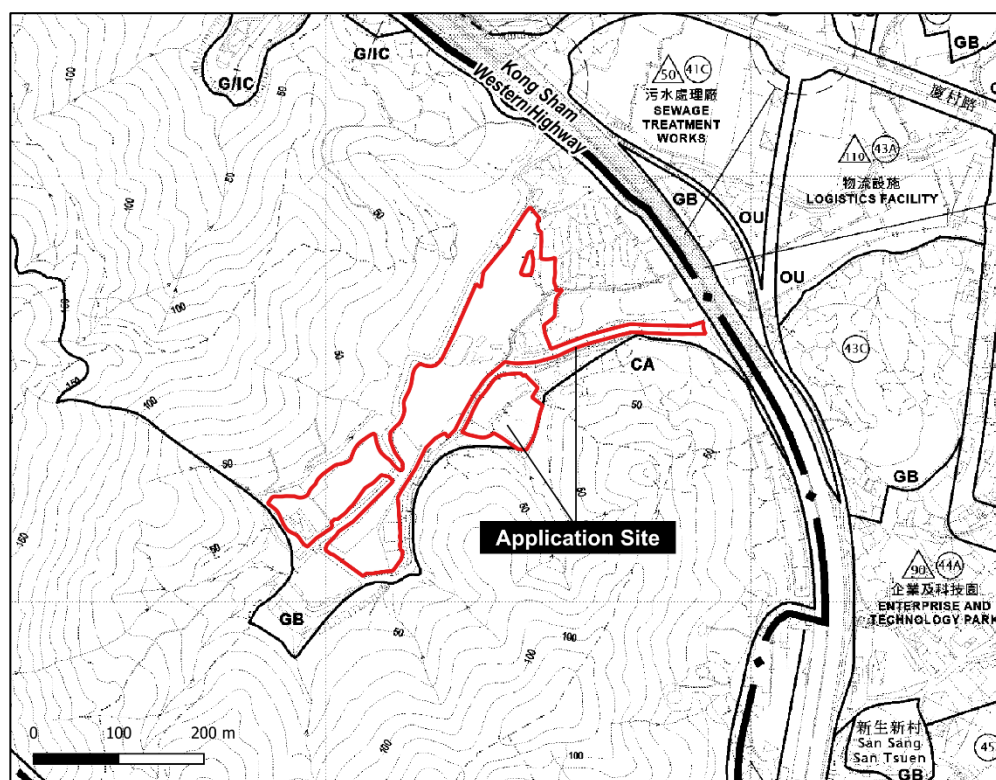


Figure 3.1 Zoning Context Plan

3.2. Planning History

- 3.2.1. The majority of the Site is the subject of planning application no. A/YL-HTF/1183, submitted by the same Applicant. It was approved by the Rural and New Town Planning Committee ("RNTPC") of the TPB on 28 February 2025 for proposed temporary warehouse for storage of construction materials and machineries, parking of special purpose vehicles ("SPVs") and rural workshop with ancillary facilities for a period of 3 years and associated filling of land and pond and excavation of land until 28 February 2028 (**Appendix 2** refers).
- 3.2.2. The planning application no. A/YL-HTF/1183 was submitted to facilitate the relocation of three existing open storage and/or storage operations occupying a total area of about 38,471m² at various lots in D.D. 124, Hung Shui Kiu. The three affected operators are Vanquish Engineering and Transportation Limited (**Tenant A**); Kanson Crane & Heavy Transport Company Limited (**Tenant B**) and; Chicardo Investment Limited (**Tenant C**). Those operations were affected by the land resumption and clearance exercise under the Second Phase Development of the HSK/HT NDA and part of the original premises had already been resumed. Hence, there was an imminent need to relocate to the Application Site at that moment.

Table 3.1 Tenants Under Planning Application No. A/YL-HTF/1183

Tenants Under Planning Application No. A/YL-HTF/1183			
	Tenant A (Vanquish Engineering and Transportation Limited)	Tenant B (Kanson Crane & Heavy Transport Company Limited)	Tenant C (Chicardo Investment Limited)
Proposed Use(s)	Warehouse for Storage of Construction Materials and Machineries	Warehouse for Storage of Construction Materials and Machineries, Parking of SPV and SPV Repair Workshop	Warehouse for Storage of Construction Materials and Machineries and Machinery Repair Workshop
Site Area	About 13,838 m ²	About 13,032 m ²	About 4,817 m ²
Total Floor Area	About 7,353 m ²	About 1,614 m ²	About 2,332 m ²
Height of Structures	About 8m (1 storey)		
Parking Spaces	14 for private cars 13 for SPVs	19 for SPVs	4 for private cars
L/UL Spaces	6 for medium goods vehicles	-	3 for light goods vehicles

- 3.2.3. Upon the TPB approval granted on 28 February 2025, most of the approval conditions have already been complied with and detailed in **Table 3.2** and **Appendix 4**, except condition (h) regarding the implementation of Fire Services Installations ("FSIs") proposal which is currently still in progress.

Table 3.2 Status of the Approval Conditions in the Planning Application No. A/YL-HTF/1183

	Approval Conditions	Status on Compliance	Date of Compliance
(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 Town Planning Board by 28.8.2025;	✓	Complied (Appendix 4 letter from Planning Department dated 21.7.2026 refers)
(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 Town Planning Board by 28.11.2025;	✓	Complied (Appendix 4 letter from Planning Department dated 21.7.2026 refers)
(c)	in relation to (b) above, the implemented road improvement works shall be maintained at all times during the planning approval period;	✓	During the 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 Town Planning Board by 28.8.2025;	✓	Complied (Appendix 4 letter from Planning Department dated 10.7.2026 refers)
(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 Town Planning Board by 28.11.2025;	✓	Complied (Appendix 4 letter from Planning Department dated 10.4.2026 refers)
(f)	in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;	✓	During the 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 Town Planning Board by 28.8.2025;	✓	Complied (Appendix 4 letter from Planning Department dated 20.3.2026 refers)
(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 Town Planning Board by 28.11.2025;	In Progress	In Progress
(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;	✓	During the approval period

(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	In Progress	During the approval period
(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 Town Planning Board.	N/A	Expiry of Planning Permission

3.3. Non-Statutory Planning Context

TPB PG-No. 10

3.3.1. The Town Planning Board Guidelines for Application for Development Within Green Belt Zone under Section 16 of the Town Planning Ordinance ("TPB PG-No. 10") (dated in July 1991) is of relevance. As presented in the Section 2.4, the Site falls within an area zoned "GB" in the Approved OZP. According to the Guidelines, the assessment criteria which are relevant to the application are summarised below:

- There is a general presumption against development (other than redevelopment) in a "GB" zone;
- An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;

- The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- Any proposed development on a slope or hillside should not adversely affect slope stability.

3.4. Northern Metropolis Action Agenda and the Development Proposal of Lau Fau Shan / Tsim Bei Tsui / Pak Nai Area

- 3.4.1. The Government endeavours to develop high-end economy with professional services and logistics hub in the western part of the Northern Metropolis ("NM"). Announced in the 2021 Policy Address together with Northern Metropolis Action Agenda promulgated in late October 2023, the Government starts to explore the development potential of Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas as an extension of Hung Shui Kiu/Ha Tsuen New Development Area ("HSK/HT NDA").
- 3.4.2. In August 2022, Civil Engineering and Development Department ("CEDD") and Planning Department ("PlanD") jointly commissioned a Land Use Review Study to review the feasibility of broad planning and infrastructure proposals for LFS. Under the study, LFS is positioned as a digital technology hub to complement the HSK/HT development, promoting integration of new and traditional economies and serving as an incubation base for young talents and start-ups. By extending the HSK/HT NDA, LFS will be a major source of new economic and housing land in the westernmost area of the NM.
- 3.4.3. As refer to the Broad Land Use Concept of the LFS Development Area, the Site is located at an area designated for sewage treatment works (**Figure 3.2** refers)

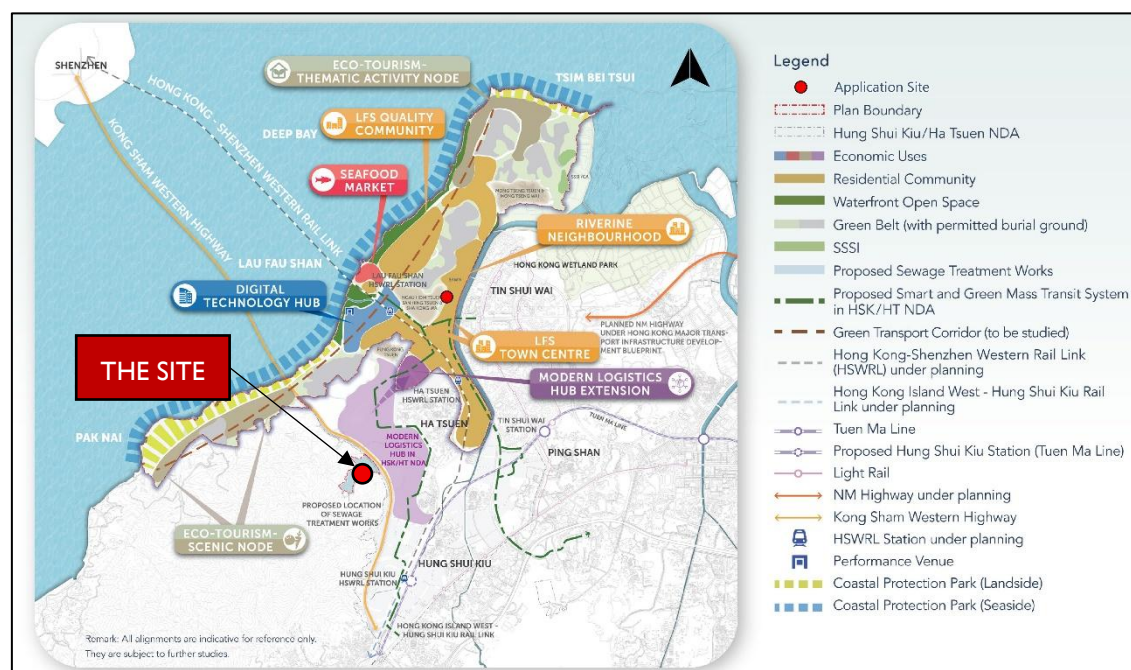


Figure 3.2 Location of the Site in LFS Development Area

3.5. Policy Address in Promoting High-productivity Construction Methods

- 3.5.1. The Chief Executive's 2025 Policy Address has reaffirmed the Government's initiative to raising the productivity, quality, safety and cost-effectiveness of the construction industry through high-productivity construction, so as to support infrastructure development, in particular the development of the Northern Metropolis. Off-site prefabrication, including steel rebar prefabrication, is one of the major elements of this strategy.
- 3.5.2. According to the Civil Engineering and Development Department, the use of prefabricated steel reinforcing bar products (including cut and bent rebars, reinforcement cages and threaded / coupled rebars) produced in a highly automated off-site rebar prefabrication yard can enhance productivity, improve quality, alleviate on-site construction safety risk. At present, there are at present only six approved yards for this purpose, while the demand for prefabricated rebar products remains high in supporting public housing, infrastructure and other construction projects.

4. DEVELOPMENT PROPOSAL

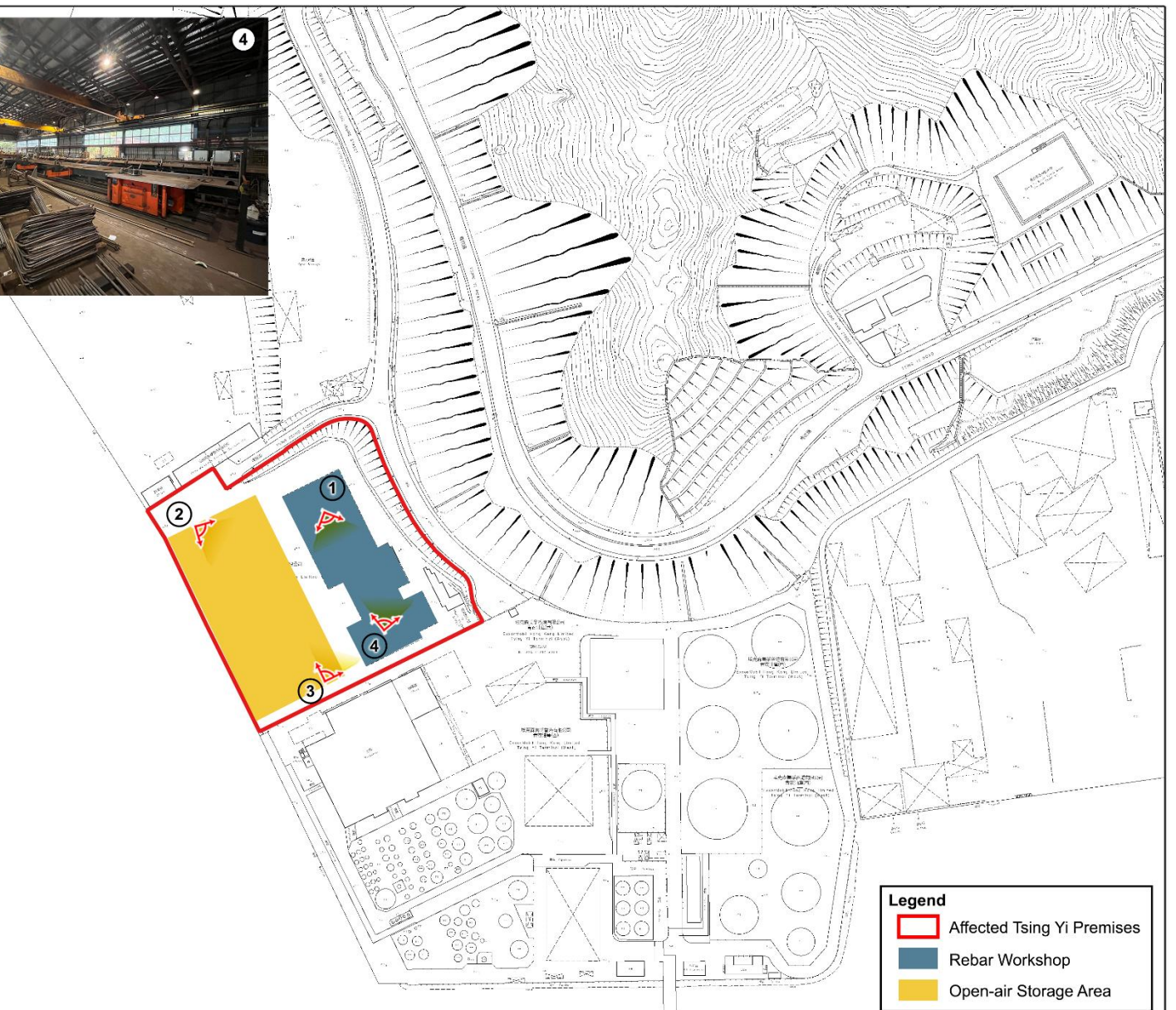
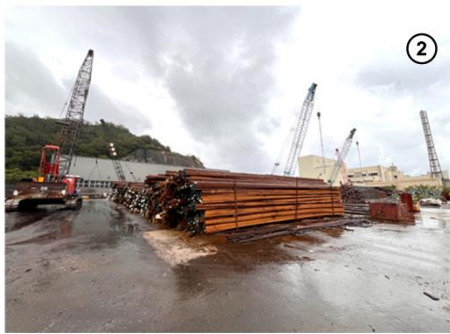
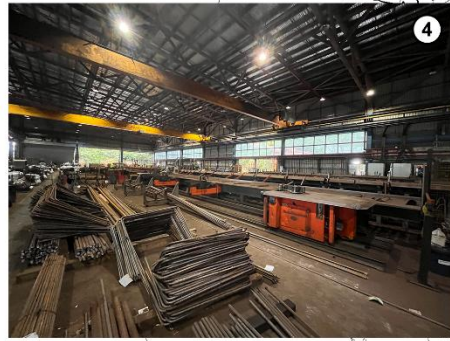
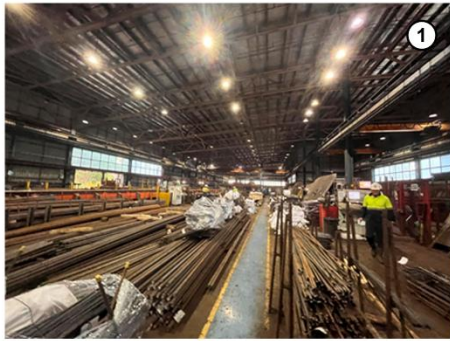
4.1 Needs to Relocate the Rebar Workshop

- 4.1.1 The major purpose of this S16 Application is to facilitate the relocation of the Tenant D, VSC Construction Steel Solution Limited², which is a key supplier of off-site prefabricated steel reinforcement in Hong Kong. In September 2014, the VSC Group was awarded the Tsing Keung Street site (STT 3848) in Tsing Yi. Following completion of the facility and installation of automated machinery, the VSC Group commenced operations in the first half of 2016. It has become Hong Kong's first Civil Engineering and Development Department ("CEDD")-approved off-site steel reinforcing bar prefabrication yard, located at 17 Tsing Keung Street, Tsing Yi.
- 4.1.2 Over the past decade, VSC has supplied approximately 40% of Hong Kong's prefabricated steel reinforcement and has delivered over 528,000 tonnes of prefabricated rebar to more than 1,300 public and private sector projects. It has achieved an annual production of about 160,000 tonnes within a compact factory of only 6,700m² in Tsing Yi. Productivity increased by 7.6 times between 2016 and 2025, while material waste was reduced from 4.6% to 2.26% over the same period. The operation directly supports public housing developments, strategic infrastructure and Northern Metropolis projects. Existing operation of the Tsing Yi Premises is detailed in **Figure 4.1 and Table 4.1**.
- 4.1.3 The existing Tsing Yi yard occupies land now required for the Government's Advanced Construction Industry Building ("ACIB"). The 2025 Policy Address announced that the Development Bureau would take forward the ACIB to provide a dedicated multi-storey facility for other advanced manufacturing facilities. On 9 July 2026, the Government announced the award of the contract for the Advanced Construction Industry Building ("ACIB") to take over the Tsing Yi site which is currently occupied by VSC Group. The construction of the ACIB is scheduled to commence in the second half of 2026 and VSC is required to deliver the Tsing Yi Site to Government in October 2026. There is an imminent need to identify a suitable relocation site so that VSC can maintain continuity of prefabricated rebar supply.

² VSC Construction Steel Solutions Limited is a wholly owned subsidiary of VSC Steel Processing Limited

Table 4.1 Details of the Affected Business Premises in Tsing Yi

Affected Business Premises in Tsing Yi	
Affected Business Premises	VSC Construction Steel Solution Limited (Tenant D)
Location	17 Tsing Keung Street, Tsing Yi South
Site Area	About 30,000 m ²
Land Status	Government Land under Short Term Tenancy (STT 3848)
Major Usage	About 6,700 m ² for rebar workshop use About 11,600 m ² for open-air storage use



Legend

- Affected Tsing Yi Premises
- Rebar Workshop
- Open-air Storage Area



Location Plan of the Affected Tsing Yi Premises

Proposed Temporary Rebar Workshop and Warehouse for Storage of Construction Materials and Machineries for a Temporary Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land in "Green Belt" zone, at Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Figure 4.1

Scale: 1:3,000 (A3)

S.16 Planning Application

Date: 26 August 2026

4.2 The Development Proposal

- 4.2.1 The Development Proposal comprises two major parts, (i) proposed rebar workshop to be operated by VSC (Tenant D); and (ii) the warehouse for the Vanquish Engineering and Transportation Limited (Tenant A) as mentioned in Section 3.2
- 4.2.2 VSC (Tenant D) will occupy the northern and eastern portions of the Site, with an area of about 23,335m². The proposed rebar workshop will be located in the central part of the northern portion, having a building height of about 11m. Workshop activities, including the cutting, bending, threading and related processing of steel reinforcement, will be carried out within enclosed structure. There will be four other temporary structures with 1 to 2 storeys (building height of 8m) serving as warehouse / ancillary facilities / supporting facilities for the rebar workshop. The warehouse will be used for the storage of construction materials, machineries and prefabricated rebar products pending delivery. Ancillary facilities, including office, supporting facilities (such as utilities, staff resting area, changing facilities, toilet, and etc.) and solar panel on the roof of the structures, will be provided to support the daily operation. These structures will have a total floor area of 13,460m²³. The uncovered area will mainly be used for circulation, parking and loading / unloading. The rebar workshop is targeted to commence operation in the first quarter of 2027, subject to timely approval of the relevant planning, building, lands and licensing procedures.
- 4.2.3 Tenant A will continue to occupy the southern portion of the Site with an area of about 11,387m²⁴. There would be four 1-storey (8m) structures with a floor area of about 739m². The proposed uses would be the same as the approved application No. A/YL-HTF/1183 for warehouse for storage of construction materials and machineries will ancillary office uses.
- 4.2.4 Same as the approved planning application no. A/YL-HTF/1183, the proposed "no-build zone" will be maintained to minimise the potential geotechnical impact. The operation hours of the proposed temporary uses will be from Monday to Saturday, from 9:00am to 7:00pm, and there will be no operation on Sundays and public holidays and it is anticipated to have about 85 nos. of staff during operation.
- 4.2.5 A comparison of the major development parameters between previous planning application No. A/YL-HTF/1183 and the subject planning application is provided in **Table 4.2** and the details of structures are shown in **Table 4.3**. The schematic layout plan and landscape master plan are shown on **Figure 4.2** and **Figure 4.3** respectively.

³ When comparing with the existing rebar workshop in Tsing Yi, additional warehouse spaces are proposed to store the rebars. The total area for the rebar workshop and open-air storage area has been reduced from about 18,300m² to about 13,460m².

⁴ The total area occupied by Tenant A including landscape area is about 13,000m².

Table 4.2 Comparison of Major Development Parameters Between Previous Planning Application and Subject Planning Application

	Previous Planning Application No. A/YL-HTF/1183 (a)	Subject Planning Application (b)	Difference (b) – (a)
Site Area	About 41,569 m ²	About 42,497 m ²	About +928 m ²
Applied Uses	Temporary Warehouse for Storage of Construction Materials and Machineries, Parking of Special Purpose Vehicles (SPVs) and Rural Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land	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	/
Total Floor Area	About 11,299 m ² Tenant A: 7,353 m ² Tenant B: 1,614 m ² Tenant C: 2,332 m ²	About 14,199 m ² Tenant D (VSC): 13,460 m ² Tenant A: 739m ²	About +2,900 m ²
No of Structures	Total:7 Tenant A 2 nos. of warehouse for storage of construction materials 1 no. of warehouse for storage of construction machineries and office Tenant B 1 no. of warehouse for storage of construction materials and machineries 1 no. of special purpose vehicles repair workshop Tenant C 1 no. of warehouse for storage of construction materials and machineries and office 1 no. of construction machinery repair workshop	Total:9 Tenant D (VSC) 1 no. of rebar workshop 1 no. of supporting facilities to rebar workshop 3 nos. of warehouse for storage of construction materials / ancillary office to rebar workshop Tenant A 4 nos. of warehouse for storage of construction materials / machineries and office	+2 structures

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 SPVs	/
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	/

Table 4.3 Details of the Proposed Structures

Structure	Proposed Use	Covered Area	Gross Floor Area	Building Height
Tenant D (VSC Construction Steel Solution Limited)				
B1	Warehouse for Storage of Construction Materials	About 844 m ²	About 844 m ²	About 8m (1-storey)
B2	Rebar Workshop	About 7,444 m ²	About 7,444 m ²	About 11m (1-storey)
B3	Supporting Facilities to Rebar Workshop	About 180 m ²	About 360 m ²	About 8m (2-storeys)
B4	Warehouse for Storage of Construction Materials / Ancillary office to Rebar Workshop	About 1,836 m ²	About 3,672 m ²	About 8m (2-storeys)
B5	Warehouse for Storage of Construction Materials / Ancillary office to Rebar Workshop	About 570 m ²	About 1,140 m ²	About 8m (2-storeys)
Sub-Total		About 10,874 m²	About 13,460 m²	/
Tenant A (Vanquish Engineering and Transportation Limited)				
B6	Warehouse for storage of construction materials/ machineries and offices	About 184 m ²	About 184 m ²	About 8m (1-storey)
B7	Warehouse for storage of construction materials/ machineries	About 185 m ²	About 185 m ²	About 8m (1-storey)
B8	Warehouse for storage of construction materials/ machineries	About 185 m ²	About 185 m ²	About 8m (1-storey)
B9	Warehouse for storage of construction materials/ machineries	About 185 m ²	About 185 m ²	About 8m (1-storey)
Sub-Total		About 739 m²	About 739 m²	/
Total		About 11,613 m²	About 14,199 m²	/



Development Parameters

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

PLOT RATIO : 0.27 (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 SPECIAL PURPOSE VEHICLE PARKING SPACE : 13
DIMENSION OF PARKING SPACE : 11 m (L) x 3.5 m (W)

NO. OF MEDIUM GOODS VEHICLE / HEAVY GOODS VEHICLE : 12
DIMENSION OF PARKING SPACE : 11 m (L) x 3.5 m (W)

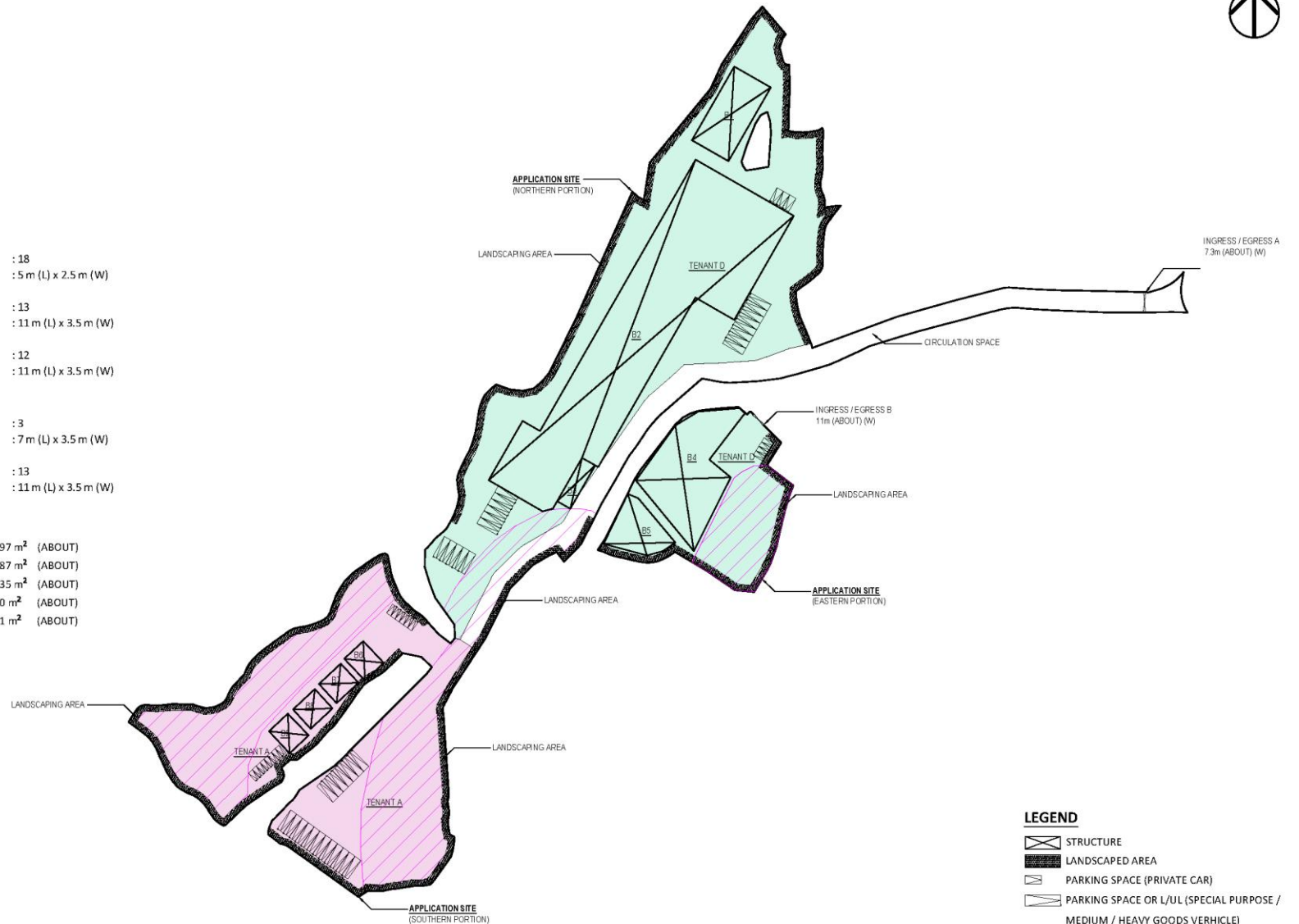
LOADING / UNLOADING (L/UL) PROVISIONS

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 : 23,335 m² (ABOUT)
RESERVED AS LANDSCAPING AREA : 3,650 m² (ABOUT)
CIRCULATION SPACE : 4,111 m² (ABOUT)



LEGEND

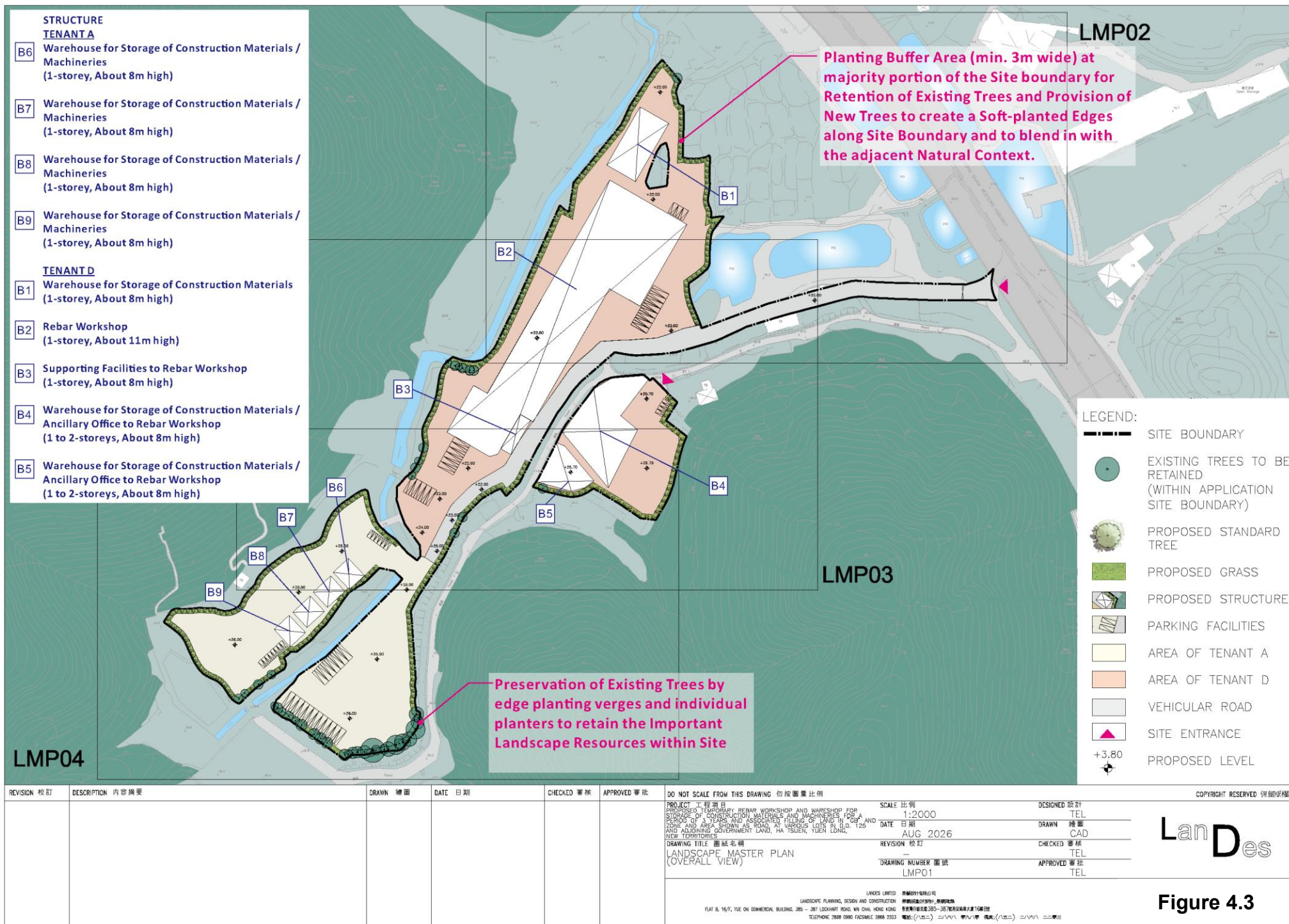
- STRUCTURE
- LANDSCAPED AREA
- PARKING SPACE (PRIVATE CAR)
- PARKING SPACE OR L/UL (SPECIAL PURPOSE / MEDIUM / HEAVY GOODS VEHICLE)
- PARKING SPACE (L/UL LIGHT GOODS VEHICLE)
- INGRESS / EGRESS OF THE APPLICATION SITE
- NON-BUILDING AREA

FOR IDENTIFICATION PURPOSE ONLY

Rev.	Date	Amendment	Purpose	Client	Project	Job No.	Drawing Title				Figure 4.2		LWK +PARTNERS
					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 POND AND EXCAVATION OF LAND IN "GREEN BELT" ZONE	HKA-M-5369	MASTER LAYOUT PLAN						
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4.3 Amendment to the Approved Proposal under A/YL-HTF/1183

Minor Adjustment in Application Boundary and Associated the Increase in Site Area

- 4.3.1 A minor adjustment to the site boundary is proposed, resulting in a slightly larger site area (about +928 m²). The adjustment of the access road on the Government Land has been slightly adjusted according to the land status and site condition during the setting out of the right-of-way under the land application for the approved application No. A/YL-HTF/1183. For the bridge deck connecting the southern portions of the Site, it was found deteriorating during the formation of the Site. To ensure safety, a new bridge deck at a more reasonable location has been set up. These amendments are necessary to reflect the latest on-site conditions, and do not alter the planning nature of the Proposed Development (**Figures 4.4** refers).

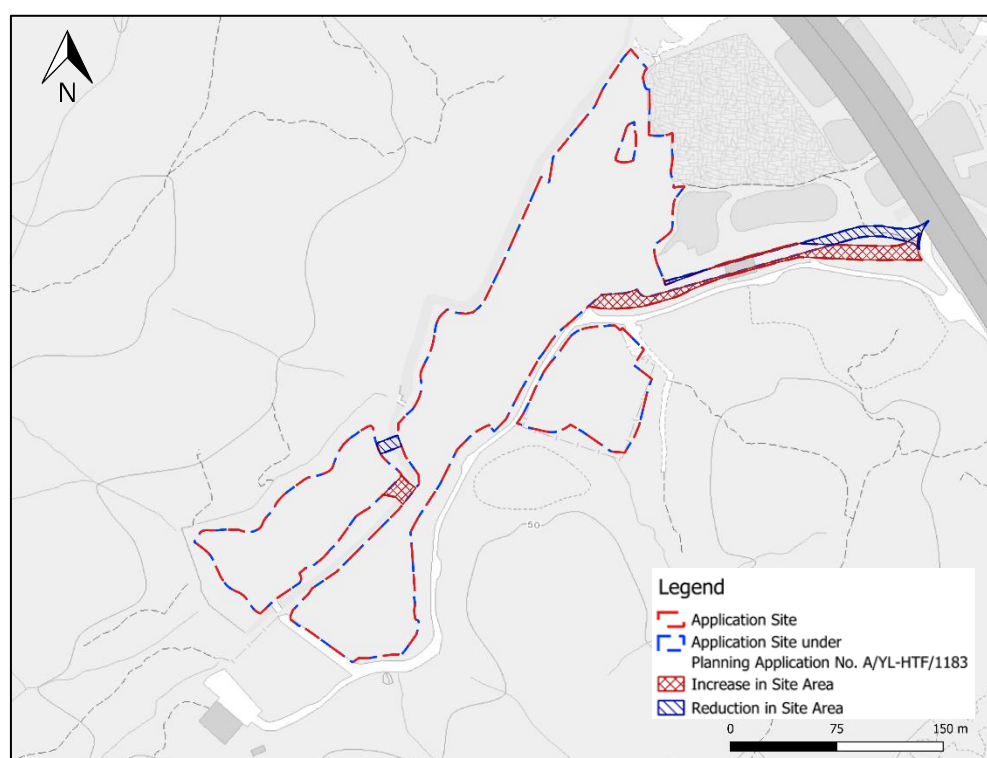


Figure 4.4 Change in Site Boundary Compared with Approved Application No. A/YL-HTF/1183

Minor Increase in Floor Area and Building Height

- 4.3.2 Compared with the approved application, a larger floor area is proposed under the current proposal, to meet the operational need of the rebar workshop and to accommodate the prefabrication machineries.
- 4.3.3 The maximum building height of the rebar workshop is proposed to be increased from about 8m to about 11m. The additional height is required to accommodate the automated prefabrication machinery and the associated

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.

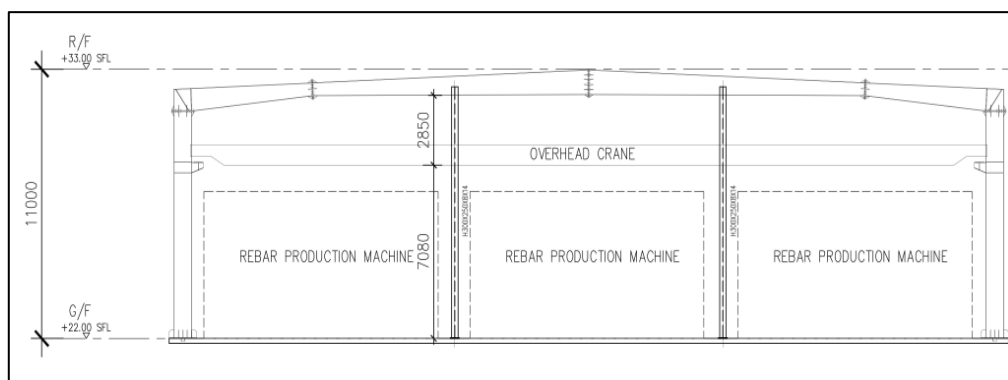


Figure 4.5 Schematic Section of the Proposed Rebar Workshop

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, 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 the site formation with 0.2m of concrete over the soil area, 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. Due to the minor adjustment on the site boundary and site area, the proposed total filling of land area would be 23,504m². The proposed site level remains between +22mPD to +26mPD (**Figures 4.6** refers).

PROPOSED FILLING AND EXCAVATION OF LAND AND FILLING OF PON

APPLICATION SITE AREA : 42,497 m² (ABOUT)
PROPOSED SITE LEVELS : + 22.0 mPD - 26.0 mPD (ABOUT)

DETAILS OF FILLING OF LAND

NORTHERN PORTION : 21,789 m² (ABOUT)
SOUTHWEST PORTION : 1,240 m² (ABOUT)
EASTERN PORTION : 474 m² (ABOUT)
TOTAL FILLING OF LAND AREA : 23,504 m² (ABOUT)

DEPTH OF FILLING : NOT MORE THAN 4.1m
MATERIAL OF FILLING : SOIL AND CONCRETE

DETAILS OF EXCAVATION OF LAND

EXCAVATION OF LAND AREA : 13,986 m² (ABOUT)
DEPTH OF EXCAVATION : NOT MORE THAN 3.1m

DETAILS OF FILLING OF POND

PROPOSED FILLING OF POND AREA : 658 m² (ABOUT)
DEPTH OF EXISTING POND : 1m (ABOUT)
REGULARIZE ALREADY FILLED POND : 5,855 m² (ABOUT)

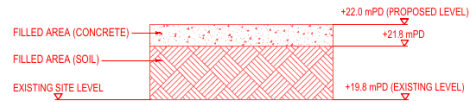
REMAINING AREA

RESERVED FOR LANDSCAPING AREA : 4,875 m² (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, PARKING OF SPECIAL PURPOSE VEHICLES AND CIRCULATION PURPOSES.

EXACT DEPTH OF FILLING AND EXCAVATION ARE SUBJECT TO DETAILED SURVEY.

#FILLING OF LAND IS PROPOSED TO BE CARRIED OUT ON TOP OF THE EXCAVATED AREA



LEGEND

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

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Rev.	Date	Amendment	Purpose	Client	Project	Job No.	Drawing Title	Drawing No.	Revision No.	Scale	Date	
					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	PROPOSED SITE LEVEL PLAN	DR002	-	1:1000 (A3)	AUG 2026	
15/F, South Tower, World Finance Centre, Harbour City, Tsim Sha Tsui, Kowloon, 1, 402-501-5000 7-802-501-5000 12-802-501-5000 世界金融中心 (香港) 國際貿易中心 15樓												

Figure 4.6

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5. PLANNING MERITS AND JUSTIFICATIONS

5.1. The Proposed Rebar Workshop is in line with Government Policy to Promote High-Productivity and Lower Cost Construction

- 5.1.1. Off-site steel rebar prefabrication is a scarce but essential operation to Hong Kong's construction industry. The 2025 Policy Address has reaffirmed the Government's direction to high-productivity construction methods, so as to support infrastructure development, including the Northern Metropolis. CEDD Information Note No. 26/2025 further explains that the industry faces high construction costs, an ageing workforce and labour shortage. With a significant level of construction activity projected in the coming years, the Government is promoting the use of prefabricated rebar products from highly automated off-site yards.
- 5.1.2. Compared with conventional on-site bar processing, automated off-site rebar processing can enhance productivity and built quality, improve construction safety, reduces on-site labour demand, and promotes better environmental performance through controlled factory production. These benefits directly support the timely delivery of public housing, strategic infrastructure and Northern Metropolis projects.
- 5.1.3. Despite the massive demand, there are at present only six approved off-site rebar prefabrication yards in Hong Kong and VSC is one of them. Any interruption or cessation of this operation would risk a shortfall in the supply of prefabricated rebar to public and private projects. Given the limited number of approved yards, such a gap cannot be readily filled in the short term. While the Tsing Yi site has to be returned to the Government in October 2026, VSC is of urgent need to relocate its operation to a suitable location to support the construction industry. Continuity of the operation is therefore of clear public interest and should not be allowed to cease.
- 5.1.4. The proposed rebar workshop and warehouse at the Site is essential to maintain its operation and continuous supply of prefabricated rebars after the approval of subsequent submissions to Lands Department and Building Department. The proposal is consistent with the Government's policy direction on high-productivity construction, and is justified by the need to keep a scarce industry support function in continuous operation.

5.2. The Site is Suitable for the Proposed Development

Utilise the Spare Ready Land

- 5.2.1. As discussed in **Section 3.2**, Application No. A/YL-HTF/1183 was approved to accommodate three operators (**Tenants A, B and C**) affected by the Second Phase Development of the HSK/HT NDA. In light of the changing

circumstances after the approval, the three tenants have assessed their operational requirements and two of them (**Tenant B** and **Tenant C**) confirmed that they no longer have any operational need to rent or use any part of the Site, as they have settled their operations at the site approved under Planning Application No. A/YL-HTF/1166. The remaining **Tenant A** would only require the southern part of the Site to accommodate its operation with an area of about 13,000m². Hence, the northern and eastern portions of the Site would be readily available for the relocation of the rebar workshop.

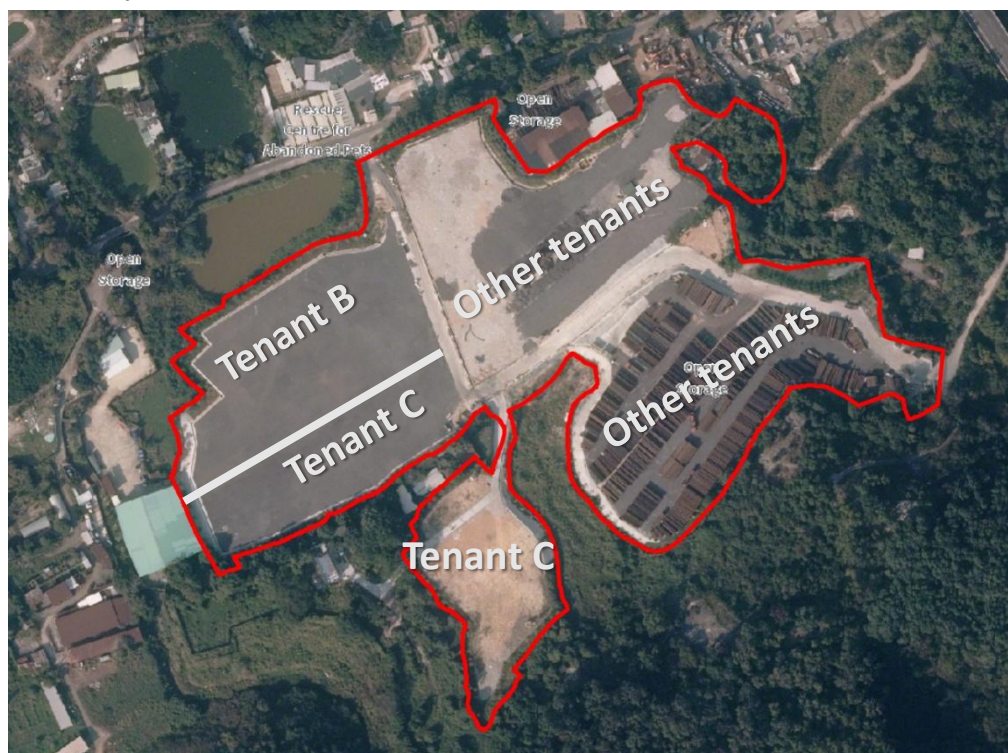


Figure 5.1 Latest Tenancy Plan of the Site under Approved Planning Application No. A/YL-HTF/1166 (August 2026)

The Proposed Development is not Incompatible with the Surrounding

- 5.2.2. The Site is located in a relatively remote rural fringe setting in Ha Tsuen. As set out in Section 2.3, the immediate surroundings comprise woodland, agricultural land, ponds and graveyards. The Proposed Development is temporary and low-rise. Workshop activities will be carried out within enclosed structures, and construction materials will be stored under cover. A landscape buffer and boundary fencing are proposed along the site boundary where practicable, so as to soften the interface with the adjoining woodland and Ling To Monastery. No shopfront is proposed, and no visitor traffic is anticipated.
- 5.2.3. Given that similar temporary warehouse and rural workshop uses are currently in operation on the Site under Application No. A/YL-HTF/1183, and area which is under construction to the east of Kong Sham Western Highway under the Development of the HSK/HT NDA, the Proposed Development is considered not incompatible with the surrounding land use pattern.

5.3. Changes to the Previous Application are Minor

- 5.3.1. The proposed use of the subject planning application is similar as the approved use in the previous planning application no. A/YL-HTF/1183.
- 5.3.2. The amendments are confined to those necessary to reflect the latest site conditions and the Operator's requirements, including a minor adjustment to the site boundary and right-of-way, a larger enclosed floor area so that the rebar workshop and construction materials can be stored within an enclosed area, and a modest increase in building height to about 11m to accommodate the prefabrication machinery. The changes are therefore considered minor.

5.4. The Proposal is Technically Feasible

No Adverse Traffic Impact

- 5.4.1. The Site is accessible from Kong Sham Western Highway via a local access road. To reduce the loading on the existing single-track access, a new access road of single-2 configuration is proposed to serve the northern and southern portion. Traffic to and from the eastern portion will use the existing access road, and will be limited to private cars and light goods vehicles. Swept path analysis confirms that there is sufficient turning space for goods vehicles. Only goods vehicles with not more than 11m in length could be operated at the Site. No vehicle will queue back onto or reverse onto / from the public road. Staff will be deployed at the ingress / egress to direct incoming and outgoing vehicles.
- 5.4.2. A Traffic Impact Assessment ("TIA") has been prepared to assess the development traffic generated from the Application Site. Assessment results indicate that all the key junctions and road links would perform satisfactorily in the Design Year 2030 taken into account the operation of the Proposed Development. For conservative arrangement, stagger delivery schedules will be arranged to avoid peak traffic hours traffic.
- 5.4.3. Noting that a section of this access corridor falls within the Civil Engineering and Development Department's (CEDD) road improvement works for HSK/HT NDA Stage 2, which is scheduled for completion in year 2030. Upon completion, the access road of the Application Site will be reviewed to connect via the new road.

No Adverse Environmental Impact

- 5.4.4. The Applicant will follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department, and will comply with the relevant environmental protection / pollution control ordinances, including the Water Pollution Control Ordinance, the Air Pollution Control Ordinance and the Noise Control Ordinance, at all times during the planning approval period. As the Site

is in proximity to the "Conservation Area" zone, no works, including works for the access road, will be carried out within that zone.

- 5.4.5. Boundary fencing will be erected along the site boundary to minimise disturbance to the surrounding areas. Workshop activities will be carried out within enclosed structures and located far away from sensitive receivers with about 100m, so as to minimise noise, dust and visual nuisance. Regarding sewerage generated by staff, the Applicant will implement the good practices under ProPECC PN 1/23 when designing the on-site sewage system, including the use of a soakaway system where appropriate. The relevant proposals will be submitted to and implemented to the satisfaction of the Director of Environmental Protection after planning permission has been obtained. With these measures, no adverse environmental impact is anticipated.

No Adverse Drainage Impact

- 5.4.6. According to the previous planning application A/YL-HTF/1183, the drainage proposal, including the drainage impact assessment, under previous Application No. A/YL-HTF/1183 has been submitted and implemented by the Applicant in compliance with the relevant approval conditions. The Applicant will maintain the implemented drainage facilities all the times during the planning approval period. Despite there are minor changes to the development proposal, no adverse drainage impact is anticipated. Nevertheless, the Applicant is willing to update the drainage proposal if required by the relevant Government Department as part of the approval condition.

No Adverse Landscape Impact

- 5.4.7. A Tree Preservation and Landscape Proposal has been conducted and no Old and Valuable Trees or protected species have been identified. Existing trees of higher amenity value will be retained or transplanted where feasible, and compensatory planting will be provided. A 3m landscape buffer with peripheral planting is proposed along the site boundary where practicable. As recorded in the tree survey completed in August 2026, there are only 53 existing trees within the Site, among which 47 of them are proposed to be preserved. Nevertheless, the Applicant is committed to plant a total number of 324 trees, so that the total number of trees under the current application will not be less than the approved planning application no. A/YL-HTF/1183. With the proposed landscape measures, impacts on landscape resources and landscape character are considered acceptable.

No Adverse Fire Safety Impact

- 5.4.8. A fire service installations ("FSIs") proposal has been submitted and approved by the Fire Services Department/the Board under condition (g) of the previous application no. A/YL-HTF/1183. The applicant is willing to update the proposal and implement the approved proposal if required by relevant Government Departments as part of the approval condition.

5.5. The Proposal is not contravening with TPB PG-No. 10

- 5.5.1. The Site falls within the "GB" zone under the Approved OZP. According to the Town Planning Board Guidelines No. 10, application for new development will be considered in exceptional circumstances with very strong justification and planning grounds, and the development should be compatible with the surrounding areas; and the development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape.
- 5.5.2. As mentioned in 2.3, the Site is situated in an area surrounded by some temporary structures, woodland, ponds, agricultural land and graveyards. To the further east across Kong Sham Western Highway is the construction sites of HSK/HT NDA. Given that the Proposed Development would involve a total of 324 new trees and 47 existing trees, together with the proposed 3m-wide landscape buffer area for majority of the Site to blend in with the adjacent natural landscape and Ling To Monastery, it is anticipated that the proposed uses are generally considered not contravening TPB PG-No. 10.

5.6. The Proposal will not Jeopardize the Long-Term Planning Intention of the "GB" zone

- 5.6.1. The Application Site is mainly zoned "GB" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12. Subsequent to the previous planning approval No. A/YL-HTF/1183, the Site has already been formed and mostly hard-paved, and part of the Site has already been used for warehouses for storage of construction materials/machineries. There are no active agricultural activities at the Site. Approval of the application on a temporary basis for 3 years would therefore not frustrate the long-term planning intention of the "GB" zone, and would allow better utilisation of deserted land in the New Territories. The proposed development would not result in a permanent change to the "GB" zoning. Upon expiry of the planning permission, the Applicant will reinstate the "GB" portion of the Site to an amenity area, if required.

5.7. The Proposed Development is Considered in line with the Government's NM Action Agenda and the Development Proposal of Lau Fau Shan / Tsim Bei Tsui / Pak Nai area

- 5.7.1. As set out in Section 3.3, the Northern Metropolis Action Agenda positions Lau Fau Shan / Tsim Bei Tsui / Pak Nai as an extension of the HSK/HT NDA, and as a major source of new economic and housing land in the westernmost part of the Northern Metropolis. The Broad Land Use Concept Plan designates the Application Site in the longer term for sewage treatment works. While there is currently no implementation programme of the planned sewage treatment works, permitting the tenant to use the Site temporarily for the Proposed Development would better utilise scarce land resources and to support the

local construction industries and infrastructure. The applicant would surrender the Site upon the Government's request to facilitate the sewage treatment plant, even during the planning approval period.

5.8. The Applicant has Demonstrated Significant Effort to Comply with the Approval Conditions under the Approved Planning Application

- 5.8.1. The proposed use of the subject planning application is similar to the approved use in the previous planning application no. A/YL-HTF/1183. Most of the approval conditions had already been complied with and the planning permission of the previous planning application will be expired on 28 February 2028.
- 5.8.2. As shown in **Table 3.2**, the approval conditions (a) to (g), (i) and (j) of the previous planning application had already been complied. The Applicant has submitted and implemented the previous accepted drainage proposal, and road improvement proposal and associated engineering works. The Applicant has also submitted the FSI proposal which has been already accepted by Fire Services Department. The Applicant has demonstrated significant effort to comply with relevant approval conditions during the approval period.
- 5.8.3. Upon the expiry of the planning application, the Applicant is willing to reinstate the Site, including the removal of fill materials and hard paving and grassing of the Site to avoid long-term disturbance of the landscape character of the area. In view of the persistent commitments from the Applicant on the compliance of the approval conditions, it is anticipated that the Applicant will continue to execute and fulfil the approval conditions in the future.

5.9. Approval of the Planning Application will not Set an Undesirable Precedent

- 5.9.1. According to the planning history of the Site (**Section 3.2** refers), the Site involved 1 no. of previous planning applications (No. A/YL-HTF/1183) which is similar to the applied use of the current application. The subject planning application is submitted by the same Applicant, with only minor amendments in terms of the uses and other major development parameters. While part of the site has already in operation, it has not caused any adverse traffic, drainage, fire safety, and other environmental impacts throughout the years.
- 5.9.2. The current application is intended to facilitate the relocation of the VSC business premises in Tsing Yi, which is affected by the Government's ACIB project and required to relocate immediately. The unique background of the application should be considered on its individual merits and justifications. Therefore, the Proposed Development will not set an undesirable precedent for similar applications.

6. SUMMARY AND CONCLUSION

6.1.1. The Applicant seeks planning permission from the TPB for a 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, at Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long. The Site falls within the "GB" zone on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12.

6.1.2. The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the Proposed Development based on the followings:

- The proposed rebar workshop is of importance to Hong Kong infrastructure development and is in line with Government policy on high-productivity construction;
- The Site is suitable for the Proposed Development and is not incompatible with the surrounding area;
- The proposed changes from the previous approval are minor;
- The Proposal is technically feasible with no adverse impacts on traffic, environment, drainage, landscape and fire aspects;
- The Proposal is not contravening with TPB PG-No. 10;
- The proposed temporary permission would not jeopardise the long-term planning intention of the "GB" zone, nor the longer-term development under the Lau Fau Shan development proposal;
- The Applicant has demonstrated significant effort to comply with the approval conditions under the approved planning application; and
- The approval would not set an undesirable precedent.