By Email

[redacted]

15 October 2026

PLANNING LIMITED
規劃顧問有限公司

[redacted]

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

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) - Further Information No. 1 -

Reference is made to the captioned S16 Planning Application which was submitted to the Town Planning Board on 31 August 2026 and the departmental comments conveyed by Tuen Mun and Yuen Long West District Planning Office between 29 September 2026 and 15 October 2026.

In response to the departmental comments received, please find attached the Further Information submission. The submission document consists of:

Response-To-Comment Table
Appendix I Replacement Page of the Application Form
Appendix II Replacement Pages of the Supporting Planning Statement
Appendix III Replacement Pages of the Traffic Impact Assessment
Appendix IV Replacement Pages of the Tree Preservation and Landscape Proposal

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

David Fok
cc. the Applicant & Team
PL/DF/WM/vy

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 (Section 16 Planning Application No. A/YL-HTF/1214)

- Further Information No. 1 -

Items	Comments	Responses
1	**Comments from Agriculture, Fisheries and Conservation Department received on 29 September 2026 (Contact Person: Dr. Azaria Wong, Tel: 2150 6932)**	
1.1	From nature conservation perspective: Erection of boundary wall (2.5m high) and re-instatement of the site to an amenity area after the planning approval period were proposed to minimise disturbance to the surrounding areas under the previous application no. A/YL-HTF/1183. The applicant should confirm whether these measures will be implemented under the current application.	To minimise disturbance to the surrounding areas, the Applicant confirms that a 2.5m-high boundary wall will be erected and the Application Site will be reinstated as an amenity area upon expiry of the planning permission, which are same as the measures previously proposed under the Application No. A/YL-HTF/1183.
1.2	From fisheries perspective: While we have no comments from fisheries perspective, the applicant is reminded to implement appropriate measures during both the construction and operational phases to prevent deterioration of water quality and avoid adverse impacts on the operation of the fishponds in the vicinity of the Site.	Noted.
2	**Comments from Urban Design and Landscape Section, Planning Department received on 29 September 2026 (Contact Person: Ms. May Chan, Tel: 3565 3949)**	
2.1	According to the TPLP, five trees are proposed to be felled. The Application Form should state that tree felling will be involved.	Noted. The Application Form has been revised accordingly (**Appendix I refers**).

Items	Comments	Responses
3	**Comments from Lands Department received on 7 October 2026 (Contact Person: Mr. Y.C. Wong, Tel: 2443 3474)**	
3.1	LandsD has reservation on the planning application since there are unauthorized structure(s) on Lots 1387, 1392 and 1393 all in D.D. 125 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should apply for regularisation on the lease breaches as demanded by LandsD.	Noted. The unauthorized structures would be demolished by the Applicant after planning approval has been granted from the Town Planning Board. The applicant will apply for for regularisation on the lease breaches accordingly.
4	**Comments from Agriculture, Fisheries and Conservation Department received on 15 October 2026 (Contact Person: Dr. Wong Kam Yan, Azaria, Tel: 2150 6932)**	
4.1	It is also noted from the email of KTA Planning Limited that the Application Site would not have any overlapping area with the existing watercourse. A bridge connecting the northern portion and southern portion of the Site will deck over the watercourse, thereby avoiding disturbance and cause no direct loss to the watercourse. The applicant should include this information in the application material, and clearly reflect the above in relevant figures and technical assessment.	Noted. Such information has been incorporated into the Supporting Planning Statement (**Appendix II** refers) and relevant figures and technical assessment have been updated.

Compiled by: KTA
Date: 15 October 2026
File Ref: 20261015_S3196_FI(1)_R-to-C

Appendix I

Replacement Page of the Application Form

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 ☐ 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）
		No 否	☐

(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/或範圍) ☐ 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 ……23,504…… 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 ☑
		_____	
		_____	

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Replacement Pages of the Supporting Planning Statement

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Appendix 5 Traffic Impact Assessment
Appendix 6 Tree Preservation and Landscape Proposal

- 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.

3.5. 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 Limited[2], 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 urgent need to identify a suitable relocation site. Given that the Application Site is readily available, the proposed relocation would enable VSC to maintain continuity of prefabricated rebar supply.

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

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 7,352 m^2	About 7,352 m^2	About 11m (1-storey)
B3	Supporting Facilities to Rebar Workshop	About 226 m^2	About 452 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 10,828 m^2**	**About 13,460 m^2**	/
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 m^2**	**About 739 m^2**	/
	Total	**About 11,567 m^2**	**About 14,199 m^2**	/

Development Parameters

APPLICATION SITE AREA	: 42,497 m²	(ABOUT)
COVERED AREA	: 11,567 m²	(ABOUT)
UNCOVERED AREA	: 30,930 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

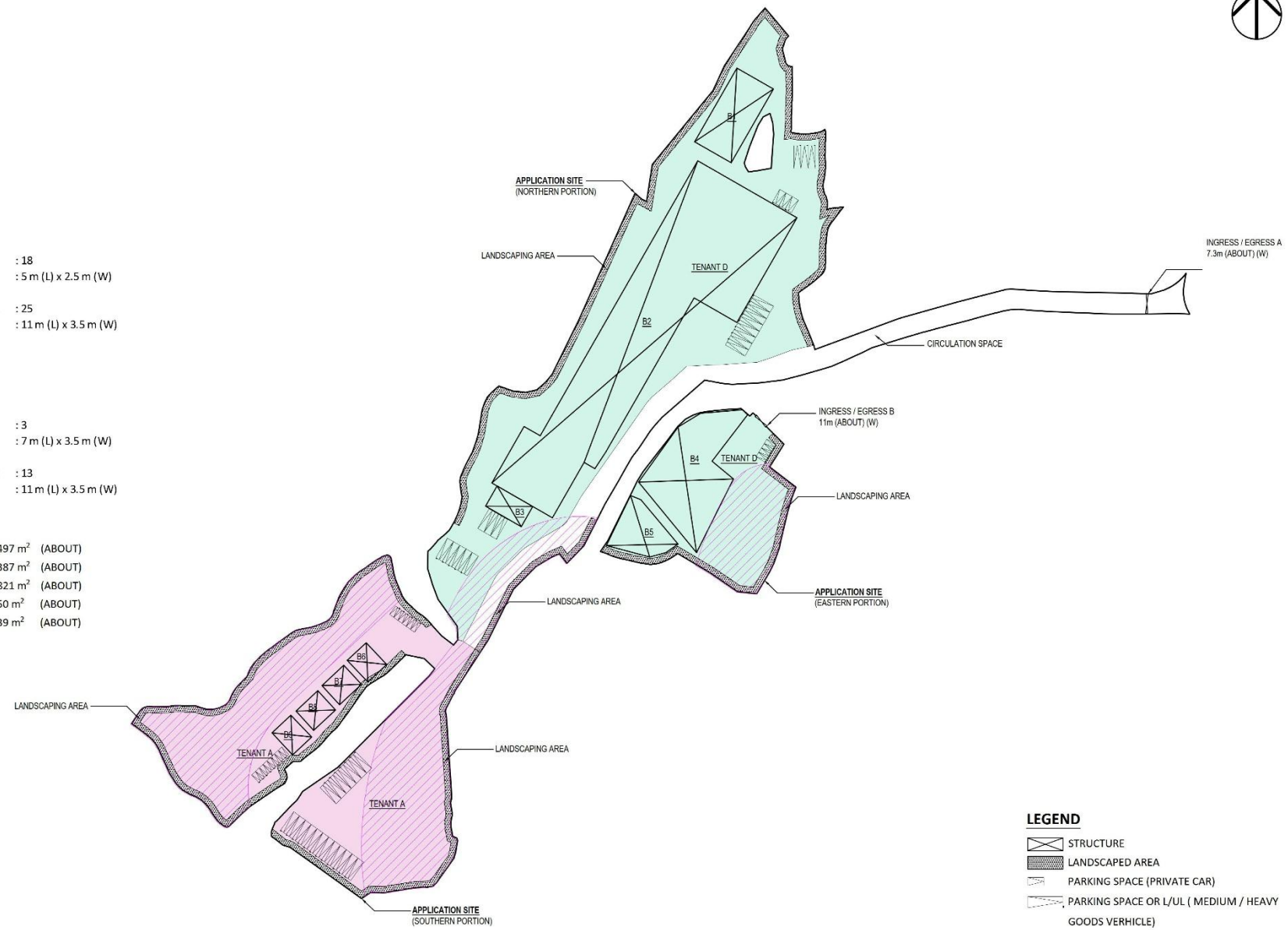
NO. OF PRIVATE CAR PARKING SPACE	: 18
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF MEDIUM GOODS VEHICLE / HEAVY GOODS VEHICLE	: 25
DIMENSION OF PARKING SPACE	: 11 m (L) x 3.5 m (W)

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: 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

Job No.: HKA-P-01991

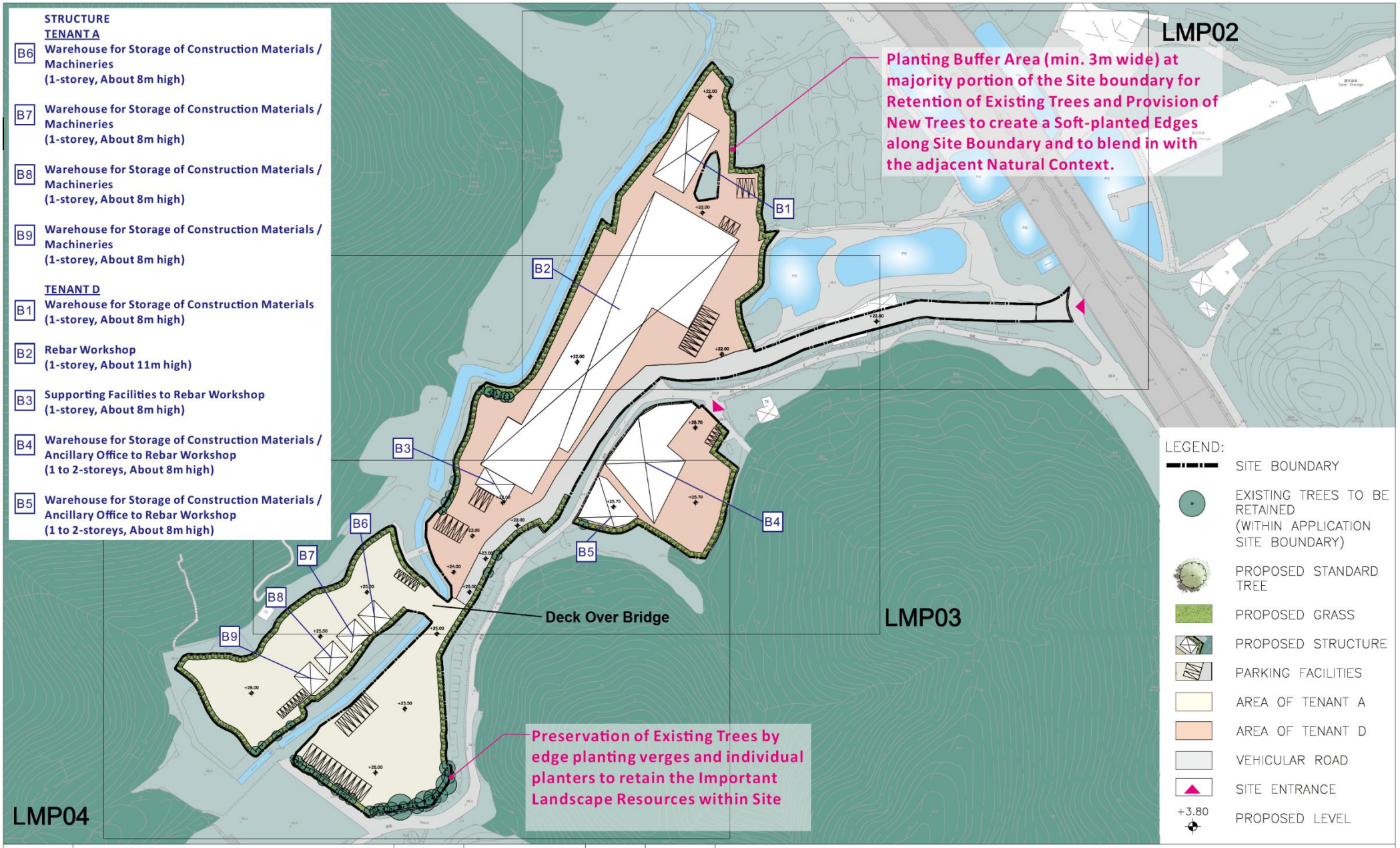
Drawing Title: MASTER LAYOUT PLAN

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- Read this drawing in conjunction with the specifications and all other related drawings.
- Notify the Architect immediately of any discrepancy found herein.

Drawing No.	Revision No.	Scale	Date
	-	1:2000 (A3)	OCT 2026

Figure 4.2

LWK +PARTNERS
15/F, North Tower, World Finance Centre, Harbour City, Tsim Sha Tsui, Kowloon.
T: 852-2541 1290 F: 852-2521 4808 E: lwk@lwk.com
香港尖沙咀海港城環球金融中心北座15樓



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

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PROJECT 工程項目
PROPOSED TEMPORARY REBAR WORKSHOP AND WARESHOP FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "OU" AND ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE 圖紙名稱
LANDSCAPE MASTER PLAN (OVERALL VIEW)

SCALE 比例 1:2000
DATE 日期 AUG 2026
REVISION 校訂 —
DRAWING NUMBER 圖號 LMP01

DESIGNED 設計 TEL
DRAWN 繪圖 CAD
CHECKED 審核 TEL
APPROVED 審批 TEL

LanDes

LANDES LIMITED 泰藍設計有限公司
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計、景觀建築
FLAT B, 16/F, YUE ON COMMERCIAL BUILDING, 385 – 387 LOCKHART ROAD, WAN CHAI, HONG KONG 香港灣仔駱克道385–387號悅安商業大廈16樓B室
TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三

Figure 4.3

CAD FILENAME :

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.

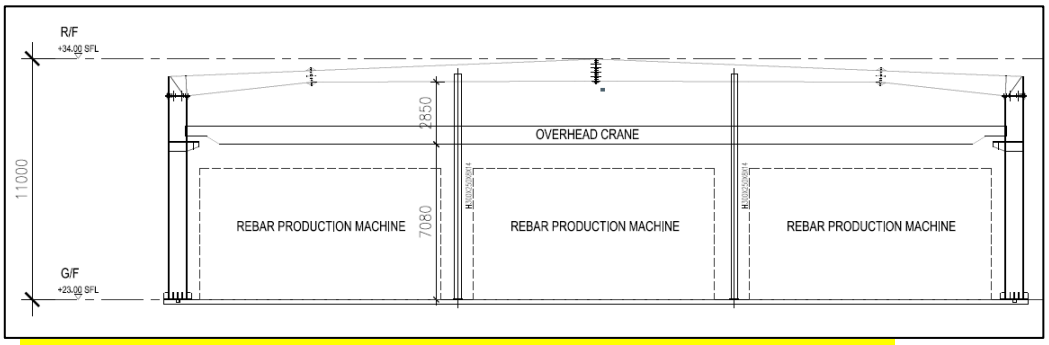


Figure 4.5 Schematic Section of the Proposed Rebar Workshop

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 22,068m^2) with soil and concrete of not more than 4.1m; (ii) filling of dried pond (about 658m^2) to facilitate a flat ground level; and (iii) excavation of land (about 13,986m^2) 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 36,054m^2. 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 the northern part of the site to form a flat site for accommodating the proposed workshop and warehouse at about +23mPD. There will be minor filling of land with an area 6,900m^2 and about 1m depth will be proposed at the northern 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 38,189m^2 (including 24,203m^2 filling of land and 13,986m^2 excavation of land with 0.2m filled with concrete), of which 36,054m^2 (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.

PROPOSED FILLING AND EXCAVATION OF LAND AND FILLING OF POND

APPLICATION SITE AREA	: 42,497 m²	(ABOUT)
PROPOSED SITE LEVELS	: + 22.0 mPD - 26.0 mPD	(ABOUT)
DETAILS OF FILLING OF LAND		
TOTAL FILLING OF LAND AREA	: 38,189 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		
FILLING OF POND AREA	: 658 m²	(ABOUT)~
REGULARIZE ALREADY FILLED POND	: 5,855 m²	(ABOUT)
DEPTH OF EXISTING POND	: 1m	(ABOUT)
REMAINING AREA		
RESERVED FOR LANDSCAPING AREA	: 3,650 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, AND CIRCULATION PURPOSES.

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

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

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

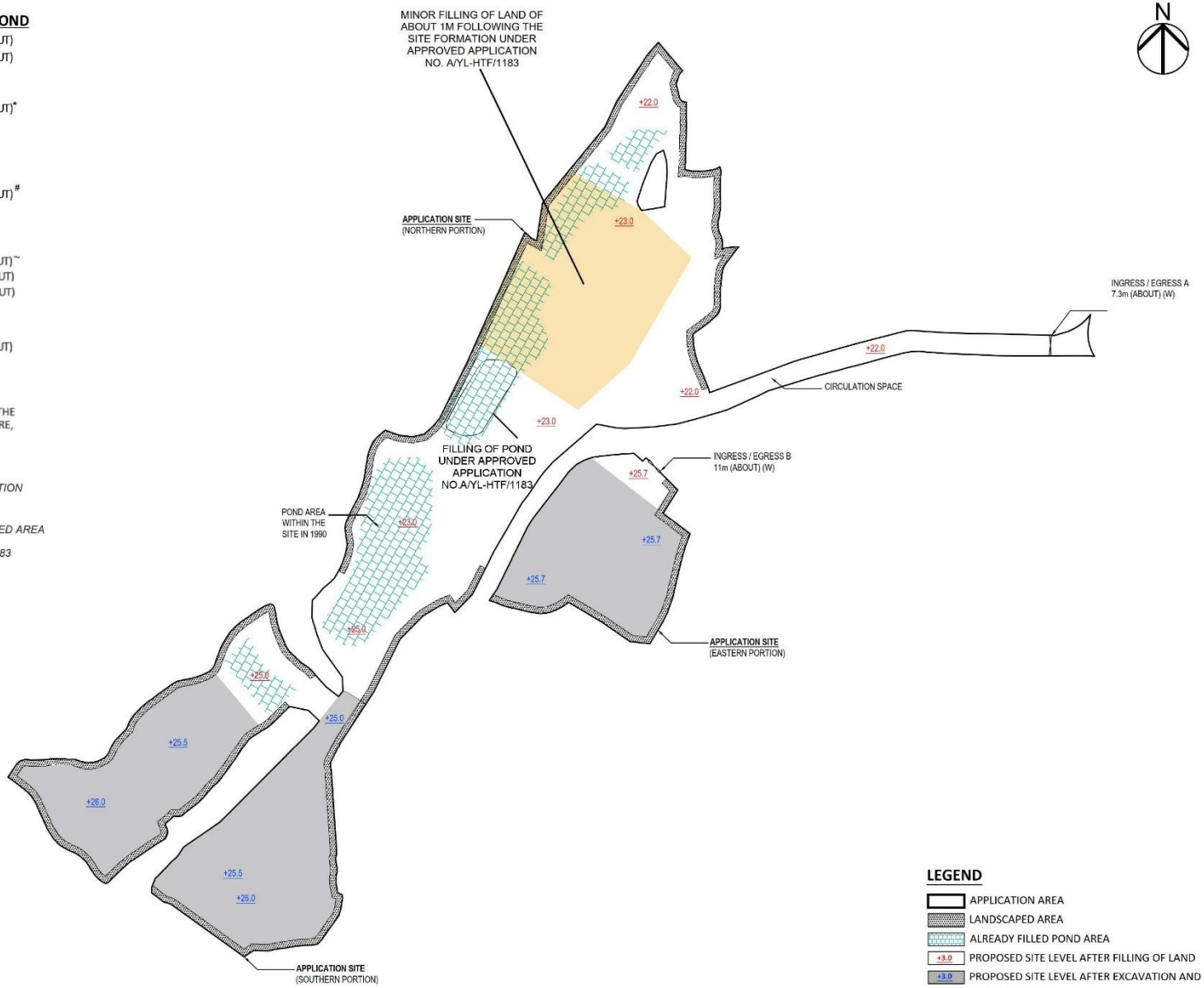
~ ALREADY BEEN UNDERTAKEN UNDER PLANNING APPLICATION NO. A/YL-HTF/1183



SECTION OF FILLING OF LAND
(INDICATIVE ONLY)



SECTION OF EXCAVATION AND FILLING OF LAND
(INDICATIVE ONLY)



FOR IDENTIFICATION PURPOSE ONLY

Rev.	Date	Amendment	Purpose

Client

Project
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

Job No. HKA-P-01991

Drawing Title
PROPOSED SITE LEVEL PLAN

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Drawing No.	Revision No.	Scale	Date
DR002	-	1:1000 (A3)	OCT 2026

Figure 4.6

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is in proximity to the "Conservation Area" zone, no works, including works for the access road, will be carried out within that zone. The Application Site would not have any overlapping area with the existing watercourse. A bridge connecting the northern portion and southern portion of the Site will deck over the watercourse, thereby avoiding disturbance and cause no direct loss to the watercourse.

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

5.7.1. 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.

5.7.2. As shown in **Table 3.2**, the approval conditions (a) to (g), (i) and (j) of the previous planning application had already been compiled. 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 FSIs 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.

5.7.3. 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.

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

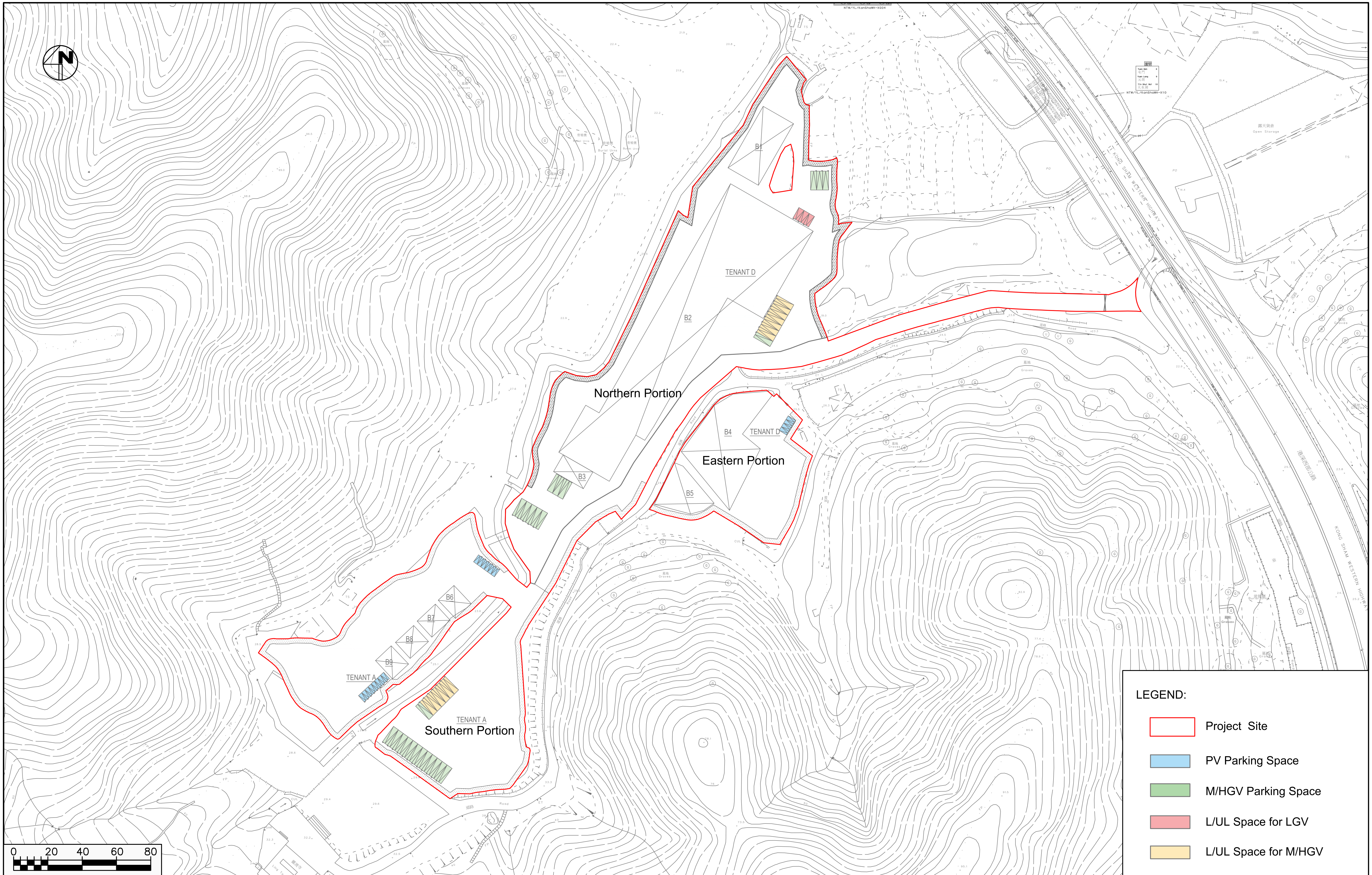
5.8.1. According to the planning history of the Site (**Section 3.2** refers), the Site involved 1 no. of previous planning applications (No. A/YL-HTF/1183) which is similar to the applied use of the current application. The subject planning application is submitted by the same Applicant, with only minor 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.

5.8.2. 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.

Appendix III

Replacement Pages of the Traffic Impact Assessment

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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

Proposed Layout Plan

Date	Scale
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Project No. 83580	Rev.
Dwg No. Appendix A-1	C

X:\Ozzo\83580_S16 for Proposed Temporary Warehouse for Various Lots in DD125 and Adjoining Government Land, Ha Tsuen, Yuen Long\Data\Dwg\83580_Figure 5-4B.dwg 2026/10/09 17:43:49

Northern Portion

TENANT D

B1

B2

B4

TENANT D

Eastern Portion

B5

ROAD P1 (NORTHBOUND)

KONG SHAM WESTERN HIGHWAY

(SOUTHBOUND)

3,69

3,43

4,04

3,31

11m Heavy Goods Vehicle

Overall Length	11.000m
Overall Width	2.500m
Overall Body Height	3.632m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock to Lock Time	6.00 sec
Kerb to Kerb Turning Radius	11.000m

0 10 20 30 40

LEGEND:

Proposed Site Access

Proposed Scheme (Indicative) Under CEDD Contract No. YL/2023/05 Hung Shui Kiu/Ha Tsuen New Development Area Second Phase Development Contract 5 - Site Formation and Engineering Infrastructure Works

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

Proposed Access Road to P1

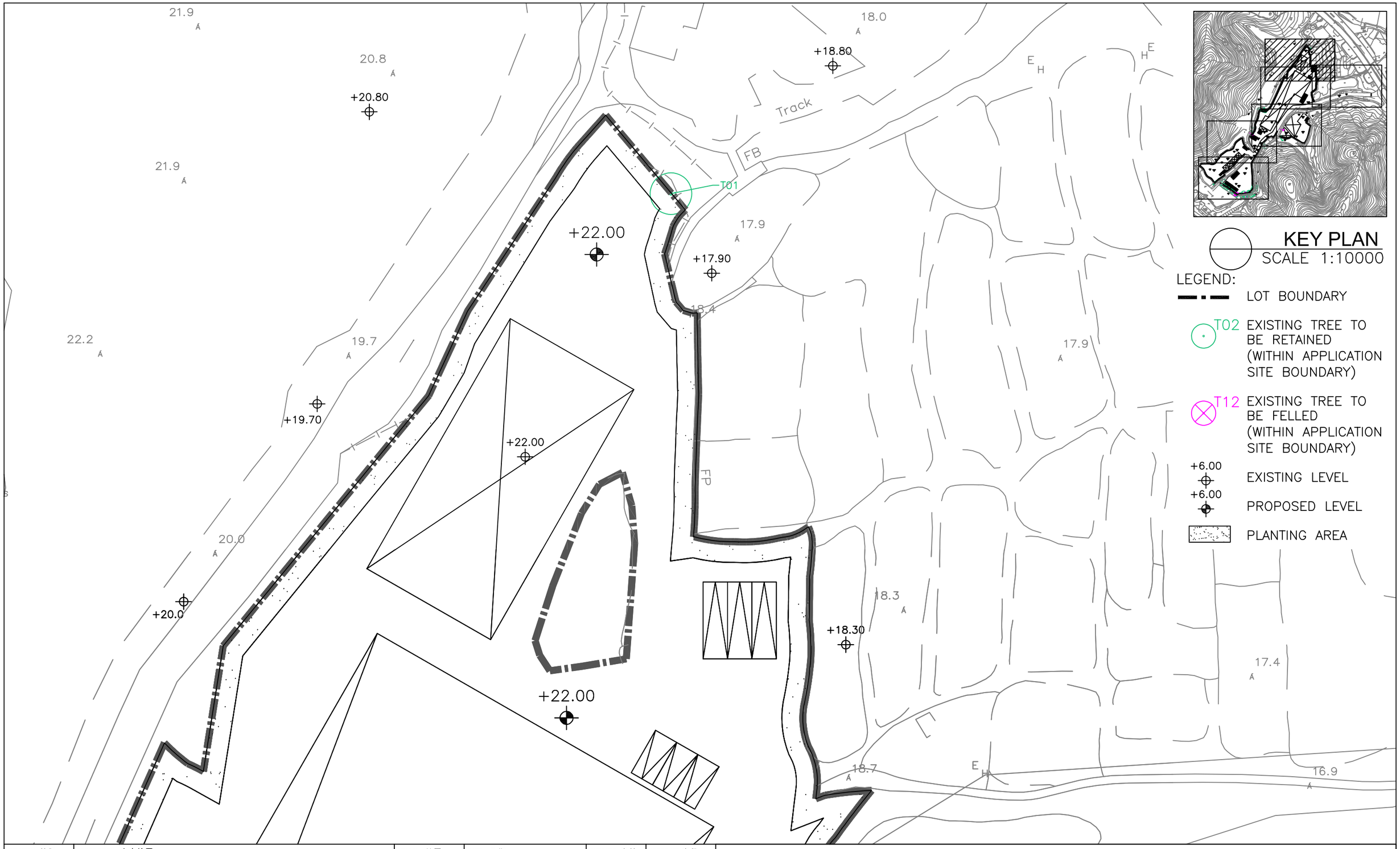
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OZZO TECHNOLOGY

Project No. 83580	Rev.
Dwg No. Figure 5-4	B

Appendix IV

Replacement Pages of the Tree Preservation and Landscape Proposal



KEY PLAN
SCALE 1:10000

LEGEND:

- LOT BOUNDARY
- T02 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- T12 EXISTING TREE TO BE FELLED (WITHIN APPLICATION SITE BOUNDARY)
- +6.00 EXISTING LEVEL
- +6.00 PROPOSED LEVEL
- PLANTING AREA

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DRAWING TITLE 圖紙名稱
TREE SURVEY PLAN
(SHEET 1 OF 6)

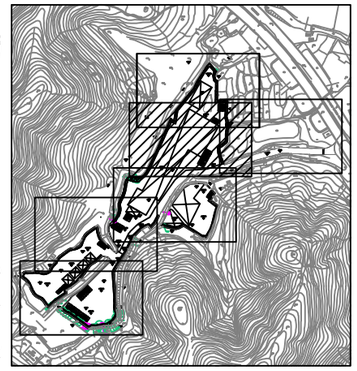
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LEGEND:

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- +6.00 EXISTING LEVEL
- +6.00 PROPOSED LEVEL
- PLANTING AREA

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DRAWING TITLE 圖紙名稱
TREE SURVEY PLAN
(SHEET 2 OF 6)

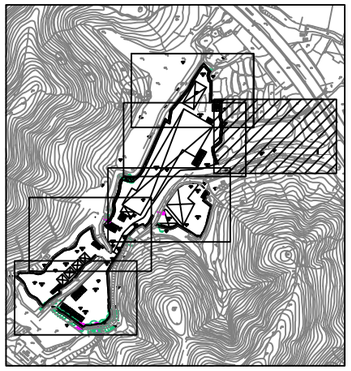
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- T12 EXISTING TREE TO BE FELLED (WITHIN APPLICATION SITE BOUNDARY)
- +6.00 EXISTING LEVEL
- +6.00 PROPOSED LEVEL
- PLANTING AREA

PO
FP
17.4
16.1
26.5
27.2
16.9
18.3
20
20.9
+22.00
+22.00
19.0
23.8
道路
Road
23.3
+22.79
24.5
24.6
+23.00
草地

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TREE SURVEY PLAN
(SHEET 3 OF 6)

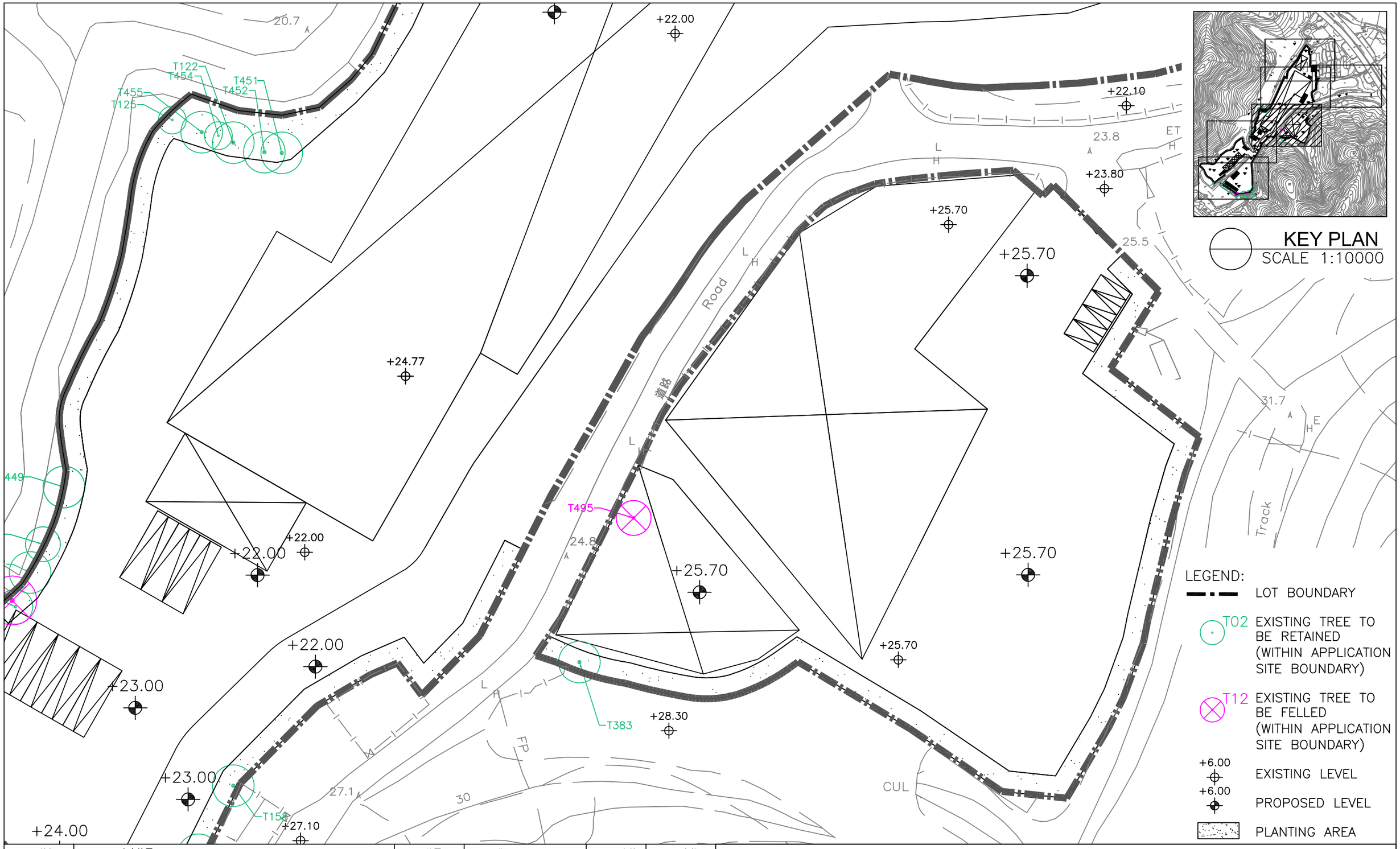
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(SHEET 4 OF 6)

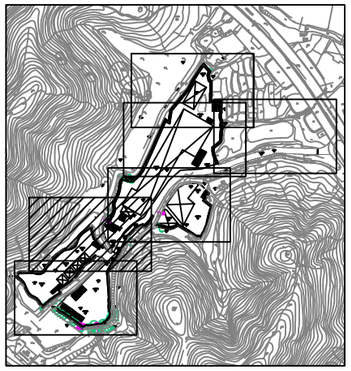
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KEY PLAN
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- T12 EXISTING TREE TO BE FELLED (WITHIN APPLICATION SITE BOUNDARY)
- +6.00 EXISTING LEVEL
- +6.00 PROPOSED LEVEL
- PLANTING AREA

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+24.77 +22.00 +22.00 +23.00 +23.00 +22.00 +23.00 +24.00 +24.00 +25.00 +25.00 +25.00 +25.00 +25.50 +25.50 +26.0 +29.20 +27.10

FP FB FB FB TS TS 道路 Road

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DRAWING TITLE 圖紙名稱
TREE SURVEY PLAN
(SHEET 5 OF 6)

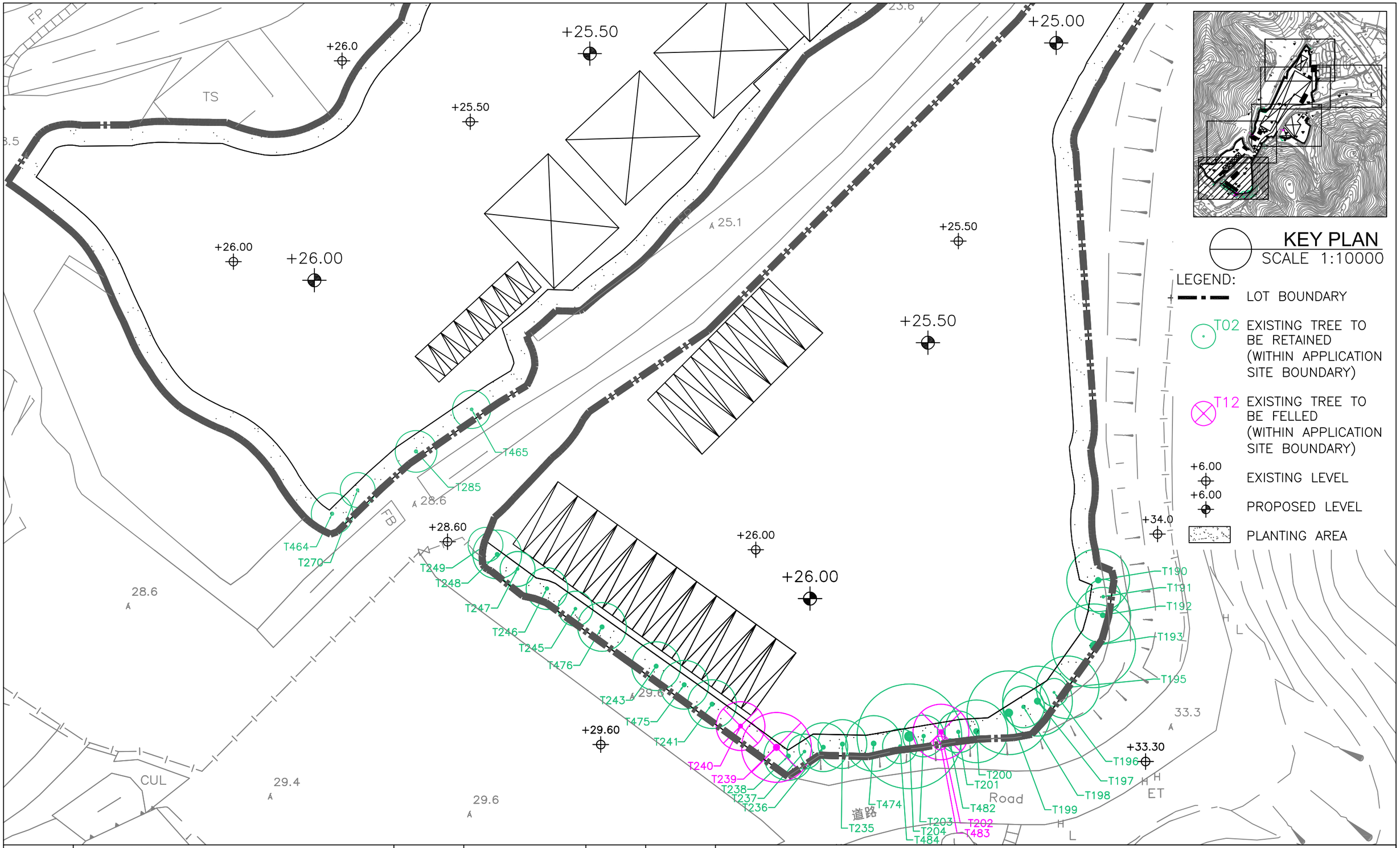
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KEY PLAN
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- T12 EXISTING TREE TO BE FELLED (WITHIN APPLICATION SITE BOUNDARY)
- +6.00 EXISTING LEVEL
- +6.00 PROPOSED LEVEL
- PLANTING AREA

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TREE SURVEY PLAN
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CAD FILENAME : C2634–TS06

LMP02

STRUCTURE

TENANT A

B6 **Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)**

B7 **Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)**

B8 **Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)**

B9 **Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)**

TENANT D

B1 **Warehouse for Storage of Construction Materials (1-storey, About 8m high)**

B2 **Rebar Workshop (1-storey, About 11m high)**

B3 **Supporting Facilities to Rebar Workshop (1-storey, About 8m high)**

B4 **Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)**

B5 **Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)**

Planting Buffer Area (min. 3m wide) at majority portion of the Site boundary for Retention of Existing Trees and Provision of New Trees to create a Soft-planted Edges along Site Boundary and to blend in with the adjacent Natural Context.

B1 B2 B3 B4 B5 B6 B7 B8 B9

Deck Over Bridge

Preservation of Existing Trees by edge planting verges and individual planters to retain the Important Landscape Resources within Site

LMP03

LMP04

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED STANDARD TREE
- PROPOSED GRASS
- PROPOSED STRUCTURE
- PARKING FACILITIES
- AREA OF TENANT A
- AREA OF TENANT D
- VEHICULAR ROAD
- SITE ENTRANCE
- +3.80 PROPOSED LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

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PROJECT 工程項目
PROPOSED TEMPORARY REBAR WORKSHOP AND WARESHOP FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "GB" AND ZONE AND AREA SHOWN AS ROAD AT VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE 圖紙名稱
LANDSCAPE MASTER PLAN (OVERALL VIEW)

SCALE 比例 1:2000
DATE 日期 AUG 2026
REVISION 校訂 –
DRAWING NUMBER 圖號 LMP01

DESIGNED 設計 TEL
DRAWN 繪圖 CAD
CHECKED 審核 TEL
APPROVED 審批 TEL

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CAD FILENAME : C2634–LMP01

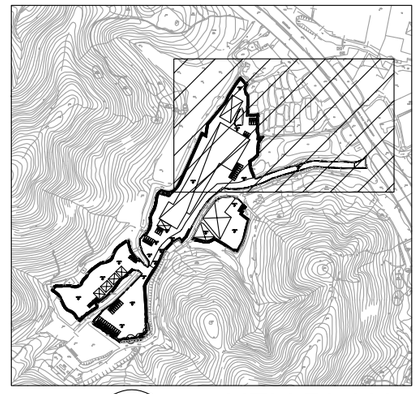
STRUCTURE

TENANT D

B1 **Warehouse for Storage of Construction Materials**
(1-storey, About 8m high)

B2 **Rebar Workshop**
(1-storey, About 11m high)

B4 **Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop**
(1 to 2-storeys, About 8m high)



KEY PLAN
SCALE 1:10000

B1
B2
B4
+22.00
+22.00
+22.00
+22.00
+22.00
+25.70
Track
FB
TS
PO
PO
PO
PO
KONG SHAM WESTERN HIGHWAY
道路 Road
墓地 Graves
Burial Urns
Burial Urns

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED STANDARD TREE
- PROPOSED GRASS
- PROPOSED STRUCTURE
- PARKING FACILITIES
- AREA OF TENANT A
- AREA OF TENANT D
- VEHICULAR ROAD
- SITE ENTRANCE
- +3.80 PROPOSED LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

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PROJECT 工程項目
PROPOSED TEMPORARY REBAR WORKSHOP AND WARESHOP FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "GB" AND ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE 圖紙名稱
LANDSCAPE MASTER PLAN
(SHEET 1 OF 3)

SCALE 比例	1:1000
DESIGNED 設計	TEL
DATE 日期	AUG 2026
DRAWN 繪圖	CAD
REVISION 校訂	–
CHECKED 審核	TEL
DRAWING NUMBER 圖號	LMP02
APPROVED 審批	TEL

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CAD FILENAME : C2634–LMP02

STRUCTURE

TENANT A

B6 **Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)**

B7 **Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)**

B8 **Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)**

TENANT D

B2 **Rebar Workshop (1-storey, About 11m high)**

B3 **Supporting Facilities to Rebar Workshop (1-storey, About 8m high)**

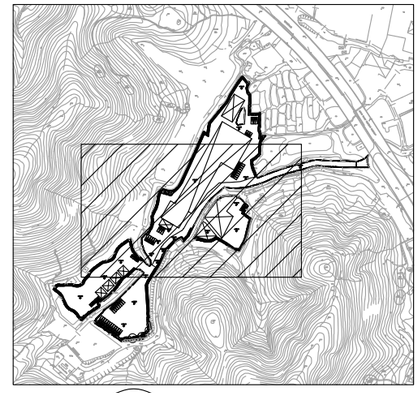
B4 **Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)**

B5 **Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)**

B2 B3 B4 B5 B6 B7 B8

+22.00 +22.00 +22.00 +22.00 +23.00 +23.00 +24.00 +25.00 +25.00 +25.00 +25.70 +25.70 +25.70 +25.50

Deck Over Bridge



KEY PLAN
SCALE 1:10000

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED STANDARD TREE
- PROPOSED GRASS
- PROPOSED STRUCTURE
- PARKING FACILITIES
- AREA OF TENANT A
- AREA OF TENANT D
- VEHICULAR ROAD
- SITE ENTRANCE
- +3.80 PROPOSED LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

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DRAWING TITLE 圖紙名稱
LANDSCAPE MASTER PLAN (SHEET 2 OF 3)

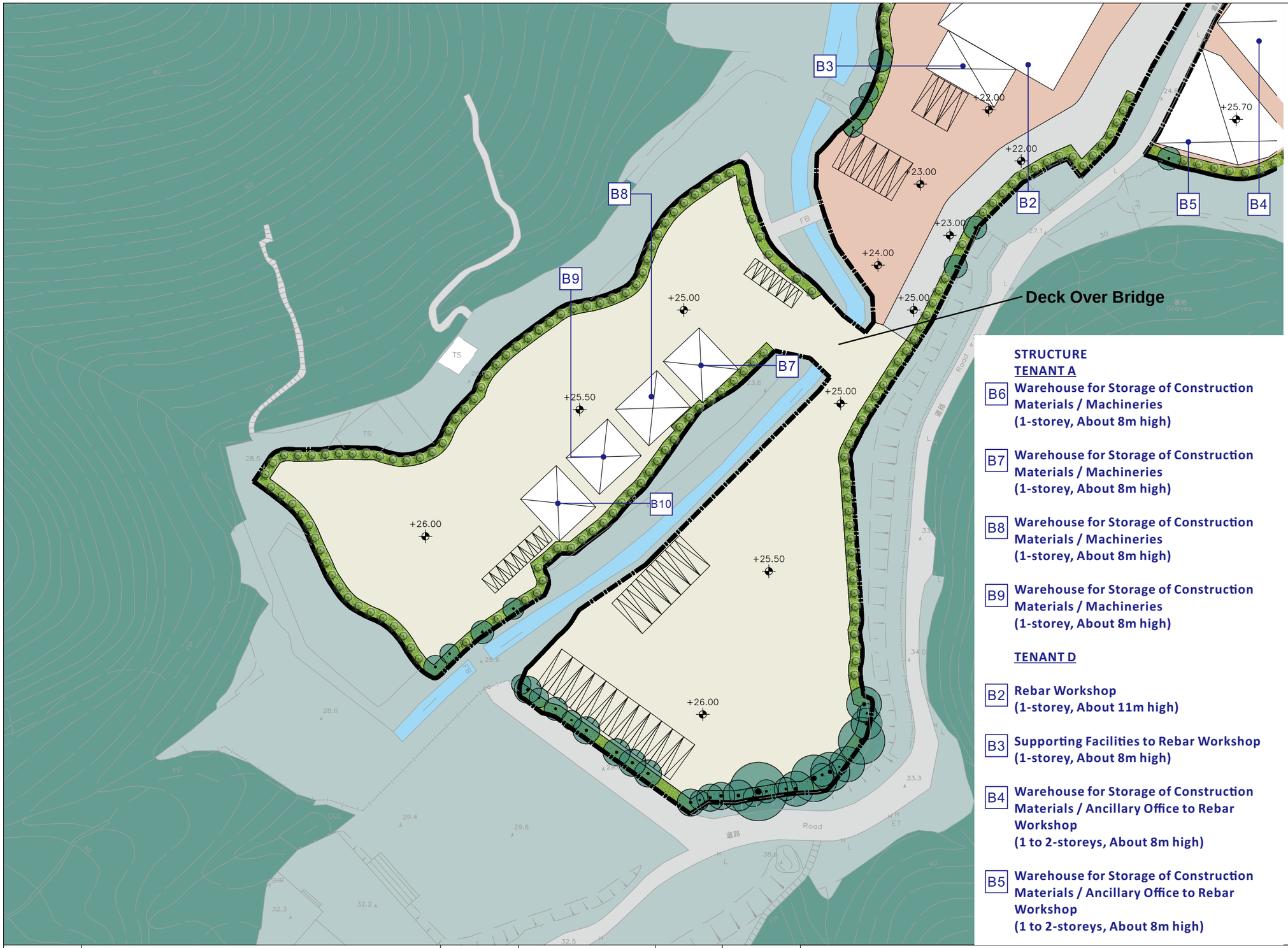
SCALE 比例 1:1000
DATE 日期 AUG 2026
REVISION 校訂 –
DRAWING NUMBER 圖號 LMP03

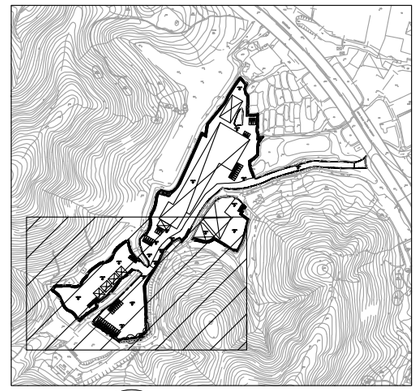
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DRAWN 繪圖 CAD
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CAD FILENAME : C2634–LMP03





KEY PLAN
SCALE 1:10000

STRUCTURE

TENANT A

B6 **Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)**

B7 **Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)**

B8 **Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)**

B9 **Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)**

TENANT D

B2 **Rebar Workshop (1-storey, About 11m high)**

B3 **Supporting Facilities to Rebar Workshop (1-storey, About 8m high)**

B4 **Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)**

B5 **Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)**

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED STANDARD TREE
- PROPOSED GRASS
- PROPOSED STRUCTURE
- PARKING FACILITIES
- AREA OF TENANT A
- AREA OF TENANT D
- VEHICULAR ROAD
- SITE ENTRANCE
- +3.80 PROPOSED LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

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PROJECT 工程項目
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DRAWING TITLE 圖紙名稱
LANDSCAPE MASTER PLAN (SHEET 3 OF 3)

SCALE 比例: 1:1000
DATE 日期: AUG 2026
REVISION 校訂: –
DRAWING NUMBER 圖號: LMP04
DESIGNED 設計: TEL
DRAWN 繪圖: CAD
CHECKED 審核: TEL
APPROVED 審批: TEL

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CAD FILENAME : C2634–LMP04

PT02

PT03

PT04

KONG SHAM WESTERN HIGHWAY

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED STANDARD TREE
- PLANTING AREA
- +3.80 PROPOSED LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

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PROJECT 工程項目
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DRAWING TITLE 圖紙名稱
PLANTING PLAN (OVERALL VIEW)

SCALE 比例 1:2000
DATE 日期 AUG 2026
REVISION 校訂 –
DRAWING NUMBER 圖號 PT01

DESIGNED 設計 TEL
DRAWN 繪圖 CAD
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CAD FILENAME : C2634–PT01



KEY PLAN
SCALE 1:10000

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED STANDARD TREE
- PLANTING AREA
- +3.80 PROPOSED LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

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PROJECT 工程項目
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DRAWING TITLE 圖紙名稱
PLANTING PLAN (SHEET 1 OF 3)

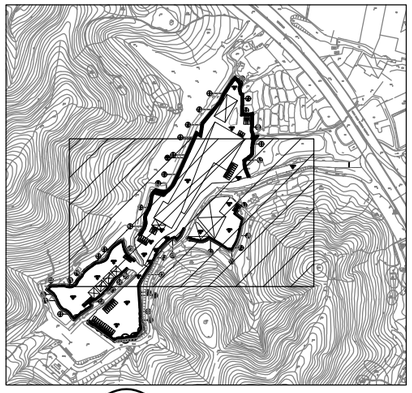
SCALE 比例: 1:1000
DATE 日期: AUG 2026
REVISION 校訂: –
DRAWING NUMBER 圖號: PT02

DESIGNED 設計: TEL
DRAWN 繪圖: CAD
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CAD FILENAME : C2634–PT02



KEY PLAN
SCALE 1:10000

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED STANDARD TREE
- PLANTING AREA
- +3.80 PROPOSED LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

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DRAWING TITLE 圖紙名稱
PLANTING PLAN (SHEET 2 OF 3)

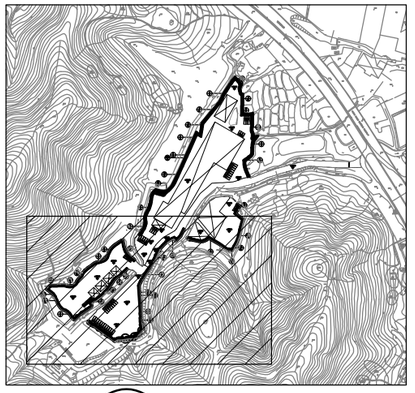
SCALE 比例 1:1000
DATE 日期 AUG 2026
REVISION 校訂 –
DRAWING NUMBER 圖號 PT03

DESIGNED 設計 TEL
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CAD FILENAME : C2634–PT03



KEY PLAN
SCALE 1:10000

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED STANDARD TREE
- PLANTING AREA
- +3.80 PROPOSED LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

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PROJECT 工程項目
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DRAWING TITLE 圖紙名稱
PLANTING PLAN (SHEET 3 OF 3)

SCALE 比例 1:1000
DATE 日期 AUG 2026
REVISION 校訂 –
DRAWING NUMBER 圖號 PT04

DESIGNED 設計 TEL
DRAWN 繪圖 CAD
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CAD FILENAME : C2634–PT04

LMP02

ID No.	Landscape Mitigation Measures
Construction Phase	
CM1	Preservation of Existing Trees
CM2	Good Site Practice
Operation Phase	
OM1	Provision of Vegetated Buffer along Edge of Site
OM2	Compensatory Tree Planting

STRUCTURE

TENANT A

B6 Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)

B7 Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)

B8 Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)

B9 Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)

TENANT D

B1 Warehouse for Storage of Construction Materials (1-storey, About 8m high)

B2 Rebar Workshop (1-storey, About 11m high)

B3 Supporting Facilities to Rebar Workshop (1-storey, About 8m high)

B4 Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)

B5 Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)

Planting Buffer A
majority portion
Retention of Exis
New Trees to cre
along Site Bounc
the adjacent Nat

CM 1
OM 1
CM 2
OM 2
B1
B2
B3
B4
B5
B6
B7
B8
B9
Deck Over Bridge

LMP03

LMP04

Preservation of Existing Trees by edge planting verges and individual planters to retain the Important Landscape Resources within Site

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED STANDARD TREE
- PROPOSED GRASS
- PROPOSED STRUCTURE
- PARKING FACILITIES
- AREA OF TENANT A
- AREA OF TENANT D
- VEHICULAR ROAD
- SITE ENTRANCE
- +3.80 PROPOSED LEVEL

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DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

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PROJECT 工程項目: PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY, PARKING OF SPECIAL VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND AND EXCAVATION OF LAND

DRAWING TITLE 圖紙名稱: LANDSCAPE MITIGATION PLAN

SCALE 比例: —

DATE 日期: DEC 2024

REVISION 校訂: —

DRAWING NUMBER 圖號: FIGURE 8.7

DESIGNED 設計: TEL

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