

**Appendix I: TPB's Approval Letter and
the Approved Scheme for Case No. A/NE-MKT/17**

- TPB's Approval Letter
- Development Proposal for the Approved Scheme

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-MKT/17

By Post & Fax (2577 2862)

14 May 2021

Toco Planning Consultants Ltd.
Unit 5, 13/F, Technology Plaza
651 King's Road
North Point, Hong Kong
(Attn.: Ted Chan)

Dear Sir/Madam,

**Proposed Temporary Rural Workshop (Timber Yard and Sawmill)
for a Period of 3 Years in "Agriculture" Zone, Lot 129 (Part) in D.D. 86, Lots 607,
608, 609, 610 S.B RP (Part), 613 (Part), 627 (Part), 632 S.A RP, 633 S.A RP (Part),
635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (Part) and 642 S.A RP (Part) in D.D. 90
and Adjoining Government Land, Lin Ma Hang Road, San Uk Ling, Man Kam To**

I refer to my letter to you dated 21.4.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 30.4.2024 and is subject to the following conditions :

- (a) no operation between 6:00 p.m. and 8:00 a.m. on Mondays to Saturdays, as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) the submission of a drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.10.2021;
- (d) in relation to (c) above, the implementation of the drainage proposal identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.1.2022;
- (e) the submission of a landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 30.10.2021;
- (f) in relation to (e) above, the implementation of the landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 30.1.2022;

- (g) the submission of proposals for fire services installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.10.2021;
- (h) in relation to (g) above, the implementation of the proposals for fire services installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.1.2022;
- (i) the submission of proposals for environmental mitigation measures within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 30.10.2021;
- (j) in relation to (i) above, the implementation of the proposals for the environmental mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 30.1.2022;
- (k) if any of the above planning condition (a) or (b) 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;
- (l) if any of the above planning condition (c), (d), (e), (f), (g), (h), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (m) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.

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

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 1.5.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB

Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

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

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 30.4.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 4.6.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

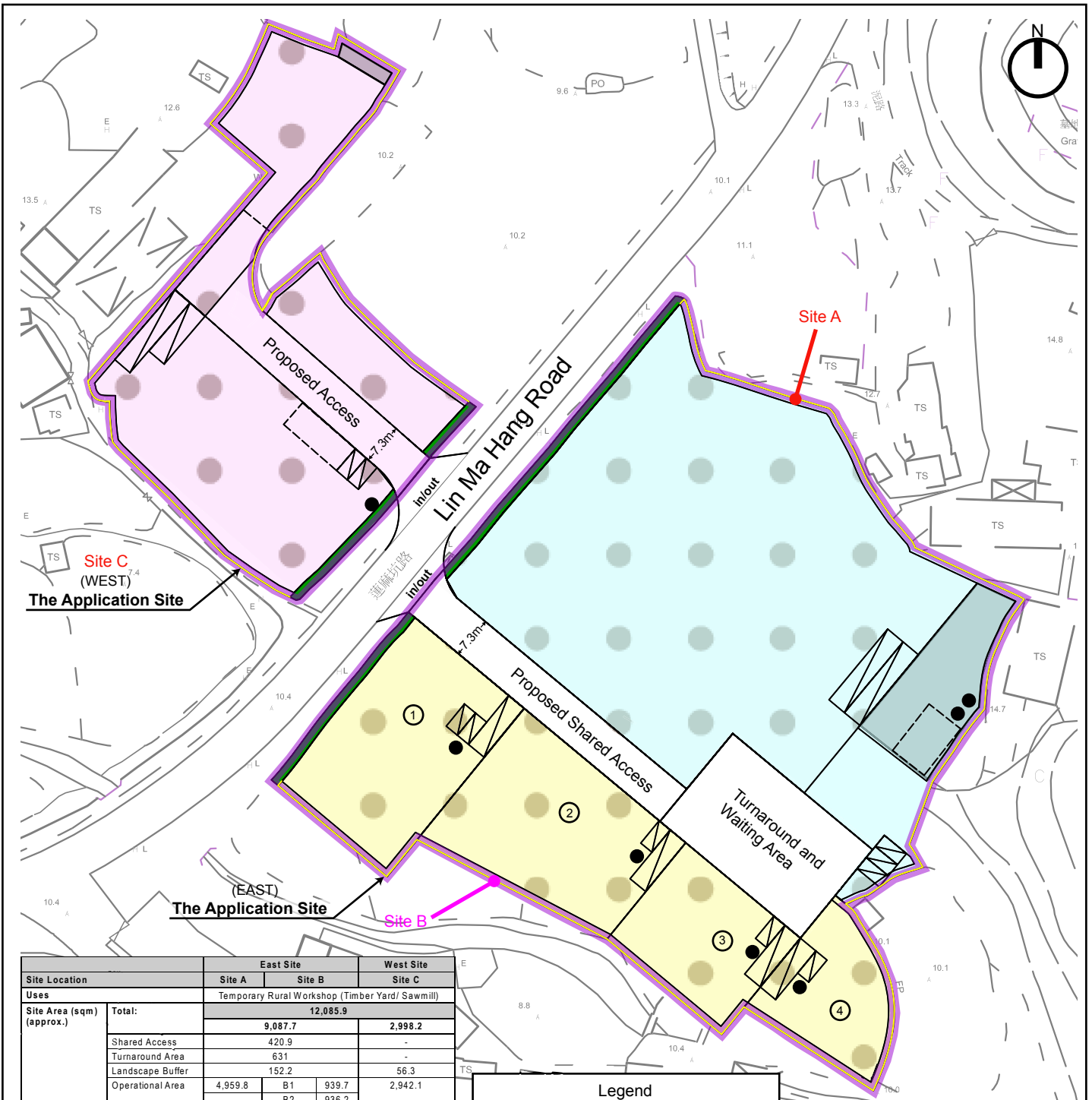


(Raymond KAN)
for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/NE-MKT/17)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
務署 Drainage Services Department	新界北渠務部 Mainland North Division	鄭敏煒先生 Mr. CHENG Man Wai	2300 1407	2770 4761
環境保護署 Environmental Protection Department	策略評估組 Strategic Assessment Group	鍾穎彤女士 Ms. CHUNG Wing Tung, Candice	2835 1114	2591 0558
消防處 Fire Services Department	策劃組 Planning Group (PG)	徐廣耀先生 Mr. CHUI Kwong Yiu	2733 7735	2739 8775



Site Location		East Site		West Site	
Uses		Site A	Site B	Site C	
Site Area (sqm) (approx.)	Total:	12,085.9			
	Shared Access	420.9	-	-	
	Turnaround Area	631	-	-	
	Landscape Buffer	152.2	-	56.3	
	Operational Area		4,959.8	B1 939.7	2,942.1
			-	B2 936.2	-
		-	B3 562.7	-	
		-	B4 485.2	-	
		Subtotal: 2,923.8	2,942.1		
Site Coverage (sq.m) (approx.)	Total:	9,653.4		2,339	
		7,314.4	-	2,339	
Gross Floor Area (sq.m) (approx.)	Total:	9,786.4		2,400	
		7,386.4	-	2,400	
	Structure for workshop, storage, parking, loading/unloading (1 storey, 12m in height)	4,159.1	2,759	2,254.7 (excluding office area)	
	Shed (1 storey, 8m in height)	324.3 (excluding office area)	-	23.3	
	Office (2 storeys, 5m in height)	144	-	122	
Internal Transport Facilities	private car parking spaces (2.5m x 5m)	3	5	2	
	loading/unloading bays for HGV or MGV (3.5 x 11m)	-	4	1	
	loading/unloading bays for container vehicle or HGV (3.5 x 16m)	2	-	1	

Legend

- Application Site
- Structure for workshop, storage, parking loading/ unloading (approx. 12m in height)
- Shed (approx. 8m in height)
- Office (approx. 5m in height)
- Location of Temporary Portable Toilets
- Reserved 1.5m Landscape Buffer
- 2.5m Corrugated Metal Fence Wall (Approx. 0.7mm thick)
- Site A
- Site B
- Site C
- Parking Space for Private Cars (5m x 2.5m)
- Loading/Unloading Space for HGV/MGV (11m x 3.5m)
- Loading/Unloading Space for Container Vehicles (16m x 3.5m)

Site A: Million Loy Development Ltd.
 Site B1: Truefaith Enterprises Ltd.
 Site B2: Fai Kee Timber Co. Ltd.
 Site B3: Tak Kee Timber Company
 Site B4: Wong Chu Kee Timber
 Site C1 and C2: Polytrife Timber Ltd.

Scale 1:1 000



Planning Approved Scheme

Date: 15-04-2021