

**Appendix II: PlanD's Letter for  
Compliance with Approval Conditions and  
the updated Approved Scheme No. A/NE-MKT/17**

- Compliance with Approval Condition (c)
- Compliance with Approval Condition (e)
- Compliance with Approval Condition (f)
- Compliance with Approval Condition (g)
- Compliance with Approval Condition (i)
- Updated Development Proposal for the Approved Scheme

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference:  
本署檔號 Our Reference: ( ) in TPB/A/NE-MKT/17  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

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

**By Post and Fax (2577 2862)**

26 May 2022

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**


**(Compliance with Approval Condition (c) for Planning Application No. A/NE- MKT/17)**

I refer to your submission dated 3.5.2022 for compliance with approval condition (c) in relation to the submission of a drainage impact assessment under the captioned planning application.

Chief Engineer/Mainland North of Drainage Services Department (Contact person: Mr. CHENG Man-wai, Marcus; Tel.: 2300 1407) has been consulted and considered that approval condition (c) has been complied with. His advisory comments are attached at **Appendix I** for your reference.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

  
( Margaret CHAN )  
for Director of Planning

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# Planning Department

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電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

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

**By Post and Fax (2577 2862)**

28 October 2021

Dear Mr. CHAN,

**Proposed Temporary Rural Workshop (Timber Yard and Sandmill)  
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**

**(Compliance with Approval Condition (e) under Application No. A/NE-MKT/17)**

I refer to your submission received by this Office on 20.10.2021 for compliance with approval condition (e) in relation to the submission of a landscape proposal under the captioned planning application.

The Chief Town Planner/Urban Design and Landscape of this department (Contact person: Ms. Jenny LAU; Tel.: 2231 4720) has reviewed your submission and considered approval condition (e) has been complied with.

You may proceed to implement the accepted landscape proposal for compliance with the approval condition (f). Upon implementation of landscape works, a set of photo record showing the completed landscape works, together with a location plan marked with viewing angles, should be submitted for consideration.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

( Ms. Jessica CHU )

for and on behalf of Director of Planning

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

**By Post and Fax (2577 2862)**

12 September 2023

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**

**(Compliance with Approval Condition (f) for Planning Application No. A/NE-MKT/17)**

I refer to your submission dated 29.8.2023 for compliance with approval condition (f) in relation to the implementation of the landscape proposal under the captioned planning application.

Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) (Contact person: Ms. CHAN Wai-chu, Catrina; Tel.: 3565 3953) has been consulted and considered that approval condition (f) has been complied with.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

(Margaret CHAN)  
for Director of Planning

c.c.

CTP/UD&L

(Attn.: Ms. CHAN Wai-chu, Katrina)

(Fax No. 3956 8090)

Internal

CTP/TPB(1)

Site record

HYC/AC/MA/ma

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

**By Post and Fax (2577 2862)**

11 May 2022

Dear Sir,

**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**

**(Compliance with Approval Condition (g) for Planning Application No. A/NE- MKT/17)**

I refer to your submission received by this office on 21.4.2022 for compliance with approval condition (g) in relation to the submission of proposals for fire services installations and water supplies for firefighting under the captioned planning application.

Director of Fire Services (Contact person: Mr. LI Leong-kiu; Tel.: 2733 7781) has been consulted and considered that approval condition (g) has been complied with. His advisory comments are attached at **Appendix I** for your reference.

Please proceed to implement the accepted FSIs proposal and submit FS 251 for compliance with approval condition (h). In order to facilitate compliance checking, you are required to inform this office and submit photographs for inspection.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

( Margaret CHAN )  
for Director of Planning

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

**By Post and Fax (2577 2862)**

2 December 2021

Dear Mr. CHAN,

**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**

**(Compliance with Approval Condition (i) for Planning Application No. A/NE-MKT/17)**

I refer to your submission received by this office on 1.11.2021 for compliance with approval condition (i) in relation to the submission of proposals for environmental mitigation measures under the captioned planning application.

The Director of Environmental Protection (Contact person: Ms. Candice CHUNG; Tel.: 2835 1114) has been consulted and advised that approval condition (i) is complied with. Her advisory comments are attached in **Appendix I**.

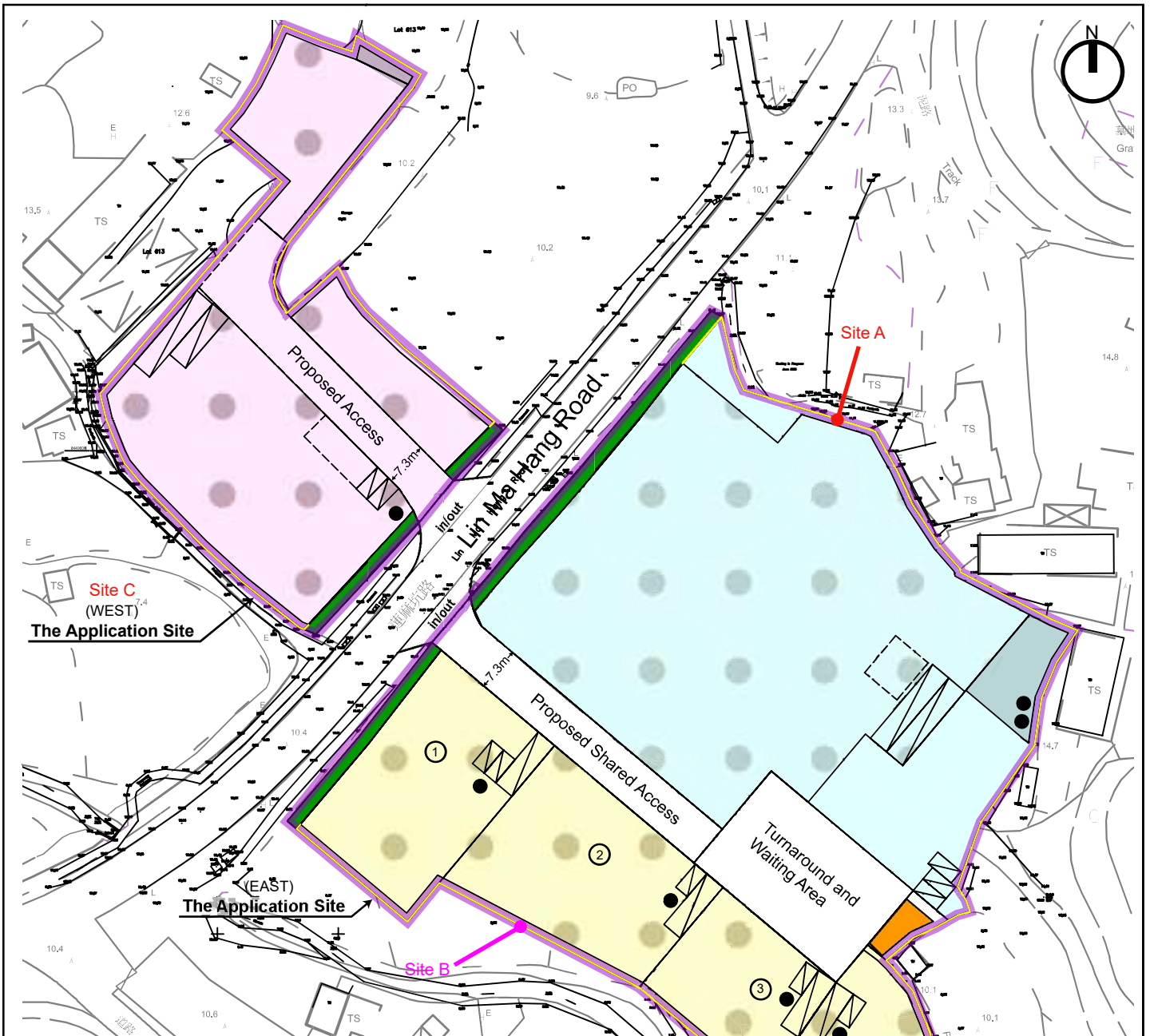
Please proceed to implement the accepted proposals for compliance with approval condition (j). In order to facilitate compliance checking, you are required to inform this office for inspection.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning



Site Location	East Site		West Site	
	Site A	Site B	Site C	
<b>Uses</b>	Temporary Rural Workshop (Timber Yard/ Sawmill)			
<b>Site Area (sqm) (approx.)</b>	<b>Total: 12,020.3</b>			
	9,019.5		3,000.8	
	Shared Access		-	
	418.7		-	
	Turnaround Area		-	
	611.2		-	
	Landscape Buffer		75	
	215.2		75	
	Guard House with Store Room		-	
	64		-	
	4,856.3	B1 912.4	2925.8	
	-	B2 935.8	-	
	-	B3 546.8	-	
	-	B4 459.1	-	
	Subtotal :		2,854.1	
	-		2925.8	
<b>Site Coverage (sq.m) (approx.)</b>	<b>Total: 8,957.3</b>			
	6,730		2,227.3	
<b>Gross Floor Area (sq.m) (approx.)</b>	<b>Total: 9,114.3</b>			
	6,826		2,288.3	
	Structure for workshop, storage, parking, loading/ unloading (1 storey, 12m in height)			
	3,765.1 (excluding office area)		2,691.4 (excluding office area)	
	Shed (1 storey, 8m in height)			
	161.5		19.2	
	Office (2 storeys, 5m in height)			
	112		122	
	Guard House with Store Room (2 storey, 6m in height)			
	80		-	
<b>Internal Transport Facilities</b>	private car parking spaces (2.5m x 5m)			
	3		5	
	loading/unloading bays for HGV or MGW (3.5 x 11m)			
	-		4	
	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
- Guard House
- Reserved 2m Landscape Buffer
- Fence Wall
- Site A
- Site B
- Site C
- Parking Space for Private Cars (5m x 2.5m)
- Loading/Unloading Space for HGV/MGW (11m x 3.5m)
- Loading/Unloading Space for Container Vehicles (16m x 3.5m)
- Lot Boundaries Based on land Survey

**Scale 1:1 000**

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 C: Polytrife Timber Ltd.



# Updated Planning Approved Scheme

Date: 01-11-2021