

TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

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

Your Ref.: A/NE-MKT/35

Email Only

Dear Sir/ Madam,

16 April, 2024

**Section 16 Planning Application for Proposed Temporary Warehouse
(Storage of Timber and other Associated Materials) and Associated Filling of Land
for a Period of 3 Years at Various Lots in D.D. 86 and D.D. 90
and Adjoining Government Land, Lin Ma Hang Road, Sha Ling**

We refer to the captioned application submitted on 5.4.2023.

We would like to clarify the following aspects:-

- (1) the captioned s.16 planning application should read as "*Temporary Warehouse (Storage of Timber and other Associated Materials) and Associate Filling of Land for a Period of 3 Years*";
- (2) the total associate filling of land is approximately 20,048m², which is based on the total application site area (i.e. 20,512.5m²) minus the landscape area (i.e. 464.5m²). It should be noted that part of the application site (about 11,730m²) has been subject to a previous planning application (Application No. A/NE-MKT/17) and it has been paved with concrete of not more than 0.2m in depth for the foundation for the structures and maneuvering space. Under the current planning application, the Applicant has the intention to pave an additional of about 8,318m² with concrete and not more than 0.2m in depth for the extension area to allow for the foundation for the additional workshops and maneuvering space; upon expiry of the planning permission, the Applicant will reinstatement the site to an amenity area; and
- (3) the number of blocks for the captioned development should be 14.

In view of the above, please find attached revised page 5, 6, 10 and 11 of the application form and Plan E your attention.

This letter supersedes the letter submitted this morning.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director

cc DPO/STN (Attn. Ms. Amy Chong)

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse (Storage of Timber and other Associated Materials) and Associate Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 6,526.4 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 13,986.1 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 14,262.9 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 14,262.9 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please see attached Planning Statement	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 12 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	..... HGV/MGV (3.5m x 11m): 7 Container Vehicle or HGV (3.5 x 16m): 5

Proposed operating hours 擬議營運時間 8:00am - 6:00pm from Monday to Saturday (excluding Sunday 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?	<p>Yes 是 <input checked="" type="checkbox"/> 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))<u>Lin Ma Hang Road</u>.....</p> <p><input type="checkbox"/> 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)</p> <p>No 否 <input type="checkbox"/></p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input type="checkbox"/> (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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ... <u>20,048</u> sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 <u>0.2</u> m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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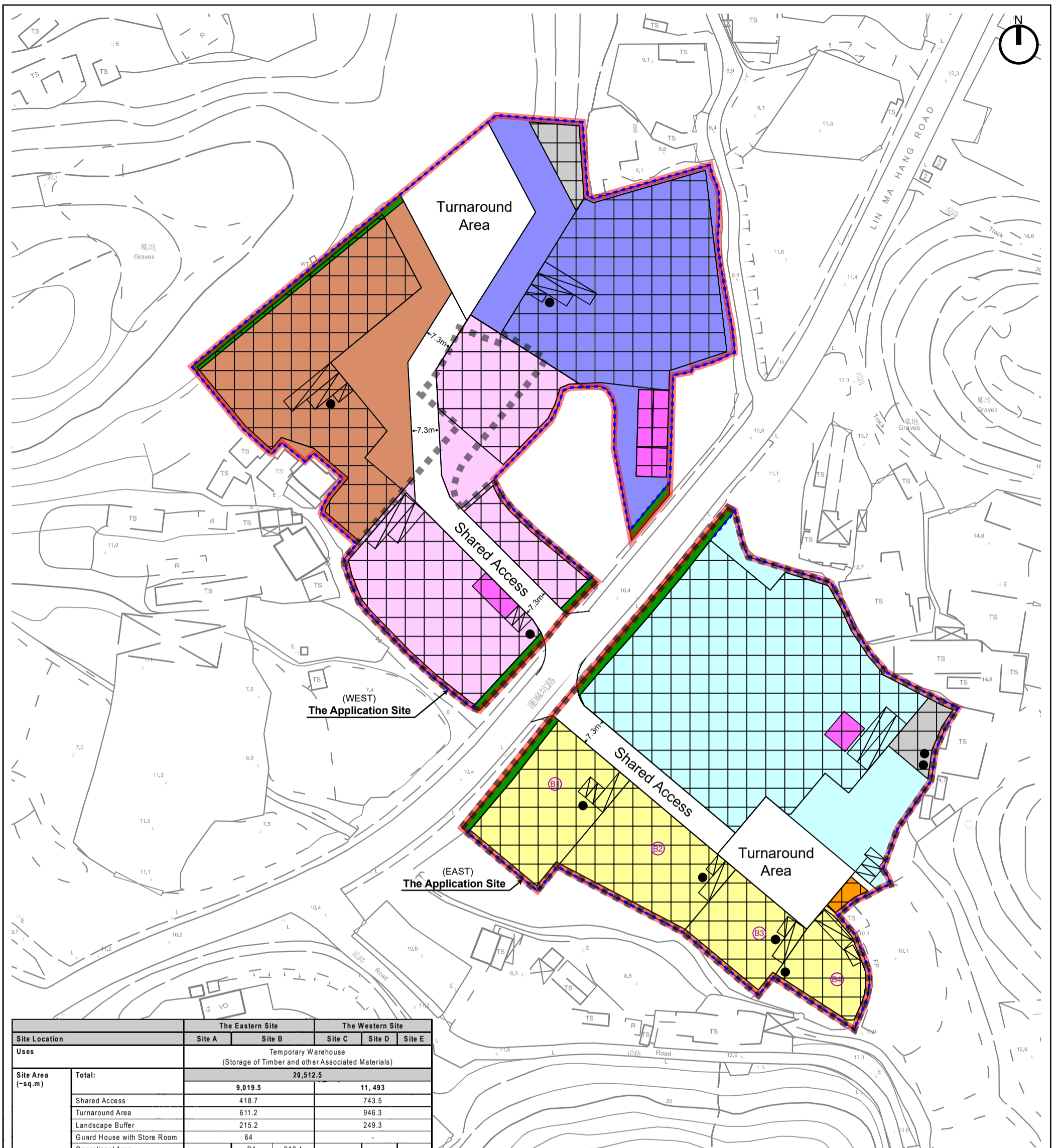
Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 129 S.A (part) in D.D. 86 and Lots 607, 608, 609, 610 S.B RP, 611, 612 (part), 613 (part), 614, 616, 618 (part), 619 (part), 621, 622 S.A (part), 622 RP, 624 (part), 627 (part), 628, 629, 632 S.A RP, 633 S.A RP (part), 635 S.A, 635 S.B-D, 637 S.A, 637 RP, 638 S.A, 638 RP (part) and 642 S.A RP (part) in D.D. 90 and adjoining Government Land 丈量約份第86約地段第129S.A (部份) 號, 丈量約份第90約地段第607、608、609、610S.B RP、611、612 (部份)、613 (部份)、614、616、618 (部份)、619 (部份)、621、622S.A (部份)、622 RP、624(部份)、627 (部份)、628、629、632S.A RP、633S.A RP (部份)、635S.A、635S.B-D、637S.A、637 RP、638S.A、638 RP(部份)、642S.A RP (部份) 號及毗連政府土地
Site area 地盤面積	20,512.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 4,178.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 文錦渡分區計劃大綱核准圖編號S/NE-MKT/4
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse (Storage of Timber and other Associated Materials) and Associate Filling of Land for a Period of 3 Years 臨時貨倉 (儲存木材及相關材料及)小型填土工程為期3年

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	-- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	-- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	14,262.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.695 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	--	
	Non-domestic 非住用	14	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	--	<input type="checkbox"/> (Not more than 不多於) m 米
		--	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	12	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1-2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	68.18	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		12
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		12
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			12
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Heavy Goods Vehicle/ Medium Goods Vehicle Spaces			7
Container Vehicle/ Heavy Goods Vehicle Spaces			5



		The Eastern Site		The Western Site		
Site Location		Site A	Site B	Site C	Site D	Site E
Uses		Temporary Warehouse (Storage of Timber and other Associated Materials)				
Site Area (~sq.m)	Total:	20,512.5				
	Shared Access	418.7		743.5		
	Turnaround Area	611.2		946.3		
	Landscape Buffer	215.2		249.3		
	Guard House with Store Room	64				
	Operational Area	4,856.3	B1 912.4 B2 935.8 B3 546.8 B4 459.1 Subtotal 2,854.1	2,941.3	2,898.7	3,713.9
Site Coverage (~sq.m)	Total:	13,922.9				
		6,728.8		7,194.1		
Gross Floor Area (~sq.m)	Total:	6,824.8		7,438.1		
	Structure for warehouse, parking, loading/ unloading (1 storey, 12m in height)	3,780.8 (excluding office area)	2,690.5	2,479.5 (excluding office area)	1,997.2	2,303.7
	Shed (1 storey, 8m in height)	161.5	-	-	-	169.6
	Ancillary Office (2 storeys, 5m in height)	112	-	122	-	366
	Guard House with Store Room (2 storey, 6m in height)	80	-	-	-	-
Internal Transport Facilities	private car parking spaces (2.5m x 5m)	3	5	2	1	1
	loading/unloading bays for HGV or MGW (3.5 x 11m)	-	4	1	1	1
	loading/unloading bays for container vehicle or HGV (3.5 x 16m)	2	-	1	1	1

Scale 1:1 000

Legend

- Application Site Boundary
- Planning Approval Boundary
- Structure for warehouse, 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
- Site D
- Site E
- 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)

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: Polyrite Timber Ltd.
Site D: Serawak (K.T.) Company Ltd.
Site E: Ronca Exhibition Ltd.



Plan E: Indicative Layout and Development Proposal