

This document is received on **29 OCT 2021**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-F7A/206
	Date Received 收到日期	29 OCT 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Kinform Timber Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

M&D Planning and Surveyors Consultant Ltd.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	At Lots 581 (Part), 582 (Part), 583, and 584RP and adjoining government land in D.D. 89 Man Kam To Road, Sha Ling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 4224 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 2788 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	670 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Fu Tei Au & Sha Ling OZP S/NE-FTA/16
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 2021 年 10 月 19 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of "current land owner(s)"[#].
已取得 1 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	At Lots 581, 582, 583, and 584RP in D.D. 89	20-10-2021

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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
 位於鄉郊地區土地上及/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, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/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

Proposed Temporary Rural Workshop (Timber Yard/Sawmill)
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

☒ year(s) 年 3 Years

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1495	sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積	2729	sq.m ☐ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3	.....
Proposed domestic floor area 擬議住用樓面面積	/	sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2788	sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	2788	sq.m ☐ 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)

(構建物A(設於構建物B內) 鋸木室 - 50.12平方米(2米一層高)

構建物B - 有蓋貯存倉2670平方米(12米一層高)

構建物C - 寫字樓/員工休息室及交通督導員更亭(每層設有洗手間一組)(59平方米/層)(兩層高,不高於5米高)

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	2	.....
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	1	.....
Heavy Goods Vehicle Spaces 重型貨車車位		.....
Others (Please Specify) 其他 (請列明)		.....

Proposed operating hours 擬議營運時間

星期一至星期六上午8:00 至下午6:30 (星期日及公眾假期休息)

(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)) 文錦道路																															
		No 否	☐ 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)																															
(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，請另頁表示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 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 56 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 2 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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table>				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 ☐
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 ☐																																

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
--	--

(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Attached the planning statement

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
YIU SAI HOI

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Name in Block Letters
姓名（請以正楷填寫）

Planning Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

M&D Planning and Surveyors Consultant Ltd.

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

20-10-2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

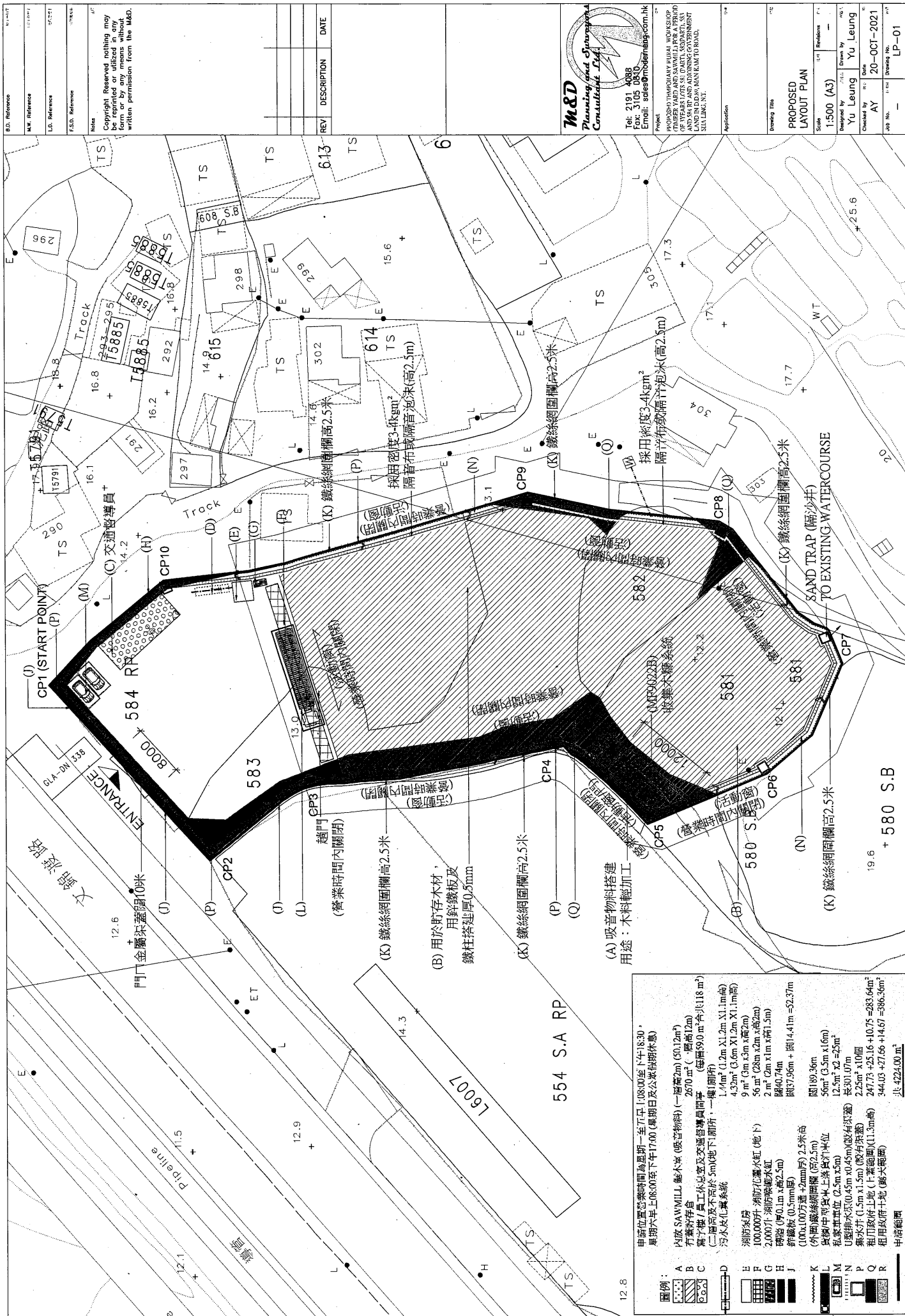
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	At Lots 581 (Part), 582 (Part), 583, and 584RP and adjoining government land in D.D. 89 Man Kam To Road, Sha Ling, N.T.		
Site area 地盤面積	4224	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地 670	sq. m 平方米	☒ About 約)
Plan 圖則	Fu Tei Au & Sha Ling OZP S/NE-FTA/16		
Zoning 地帶	Agriculture		
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____		
Applied use/ development 申請用途/發展	Proposed Temporary Rural Workshop (Timber Yard/Sawmill) for a Period of 3 Years		

(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	/	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	2788	☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	☐ m 米 (Not more than 不多於)
		/	☐ Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	12	☒ m 米 (Not more than 不多於)
		1-2	☒ Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	64.6% % ☒ 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 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) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) _____ _____		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☒
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明） 消防裝置及滅火水源建議書	☐	☒
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



M&D
Planning and Surveys

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

Project: HOUSHOLD TEMPORARY RURAL WORKSHOP
TIMBER YARD AND SAWMILL FOR A PERIOD
OF 3 YEARS LOTS 581 (PART), 582(PART), 583
AND 584 RT AND ADJOINING GOVERNMENT
LAND IN D.D.80, MAN KAM TO ROAD.

LIA LING, N.T.

application

Drawing Title

PROPOSED

Scale	1:100	Revisions	1
-------	-------	-----------	---

1:500 (A3)	-
------------	---

resigned by Yu Leung	drawn by Yu Leung
-------------------------	----------------------

checked by	Date
AY	20-OCT-2021

Job No.	I / CH	Drawing No.	1119
	-	LP-01	

Section 16 Planning Application

**Proposed Temporary Rural Workshop (Timber Yard/Sawmill) for a
Period of 3 Years at Lots.581(Part), 582 (Part), 583 and 584RP in
D.D.89, Man Kam To Road, Sha Ling, N.T.**

Planning Statement

1. Introduction

The planning statement is submitted to the Town Planning Board ("The Board") in support of a planning application for proposed Temporary Rural Workshop (Timber Yard/Sawmill) (the 'proposed development') for a period of 3 years at Lots 581 (Part), 582 (Part), 583, and 584RP and adjoining government land in D.D. 89 Man Kam To Road, Sha Ling, N.T. ("the Application site")

1.01 The Application Site, covering an area of about 4,224 sq.m., falls within an area zoned "Agriculture" ("AGR") on the Approved Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16. According to the Notes of the OZP, 'Rural Workshop (Timber Yard/Sawmill)' is neither a Column 1 nor Column 2 use of the "AGR" zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

1.02 The Applicant, Kinform Timber Company Limited (hereafter "the Applicant"), is the associated company of Kinform Limited which is based in Hong Kong and has been operated a timber business in Ma Tso Lung, Kwu Tung North, N.T. for almost 30 years. The Applicant's timber yard was relocated to Ma Tso Lung from Kowloon some 30 years ago due to urban growth. In the 1970's, the Government allocated and sold the land in Ma Tso Lung to those timber operators affected by relocation. Since then, Ma Tso Lung has become a hub of timber factories. The current application is submitted to facilitate the relocation of timber yard and sawmill workshop in Kwu Tung North (i.e. Lot 2240 S.E ss.1 in D.D. 96 and nearby Government land, Ma Tso Lung).

1.03 The Site is the subject of a previously approved planning application (Application No.: A/NE-FTA/196) for proposed temporary rural workshop (timber yard and sawmill) for a period of three years and the permission is valid until 6.3.2023. The current application is for the same applied use submitted by the same applicant. During the detailed design stage, minor changes to the site boundary and layout have been made to meet the requirements of relevant Departments in order to comply with the approval conditions granted. As the revised scheme involves an increase of site area of about 708 sq.m. (+20.1%) when compared with the approved scheme under planning application No. A/NE-FTA/196, such changes in site area fall outside the scope of Class A/B amendments according to the Town Planning Board Guidelines No. 36B and require a fresh application to the Town Planning Board (TPB). It is important to highlight that even though the site area has increased, the applied use and major development parameters including the total Covered Area of the workshop remains the same (i.e. 2,670 sq.m). The Applicant will apply for a Short Term Waiver (STW) and Short Term Tenancy (STT) to the Lands Department after obtaining the planning approval.

2. Proposed Changes to the Approved Scheme

Development Parameters:

Comparison table showing the changes in the development parameters between the approved and current proposed scheme

Site Location	Approved Scheme (A)	Proposed Scheme (B)	Difference (B)-(A)
Site Area	3,516 sq.m	4,224 sq.m (with additional Government Land)	+708 sq.m (+20.1%)
Total G.F.A ● Main Structure ● Ancillary office	2,729 sq.m ● 2,670 sq.m ● 59 sq.m. (2-storey site office under covered structure)	2,788 sq.m ● 2,670 sq.m ● 118 sq.m. (standalone 2-storey site office)	+59 sq.m (+2.12%)
Site Coverage	75.9%	64.6%	-11.3%
No. of Blocks and Storey	● 1 Main Structure (1 Storey, not exceeding 12m high) ● 1 Site office (2 Storey, about 5m high)	● 1 Main Structure (1 Storey, not exceeding 12m high) ● 1 Site office (2 Storey, about 5m high) ● 1 Ancillary Workshop (1 storey and 2m high workshop under covered structure)	+ 1
No. of Parking Spaces	● 2 no. of private car space ● 2 no. of Loading/Unloading for Medium Good Vehicle Space	● 2 no. of private car space ● 1 no. of Loading/Unloading for Medium Good Vehicle Space	0 -1 Loading/Unloading for Medium Good Vehicle Space

Site Configuration and Layout

- 2.01 It is proposed to use the Application Site for proposed temporary rural workshop (timber yard/sawmill) for a period of 3 years. The Application Site has an area of about 4,224 sq.m. The ingress/egress point will be at the northern side connecting Man Kam To Road with 8m in width. A main structure, with a total covered land area of about 2,670 sq.m. and with height of not more than 12m, is proposed as a rural workshop for storage of timber/plywood and other construction materials. The height of this structure is similar to the Applicant's existing sawmill at Ma Tso Lung to meet the operational needs of the Applicant. A 2-storey ancillary office, with a total floor area of about 118 sq.m., is proposed near the north-eastern boundary. The Application Site will be fenced off by 2.5m high and 100mm thick solid boundary wall on the north-east side, A 2.5m high metal sheet on North and North -west side and 2.5m high fencing on the remaining sides.

(Drawing 1)

- 2.02 Compared with the approved scheme of No. A/NE-FTA/196, the covered area of the main structures at the northern portion of the site has been shifted southwards to the additional site area. Due to the reduction of covered structures at the northern portion of the site, the ancillary office will not be located within the covered area. Nevertheless, the proposed GFA remains unchanged.

Vehicular Access and Parking Arrangement

- 2.03 The width of the ingress/egress point of the Application Site is about 8m wide and located at the northern side of the Application Site connecting to Man Kam To Road via the government land and there will be no difficulties in internal traffic circulation sense as sufficient space for maneuvering of vehicles is allowed at the northern portion of the Application Site such that no waiting or queuing of goods vehicles along Man Kam To Road will arise under any circumstances. There will be 2 private car parking spaces (2.5m x 5m) for staff/visitors are proposed. To minimize the noise impact to the surrounding areas, all loading/unloading activities and parking will be conducted within the enclosed structure. According to the Applicant, trips for transporting the timber/plywood to/from the Application Site made by the container vehicles/medium goods vehicles will be not more than 10 trips daily which is the same as the current operation at Ma Tso Lung, as the amount of timber to be stored within the Application Site will remain stagnant all the time. Trips made by the vehicles during the non-peak hours will be about 7 trips and trips for staff/visitors will also be not more than 4 trips daily.
- 2.04 Compared with the approved scheme of FTA/196, one Loading /Unloading space for Medium Goods Vehicle has been removed for better maneuvering space and private car parking space remain unchanged. There are no other changes in vehicular access and parking arrangement.

Site Operations

- 2.05 The operation hours of the Application Site are between 8:00am to 6:30pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

3. Revised Technical Proposals

There is no material change to the original approved development proposal under planning application No. A/NE-FTA/196, and there would be no further implications to traffic, environmental, landscape, drainage and sewerage aspects. Relevant technical proposals have been submitted under the current application for Department's review:

Traffic Management Measures

- 3.01 A traffic management plan has been submitted in **Appendix A**.

Provision of Drainage Facilities

- 3.02 Perimeter surface channels are proposed to collect and divert surface runoff from the Application Site to the nearby drains. A drainage proposal has been submitted in **Appendix B** for Drainage Services Department's comment. Same as the previously approved application, the proposed development would not cause adverse drainage impact to the surroundings.

Environmental Consideration

- 3.03 To avoid any potential impact from the proposed development to the surroundings, the Applicant will follow ProPECC PN 5/93 to prevent water pollution and install devices such as gully grates and silt removal facilities to prevent rubbish/silt from entering the nearby stream during/after construction. Acoustic materials will be adopted in the workshop area to minimize the noise impact; nonetheless as the operating hours will be restricted from 8 a.m. to 6:30p.m. on Mondays to Fridays and from 8 a.m. to 5 p.m. on Saturdays, hence the noise impact will be minimal. A revised environmental mitigation measures proposal has been submitted in **Appendix C** for Environmental Protection Department's comment.

Provision of Fire Service Installation

- 3.04 To comply with Fire Service Department regulations, the applicant will follow the relevant restrictions relating to the sprinkler system and water tank capacity in accordance to LPC BS EN 12845:2003. The applicant will also submit a formal application to the Dangerous Goods

Division for application of timber store license as the Timber Stores Ordinance (Cap 464) is applicable to them. (**Appendix D**)

4. Planning Justifications

Justifications for changes to the approved scheme

4.01 To facilitate the implementation of the approval conditions, justifications for the major changes to the approved scheme are as follow:

- Northern portion of the site near the ingress/egress of the site is enlarged due to the technical requirement of Traffic Department (i.e. the maneuvering spaces for vehicles), Drainage Department (i.e. drainage pipes) and Fire Services Department (i.e. provision of pumproom and water tank). Also, with the provision of adequate car parking and L/UL spaces, there are insufficient space left at the entrance area of the site. Hence, more space is needed at the northern portion of the site.
- Proposed drainage pipes are relocated and shifted westwards/eastwards to the additional site area on Government land along the western/eastern boundaries of the site for better site configuration and usage of space with better alignment of the drainage pipes.

Planning Justifications for previously approved application (No. A/NE-FTA/196)

4.02 All the planning justifications under the previously approved application No. A/NE-FTA/196 remain valid. Below are the main points for planning justifications in approved application:

Best Locational Choice of the Application Site

4.03 The proposed use of the Application Site for timber yard/sawmill is a practical and reasonable solution to the relocation demand of the Applicant. The Applicant has spent effort in identifying suitable site for relocation of their workshop in Ma Tso Lung to pave way for the Government's KTN NDA development. Although several alternative sites in various areas including Hung Lung Hang, Ping Che, Ta Kwu Ling and Yuen Long were considered, the proposed site is the most suitable as it is located close to a main road and with considerable size to accommodate the operational needs of the Applicant. The site is directly accessible via Man Kam To Road and will not cause adverse traffic impact on the surroundings

4.04 The Applicant is vital in the industry and has been operating the timber business in Hong Kong for almost 30 years. They aim to continue to run the business and maintain a steady supply to support the construction projects in Hong Kong. The import quantities of timber and plywood by the applicant account for an average of about 22% and 19% of the Hong Kong timber market respectively in 2018. They are also the first timber supplier having awarded green certificates in accordance to Hong Kong Building Environmental Assessment Method (BEAM) Plus standards.

4.05 The proposed use of the workshop is the same as the affected business in KTN. In order to keep up with the trend for constructing green buildings with energy-efficient materials, the site would also conduct workshop activities for materials other than timber (including aluminium and metal products) to meet the future demand.

No Adverse Environmental Impact on the Surroundings

4.06 The nearest village is located about 750m to the northeast. Domestic structures are found to the East of the Application site. To address possible adverse impact, the Site would be fenced off by 2.5m high and 0.1m thick solid boundary wall on the east side and 2.5 high metal sheets on the remaining sides.

4.07 Since operating hours will be restricted from 8 a.m. to 6:30 p.m. on Mondays to Fridays and from 8 a.m. to 5 p.m. on Saturdays, the proposed development will unlikely create significant adverse environmental impact to the nearby residents.

No Adverse Traffic Impact on the Surroundings

4.08 As the Application Site is directly accessible via Man Kam To Road, not more than 10 daily trips will be made by goods vehicles to/from the Application Site. This is the same as the current operation in KTN. During peak hours, there would be only two goods vehicle trips (i.e. one at AM peak and one PM peak.) During non-peak hours (i.e. 10a.m. – 4p.m.), there would be no more than 7 vehicle trips per day. The trips for staff/visitors are also restricted to no more than 4 vehicle trips daily to avoid causing traffic impact on Man Kam To Road. Adequate spaces for maneuvering of vehicles are provided within the Site and no queuing of goods vehicles outside.

5. Conclusion

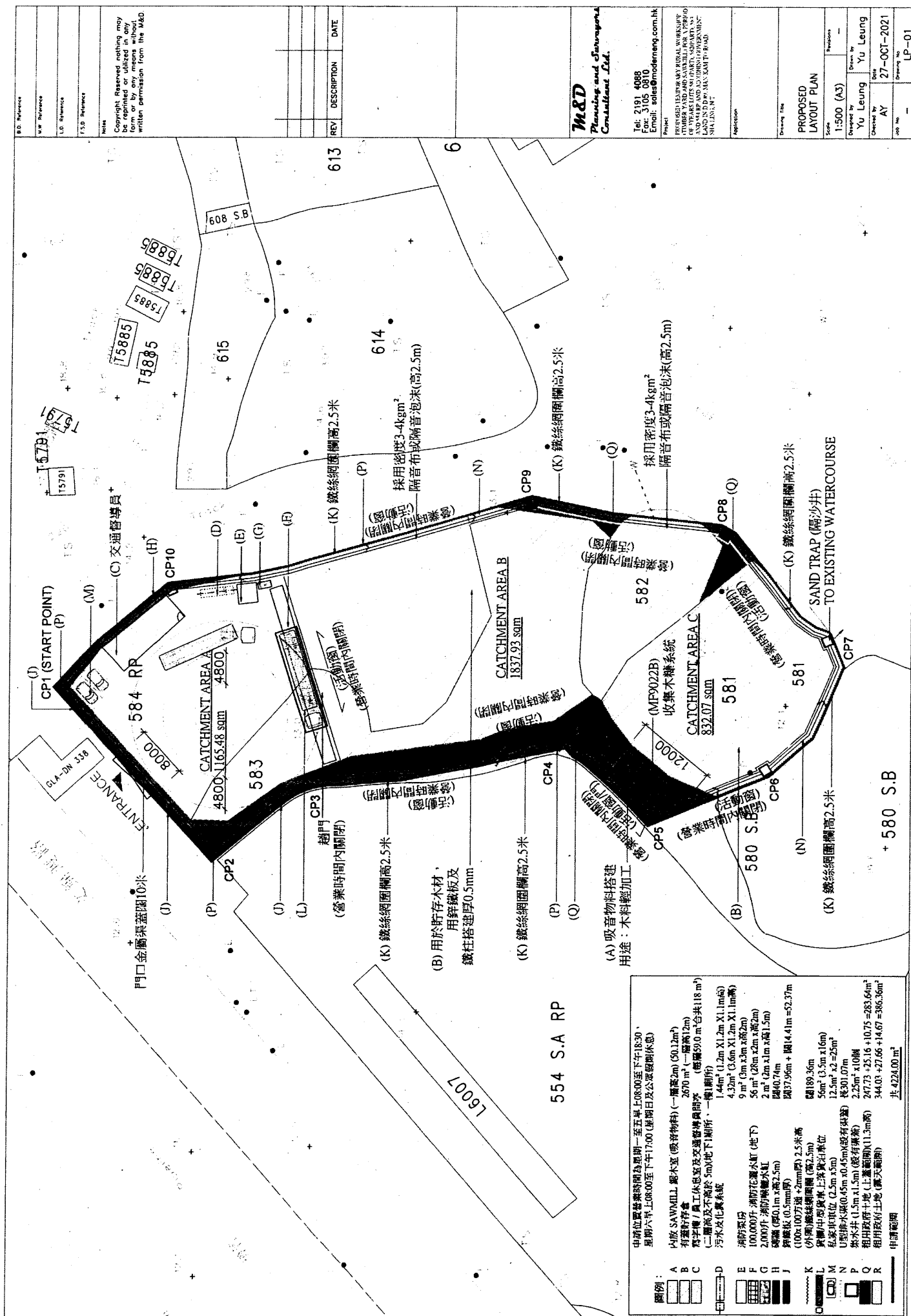
5.01 The Site is the subject of a previously approved planning application No. A/NE-FTA/196 for a proposed temporary rural workshop (timber yard and sawmill) for a period of 3 years. The current application is for the same applied use submitted by the same applicant. During the detailed design stage, minor changes to the site boundary and layout have been made to meet

the requirements of relevant Departments in order to comply with the approval conditions granted. As the revised scheme involves an increase of site area when compared with the approved scheme under planning application No. A/NE-FTA/196, and that such changes in site area fall outside the scope of Class A/B amendments according to the Town Planning Board Guidelines No. 36B, a fresh application to the TPB is required. Nevertheless, it is important to highlight that even though the site area has increased, the applied use and major development parameters including the total GFA of the main structure remains the same.

- 5.02 The proposed development will provide significant amount of timber for construction projects in the public and private sectors, hence it is vital for the construction industry as it helps maintain the supply of timber for the future developments.
- 5.03 In facing of difficulties of the Applicant to identify a suitable site for relocation of their timber business, there are no other alternative options for the Applicant due to unique operational needs of the timber yard. The Application Site is the best locational choice due to its locational advantage and less susceptible to the local environment. Valuable land resources can also be optimized due to its locational advantage and similar uses on the surrounding areas in which no interface problems will be arisen out of the proposed development.
- 5.04 To assess the potential impacts arising from the proposed development, traffic and environmental review have been conducted and it is concluded that no insurmountable technical problem is identified.
- 5.05 In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

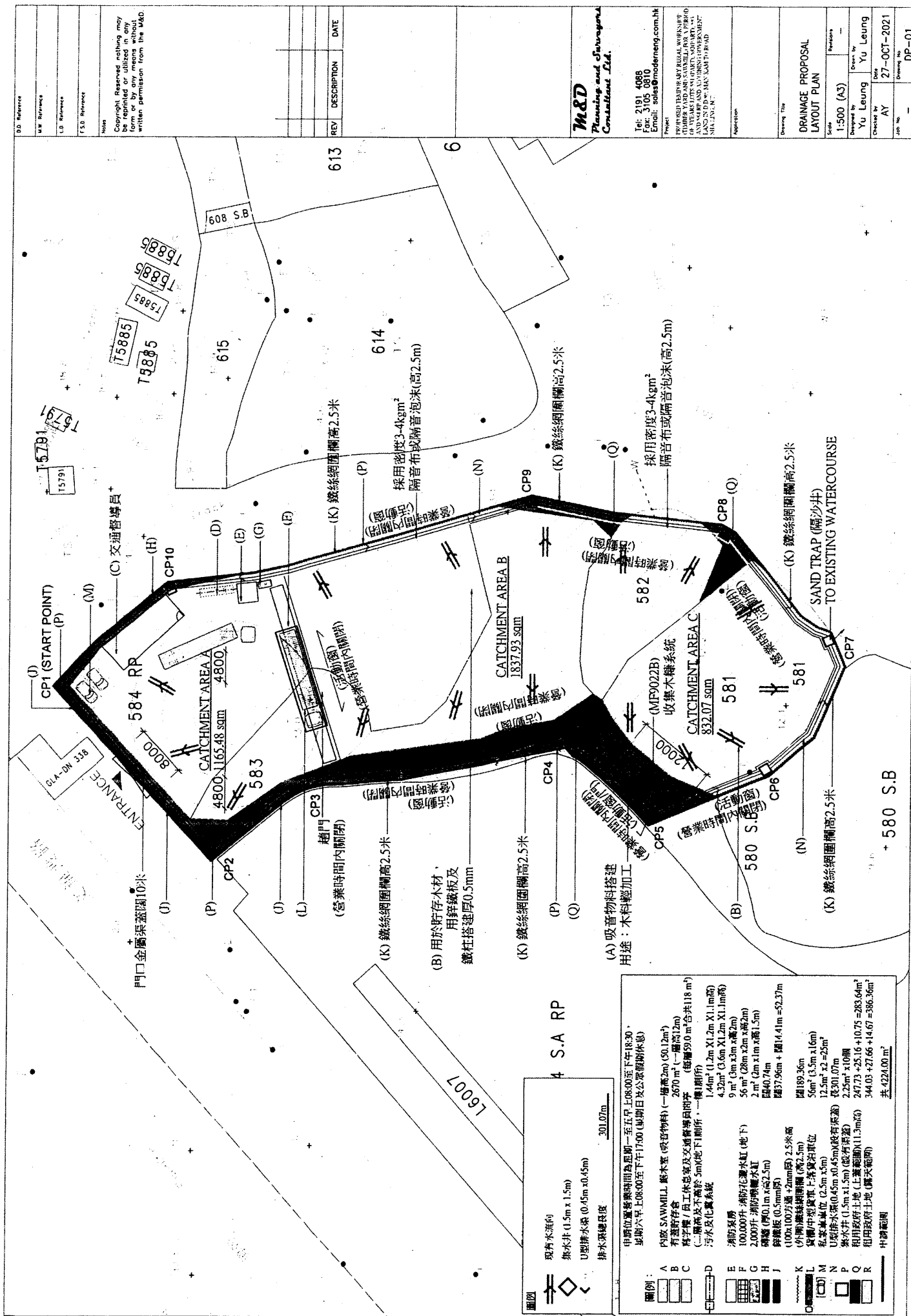
Appendix A

Proposal of traffic management measures



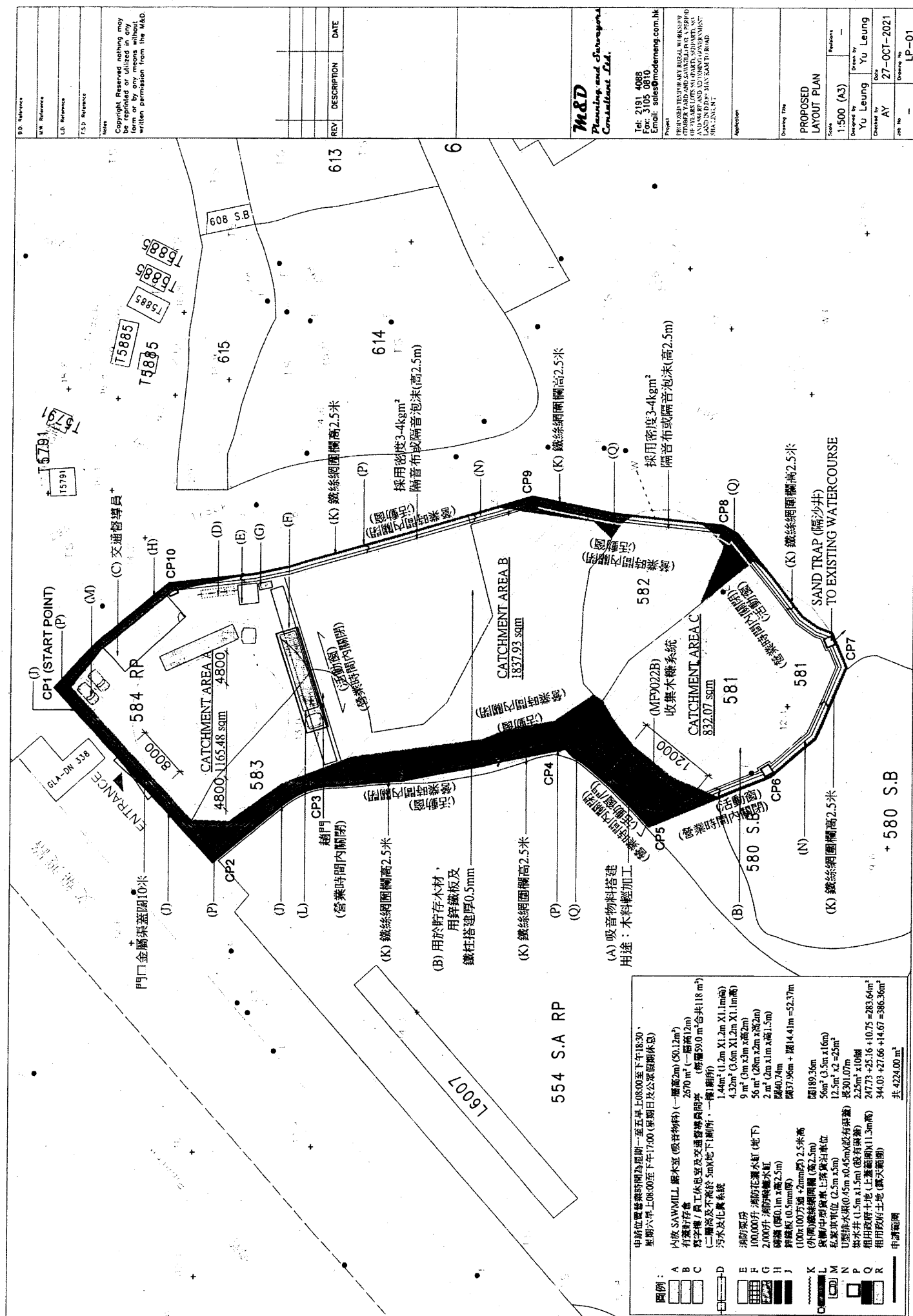
Appendix B

Proposal of Drainage Facilities



Appendix C

Proposal of Environment Mitigation Measures



Appendix C

The Proposed Development

1.1 The Application Site

The Application is located at Man Kam To Road, Sha Ling, N.T. The Application Site is flat and currently vacant.

1.2 Development Proposal

1.2.1 The Applicant proposes to convert the Application Site from a vacant site into a Temporary Rural Workshop (Timber Yard/Sawmill) for a period of 3 years. The Application Site has an area of about **4,224 sq.m (Adjoining of Government Land)**. The ingress/egress point will be at the northern side connecting Man Kam To Road with 8m in width. A main structure, with a total covered land area of about **2,670 sq.m.** (about **63.2%** of the total site area) and with height of not more than 12 m, is proposed as a rural workshop for storage of timber/plywood and other construction materials, cutting of timber, loading/unloading and parking purposes. 1 loading/unloading spaces (3.5m x 16m) for container vehicles or medium goods vehicles and 2 private car parking spaces (2.5m x 5m) for staff/visitors are proposed (see Layout Plan). The key parameters of the proposed development are summarized in Table 1.1:

Table 1.1 Key Development Parameters

Site Location	Lots 581(Part), 582(Part), 583 and 584RP and Adjoining of Government Land in D.D.89, Man Kam To Road, Sha Ling, N.T.
Uses	Temporary Rural Workshop (Timber Yard/Sawmill)
Site Area	4,224 sq.m (Adjoining of Government Land)
Covered Area G.F.A.	2,788 sq.m
Covered Area	2,729 sq.m.
Nos. of Block and Storey	3 Blocks with 1-2 Storeys

1.2.2 The operation hours of the Application Site are between 8:00am to 6:30pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

2. Air Quality measures

2.1 Fugitive dust is the major impact that will be generated during construction and operation activities, such as stockpiling, transferring or handling of dusty materials and cutting of timber.

2.2 To avoid adverse dust impact on the air sensitive uses nearby, good practice

and dust control measures to be implement are as follows:

- Provision of not less than 2.5m high hoarding from ground level along site boundary during construction.
- The workshop activities, i.e. cutting of timber, and loading/unloading will only be conducted within the fully enclosed in Sawmill (Structure A).
- The exhaust of the dust collection system (Model: MF9022B) shall be located in South-West avoid affecting nearby domestic premises.
- Any stockpile of dusty materials including wood dust shall be either covered entirely by impervious sheeting, placed in an area sheltered on the top and the 3 sides in Structure B, or sprayed with water so as to maintain the entire surface wet.
- Where possible, dusty materials shall be sprayed with water immediately prior to any loading, unloading or transfer operation so as to maintain the dusty materials wet.

2.3 With the implementation of the recommended mitigation measures and good site practice, adverse impacts during construction phases are not anticipated.

2.4 No adverse air quality impact from workshop activities and vehicular emissions is anticipated with the implementation of the proposed mitigation measures during operation phase. Overall, no adverse air quality impacts are anticipated during construction and operation phases.

3. Noise measures

3.1 Various construction and operation activities will be the key noise sources generated at the Site. In particular, the noise generated during workshop activities i.e. cutting of timber and vehicle movement within the Site are the main noise sources.

3.2 Construction shall be carried out during non-restricted hours as far as practical. In addition, for the operation of the the workshop, the following measures and on-site practice are recommended in order to minimize the potential noise impact during the daytime:

- The contractor shall devise and execute working methods to minimize the noise

impacts on the surrounding sensitive uses, and provide experienced personnel with suitable training to ensure that those methods are implemented.

- Workshop operation including cutting of timber, loading and unloading etc.would be carried out inside the fully enclosed structure.
- Acoustic materials will be adopted in the Sawmill to minimize the noise impact. Operating hours would be restricted from 8:00am to 6:30pm and no operation on Sundays and public holidays.
- Openings including windows and doors of the fully enclosed structure would be closed during operation unless the openings are located without direct line of sight from nearby domestic structures.
- Individual noisy machinery should be equipped with noise enclosure.
(Brand / Model: Arterki Plank Mutiple Rip Saw (Model MJ-PMR-3012)
To minimize noise impact for adjacent domestic premises located 12m from site boundary:

A 2.5m high and 100mm thick solid boundary wall on North-east side (Item H for the layout plan) ; A 2.5m high and 0.5mm thick zinc metal sheet on North and North -west side (Item J for the layout plan) ; and the east, south and west of the application area are constructed of enclosed Structure of 0.5 mm thick zinc metal sheet .In additional adopt noise insulating fabric or acoustic foam (Surface Density 3-4kg /m² and 2.5m high) facing domestic structures to the east, and due to cost issues the applicant has saved these locations from being built with solid walls.

- 3.3 Overall, with the implementation of the noise mitigation measures recommended there will be no adverse noise impact during the construction and operation phases of the proposed development.

4. Water Quality measures

- 4.1 The major source of sewage/wastewater during operation phase would be sewage and grey water from toilet and washing basin. And muddy runoff from the Site may be generated during the construction phase, especially during the rainy season.
- 4.2 To avoid any potential impact from the proposed development to the surroundings, the Applicant will follow ProPECC PN 5/93 to prevent water pollution and install devices such

as gully grates and silt removal facilities to prevent rubbish /silt from entering the nearby stream during/after construction.

4.3 In addition, the following measures and on-site practice are recommended in order to minimize the potential impact:

- To avoid muddy surface runoff from entering the watercourse, earthbunds or sand bag barriers shall be provided along the watercourse during construction.
- On-site sewage handling facility will follow **Appendix D** of ProPECC PN 5/93 standard, the minimum clearance distance STS and Building is not less 3m to install a septic tank and soakaway system to prevent water pollution.

4.4 During the construction, water quality impacts can be properly controlled with the implementation of good site practice. Portable toilets will be provided for constructions workers on-site. Provided these measures are implemented, it is unlikely that any adverse water quality impacts from the Site will be generated during the construction phase.

4.5 During operation, no adverse water quality impact is anticipated from the wastewater/sewage from employee. Overall, therefore, no adverse water quality impacts are anticipated during construction or operational phases.

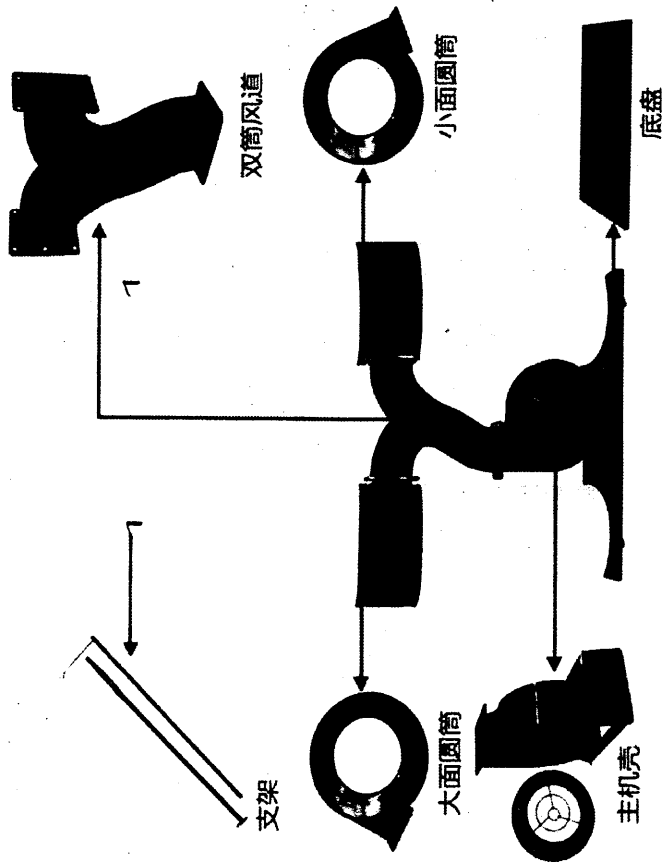
Environment Mitigation Measures Table for Approval Condition (k) (Ref.: TPB/A/NE-FTA/196)

2. Air Quality measures		3. Noise measures	4. Water Quality measures
2.1	Fugitive dust is the major impact that will be generated during construction and operation activities, such as stockpiling, transferring or handling of dusty materials and cutting of timber.	3.1 Various construction and operation activities will be the key noise sources generated at the Site. In particular, the noise generated during workshop activities i.e. cutting of timber and vehicle movement within the Site are the main noise sources.	4.1 The major source of "sewage/wastewater during operation phase would be sewage and grey water from toilet and washing basin. And muddy runoff from the Site may be generated during the construction phase, especially during the rainy season.
2.2	To avoid adverse dust impact on the air sensitive uses nearby, good practice and dust control measures to be implement are as follows: ~ Provision of not less than 2.5m high hoarding from ground level along site boundary during construction. ~ The workshop activities i.e. cutting of timber, and loading/unloading will only be conducted within the fully enclosed in Sawmill (Structure A).	3.2 Construction shall be carried out during non-restricted hours as far as practical. In addition, for the operation of the workshop, the following measures and on-site practice are recommended in order to minimize the potential noise impact during the daytime: ~ The contractor shall devise and execute working methods to minimize the noise impacts on the surrounding sensitive uses, and provide experienced personnel with suitable training to ensure that those methods are implemented. ~ Workshop operation including cutting of timber, loading and unloading etc. would be carried out inside the fully enclosed in Sawmill (Structure A). ~ Acoustic materials will be adopted in the Sawmill to minimize the noise impact. ~ Operating hours would be restricted from 8:00am to 6:30pm and no operation on Sundays and public holidays. ~ Openings including windows and doors of the fully enclosed structure would be closed during operation unless the openings are located without direct line of sight from nearby domestic structures. ~ Noisy machinery should be equipped with noise enclosure. • Arterki Plank Multiple Rip Saw (Model MJ-PMR-3012) ~ To minimize on-site traffic noise impact on adjacent domestic premises located only 12m from site boundary: A 2.5m high and 100mm thick solid boundary wall on North-east side (Item H for the layout plan); A 2.5m high metal sheet on North and North-west side (Item I for the layout plan); and the east, south and west of the application area are constructed of enclosed Structure of 0.5 mm thick zinc metal sheet (in additional adopt noise insulating fabric or acoustic foam (Surface density 3-4kg/m² and 2.5m high) facing domestic structures to the east).	4.2 To avoid any potential impact from the proposed development to the surroundings, the Applicant will follow ProPECC PN 5/93 to prevent water pollution and install devices such as gully grates and silt removal facilities to prevent rubbish/silt from entering the nearby stream during/after construction. 4.3 In addition, the following measures and on-site practice are recommended in order to minimize the potential impact: ~ To avoid muddy surface runoff from entering the watercourse, earth bunds or sand bag barriers shall be provided along the watercourse during construction. ~ On-site sewage handling facility will follow ProPECC PN 5/93 to install a septic tank and soakaway system to prevent water pollution During the construction, water quality impacts can be properly controlled with the implementation of good site practice. Portable toilets will be provided for constructions workers on-site. Provided these measures are implemented, it is unlikely that any adverse water quality impacts from the Site will be generated during the construction phase. During operation, no adverse water quality impact is anticipated from the wastewater/sewage from employee. Overall, therefore, no adverse water quality impacts are anticipated during construction or operational phases.
2.3	With the implementation of the recommended mitigation measures and good site practice, adverse impacts during construction phases are not anticipated.		
2.4	No adverse air quality impact from workshop activities and vehicular emissions is anticipated with the implementation of the proposed mitigation measures during operation phase. Overall, no adverse air quality impacts are anticipated during construction and operation phases.		
		3.3 Overall, with the implementation of the noise mitigation measures recommended there will be no adverse noise impact during the construction and operation phases of the proposed development.	



产品部位解析

PRODUCT POSITION ANALYSIS



产品参数展示

PRODUCT PARAMETER DISPLAY

产品型号	结合型号	风量 (m³/h)	风速 (m/s)	进风口尺寸 (mm)	集尘袋尺寸 (mm)	重量 (kg)
MF9015	节能1.5KW	4000	35—40	100*3	470*4	50
MF9022A	单桶2.2KW	2300	20—25	100*3	470*2	40
MF9022B	双桶2.2KW	2300	20—25	100*3	470*4	45
MF9030A	单桶3KW	3100	35—40	100*3	470*2	45
MF9030B	双桶3KW	3100	35—40	100*3	470*4	50
MF9040	双桶4KW	4400	40—45	100*4	630*4	75
MF9055	双桶5.5KW	6000	40—45	100*6	630*4	90
MF9075	双桶7.5KW	7200	40—45	100*6	630*4	90
MF9075D	四桶7.5KW	7200	40—45	100*6	630*8	120
免安装A款	双桶3KW	5600	30—40	100*3	470*4	50
免安装B款	双桶3KW	6000	30—40	100*3	470*4	50

*数据参数仅作参考，一切请以收到的实物为准。

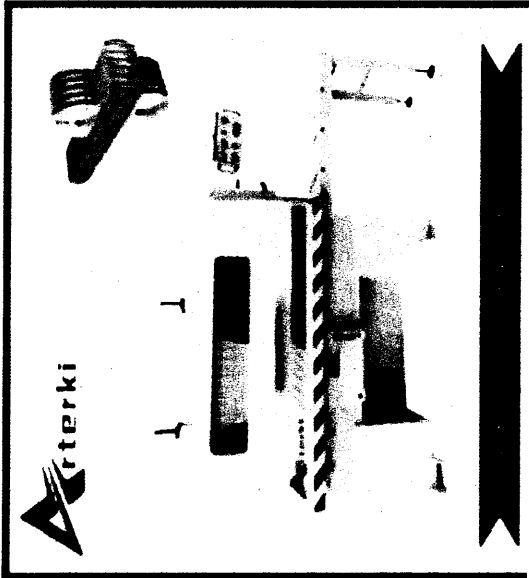
*所有电机均为纯铜芯2级电机，转速为2800转。

*如有其它疑问，可详询客服。

产品细节

精工品质 知您所需 铸就非凡

Multi Blade Rip Saw Machine MJ-3012 Excellent for Rubber Wood



Arterki Planks/Square Timber Multi Rip Saw Machine MJ-PMR-3012 Wood Working Machine For Processing Planks Square Timber thickness 30-115mm

1. Application

Suitable for sawmills for processing solid wood.Cutting wood and woodworking industry, such as board making, packing case, boarded,laminated wood, pallet and floor, as well as building trades. These machines intended for processing of small and medium diameter softwood and hardwood raw barked stems into dimensional lumber or custom boards

2. Features

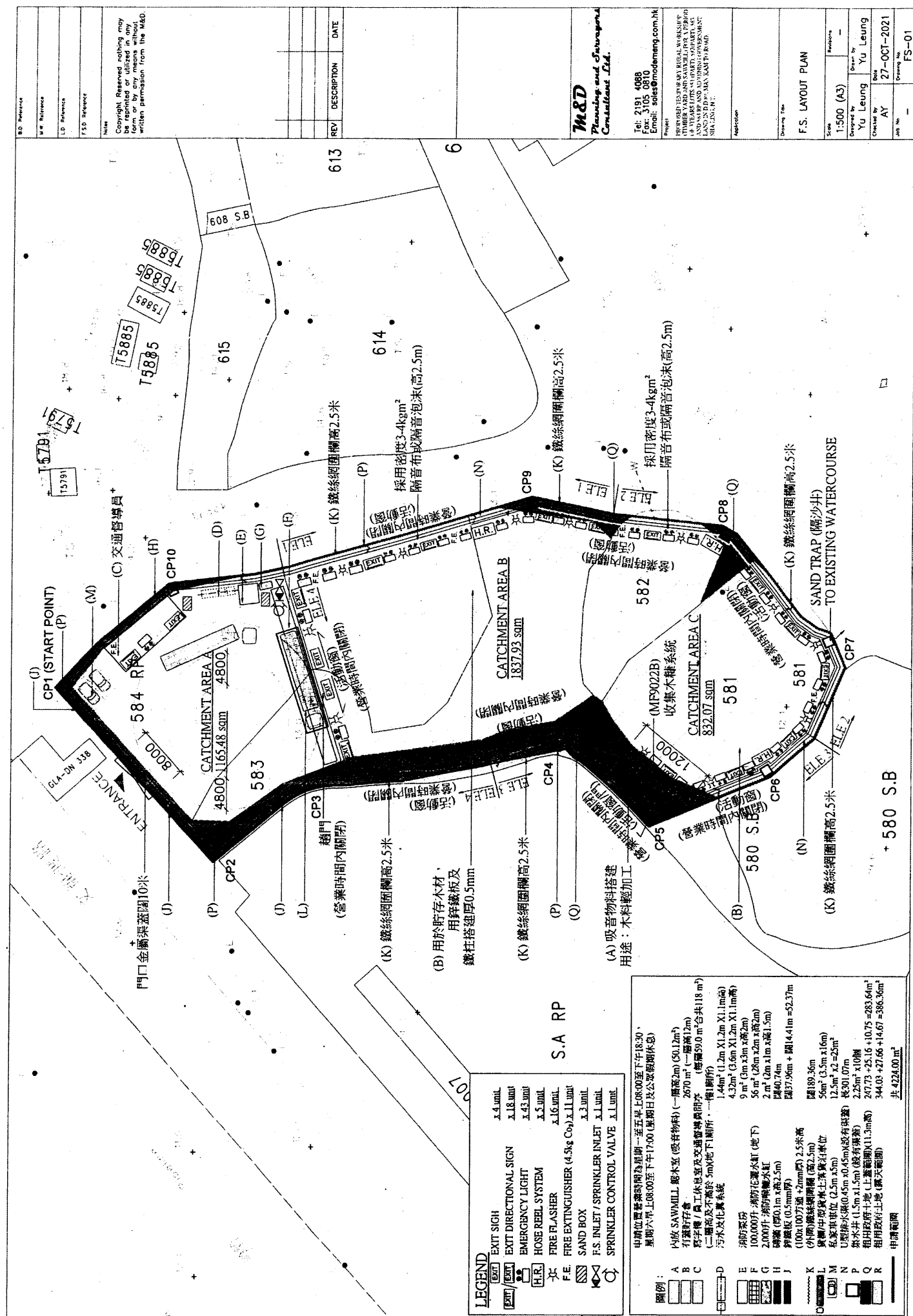
- & Two saw spindle bearing structure, through the feed rollers and pressure roller composed of feeding.
- & Pneumatic compression and electric control system, complete the multi-rip sawing wood to achieve continuous production process.
- & Fast loading, easy operation and high timberutilization.
- & Energy-saving and low waste due to the multi-blade design.
- & Moreover, the spindle cooling, patent of axis core water spray technology external help save energy and improve cooling effects.

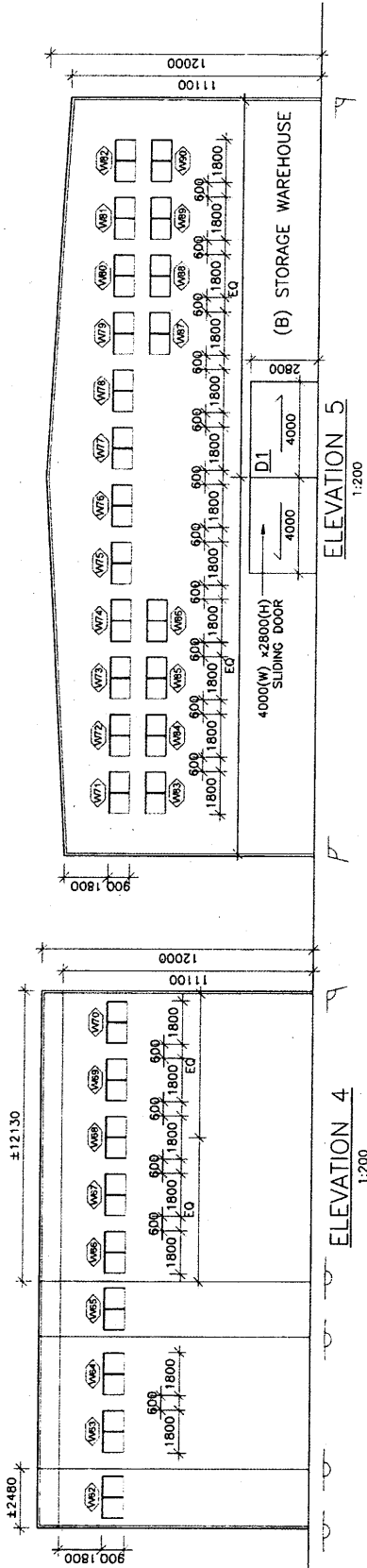
Specification / Model

Model	MJ-PMR-3012
Minimum working thickness	30mm
Maximum working thickness	115mm
Minimum working width	300mm
Minimum working length	800mm
Feeding power	1.5kw
Up spindle power	22kw
Bottom spindle power	22kw
Total power	45.5kw
Feeding speed	0-14.5m/min
Overall dimension	3050*1650*1850(mm)
Saw blade specification	211*30*50*24T
Weight	1600kg

Appendix D

Proposal of Fire service installations and water supplies for Firefighting





OPENABLE WINDOW SCHEDULE

LOCATION	WINDOW MARK	DOOR MARK	SIZE	AREA
(B) STORAGE WAREHOUSE	(W1-W91)		1800x900	1.62m ² x 68pcs = 110.16m ²
ENTRANCE	-	D1	8000x2800	22.4m ² x 1pc = 22.4m ²

PROPOSED TOTAL OPENABLE WINDOW AREA = 179.5422.4m²
TOTAL OPENABLE WINDOW REQUIRED = 2670m² x 6.25%
= 166.875m²

M&D
Planning and Surveying
Consultant Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

Project:
FRANCIS LEUNG & ASSOCIATES ARCHITECTS
1/F, 100, WING LEE STREET, HONG KONG
AND 1/F, 100, WING LEE STREET, HONG KONG
LAND IN DDP: MA, KAM TO ROAD
SHA JIN, N.T.

Application:

Drawing Title:
OPENABLE WINDOW SCHEDULE,
NOTES, & ELEVATION

Scale:
1:200 (A3)
Designed by:
Yu Leung
Checked by:
AY
Date:
18-OCT-2021
Drawing No.:
FS-03

BD Reference:
BW Reference:
LD Reference:
FSD Reference:

Notes:
Copyright Reserved nothing may
be reproduced or transmitted in
form or by any means without
written permission from the M&D

REV DESCRIPTION DATE



TO OPERATE FIRE HOSE REEL

- 1) BREAK GLASS OF THE FIRE ALARM CALL POINT. (OR)
打破火警鐘聲玻璃 (或)
啟動火警鐘聲
- 2) OPEN CONTROL VALVE BEFORE RUNNING OUT HOSE.
先開控制水喉，再拉出膠喉
- 3) TURN ON WATER AT NOZZLE AND DIRECT JET AT BASE OF FIRE.
開啓噴嘴水喉，然後射向火之底部
(NOT SUITABLE FOR ELECTRICAL FIRES)
(不適用於電火)

TEST HEIGHT NOT LESS THAN 5mm
(BOTH ENGLISH AND CHINESE CHARACTERS)

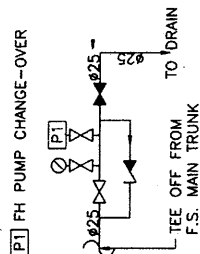
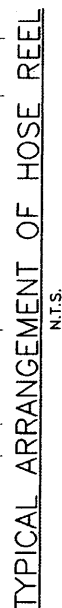
DETAILS OF HOSE REEL WARNING PLATE DETAIL

消防用水
嚴禁作其他用途

USE OF WATER FROM FIRE SERVICES
FOR PURPOSES OTHER THAN FIRE
FIGHTING IS STRICTLY PROHIBITED

MAXIMUM PENALTY IS \$25,000

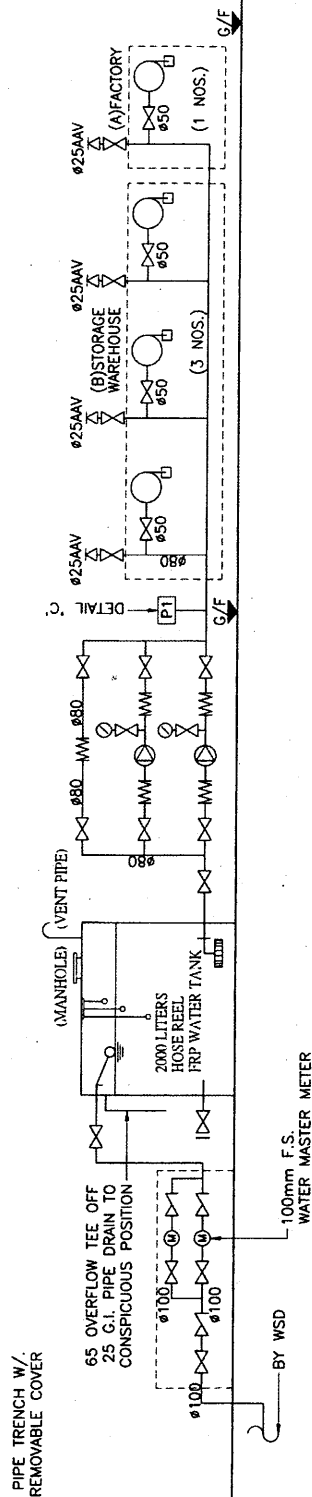
REPORTING HOTLINE: 2824 5000
 報熱線: 2824 5000



PUMP DESCRIPTION	FLOW RATE (L/min)	PRESSURE (BAR)	MOTOR POWER RATING(KW)	QTY
DUTY FIXED FIRE PUMP (FP-1)(NEW ADDITION)	900	900	900	1
STANDBY FIXED FIRE PUMP (FP-2)(NEW ADDITION)	900	900	900	1
DUTY F.S. TRANSFER PUMP (FP-1)(NEW ADDITION)	900	900	900	1
STRANDBY F.S. TRANSFER PUMP (FP-1)(NEW ADDITION)	900	900	900	1

PUMP SCHEDULE

1. APPROVED TYPE NOZZLE BOX ACCEPTABLE TO THE WATER AUTHORITY WITH GLASS FRONT PANEL OF THICKNESS NOT MORE THAN 1.5mm AND LOCKING DEVICE SHALL BE PROVIDED TO ENCLOSE THE NOZZLE TO PREVENT ABUSE OF THE HOSE/REEL. A STRIKER WITH A LENGTH OF NOT LESS THAN 300mm SHALL BE PROVIDED ADJACENT TO EACH NOZZLE BOX. THE STRIKER SHALL BE SECURED BY CHAINS.
2. MOUNTING DETAIL AND SETTING OUT OF FIRE ALARM BELL TO BE APPROVED BY ARCHITECT.



PIPE TRENCH W/
REMOVABLE COVER

M&D
Planning and Surveyors
Consultants Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

Project
IMPROVED HENRY HAY RURAL WORKSHOP
TIMBER YARD AND SAWMILL FOR A PERIOD
OF 4 YEARS LOTS 53 PART, 54 PART, 55
AND 56 RP AND ADJACENT GOVERNMENT
LAND IN DD RD. MAY KAM TO ROAD
SHALING, NT

Application

Drawing Title
PUMP SCHEDULE & SCHEMATIC
PIPING DIAGRAM FOR HOSE
REEL SYSTEM. NOTES: DETAIL

Scale	Dimensions
NTS	

N.I.S.	Designed by Yu Leung	Drawn by Yu Leung
--------	-------------------------	----------------------

Checked by AY	Date 18-OCT-2021
------------------	---------------------

Job No.	Drawing No.
—	FS-05

Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderang.com.hk

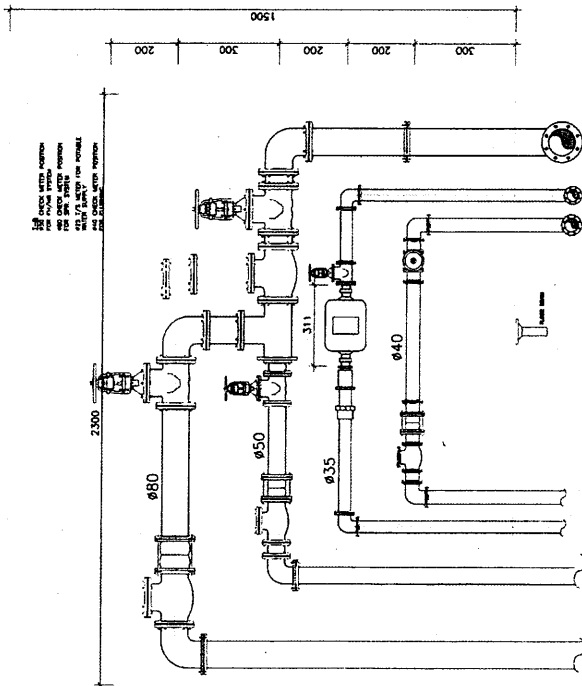
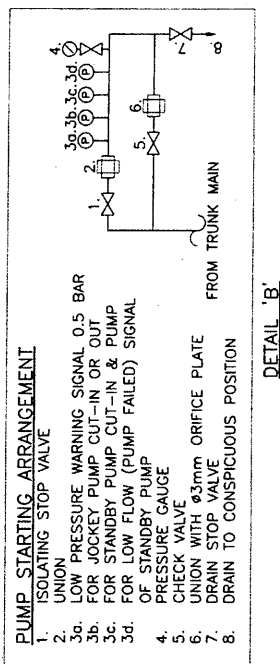
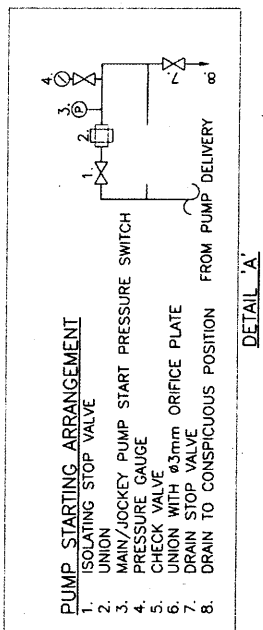
PROVINCE TEACHING RURAL WORKS, HUP
TIMBER-YARD AND SAWMILL FOR A PERIOD
OF YEARS (LOTS OF PARTS, PARTS OF
AND IN ORDER TO ADJUST GOVERNMENT
HALLING, N.T.

WFO

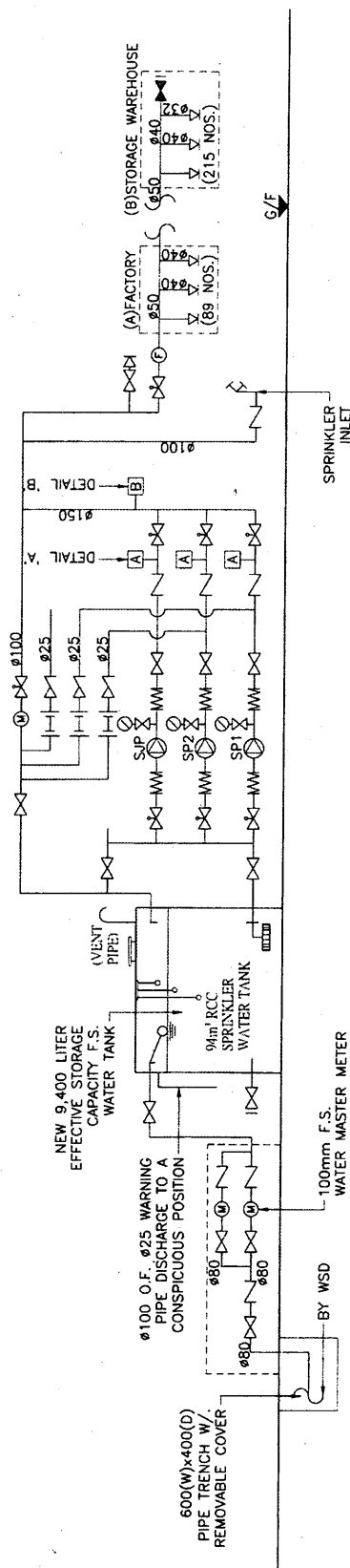
Engineering Title
**F.F.S. CONTROL & PLUMBING
SCHEMATIC DIAGRAM FOR
AUTOMATIC SPRINKLER SYSTEM**

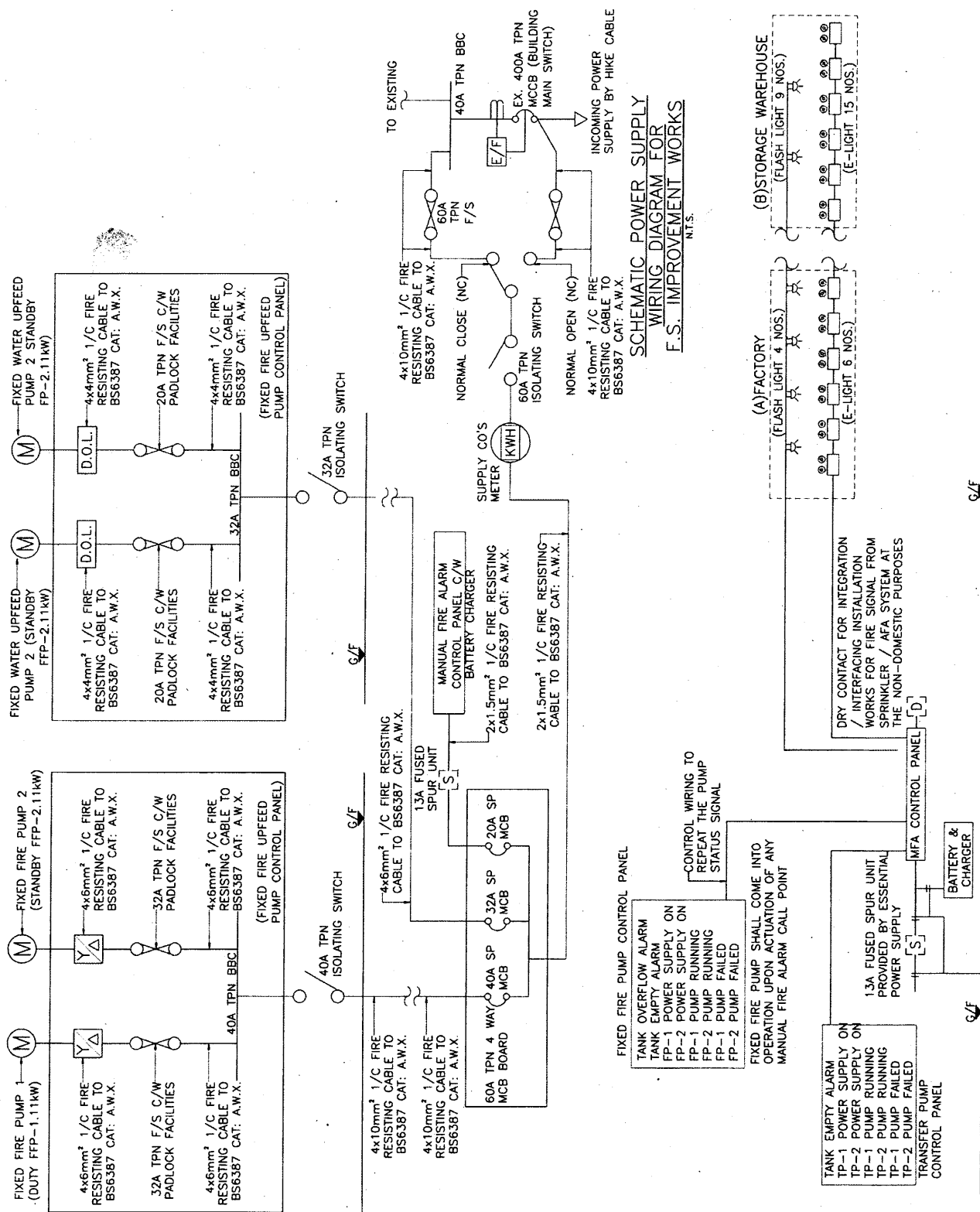
code	N.I.S.		Revolving	-
designed by	Yu Leung	Drawn by	Yu Leung	
checked by	AY	Date	18-OCT-2021	
job No	-	Drawing No	FS-06	

DESIGNATION	FLOW	HEAD
FP1 & FP2	900 LITER/MIN.	6 BAR
SP1 & SP2	1150/540/370 LITER/MIN.	5.7/5.4/3.0 BAR
SUP	50 LITER/MIN.	6.5 BAR
FUP	50 LITER/MIN.	6.5 BAR



DETAIL OF CHECK WATER METER CABINET AT G/F

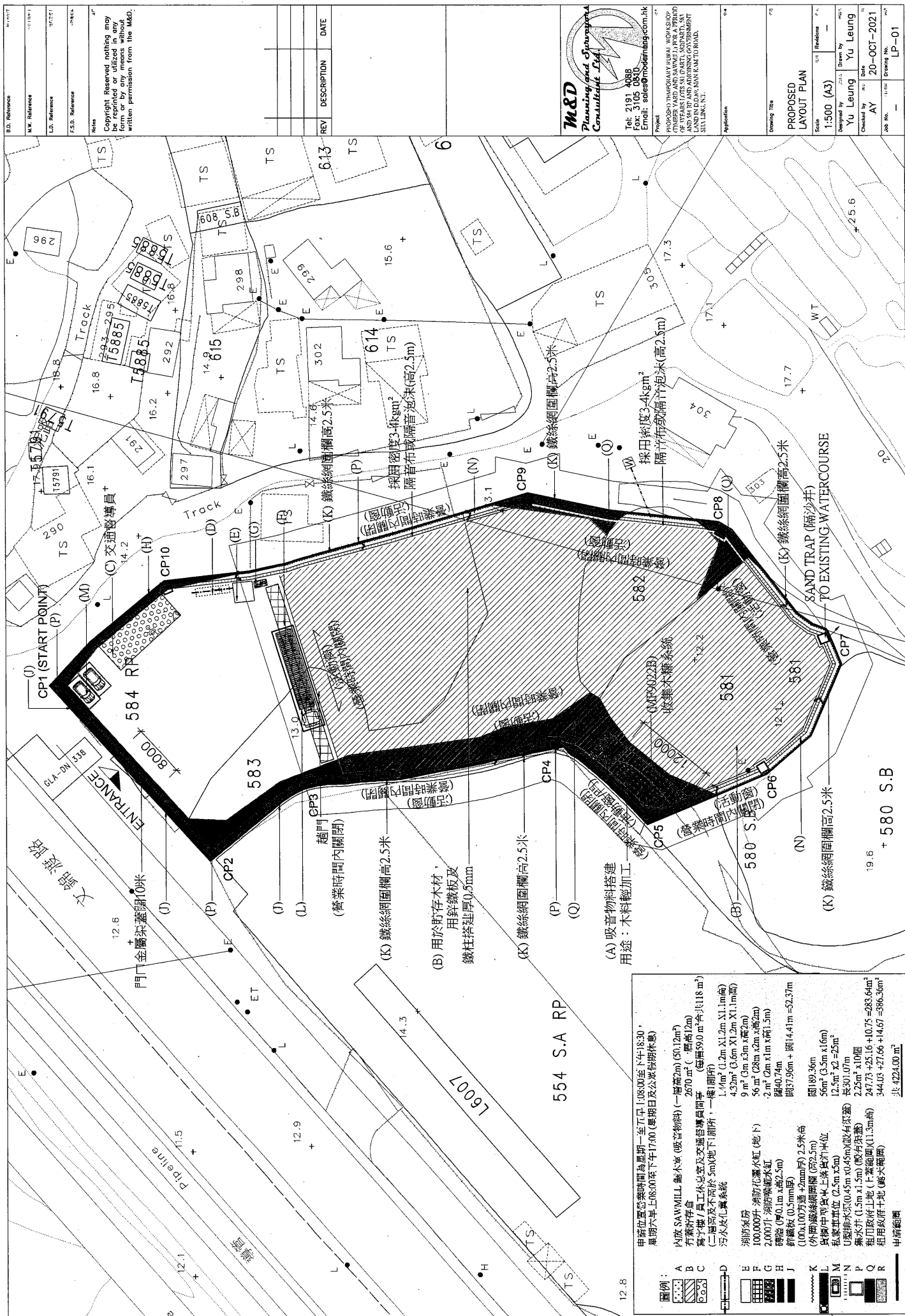
100mm F.S.
WATER MASTER METER



SCHEMATIC CONTROL WIRING DIAGRAM FOR MFA

N.T.S.

00 Subject			
01 Reference			
02 Revision			
03 Date			
04 Issued			
05 Issued			
06 Issued			
07 Issued			
08 Issued			
09 Issued			
10 Issued			
11 Issued			
12 Issued			
13 Issued			
14 Issued			
15 Issued			
16 Issued			
17 Issued			
18 Issued			
19 Issued			
20 Issued			
21 Issued			
22 Issued			
23 Issued			
24 Issued			
25 Issued			
26 Issued			
27 Issued			
28 Issued			
29 Issued			
30 Issued			
31 Issued			
32 Issued			
33 Issued			
34 Issued			
35 Issued			
36 Issued			
37 Issued			
38 Issued			
39 Issued			
40 Issued			
41 Issued			
42 Issued			
43 Issued			
44 Issued			
45 Issued			
46 Issued			
47 Issued			
48 Issued			
49 Issued			
50 Issued			
51 Issued			
52 Issued			
53 Issued			
54 Issued			
55 Issued			
56 Issued			
57 Issued			
58 Issued			
59 Issued			
60 Issued			
61 Issued			
62 Issued			
63 Issued			
64 Issued			
65 Issued			
66 Issued			
67 Issued			
68 Issued			
69 Issued			
70 Issued			
71 Issued			
72 Issued			
73 Issued			
74 Issued			
75 Issued			
76 Issued			
77 Issued			
78 Issued			
79 Issued			
80 Issued			
81 Issued			
82 Issued			
83 Issued			
84 Issued			
85 Issued			
86 Issued			
87 Issued			
88 Issued			
89 Issued			
90 Issued			
91 Issued			
92 Issued			
93 Issued			
94 Issued			
95 Issued			
96 Issued			
97 Issued			
98 Issued			
99 Issued			
100 Issued			



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Supersede Planning Application document and layout plan of submission on 27.10.2021 (Ref. No.: A/NE-FTA/206)

03/11/2021 19:29

From: <leo@moderneng.com.hk>

To: <tpbpd@pland.gov.hk>

Cc: <mltchan@pland.gov.hk>

History: This message has been replied to.

3 attachments



S16 Application Form.pdf Planning Statement (Revised).pdf (A3) LAYOUT PLAN (03-NOV-2021).pdf

Dear: Town Planning Board

Ref. No.: A/NE-FTA/206

Attached with the revised S16 application / Planning Statement (Appendix A – D) are supersede the submission on 27.10.2021.

Regards

Leo Wong

Direct Line : +852 3105 3466

Mobile / Whatsapp :

Fax : +852 3105 0810

Email : leo@mdps.com.hk

Web site : www.mdps.com.hk

Unit 09, 19/F, China Shipbuilding Tower, No. 650 Cheung Sha Wan Rd., Kowloon

九龍長沙灣道650號中國船舶大廈19樓09室

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士

註冊檢驗認可承辦商(公司)編號MWC214/2017



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Kinform Timber Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

M&D Planning and Surveyors Consultant Ltd.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址 / 地點 / 丈量約份及地段號碼 (如適用)	At Lots 581 (Part), 582 (Part), 583, and 584RP and adjoining government land in D.D. 89 Man Kam To Road, Sha Ling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及 / 或總樓面面積	☒ Site area 地盤面積 4164 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 2788 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	610 sq.m 平方米 ☐ About 約

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**

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/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Proposed Temporary Rural Workshop (Timber Yard/Sawmill)
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
☒ year(s) 年 3 Years
☐ month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1435	sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積	2729	sq.m ☐ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3	.....
Proposed domestic floor area 擬議住用樓面面積	1	sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2788	sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	2788	sq.m ☐ 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)

(構建物A(設於構建物B內) 鋸木室 - 50.12平方米(2米一層高)

構建物B - 有蓋貯存倉2670平方米 (12米一層高)

構建物C - 寫字樓/員工休息室及交通督導員更亭(每層設有洗手間一組)(59平方米/層)(兩層高,不高於5米高)

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	2
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	1
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	At Lots 581 (Part), 582 (Part), 583, and 584RP and adjoining government land in D.D. 89 Man Kam To Road, Sha Ling, N.T.
Site area 地盤面積	4164 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 610 sq. m 平方米 ☒ About 約)
Plan 圖則	Fu Tei Au & Sha Ling OZP S/NE-FTA/16
Zoning 地帶	Agriculture
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 ☐ Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Rural Workshop (Timber Yard/Sawmill) for a Period of 3 Years

1. Introduction

The planning statement is submitted to the Town Planning Board ("The Board") in support of a planning application for proposed Temporary Rural Workshop (Timber Yard/Sawmill) (the 'proposed development') for a period of 3 years at Lots 581 (Part), 582 (Part), 583, and 584RP and adjoining government land in D.D. 89 Man Kam To Road, Sha Ling, N.T. ("the Application site")

1.01 The Application Site, covering an area of about 4,164 sq.m., falls within an area zoned "Agriculture" ("AGR") on the Approved Fu Tei Au & Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/16. According to the Notes of the OZP, 'Rural Workshop (Timber Yard/Sawmill)' is neither a Column 1 nor Column 2 use of the "AGR" zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

1.02 The Applicant, Kinform Timber Company Limited (hereafter "the Applicant"), is the associated company of Kinform Limited which is based in Hong Kong and has been operated a timber business in Ma Tso Lung, Kwu Tung North, N.T. for almost 30 years. The Applicant's timber yard was relocated to Ma Tso Lung from Kowloon some 30 years ago due to urban growth. In the 1970's, the Government allocated and sold the land in Ma Tso Lung to those timber operators affected by relocation. Since then, Ma Tso Lung has become a hub of timber factories. The current application is submitted to facilitate the relocation of timber yard and sawmill workshop in Kwu Tung North (i.e. Lot 2240 S.E ss.1 in D.D. 96 and nearby Government land, Ma Tso Lung).

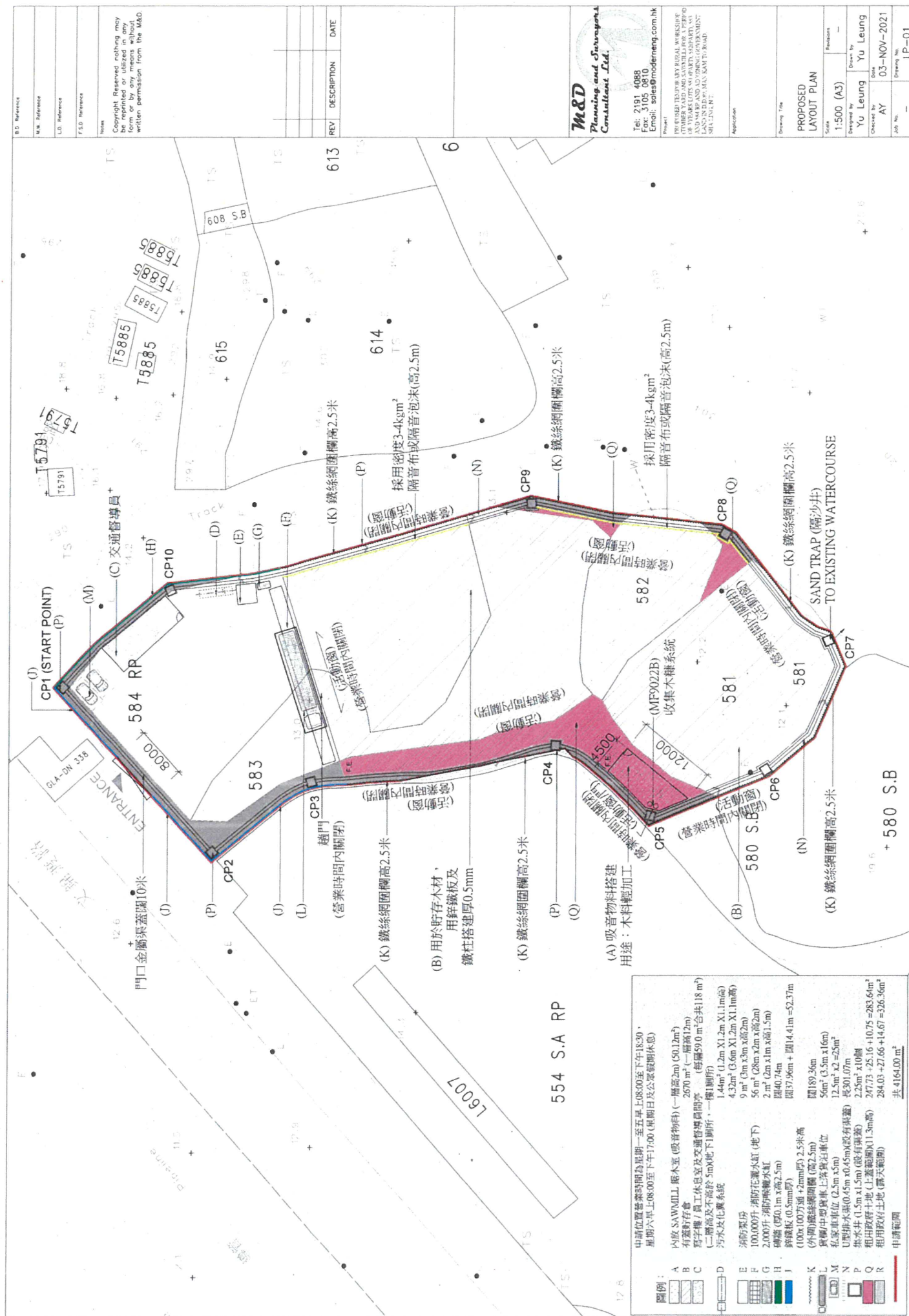
1.03 The Site is the subject of a previously approved planning application (Application No.: A/NE-FTA/196) for proposed temporary rural workshop (timber yard and sawmill) for a period of three years and the permission is valid until 6.3.2023. The current application is for the same applied use submitted by the same applicant. During the detailed design stage, minor changes to the site boundary and layout have been made to meet the requirements of relevant Departments in order to comply with the approval conditions granted. As the revised scheme involves an increase of site area of about 648 sq.m. (+18.4%) when compared with the approved scheme under planning application No. A/NE-FTA/196, such changes in site area fall outside the scope of Class A/B amendments according to the Town Planning Board Guidelines No. 36B and require a fresh application to the Town Planning Board (TPB). It is important to highlight that even though the site area has increased, the applied use and major development parameters including the total Covered Area of the workshop remains the same (i.e. 2,670 sq.m). The Applicant will apply for a Short Term Waiver (STW) and Short Term Tenancy (STT) to the Lands Department after obtaining the planning approval.

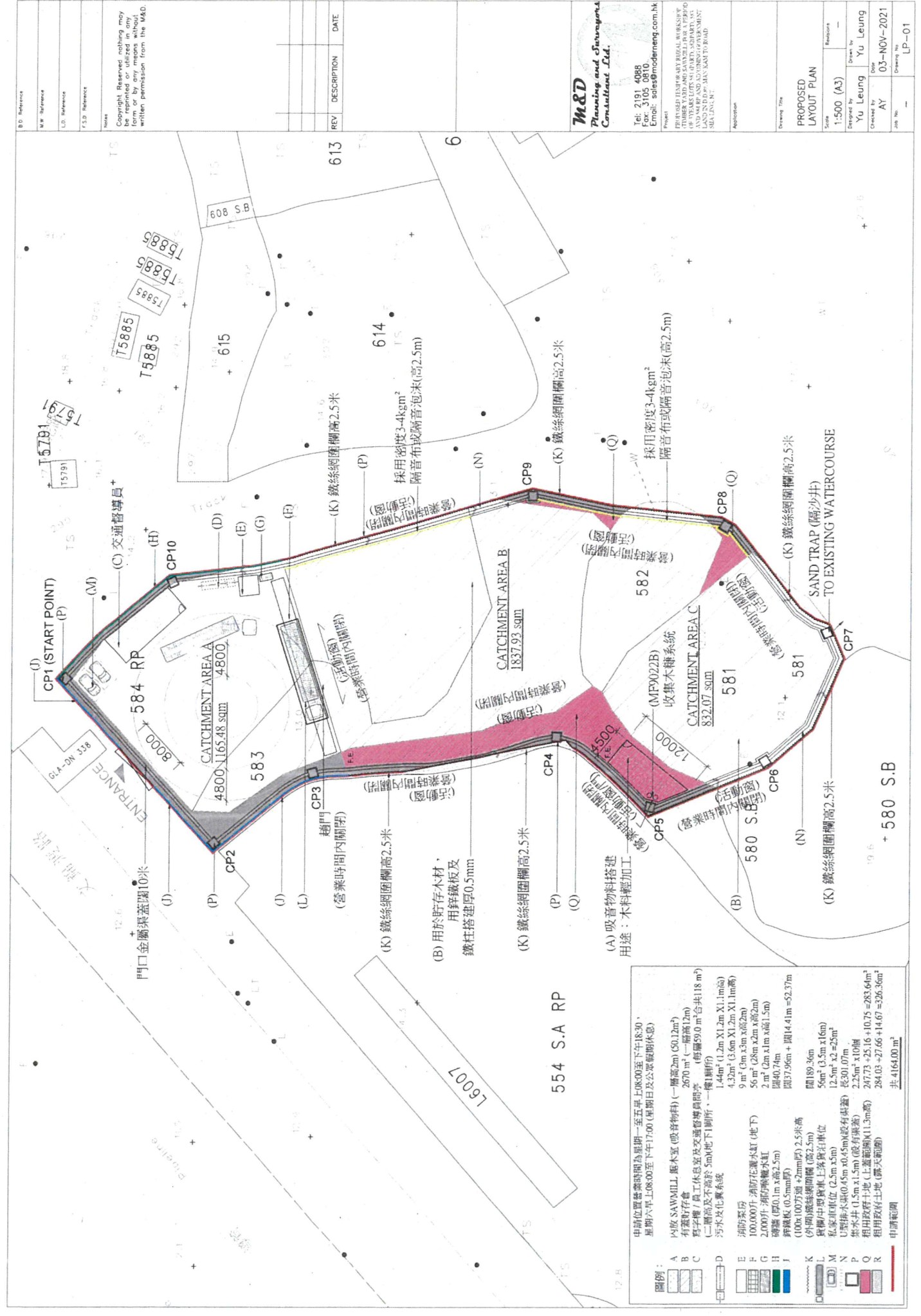
2. Proposed Changes to the Approved Scheme

Development Parameters:

Comparison table showing the changes in the development parameters between the approved and current proposed scheme

Site Location	Approved Scheme (A)	Proposed Scheme (B)	Difference (B)-(A)
Site Area	3,516 sq.m	4,164 sq.m (with additional Government Land)	+648 sq.m (+18.4%)
Total G.F.A	2,729 sq.m	2,788 sq.m	+59 sq.m (+2.16%)
● Main Structure ● Ancillary office	● 2,670 sq.m ● 59 sq.m. (2-storey site office under covered structure)	● 2,670 sq.m ● 118 sq.m. (standalone 2-storey site office)	
Site Coverage	77.6%	65.5%	-12.1%
No. of Blocks and Storey	● 1 Main Structure (1 Storey, not exceeding 12m high) ● 1 Site office (2 Storey, about 5m high)	● 1 Main Structure (1 Storey, not exceeding 12m high) ● 1 Site office (2 Storey, about 5m high) ● 1 Ancillary Workshop (1 storey and 2m high workshop under covered structure)	+ 1
No. of Parking Spaces	● 2 no. of private car space ● 2 no. of Loading/Unloading for Medium Good Vehicle Space	● 2 no. of private car space ● 1 no. of Loading/Unloading for Medium Good Vehicle Space	0 -1 Loading/Unloading for Medium Good Vehicle Space





申請位置營業時間為星期一至五早上08:00至下午18:30，星期六早上08:00至下午17:00（星期日及公眾假期休息）	
內設 SAWMILL 原木室（吸音物料）（一層高2m）(50.12m²)	
有蓋貯存處	2670 m²（一層高12m）
寫字樓 / 員工休息室及交通管理員問事處（每層59.0 m² 共118 m²）	
（二層高及不高於5m）(地下1層)（一層1層）	
污水及化糞系統	144m² (1.2m X1.2m X1.1m高)
消防泵房	432m² (3.6m X1.2m X1.1m高)
100,000升消防花灑水缸（地下）	9 m² (3m X3m X0.2m)
20,000升消防花灑水缸	56 m² (28m X2m X0.2m)
磚牆（厚0.1m x高2.5m）	2 m² (2m X1m X0.1m)
磚牆（厚0.3m x高2.5m）	40.74m²
（100x100方道 + 22mm厚）2.5米高	圍37.96m + 圍14.41m = 52.37m
貨倉中層貨車上落貨位單位	圍189.36m
私家車車位（0.25m x5m）	56m² (3.5m X16m)
1.2米排水渠（0.45m x0.45m）(設有綠蓋)	12.5m² (2.5m X5m)
排水井（0.5m x1.5m）(設有綠蓋)	12.5m² (2.5m X5m)
租用政府土地（上蓋範圍）(1.3m高)	247.73 + 25.16 + 10.75 = 283.64m²
租用政府土地（露天範圍）	284.03 + 27.66 + 14.67 = 326.36m²
申請範圍	共4164.00 m²

M&D
Planning and Surveying
Consultant Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@mcdmng.com.hk

Project:
PROPOSED TEMPORARY TRADING BUSINESS
THUNDER TAO AND SANDELL FOR A PERIOD
OF 12 MONTHS IN THE FORM OF A PERMIT
AND 44 PLOT AND ADJACENT GOVERNMENT
LAND IN THE P. 1000 SAN TAO ROAD
SEALING N.T.

Application

Drawing Title
**PROPOSED
LAYOUT PLAN**

Scale
1:500 (A3)

Drawn by
Yu Leung

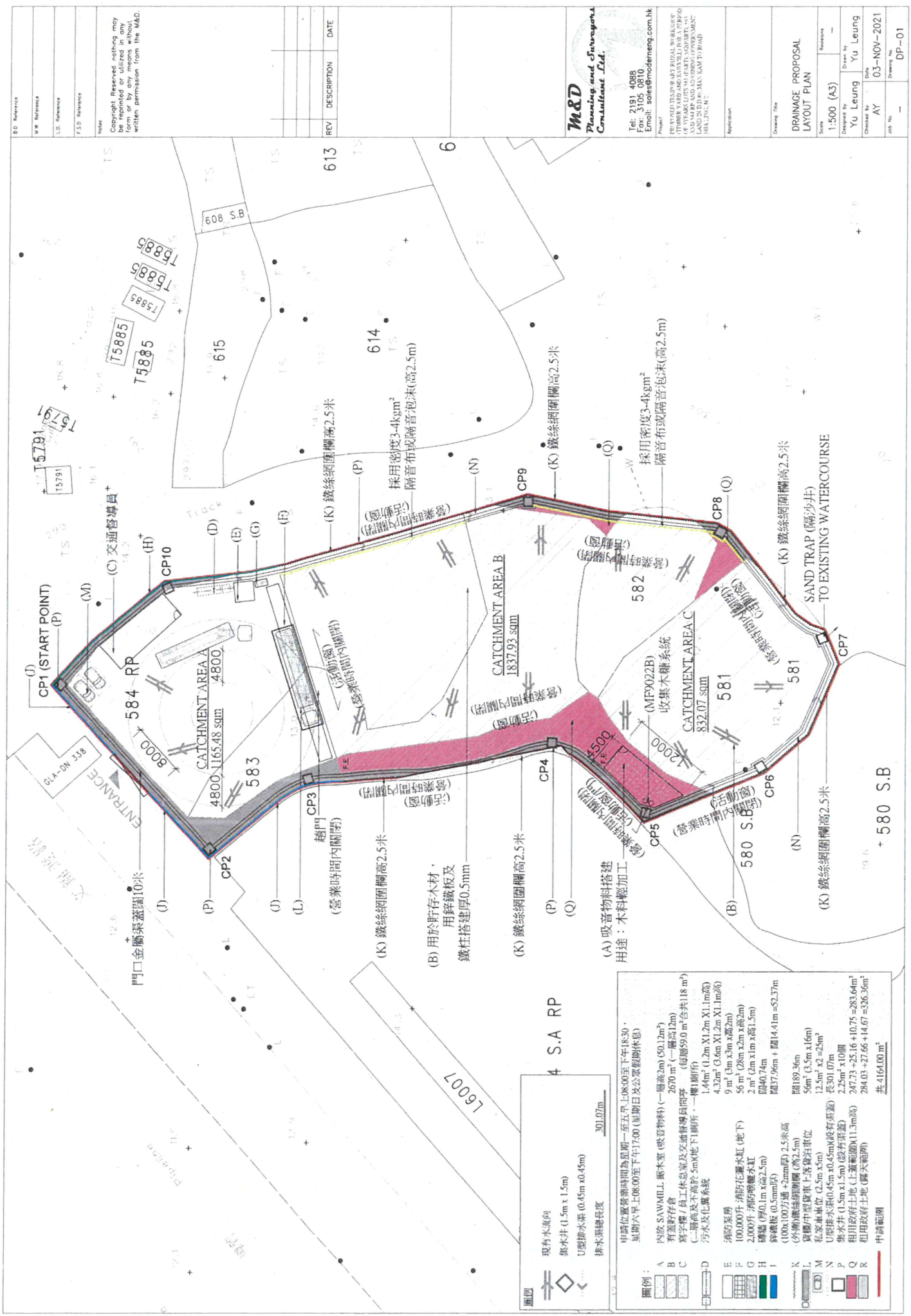
Checked by
AY

Date
03-NOV-2021

Job No.
LP-01

BD Reference	
M/R Reference	
LD Reference	
FSD Reference	

Notes Copyright Reserved, nothing may be reproduced or utilized without written permission from the M&D.	
REV	DESCRIPTION DATE
6	



BD Reference	
M/W Reference	
LD Reference	
FSD Reference	

Notes
Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.

REV	DESCRIPTION	DATE

M&D
Planning and Surveying
Consultants Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@modemeng.com.hk

Project
PROPOSED TSEUNG KUN RURAL WORKSHOP
(TSEUNG KUN RURAL WORKSHOP)
AND 44 HP AND ADJACENT APPEALMENT
LAND USED BY MAX KAM TO ROAD
SIA JUNG N.T.

Application

Drawing Title
DRAINAGE PROPOSAL
LAYOUT PLAN

Scale	1:500 (A3)
Drawn by	Yu Leung
Checked by	AY
Date	03-NOV-2021
Job No.	DP-01

4 S.A RP

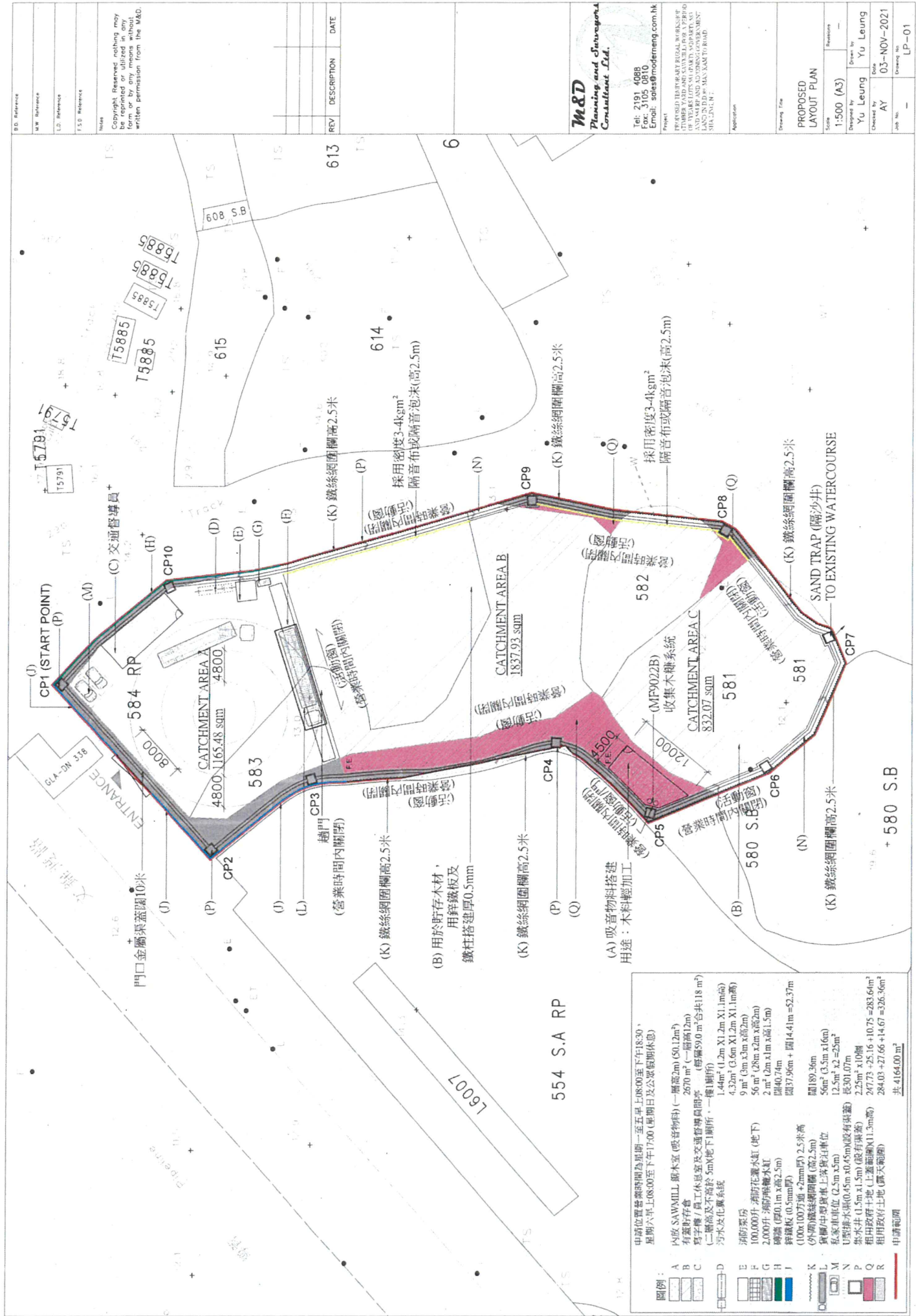
現有水流向

排水渠 (1.5m x 1.5m)

U型排水渠 (0.45m x 0.45m)

排水渠總長度 301.07m

圖例:	內設 SAWMILL 鋸木室 (吸音物料) (一層高2m) (50.12m²)
A	有蓋貯存倉
B	寫字樓/員工休息室及交通轉運員泊車 (每層59.0 m²合共18 m²)
C	(一層高及不低於5m)(地下)廁所 (一層1廁所)
D	污水及化糞系統
E	消防泵房
F	100,000升消防花灑水缸 (地下)
G	2,000升消防喉嚨水缸
H	磚牆 (厚0.1m x 高2.5m)
I	鐵鐵板 (0.5mm厚)
J	(100x100)方通 + 2mm厚 (高2.5米)
K	(外牆)鐵絲網圍欄 (高2.5m)
L	貨車/中層貨車上落貨車位
M	私家車位 (2.5m x 5m)
N	U型排水渠 (0.45m x 0.45m)(設有渠蓋)
P	集水井 (1.5m x 1.5m)(設有渠蓋)
Q	租用政府土地 (止蓋範圍11.3m高)
R	租用政府土地 (磚大範圍)
共	4161.00 m²
申請範圍	



申請範圍

內設 SAWMILL 原木室 (貯存物料) (一層高2m)	501.12m ²
有蓋貯存倉	2670 m ² (一層高12m)
寫字樓 (員工休息室及交通運輸員宿舍)	(每層99.0 m ² 共118 m ²)
(二層高及不低於5m)(地下1層所，一樓1層所)	
污水處理系統	1.44m ² (1.2m X1.2m X1.1m高)
消防藥房	4.32m ² (3.6m X1.2m X1.1m高)
100,000升 消防花灑水缸 (地下)	9 m ² (3m X3m X高2m)
2,000升 消防花灑水缸	56 m ² (28m X2m X高2m)
磚牆 (厚0.1m X高2.5m)	2 m ² (2m X1m X高1.5m)
碎鐵板 (0.5mm厚)	40.74m ²
(100x100方通+2mm厚) 2.5米高	37.96m ² + 圍14.1m = 52.37m ²
外圍鐵絲網圍欄 (高2.5m)	圍189.36m
貨棚中環連上落貨泊車位	56m ² (3.5m X16m)
私家車泊位 (2.5m X5m)	12.5m ² X2 = 25m ²
U型排水渠(0.45m X0.45m)(設有渠蓋)	長301.07m
排水井 (1.5m X1.5m) (設有渠蓋)	2.25m ² X10個
粗母政府土地 (上蓋範圍)(11.3m高)	247.73 + 25.16 + 10.75 = 283.64m ²
粗母政府土地 (高次範圍)	284.03 + 27.66 + 14.67 = 326.36m ²
申請範圍	共4164.00 m ²

申請位置營業時間為星期一至五早上08:00至下午18:30，星期六早上08:00至下午17:00 (星期日及公眾假期休息)

BD Reference

M/R Reference

LD Reference

TSD Reference

Notes

Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.

REV

DESCRIPTION

DATE

M&D

Planning and Surveying

Consultant Ltd.

Tel: 2191 4088

Fax: 3105 0810

Email: sales@mcderning.com.hk

Project:

PROPOSED TERTIARY RURAL WASTE REUSE FARM YARD AND AVAILABLE FOR A PERIOD OF 10 YEARS TO THE GOVERNMENT LAND AND NO OTHER GOVERNMENT SHEALING IN.

Application

Drawing Title

PROPOSED LAYOUT PLAN

Scale

1:500 (A3)

Designed by

Yu Leung

Drawn by

Yu Leung

Checked by

AY

Date

03-NOV-2021

Job No.

Drawing No.

LP-01

Appendix C

The Proposed Development

1.1 The Application Site

The Application is located at Man Kam To Road, Sha Ling, N.T. The Application Site is flat and currently vacant.

1.2 Development Proposal

- 1.2.1 The Applicant proposes to convert the Application Site from a vacant site into a Temporary Rural Workshop (Timber Yard/Sawmill) for a period of 3 years. The Application Site has an area of about **4,164 sq.m (Adjoining of Government Land)**. The ingress/egress point will be at the northern side connecting Man Kam To Road with 8m in width. A main structure, with a total covered land area of about **2,670 sq.m.** (about **64.12%** of the total site area) and with height of not more than 12 m, is proposed as a rural workshop for storage of timber/plywood and other construction materials, cutting of timber, loading/unloading and parking purposes. 1 loading/unloading spaces (3.5m x 16m) for container vehicles or medium goods vehicles and 2 private car parking spaces (2.5m x 5m) for staff/visitors are proposed (see Layout Plan). The key parameters of the proposed development are summarized in Table 1.1:

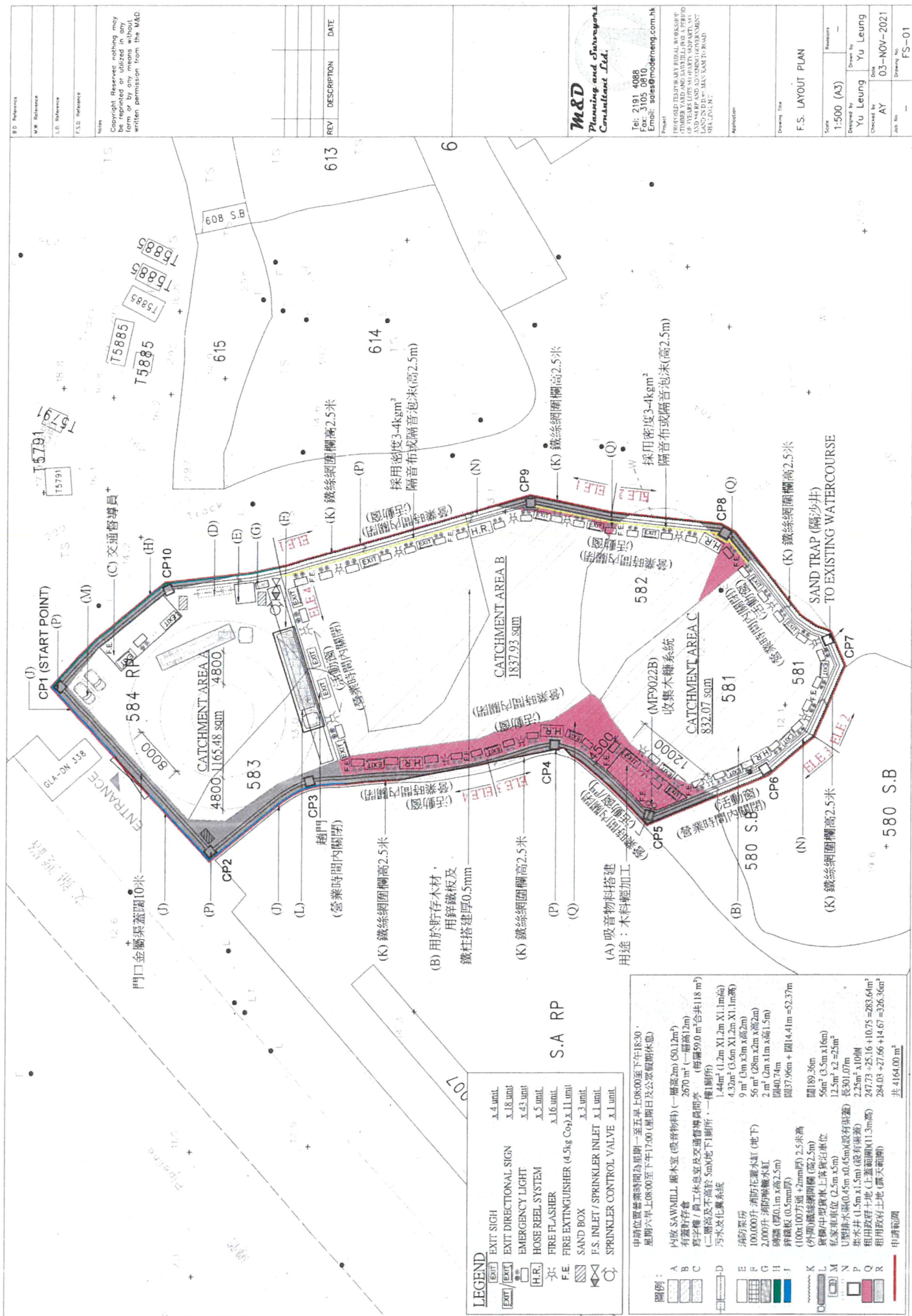
Table 1.1 Key Development Parameters

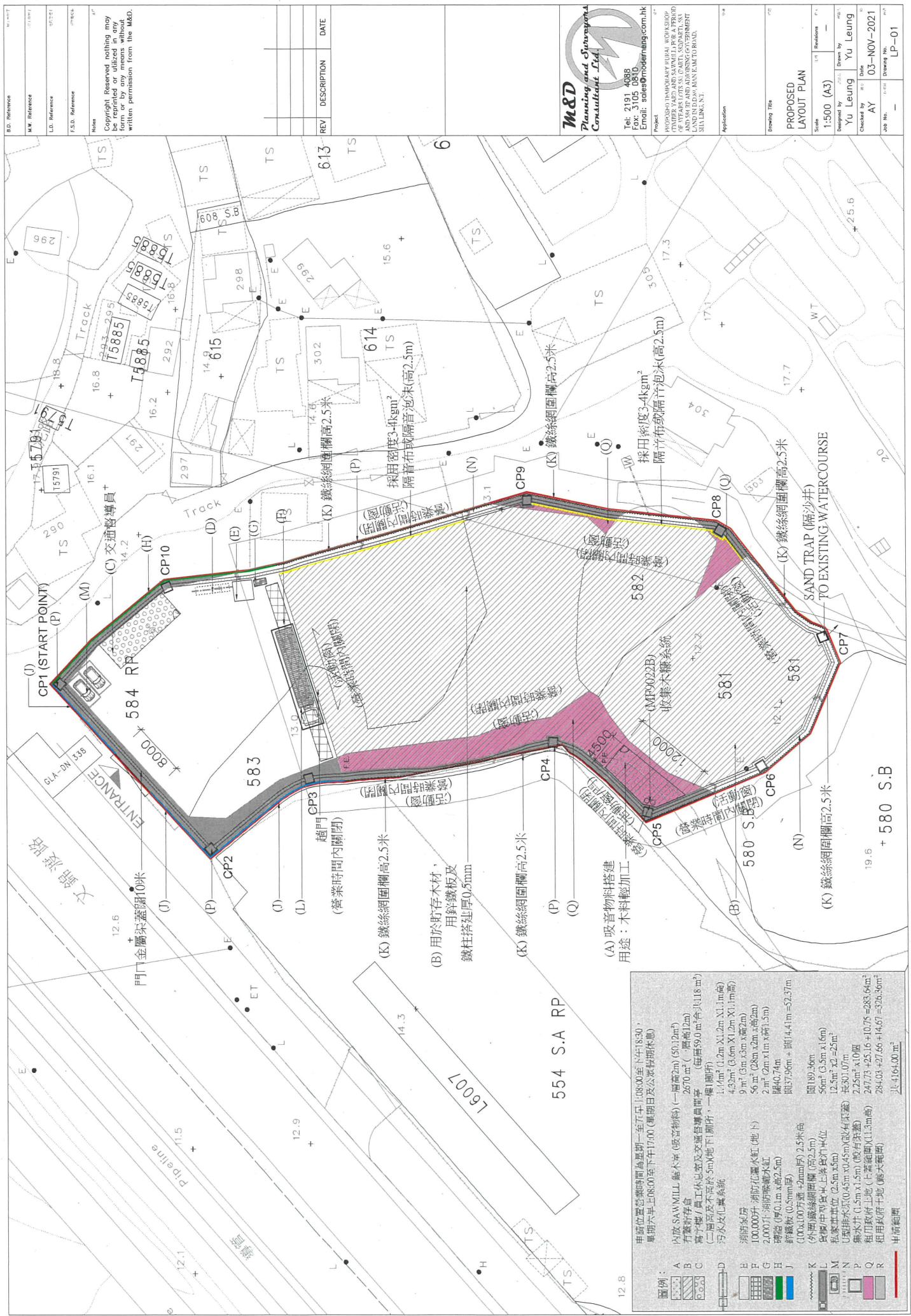
Site Location	Lots 581(Part), 582(Part), 583 and 584RP and Adjoining of Government Land in D.D.89, Man Kam To Road, Sha Ling, N.T.
Uses	Temporary Rural Workshop (Timber Yard/Sawmill)
Site Area	4,164 sq.m (Adjoining of Government Land)
Covered Area G.F.A.	2,788 sq.m
Covered Area	2,729 sq.m.
Nos. of Block and Storey	3 Blocks with 1-2 Storeys

- 1.2.2 The operation hours of the Application Site are between 8:00am to 6:30pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

2. Air Quality measures

- 2.1 Fugitive dust is the major impact that will be generated during construction and operation activities, such as stockpiling, transferring or handling of dusty materials and cutting of timber.
- 2.2 To avoid adverse dust impact on the air sensitive uses nearby, good practice





B.D. Reference	W1117	
M.E. Reference	1117	
L.D. Reference	1117	
F.S.D. Reference	1117	
Notes	Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.	
REV	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		
121		
122		
123		
124		
125		
126		
127		
128		
129		
130		
131		
132		
133		
134		
135		
136		
137		
138		
139		
140		
141		
142		
143		
144		
145		
146		
147		
148		
149		
150		
151		
152		
153		
154		
155		
156		
157		
158		
159		
160		
161		
162		
163		
164		
165		
166		
167		
168		
169		
170		
171		
172		
173		
174		
175		
176		
177		
178		
179		
180		
181		
182		
183		
184		
185		
186		
187		
188		
189		
190		
191		
192		
193		
194		
195		
196		
197		
198		
199		
200		
201		
202		
203		
204		
205		
206		
207		
208		
209		
210		
211		
212		
213		
214		
215		
216		
217		
218		
219		
220		
221		
222		
223		
224		
225		
226		
227		
228		
229		
230		
231		
232		
233		
234		
235		
236		
237		
238		
239		
240		
241		
242		
243		
244		
245		
246		
247		
248		
249		
250		
251		
252		
253		
254		
255		
256		
257		
258		
259		
260		
261		
262		
263		
264		
265		
266		
267		
268		
269		
270		
271		
272		
273		
274		
275		
276		
277		
278		
279		
280		
281		
282		
283		
284		
285		
286		
287		
288		
289		
290		
291		
292		
293		
294		
295		
296		
297		
298		
299		
300		
301		
302		
303		
304		
305		
306		
307		
308		
309		
310		
311		
312		
313		
314		
315		
316		
317		
318		
319		
320		
321		
322		
323		
324		
325		
326		
327		
328		
329		
330		
331		
332		
333		
334		
335		
336		
337		
338		
339		
340		
341		
342		
343		
344		
345		
346		
347		
348		
349		
350		
351		
352		
353		
354		
355		
356		
357		
358		
359		
360		
361		
362		
363		
364		
365		
366		
367		
368		
369		
370		
371		
372		
373		
374		
375		
376		
377		
378		
379		
380		
381		
382		
383		
384		
385		
386		
387		
388		
389		
390		
391		
392		
393		
394		
395		
396		
397		
398		
399		
400		
401		
402		
403		
404		
405		
406		
407		
408		
409		
410		
411		
412		
413		
414		
415		
416		
417		
418		
419		
420		
421		
422		
423		
424		
425		
426		
427		
428		
429		
430		
431		
432		
433		
434		
435		
436		
437		
438		
439		
440		
441		
442		
443		
444		
445		
446		
447		
448		
449		
450		
451		
452		
453		
454		
455		
456		
457		
458		
459		
460		
461		
462		
463		
464		
465		
466		
467		
468		
469		
470		
471		
472		
473		
474		
475		
476		
477		
478		
479		
480		
481		
482		
483		
484		
485		
486		
487		
488		
489		
490		
491		
492		
493		
494		
495		
496		
497		
498		
499		
500		
501		
502		
503		
504		
505		
506		
507		
508		
509		
510		
511		
512		
513		
514		
515		
516		
517		
518		
519		
520		
521		
522		
523		
524		
525		
526		
527		
528		
529		
530		
531		
532		
533		
534		
535		
536		
537		
538		
539		
540		
541		
542		
543		
544		
545		
546		
547		
548		
549		
550		
551		
552		
553		
554		
555		
556		
557		
558		
559		
560		
561		
562		
563		
564		
565		
566		
567		
568		
569		
570		
571		
572		
573		
574		
575		
576		
577		
578		
579		
580		
581		
582		
583		
584		
585		
586		
587		
588		
589		
590		
591		
592		
593		
594		
595		
596		
597		
598		
599		
600		
601		
602		
603		
604		
605		
606		
60		

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**RE: Supersede Planning Application document and layout plan of submission
on 27.10.2021 (Ref. No.: A/NE-FTA/206)**

11/11/2021 13:22

From: <leo@moderneng.com.hk>

To: <mltchan@pland.gov.hk>

2 attachments



SKM_C224e2111113350.pdf SKM_C224e2111113450.pdf

Dear Michelle CHAN

Attached the detail drawing of the drainage system for your reference. (U Channel /
Catchpit and Sand Trap)

Leo Wong

Direct Line : +852 3105 3466

Mobile / Whatsapp :

Fax : +852 3105 0810

Email : leo@mdps.com.hk

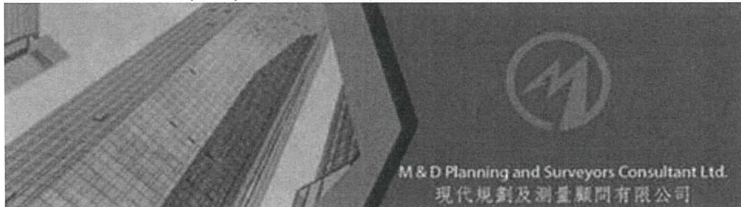
Web site : www.mdps.com.hk

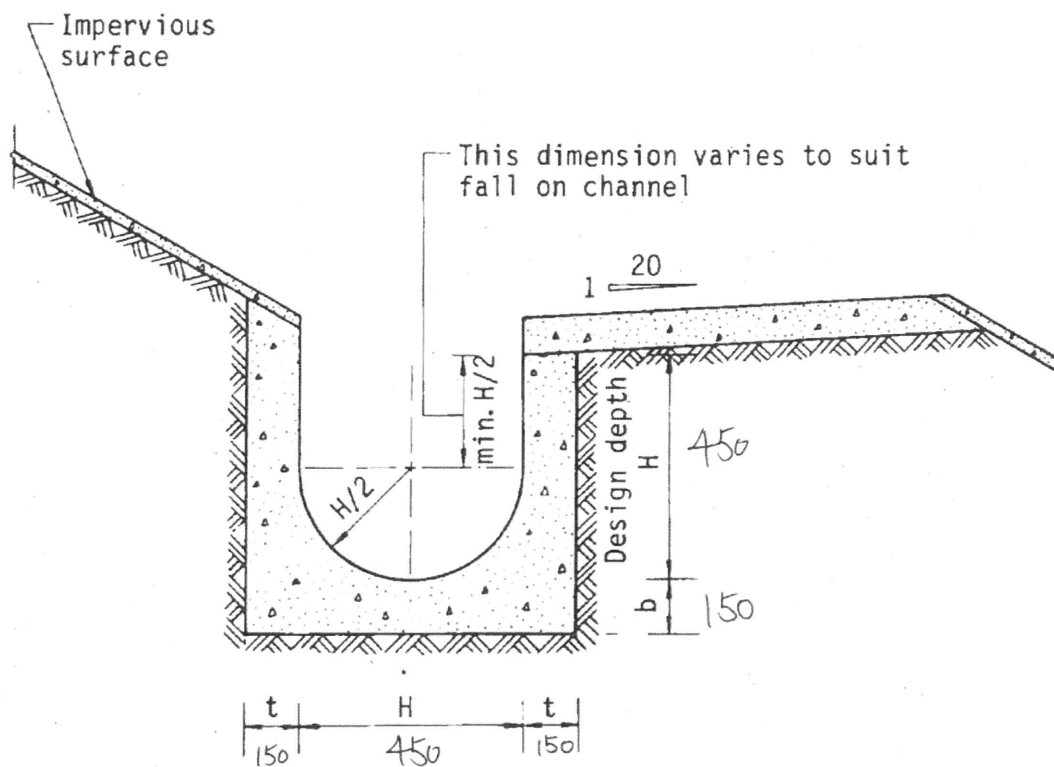
Unit 09, 19/F, China Shipbuilding Tower, No. 650 Cheung Sha Wan Rd., Kowloon

九龍長沙灣道650號中國船舶大廈19樓09室

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士

註冊檢驗認可承辦商(公司)編號MWC214/2017





Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
450	150	150

Figure 8.11 - Typical U-channel Details

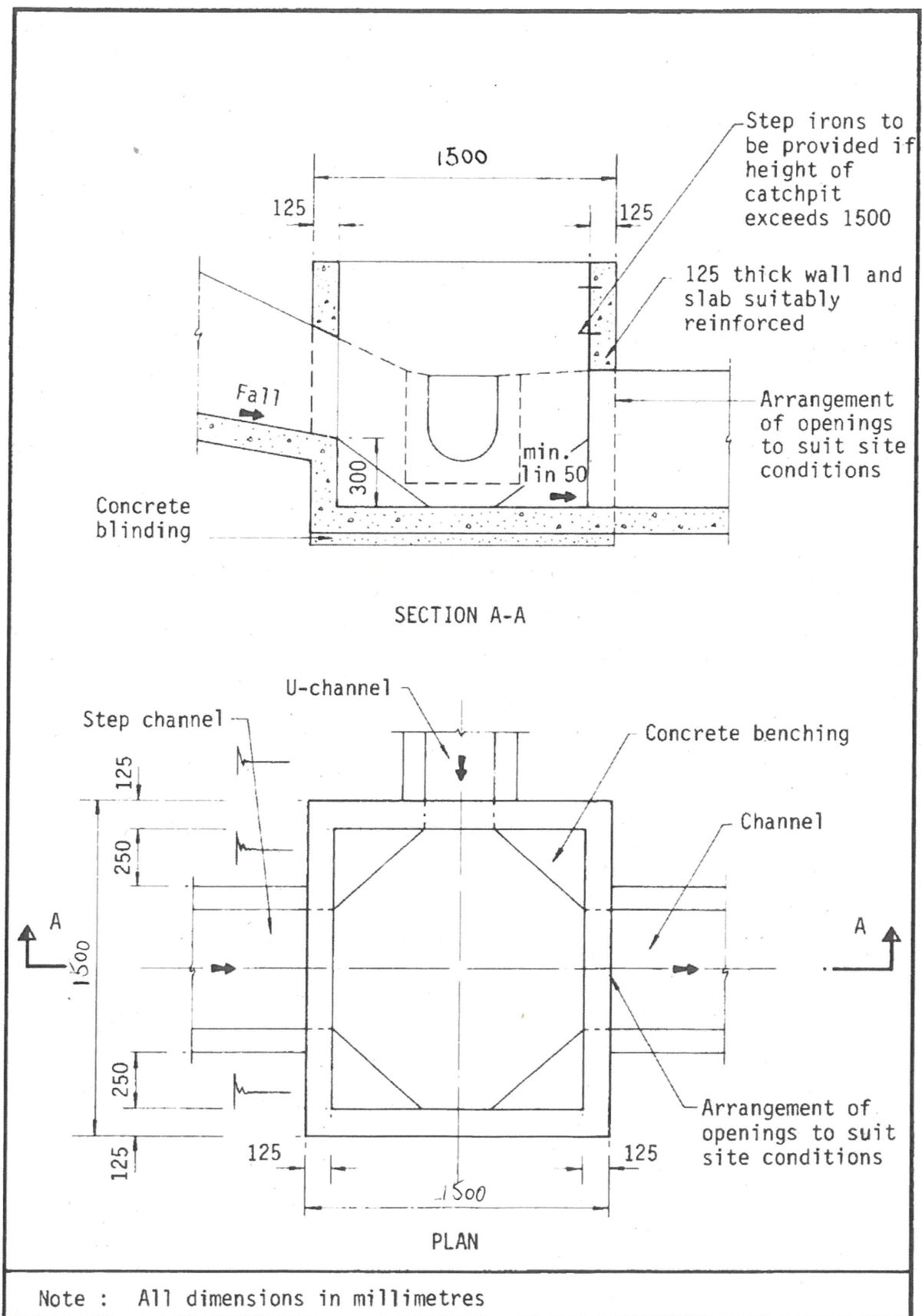
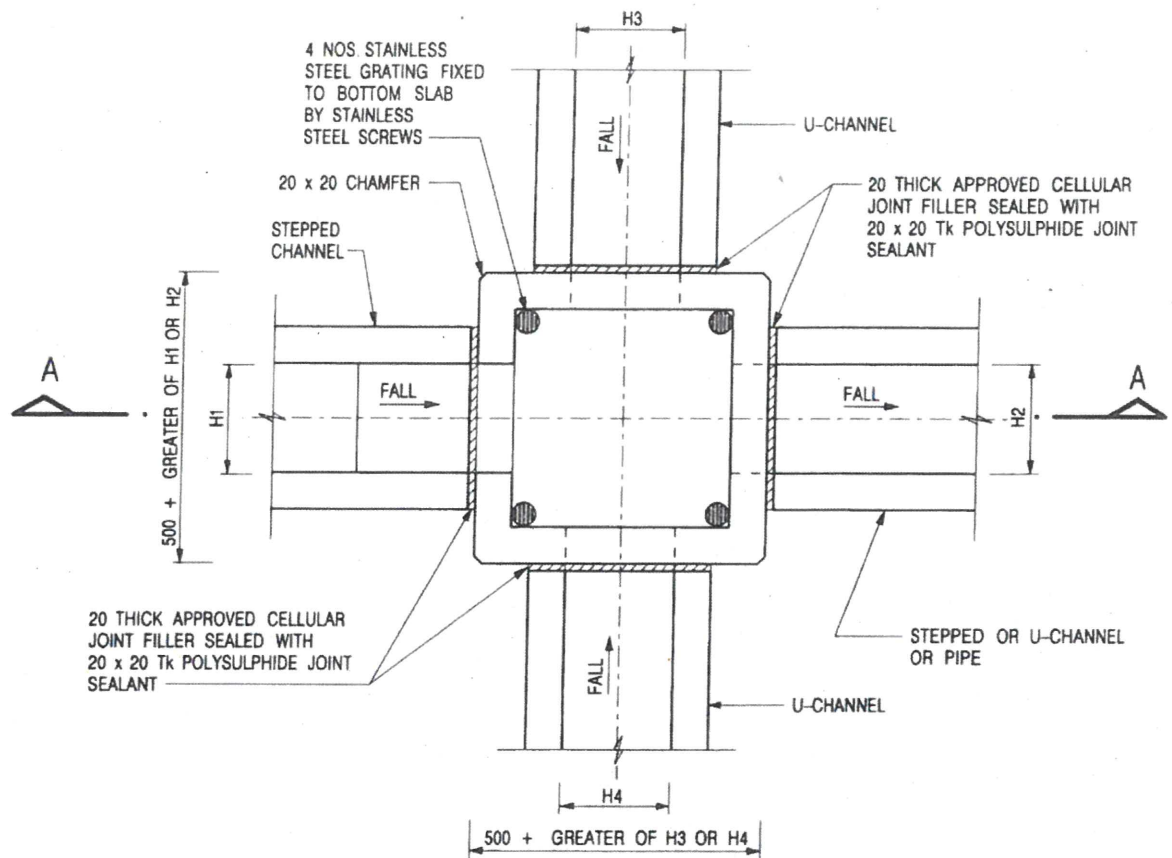


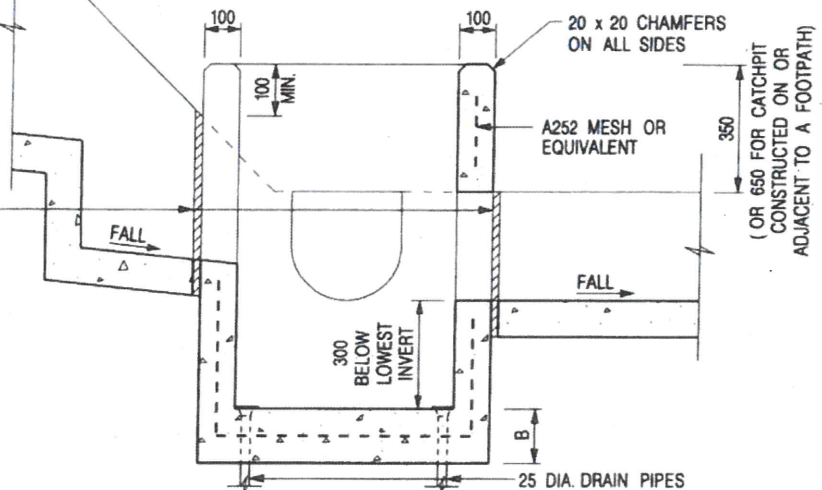
Figure 8.10 - Typical Details of Catchpits



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



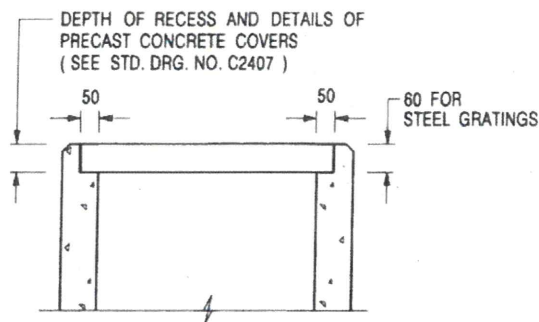
SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



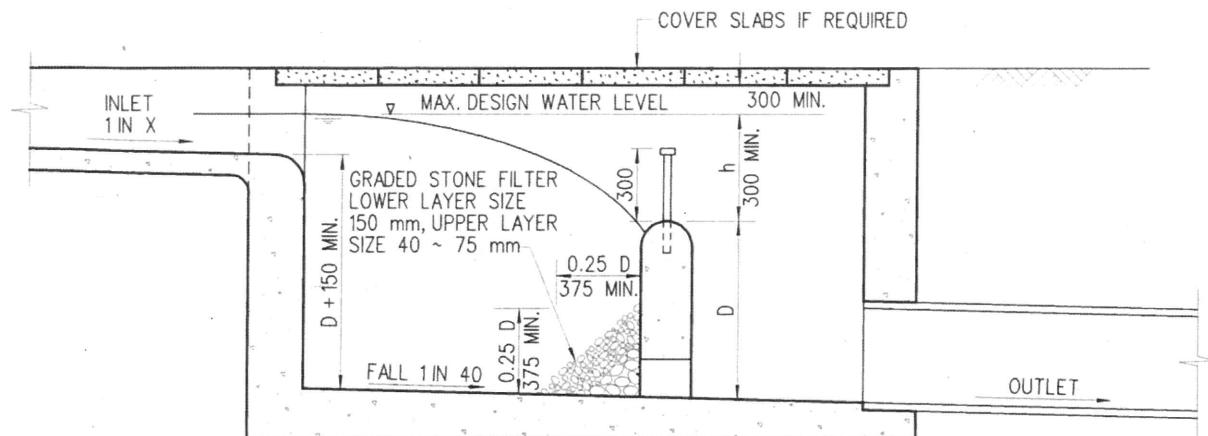
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

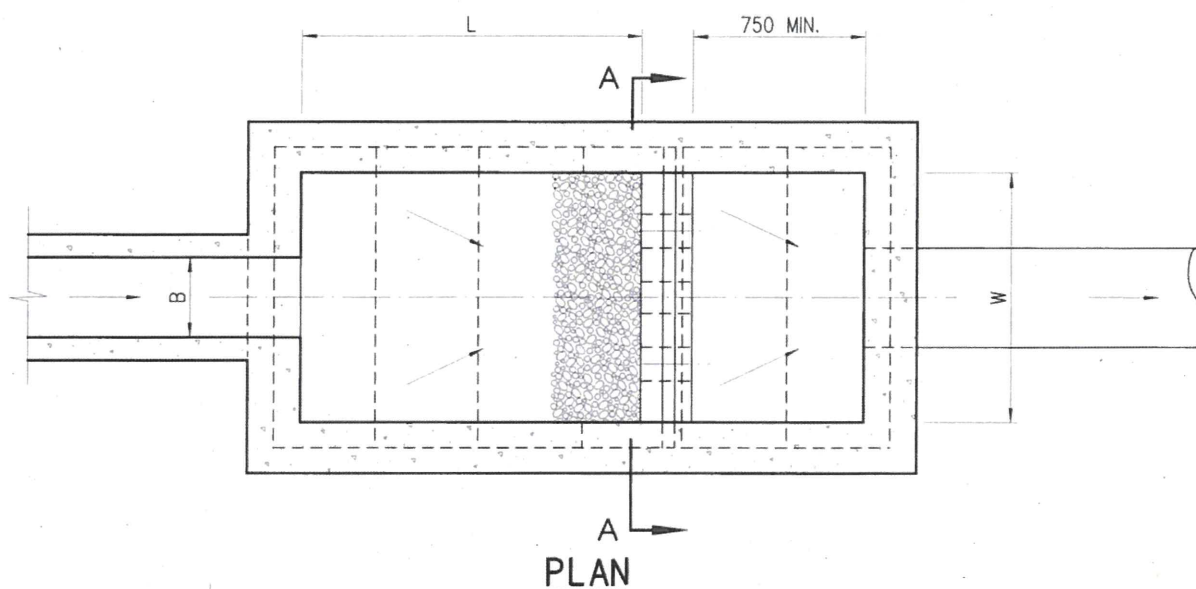
DATE JAN 1991

DRAWING NO.

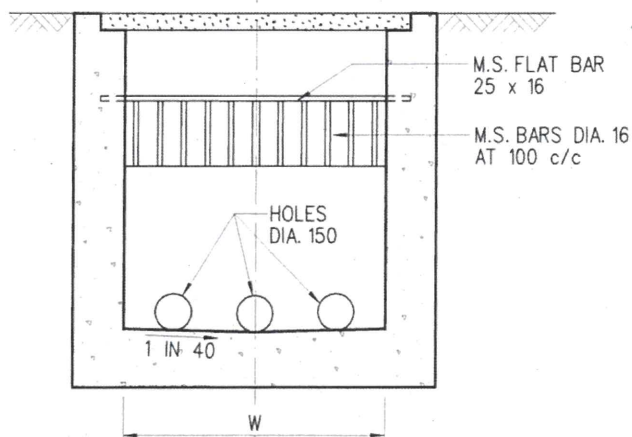
C2406 / 2



LONGITUDINAL SECTION



PLAN



SECTION A-A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE
DEPTH : $D \leq 750$
WIDTH : $W \geq 3B$
LENGTH : $4.8D^{0.67} h^{0.5} X^{-0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY D W L TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE

DRAINAGE SERVICES DEPARTMENT

SAND TRAP

REFERENCE

DRAWING No.

SCALE

DIAGRAMMATIC

DS 1025B

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Revised FSI Proposal for Planning application No. A/NE-FTA/206

16/11/2021 16:44

From: <leo@moderneng.com.hk>

To: <mltchan@pland.gov.hk>

Cc:

7 attachments



(A3) FS-1 (16-NOV-2021).pdf(A3) FS-2 (16-NOV-2021).pdf(A3) FS-3 (16-NOV-2021).pdf



(A3) FS-5 (16-NOV-2021).pdf(A3) FS-7 (16-NOV-2021).pdf(A3) FS-4 (16-NOV-2021).pdf



(A3) FS-6 (16-NOV-2021).pdf

Dear Ms. Michelle Chan (Planning Department)

Attached the revised FSI Proposal for your comment.

Should you have any enquiries, please feel free to contact Mr. Leo Wong at 3105 3466.

Regards

Leo Wong

Direct Line : +852 3105 3466

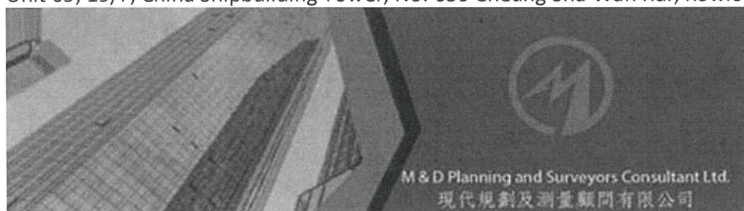
Mobile / Whatsapp :

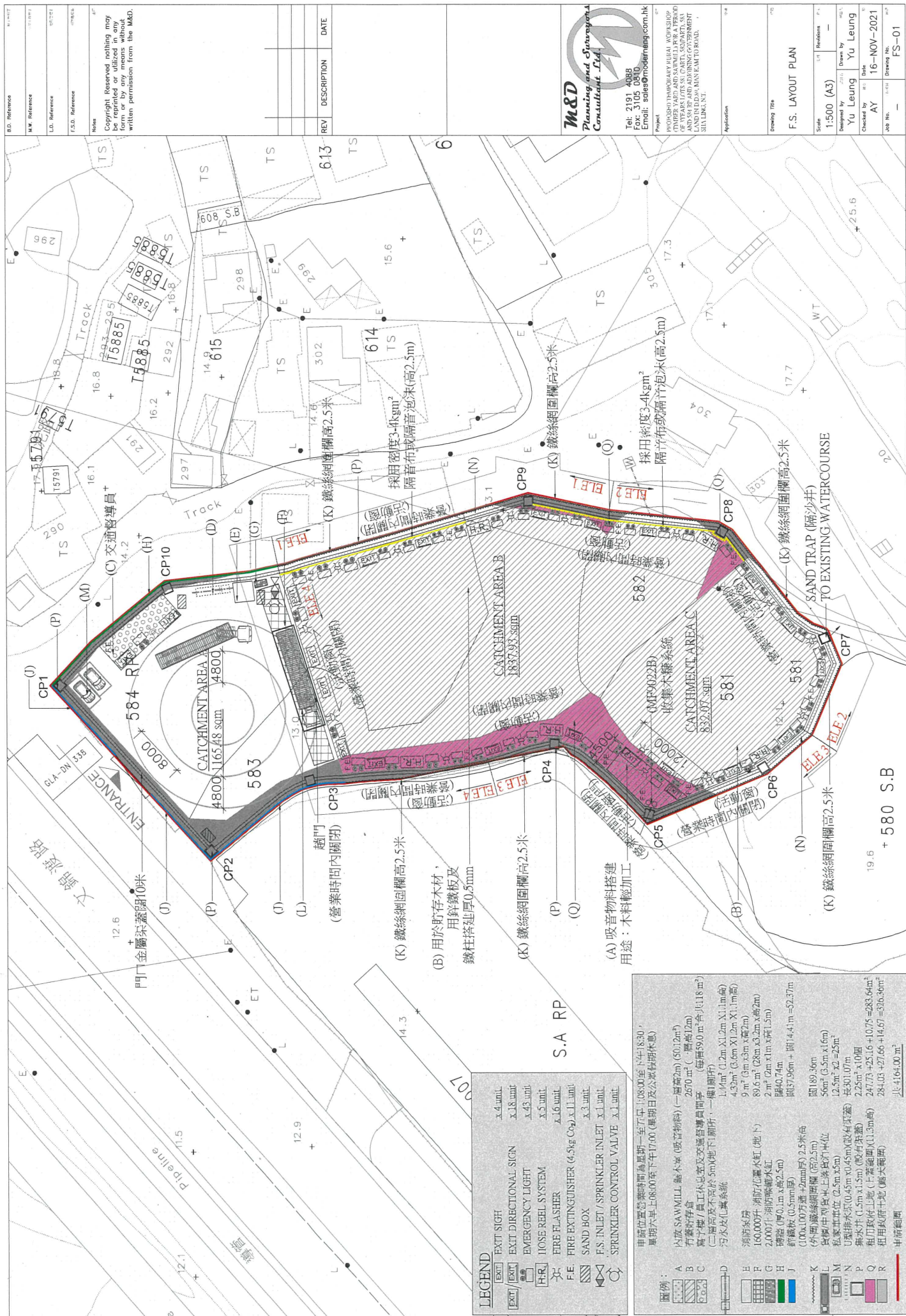
Fax : +852 3105 0810

Email : leo@mdps.com.hk

Web site : www.mdps.com.hk

Unit 09, 19/F, China Shipbuilding Tower, No. 650 Cheung Sha Wan Rd., Kowloon.





M&D
Planning and Surveys
Consultant Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

Project PHOSPHO THIMPOHARY RURAL WORKSHOP
TINER YARD AND SAWMILL FOR A PERIOD
OF THREE YEARS LOTS 581 (PART), 583
AND 584 RP AND ADJOINING GOVERNMENT
LAND IN D.D.89, MAN KAM TO ROAD.

Application	1998
...	...

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

1999

--	--

Drawing Title	Page
1. General View of the Building	1
2. Section A-A	2
3. Section B-B	3
4. Section C-C	4
5. Section D-D	5
6. Section E-E	6
7. Section F-F	7
8. Section G-G	8
9. Section H-H	9
10. Section I-I	10
11. Section J-J	11
12. Section K-K	12
13. Section L-L	13
14. Section M-M	14
15. Section N-N	15
16. Section O-O	16
17. Section P-P	17
18. Section Q-Q	18
19. Section R-R	19
20. Section S-S	20
21. Section T-T	21
22. Section U-U	22
23. Section V-V	23
24. Section W-W	24
25. Section X-X	25
26. Section Y-Y	26
27. Section Z-Z	27
28. Section AA-AA	28
29. Section BB-BB	29
30. Section CC-CC	30
31. Section DD-DD	31
32. Section EE-EE	32
33. Section FF-FF	33
34. Section GG-GG	34
35. Section HH-HH	35
36. Section II-II	36
37. Section JJ-JJ	37
38. Section KK-KK	38
39. Section LL-LL	39
40. Section MM-MM	40
41. Section NN-NN	41
42. Section OO-OO	42
43. Section PP-PP	43
44. Section QQ-QQ	44
45. Section RR-RR	45
46. Section SS-SS	46
47. Section TT-TT	47
48. Section UU-UU	48
49. Section VV-VV	49
50. Section WW-WW	50
51. Section XX-XX	51
52. Section YY-YY	52
53. Section ZZ-ZZ	53
54. Section AA-AA	54
55. Section BB-BB	55
56. Section CC-CC	56
57. Section DD-DD	57
58. Section EE-EE	58
59. Section FF-FF	59
60. Section GG-GG	60
61. Section HH-HH	61
62. Section II-II	62
63. Section JJ-JJ	63
64. Section KK-KK	64
65. Section LL-LL	65
66. Section MM-MM	66
67. Section NN-NN	67
68. Section OO-OO	68
69. Section PP-PP	69
70. Section QQ-QQ	70
71. Section RR-RR	71
72. Section SS-SS	72
73. Section TT-TT	73
74. Section UU-UU	74
75. Section VV-VV	75
76. Section WW-WW	76
77. Section XX-XX	77
78. Section YY-YY	78
79. Section ZZ-ZZ	79
80. Section AA-AA	80
81. Section BB-BB	81
82. Section CC-CC	82
83. Section DD-DD	83
84. Section EE-EE	84
85. Section FF-FF	85
86. Section GG-GG	86
87. Section HH-HH	87
88. Section II-II	88
89. Section JJ-JJ	89
90. Section KK-KK	90
91. Section LL-LL	91
92. Section MM-MM	92
93. Section NN-NN	93
94. Section OO-OO	94
95. Section PP-PP	95
96. Section QQ-QQ	96
97. Section RR-RR	97
98. Section SS-SS	98
99. Section TT-TT	99
100. Section UU-UU	100

F.S. LAYOUT PLAN

0
0
-
6
0
E
0

Scale	LM	Revisions	P ₁
-------	----	-----------	----------------

1:500 (A3)	—
------------	---

Designed by	Drawn by	Checked by
-------------	----------	------------

Yu Leung	Yu Leung
----------	----------

Checked by	Date
AV	16-NOV-2021

AI	1.207-4001-01
----	---------------

100 NO.	—	drawing No.	FS-01
---------	---	-------------	-------

Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.

Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.

REV	DESCRIPTION	DATE
-----	-------------	------



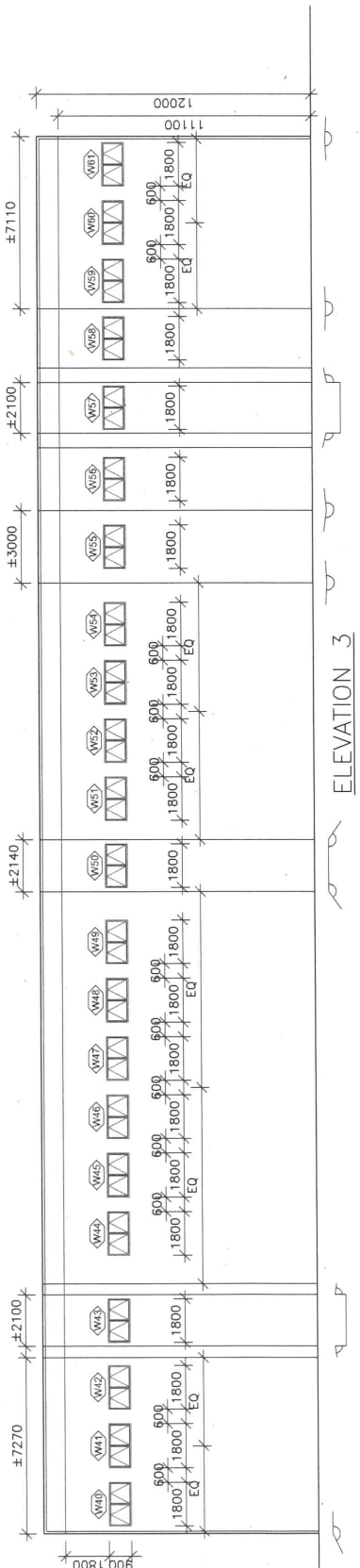
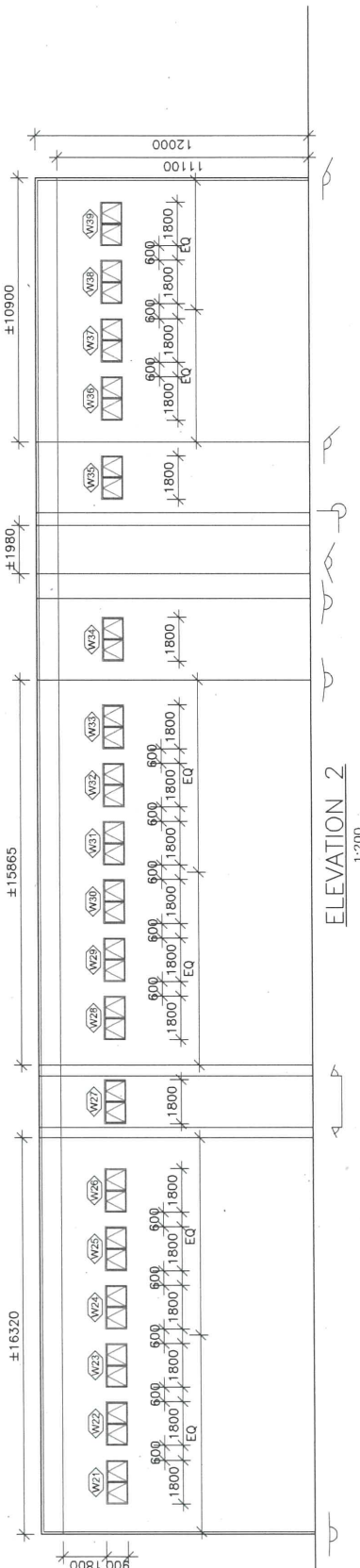
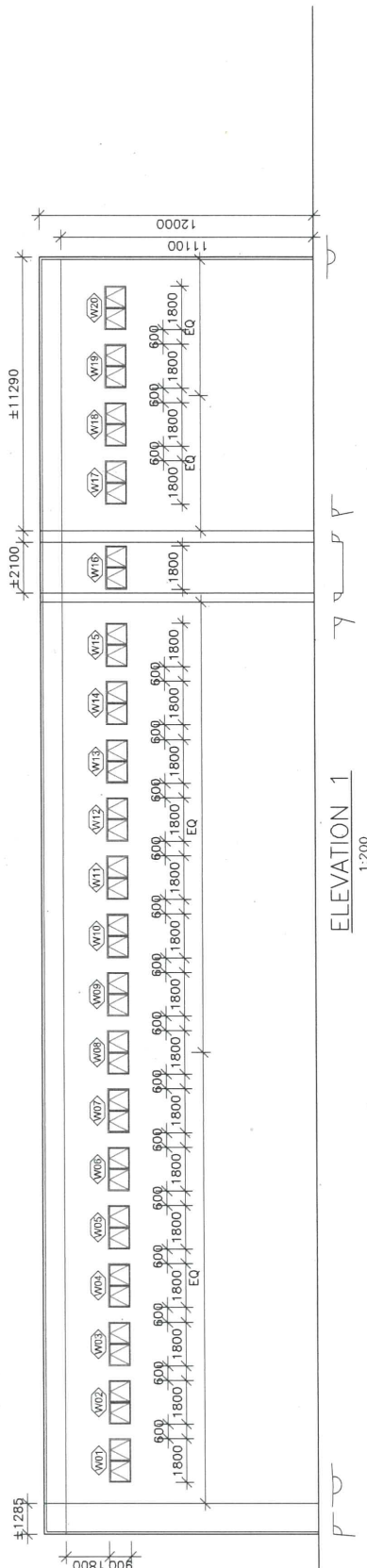
Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

Project PHOENIX/TEMPORARY RURAL WORKSHOP
TIMBER YARD AND SAWMILL FOR A PERIOD
OF YEARS (LOTS 58) (PART, 582(PART), 583
AND 584 RT AND ADJOINING GOVERNMENT
LAND IN D.D.8% MAN KAM TO ROAD,

Application	1990
-------------	------

Drawing Title	Sheet
OPENABLE WINDOW ELEVATION	172

Scale	1:200 (A3)	Drawn by	Yu Leung	Revisions	—
Designed by	Yu Leung	Drawn by	Yu Leung		
Checked by	AY	Date	16-NOV-2021		
Job No.	—	Drawing No.	FS-02		



OPENABLE WINDOW ELEVATION



PROPOSED TOTAL OPENABLE WINDOW AREA = 169.82m²
TOTAL OPENABLE WINDOW REQUIRED = 2670m² x 6.25%
= 166.875m²

m&D
*Planning and Surveyors
Consultant Ltd.*

Tel: 2191 4088
Fax: 3105 0810
Email: sales@modernang.com.hk

Project: 6th
CONTEMPORARY RURAL WORKSHOP
TIMBER YARD AND SHELTER FOR A FLOOD
OF YEARS LOTS 51, 52, 53, 54
AND 56 301 AND ADJOINING GOVERNMENT
LAND IN D.D.36 NAN KAM TO ROAD,
SHEUNG KUI, N.T.

Application	Index
-------------	-------

Drawing Title	OPENABLE WINDOW SCHEDULE, NOTES, & ELEVATION
---------------	---

Scale	1:200 (A3)	Drawn by	Yu Leung	Date	16-NOV-2021
Revisions	—	Checked by	AY	Job No.	—
				Drawing No.	FS-03

1) FIRE HOSE REEL SYSTEMS

- 1.1 THERE SHALL BE SUFFICIENT F.H. AND H.R. TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF FIRE SERVICES HOSE AND REEL TUBING.
- 1.2 1 NO. OF 2,000 LITERS H.R. WATER TANK TO BE PROVIDED AS INDICATED ON PLAN.
- 1.3 ELECTRICALLY DRIVEN FIXED FIRE PUMPS (ON DUTY & ONE STANDBY) SHALL BE PROVIDED AS INDICATED ON PLANS TO MAINTAIN A SYSTEM RUNNING PRESSURE BETWEEN 350 kPa TO 850 kPa. A TOTAL AGGREGATE FLOW OF NOT LESS THAN 900L/MIN FROM ANY TWO HYDRANT OUTLETS, PARALLEL TO EACH OTHER, SHALL BE PROVIDED AT ANY HYDRANT OUTLET POINT WHERE NECESSARY TO MAINTAIN THE REQUIRED PRESSURE RANGE AND FLOW SINGLE OUTLET FIRE HYDRANT OUTLETS TO BE PROVIDED
- 1.4 FIRE SERVICES INLET TO BE PROVIDED AT POSITION AS SHOWN ON PLANS

2) AUTOMATIC SPRINKLER SYSTEM

- 2.1 AN INDEPENDENT SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH LPC BS EN 12845:2015 AND FSD CIRCULAR LETTER 5/2020 FOR THE DESIGNED HAZARD GROUP HIGH RISE SPRINKLER SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS ACCORDING TO HAZARD CLASS OHA
- 2.2 ALL SPRINKLER HEADS SHALL BE OF FAST RESPONSE TYPE.
- 2.3 1 NO. OF 160,000 LITERS SPRINKLER TANK IN ACCORDANCE WITH LPC BS EN 12845:2015 TO BE PROVIDED AS INDICATED ON PLANS TO SERVE THE SPRINKLER SYSTEM WHICH IS TO BE RUN BY SINGLE DIRECTLY FROM TOWN MAIN (NON-DEPEND ON INFLOW RATE) WITH THE COPY OF THE CONSENT FROM THE WATER AUTHORITY FOR SUCH A CONNECTION OR SUPPLY TO THE TANK WILL BE SUBMITTED TO F.S.D. BE CERTIFICATION OF THE FINAL PLANS.
- 2.4 SPRINKLER ALARM VALVE SET SHALL BE PROVIDED AS SHOWN ON PLANS FOR SPRINKLER SYSTEM. SUFFICIENT LABELS TO BE PROVIDED TO INDICATE THE ZONE THAT THE ALARM VALVE CONNECTS.
- 2.5 SPRINKLER ALARM VALVE SET SHALL BE PROVIDED AS SHOWN ON PLANS FOR SPRINKLER SYSTEM. SUFFICIENT LABELS TO BE PROVIDED TO INDICATE THE ZONE THAT THE INLET CONNECTS.
- 2.6 A SPRINKLER ANNUNCIATOR PANEL LOCATED AT G/F AS SHOWN ON PLANS TO BE PROVIDED TO INDICATE THE FLOOR UPON WHICH SPRINKLERS ARE OPERATING.
- 2.7 SPRINKLER ALARM SIGNAL SHALL BE CONNECTED TO FIRE SERVICE COMMUNICATION CENTRE VIA DIRECT TELEPHONE LINK.
- 2.8 SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLAN TO DIRECTLY CONNECT TO SPRINKLER WATER PUMP AS INDICATED ON PLANS.

3) AUTOMATIC FIRE DETECTION AND ALARM SYSTEM

- 3.1 AN AUTOMATIC FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE RULES OF THE LOSS PREVENTION COUNCIL FOR AUTOMATIC FIRE DETECTION AND ALARM INSTALLATIONS FOR THE PROTECTION OF PROPERTY AND COMPLY WITH BS 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTERS 1/2009 AND 3/2010, TO THE ENTIRE BUILDING, SMOKE OR HEAT DETECTORS TO BE PROVIDED TO MECHANICAL FLOORS, ELECTRICAL AND MECHANICAL PLANT ROOMS AND AREAS NOT COVERED BY SPRINKLER INSTALLATION, INTERNAL MEANS OF ESCAPE TO ESCAPE STAIRCASE, EXCEPT ALL PIPE DUCTS.
- 3.2 AN INDEPENDENT MANUAL FIRE ALARM SYSTEM CONSISTS OF BREAKGLASS UNITS AND ALARM BELLS TO BE PROVIDED AT EACH HOSE REEL POINT AND BE INCORPORATED INTO THE FIRE HYDRANT / HOSE REEL SYSTEM. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. THIS ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AUDIO / VISUAL WARNING DEVICE INDICATION.
- 3.3 THE CONTROL AND ANNUNCIATOR PANELS OF ALL FIRE PROTECTION SYSTEMS TO BE TERMINATED AS INDICATED ON PLAN.
- 3.4 SIGNALS FROM THE AUTOMATIC FIRE ALARM SYSTEM AND MANUAL FIRE ALARM SYSTEM SHALL BE LINKED TO FIRE SERVICES COMMUNICATION CENTRE VIA DIRECT TELEPHONE LINK.
- 3.5 VISUAL FIRE ALARM SYSTEM IS TO BE PROVIDED IN ACCORDANCE WITH FSD CIRCULAR LETTER 2/2012 AND IN ACCORDANCE WITH BUILDINGS DEPARTMENT – DESIGN MANUAL BARRIER FREE ACCESS 08

4) OTHER F.S. PROVISIONS

- 4.1 SECONDARY POWER SUPPLY TO BE CONNECTED BEFORE BUILDING'S MAIN SWITCH.
- 4.2 EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND ALL EXIT ROUTES LEADING TO GROUND LEVEL AND COMPLIED WITH BS 5266 PART 1:2016 AND BS EN 1838:2013.
- 4.3 VENTILATION / AIR CONDITIONING CONTROL SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT.
- 4.4 PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED AT ALL E/M PLANT ROOMS AS INDICATED ON PLANS.
- 4.5 ALL EXITS AND EXIT ROUTES SHALL COMPLY WITH CODE OF PRACTICE & FSD CL. 5/08 AND SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO BE PROVIDED AND INSURE THAT ALL EXITS ARE CLEARLY MARKED BY THE BUILDING. ALL REQUIRED EXITS TO BE INDICATED CLEARLY BY ILLUMINATED "EXIT" SIGNS IN BOTH ENGLISH & CHINESE CHARACTERS 125mm HIGH.
- 4.6 ALL LININGS FOR ACUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 0 OR 2 RATE OF SURFACE SPREAD OF FLAME. ALL LININGS SHALL BE OF CLASS 0 FIRE RETARDANT PRODUCT, ON BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
- 4.7 ALL LININGS FOR ACUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME. AS PER BRITISH STANDARD APPROVED FIRE RETARDANT PRODUCT, ON BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
- 4.8 STATIC SMOKE EXTRACTION SYSTEM WILL NOT BE PROVIDE. THE AGGREGATE AREA OF OPENABLE WINDOW OF THE COMPARTMENT EXCEED 8.25% OF THE FLOOR AREA.
- 4.9 STORAGE EQUIPMENT INCLUDING OF THE MAXIMUM STORAGE HEIGHT AND AREA IS COMPLY WITH THE AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH LPC BSEN 12845:2015.

HAZARD CLASS AREA OF OPERATION m²

STORAGE HEIGHT (m)	ST1 FREE-STANDING STORAGE	ST1 CATEGORY 1
0.4m	WET OR PRE-ACTION	6.5m
360m³		

NOTE: STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE. STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 150m² IN PLAN AREA.

FLOW SWITCH

APPROVED TYPE FLOW SWITCH SHALL BE SO WIRED TO GIVE INDICATION ON THE SPRINKLER ANNUNCIATOR PANEL INDICATE THE PARTICULAR ZONE OF THE SPRINKLER SYSTEM ARE OPERATING.

FIRE HOSE REEL

- 1) THE HOSE REEL SHALL BE LOCATED IN POSITION AS SHOWN ON THE DRAWING. THE HOSE REEL SHALL BE SUPPLIED BY PIPING FROM THE DISCHARGE SIDE OF THE HYDRANT SUPPLY MAIN AND A SIMPLE ON-OFF CONTROL VALVE SHALL BE PROVIDED IN THIS PIPING OF THE HOSE REEL. THE DISCHARGE NOZZLE SHALL NOT BE FIXED MORE THAN 1350mm ABOVE FLOOR.
- 2) THE TUBING OF EVERY HOSE REEL MUST BE CAPABLE OF BEING REWOUND AROUND A DRUM OF 3800mm DIAMETER WITHOUT KINKING OR BENDING. WHEN LEAVING SHARP OBSTRUCTIONS AND SHALL BE CAPABLE WHEN FITTED WITH BRANCH PIPE AND NOZZLE OF PROJECTING A JET NOT LESS THAN 6,000mm IN LENGTH.
- 3) THE TUBING OF EVERY HOSE REEL SHALL HAVE A BURSTING PRESSURE OF NOT LESS THAN 2,700kPa AND SHALL NOT BE POROUS NOR EXHIBIT ANY SIGNS OF PERCOLATING BELOW 2,000kPa.
- 4) THE HOSE REEL BRANCH NOZZLE SHALL HAVE A 4.5mm ORIFICE AND BE FITTED WITH A SIMPLE TWO WAYS VALVE TO OPEN OR SHUT OFF JET. THE VALVE MUST NOT BE SPRING LOADED.
- 5) THE LENGTH OF EACH HOSE REEL SHALL NOT BE LESS THAN 30 METRES.

BREA KGLASS UNIT / ALARM BELL

- 1) BREAKGLASS UNIT (ELECTRIC REMOTE CONTROL BUTTON) SHALL BE SITED NEAR EACH HOSE REEL WITH ELECTRIC ALARM BELL AND SHALL BE 50 METERS THAT IS THE MAXIMUM OF THE DISTANCE OF ANY ONE BREAKGLASS UNIT WILL START THE FIXED FIRE PUMP(S) AUTOMATICALLY AND RAISED ALARM BELL AS SPECIFIED.
- 2) ALARM BELLS SHALL BE IRONCLAD CORROSION PROOF, 24 VOLT D.C. / 220V AC, 150mm DIAMETER ROUND GONG TYPE, SUITABLE FOR 20mm DIAMETER CONDUIT ENTRY. RED GONGS ARE TO BE PROVIDED.

PIPEWORK FOR F.H. / H.R. AND SPRINKLER SYSTEM

- 1) PIPES SHALL BE OF MEDIUM GRADE G.I. TUBE CONFORMING TO BS EN 10255 STEEL TUBE AND TUBULARS FOR SCREWING TO B.S. 21 PIPE THREADS. (PIPE SIZE 150mm DIA. & BELOW)
- 2) ALL PIPEWORK AND FITTINGS SHALL BE HYDRAULICALLY TESTED TO ENSURE WATER TIGHTNESS TO A WATER PRESSURE OF TWICE THE MAXIMUM WORKING PRESSURE OF THE PIPING SYSTEM CONCERNED.

SPRINKLER HEAD

SPRINKLER HEAD	QUARIZOID BUILD (68°) SPRAY PENDANT, CONVENTIONAL, UPRIGHT & CONCEALED TYPE
SIZE	15mm
K FACTOR	80 ± 5%
ORIFICE SIZE	15mm

THE CONTRACTOR SHALL ALLOW IN THEIR TENDER TO LOCATE THE SPRINKLER HEADS AT A DISTANCE OF 450mm MAX. BELOW THE UNDERSIDE OF STRUCTURAL SLAB AS REQUIRED BY PC RULES OR INSTRUCTED BY ARCHITECT / ENGINEER.

COLOUR CODE FOR PIPE SIZES

PIPE SIZE	COLOR
20mm	ORANGE
25mm	GREEN
32mm	RED
38mm	PURPLE
40mm	PURPLE
50mm	YELLOW
65mm	LIGHT BLUE
80mm	DARK GREEN
100mm	LIGHT BROWN
150mm	BROWN
200mm	NAVY BLUE

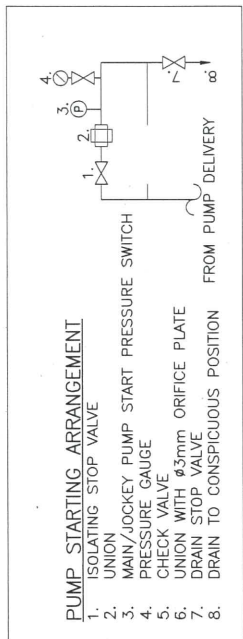
52	150mm DIA. ALARM BELL
53	AUTOMATIC AIR C/W 25mm GATE VALVE
54	BALL FLOAT VALVE
55	CONTROL MODULE
56	DIRECT READING FLOW METER
57	EMERGENCY LIGHT
58	FLEXIBLE CONNECTOR
59	FLOW SWITCH
60	F.E. FIRE EXTINGUISHER (4.5kg CO ₂)
61	FIRE FLASHER
62	FIRE HYDRANT
63	FIRE SAND BOX
64	F.S. INLET / SPRINKLER INLET
65	GATE VALVE
66	GATE VALVE C/W PLUG
67	GATE VALVE WITH MICRO-SWITCH
68	HOSE REEL W/ LOCK IN GLASS FRONTED CABINET
69	MONITOR MODULE
70	NON-RETURN VALVE
71	PRESSURE GAUGE W/ 15mm GAUGE COCK
72	PRESSURE SWITCH
73	SMOKE DETECTOR
74	SPRINKLER HEAD AT CEILING SOFFIT
75	SUBSIDIARY WITH MICRO-SWITCH
76	VORTEX INHIBITOR
77	VISUAL ALARM FLASH LIGHT
78	WATER LEVEL CONTROL SWITCH
79	WEATHERPROOF TYPE EQUIPMENT

NOTE: ALL SPRINKLER HEAD UNDER FALSE CEILING SHALL BE OF CONCEALED TYPE.

Scale	N.T.S. (A3)		Revisions	—
Designed by	Yu Leung	Drawn by	Yu Leung	1/1
Checked by	AY	Date	16-NOV-2021	10
Job No.	—	Drawing No.	FS-04	10/2

Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.

DESIGNATION	FLOW	HEAD
FP1 & FP2	900 LITER/MIN.	6 BAR
SP1 & SP2	1150/540/370 LITER/MIN.	5.7/5.4/3.0 BAR
SUP	50 LITER/MIN.	6.5 BAR
FUP	50 LITER/MIN.	6.5 BAR



1. ISOLATING STOP VALVE
2. UNION
3a. LOW PRESSURE WARNING SIGNAL 0.5 BAR
3b. FOR JOCKEY PUMP CUT-IN OR OUT
3c. FOR STANDBY PUMP CUT-IN & PUMP
3d. OF LOW FLOW (PUMP FAILED) SIGNAL
4. OF STANDBY PUMP
5. PRESSURE GAUGE
6. CHECK VALVE
7. UNION WITH STOP VALVE
8. DRAIN TO CONSPICUOUS POSITION

FROM TRUNK MAIN

DETAIL OF CHECK WATER METER CABINET AT G/F

M&D
Planning and Surveyors
Consultant Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

project. WOMEN'S TEMPORARY RURAL WORKSHOP (KUMHAR YARD AND SAWMILL) FOR A PERIOD OF 3 YEARS LOTS 581 (PART), 582(PART), 583 AND 584 RT AND ADJOINING GOVERNMENT LAND IN D.D.89, MAN KAM TO ROAD.

Application	1998
-------------	------

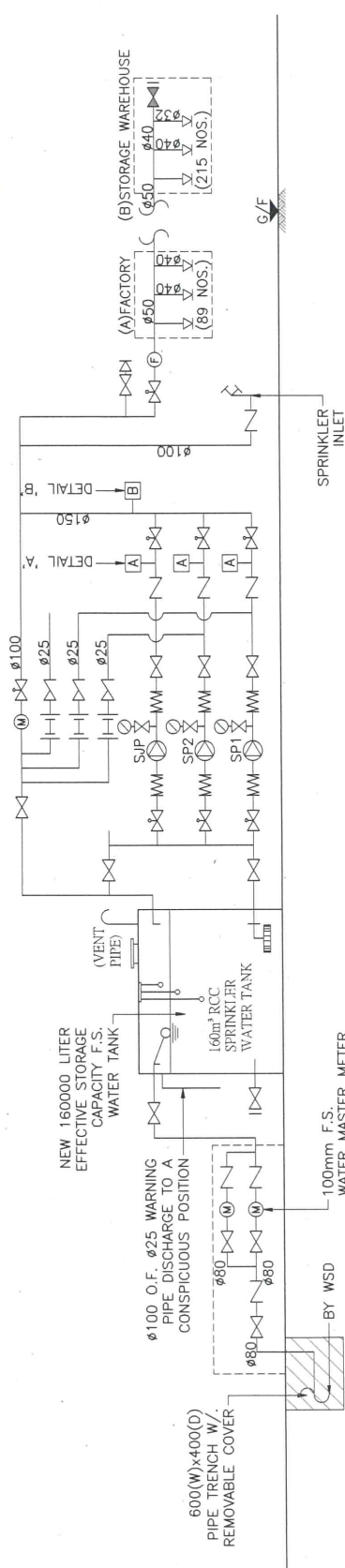
rowing Title
F.S. CONTROL & PLUMBING
SCHEMATIC DIAGRAM FOR
AUTOMATIC SPRINKLER SYSTEM

cole	LA	Revisions	11
N.T.S.		—	

Designed by	Drawn by
Yiu Leung	Yiu Leung

checked by	REC	Date	10 NOV 2001
------------	-----	------	-------------

Job No.	11-CH	Drawing No.	16-NOV-2021
---------	-------	-------------	-------------



Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.

1000

100

--	--

10

1

100

Planning and Survivability

Permanent G#

Email: sales@moderneng.com.hk

OF 3 YEARS LOTS 581 (PART), 582(PART), 583
AND 584 RP AND ADJOINING GOVERNMENT

Application	1998
-------------	------

CONTEMPORARY POWER CONCEPTS
DIAGRAM FOR F.S. IMPROVEMENT
WORKS & SCHEMATIC CONTROL

Scale	LT	Revisions	PC
1.500 (A3)		—	

Yu Leung	Yu Leung
Checked by	Date

Job No.	1144	Drawing No.	FS-07
—		—	



SCHEMATIC CONTROL WIRING DIAGRAM FOR MFA

N.T.S.

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



FW: Supersede Planning Application document and layout plan of submission on 27.10.2021 (Ref. No.: A/NE-FTA/206)

17/11/2021 15:52

From: <leo@moderneng.com.hk>
 To: <mltchan@pland.gov.hk>
 Cc: <kinformtimber66@gmail.com>, <kinformtimber@yahoo.com.hk>, <andy@moderneng.com.hk>

History: This message has been forwarded.

Dear Ms. Michelle Chan

1.3rd bullet point, S.3 of Appendix C - Please specify the surface mass density of acoustic materials to be adopted in the sawmill to minimise the noise impact.

The surface mass density of acoustic materials to be 7kg / m² in the sawmill to minimize the noise impact.

2.Proposed Layout Plan - Please clarify if Item B refers to enclosed structure made up of 0.5mm thick zinc metal sheet.

The Item B is made up of 0.5mm thick zinc metal sheet;

In additional, item B facing domestic structures on the east side is made of adopt noise insulating fabric or acoustic foam (Surface density 3-4kg/m² and 2.5m high).

3.Please clarify whether the operating hours are (a) 8:00am - 6:30pm on Monday to Saturday, not operating on Sunday and public holidays, as stated in the application form; or (b) 8:00am - 6:30pm on Monday to Friday, 8:00 am - 5:00 pm on Saturday, not operating on Sunday and public holidays, as stated in the proposed layout plan. The operating hours are (a) 8:00am - 6:30pm on Monday to Saturday, not operating on Sunday and public holidays , and shown in the application form on 3rd Nov, 2021

Proposed operating hours 擬議營運時間 星期一至星期六上午8:00 至下午6:30 (星期日及公眾假期休息)		
(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 No 否	☒ There is an existing access. (please indicate appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 文錦道路 ☐ There is a proposed access. (please illustrate on plan) 有一條擬議車路。(請在圖則顯示, 並註明車路名稱) ☐
(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 justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少的措施, 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 No 否	☐ Please provide details 請提供詳情 ☒
	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond/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、#

Leo Wong

Direct Line : +852 3105 3466

Mobile / Whatsapp :

Fax : +852 3105 0810

Email : leo@mdps.com.hk

Web site : www.mdps.com.hk

Unit 09, 19/F, China Shipbuilding Tower, No. 650 Cheung Sha Wan Rd., Kowloon

九龍長沙灣道650號中國船舶大廈19樓09室

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士

註冊檢驗認可承辦商(公司)編號MWC214/2017

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



FTA/206 Revised Layout plan

24/11/2021 17:50

From: <leo@moderneng.com.hk>

To: <mltchan@pland.gov.hk>

History: This message has been forwarded.

1 attachment



(A3) PLAN (24-NOV-2021).pdf

Dear Michelle Chan

Leo Wong

Direct Line : +852 3105 3466

Mobile / Whatsapp :

Fax : +852 3105 0810

Email : leo@mdps.com.hk

Web site : www.mdps.com.hk

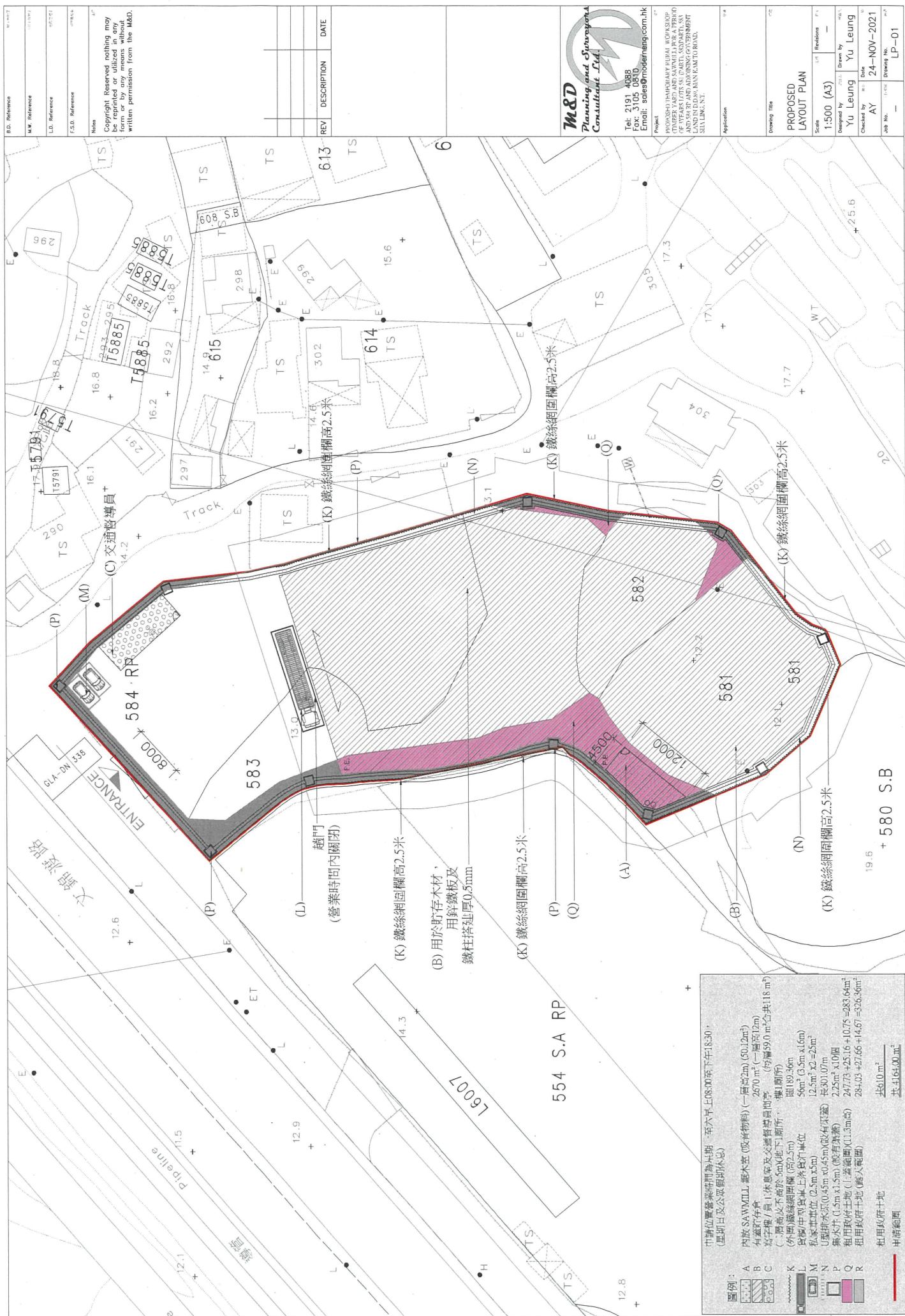
Unit 09, 19/F, China Shipbuilding Tower, No. 650 Cheung Sha Wan Rd., Kowloon

九龍長沙灣道650號中國船舶大廈19樓09室

屋宇署認可承辦商 小型工程承辦商(公司) / 認可人士

註冊檢驗認可承辦商(公司)編號MWC214/2017





圖例：

A	B	C

K L M N P Q R

--	--	--	--	--	--	--

Previous S.16 Applications

Approved Application

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
A/NE-FTA/196	Proposed Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years	6.3.2020	A1 - A12

Approval Conditions

- A1 No operation between 5:30 p.m. and 8:00 a.m. on Mondays to Fridays was allowed
- A2 No operation between 5:00 p.m. and 8:00 a.m. on Saturdays was allowed
- A3 No operation on Sundays and public holidays was allowed
- A4 The provision of boundary fencing on the site
- A5 The submission of a drainage proposal
- A6 The provision of drainage facilities
- A7 The submission and implementation of traffic management measures
- A8 The submission and implementation of a proposal for fire service installations and water supplies
- A9 The submission and implementation of a proposal for environmental mitigation measures
- A10 The revocation clause
- A11 The reinstatement clause

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejected Reasons
A/NE-FTA/145	Temporary Lorries, Container Tractors and Trailers Park for a Period of 3 Years	22.8.2014	R1 - R3

Rejected Reasons:

- R1 Not in line with the planning intention of the "Agriculture" ("AGR") zone. There was no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.
- R2 Not in compliance with the Town Planning Board Guideline No. 13E for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that the applicant failed to demonstrate that the development would have no adverse environmental, traffic and landscape impacts on the surrounding area.
- R3 Setting of undesirable precedent for similar applications.

5-1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

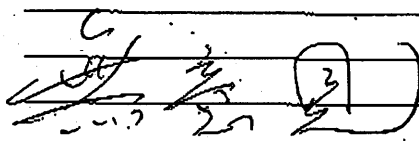
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-FTA/206

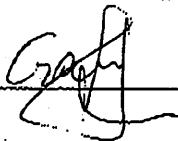
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

2021.11.9

5-2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211115-152519-42772

提交限期

Deadline for submission:

26/11/2021

提交日期及時間

Date and time of submission:

15/11/2021 15:25:19

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-FTA/206

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

5-3

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月23日星期二 3:22
收件者: tpbpd
主旨: A/NE-FTA/206 DD 89 Man Kam To Road

A/NE-FTA/206

Lots 581 (Part), 582, 583 and 584 RP in D.D. 89, Man Kam To Road, Sha Ling

Site area : About 4,164sq.m

Zoning : "Agriculture"

Applied use : Timber Yard and Sawmill / 3 Vehicle Parking

Dear TPB Members,

The Applicant is looking for a larger site but has not yet fulfilled the conditions of the previous application.

Members should question what the issues are.

In addition I note that *'The Secretary for Development fully supported the application from the perspective of ensuring timely delivery of the housing yield in KTN NDA and providing operation space for displaced brownfield operations needed by the community'*

This is alarming. Surely the Secretary for Development should be ensuring that the 'displaced brownfield' operations going forward will operate on appropriately zoned sites in premises fitted with modern technology and in compliance with the highest standards possible. Instead he is encouraging nothing more than their migration to other districts.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, February 10, 2020 4:26:38 AM
Subject: A/NE-FTA/196 DD 89 Man Kam To Road

A/NE-FTA/196

Lots 581 (Part), 582, 583 and 584 RP in D.D. 89, Man Kam To Road, Sha Ling

Site area : About 3,516sq.m

Zoning : "Agriculture"

Applied use : Timber Yard and Sawmill

Dear TPB Members,

Is there no plan in place to accommodate businesses that have to relocate?

Surely an area should be set aside and appropriately zoned to ensure that haphazard brownfield operations are not transferred from one district to another?

Where are the long touted well designed compounds where operators like this can be located close to others providing similar services? A business like this should have a permanent location not this 3-year roll over arrangement that discourages capital investment in premises and facilities.

Questions please.

Mary Mulvihill

5-4

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



沙嶺村居民福利會
24/11/2021 10:17

A/NE-FTA/206

From:

To: [REDACTED]
tpbpd@pland.gov.hk

FileRef:

1 attachment



20211124094852.pdf

請查閱附件、謝謝

回 條

貴處檔案：(5) in HAD N DS/17/40/25/705/95/21

致：粉嶺壁峰路3號
北區政府合署4樓401室
北區民政事務處
張嘉寶女士
(傳真：2676 9109)

《城市規劃條例》規劃申請編號：A/NE-FTA/206
擬議臨時鄉郊工場(木園及鋸木廠)(為期3年)
新界沙嶺文錦渡路丈量約份第89約地段第581號(部分)、第582號(部分)、
583號及第584號餘段和毗鄰政府土地

本人/機構接獲貴處來信，諮詢上述事宜，現回覆如下：

☐ 贊成 (理由/意見：_____)

☒ 反對 (理由/意見：太接近民居鋸木時會發出嘈吵的聲響、木灰塵會造成空氣污染、會影響居民身體健康和滋擾，希望貴處考慮。)

☐ 無意見 (其他補充事項：_____)

(請於合適的方格口內填上「✓」號)

請於 2021 年 11 月 24 日或之前傳真或寄回至本處

簽署：_____

姓名：_____

團體：沙嶺村居民福利會

電話：_____ (由北區民政事務處職員_____代填)

日期：22-11-2021 (電話會談日期：_____)



Should you have any question or/and require English version of this consultation material, please contact Ms. Michelle L.T. CHAN of Sha Tin, Tai Po & North, Planning Department at 2158 6391.

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):
- (i) the Site comprises private lots which are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the application site, and there is no guarantee that any adjoining Government Land (GL) will be allowed for vehicular access to the Site for the proposed use;
 - (ii) according to the proposed development, toilets would be erected on the site. The applicant should note that any proposed toilet facilities should meet current health requirements; and
 - (iii) the owner of the application lots has submitted applications to her office for a STW and a STT, which are being processed by her office and will be considered by Government in its landlord's capacity. There is no guarantee that the STW and STT applications will be approved. If the STW and STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by her office;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the section of Man Kam To Road adjacent to the Site is under HyD's maintenance purview. However, the proposed access to the Site will pass through a strip of land between the footpath of Man Kam To Road and the Site, which is not maintained by HyD. The applicant is required to sort out the land issue with relevant land authorities; and adequate drainage measures such as u-channels shall be provided to prevent surface runoff flowing from the Site to the nearby public roads;
- (c) to note the following comments of the Director of Environmental Protection (DEP):
- (i) the applicant is reminded to implement the environmental mitigation measures as follows:
 - General*
 - openings including windows and doors of the fully enclosed structure would be closed during operation
 - restrict operating hours to 8:00 a.m. – 6:30 p.m. from Mondays to Saturdays, and no operation on Sundays and public holidays
 - on-site septic tank and soakaway system would be designed according to ProPECC PN 5/93
 - portable toilets would be provided to on-site construction workers
 - on-site drainage system would be designed according to ProPECC PN 5/93
 - Sawmill workshop (i.e. Structure A)*
 - the workshop activities (including cutting of timber) and loading/ unloading activities would only be conducted in fully enclosed structure
 - adoption of dust collection system (Model: MF9022B)

- exhaust of dust collection system (Model: MF9022B) shall face Man Kam To Road (i.e. away from nearby domestic premises)
- acoustic materials with surface mass density of 7 kg/m² would be adopted
- adoption of individual noisy machinery equipped with noise enclosure (Brand/ Model: Arterki Plank Multiple Rip Saw (Model MJ-PMR-3012))

Enclosed storage structure (i.e. Structure B)

- entire structure made of 0.5mm thick Zinc metal sheet. Additional insulating fabric/ foam of surface mass density 3-4 kg/m² and 2.5m high on sides facing domestic structures to the east

Parking / manoeuvring area to the north of the site

- provision of 2mm thick and 2.5m high Zinc metal sheet to the west and north of the area
- provision of 0.1m thick and 2.5m high brick wall to the east of the area

- (ii) to comply with the approval condition for implementing the proposed environmental mitigation measures in due course, please be reminded to provide (i) a table to list out all proposed environmental mitigation measures as stated in paragraph (d)(i) above, (ii) photos of the implemented environmental mitigation measures which can properly demonstrate that the relevant requirements (e.g. length/ height/ thickness, materials, etc.) have been met; (iii) a location map to show view angles of the photos taken; and (iv) certification by Authorised Person(s) to confirm the environmental mitigation measures proposed in the proposal have been properly implemented; and
 - (iii) the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites", including but not limited to the environmental measures regarding air quality, noise and water quality;
- (d) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
- (i) the Site is in an area where no public sewerage connection is available;
 - (ii) the applicant is also advised to note the following general requirements in the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;

- catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
- the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from this site will not overload the existing drainage system;
- the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary;
- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and
- photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

- (e) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
- (i) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)Rs) respectively;
 - (iv) if the Site does not abut a specified street of not less than 4.5 m wide, its development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage; and
 - (v) the proposed temporary buildings shall comply with Part VII of the B(P)Rs. Detailed consideration will be made at the building plan submission stage; and
- (f) to note the comments of the Director of Fire Services (D of FS) that the applicant shall be reminded that fire service installations (FSIs) schematic diagram will not be commented at this stage. Also, the applicant should be advised that the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS.