

This document is received on 2 OCT 2024.
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/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.tpb.gov.hk/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.tpb.gov.hk/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-77A/255 |
| | Date Received 收到日期 | - 2 OCT 2024 |

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 健豐木行有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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)

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

(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 4,164 sq.m 平方米 ☐ About 約
☒ Gross floor area 總樓面面積 2,788 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

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Agriculture" Zone |
| (f) Current use(s) 現時用途 | Rural Workshop (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 年 月 日的記錄，這宗申請共牽涉 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 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) |
| | | |
| | | |
| | | |

(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
05/09/2024 - 19/09/2024 (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 30/09/2024 (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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分) | |
| (a) Proposed use(s)/development 擬議用途/發展 | (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | <input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積sq.m <input checked="" type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) | |
| 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 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) | |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) | |

| | | | |
|--|---|---|--|
| Proposed operating hours 擬議營運時間 | | | |
| (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 | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/> | |
| | No 否 | | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？ | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 | |
| | No 否 | <input type="checkbox"/> | |
| (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 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | |
| | No 否 | <input type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> | | |
| | | | |

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| | 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 or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/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/ <u>NE-FTA</u> / <u>206</u> |
| (b) Date of approval 獲批給許可的日期 | <u>10/12/2021</u> (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | <u>10/12/2024</u> (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | Proposed Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years |
| (e) Approval conditions 附帶條件 | <div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div> |
| (f) Renewal period sought 要求的續期期間 | <div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> year(s) 年 <u>3</u> </div> <div> <input type="checkbox"/> month(s) 個月 </div> |

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）。

Please refer to the attached 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 this application 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

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


.....
Matthew NG

.....
Planning and Development Manager

Name in Block Letters
姓名（請以正楷填寫）

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 RPP No. 411

MRTPI, MPIO, CMILT

Others 其他

on behalf of
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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

Date 日期

30/09/2024

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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 available at the Planning Enquiry Counters of the Planning Department for general information.)

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

| | |
|--|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置／地址 | Lots 581 (Part), 582 (Part), 583 and 584 RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories |
| Site area 地盤面積 | 4,164 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 610 sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18 |
| Zoning 地帶 | "Agriculture" Zone |
| Type of Application 申請類別 | <input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Renewal of Planning Approval for Temporary Rural Workshop (Timber Yard and 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 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 2,788 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.67 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | N/A | |
| | Non-domestic 非住用 | 2 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | N/A | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | N/A | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| | Non-domestic 非住用 | 5 - 12 (about) | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | 1 - 2 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | 66 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | 2 |
| | 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 | | 1 |
| | 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) Container Vehicle Spaces 貨櫃車車位 _____ _____ | | 1 |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|--------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Plans showing the location, zoning and land status of the application site, Swept path analysis, FS 251, Accepted drainage, FSIs, traffic mitigation measures and environmental mitigation measures proposals, Photographic record showing the existing drainage facilities | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |
| 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。

SECTION 16 PLANNING APPLICATION

**RENEWAL OF PLANNING APPROVAL FOR TEMPORARY RURAL WORKSHOP
(TIMBER YARD AND SAWMILL) FOR A PERIOD OF 3 YEARS IN “AGRICULTURE” ZONE**

**LOTS 581 (PART), 582 (PART), 583 AND 584 RP IN D.D. 89 AND
ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Kinform Timber Company Limited

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 581 (Part), 582 (Part), 583 and 584 RP in D.D. 89 and Adjoining Government Land (GL), Man Kam To Road, Sha Ling, New Territories (the Site) for **'Renewal of Planning Approval for Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years'** (proposed development).
- The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18. The Site occupied an area of 4,164 m² (about), including 610 m² (about) of Government Land. A total of 2 structures are proposed at the Site for storage of timber/plywood/construction materials, sawmill workshop, site office and washroom with total GFA of 2,788 m² (about). The remaining area is reserved for parking, loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Man Kam To Road via a local access. The proposed development will operate on Monday to Saturday from 08:00 to 18:30. No operation on Sunday and public holidays.
- Justifications for the proposed development are as follows:
 - To facilitate the renewal of planning application for the previous application No. A/NE-FTA/206
 - The applied use and operation of the current application is the same as the affected business in Ma Tso Lung and the previous application
 - Approval of the application would not frustrate the long-term planning intention of the "AGR" zone
 - The proposed development is not incompatible with surrounding land use and no adverse impact is anticipated to the surrounding area

- Details of development parameters are as follows:

| | |
|-------------------------------|---|
| Application Site Area | 4,164 m ² (about), including 610 m ² (about) of GL |
| Covered Area | 2,729 m ² (about) |
| Uncovered Area | 1,435 m ² (about) |
| | |
| Plot Ratio | 0.67 (about) |
| Site Coverage | 66 % (about) |
| | |
| Number of Structures | 2 |
| Total Gross Floor Area | 2,788 m ² (about) |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 2,788 m ² (about) |
| | |
| Building Height | 5m - 12m (about) |
| No. of Storey | 1 - 2 |

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界沙嶺文錦渡路丈量約份第 89 約地段第 581 號 (部分)、582 號 (部分)、583 號及 584 號餘段和毗鄰政府土地的規劃申請，於上述地段作**臨時鄉郊工場 (木園及鋸木廠)**的規劃許可續期 (為期 3 年)。
- 申請地點所在的地區在《虎地坳及沙嶺分區計劃大綱核准圖編號：S/NE-FTA/18》上劃為「農業」用途地帶。申請地盤面積為 4,164 平方米 (約)，當中包括 610 平方米 (約) 的政府土地。申請地點共設有 2 座構築物用作存放木材/夾板/建築材料、鋸木工場、場地辦公室及洗手間，總樓面面積為 2,788 平方米 (約)，其餘地方預留作停車位、上/落貨位及流轉空間的地方。
- 申請地點可從文錦渡路經一條地區道路前往。擬議發展的作業時間為星期一至六上午 8 時至下午 6 時 30 分，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 是次申請為先前申請 (編號：A/NE-FTA/206) 的規劃許可續期
 - 申請用途及營運模式與先前申請及位於馬草壟的受影響用途一致
 - 擬議發展屬臨時性質，不會影響「農業」用途地帶的長遠規劃意向
 - 擬議發展與周邊用途並非不協調及不會對周邊地區帶來重大負面影響
- 擬議發展的詳情發展參數如下：

| | |
|-----------|-------------------------------------|
| 申請地盤面積： | 4,164 平方米 (約) (包括政府的土地約 610 平方米) |
| 上蓋總面積： | 2,729 平方米 (約) |
| 露天地方面積： | 1,435 平方米 (約) |
| | |
| 地積比率： | 0.67 (約) |
| 上蓋覆蓋率： | 66% (約) |
| | |
| 構築物數目： | 2 座 |
| 總樓面面積 | 2,788 平方米 (約) |
| 住用總樓面面積： | 不適用 |
| 非住用總樓面面積： | 2,788 平方米 (約) |
| | |
| 構築物高度： | 5 米 - 12 米 (約) |
| 構築物層數： | 1 - 2 層 |

1. INTRODUCTION

Background

- 1.1 R-riches Property Consultants Limited has been commissioned by *Kinform Timber Company Limited* (the applicant) to make submission on its behalf to the Board under the Section (S.) 16 of the Town Planning Ordinance (Cap. 131)(the Ordinance) in respect to *Lots 581 (Part), 582 (Part), 583 and 584 RP in D.D. 89 and Adjoining GL, Man Kam To Road, Sha Ling, New Territories (Plans 1 to 3)*.
- 1.2 The applicant seeks permission from the Board for renewal of planning approval for **'Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years'**. The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18 (**Plan 2**). According to the Notes of the OZP, the proposed use is not a column one nor two use within the "AGR" zone. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the proposed development at the Site.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 5**). Furthermore, a set of proposals, certificate and photographic records are provided to demonstrate that the proposed development will not induce adverse impacts to the surrounding area through providing adequate mitigation measures (**Appendices I to VI**).

2. JUSTIFICATIONS

To Facilitate the Renewal of Planning Approval for the Previous Application No. A/NE-FTA/206

- 2.3 The current application is intended to facilitate the renewal of planning approval for the previous S.16 planning application No. A/NE-FTA/206, which the permission of the application will lapse on 10/12/2024. When compared with the previous application No. A/NE-FTA/206, all the major development parameters and operation mode remain unchanged. During the planning approval period of the previous application (No. A/NE-FTA/206), the applicant has complied with all the planning approval conditions within the designated time period, details are shown at **Table 1**:

Table 1: Details of Compliance with Approval Conditions of the Previous Application

| Approval Conditions of Application No. A/NE-FTA/206 | | Date of Compliance |
|---|--|--------------------|
| (a) | <i>The Submission of a Drainage Proposal</i> | 24/2/2022 |
| (b) | <i>The Provision of Drainage Facilities</i> | 17/4/2023 |
| (c) | <i>The Implementation of Traffic Management Measures</i> | 20/1/2023 |
| (d) | <i>The Implementation of Proposals for Fire Service Installations (FSIs) and Water Supplies for Firefighting</i> | 5/2/2024 |
| (e) | <i>The Implementation of Proposals for Environmental Mitigation Measures</i> | 25/5/2023 |

The Applied Use and Operation of the Current Application is the Same as the Affected Business in Ma Tso Lung and the Previous Application

- 2.4 The applied use involves timber yard and sawmill workshop activities with storage of timber/plywood/construction materials for distribution, as well as ancillary office to support the operation of the Site. The applied use is the same as the affected business in Ma Tso Lung and the previous application (No. A/NE-FTA/206). The area of the Site (i.e. about 4,164m²) is also smaller to the area resumed and reverted to the Government in Ma Tso Lung (i.e. about 4,761m²).

Approval of the Application would not Frustrate the Long-Term Planning Intention of the "AGR" zone

- 2.5 Despite the proposed development is not in line with planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit. In addition, application for the same use was also approved by the Board previously. Therefore, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent for the "AGR" zone.
- 2.6 Although the Site falls within area zoned as "AGR" on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18, there is no active agricultural activities within and in close vicinity of the Site. The Site and its vicinity are currently covered by hard-paving. Approval of the current application on a temporary basis would not jeopardize the long

term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories, especially for the relocation of business premises affected by the implementation of Kwu Tung North New Development Area (KTN NDA).

The Proposed Development is not Incompatible with Surrounding Land Use and No Adverse Impact is Anticipated to the Surrounding Area

- 2.7 The Site is located at an area predominated by construction sites, temporary structures for warehouses and workshops, vacant land and woodland. The proposed development is considered not incompatible with its surrounding land use. In support of the current application, the applicant has submitted the following proposals and photographic records to support the current application details are shown at **Table 2** and **Appendices I to VI**:

Table 2: Lists of Proposals, Certificate and Photographic Records to Support the Current Application

| Approval Conditions of Application No. A/NE-FTA/206 | |
|--|--|
| Appendix I | <i>The accepted drainage proposal of the previous application</i> |
| Appendix II | <i>Photographic records of the existing drainage facilities</i> |
| Appendix III | <i>The accepted traffic management measures</i> |
| Appendix IV | <i>The accepted FSIs proposal</i> |
| Appendix V | <i>A set of valid Certificate of Fire Service Installation and Equipment (F. S. 251)</i> |
| Appendix VI | <i>The accepted environmental mitigation measures</i> |

3. SITE CONTEXT

Site Location

- 3.1 The Site is in close vicinity of Man Kam To Road. It is approximately 10 m west of Man Kam To Road; 1 km south of Man Kam To Immigration Control Point; 1.8 km east of Lo Wu MTR Station; and 4 km north of Sheung Shui MTR Station.

Accessibility

- 3.2 The Site is accessible from Man Kam To Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is currently fenced off, hard-paved and occupied by the applied use with valid planning permission (**Plan 3**).

Surrounding Area

- 3.4 The Site is mainly surrounded by warehouse, open storage, domestic structures, vegetated area, vacant and unused land.
- 3.5 To its immediate north is the local access connecting the Site to Man Kam To Road; to its further north across Man Kam To Road are Dongjiang Water Mains, vacant land covered by vegetation and woodland.
- 3.6 To its immediate and further east are occupied by some temporary structures and area covered by vegetation.
- 3.7 To its immediate and further south are some vacant lands covered by vegetation and land of soiled ground.
- 3.8 To its immediate west of the Site are area occupied by parking of vehicle, temporary structures for warehouse, logistics centre and workshop uses; to its further west across Man Kam To Road are occupied by an asphalt production plant and Dongjiang Water Mains.

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site currently falls within an area zoned as "AGR" on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18 (**Plan 2**). According to the Notes of the OZP, 'Rural Workshop' use is neither a Column 1 nor Column 2 use within the "AGR" zone, which requires permission from the Board.

Planning Intention of "AGR" Zone

- 4.2 *The planning intention of this zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

Previous Application

- 4.3 The Site involves of two previously approved S.16 planning applications (Nos. A/NE-FTA/196 and 206) for 'Proposed Temporary Rural Workshop (Timber Yard and Sawmill)', which the latest application was approved with conditions on a temporary basis of 3 Years on 10/12/2021. The Site is currently occupied by the applied use with valid permission until 10/12/2024.

Similar Application

- 4.4 There is no similar application for temporary rural workshop use within the same "AGR" zone.

Land Status

- 4.5 The Site consist of 4 private lots, i.e. Lots 581 (Part), 582 (Part), 583 and 584 RP in D.D. 89 with total land area of 3,554 m² (about) of Old Schedule Lots held under the Block Government Lease, the remaining area falls on GL, i.e. 610 m² (about) (**Plan 3**). The ownership details are provided at **Table 3** below:

Table 3: Land Ownership of the Site

| Lots in D.D. 89 | | Ownership |
|-----------------|--------|-----------|
| 1 | 581 | Company |
| 2 | 582 | |
| 3 | 583 | |
| 4 | 584 RP | |

- 4.6 Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government on the public and private land portion of the Site, the

applicant has obtained the Short Term Waiver (STW) (i.e. No. 1611) and Short Term Tenancy (STT) (i.e. STTN0044) from the Lands Department for the erection of the existing structures and occupation of GL at the Site respectively. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 4,164 m² (about), including 610 m² (about) of GL. The detailed development parameters are shown at **Table 4** below.

Table 4: Development Parameters of the Proposed Development

| | |
|-------------------------------|---|
| Application Site Area | 4,164 m ² (about), including 610 m ² of GL (about) |
| Covered Area | 2,729 m ² (about) |
| Uncovered Area | 1,435 m ² (about) |
| | |
| Plot Ratio | 0.67 (about) |
| Site Coverage | 66% (about) |
| | |
| Number of Structure | 2 |
| Total Gross Floor Area | 2,788 m ² (about) |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 2,788 m ² (about) |
| | |
| Building Height | 5m - 12m (about) |
| No. of Storey | 1 - 2 |

- 5.2 A total of 2 structures are proposed at the Site for storage of timber/plywood/construction materials, sawmill workshop, site office and washroom with a total GFA of 2,788 m² (about), the remaining area is reserved for parking and circulation area (**Plan 4**). Details of structures are shown at **Table 5** below:

Table 5: Details of Proposed Structures

| Structure | Use | Covered Area | GFA | Building Height |
|--------------|--|------------------------------------|------------------------------------|-------------------------|
| B1 | Storage of Timber/Plywood/Construction Materials, Sawmill Workshop | 2,670 m ² (about) | 2,670 m ² (about) | 12 m (about) (1-storey) |
| B2 | Site Office and Washroom | 59 m ² (about) | 118 m ² (about) | 5 m (about) (2-storey) |
| Total | | 2,729 m² (about) | 2,788 m² (about) | - |

Operation Mode

- 5.3 The proposed development will operate on Mondays to Saturdays from 08:00 to 18:30.

No operation on Sundays and public holidays. The existing site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 8 nos. of staff.

- 5.4 As the Site is intended for 'rural workshop' use with no shopfront, no visitor is anticipated at the Site.

No Adverse Traffic Impact

- 5.5 The applicant has submitted the accepted traffic management measure of the previous application No. A/NE-FTA/206, to minimize traffic impact generated from the applied use (**Appendix III**).
- 5.6 The Site is accessible from Man Kam To Road via a local access (**Plan 1**). One 8 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 4**). A total of 3 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 6** below:

Table 6: Parking and L/UL Provisions

| Type of Parking Space: | No. of Space |
|---|--------------|
| Private Car Parking Space for Staff - 2.5 m (W) X 5 m (L) | 2 |
| Type of L/UL Space: | No. of Space |
| L/UL Space for Container Vehicle (CV) - 3.5 m (W) X 16 m (L) | 1 |

- 5.7 Sufficient space is provided for vehicles to smoothly maneuver within the Site to ensure no vehicle will queue back to or reverse onto the nearby public road (**Plan 5**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicle to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 7** below), adverse traffic impact should not be anticipated.

Table 7: Trip Generation and Attraction of the Proposed Development

| Time Period | Trip Generation and Attraction | | | | |
|--|--------------------------------|-----|----|-----|----------------|
| | Private Car | | CV | | 2-Way Total |
| | In | Out | In | Out | |
| Trip at <u>AM peak</u> per hour (08:00 – 09:00) | 2 | 0 | 1 | 0 | 3 |
| Trip at <u>PM peak</u> per hour (17:30 – 18:30) | 0 | 2 | 0 | 1 | 3 |
| Trip per hour (average) | 0 | 0 | 1 | 1 | 3 |

- 5.8 For staff who are commuting to the Site by public transport, the nearest bus stop is

located approximately 200m southwest of the Site with frequent franchise bus services. Details of public transport services serving the Site (within 250m from the Site) are shown at **Figure 1** and **Table 8** and below:

Figure 1: Public Transport Services within 250m from the Site

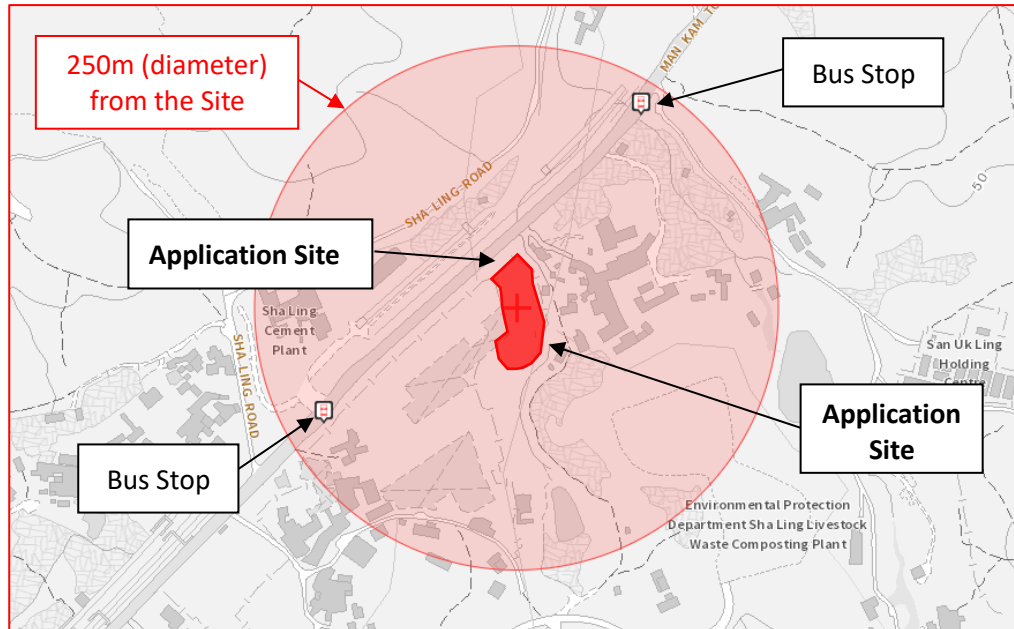


Table 8: Public Transport Serving the Site

| Route No. | Termination Points | | Frequency |
|----------------|-----------------------------|----------------------------|--------------------|
| Franchised Bus | | | |
| 73K | Sheung Shui Bus Terminus | Man Kam To Bus Terminus | 15 – 30 minutes |

Source: HKeMobility (Transport Department)

No Adverse Environmental Impact

- 5.9 The applicant has submitted the accepted environmental mitigation measures proposal of the previous application No. A/NE-FTA/206 to support the current application (**Appendix VI**). The applicant will maintain the environmental mitigation measures at all times during the planning approval period.
- 5.10 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.11 During the operation of the proposed development, the major source of wastewater

will be sewage from the washroom generated by staff. The applicant will implement good practices under 'Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23' when maintaining the on-site drainage system with the Site, i.e. the use of septic tank and soakaway system for sewage treatment. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.

- 5.12 Workshop operation including cutting of timber/plywood, L/UL and parking would be carried out inside the fully enclosed structure (structure B1). Acoustic materials will be adopted in the Sawmill to minimize the noise impact. Openings including windows and doors of the fully enclosed structure would be closed during the operation unless the openings are located without direct line of sight from nearby domestic structures.
- 5.13 2.5m high solid metal wall has been erected along the site boundary by the applicant to minimize noise nuisance to nearby noise sensitive receivers. The boundary wall has been installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, maintenance of boundary wall will also be conducted by the applicant on a regular basis.

No Adverse Landscape Impact

- 5.14 No old and valuable tree or protected species has been identified at the Site.

No Adverse Drainage Impact

- 5.15 The applicant has submitted the accepted drainage proposal of the previous application No. A/NE-FTA/206 and a photographic record showing the existing drainage facilities within the Site, to minimize drainage impact generated from the applied use (**Appendices I and II**). The applicant will maintain the existing drainage facilities on the Site at all times during the planning approval period.

Fire Safety Aspect

- 5.16 The applicant has submitted the accepted FSIs proposal and a valid F. S. 251 to support the current application (**Appendices IV to V**).

6. CONCLUSION

- 6.1 The current application is intended to facilitate the renewal of planning approval of the previous S.16 planning application No. A/NE-FTA/206, which the permission of the application will lapse on 10/12/2024. When compared with the previous application No. A/NE-FTA/206, all the major development parameters and operation mode remain unchanged. The applicant has also complied with all planning approval conditions of the previous application. Therefore, given that the application's special background is to facilitate the development of KTN NDA and the applicant's effort to minimize impact to the surrounding area, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the "AGR" zone.
- 6.2 The proposed development is considered not incompatible with surroundings as the Site is surrounded by warehouse, open storage, domestic structures, vegetated area, vacant and unused land. Although the Site currently falls within an area zoned as "AGR" on the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18, the Site is currently occupied by the applied use with no active agricultural use. Therefore, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted agricultural land in the New Territories.
- 6.3 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the accepted drainage, FSIs, traffic mitigation measures and environmental mitigation measures proposals to mitigate any adverse impact arising from the applied use. The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.4 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Renewal of Planning Approval for Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years**'.

R-riches Property Consultants Limited
September 2024

LIST OF PLANS

| | |
|---------------|---|
| Plan 1 | Location Plan |
| Plan 2 | Plan Showing the Zoning of the Application Site |
| Plan 3 | Land Status of the Application Site |
| Plan 4 | Layout Plan |
| Plan 5 | Swept Path Analysis |

APPLICATION SITE AREA

: 4,164m² (ABOUT)

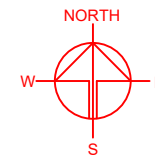
VEHICULAR ACCESS

ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL
ACCESS

ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL ACCESS

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



| | |
|---------|--|
| PROJECT | |
|---------|--|

TEMPORARY RURAL
WORKSHOP (TIMBER YEAR AND
SAWMILL) FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND
ADJOINING GOVERNMENT
LAND, MAN KAM TO ROAD, SHA
LING, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

DATE _____

20.9.2024

CHECKED BY _____

DATE _____

APPROVED BY _____

DATE _____

DWG. TITLE
LOCATION PLAN

DWG NO.

| |
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| VER |
|-----|

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LEGEND



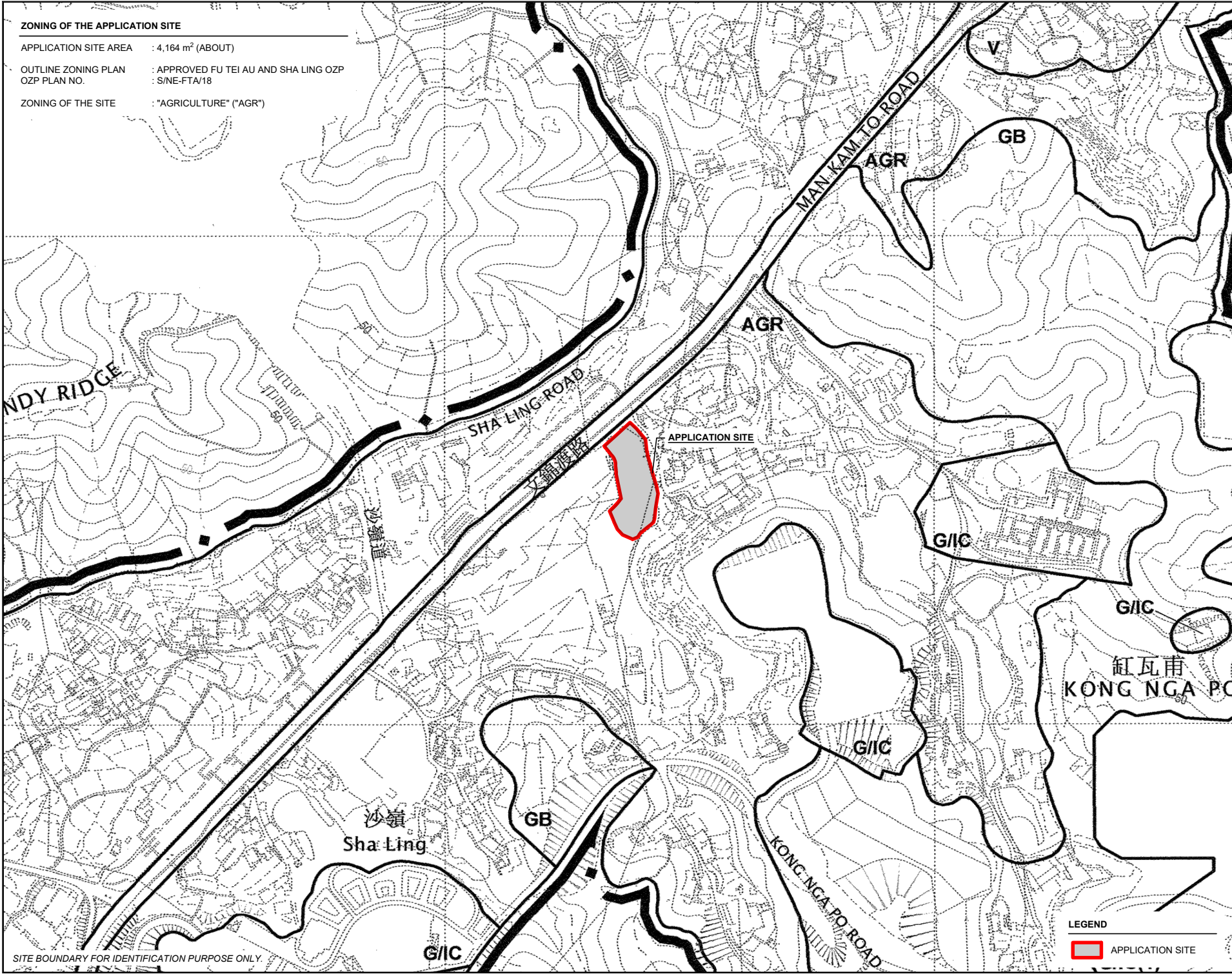
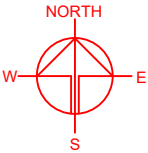
APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,164 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED FU TEI AU AND SHA LING OZP
OZP PLAN NO. : S/NE-FTA/18

ZONING OF THE SITE : "AGRICULTURE" ("AGR")




SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY WORKSHOP (TIMBER YEAR AND SAWMILL) FOR A PERIOD OF 3 YEARS

RURAL

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES

SCALE

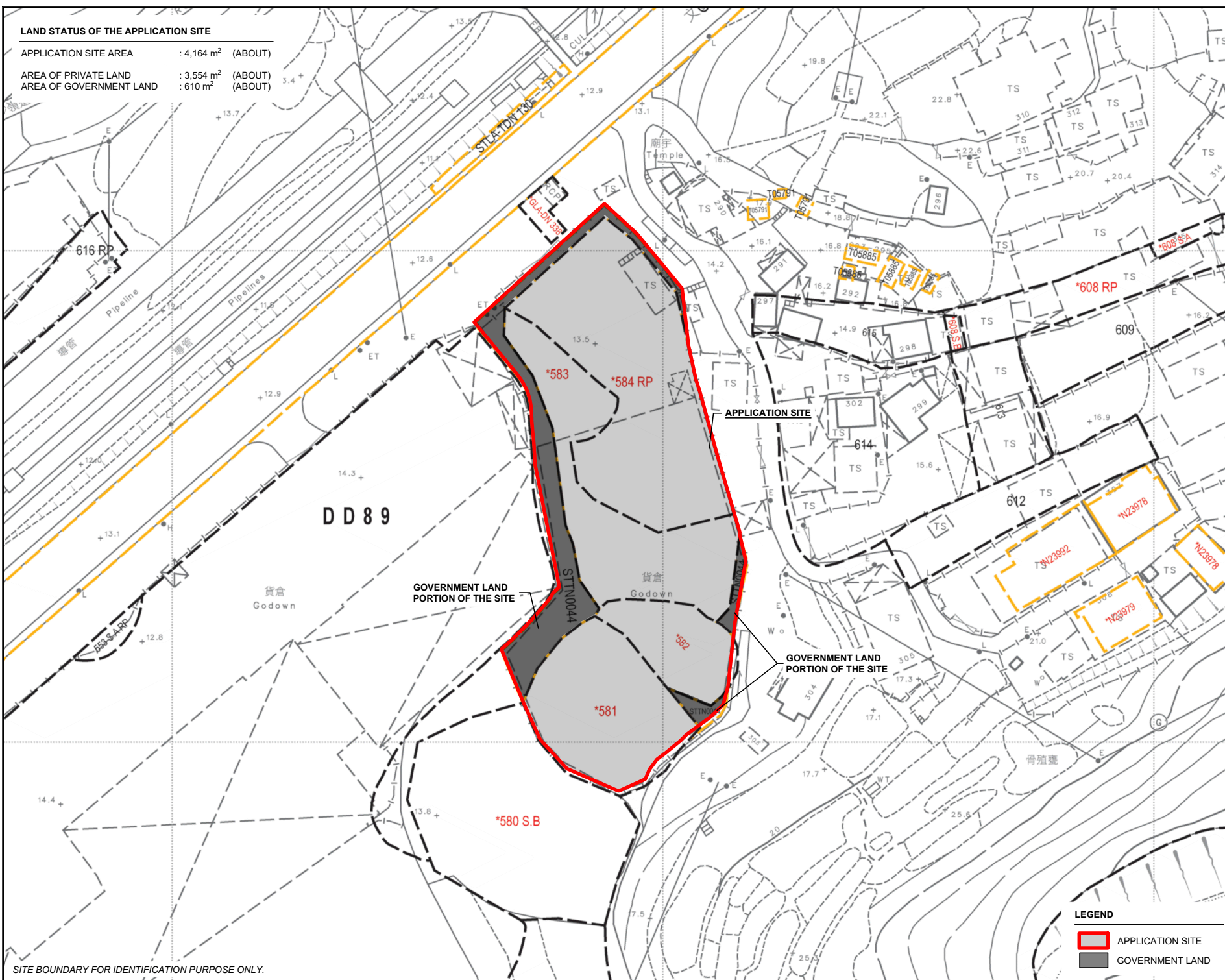
1 : 5000 @ A4

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| DRAWN BY | DATE |
| MN | 20.9.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE

ZONING PLAN

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 2 | 001 |



| LAND STATUS OF THE APPLICATION SITE | | |
|-------------------------------------|------------------------|---------|
| APPLICATION SITE AREA | : 4,164 m ² | (ABOUT) |
| AREA OF PRIVATE LAND | : 3,554 m ² | (ABOUT) |
| AREA OF GOVERNMENT LAND | : 610 m ² | (ABOUT) |

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

GOVERNMENT LAND

NORTH

W

E

S

PLANNING CONSULTANT

R

R-Riches

Property Consultants Ltd.

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DWG. TITLE

LAND STATUS

DWG NO.

PLAN 3

VER.

001

PROJECT

TEMPORARY WORKSHOP (TIMBER YEAR AND SAWMILL) FOR A PERIOD OF 3 YEARS

DATE

20.9.2024

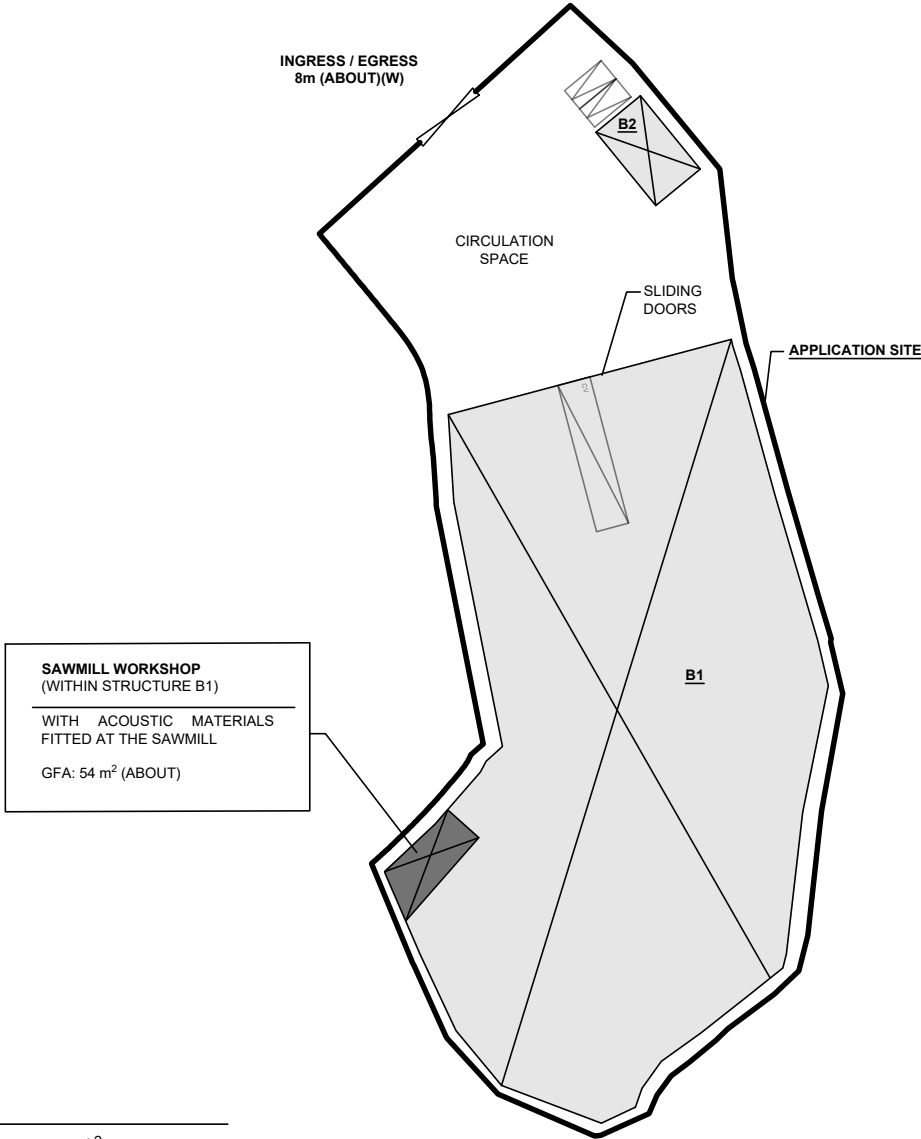
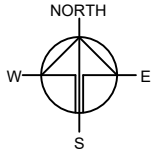
CHECKED BY

APPROVED BY

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 4,164 m ² | (ABOUT) |
| COVERED AREA | : 2,729 m ² | (ABOUT) |
| UNCOVERED AREA | : 1,435 m ² | (ABOUT) |
| PLOT RATIO | : 0.67 | (ABOUT) |
| SITE COVERAGE | : 66 % | (ABOUT) |
| NO. OF STRUCTURE | : 2 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 2,788 m ² | (ABOUT) |
| TOTAL GFA | : 2,788 m ² | (ABOUT) |
| BUILDING HEIGHT | : 5 - 12 m | (ABOUT) |
| NO. OF STOREY | : 1 - 2 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|--|------------------------------|------------------------------|------------------------|
| B1 | STORAGE OF TIMBER/PLYWOOD/ CONSTRUCTION MATERIALS, SAW MILL WORKSHOP | 2,670 m ² (ABOUT) | 2,670 m ² (ABOUT) | 12 m (ABOUT)(1-STOREY) |
| B2 | SITE OFFICE AND WASHROOM | 59 m ² (ABOUT) | 118 m ² (ABOUT) | 5 m (ABOUT)(2-STOREY) |
| TOTAL | | 2,729 m ² (ABOUT) | 2,788 m ² (ABOUT) | |



PARKING AND LOADING/UNLOADING PROVISIONS

| | |
|--|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 2 |
| DIMENSION OF PARKING SPACE | : 5 m (L) X 2.5 m (W) |
| NO. OF LOADING/UNLOADING SPACE FOR CONTAINER VEHICLE | : 1 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 16 m (L) X 3.5 m (W) |

LEGEND

| | |
|--|--------------------------------|
| | APPLICATION SITE |
| | STRUCTURE |
| | PARKING SPACE (PC) |
| | LOADING / UNLOADING SPACE (CV) |
| | INGRESS / EGRESS |

PLANNING CONSULTANT



PROJECT

TEMPORARY RURAL
WORKSHOP (TIMBER YEAR AND
SAWMILL) FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND
ADJOINING GOVERNMENT
LAND, MAN KAM TO ROAD, SHA
LING, NEW TERRITORIES

SCALE

1 : 800 @ A4

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| APPROVED BY | DATE |

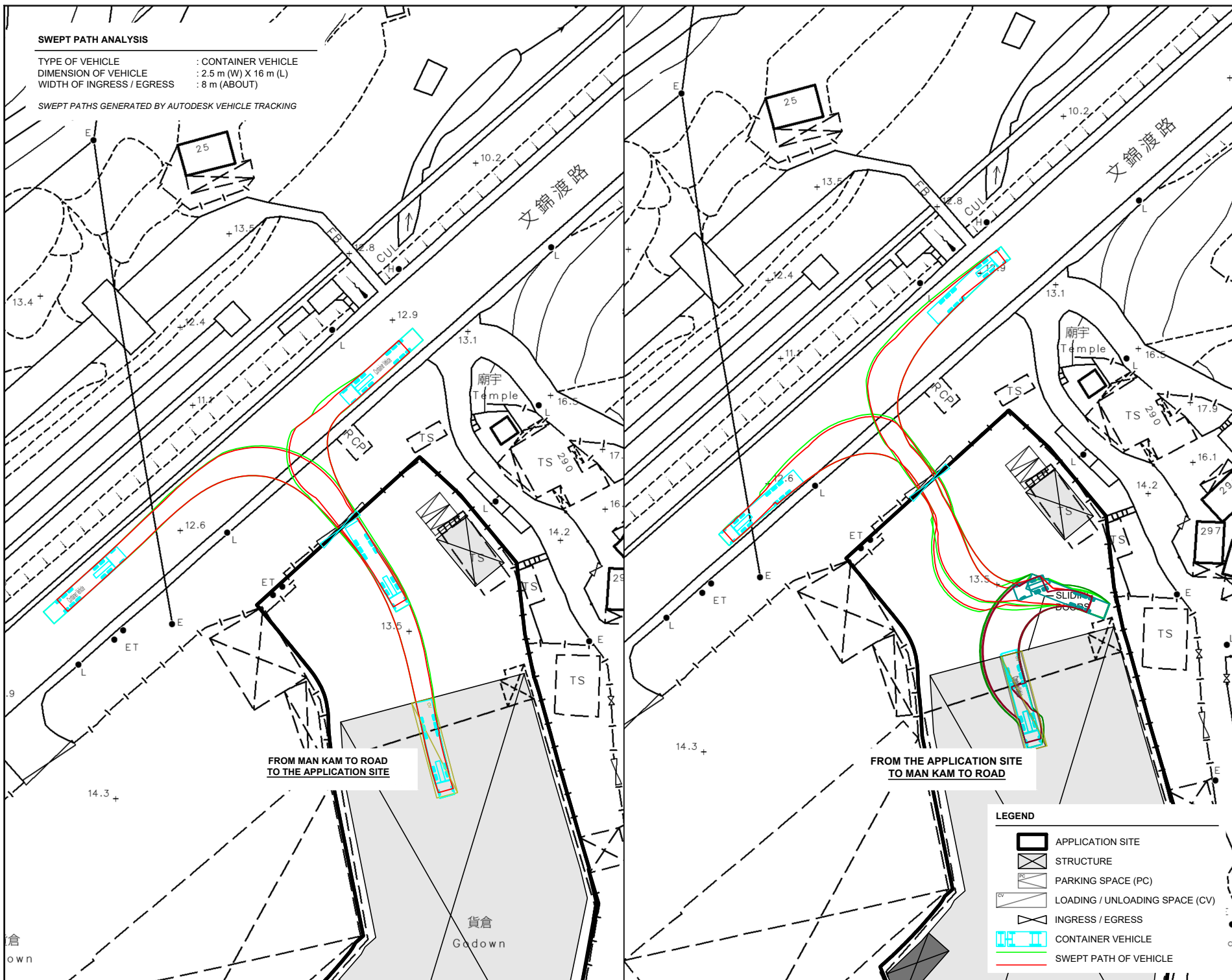
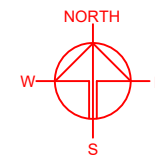
DWG. TITLE
LAYOUT PLAN

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 4 | 001 |

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)
WIDTH OF INGRESS / EGRESS : 8 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM MAN KAM TO ROAD
TO THE APPLICATION SITE

FROM THE APPLICATION SITE
TO MAN KAM TO ROAD

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

TEMPORARY WORKSHOP (TIMBER YEAR AND SAWMILL) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

20.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001

APPENDICES

| | |
|---------------------|---|
| Appendix I | <i>The Accepted Drainage Proposal of the Previous Application No. A/NE-FTA/206</i> |
| Appendix II | <i>Photographic Records of the Existing Drainage Facilities of the Application Site</i> |
| Appendix III | <i>The Accepted Traffic Management Measures of the Previous Application No. A/NE-FTA/206</i> |
| Appendix IV | <i>The Accepted Fire Service Installations (FSIs) Proposal of the Previous Application No. A/NE-FTA/206</i> |
| Appendix V | <i>A set of Valid Certificate of Fire Service Installation and Equipment (F.S.251)</i> |
| Appendix VI | <i>The Accepted Environmental Mitigation Measures of the Previous Application No. A/NE-FTA/206</i> |

Appendix I

The Accepted Drainage Proposal of the Previous Application No. A/NE-FTA/206

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路 1 號
沙田政府合署 13 樓



Planning Department

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

本函檔號 Your Reference :
本署檔號 Our Reference : () in TPB/A/NE-FTA/206
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax (3105 0810)

M&D Planning and Surveyors Consultant Limited
Unit 09, 19/F
China Shipbuilding Tower,
No. 650 Cheung Sha Wan Road, Kowloon
(Attn.: Mr. Leo WONG)

24 February 2022

Dear Sir/Madam,

**Proposed Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years
in "Agriculture" Zone, Lots 581 (Part), 582 (Part), 583 and 584 RP in D.D. 89 and
Adjoining Government Land Man Kam To Road, Sha Ling, New Territories**

(Compliance with Approval Condition (a) for Planning Application No. A/NE-FTA/206)

I refer to your submission dated 21.12.2021 for compliance with approval condition (a) in relation to the submission of a drainage proposal under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Marcus CHENG; Tel. No.: 2300 1407) has been consulted and advised that approval condition (a) is considered complied with. His comments are attached in **Appendix I**.

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

Should you have any queries, please feel free to contact Ms. Michelle L.T. CHAN of this department at 2158 6391.

Yours faithfully,

(Ms. Margaret CHAN)
for Director of Planning

Appendix I

Comments of the Chief Engineer/Mainland North, Drainage Services Department
(Contact Person: Mr. Marcus CHENG; Tel. No.: 2300 1407):

- a) the "existing watercourse" to which the applicant proposed to discharge the storm water from the subject site is not maintained by his office. The applicant should identify the owner of the "existing watercourse" to which the proposed connection will be made and obtain consent from the owner prior to commencement of proposed works. In the case that it is a local village drains, the North District Office of the Home Affairs Department should be consulted;
- b) the applicant is required to construct and maintain the proposed drainage works properly and rectify the drainage systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems. For works undertaken outside the lot boundary, prior consent and agreement from the North District Lands Office of the Lands Department and/or relevant private lot owners should be sought;
- c) 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 drain, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- d) the lot owner / developer shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the developer shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from; and
- e) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary.

Company:

Project :

Date: 24/11/2021

Calculation for channels:

Catchment Area of site

Site Catchment Area A = 1165.48 m²
= 0.00116548 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.001165 km²
= 0.076950817 m³/s
= 4617 liter/min

Site Catchment Area B = 1837.93 m²
= 0.00183793 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.001838 km²
= 0.121349328 m³/s
= 7281 liter/min

| | | | | | | | | | |
|--|---|-------------|-------------------|--------|---|--------|-------|---|--------------------------|
| Site Catchment Area C | = | 832.07 | m ² | | | | | | |
| | = | 0.00083207 | km ² | | | | | | |
| Peak runoff in m ³ /s | = | 0.278 | x | 0.95 | x | 250 | mm/hr | x | 0.000832 km ² |
| | = | 0.054937422 | m ³ /s | | | | | | |
| | = | 3296 | liter/min | | | | | | |
| Outside Catchment Area | = | 6925.52 | m ² | | | | | | |
| | = | 0.00692552 | km ² | | | | | | |
| Peak runoff in m ³ /s | = | 0.278 | x | 0.25 | x | 250 | mm/hr | x | 0.006926 km ² |
| | = | 0.12033091 | m ³ /s | | | | | | |
| | = | 7220 | liter/min | | | | | | |
| Total Peak runoff in m ³ /s | = | 0.0770 | + | 0.1213 | + | 0.0549 | + | | 0.120331 |
| | = | 0.37356848 | m ³ /s | | | | | | |
| | = | 22414 | liter/min | | | | | | |

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 450UC will be suitable.

Catchment area for
existing stream
=15491m²

GLA-TDN 4333

GLA-DN 331

22米渠路

DD89

584 RP

583

582

5400 17 平方米

580 S.B

553 S.A RP

554 S.A RP

580 S.A RP

GLA-TDN 426

骨殖塚

骨殖塚

骨殖塚

305

612 TS

T-608 RP

608 S.B

613 TS

614 TS

615 TS

616 TS

617 TS

618 TS

619 TS

620 TS

621 TS

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623 TS

624 TS

625 TS

626 TS

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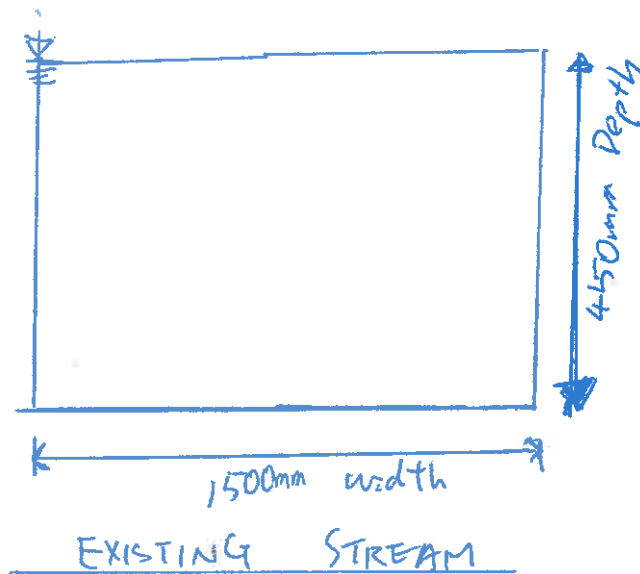
580

581

Catchment Area for existing stream

$$\begin{aligned}\text{Area} &= 15491 \text{ m}^2 \\ &= 0.015491 \text{ km}^2\end{aligned}$$

$$\begin{aligned}\text{Peak runoff in m}^3/\text{s} &= 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.015491 \text{ km}^2 \\ &= 1.022793275 \text{ m}^3/\text{s} \\ &= 61368 \text{ liter/min}\end{aligned}$$



$$\text{GRADIENT } S = 1:100 = 0.01$$

$$\text{MANNING'S } n = 0.025 \text{ (Natural Stream Channel, (1) Best Condition)}$$

(TABLE 13 OF DSD SDM, 2018)

CROSS-SECTIONAL AREA A

$$= 1.5 \times 0.45 = 0.675 \text{ m}^2$$

$$\text{Perimeter } P = 1.5 + 0.45 \times 2 = 2.4 \text{ m}$$

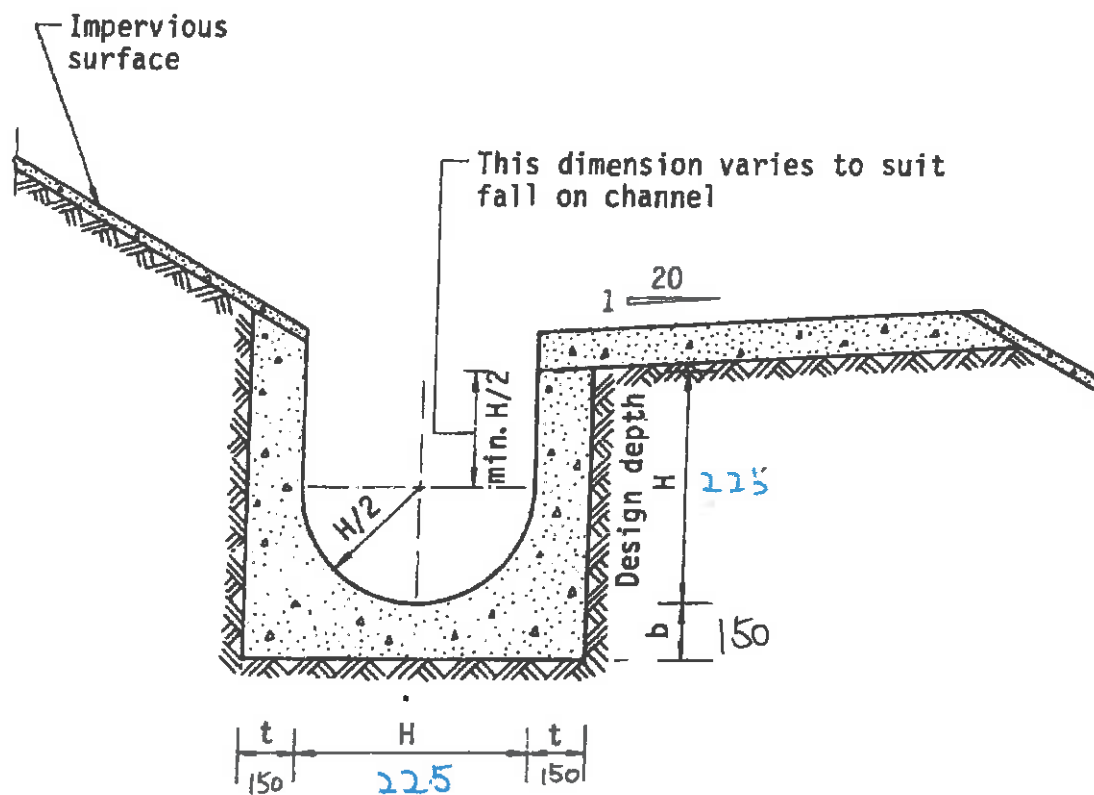
$$R = \frac{A}{P} = \frac{0.675}{2.4} = 0.281$$

By MANNING'S EQUATION,

$$\begin{aligned} \text{FLOW CAPACITY } Q &= \frac{A \times R^{\frac{2}{3}} \times S^{\frac{1}{2}}}{n} \\ &= \frac{0.675 \times 0.281^{\frac{2}{3}} \times 0.01^{\frac{1}{2}}}{0.025} \\ &= 1.1586 \text{ m}^3/\text{s} \end{aligned}$$

$$> 1.023 \text{ m}^3/\text{s} \quad \boxed{\text{OK!}}$$

THEREFORE, EXISTING STREAM HAS ADEQUATE CAPACITY TO CATER THE SURFACE RUNOFF WHEN THERE IS PROPOSED DEVELOPMENT



Dimensions of U - channel

| Nominal size of channel H (mm) | Thickness t (mm) | Thickness b (mm) |
|--------------------------------|------------------|------------------|
| 225 | 150 | 150 |
| | | |

Figure 8.11 - Typical U-channel Details

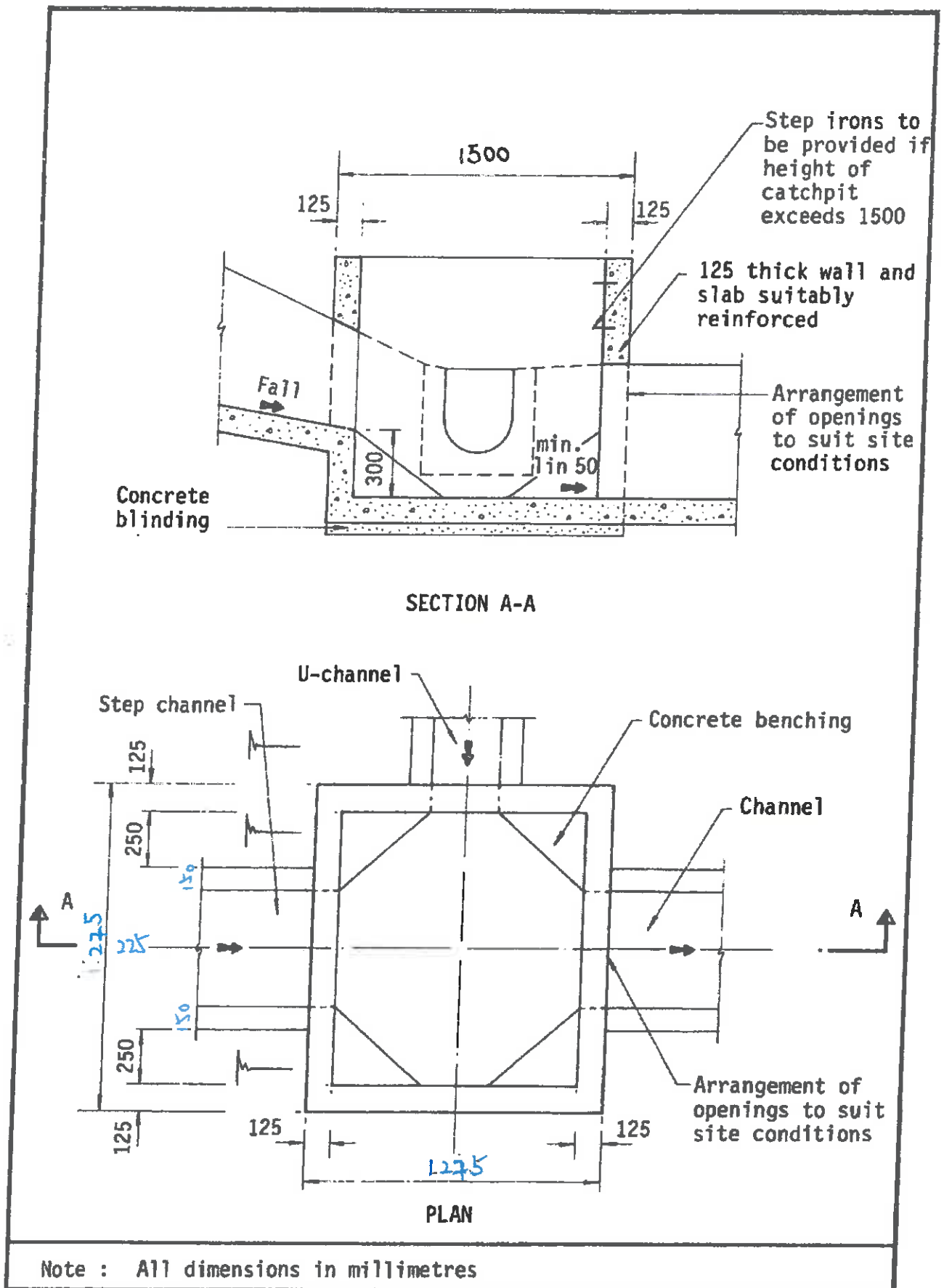
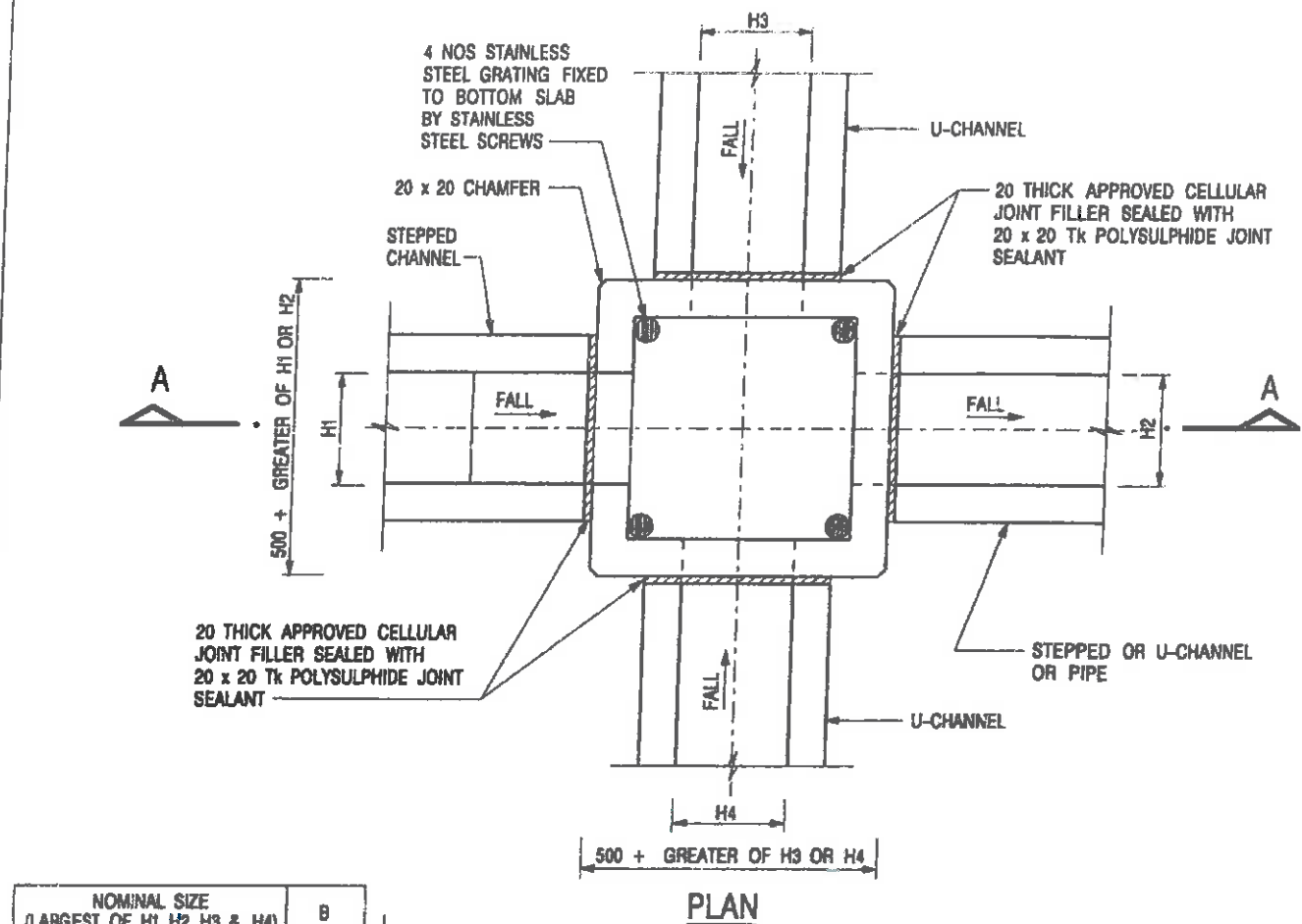
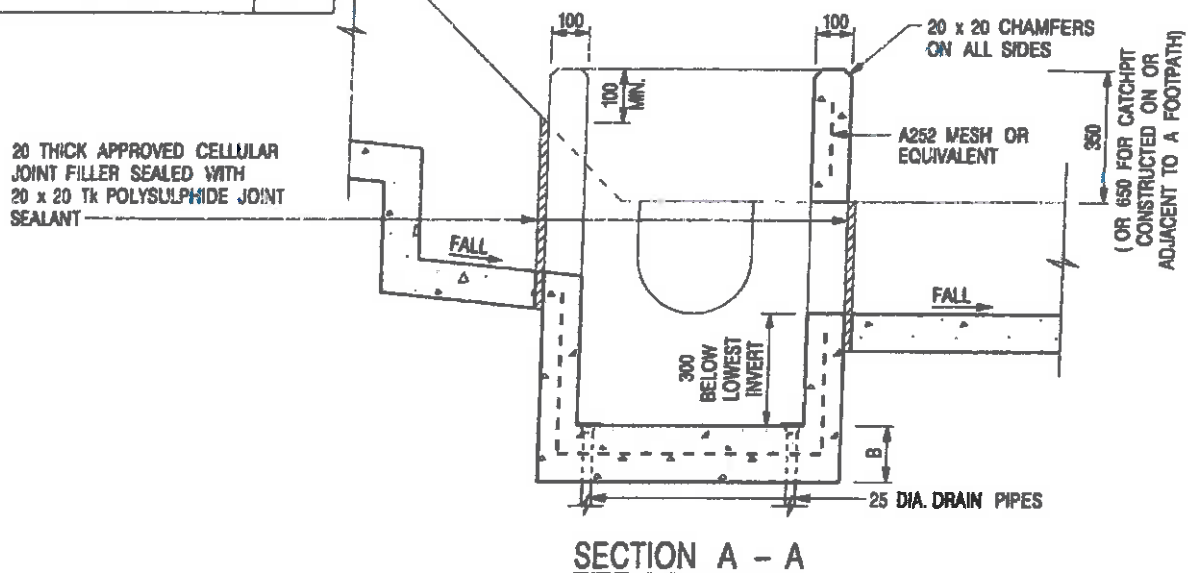


Figure 8.10 - Typical Details of Catchpits




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

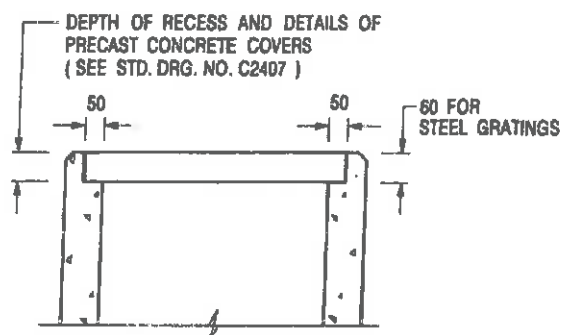


NOTES:

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 | |
| We Engineer Hong Kong's Development | | | |



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 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 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.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

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



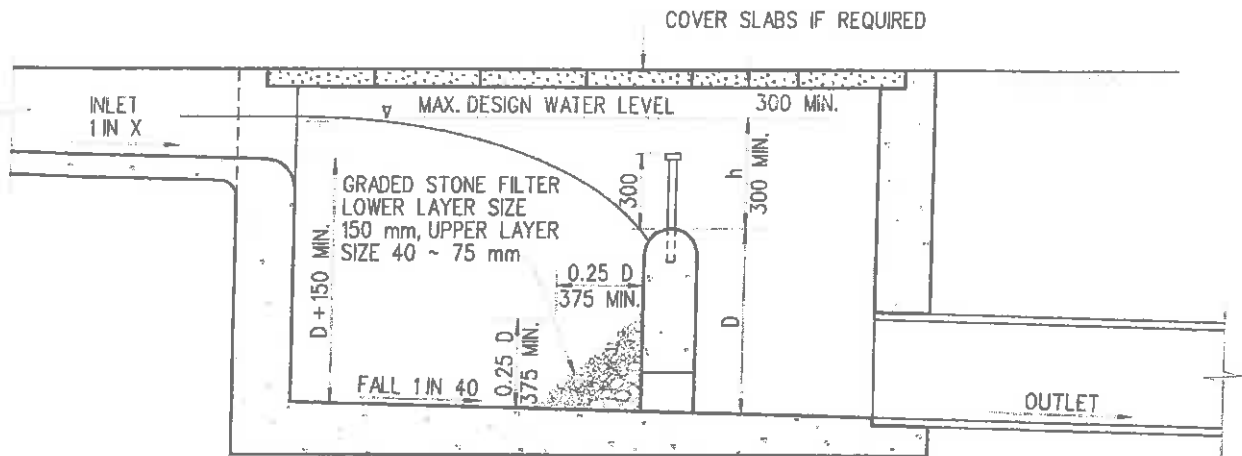
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

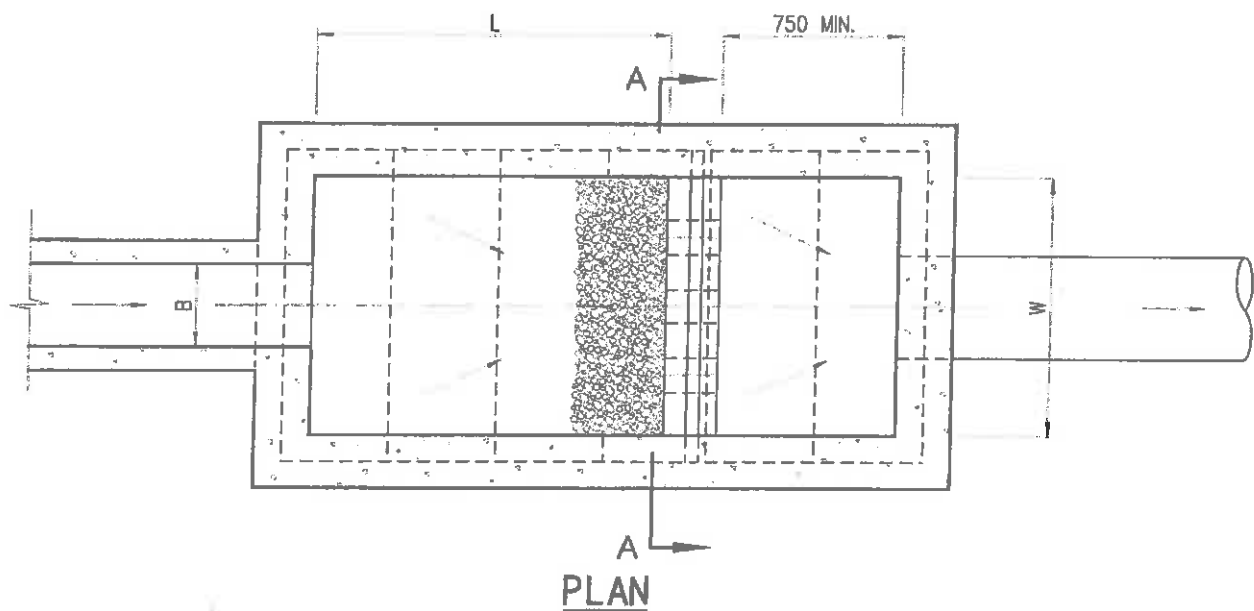
DATE JAN 1991

DRAWING NO.

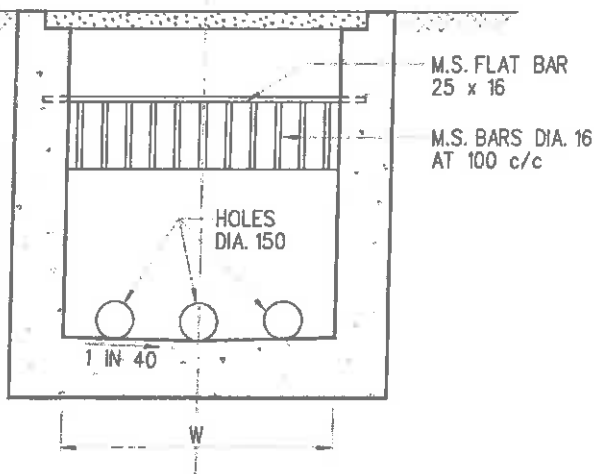
C2406 / 2



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 : $4.8D^{0.57} H^{0.5} X^{0.5} \geq 4B$
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

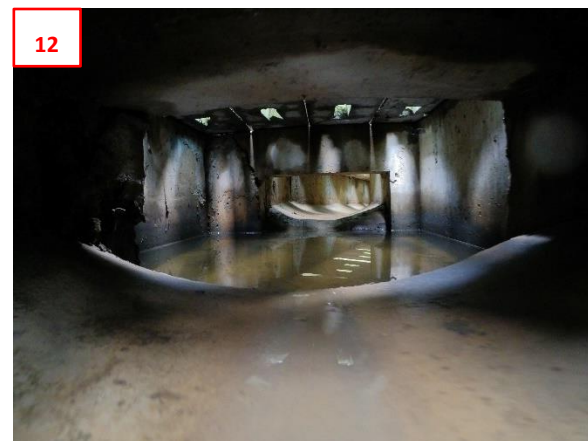
Appendix II

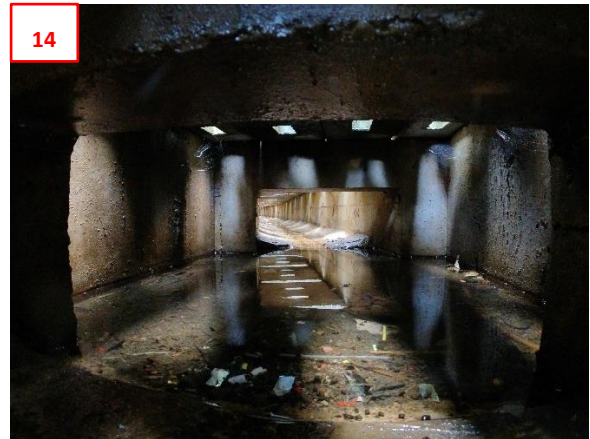
Photographic Records of the Existing Drainage Facilities of the Application Site

Renewal of Planning Approval for Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

[illegible]









Appendix III

The Accepted Traffic Management Measures of the Previous Application No. A/NE-FTA/206

規 劃 署

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



Planning Department

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

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/NE-FTA/206
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

九龍新蒲崗大有街 16 號
昌泰工廠大廈 8 樓
恆匯(香港)工程有限公司
(經辦人：黃新和)

郵遞函件

先生／女士：

在劃為「農業」地帶
的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)、
第 583 號及第 584 號餘段和毗鄰政府土地
關設擬議臨時鄉郊工場(木園及鋸木廠)(為期 3 年)

(履行規劃申請編號：A/NE-FTA/206 的規劃許可附帶條件(c)項)

本署於二零二三年一月九日收到你有關履行規劃許可附帶條件(c)項就落實車流管理措施所提交的資料，現回覆如下：

運輸署署長(經辦人：葉祖蔭先生；電話：2399 2549)審視你提交的文件後，認為你所提交的資料可以接納。因此，你已經履行規劃許可附帶條件(c)項。

如有任何有關車流管理措施的疑問，請聯絡運輸署葉祖蔭先生(電話：2399 2549)。如你有其他規劃疑問，請與本署莊琬婷女士(電話：2158 6241)聯絡。

規劃署署長

(陳巧賢

代行)

二零二三年一月二十日

特別抄送

運輸署署長

發展局

(經辦人：葉祖蔭先生)

(經辦人：劉慧璋女士)

(傳真: 2381 3799)

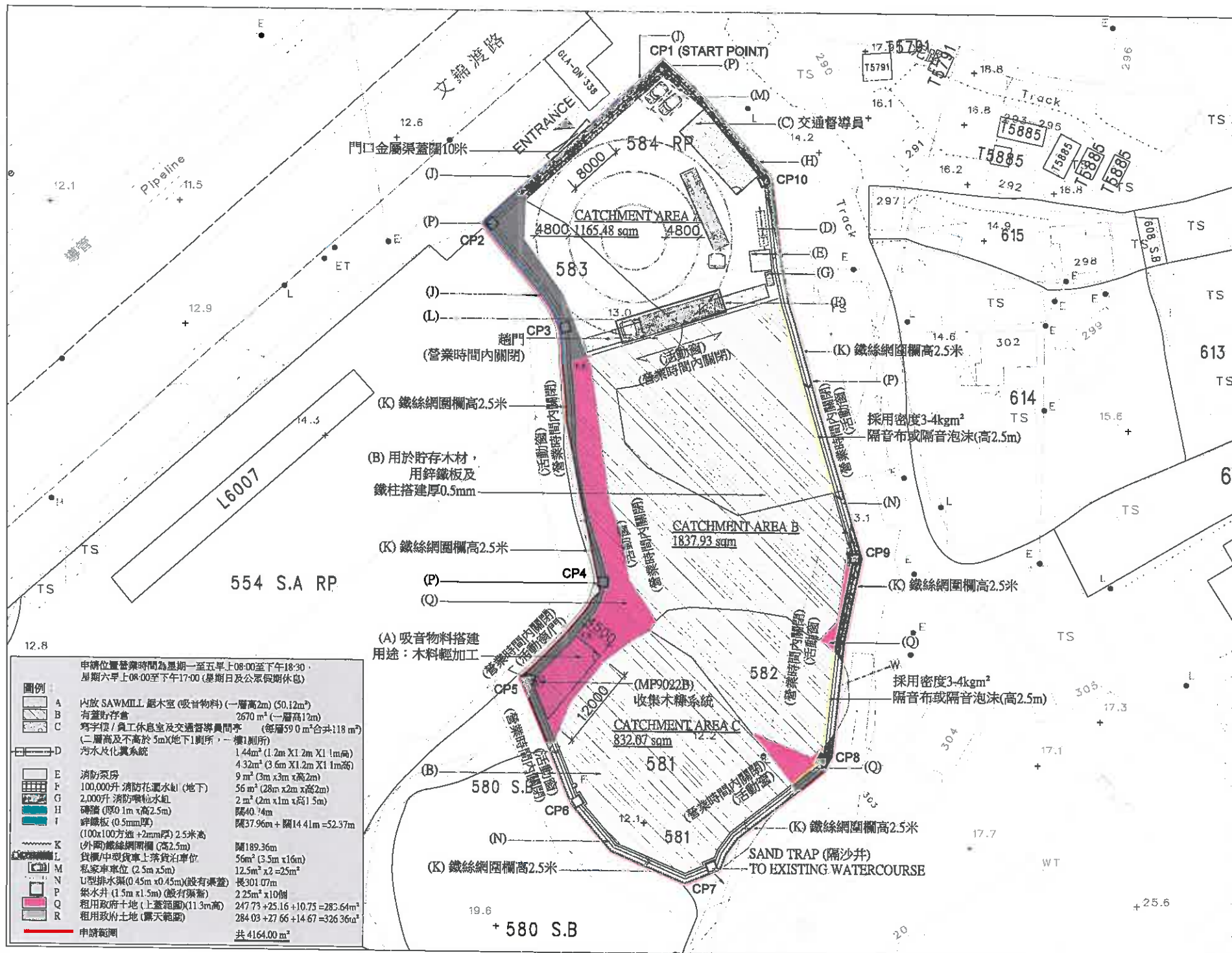
(傳真: 2868 4530)

內部抄送

總城市規劃師／城市規劃委員會(1)

地盤檔案

HFC/TF/AC/MA/ma



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| U.M. Reference | | |
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| M&D Planning and Surveying Consultants Ltd. Tel: 2191 4088 Fax: 3105 0810 Email: sales@modameg.com.hk | | |
| Project PROPOSED TEMPORARY RURAL WORKSHOP (TOBER YARD AND SAWMILL) FOR A PERIOD OF YEARS (LOTS 581 (PART), 582(PART), 583 AND 584 RP AND ADJOINING GOVERNMENT LAND IN D.D.89, MAN KAM TO ROAD, SHA LING, N.T. | | |
| Application | | |
| Drawing Title | | |
| PROPOSED LAYOUT PLAN | | |
| Scale | 1:500 (A3) | Revision |
| Designed by | Yu Leung | Drawn by |
| Checked by | AY | Date |
| Job No. | — | Drawing No. |
| LP-01 | | |

Appendix IV

The Accepted FSIs Proposal of the Previous Application No. A/NE-FTA/206

規 劃 署

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



Planning Department

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

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/NE-FTA/206
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

九龍新蒲崗大有街 16 號
昌泰工廠大廈 8 樓
恆匯(香港)工程有限公司
(經辦人：黃新和)

郵遞函件

先生／女士：

在劃為「農業」地帶
的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)、
第 583 號及第 584 號餘段和毗鄰政府土地
關設擬議臨時鄉郊工場(木園及鋸木廠)(為期 3 年)
(履行規劃申請編號：A/NE-FTA/206 的規劃許可附帶條件 (d) 項)

本署於二零二三年十二月十日收到你有關履行規劃許可附帶條件 (d) 項就所提交落實消防裝置及滅火水源建議的資料，現回覆如下：

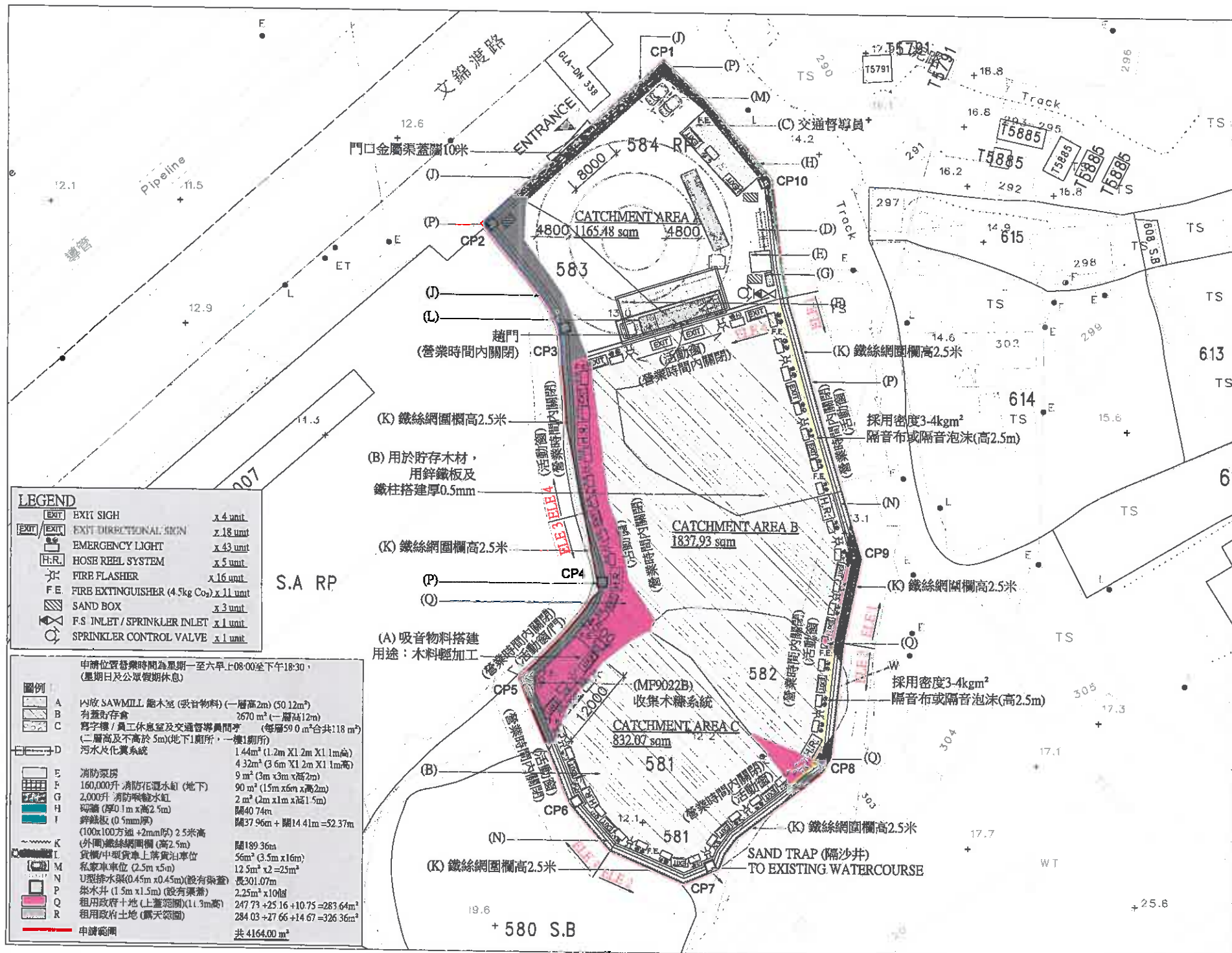
消防處處長已審視你提交的文件，並認為你所提交的資料可以接納。因此，你已經履行規劃許可附帶條件 (d) 項。

如你有其他規劃疑問，請與本署莊琬婷女士(電話：2158 6241)聯絡。

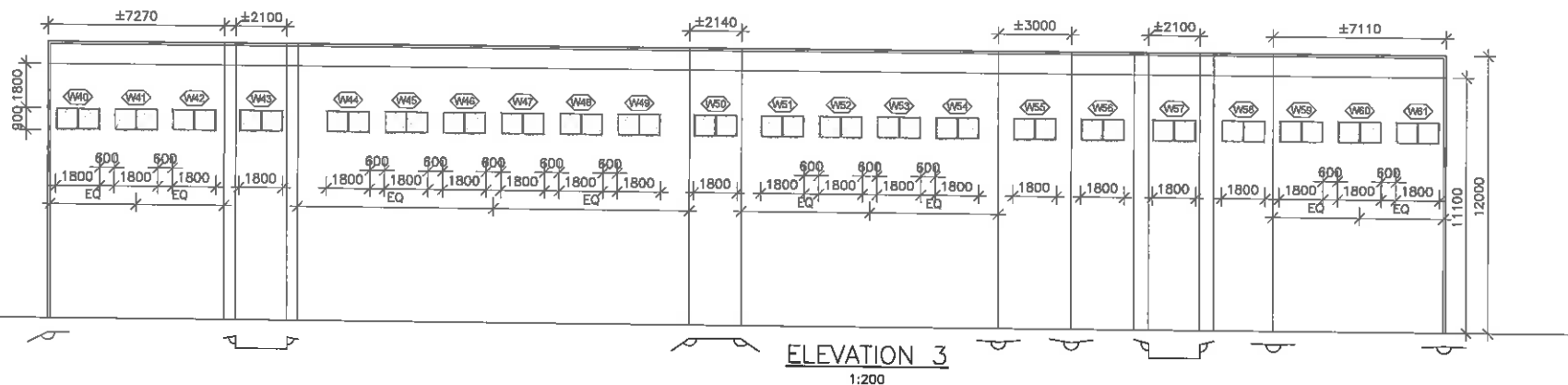
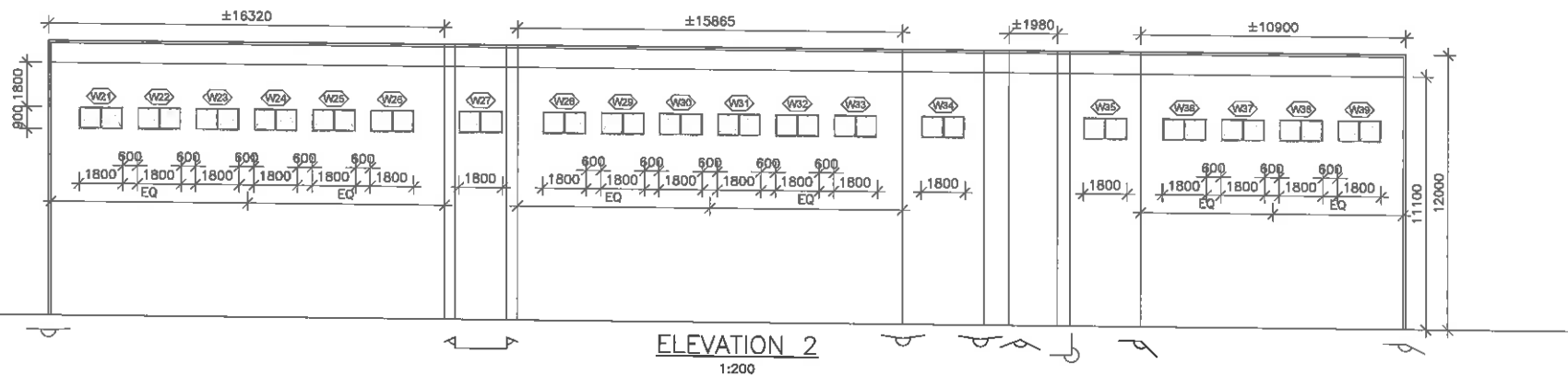
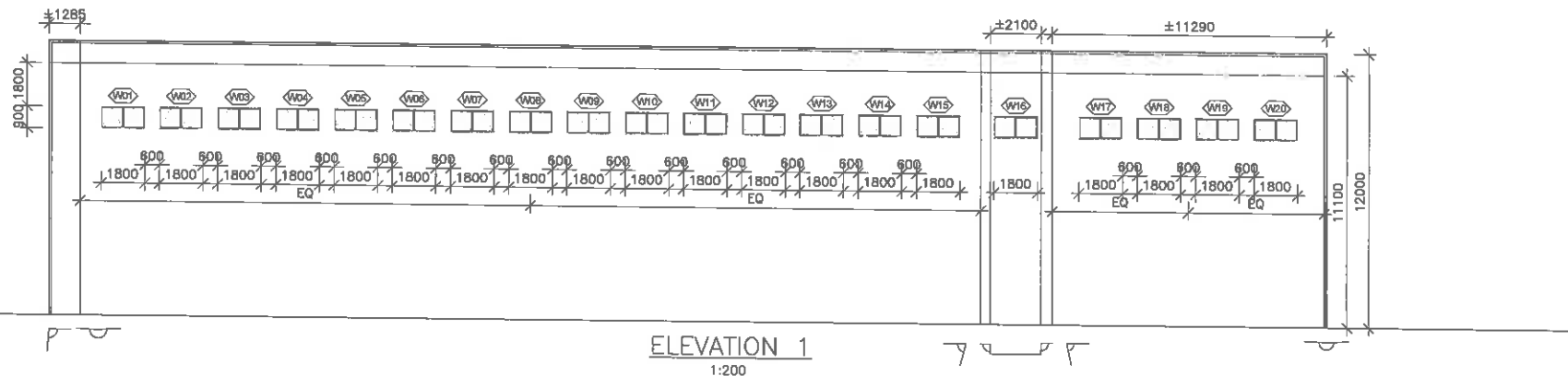
規劃署署長

(陳巧賢  代行)

二零二四年二月五日



| | | |
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| M&D Planning and Surveying Consultants Ltd. Tel: 2191 4088 Fax: 3105 0810 Email: sales@modesheng.com.hk | | |
| Project | | |
| PROPOSED TEMPORARY RURAL WORKSHOP (TAMAR YARD AND SAWMILL) FOR A PERIOD OF YEARS LOTS 581 (PART), 582 (PART), 583 AND 584 RP AND ADJACENT GOVERNMENT LAND IN D.D. 89, MAN KAM TO ROAD, SHA LING, N.T. | | |
| Application | | |
| Drawing Title | | |
| F.S. LAYOUT PLAN | | |
| Scale | | Revision |
| 1:500 (A3) | | |
| Designed by | Drawn by | |
| Yu Leung | Yu Leung | |
| Checked by | Date | |
| AY | 16-NOV-2021 | |
| Job No. | Drawing No. | |
| | FS-01 | |



| |
|------------------|
| B.D. Reference |
| M.W. Reference |
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Email: sales@modemeng.com.hk

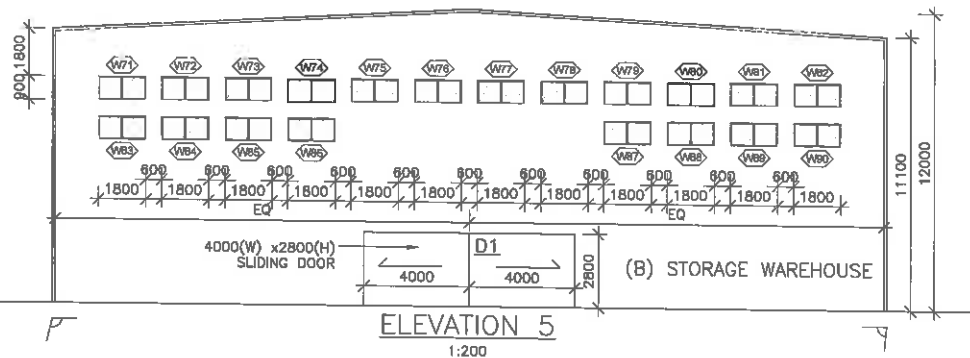
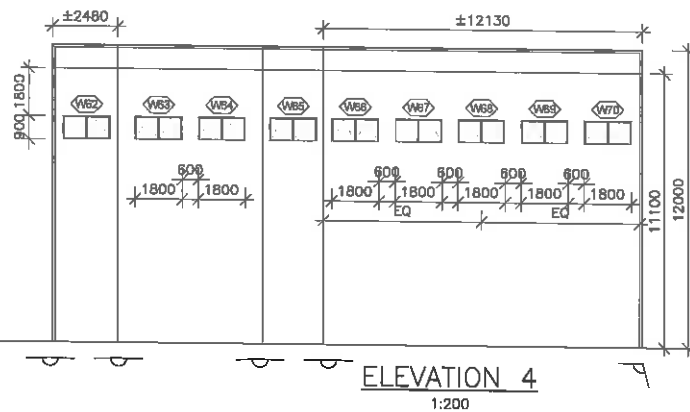
Project
PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD OF 5 YEARS LOTS 381 (PART), 380(PART), 381 AND 384 RP AND ADJOINING GOVERNMENT LAND IN D.D.89, MAN KAM TO ROAD, SHA LUN, N.T.

Application

Drawing Title

OPENABLE WINDOW ELEVATION

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



OPENABLE WINDOW SCHEDULE

| LOCATION | WINDOW MARK | DOOR MARK | SIZE | AREA |
|-----------------------|-------------|-----------|-----------|---|
| (B) STORAGE WAREHOUSE | (W1-W91) | | 1800x900 | 1.62m ² x91pcs =147.42m ² |
| ENTRANCE | - | D1 | 8000x2800 | 22.4m ² x1pc =22.4m ² |

PROPOSED TOTAL OPENABLE WINDOW AREA =169.82m²

TOTAL OPENABLE WINDOW REQUIRED =2670m²x6.25%
=166.875m²

| | | |
|---|-------------|----------|
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| REV | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| Project | | |
| PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD OF THREE YEARS LOTS 381 PARTLY, 382 PART, 383 AND 384 RP AND ADJOINING GOVERNMENT LAND IN D.D.R. MAN KAM TO ROAD, HSA LING, N.T. | | |
| Application | | |
| Drawing Title | | |
| OPENABLE WINDOW SCHEDULE, NOTES, & ELEVATION | | |
| Scale | | Revision |
| 1:200 (A3) | | - |
| Designed by | Drawn by | |
| Yu Leung | Yu Leung | |
| Checked by | Date | |
| AY | 16-NOV-2021 | |
| Job No. | Drawing No. | |
| - | FS-03 | |

M&D
Planning and Survey
Consultant Ltd.

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

FIRE SERVICES NOTES:

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 WITH A TOTAL AGGREGATE FLOW OF NOT LESS THAN 800L/MIN FROM ANY TWO HYDRANT OUTLETS. PARITY VALVE SHALL BE PROVIDED AT ANY HYDRANT OUTLET POINT WHERE NECESSARY TO MAINTAIN WITHIN 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 AUTOMATIC 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 OH4
- 2.2 ALL SPRINKLER HEADS SHALL BE OF FAST RESPONSE TYPE.
- 2.3 1 NO. OF 160,000 LITERS SPRINKLER WATER 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 FED BY SINGLE END DIRECTLY FROM TOWN MAIN (NON-DEPENDENT ON FLOW 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. BEFORE 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 INITIATION.
- 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 2008

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 C.L. 5/08 AND SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO BE PROVIDED AND ENSURE THAT ALL EXIT ROUTES FROM ANY FLOOR WITHIN THE BUILDING ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF STAIRCASE SERVING 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 ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 478:PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
- 4.7 ALL LININGS FOR ACOUSTIC, 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 478:PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
- 4.8 STATIC SMOKE EXTRACTION SYSTEM WILL NOT BE PROVIDED. THE AGGREGATE AREA OF OPENABLE WINDOW OF THE COMPARTMENT EXCEED 6.25% OF THE FLOOR AREA.
- 4.9 STORAGE CONFIGURATION 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 CONFIGURATION | MAXIMUM PERMITTED STORAGE HEIGHT (m) |
|---|----------------------|---------------------------|--------------------------------------|
| OH4 | WET OR PRE-ACTION | ST1 FREE-STANDING STORAGE | CATEGORY 1 |
| | 360m² | | 8.5m |
| 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 READILY WOUND AROUND A DRUM OF 380mm DIA. WITHOUT KINKING, MUST NOT KINK WHEN LED AROUND 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.

BREAKGLASS UNIT / ALARM BELL

- 1) BREAKGLASS UNIT (ELECTRIC REMOTE CONTROL BUTTON) SHALL BE SITED NEAR EACH HOSE REEL WITH ELECTRIC ALARM BELL AND SHALL BE SO WIRED THAT UPON THE ACTUATION 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 A.C., 150mm DIAMETER ROUND GONG PATTERN 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 THE 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 4500mm MAX. BELOW THE UNDERSIDE OF STRUCTURAL SLAB AS REQUIRED BY LPC RULES OR INSTRUCTED BY ARCHITECT / ENGINEER.

COLOUR CODE FOR PIPE SIZES

| PIPE SIZE | COLOUR |
|-----------|-------------|
| 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 |

LEGENDS

| |
|--|
| 150mm DIA. ALARM BELL |
| AUTOMATIC AIR C/W 25mm GATE VALVE |
| BALL FLOOT VALVE |
| CONTROL MODULE |
| DIRECT READING FLOW METER |
| EMERGENCY LIGHT |
| FLEXIBLE CONNECTOR |
| FLOW SWITCH |
| FIRE EXTINGUISHER (4.5kg Co.) |
| FIRE FLASHER |
| FIRE HYDRANT |
| FIRE SAND BOX |
| F.S. INLET / SPRINKLER INLET |
| GATE VALVE |
| GATE VALVE C/W PLUG |
| GATE VALVE WITH MICRO-SWITCH |
| HOSE REEL W/ LOCK IN GLASS FRONTED CABINET |
| MONITOR MODULE |
| NON-RETURN VALVE |
| PRESSURE GAUGE W/ 15mm GAUGE COCK |
| PRESSURE SWITCH |
| SMOKE DETECTOR |
| SPRINKLER HEAD AT CEILING SOFFIT |
| SUBSIDIARY WITH MICRO-SWITCH |
| VORTEX INHIBITOR |
| VISUAL ALARM FLASH LIGHT |
| WATER LEVEL CONTROL SWITCH |
| WEATHERPROOF TYPE EQUIPMENT |

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

| |
|------------------|
| B.D. Reference |
| M.R. Reference |
| L.D. Reference |
| F.S.D. Reference |

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Planning and Surveying Consultants Ltd.
Tel: 2191 4088
Fax: 3105 0810
Email: sales@mddesign.com.hk

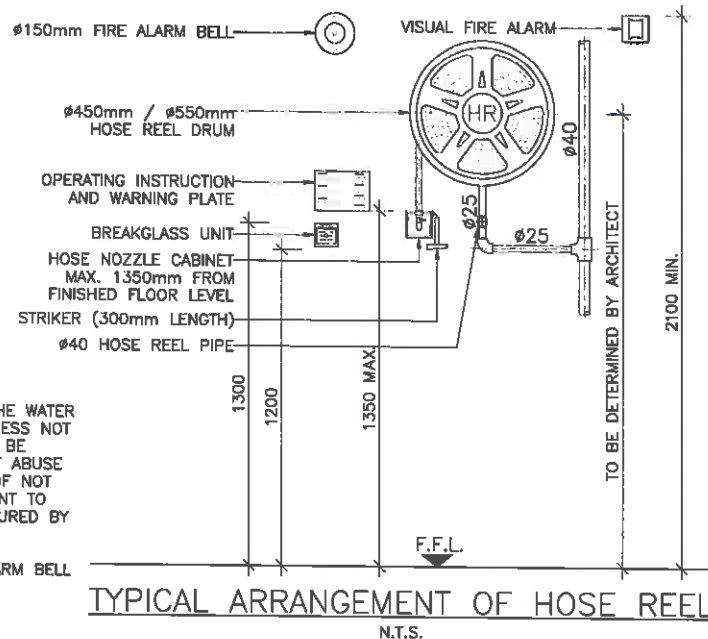
Project
PROPOSED TEMPORARY RURAL WORKSHOP (OTHER YARD AND SAWMILLS FOR A PERIOD OF SEVERAL LOTS 51 (PART), SHOPART, SO AND 51A RP AND ADJOINING GOVERNMENT LAND IN D.D.88, MAY KAM TO ROAD, SHA LING, N.T.

Application

Drawing Title

NOTES, LEGENDS & COLOUR CODE

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

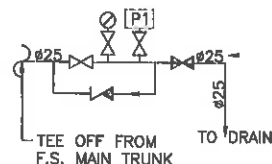


- NOTES:
- APPROVED TYPE NOZZLE BOX ACCEPTABLE TO THE WATER AUTHORITY WITH GLASS FRONT PANEL OF THICKNESS NOT MORE THAN 1.5mm AND LOCKING DEVICE SHALL BE PROVIDED TO ENCLOSE THE NOZZLE TO PREVENT ABUSE OF THE HOSE REEL. A STRIKER WITH A LENGTH OF NOT LESS THAN 300mm SHALL BE PROVIDED ADJACENT TO EACH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

PUMP SCHEDULE

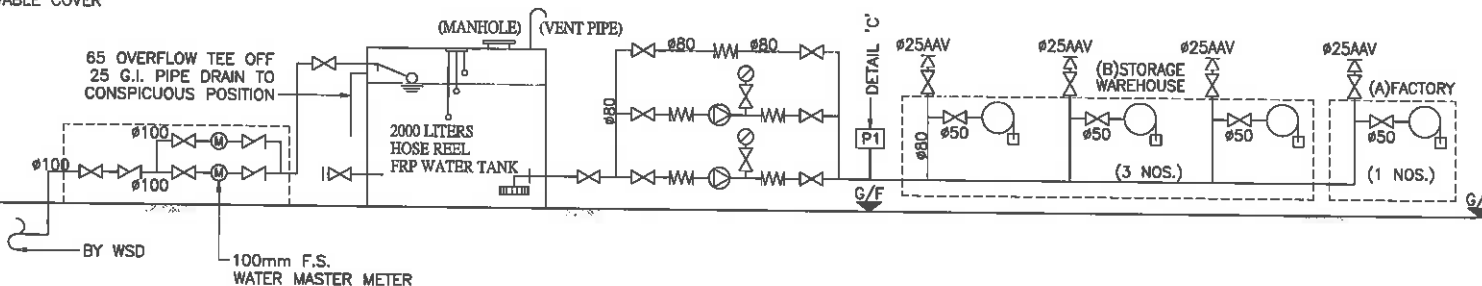
| PUMP DESCRIPTION | FLOW RATE (L/min) | PRESSURE (BAR) | MOTOR POWER RATING (KW) | QTY |
|---|-------------------|----------------|-------------------------|-----|
| DUTY FIXED FIRE PUMP (FP-1)(NEW ADDITION) | 900 | 900 | 900 | 1 |
| STANDBY FIXED FIRE PUMP (FP-2)(NEW ADDITION) | 900 | 900 | 900 | 1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

[P1] FH PUMP CHANGE-OVER



(DETAIL 'C')

PIPE TRENCH W/
REMOVABLE COVER



DETAILS OF HOSE REEL INSTRUCTION PLATE

TO OPERATE FIRE HOSE REEL

使用消防喉掣

- BREAK GLASS OF THE FIRE ALARM CALL POINT. (OR)
打爛火警鐘掣玻璃 (或)
ACTUATE FIRE ALARM CALL POINT.
按動火警鐘掣
- OPEN CONTROL VALVE BEFORE RUNNING OUT HOSE.
先開啓來水掣，再拉出膠喉
- TURN ON WATER AT NOZZLE AND DIRECT JET AT BASE OF FIRE.
開啓喉嘴掣，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

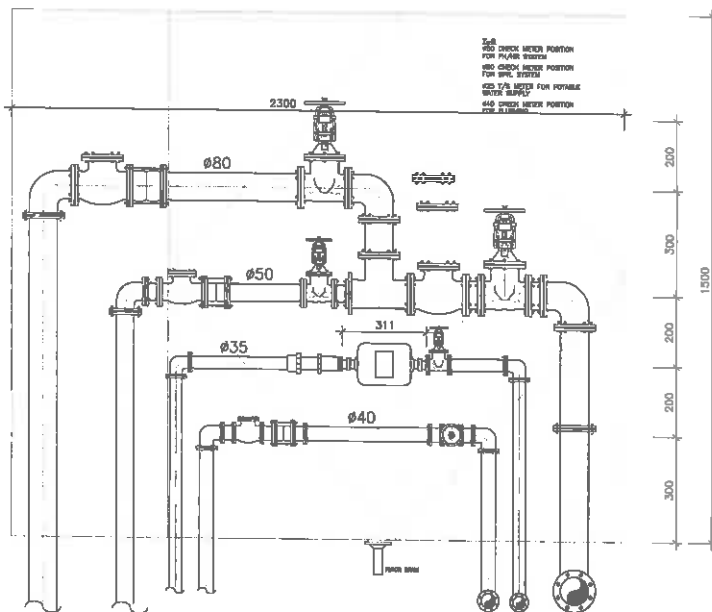
違例者最高罰款二萬五千元

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

MAXIMUM PENALTY IS \$25,000

舉報熱線: 2824 5000
REPORTING HOTLINE: 2824 5000

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| B.D. Reference | | |
| U.W. Reference | | |
| L.R. Reference | | |
| F.S.D. Reference | | |
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| <p>M&D Planning and Surveying Consultants Ltd.</p> <p>Tel: 2191 4088 Fax: 3105 0810 Email: sales@moderneng.com.hk</p> <p>Project PROPOSED TEMPORARY RURAL WORKSHOP (COMER YARD AND SAVANNAH) FOR A PERIOD OF YEARS LOTS 511 (PART), 500 (PART), 505 AND 514 (PART) AND ADJOINING GOVERNMENT LAND IN D.D.80, MAX KAM TO ROAD, SHEA LEVEL PLOT.</p> <p>Application</p> <p>Drawing Title PUMP SCHEDULE & SCHEMATIC PIPING DIAGRAM FOR HOSE REEL SYSTEM, NOTES, DETAIL</p> <p>Scale N.T.S.</p> <p>Revisions -</p> <p>Designed by Yu Leung</p> <p>Drawn by Yu Leung</p> <p>Checked by AY</p> <p>Date 16-NOV-2021</p> <p>Job No. -</p> <p>Drawing No. FS-05</p> | | |



DETAIL OF CHECK WATER METER CABINET AT G/F

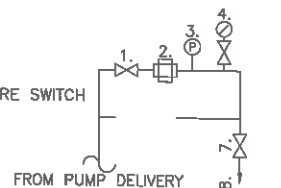
N.T.S.

PUMP SCHEDULE

| DESIGNATION | FLOW | HEAD |
|-------------|-------------------------|-----------------|
| FP1 & FP2 | 900LITER/MIN. | 6 BAR |
| SP1 & SP2 | 1150/540/370 LITER/MIN. | 5.7/5.4/3.0 BAR |
| SJP | 50 LITER/MIN. | 6.5 BAR |
| FJP | 50 LITER/MIN. | 6.5 BAR |

PUMP STARTING ARRANGEMENT

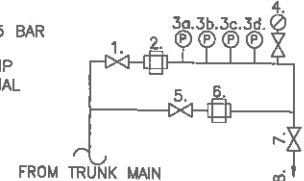
1. ISOLATING STOP VALVE
2. UNION
3. MAIN/JOCKEY PUMP START PRESSURE SWITCH
4. PRESSURE GAUGE
5. CHECK VALVE
6. UNION WITH #3mm ORIFICE PLATE
7. DRAIN STOP VALVE
8. DRAIN TO CONSPICUOUS POSITION FROM PUMP DELIVERY



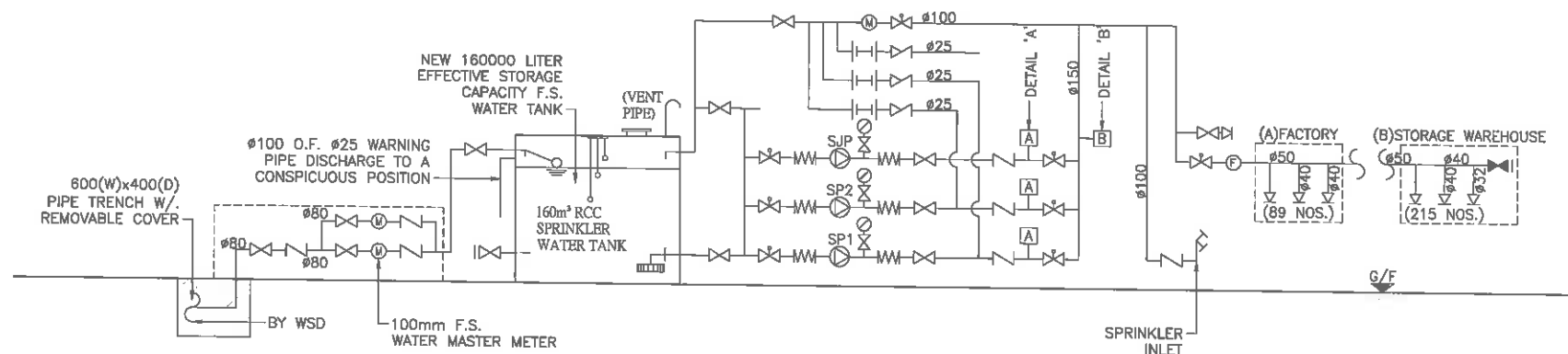
DETAIL 'A'

PUMP STARTING ARRANGEMENT

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. FOR LOW FLOW (PUMP FAILED) SIGNAL OF STANDBY PUMP
4. PRESSURE GAUGE
5. CHECK VALVE
6. UNION WITH #3mm ORIFICE PLATE
7. DRAIN STOP VALVE
8. DRAIN TO CONSPICUOUS POSITION



DETAIL 'B'



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|------------------|
| B.D. Reference |
| M.W. Reference |
| L.D. Reference |
| F.S.D. Reference |

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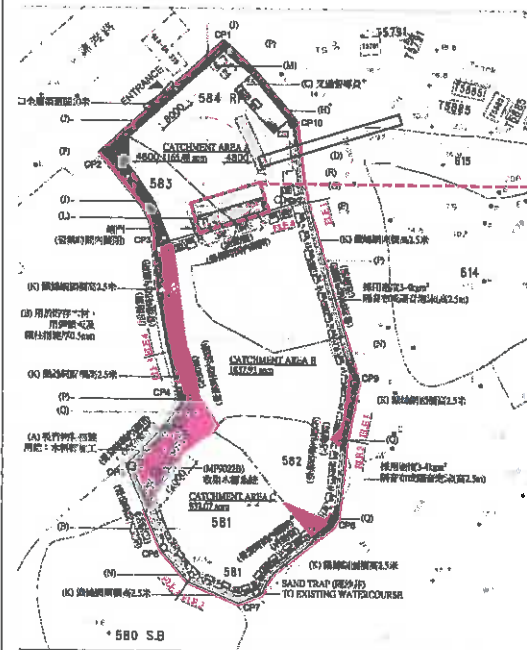
Tel: 2181 4088
Fax: 3105 0810
Email: sales@m&d.com.hk

Project
PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD OF 5 YEARS LOTS SH (PART), SEPARATE, SH AND SH 4P AND ADJOINING GOVERNMENT LAND IN D.D.99, MAX KAM TO ROAD, KHA LING, K.T.

Application

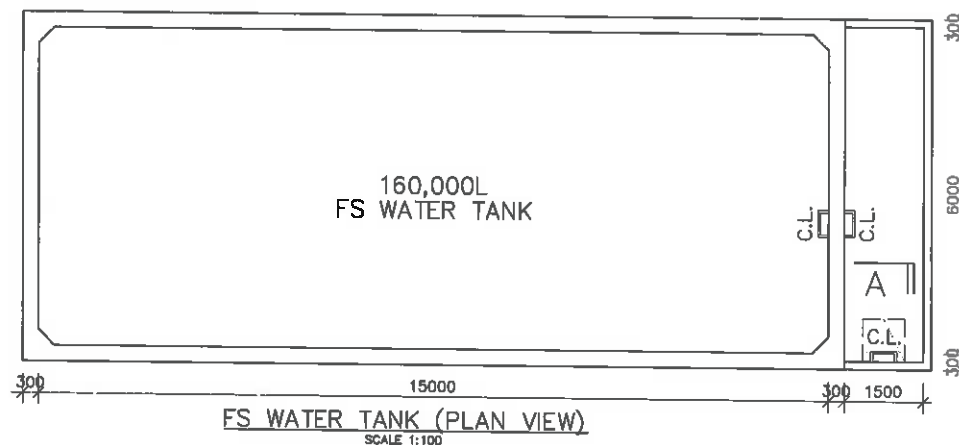
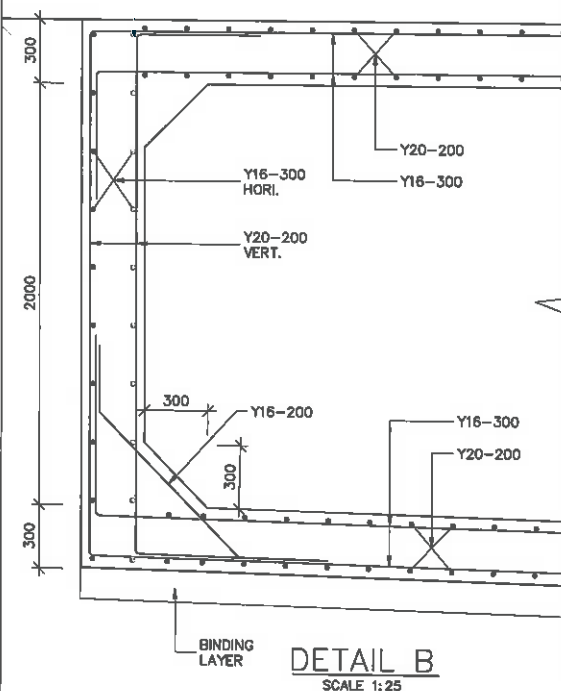
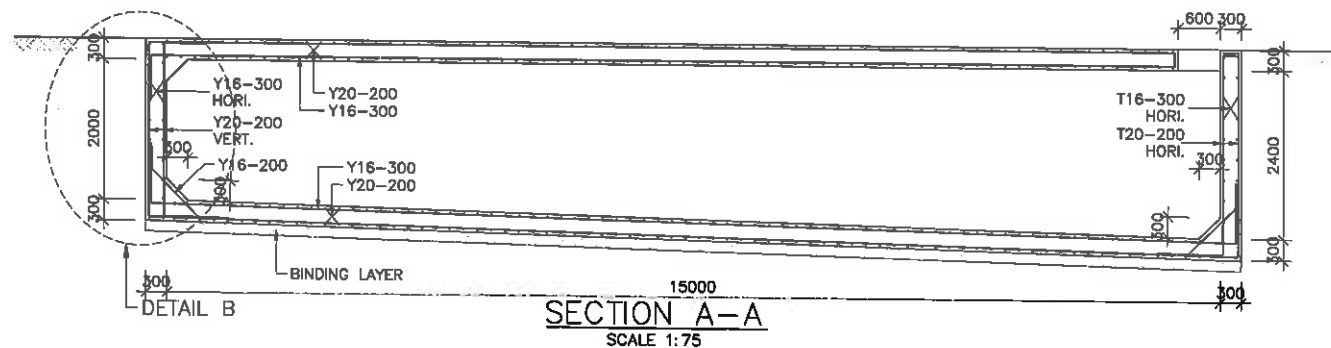
Drawing Title
F.S. CONTROL & PLUMBING SCHEMATIC DIAGRAM FOR AUTOMATIC SPRINKLER SYSTEM

| | |
|-------------|-------------|
| Scale | Revision |
| N.T.S. | — |
| Designed by | Drawn by |
| Yu Leung | Yu Leung |
| Checked by | Date |
| AY | 16-NOV-2021 |
| Job No. | Drawing No. |
| — | FS-06 |



LOCATION PLAN
N.T.S.

FS WATER TANK



| | | |
|---|-------------|------|
| S.D. Reference | | |
| M.K. Reference | | |
| L.D. Reference | | |
| F.S.D. Reference | | |
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Appendix V

A set of Valid Certificate of Fire Service Installation and Equipment (F.S.251)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9101874

FSD Ref.:
消防處編號Name of Client :
顧客姓名

Kininform Timber Company Limited

Name of Building :
樓宇名稱Street No./Town Lot :
門牌號數/市地段Lot 581(Part), 582(Part), 583 and 584RP in D.D. 89 and Adjoining
Government LandStreet/Road/Estate Name :
街道/屋苑名稱

Man Kam To Road

Block :
座

Government Land

District :
分區

Sha Ling North

Area :
地區☐ HK
香港☐ K
九龍☐ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

| Code 編碼 (1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Comment on Condition 狀況評述 | Completion Date 完成日期(DD/MM/YY) | Next Due Date 下次到期日(DD/MM/YY) |
|-------------------|----------------------------------|-----------------|--------------------------------|-----------------------------------|----------------------------------|
| 11 | Emergency Light | G/F Platform | Conforms with FSD requirements | 21-05-2024 | 20-05-2025 |
| 12 | Exit Sign | G/F Platform | Conforms with FSD requirements | 21-05-2024 | 20-05-2025 |
| 13 | Fire Alarm System (MFA) | G/F Platform | Conforms with FSD requirements | 21-05-2024 | 20-05-2025 |
| 16 | Fire Hydrant/Hose Reel System | G/F Platform | Conforms with FSD requirements | 21-05-2024 | 20-05-2025 |
| 28 | Sprinkler System | G/F Platform | Conforms with FSD requirements | 21-05-2024 | 20-05-2025 |

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

| Code 編碼 (1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Nature of Work Carried out 完成之工作內容 | Comment on Condition 狀況評述 | Completion Date 完成日期(DD/MM/YY) |
|-------------------|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
| | | | NIL | | |

Part 3 第三部 Defects 損壞事項

| Code 編碼 (1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Outstanding Defects 未修缺點 | Comment on Defects 缺點評述 |
|-------------------|------------------|----------------|--------------------------|-------------------------|
| | | | NIL | |

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

Ng Chun Man
RC1/309 RC2/459
East Power Engineering Ltd
東力工程有限公司
2789 3690
22-05-2024

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

A 9101552

FSD Ref.: _____
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

Kinform Timber Company Limited

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lot 581(Part), 582(Part), 583 a Street/Road/Estate Name :

584RP in D.D. 89 and Adjoining 街道/屋苑名稱

Man Kam To Road

Block :

座

Government Land

District :

分區

Sha Ling North

Area :

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型 :

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

| Code 編碼 (1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Comment on Condition 狀況評述 | Completion Date 完成日期(DD/MM/YY) | Next Due Date 下次到期日(DD/MM/YY) |
|-------------------|-------------------------|-----------------|--------------------------------|-----------------------------------|----------------------------------|
| 24 | 1 x 5Kg CO2 F.E. | G/F Platform | Conforms with FSD requirements | 31-05-2024 | 30-05-2025 |
| 24 | 6 x 4Kg Dry Powder F.E. | G/F Platform | Conforms with FSD requirements | 31-05-2024 | 30-05-2025 |

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

| Code 編碼 (1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Nature of Work Carried out 完成之工作內容 | Comment on Condition 狀況評述 | Completion Date 完成日期(DD/MM/YY) |
|-------------------|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
| | | | NIL | | |

Part 3 第三部 Defects 損壞事項

| Code 編碼 (1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Outstanding Defects 未修缺點 | Comment on Defects 缺點評述 |
|-------------------|------------------|----------------|--------------------------|-------------------------|
| | | | NIL | |

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature :
授權人簽署Name :
姓名

Hui Chi Hang

FSD/RC No. :
消防處註冊號碼

RC3/676

Company Name :
公司名稱East Power Engineering Ltd
東力工程有限公司Telephone :
聯絡電話

2789 3690

Date :
日期

01-06-2024

For FSD
use only:

Inspected

Key-in

Verified

Appendix VI

The Accepted Environmental Mitigation Measures of the Previous Application No. A/NE-FTA/206

規 劃 署

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



Planning Department

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

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/NE-FTA/206
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

九龍新蒲崗大有街 16 號
昌泰工廠大廈 8 樓
恆匯(香港)工程有限公司
(經辦人：黃新和)

郵遞函件

先生／女士：

在劃為「農業」地帶
的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)、
第 583 號及第 584 號餘段和毗鄰政府土地
關設擬議臨時鄉郊工場(木園及鋸木廠)(為期 3 年)
(履行規劃申請編號：A/NE-FTA/206 的規劃許可附帶條件(e)項)

本署於二零二三年五月四日收到你有關履行規劃許可附帶條件(e)項
就落實環境緩解建議所提交的資料，現回覆如下：

環境保護署署長(經辦人：凌詠聰先生；電話：2835 1117)審視你提
交的文件後，認為你所提交的資料可以接納。因此，你已經履行規劃許可附
帶條件(e)項。

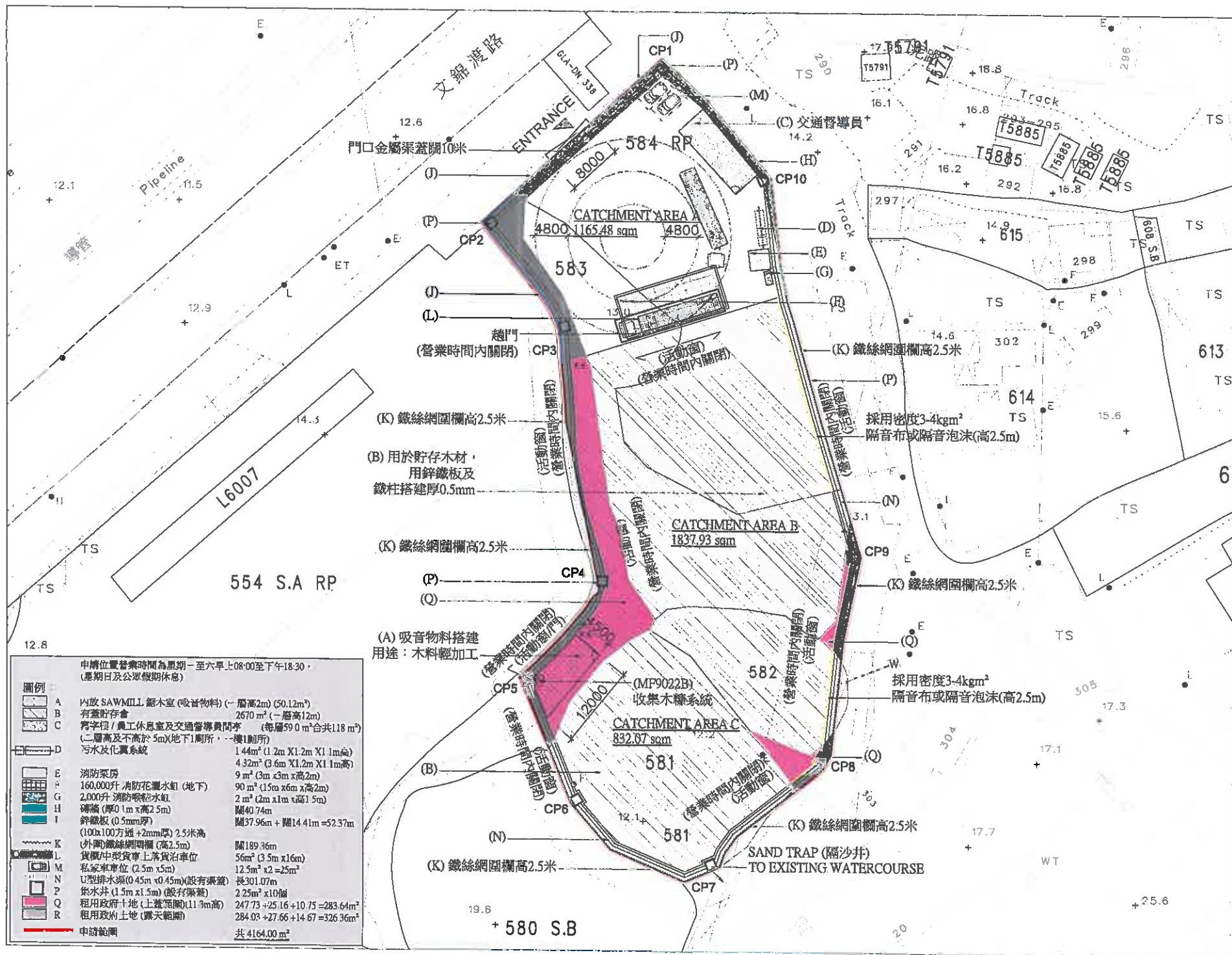
如有任何有關落實環境緩解建議的疑問，請聯絡環境保護署凌詠聰先
生(電話：2835 1117)。如有其他就規劃上的疑問，請與本署莊琬婷女士(電
話：2158 6241)聯絡。

規劃署署長

(陳巧賢

代行)

二零二三年五月二十五日



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

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.

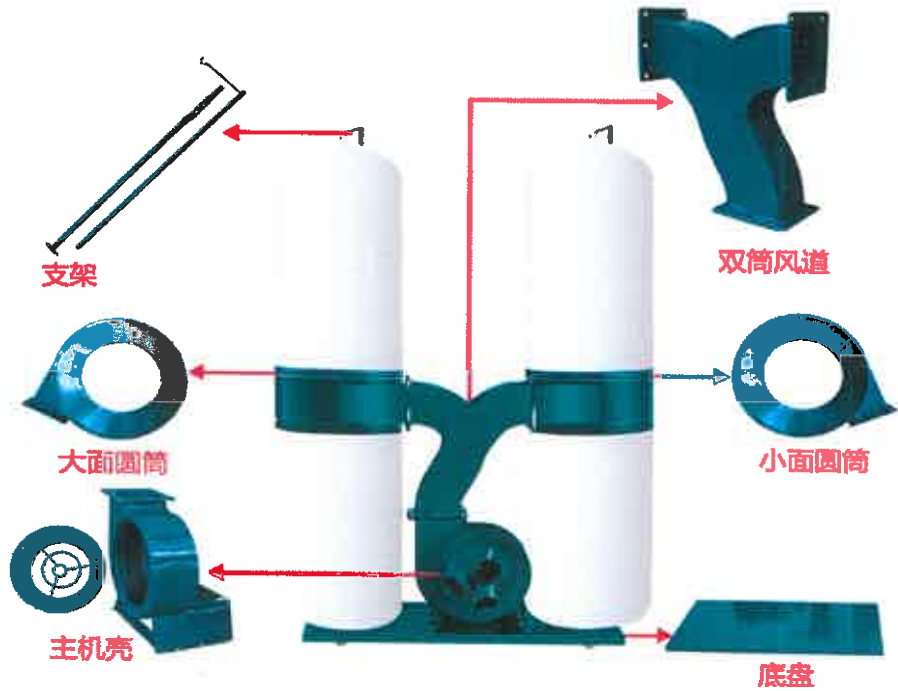
Environment Mitigation Measures Table for Approval Condition (k) (Ref.: TPB/A/NE-FTA/196)

| 2. Air Quality measures | 3. Noise measures | 4. Water Quality measures |
|--|--|--|
| <p>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.</p> | <p>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.</p> | <p>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.</p> |
| <p>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:</p> | <p>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:</p> | <p>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.</p> |
| <p>~ Provision of not less than 2.5m high hoarding from ground level along site boundary during construction.</p> | <p>~ 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.</p> | <p>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.</p> |
| <p>~ The workshop activities, i.e. cutting of timber, and loading/unloading will only be conducted within the fully enclosed In Sawmill (Structure A) .</p> | <p>~ Workshop operation including cutting of timber, loading and unloading etc. would be carried out inside the fully enclosed in Sawmill (Structure A).</p> | <p>~ On-site sewage handling facility will follow ProPECC PN 5/93 to install a septic tank and soakaway system to prevent water pollution</p> |
| <p>~ The exhaust of the dust collection system (Model: MF9022B) shall be located facing West side of the site to avoid affecting nearby domestic premises.</p> | <p>~ Acoustic materials will be adopted in the Sawmill to minimize the noise impact.</p> | <p>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.</p> |
| <p>~ 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.</p> | <p>~ Operating hours would be restricted from 8:00am to 6:30pm and no operation on Sundays and public holidays.</p> | <p>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.</p> |
| <p>~ 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.</p> | <p>~ 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.</p> | |
| <p>2.3 With the implementation of the recommended mitigation measures and good site practice, adverse impacts during construction phases are not anticipated.</p> | <p>~ Noisy machinery should be equipped with noise enclosure . • Arterkl Plank Mutiple Rip Saw (Model MJ-PMR-3012)</p> | |
| <p>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.</p> | <p>~ 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 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),.</p> | |
| | | |
| | <p>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.</p> | |



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 |

*数据参数仅作于参考、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 saw 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 timber utilization;
& 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 | 1.8kw |
| Up spindle power | 22kw |
| Bottom spindle power | 22kw |
| Total power | 45.8kw |
| Feeding speed | 0-14.5m/min |
| Overall dimension | 3050*1630*1830(mm) |
| Saw blade specification | 2111*3.0*50*24T |
| Weight | 1600kg |

Our Ref. : DD 89 Lot 581 & VL
Your Ref. : TPB/A/NE-FTA/255

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

By Email

10 October 2024

Dear Sir,

Supplementary Information

**Renewal of Planning Approval for Temporary Rural Workshop (Timber Yard and Sawmill)
for a Period of 3 Years in "Agriculture" Zone, Lots 581 (Part), 582 (Part), 583 and
584 RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling New Territories**

(S.16 Planning Application No. A/NE-FTA/255)

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) Development plans are revised and enclosed for your reference please. (**Plans 1 to 5**).

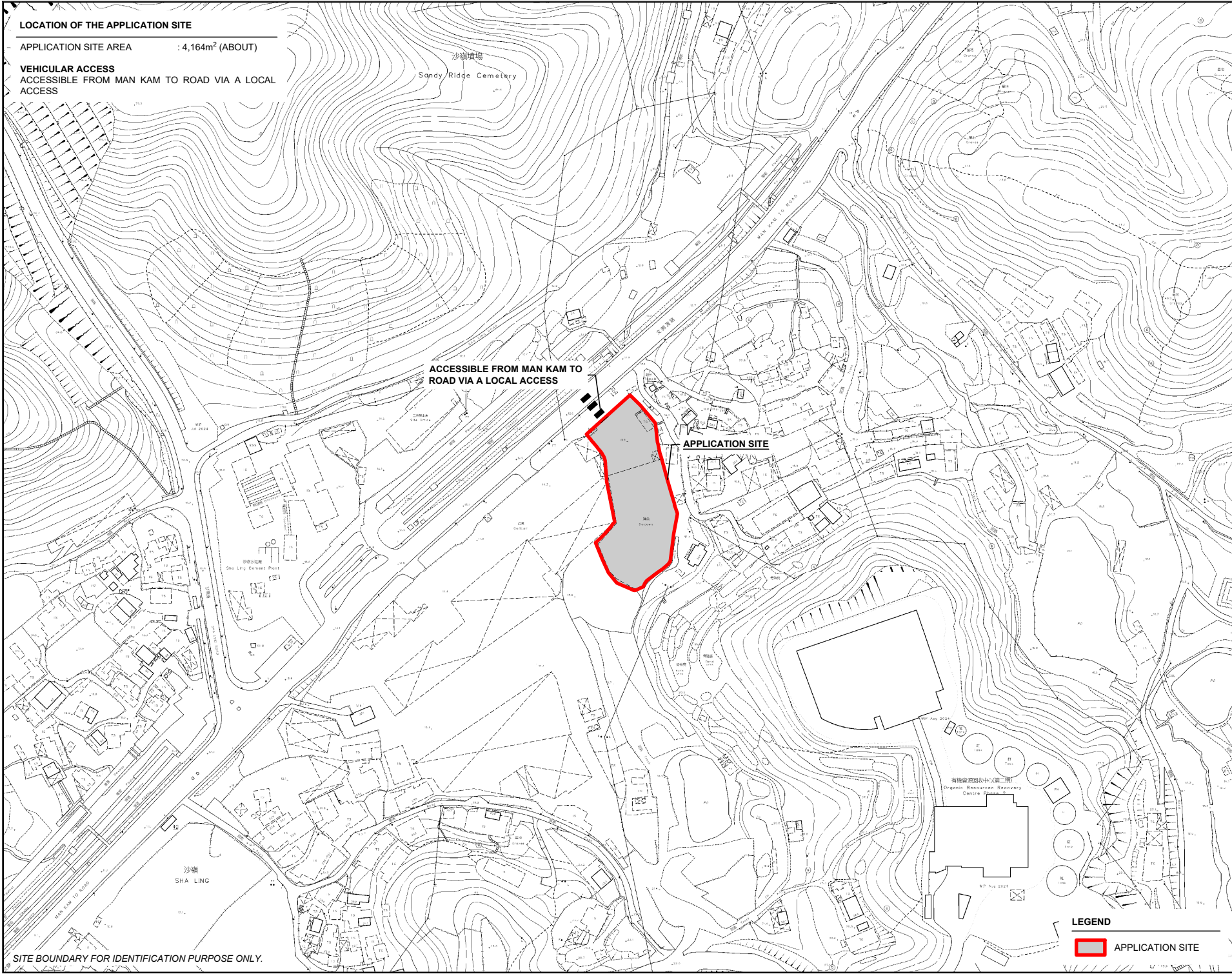
Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
Assistant Town Planner



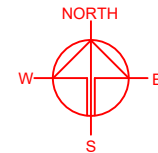
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,164m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL
ACCESS

ACCESSIBLE FROM MAN KAM TO
ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT



PROJECT
TEMPORARY RURAL
WORKSHOP (TIMBER YEAR AND
SAWMILL) FOR A PERIOD OF 3
YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 89 AND
ADJOINING GOVERNMENT
LAND, MAN KAM TO ROAD, SHA
LING, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY
MN
DATE
20.9.2024

CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1
VER.
001

LEGEND

APPLICATION SITE

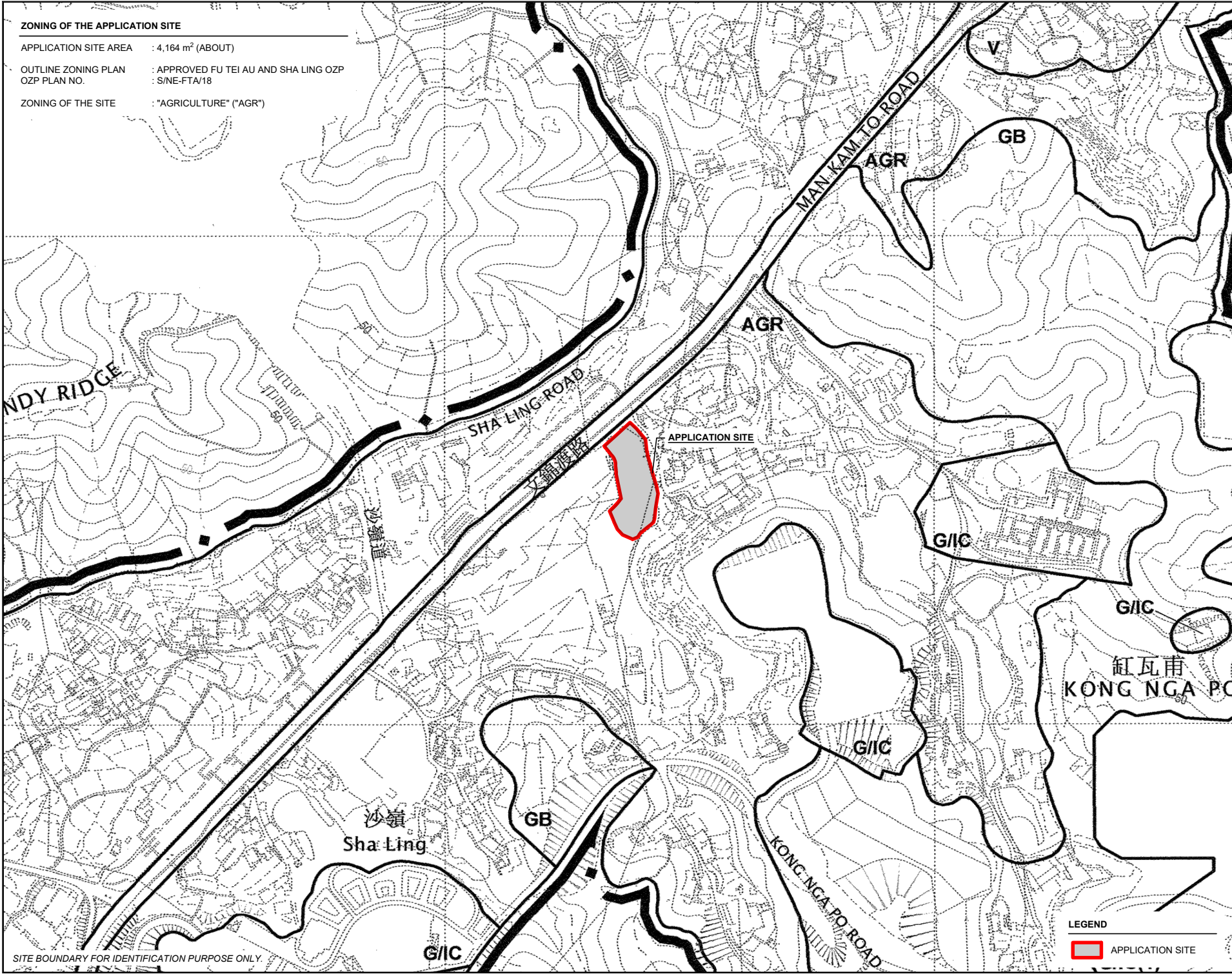
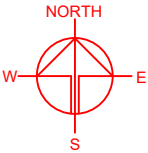
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,164 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED FU TEI AU AND SHA LING OZP
OZP PLAN NO. : S/NE-FTA/18

ZONING OF THE SITE : "AGRICULTURE" ("AGR")




SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY WORKSHOP (TIMBER YEAR AND SAWMILL) FOR A PERIOD OF 3 YEARS

RURAL

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES

SCALE

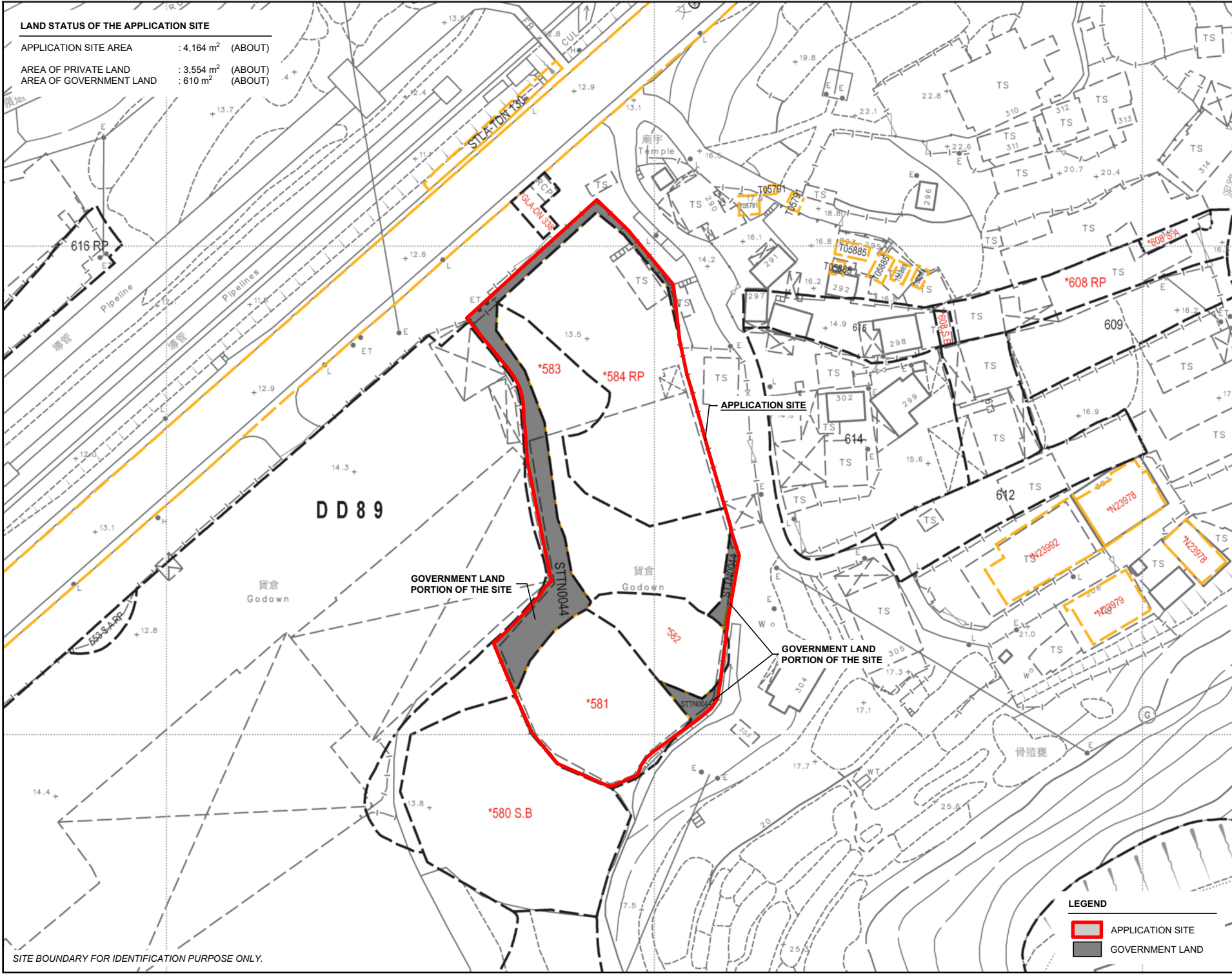
1 : 5000 @ A4

| | |
|-------------|-----------|
| DRAWN BY | DATE |
| MN | 20.9.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

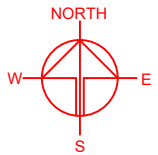
DWG. TITLE

ZONING PLAN

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 2 | 001 |



| LAND STATUS OF THE APPLICATION SITE | | |
|-------------------------------------|------------------------|---------|
| APPLICATION SITE AREA | : 4,164 m ² | (ABOUT) |
| AREA OF PRIVATE LAND | : 3,554 m ² | (ABOUT) |
| AREA OF GOVERNMENT LAND | : 610 m ² | (ABOUT) |



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

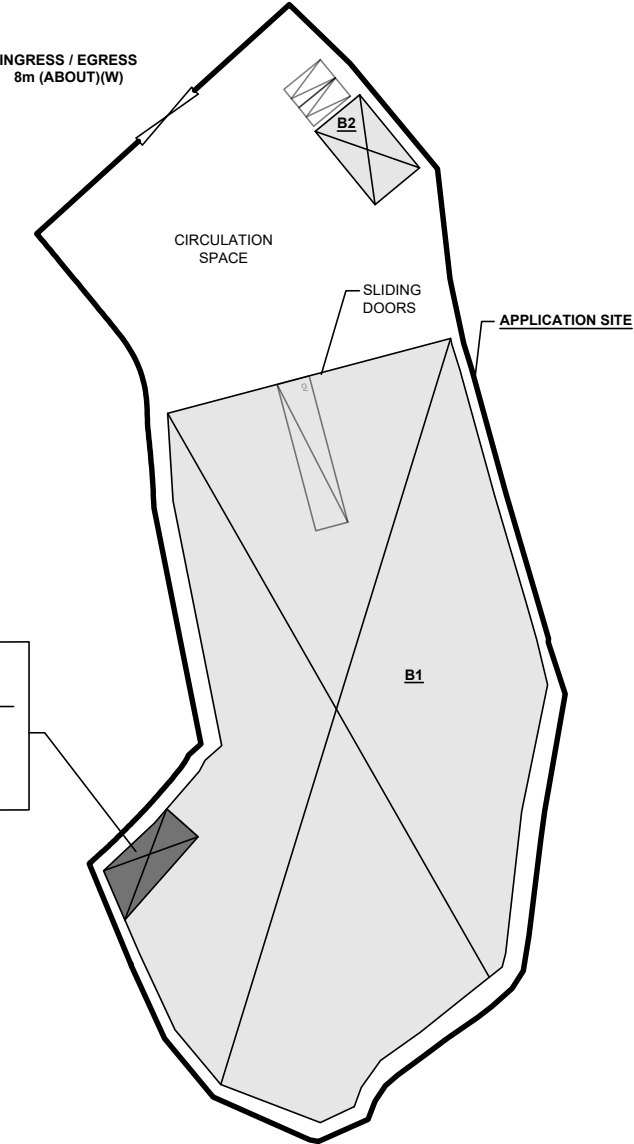
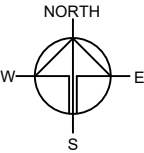
| LEGEND | |
|--------|------------------|
| | APPLICATION SITE |
| | GOVERNMENT LAND |

| | |
|---|-----------|
| PLANNING CONSULTANT | |
| | |
| PROJECT | |
| TEMPORARY WORKSHOP (TIMBER YEAR AND SAWMILL) FOR A PERIOD OF 3 YEARS | |
| RURAL | |
| SITE LOCATION | |
| VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES | |
| SCALE | |
| 1: 1000 @ A4 | |
| DRAWN BY | DATE |
| MN | 20.9.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE | |
| LAND STATUS | |
| DWG NO. | VER. |
| PLAN 3 | 001 |

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 4,164 m ² | (ABOUT) |
| COVERED AREA | : 2,729 m ² | (ABOUT) |
| UNCOVERED AREA | : 1,435 m ² | (ABOUT) |
| PLOT RATIO | : 0.67 | (ABOUT) |
| SITE COVERAGE | : 66 % | (ABOUT) |
| NO. OF STRUCTURE | : 2 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 2,788 m ² | (ABOUT) |
| TOTAL GFA | : 2,788 m ² | (ABOUT) |
| BUILDING HEIGHT | : 5 - 12 m | (ABOUT) |
| NO. OF STOREY | : 1 - 2 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|--|------------------------------|------------------------------|------------------------|
| B1 | STORAGE OF TIMBER/PLYWOOD/ CONSTRUCTION MATERIALS, SAW MILL WORKSHOP | 2,670 m ² (ABOUT) | 2,670 m ² (ABOUT) | 12 m (ABOUT)(1-STOREY) |
| B2 | SITE OFFICE AND WASHROOM | 59 m ² (ABOUT) | 118 m ² (ABOUT) | 5 m (ABOUT)(2-STOREY) |
| TOTAL | | 2,729 m ² (ABOUT) | 2,788 m ² (ABOUT) | |



SAWMILL WORKSHOP
(WITHIN STRUCTURE B1)

WITH ACOUSTIC MATERIALS
FITTED AT THE SAWMILL

GFA: 54 m² (ABOUT)

PARKING AND LOADING/UNLOADING PROVISIONS

| | |
|--|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 2 |
| DIMENSION OF PARKING SPACE | : 5 m (L) X 2.5 m (W) |
| NO. OF LOADING/UNLOADING SPACE FOR CONTAINER VEHICLE | : 1 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 16 m (L) X 3.5 m (W) |

LEGEND

| | |
|--|--------------------------------|
| | APPLICATION SITE |
| | STRUCTURE |
| | PARKING SPACE (PC) |
| | LOADING / UNLOADING SPACE (CV) |
| | INGRESS / EGRESS |

PLANNING CONSULTANT



PROJECT

TEMPORARY RURAL
WORKSHOP (TIMBER YEAR AND
SAWMILL) FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND
ADJOINING GOVERNMENT
LAND, MAN KAM TO ROAD, SHA
LING, NEW TERRITORIES

SCALE

1 : 800 @ A4

| | |
|----------------|-------------------|
| DRAWN BY MN | DATE 20.9.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

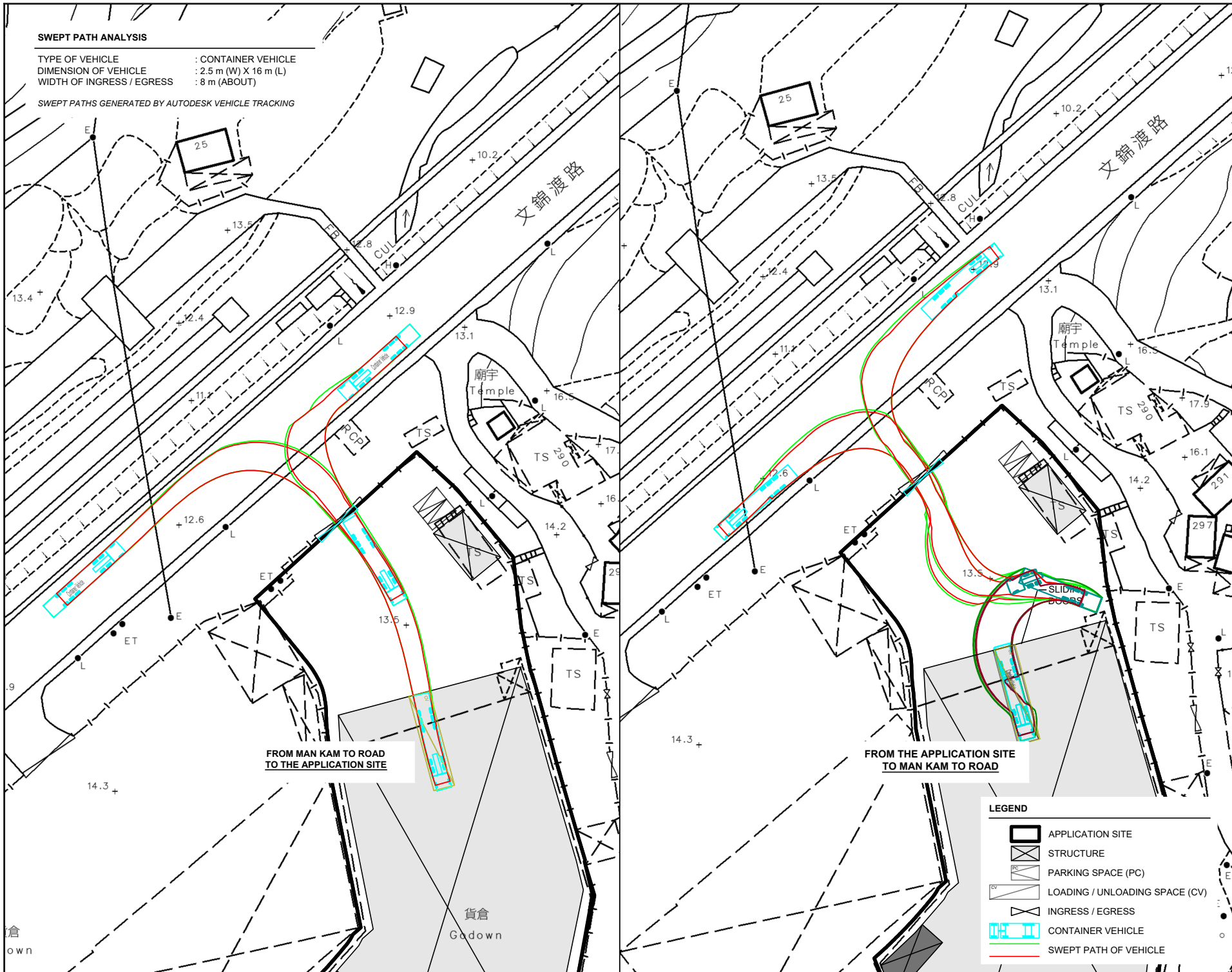
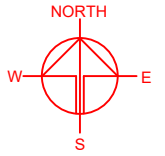
DWG. TITLE
LAYOUT PLAN

| | |
|-------------------|-------------|
| DWG NO. PLAN 4 | VER. 001 |
|-------------------|-------------|

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)
WIDTH OF INGRESS / EGRESS : 8 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM MAN KAM TO ROAD
TO THE APPLICATION SITE

FROM THE APPLICATION SITE
TO MAN KAM TO ROAD

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT
TEMPORARY WORKSHOP (TIMBER YEAR AND SAWMILL) FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES

SCALE
1 : 800 @ A4

| | |
|----------------|-------------------|
| DRAWN BY MN | DATE 20.9.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE
SWEPT PATH ANALYSIS

| | |
|-------------------|-------------|
| DWG NO. PLAN 5 | VER. 001 |
|-------------------|-------------|

**Relevant Extracts of Town Planning Board Guidelines No. 34D
on ‘Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for temporary Use or Development’
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications

Approved Applications

| Application No. | Uses/Developments | Date of Consideration |
|------------------------|---|-----------------------------------|
| A/NE-FTA/196 | Proposed Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years | 6.3.2020 (revoked on 6.2.2020) |
| A/NE-FTA/206 | Proposed Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years | 10.12.2021 |

Rejected Application

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

Rejection Reasons

- R1 The application is not in line with the planning intention of the “Agriculture” (“AGR”) zone for the area which is primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.
- R2 The application does not comply 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 development is not compatible with the surrounding land uses which are predominantly rural in character; there are adverse departmental comments on the application; and the applicant fails to demonstrate that the development would have no adverse environmental, traffic and landscape impacts on the surrounding area.
- R3 Approval of the application would set an undesirable precedent for similar applications within the same “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site; and
- Lots 581, 582, 583 and 584 RP in D.D. 89 and the adjoining GL are covered by a Short Term Waiver (STW) No. 1611 and a Short Term Tenancy (STT) No. STTN0044 for the purpose of rural workshop (timber yard and sawmill).

2. Traffic

Comments of the Commissioner for Transport (C for T):

- noting that the major development parameters of the current application remain unchanged from the last previous application No. A/NE-FTA/206, he has no comments on the application from traffic engineering viewpoint.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage perspective;
- should the application be approved, approval conditions should be included to request the applicant to submit a condition record of the existing drainage facilities on site as previously implemented on the same site in planning application No. A/NE-FTA/206, and the existing drainage facilities on site shall be maintained and rectified if found inadequate/ineffective during operation at all times during the planning approval period; and
- detailed advisory comments on the submitted photographic records of existing drainage facilities (**Appendix Ia**) are appended in **Appendix V**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment environmental planning perspective;
- there were two substantiated environmental complaints concerning the Site received in 2022, which were related to waste and noise nuisances from the Site. Inspections were conducted by his department. No violation of the environmental ordinance was observed and no

enforcement action was taken by his office;

- approval condition (e) of the last previous application No. A/NE-FTA/206 for implementation of environmental mitigation measures, as proposed by the applicant, within 9 months was imposed and complied with. Mitigation measures include no operation during sensitive hours, noise operations in enclosed areas, dust suppressant measures, etc.; and
- should the application be approved, the applicant should be reminded to continue the environmental mitigation measures during operation of the workshop.

5. **Agriculture**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- considering that the previous applications for the same use on the Site was approved, he has no strong view against the application for renewal of the planning approval from agricultural perspective.

6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising temporary structures, open storages, scattered tree groups, and vegetated areas. Compared with the last previous application No. A/NE-FTA/206, there is no major change in the development layout. With reference to site photos taken on 15.10.2024, the Site is currently operated as temporary rural workshop with open storages and temporary structure. No significant sensitive landscape resource is observed. Further significant adverse impact on the landscape character and existing landscape resources within the Site arising from the applied use is not anticipated; and
- detailed advisory comments are appended in **Appendix V**.

7. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- detailed advisory comments are appended in **Appendix V**.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no adverse comment on the application;

- there is no record of approval granted by the Building Authority for the existing structures at the Site and he is not in a position to offer comments on their suitability for the applied use; and
- detailed advisory comments under the Buildings Ordinance are appended in **Appendix V**.

9. New Development

Comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD):

- it is noted that the temporary rural workshop (timber yard and sawmill) on a three-year basis (the subject development) is located within the proposed development area of Lo Wu/Man Kam To (LW/MKT) under the Planning and Engineering (P&E) Study for New Territories North New Town and Man Kam To which was already commenced on 29.10.2021. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.

10. Other Departments

The following government departments have no objection to/no comment on the application:

- Director of Fire Services (D of FS);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- District Officer (North), Home Affairs Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that
 - (i) the section of Man Kam To Road adjacent to the Site is under HyD's maintenance purview. However, the area forming the ingress/egress between Man Kam To Road and the Site falls on unallocated GL which is outside HyD's maintenance purview. The applicant is required to sort out the land issue with relevant land authorities; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should continue the environmental mitigation measures during operation of the workshop;
- (e) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) on the submitted photographic records of existing drainage facilities (**Appendix Ia**) that:
 - (i) condition photos of the drainage outfall and immediate drainage downstream should be supplemented;
 - (ii) overgrown vegetation and debris identified from photo 10 should be rectified; and
 - (iii) condition of the pipe as shown in photo 21 should be provided;
- (f) to note the following comments of the Chief Engineer/Construction, Water Supplies Department (CE/C of WSD) that:
 - (iv) existing water mains within the Site as shown in the Mains Record Plan (MRP) (**Attachment**) may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (v) if diversion is required, existing water mains within the Site are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (vi) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the MRP and no development which

requires resiting of water mains will be allowed;

- details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
- no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the MRP. Free access shall be made available at all times for staff of D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the MRP. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
- tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains;

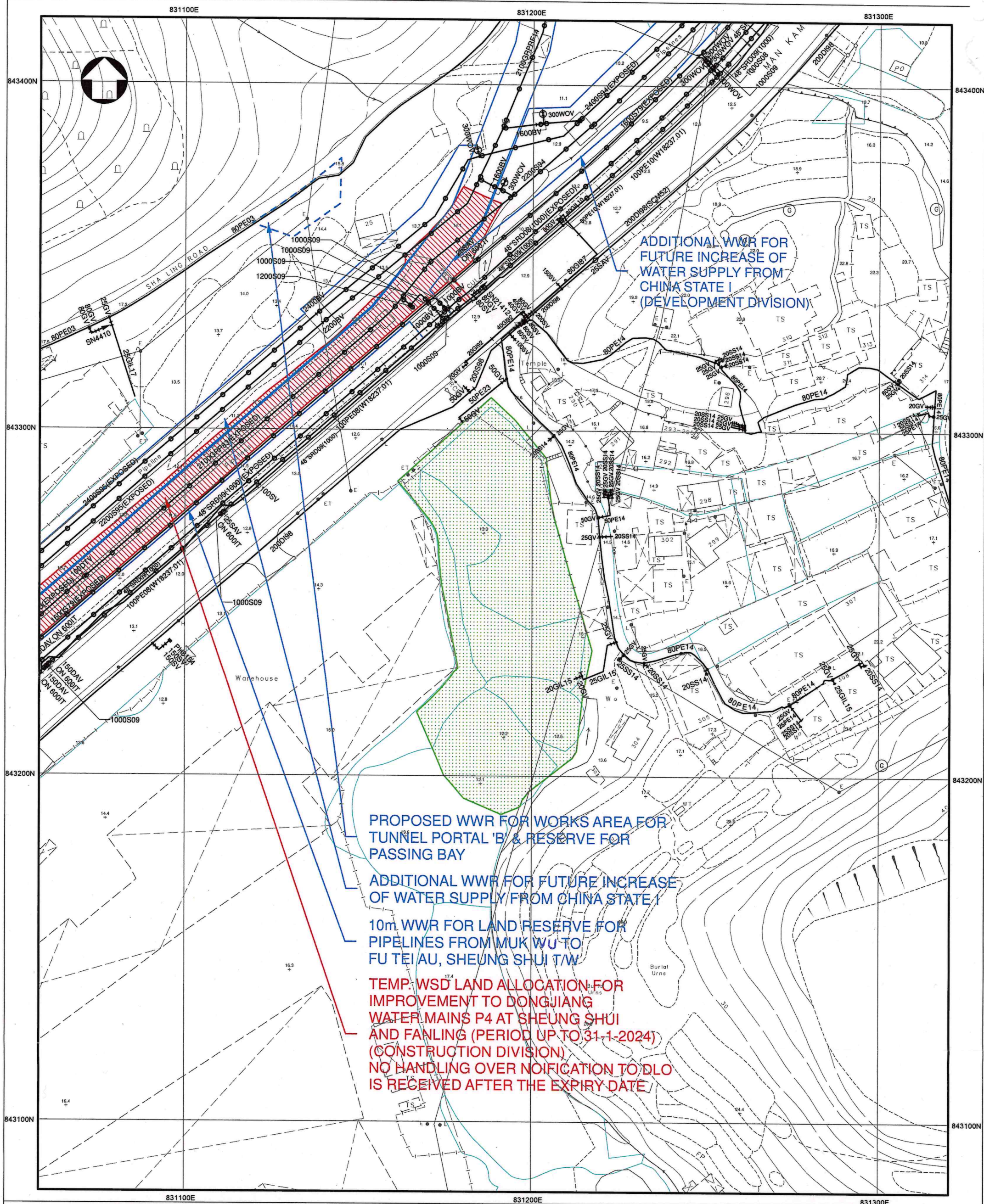
(g) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that temporary rural workshop (timber yard and sawmill) on a three-year basis (the subject development) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To which was already commenced on 29.10.2021. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works; and

(h) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained under the Buildings Ordinance (BO). Otherwise they are unauthorized buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator 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 the 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 UBWs on the Site under the BO;
- (iii) in connection with (i) above, the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of B(P)R
- (iv) if the Site is not abutting on a specified street having a width not less than 4.5m, its

permitted development intensity shall be determined by BA under regulation 19(3) of the B(P)R at building plan submission stage;

- (v) the proposed temporary buildings shall comply with Part VII of B(P)R; and
- (vi) detailed consideration will be made at the building plan submission stage.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 8. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE



PRIVATE LOT BOUNDARY (FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-16D & 21B

FILE REF: (20) IN WSD/M/SP 3051/446/58S/14 PT.1

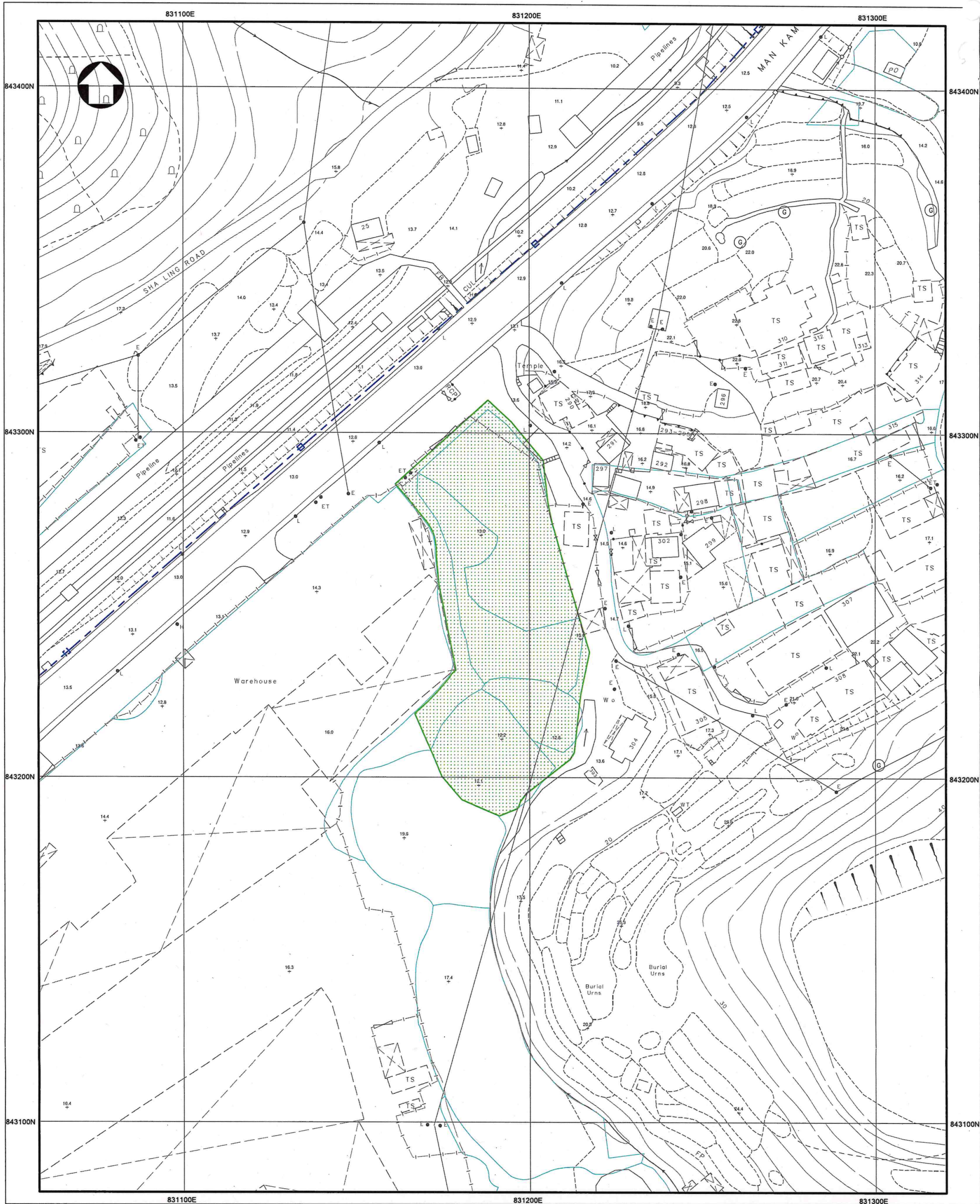
REF. CODE: 42W24M

SHEET 1 OF 1

SCALE 1:1000



水務署
Water Supplies Department



NOTES: 1. EXISTING WSD CABLE SHOWN THUS
2. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.

SUBJECT SITE
PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

SUPPLEMENTARY INFORMATION OF WSD CABLE
PART COPY OF SURVEY SHEET NO(S).

3-NW-16D & 21B

FILE REF: (20) IN WSD/M/SP 3051/446/58S/14 PT.1

REF. CODE: 44W10C SHEET 1 OF 1 SCALE 1:1000



水務署
Water Supplies Department

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

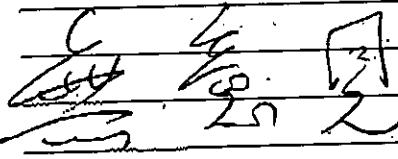
By Fax : 2877 0245 or 2522 8426

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/255

意見詳情 (如有需要，請另頁說明)

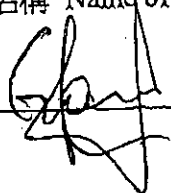
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

2024.10.17

2

From:
Sent: 2024-11-01 星期五 02:12:06
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-FTA/255 DD 89 Man Kam To Road

A/NE-FTA/255

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

Site area: About 4,164sq.m, includes Government Land of 610sq.m

Zoning : "Agriculture"

Applied use : Timber Yard and Sawmill / 3 Vehicle Parking

Dear TPB Members,

234 withdrawn and back with the original footprint.

Previous objections relevant and upheld. Another serious fire at a brownfield operation last week underlines the need for an end to the lax approach to conditions.

Some days ago substantial fines were imposed on failure to address issues at urban lots, it is unconscionable that NT operations are not subject to the same enforcement.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 26 September 2023 3:03 AM HKT
Subject: A/NE-FTA/234 DD 89 Man Kam To Road

A/NE-FTA/234

Lots 580 S.B, 581 (Part), 582 (Part), 583, 584 RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling

Site area : About 5,548sq.m, includes Government Land of 676sq.m

Zoning : "Agriculture"

Applied use : Timber Yard and Sawmill / 3 Vehicle Parking

Dear TPB Members,

Applicant has not fulfilled conditions of 206 but is now looking to extend operations including onto government land.

As the saying goes, "Two wrongs never made a right", we have the administration spouting a lot of PR about its intentions to clean up the countryside and remove the blight of brownfield operations that make the NT country side look worse than Third

World. Solution, kick out the operators and Trash another district by encouraging them to move there.

Approval should not be granted if the applicant has not demonstrated genuine intentions to fulfill existing conditions.

Mary Mulivhill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 23 November 2021 3:22 AM CST

Subject: 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:

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