

2021年 3月 2 日
此文件在 收到 城市規劃委員會
只會在收到所有資料及文件後才正式確認收到
申請的日期。

This document is received on - 2 MAR 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - MKT/17
	Date Received 收到日期	- 2 MAR 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Hong Kong & Kowloon Timber Merchants Association Limited

港九木行商會有限公司

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)

Toco Planning Consultants Limited

達材都市規劃顧問有限公司

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)	Lot 129 (part) in D.D. 86 and Lots 607, 608, 609, 610B RP (part), 613 (part), 627 (part), 632A RP, 633A RP (part), 635A, 635B, 635C, 635D, 637, 638 (part) and 642A RP (part) in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 12,085.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 9,847.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 2,135 sq.m 平方米 <input checked="" type="checkbox"/> 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 Man Kam To Outline Zoning Plan No. S/NE-MKT/4
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	The application site comprises of two pieces of land – the "east site" (eastbound of Lin Ma Hang Road) and the "west site" (westbound of Lin Ma Hang Road). The east site is vacant and is covered by paved area, dry abandoned field, temporary structures, wild overgrown vegetation and some bushes. The west site is also vacant and is mainly covered by paved area and dry abandoned field. (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 1.3.2021 (DD/MM/YYYY)[&]
於 1.3.2021 (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
1.3.2021 (DD/MM/YYYY)[&]
於 1.3.2021 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Rural Workshop (Timber Yard and Sawmill) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 2,371.6 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 9,714.3 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 6
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 9847.3 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 9847.3 .....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) Site A: Structure Group 1 - Built-over area (12m) & shed (8m) - rural workshop (timber yard and sawmill), office (2-storey/5m), loading/unloading bays for container vehicle/HGV, portable toilets. Structure Group 2 - Built-over area (12m) - private car parking spaces Site B: Structure Group 3 - Built-over area (12m) - rural workshop (timber yard and sawmill), loading/unloading bays for HGV/MGV, private car parking spaces, portable toilets. Structure Group 4 - Built-over area (12m) - rural workshop (timber yard and sawmill), loading/unloading bays for container vehicle/HGV and HGV/MGV, private car parking spaces, portable toilets and office. Structure Group 5 - Built-over area (12m) - rural workshop (timber yard and sawmill) Structure Group 6 - Built-over area (12m) & shed (8m) - rural workshop (timber yard and sawmill)	
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	..... 10 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	..... HGV/MGV (3.5m x 11m): 5
	..... Container Vehicle or HGV (3.5 x 16m): 3

Proposed operating hours 擬議營運時間 8:00am - 6:00pm from Monday to Saturday (excluding Sunday and Public Holidays)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Lin Ma Hang Road	
	No 否	<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)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" 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 checked="" 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>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)</p> <p>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)</p> <p>Please see attached Planning Statement.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

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

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

Signature
簽署



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

CHAN TAT CHOI

Managing Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☒ 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

Others 其他 MPIA and RPP

on behalf of
代表

Toco Planning Consultants Limited

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

Date 日期

1.2.2021 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 129 (part) in D.D. 86 and Lots 607, 608, 609, 610B RP (part), 613 (part), 627 (part), 632A RP, 633A RP (part), 635A, 635B, 635C, 635D, 637, 638 (part) and 642A RP (part) in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling 沙嶺沙嶺蓮麻坑路丈量約份第86約地段第129號(部分)、丈量約份第90約地段第607號、608號、609號、610號B分段餘段(部分)、613號(部分)、627號(部分)、632號A分段餘段、633號A分段餘段(部分)、635號A分段、635號B分段、635號C分段、635號D分段、637號、638號(部分)、及642號A分段餘段(部分)及毗連政府土地
Site area 地盤面積	12,085.9 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2,135 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4 文錦渡分區計劃大綱核准圖編號S/NE-MKT/4
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed temporary rural workshop (timber yard and sawmill) 擬議臨時鄉郊工場 (木園/鋸木廠)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	-- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	-- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	9,847.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	-- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	--	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	--	<input type="checkbox"/> m 米 (Not more than 不多於)
		--	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	12	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1-2	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積		--	% <input 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 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) _____ _____		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <u>Heavy Goods Vehicle/ Medium Goods Vehicle Spaces</u> <u>Container Vehicle/ Heavy Goods Vehicle Spaces</u>		5 3

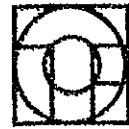
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor 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 type="checkbox"/>
現時地盤及申請地點的位置圖，土地用途地帶圖，地盤狀況圖及土地類別圖		
Location Plans, Zoning Plan, Site Plans and Land Status Plans for the Existing Site and the Application Site		
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"/>
現時地盤及申請地點的照片 Photos of the existing site and the application site		
測量報告 Survey Report		
初步交通影響評估 Preliminary Traffic Impact Assessment		
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。

TOCO PLANNING CONSULTANTS LTD.
TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

Unit No. 5, 13/F., Technology Plaza,
No. 651 King's Road,
North Point, Hong Kong
Tel: 2895 0168
Fax: 2577 2862
E-mail: tocoplanning@hotmail.com
Website: <http://www.tocoplanning.com>



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顧問有限公司

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

Dear Sir/ Madam,

1 March, 2021

**Section 16 Planning Application for Proposed Temporary Rural Workshop
(Timber Yard and Sawmill) for a Period of 3 Years at Various Lots in D.D. 86 and
D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling**

We refer to our submission on the captioned dated 1.2.2021.

Please find attached the relevant documents and photos showing the reasonable steps
(i.e. on-site notices and newspaper publication) for the Applicant to give notifications to
owners of the captioned private lots.


In addition, we would like to clarify that the car parking spaces in site A are also part of
the covered area. A Plan K-1 which serves as a supplementary plan to the Indicative
Layout and Development Proposal (i.e. Plan K) is attached for better indication. Plan K-1
also indicates the locations of the 6 structure groups.

Figure 2-2 of the Preliminary Traffic Impact Assessment is also attached for
replacement.

This letter supersedes our letter submitted this afternoon.

Yours faithfully,

Toco Planning Consultants Ltd.


Ted Chan
Managing Director



2021年 3月 2日

此文件在_____收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期・

- 2 MAR 2021

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

cc Client



Lin Ma Hang Road

Site A

Site C
West Site

Lin Ma Hang Road

East Site

Site B

Site B3

Site B4

Legend:

Site Boundary

Structure for workshop, storage, parking
Loading/Unloading
(approx. 12m in height)

Shed (approx. 8m in height)

Office (approx. 5m in height)

Loading/Unloading Space
for Container Vehicles (16m x 3.5m)

Loading/Unloading Space
for HGV/MGV (11m x 3.5m)

Parking Space
for Private Cars (5m x 2.5m)

Site A: Million Loy Development Ltd.
Site B1: Truefaith Enterprises Ltd.
Site B2: Fai Kee Timber Co Ltd.
Site B3: Tak Kee Timber Company
Site B4: Wong Chu Kee Timber
Site C: Polynife Timber Ltd.



OZ
TECHNOLOGY

Date 28/02/2021 Scale 1:1000

Project Title

Section 16 Planning Application for Proposed Temporary Rural Workshop at Various Lots in D.D. 90 and D.D. 86 and
Adjoining Government Land in Sha Ling, New Territories

Master Layout Plan

Project No. 92137

Rev. A

Fig No. Figure 2-2

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

TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

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Website: <http://www.tocoplanning.com>



達材都市規劃
顧問有限公司

Dear Sir/ Madam,

15 April, 2021

**Section 16 Planning Application for Proposed Temporary Rural Workshop
(Timber Yard and Sawmill) for a Period of 3 Years at Various Lots in D.D. 86 and
D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling**

We refer to the comments from Transport Department (TD) and Environmental Protection Department (EPD) sent to us via email from District Planning Office/ Sha Tin, Tai Po and North District dated 7.4.2021.

Please find attached a table of our responses to comments from TD, EPD and the public. The consultant team has duly addressed their comments, which are summarized as follows:

1. In Response to Departmental Comments

(a) In response to comments from TD

- Vehicular access has been amended to 7.3m wide and swept path analysis has been provided to demonstrate satisfactory manoeuvring of vehicles within the site.

(b) In response to comments from EPD

- The operations would be conducted in enclosed structures. To minimize the potential air and noise impacts to nearby residences, the location of the equipments within the sites would be located more than 30m away from the nearest residences.
- The Applicant would like to clarify the major operations of these operators would be timber stock storage and minor resawn services to fit specific needs of the customers. All equipments used within the sites would be small scale in nature and minor resawn services would only be provided according to customer's special request. Normally the machines would be used for supplementary purpose and staff would use one equipment and after another.

The average running time of each machine would not be more than 2 hours per day. The saw dust collector would be movable and be placed adjacent

to the cutting equipments and to collect the dust generated from the equipment while in use to avoid affecting nearby residences.

- In view of the double fencing surrounding the site as well as sufficient distance provided away from nearest residences, adverse air and noise impact during the operation would not be anticipated.

We would like to clarify that the reason for minor increase in operation area for each operator is mainly to take into account some communal area for access/ circulation space required to be provided within the site. Relevant sentences in the Planning Statement have been amended accordingly.

In addition, an additional 0.5m setback (a total of 1.5m setback away from the application site) has been proposed along Lin Ma Hang Road to allow possible landscape planting to minimize visual impact. Please be advised that only the site coverage and gross floor area has been slightly reduced. The other parameters remain unchanged. Relevant pages in the Planning Statement has been amended and attached in **Appendix I**.

2. In Response to Public Comments

During the latest statutory public inspection period, a total of 19 public comments have been received, of which 12 supported the application and six raised concerns to the application, and one had no comment. The Applicant appreciates the strong support from the public received during the planning application stage. In particular, most of the supporting comments are submitted by villagers of nearby Muk Wu Village, reputable local organisations and legislative and district councillors.

The public who have raised concerns are mainly related to traffic, environmental, land dispute, planning intention and setting an undesirable precedent. Their concerns have been addressed in detail in the Applicant's submission.

We hope that our clarifications above have adequately addressed the concerns of relevant government departments and the concerned public.

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan
Managing Director



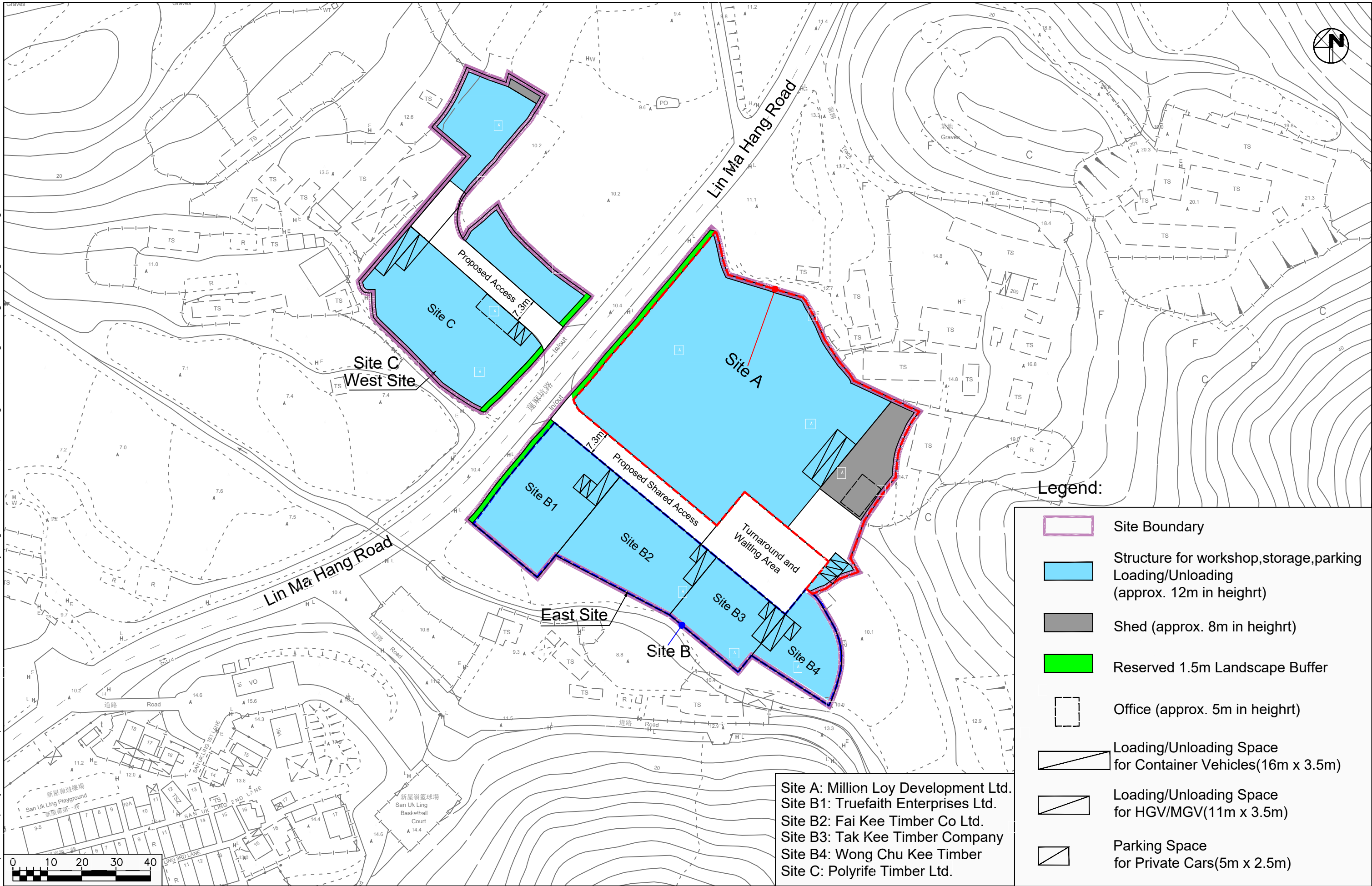
cc DPO/STN – Attn.: Ms. Wendy Lee
Client

1. RESPONSES TO DEPARTMENTAL COMMENTS

1.1 Responses to Comments from Commissioner of Transport

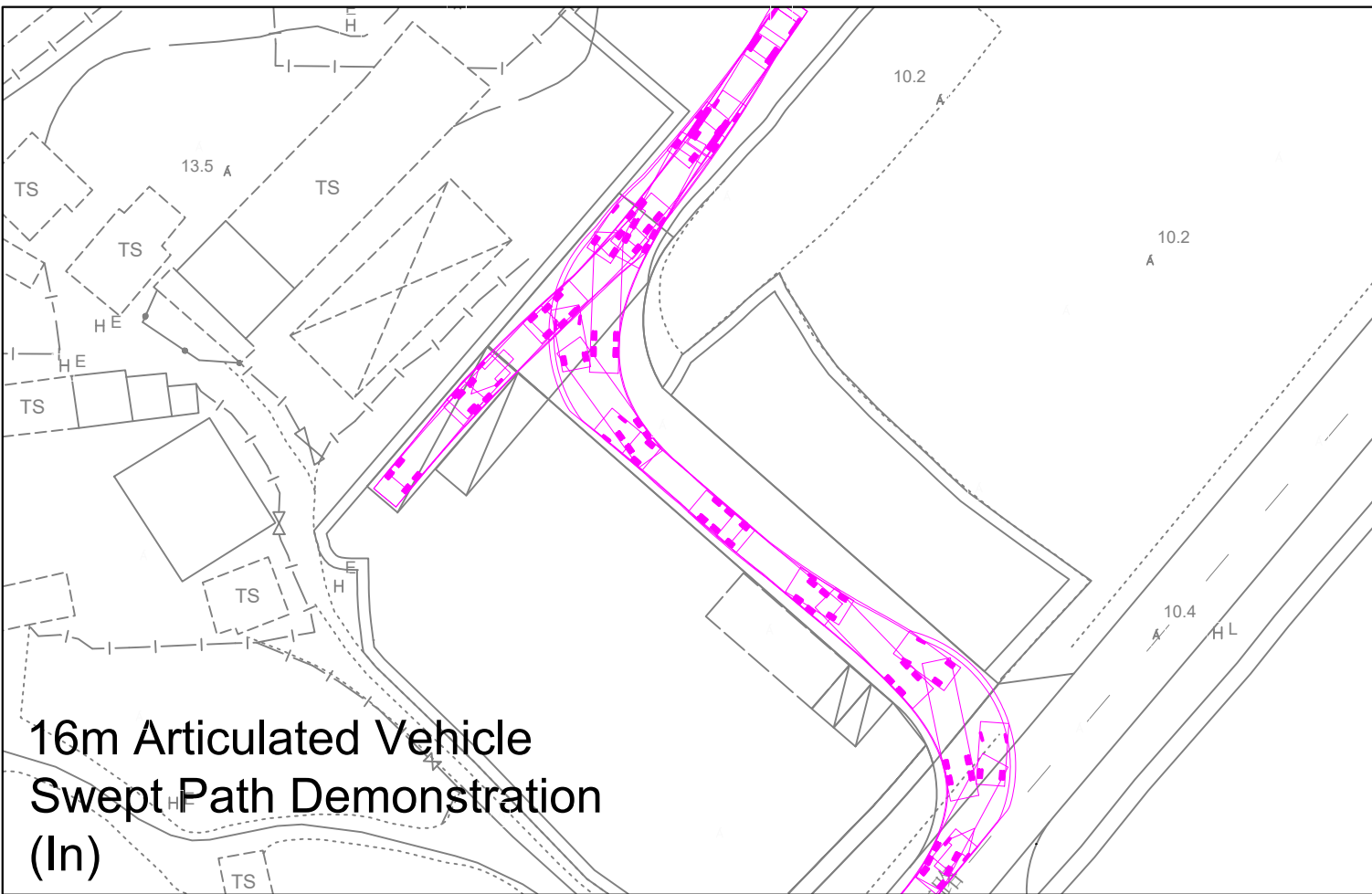
Item	Departmental Comments	The Applicant's Responses
TD(1)	<p>Please note our comments on the subject application below from the traffic engineering point of view:</p> <p>(i) The vehicular access should be no less than 7.3m wide;</p>	<p>Noted, vehicular access has been widened accordingly, the revised layout plan is shown in Figure 2-2B in Annex A on the following page.</p> <p>Amended Indicative Layout Plan and Development Proposal (Plan K) and have been attached in Appendix I.</p>
TD(2)	<p>(ii) The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/out of the parking and loading/ unloading spaces, preferably using the swept path analysis.</p>	<p>Noted, the swept path analysis is attached in Annex B on the following page. The results indicate that it is feasible for 16m articulated vehicle to enter and exit and manoeuvring within site, and so do 11m heavy goods vehicle.</p>

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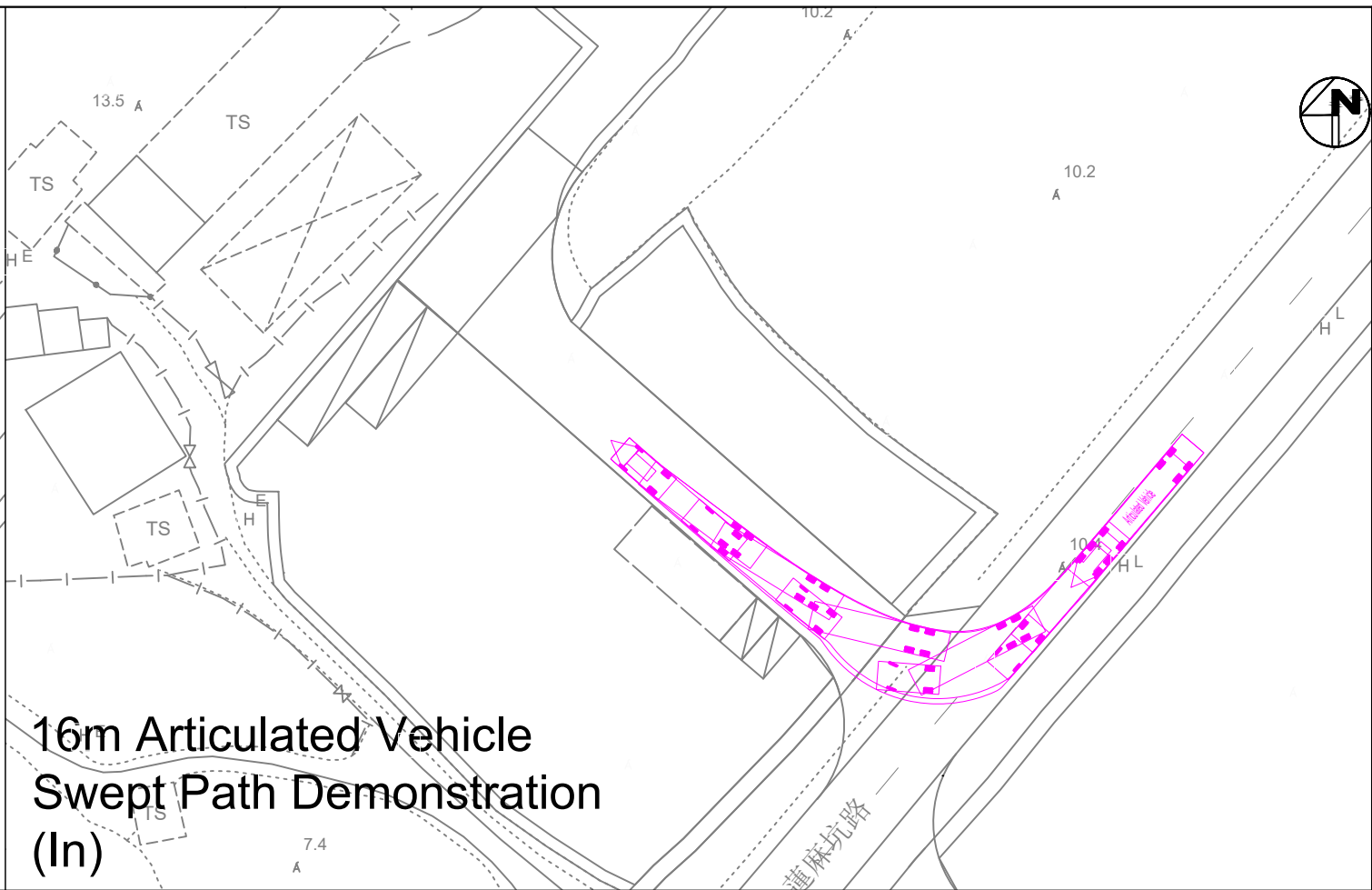


Site A: Million Loy Development Ltd.
Site B1: Truefaith Enterprises Ltd.
Site B2: Fai Kee Timber Co Ltd.
Site B3: Tak Kee Timber Company
Site B4: Wong Chu Kee Timber
Site C: Polytrife Timber Ltd.

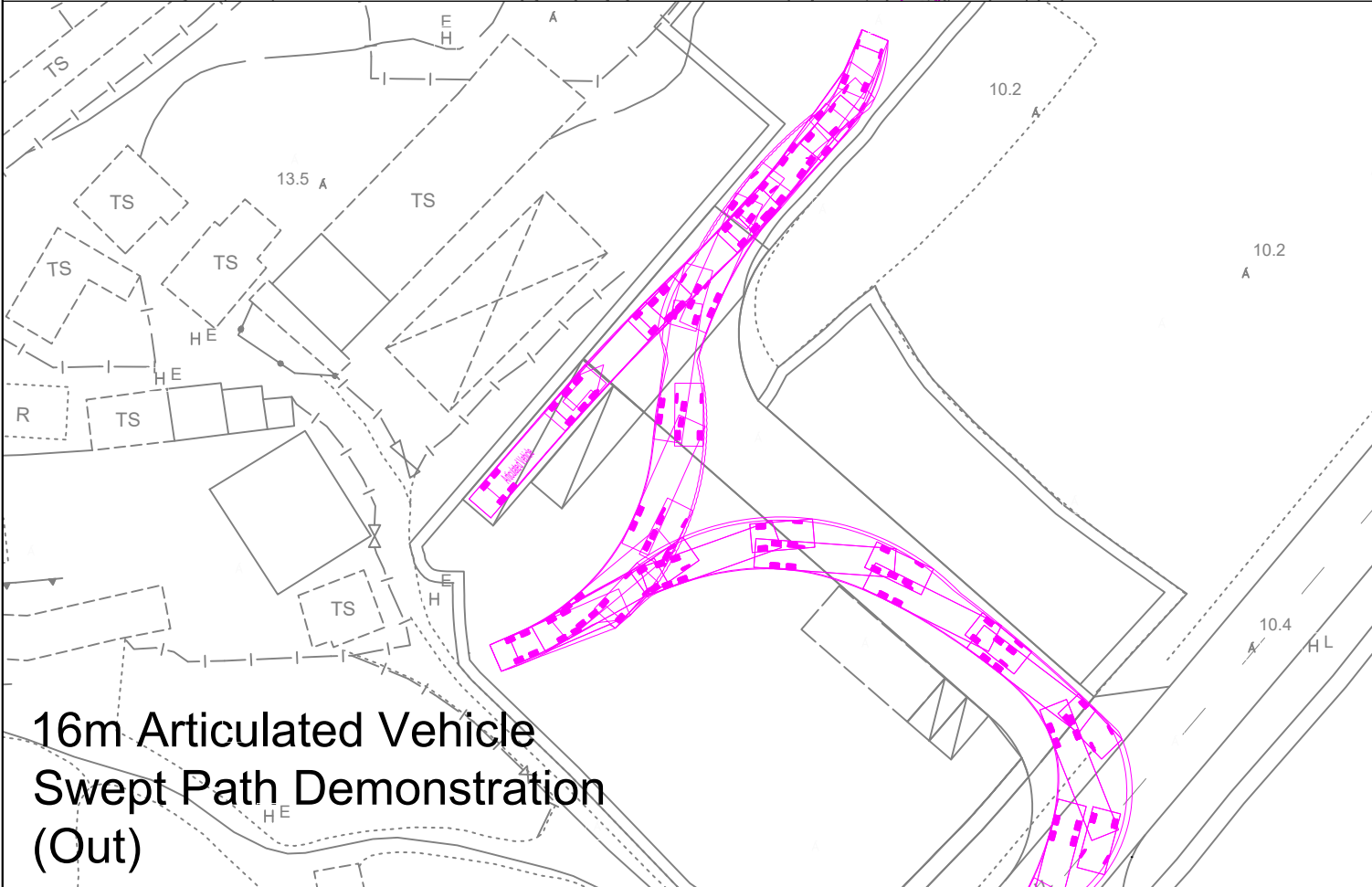
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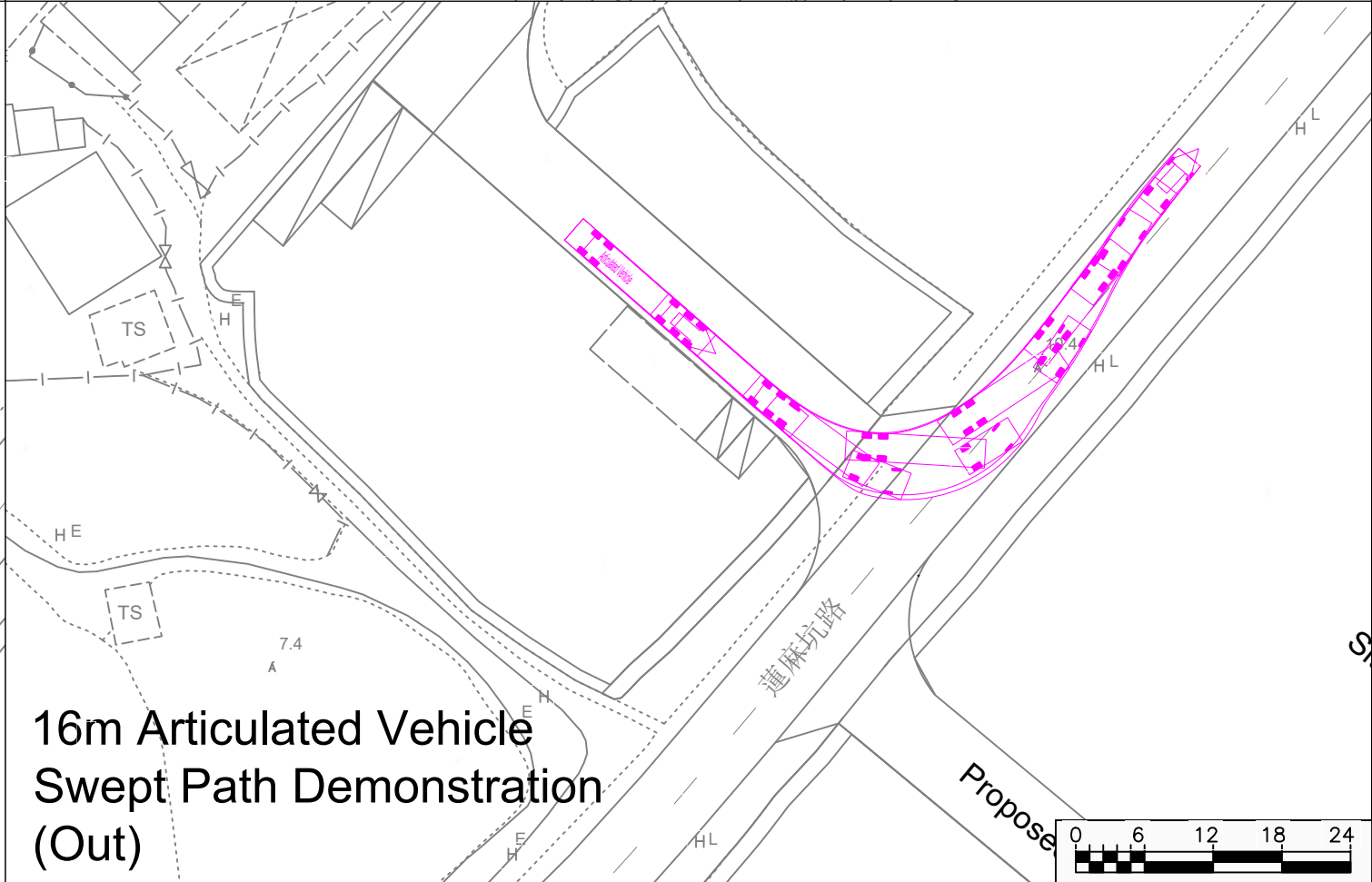
16m Articulated Vehicle
Swept Path Demonstration
(In)



16m Articulated Vehicle
Swept Path Demonstration
(In)



16m Articulated Vehicle
Swept Path Demonstration
(Out)



16m Articulated Vehicle
Swept Path Demonstration
(Out)

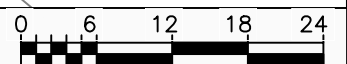


Project Title

**Section 16 Planning Application for Proposed Temporary Rural Workshop at Various Lots in D.D. 90 and D.D. 86 and
Adjoining Government Land in Sha Ling, New Territories**

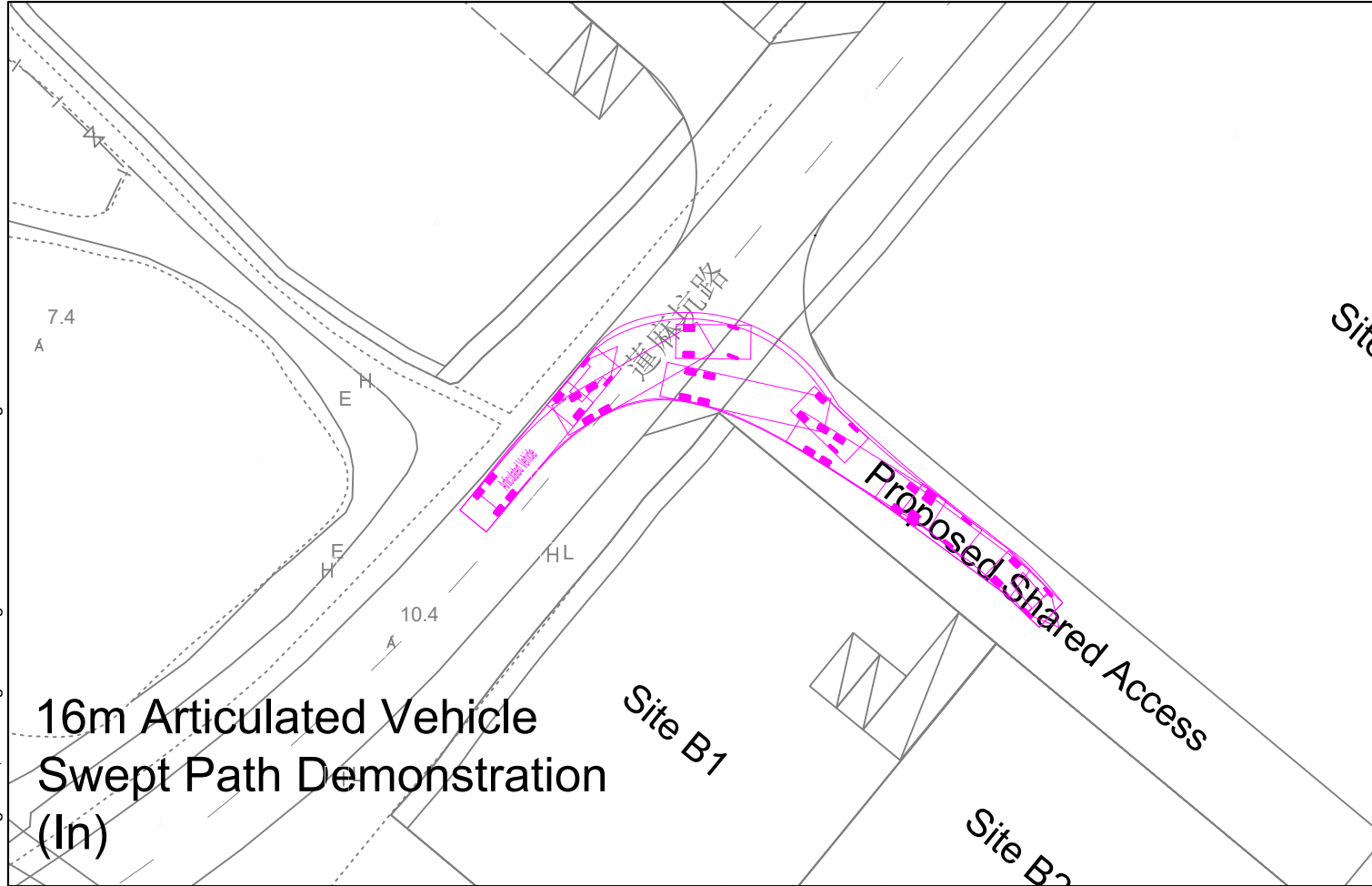
Swept Path Assessment

Date	Scale
15/04/2021	1:600

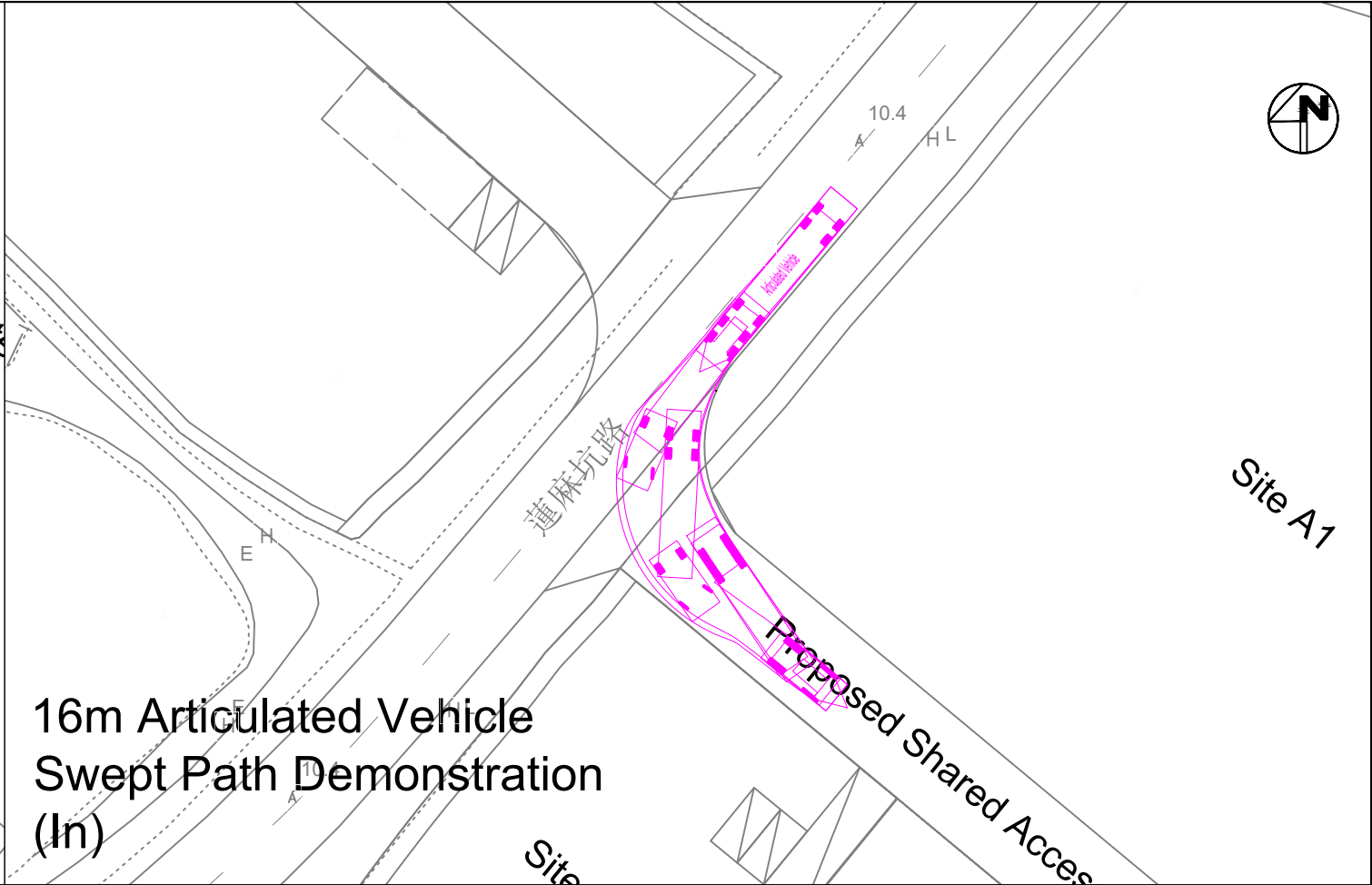


Project No.	82137	Rev.
Dwg No.	SP1	-

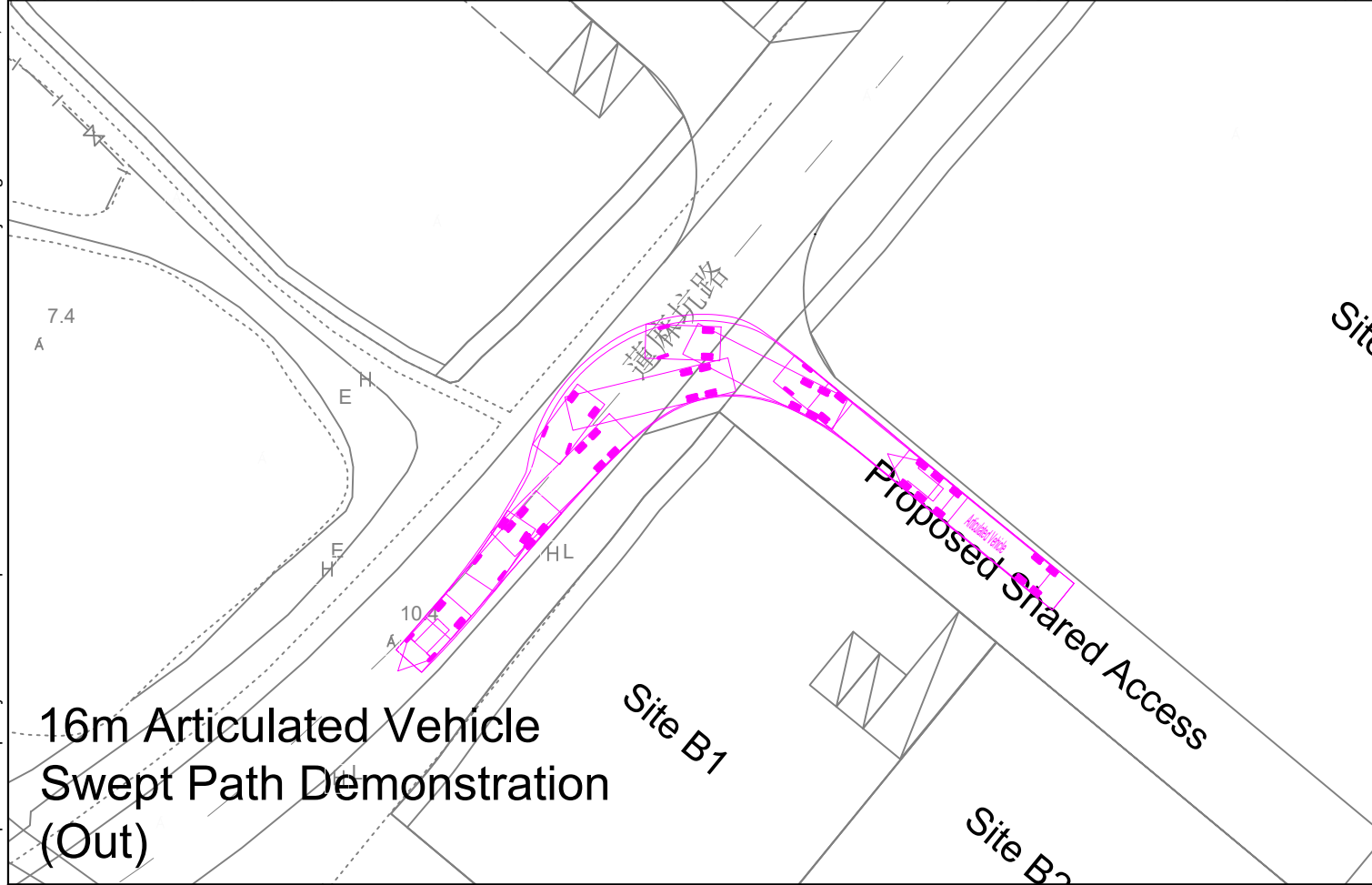
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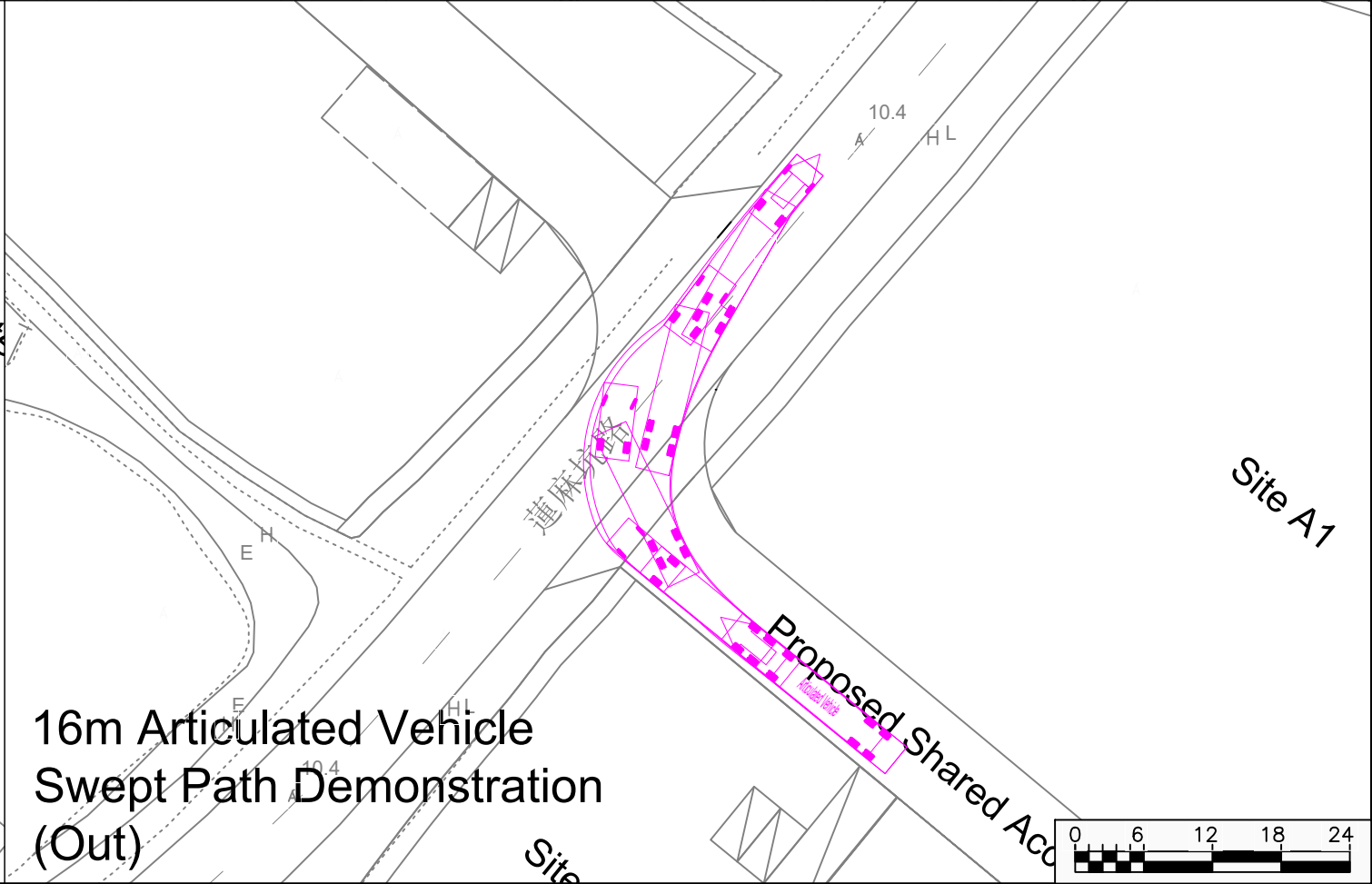
16m Articulated Vehicle
Swept Path Demonstration
(In)



16m Articulated Vehicle
Swept Path Demonstration
(In)



16m Articulated Vehicle
Swept Path Demonstration
(Out)



16m Articulated Vehicle
Swept Path Demonstration
(Out)



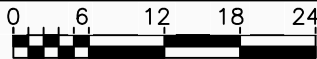
Project Title

**Section 16 Planning Application for Proposed Temporary Rural Workshop at Various Lots in D.D. 90 and D.D. 86 and
Adjoining Government Land in Sha Ling, New Territories**

Date
15/04/2021

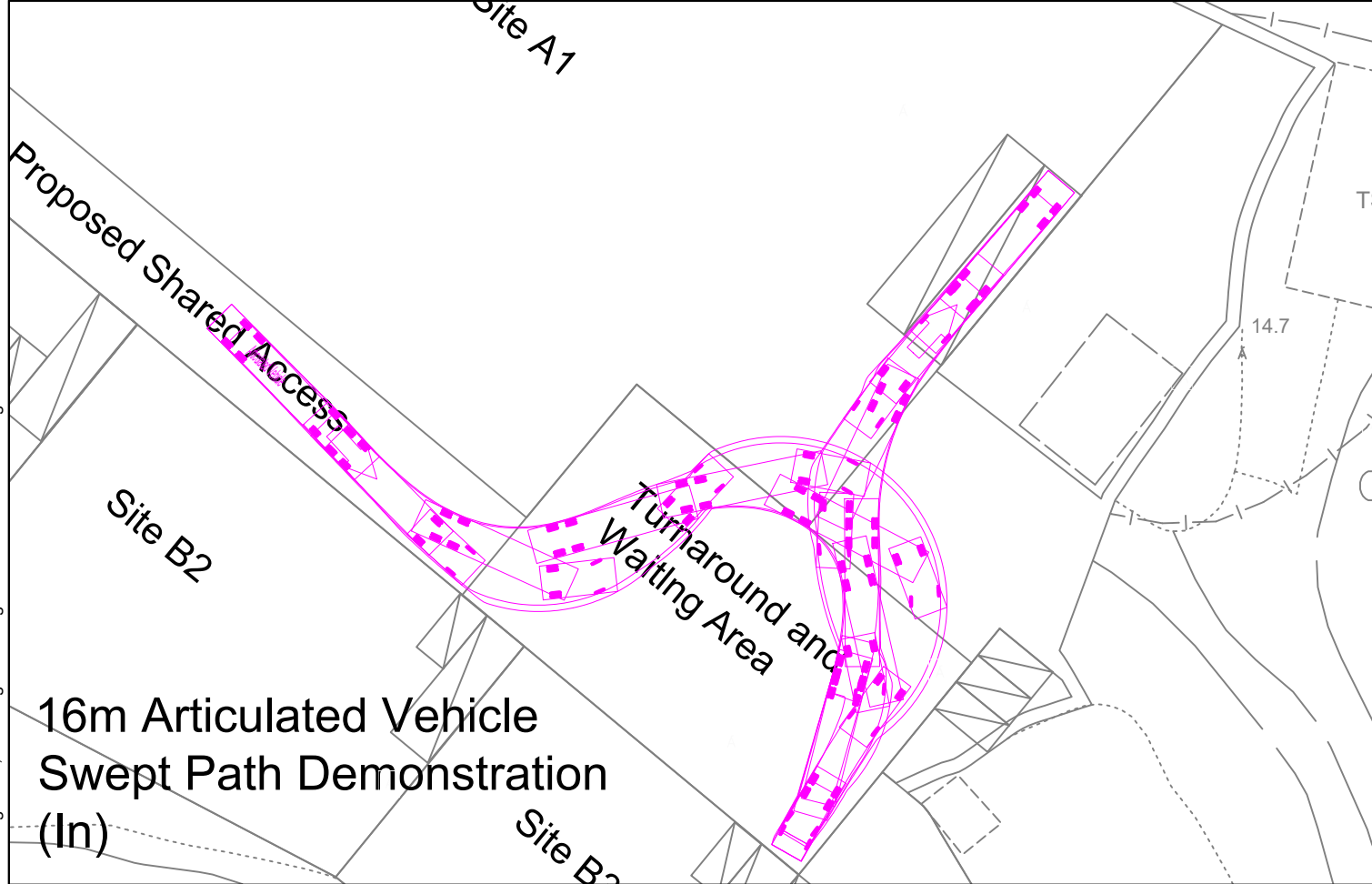
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Swept Path Assessment

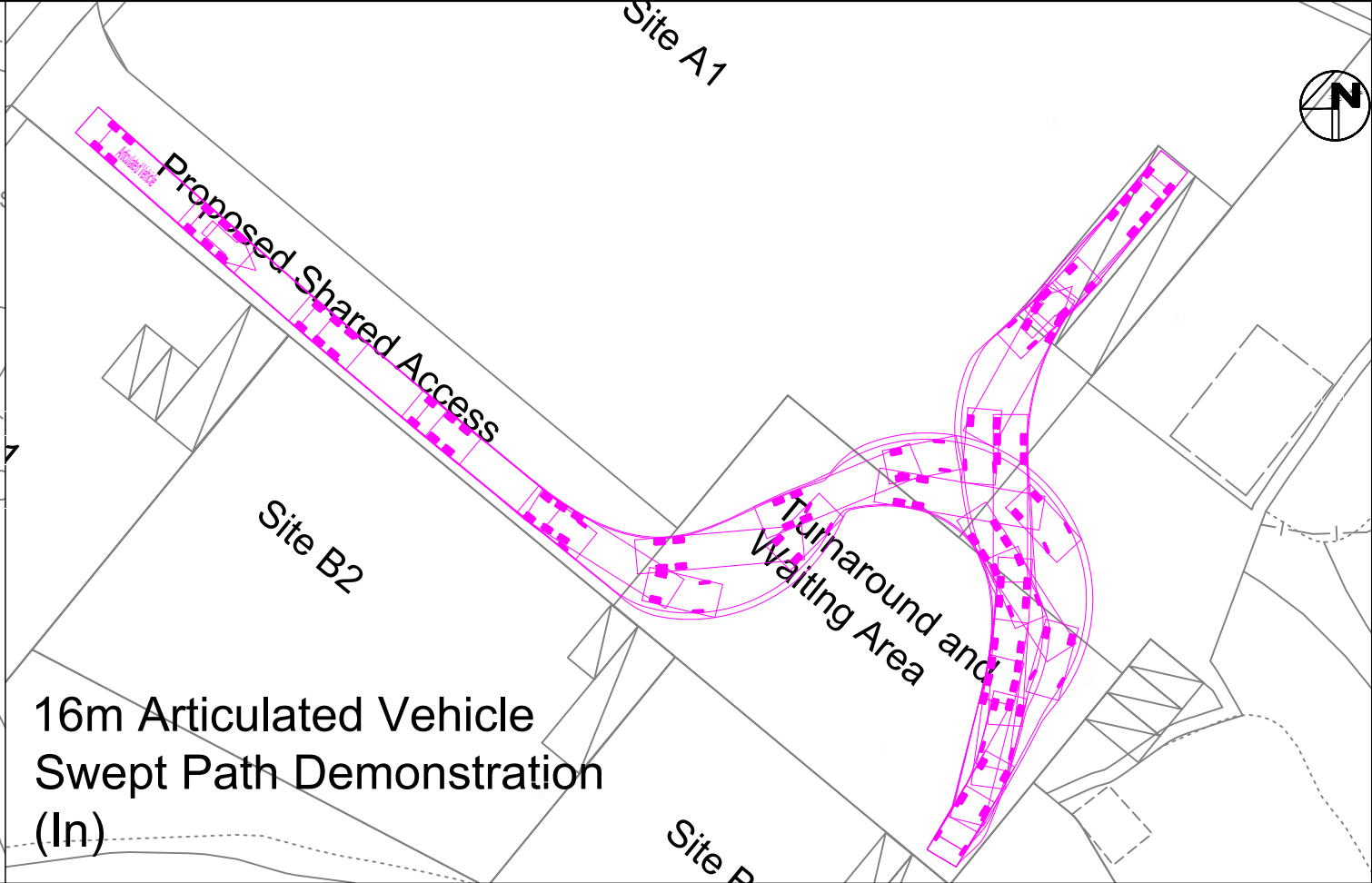


Project No.	82137	Rev.	
Dwg No.	SP3		-

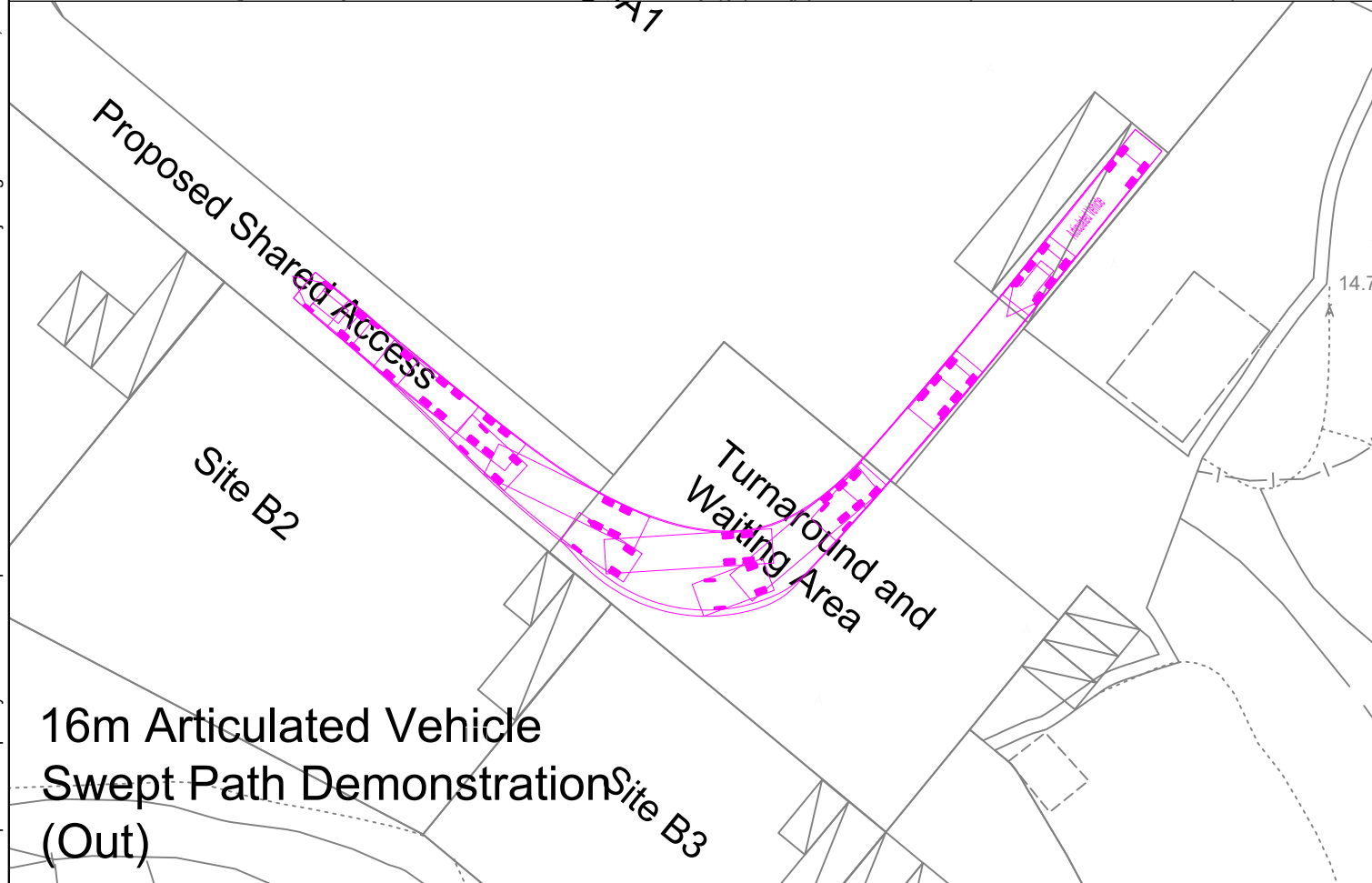
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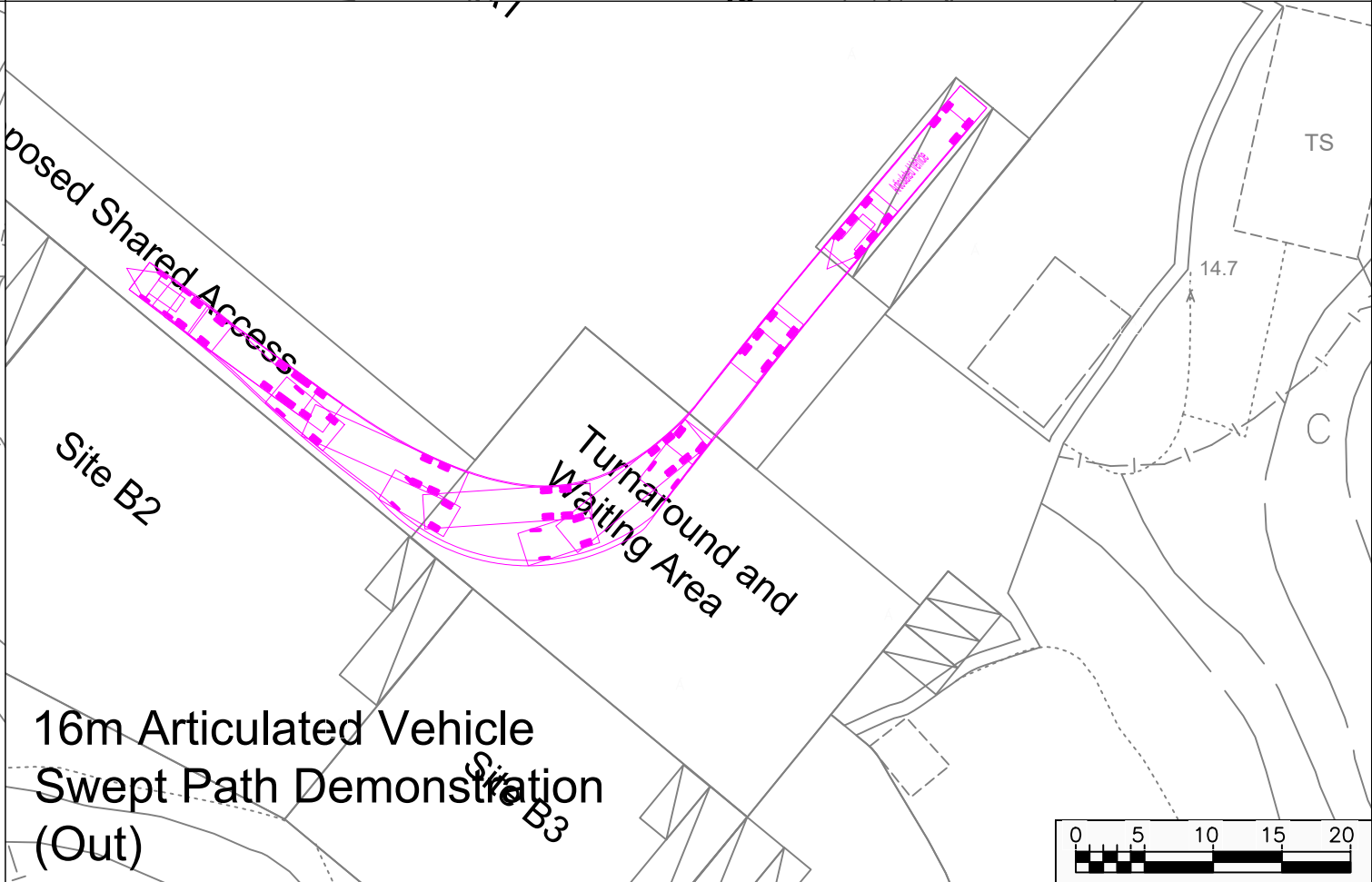
16m Articulated Vehicle
Swept Path Demonstration
(In)



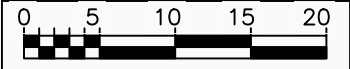
16m Articulated Vehicle
Swept Path Demonstration
(In)



16m Articulated Vehicle
Swept Path Demonstration
(Out)



16m Articulated Vehicle
Swept Path Demonstration
(Out)



Project Title

**Section 16 Planning Application for Proposed Temporary Rural Workshop at Various Lots in D.D. 90 and D.D. 86 and
Adjoining Government Land in Sha Ling, New Territories**

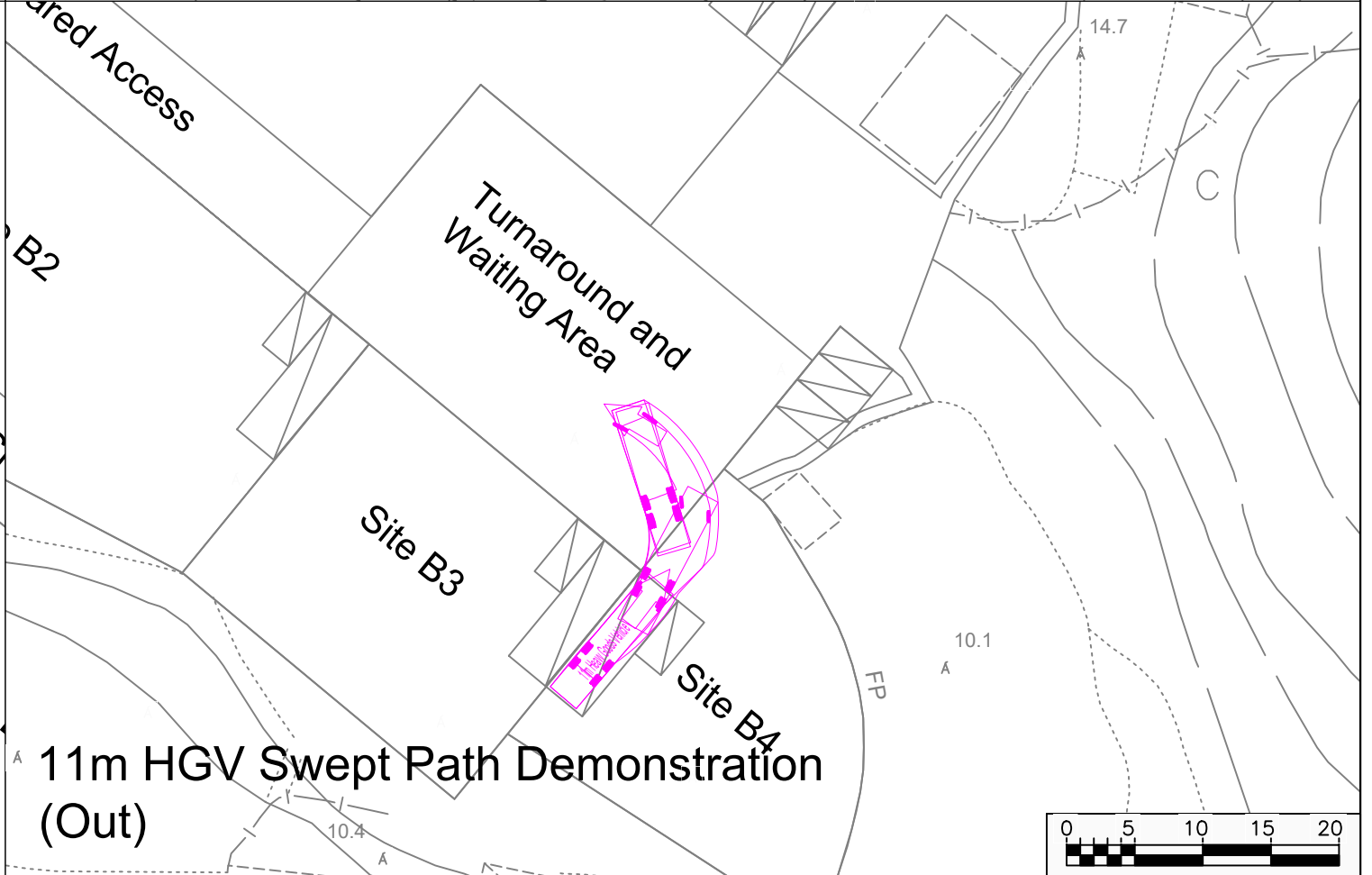
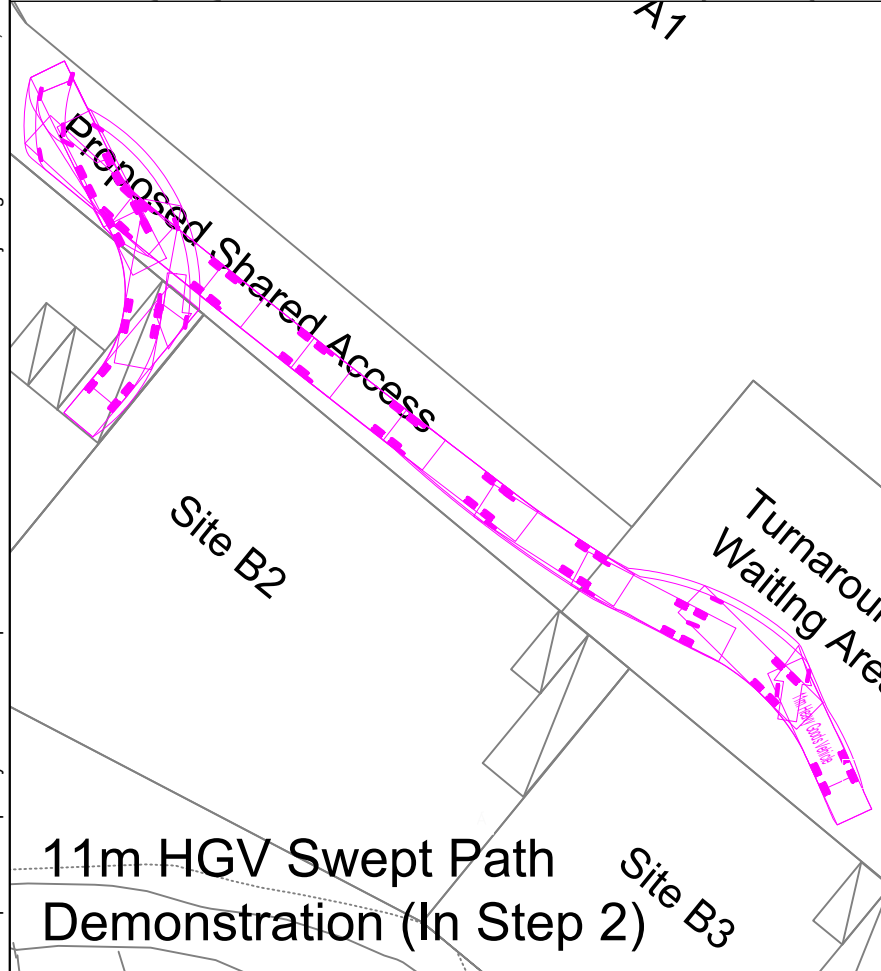
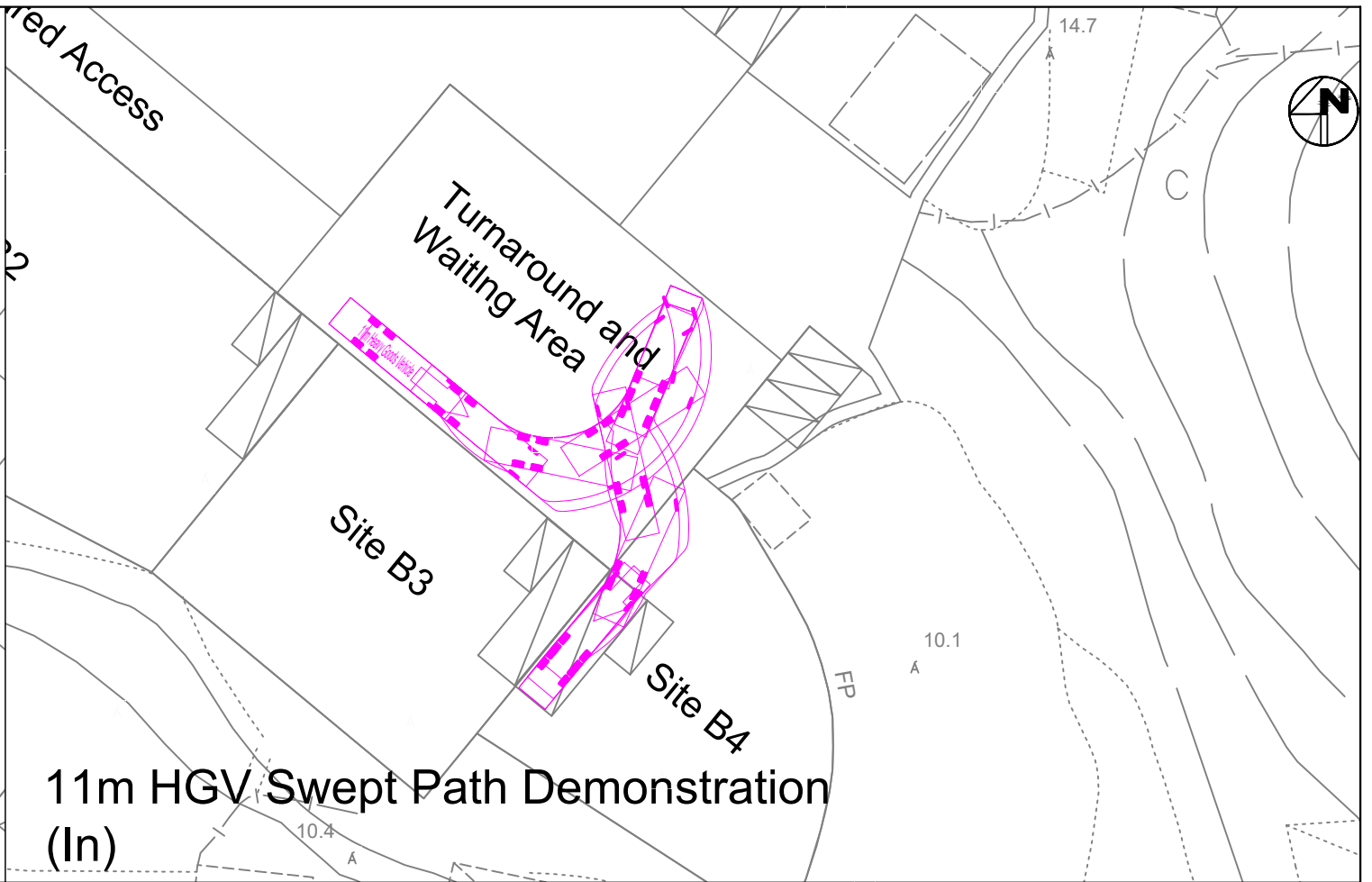
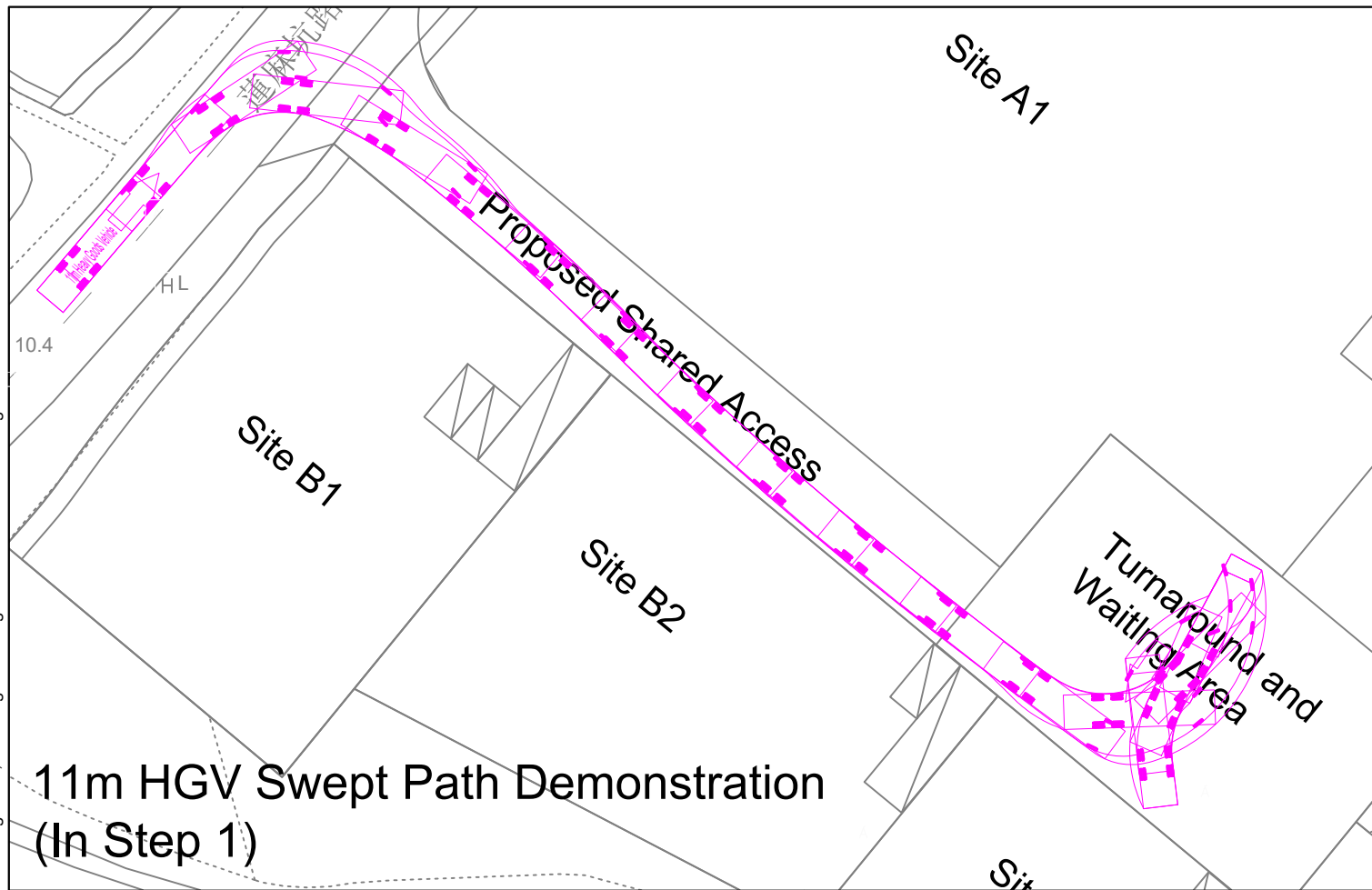
Date
15/04/2021

Scale
1:500

Swept Path Assessment

Project No.	82137	Rev.	
Dwg No.	SP4		-

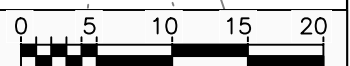
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Project Title **Section 16 Planning Application for Proposed Temporary Rural Workshop at Various Lots in D.D. 90 and D.D. 86 and Adjoining Government Land in Sha Ling, New Territories**

Date 15/04/2021
Scale 1:500

Swept Path Assessment



Project No. 82137	Rev. -
Dwg No. SP5	

1.2 Responses to Comments from Environmental Protection Officer

Item	Departmental Comments	The Applicant's Responses
EPD(1)	<p>General</p> <p>1. The applicant should clarify whether details of the proposed mitigation measures could be provided at this stage for us to ascertain our stance to be conditional or not, for example elaboration supplemented with figures/ photos regarding the following. Some of their details would be provided in or other comments below:-</p> <p>I. an inventory (i.e. the type and number) of equipment to be used on site;</p> <p>II. operation activities on site, supplemented with a process flow diagram;</p> <p>III. the location, height, thickness and materials/ specification of fence wall and acoustic materials in workshop area to avoid on-site traffic noise impact on nearby NSRs;</p> <p>IV. enclosure of equipment, if any;</p>	<p>Our clarifications are as follows:-</p> <p>I. An equipment list and photos of the equipments have been provided and attached in Appendix II.</p> <p>II. Typical Timber Yard "Resawn" Operation Flow Diagram has been provided and attached in Appendix II.</p> <p>III. Please be advised that the location of the proposed 2.5m corrugated metal fence wall with thickness has been indicated on the amended Plan K.</p> <p>IV. An additional Plan L showing the location of equipments has been attached in Appendix II. The Applicant would like to clarify the major operations of these operators would be timber stock storage and minor resawn services to fit the specific needs of the customers. All equipments would be small scale in nature and minor resawn services would only provided according to customer's special request. Normally</p>

Item	Departmental Comments	The Applicant's Responses
	<p>V. location of ventilation exhaust(s);</p> <p>VI. the dust removal efficiency of the dust filter/ dust collection system; and</p> <p>VII. location of openings of the fully enclosed structures.</p>	<p>the equipments would be used as supplementary purpose and staff would use one equipment after another.</p> <p>V. Please refer to our response to EPD(4) and EPD(3).</p> <p>VI. The Applicant would like to clarify dust collection equipment would be movable and small scale. Photo of the equipment has been attached in Appendix II.</p> <p>VII. The openings have been shown on Plan L attached in Appendix II.</p>
EPD(2)	2. Further to comment #1 above, the applicant should provide a figure to show the exact location of all proposed measures for clarity.	Please see attached Plan L in Appendix II .
EPD(3)	<p>Air Quality</p> <p>3. Section 6.2(a)- To minimize the potential air quality impact to nearby ASRs, the applicant should clarify whether the dusty operation (including modification of wood, cross cut and resawn, handling dusty materials, etc) would be carried out inside a fully enclosed structure, <u>with dust filter/ dust collection system installed at the ventilation exhaust.</u></p>	<p>The locations of the equipments are shown on Plan L and has been attached in Appendix II.</p> <p>The operations would be conducted in enclosed structures. To minimize the potential air quality impact to nearby ASRs, the location of the equipments would be located not less than 30m away from the nearest residences.</p> <p>The Applicant would like to clarify the majority area would be used as timber storage and packaging service. All equipments would be small scale in nature and minor resawn services would only provided according to customer's special request. Normally the equipments would be used as supplementary purpose and staff would use one equipment after another. The average running time of each</p>

Item	Departmental Comments	The Applicant's Responses																						
		<p>equipment would not be more than 2 hours per day. The saw dust collector would be movable and would be placed adjacent to the cutting equipments and turned on to collect the dust generated when the equipment would be in use to avoid affecting nearby ASRs.</p> <p>Most importantly, the entire site would be surrounded by fence wall. Therefore, adverse air quality impact during the operation is not anticipated.</p> <p>Relevant sentences in S.6.2 (a) have been revised accordingly (see Appendix I).</p>																						
EPD(4)	4. Section 6.2(a) – The applicant should provide a figure showing the location of the ventilation exhausts (if available), nearby ASRs and the distance separation to demonstrate the separation has been maximized to avoid potential air quality impact to nearby ASRs.	Please refer to our response to comment EPD(3) above.																						
EPD(5)	5. The applicant shall address the air quality impact from induced traffic by evaluating the existing road capacity and hence whether the induced traffic would cause traffic congestion problem and lead to worsening of vehicular emission impact.	<p>According to the traffic count survey undertaken on a neutral weekday in November 2020, the observed peak hour traffic flows on Lin Ma Hang Road is summarized in the following table.</p> <p>2020 Weekday Peak Hour Road Link Performance</p> <table><tr><th rowspan="2">Ref No.</th><th rowspan="2">Road Link</th><th colspan="2">Peak Hour Flow (in Veh.)</th><th colspan="2">V.C. Ratio⁽¹⁾</th></tr><tr><th>AM</th><th>PM</th><th>AM</th><th>PM</th></tr><tr><td>L1⁽²⁾</td><td>Lin Ma Hang Road (East Bound)</td><td>168</td><td>111</td><td>0.47</td><td>0.31</td></tr><tr><td>L2⁽²⁾</td><td>Lin Ma Hang Road (West Bound)</td><td>98</td><td>130</td><td>0.27</td><td>0.36</td></tr></table> <p>Notes: (1) The Capacity Index for Road Links is Peak Hourly Flows/Design Flow Ratios (2) Design Capacity of the Link according to TPDM, reduction considered due to high proportion of Heavy Goods Vehicles: Lin Ma Hang Road (Rural road with 6.3m 2-lane single carriageway) = 720 veh/hr (2-way)</p>	Ref No.	Road Link	Peak Hour Flow (in Veh.)		V.C. Ratio ⁽¹⁾		AM	PM	AM	PM	L1 ⁽²⁾	Lin Ma Hang Road (East Bound)	168	111	0.47	0.31	L2 ⁽²⁾	Lin Ma Hang Road (West Bound)	98	130	0.27	0.36
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Item	Departmental Comments	The Applicant's Responses																	
		<p>The results reveal that Lin Ma Hang Road, the access road to the Application Site, has the v/c ratio far less than 0.85 for all AM Peak and PM peak hours, which means the road operates satisfactorily during the peak hour currently.</p> <p>Considering the Site operation profile, the estimated peak hour trips generated by the Application Site would be tabulated as the following table. The same figure has been submitted to Transport Department, and no adverse comment was received.</p> <p style="text-align: center;">Estimated Peak Hour Trips Generation of Application Site</p> <table><tr><th rowspan="2"></th><th colspan="5">AM and PM Peak Hour No. of Trips</th></tr><tr><th>Container Vehicle</th><th>HGV</th><th>MGV</th><th>PV</th><th>Total</th></tr><tr><td>Vehicle /hr</td><td>1</td><td>4</td><td>6</td><td>3</td><td>14</td></tr></table> <p>The above table shows that only about 14 vehicles per hour would be generated, correspondingly, less than 14 vehicles per hour would be attracted since some vehicle may parked longer than one hour for some operation activities.</p> <p>By applying the estimated trips of both generation and attraction i.e. 14+14=28 vehicle/hr onto the Lin Ma Hang Road, the performance would be indicated as the following:</p>		AM and PM Peak Hour No. of Trips					Container Vehicle	HGV	MGV	PV	Total	Vehicle /hr	1	4	6	3	14
	AM and PM Peak Hour No. of Trips																		
	Container Vehicle	HGV	MGV	PV	Total														
Vehicle /hr	1	4	6	3	14														

Item	Departmental Comments	The Applicant's Responses																						
		<p>Peak Hour Road Link Performance Affected by the Application Site</p> <table><tr><th rowspan="2">Ref No.</th><th rowspan="2">Junction Location</th><th colspan="2">Without the Application Site [v/c ratio]</th><th colspan="2">With the Application Site [v/c ratio]</th></tr><tr><th>AM</th><th>PM</th><th>AM</th><th>PM</th></tr><tr><td>L1⁽²⁾</td><td>Lin Ma Hang Road (East Bound)</td><td>168 [0.47]</td><td>111 [0.31]</td><td>196 [0.54]</td><td>139 [0.39]</td></tr><tr><td>L2⁽²⁾</td><td>Lin Ma Hang Road (West Bound)</td><td>98 [0.27]</td><td>130 [0.36]</td><td>126 [0.35]</td><td>158 [0.44]</td></tr></table> <p>Notes: (1) The Capacity Index for Road Links is Peak Hourly Flows/Design Flow Ratios (2) Design Capacity of the Link according to TPDM, reduction considered due to high proportion of Heavy Goods Vehicles: Lin Ma Hang Road (Rural road with <u>6.3m</u> 2-lane single carriageway) = 720 veh/hr (2-way)</p> <p>The results reveals that the impact on Lin Ma Hang Road from the small number of daily trips by the Application Site would be insignificant, and Lin Ma Hang Road would perform satisfactorily after introducing the traffic from the Application Site. And we consider the air quality impact would thereby be insignificant.</p>	Ref No.	Junction Location	Without the Application Site [v/c ratio]		With the Application Site [v/c ratio]		AM	PM	AM	PM	L1 ⁽²⁾	Lin Ma Hang Road (East Bound)	168 [0.47]	111 [0.31]	196 [0.54]	139 [0.39]	L2 ⁽²⁾	Lin Ma Hang Road (West Bound)	98 [0.27]	130 [0.36]	126 [0.35]	158 [0.44]
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L2 ⁽²⁾	Lin Ma Hang Road (West Bound)	98 [0.27]	130 [0.36]	126 [0.35]	158 [0.44]																			
EPD(6)	6. Since there will be ASRs from the proposed development, the applicant should evaluate the potential air quality impact to the proposed ASRs as per the HKPSG's requirements, for example the buffer distance requirements for industrial chimneys and roads.	<p>Adequate buffer distance or screening has been provided between sensitive receptors and potential air pollution emitters (i.e. vehicular emission from Lin Ma Hang Road). The Application Sites are surrounded by fence wall and majority of the operations would be conducted in covered areas. As the area is rural in nature, no industrial chimneys have been identified in the vicinity.</p> <p>Therefore, the potential air quality impact to the proposed ASRs is not anticipated.</p>																						

Item	Departmental Comments	The Applicant's Responses
EPD(7)	<p>Water Quality</p> <p>7. S.6.2(c) – In construction phase, good practices in ProPECC PN 1/94 <i>“Construction Site Drainage”</i> should be implemented as mitigation measures against water pollution. Particular attention should be made to prevent water pollution to the stream course southbound of the site and ponds within the site.</p>	Noted.
EPD(8)	<p>8. S.6.2 (c) 1st line – “sewerage” should read “sewage”. The applicant should amend this sentence and relevant parts in this statement.</p>	<p>The Applicant would like to clarify that the operation of the proposed uses within the application sites would not generate any wastewater/sewage. Portable toilets would be provided for staffs. The Applicant would employ licensed contractor to regularly collect, treat and dispose sewage from portable toilets</p> <p>Relevant sentences in S.6.2 (c) have been revised accordingly. Amended page 20 has been attached in Appendix I.</p>
EPD(9)	<p>9. S.7.6 (c) – The applicant should follow recommendations stated under Section 5 of ProPECC PN 5/93 <i>“Drainage Plan subject to comment by the Environmental Protection Department”</i> as far as practicable when designing on-site drainage, in view of the presence of car parks, covered loading and unloading area. Mitigation measure for non-point source pollution in storm/surface drainage, such as petrol interceptor, silt trap and regular clearing of such devices, should be implemented.</p>	Noted. The applicant would follow the recommendations stated under Section 5 of ProPECC PN 5/93 <i>“Drainage Plan subject to comment by the Environmental Protection Department”</i> as far as practicable during design and implementation stage.

Item	Departmental Comments	The Applicant's Responses
EPD(10)	10. The applicant is reminded to employ licensed contractor to regularly collect, treat and dispose sewage from portable toilets.	Noted.
EPD(11)	11. In general, all discharges from the application site is subject to control by the Water Pollution Control Ordinance (WPCO, Cap 358) and its Technical Memorandum.	Noted.
EPD(12)	<p>Noise</p> <p>12. S.5.3, 4th para. – Corrugated metal sheets are only considered suitable as site boundary wall for noise screening purpose when they have sufficient surface mass density (e.g. 10 kg/m²). There should also be no slit or gap at the site boundary wall to prevent sound leakage. The applicant should supplement the surface mass density of these metal sheets to be used as solid boundary wall, and confirm if the site boundary walls would be designed with no slit or gap. Alternatively, the applicant should consider the use of brick walls or concrete walls with sufficient surface mass density.</p>	The site boundary wall would be designed with no slit or gap. The thickness of the corrugated metal sheets would be about 0.7mm.
EPD(13)	13. S.6.2 (b) (ii) – The applicant should supplement the exact location and details of the acoustic materials that will be adopted at the workshop area/structure to minimise noise impact. The applicant may wish to note	To minimize the potential noise impact to nearby NSRs, the location of the equipments would be located not less than 30m away from the nearest residences. The fences of the structures and site boundary wall would further reduce the noise impact to surrounding NSRs.

Item	Departmental Comments	The Applicant's Responses
	<p>that the acoustic materials/ workshop structure should have sufficient surface mass density to minimise noise transmitting through the acoustic material/ workshop structure to the surroundings.</p>	<p>All equipments would be small scale in nature and minor resawn services would only be provided according to customer's special request. Normally the equipments would be used as supplementary purpose and staff would use one equipment after another. The average running time of each equipment would not be more than 2 hours per day. In addition, some equipments from the current operations in Kwu Tung North would be replaced by new equipments which would have better noise control system.</p> <p>In view of the double fencing surrounding the site as well as sufficient distance provided away from nearest residences, adverse noise impact during the operation would not be anticipated.</p> <p>Relevant sentences in S.6.2 (b) have been revised accordingly. Amended page 20 is attached in Appendix I.</p>
EPD(14)	<p>14. s.6.2 (b) (v) and Plan K – It is noted that noise enclosure will be provided to noisy machineries. The applicant should clarify whether all noisy machineries will operate in outdoor environment or within the workshop structure. If it is confirmed that these noisy machineries will operate inside the workshop structure only, the applicant should (i) supplement the location of the openings of the workshop structures on the layout plan, and (ii) indicate whether these openings would be close during operation, with a view to substantiate that the activities and machineries being carried out inside workshop structures would not induce adverse noise impact to surrounding</p>	<p>Since the major operations of these operators would be timber stock storage and minor resawn services to fit the customers specific needs, normally the equipments would be used as supplementary purpose and they would be used one after another basis. As shown in the equipment list attached in Appendix II, the equipments would small scale in nature. The average running time of each equipment would not be more than 2 hours per day.</p> <p>The equipments would be operated inside the workshop structure as shown in Plan L attached in Appendix II. The openings of the workshop structures and the openings would be located away facing away from nearby NSRs. The fences of the structures and site boundary wall would further reduce the noise impact to surrounding NSRs.</p>

Item	Departmental Comments	The Applicant's Responses
	domestic structures. The applicant is also reminded that the openings of the structure should be located away and facing away from nearby NSRs.	This is consistent with the current operations in Kwu Tung North. In view of the double fencing surrounding the site as well as sufficient distance provided away from nearest residences, adverse noise impact during the operation would not anticipated.

PART 2 RESPONSES TO PUBLIC COMMENTS

2. Introduction

During the first three weeks of the statutory gazette period of the captioned application, a total of 19 public comments were received. Out of the total, about 12 supported the application, one had no comment and six commenters showed concerns.

2.1 Supporting Public Comments

The 12 supporting comments were mostly from villagers of Muk Wu Village, as well as a number of reputable local organizations, construction companies and legislative council and district council members. A summary of the supporters are as follows:-

- 木湖村原居民
- 立法會議員, 候福達區議員辦事處, 九龍總商會, 新界上水區古洞村公所
- 何啟超園藝公司, 匯駿裝修工程公司, 美亞鋁廠有限公司, 興勝創建業控股有限公司

The major supporting reasons are summarised as follows:-

- (a) The current planning application has been submitted due to the commencement of construction works for the Kwu Tung North/ Fanling North New Development Area. They have sacrificed their operation at their existing location for the society to accommodate new residential and other developments. It is a special case and the planning application for relocation should be supported.
- (b) The Applicant has long been promoting the timber industry in Hong Kong and provider which covers many areas of timber application, such as construction, furniture making, interior decoration, packaging, pallets and other industrial products.
- (c) The proposed temporary use can utilize current vacant land.
- (d) The wood industry have been contributing to Hong Kong's economy greatly.
- (e) The timber operators in Kwu Tung North all are key players in their discipline and have been operating for many decades. They all have their next generation to take over and continue their business.
- (f) The Applicant has spent so much effort to assist the six affected operators and found a suitable size of land for them to relocate.

Overall Responses from the Applicant

The Applicant appreciates the strong support from the public. This shows that there is a high demand for the services provided by these six operators and the importance to the timber industry as well as the economy in Hong Kong.

2.2 Major Public Concerns

Six commenters raised concern on the application mainly on traffic impact, environmental impact, not in line with the planning intention of “Agriculture” (“AGR”) zone, land dispute and approval of the case will set an undesirable precedent. Our responses to public comments from objectors have been summarized as follows:-

(a) In responses to traffic concerns:

A Preliminary Traffic Impact Assessment (TIA) for the proposed development has been conducted and a more conservative estimation on the traffic trips related to the proposed development has been used. Based on the traffic review, it is anticipated that the traffic trips related to the proposed rural workshop (timber yard/ sawmill) would be small and hence the potential traffic impact to be induced by the application site would not pose adverse traffic impacts to road in the vicinity.

(b) In responses to environmental concerns:

In regards to concerns on water quality, the Applicant would like to emphasize that the proposed operations would not generate any sewage/ wastewater. Portable toilets would be provided for staffs. The Applicant would employ licensed contractor to regularly collect, treat and dispose sewage from portable toilets. Sufficient buffer have been provided between the application site and the nearby stream to protect the natural resources of the area. Therefore, potential water quality impact to the vicinity would not be anticipated.

In regards to concerns on noise and air quality, the Applicant would like to clarify that major operations of these operators would be timber stock storage and packaging, only minor resawn services would be provided under special request of individual clients. The equipments used would be small scale in nature and the average running time of each equipment would not be more than 2 hours per day. In view of the double fencing surrounding the site as well as sufficient distance provided away from nearest residences, adverse noise and air quality impact during the operation would not be anticipated.

(c) Concern in regards to not in line with the planning intention of the “AGR” zone:

Being temporary in nature, the approval of the present application would not set an undesirable precedent for other similar applications in the same and other “AGR” zones in the vicinity. In addition, the application site is currently vacant. The proposed development provides an interim solution to maximize land utilization of the application site and allow more efficient use of scarce land resources rather than leaving the site idle and deteriorate. Therefore, the proposed development would not frustrate the long-term planning intention of the “AGR” zone.

(d) In regards to concerns about land dispute:

In regards to comment 5-12 about land matters in relation to D.D. 90 Lot 613 and Lot 633, the Applicant has already have obtained agreements from the respective legitimate landowners for the current application. A copy of the agreements has been attached **on the following page**.

In regards to comment 5-14 about the inclusion of government land (i.e. T19189) in our application site would affect their access, please note that the said government land has been licenced as cultivation use since 1978. Therefore, the said government land has not been used as access.

(e) In regards to concerns on setting an undesirable precedent:

The proposed development is an exceptional case which is justified on the demand for relocation of the existing sawmills/ timber yards with long history due to the concerned sites within the KTN/FLN NDA would have to be resumed and reverted to the Government by the end of 2021.

2.3 Conclusion

The Applicant has intention to address the concerns of the relevant government departments and the public. In response to the concerns of the relevant government departments and the public, the Applicant has provided detailed explanations and proposed appropriate mitigation measures to minimize potential impacts relating to traffic, environmental and visual impacts of the proposed development. In light of its special case, the small scale nature of the proposed temporary use and the insignificant impacts generated, it is considered that the concerns of the relevant government departments and the public have been adequately addressed.

根據《城市規劃條例》(第 131 章) 第 12A 條申請修訂圖則/
第 16 條申請規劃許可*

土地擁有人的同意

申請地盤的 詳細地址 / 地點	LOT 613 OF D.D. 90
有關申請建議的性質	擬議臨時鄉郊工場(木園及鋸木廠)

本人謹此聲明：

(i) 根據土地註冊處的紀錄，本人是以下地段 / 處所的註冊擁有人 -

丈量約 90 地段 613

位於 上水文錦渡木湖村

.....的處所

(ii) 本人已同意 港九木行商會有限公司 (申請人姓名)
提出上述申請，該申請涉及在第 (i) 段指出由本人擁有的地段 / 處所。

簽署 業主 [Redacted] [Signature] 註冊擁有人#

正楷姓名

身分證明文件 / 公司註冊證# 號碼.. [Redacted]

日期 12-4-2021

- # 如註冊擁有人為「有限公司」，簽署應包括公司的印章及授權人的簽署，並夾附其董事局的決議。
在適當地方加 ✓
刪去不適用者

根據《城市規劃條例》(第 131 章) 第 12A 條申請修訂圖則/
第 16 條申請規劃許可*

土地擁有人的同意

申請地盤的 詳細地址 / 地點	LOT 633A RP OF DD90
有關申請建議的性質	臨時鄉郊工場(木園及鋸木廠)

本人謹此聲明：

(i) 根據土地註冊處的紀錄，本人是以下地段 / 處所的註冊擁有人 -

丈量約...D.D.90.....地段...LOT 633A RP.....

位於...上水文錦渡木湖村.....

.....的處所

(ii) 本人已同意港九木行商會有限公司(申請人姓名).....
提出上述申請，該申請涉及在第(i)段指出由本人擁有的地段 / 處所。

簽署

[Redacted Signature]

[Handwritten Signature]

註冊擁有人#

正楷姓名

[Redacted Name]

身分證明文件 / 公司註冊證# 號碼.....

[Redacted ID Number]

日期 12.4.2021.....

[Redacted Signature]

- # 如註冊擁有人為「有限公司」，簽署應包括公司的印章及授權人的簽署，並夾附其董事局的決議。
在適當地方加 ✓
- 刪去不適用者

放棄耕種聲明書

Licence No. T19189

Location : DD.90 San Uk Ling

致：北區地政處政府土地牌照科

本人為上述牌照持有人的後人，又由持有人已離世多年，後人亦有意繼續耕種管理有關之政府地段，現作出棄耕種之聲明，讓政府有關部門處理接收，取消牌照。

謝謝！

牌照持有人後人

[Redacted Signature]

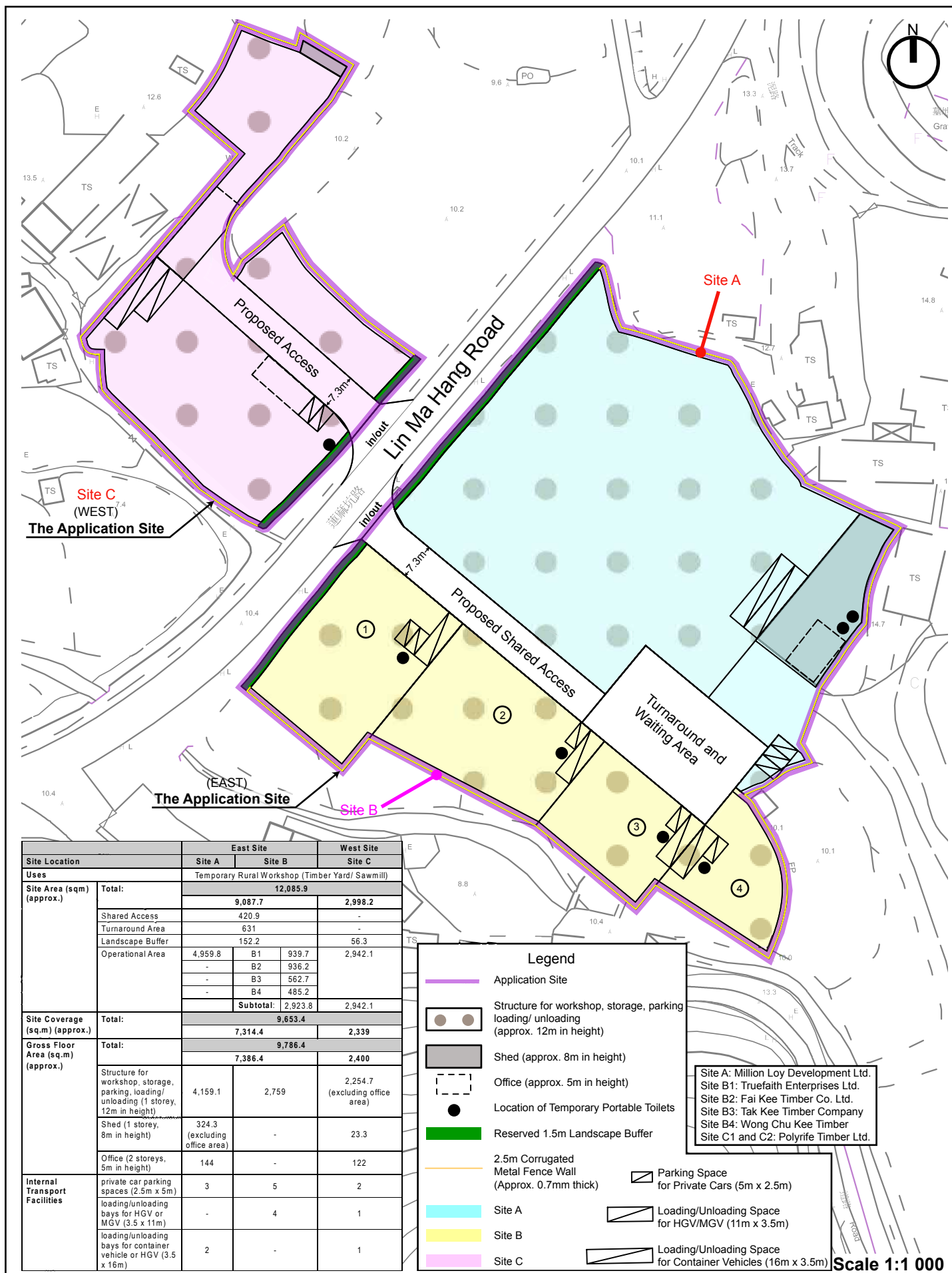
2021年1月4日



APPENDIX I:

Amended Pages in the Planning Statement

- **Amended Plan K- Indicative Layout and Development Proposal**
- **Amended Table 5.1- Key Development Parameters**
- **Amended Table 5.2- Difference Between the Current and Proposed Occupation Area for Each Operators**
- **Amended Section 6.2- Environmental Consideration**



Plan K: Indicative Layout and Development Proposal

The covered area of Site A, Site B and Site C, with a total covered land area of about 9,714.3m² and with height of not more than 12m, are proposed as rural workshops for storage of timber and other construction materials, minor cutting of timber, ancillary office, loading/ unloading and parking purposes. The shed within Site A is mainly for the use of access, office and temporary toilets. The shed within Site C will be used for storage purpose. Key development parameters are shown in **Table 5.1**.

Table 5.1: Key Development Parameters

		East Site			West Site
Site Location		Site A	Site B		Site C
Uses		Temporary Rural Workshop (Timber Yard/ Sawmill)			
Site Area (sqm) (approx.)	Total:	12,085.9			
		9,087.7			2,998.2
	Shared Access	420.9			-
	Turnaround Area	631			-
	Landscape Buffer	152.2			56.3
	Operational Area	4,959.8	B1	939.7	2,942.1
		-	B2	936.2	
		-	B3	562.7	
		-	B4	485.2	
			Subtotal:	2,923.8	2,942.1
Site Coverage (sq.m) (approx.)	Total:	9,653.4			
		7,314.4			2,339
Gross Floor Area (sq.m) (approx.)	Total:	9,786.4			
		7,386.4			2,400
	Structure for workshop, storage, parking, loading/ unloading (1 storey, 12m in height)	4,159.1	2,759		2,254.7 (excluding office area)
	Shed (1 storey, 8m in height)	324.3 (excluding office area)	-		23.3
	Office (2 storeys, 5m in height)	144	-		122
Internal Transport Facilities	private car parking spaces (2.5m x 5m)	3	5		2
	loading/unloading bays for HGV or MGV (3.5 x 11m)	-	4		1
	loading/unloading bays for container vehicle or HGV (3.5 x 16m)	2	-		1

5.4 Site Operations

In future, the operation hour of the 6 operators at the application site will all be in line, i.e. the opening hour will be from 8:00 – 18:00 from Monday to Saturday and there will be no operation on Sunday and public holidays. Main activities include minor modification of wood, cross cut and resawn will be conducted indoors. All workshop and loading/unloading activities will only be conducted in the covered area. The operation at the application site will be similar to as the current operation at Ma Tso Lung. These 6 operators are the few remaining companies who specialize at their field. It is anticipated that they will absorb all the ongoing and future demand for their type of services. Detailed differences between the current and proposed occupation area for the six operators are shown in **Table 5.2** below. Detailed operation arrangements after relocation to the new site are as follows:-

1. Million Loy Development Ltd. (Site A)

With their long history in the timber market, their business model cover a few different market segments in Hong Kong, namely wooden pallets for warehouses, construction timber for building projects, packaging timber for export business, other packaging materials for industrial use and the newly developed business with HKJC to supply them with JIT wooden beddings for horses.

Currently their operation efficiency is limited by the 3 different locations in Kwu Tung North. They planned to consolidate all their operations under one roof after relocation to the new site.

They are confident in maintaining their leading share in the pallet market and further expand their market share in construction timber as their under cover storage capacity will be improved and reduce the wastage of wood due to outdoor weathering.

They are working on a joint venture project with HKJC to reduce their reliance on imported wood beddings from Europe. The management is optimistic and looking forward to further expand their business in Hong Kong.

2. Fai Kee Timber Co. Ltd. (Site B2)

The owner is considering to relocate their China operation back in Hong Kong. As the operation costs in China are increasing rapidly and their Hong Kong market is in static manner, it is sensible to keep all their operations in Hong Kong to minimise the overheads rather than keeping two separate operations. They foresee their scale will be about the same as now but they can run it in a more cost effective manner after the relocation.

3. True faith Enterprise Ltd. (Site B1), Tak Kee Timber Company (Site B3), and Wong Chu Kee Timber Company (Site B4)

They are in similar business status, their existing market is in a slow declining trend, however with their long history, well established customer base and reasonable flexible operation scale, they can at least maintain the existing business.

With their next generations joining their business, the relocation exercise serve as an opportunity for them to revitalise their timber business into other related areas.

4. Polyrite Timber Ltd. (Site C)

They are a relative young and energetic company with young leadership and they are on a steady growing trend in their business scale. With better in door storage capacity to reduce wastage and damage of their products due to outdoor weathering, their operation efficiency will be much improved. With the positive outlook on the construction market in Hong Kong with their full product range in supporting the construction companies, they are optimistic in their expansion after the relocation to the new site with a 5-10% increase in annual turnover.

As the current operation of these six operators are scattered in nine different sites, in future, they will be grouped into two sites. To summarize, the reasons for an increase in occupation area is to take into account some communal area for access/ circulation space required to be provided within the site.

Table 5.2: Difference Between the Current and Proposed Occupation Area for Each Operators

Operator	Current occupation area at Ma Tso Lung (sqm)	Proposed occupation area at Lin Ma Hang Road (sqm)	Difference (%)
Million Loy Development Ltd. (i.e. Site A)	4,798.35	4,959.8	+3.37%
True faith Enterprise Ltd. (i.e. Site B1)	915	939.7	+2.7%
Fai Kee Timber Co. Ltd. (i.e. Site B2)	855.17	936.23	+9.48%
Tak Kee Timber Company (i.e. Site B3)	516.73	562.65	+8.89%
Wong Chu Kee Timber (i.e. Site B4)	446.4	485.21	+8.7%
Polyrite Timber Ltd. (i.e. Site C)	2,816.08	2,942.1	+4.47%

6.2 Environmental Consideration

HKTMA will ensure the following measures will be implemented to avoid and minimise the environmental impact to the affected sensitive receivers:

(a) Air Quality

Fugitive dust is the possible impact that will be generated during construction and operation activities, such as stockpiling, transferring or handling dusty materials and minor modification of wood. To avoid adverse dust impact on the air sensitive uses nearby, good practice and dust control measures to be implemented are as follows:

- (i) Any dusty operations including cutting of timber, loading and unloading, etc. shall be carried out under a covered structure.
- (ii) Restricted operating hours (e.g. 8:00 – 18:00 on weekdays, no operation on Sundays and public holidays) will be implemented to avoid nuisances to nearby sensitive receives.
- (iii) The saw dust collector will be placed adjacent to the cutting equipments and turned on to collect the dust generated when the equipment is in use to avoid affecting nearby domestic premises.
- (iv) 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, or sprayed with water so as to maintain the entire surface wet.
- (v) 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.

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

(b) Noise

Various construction and operation activities will be the possible noise sources generated at the subject site. In particular, the noise generated during workshop activities i.e. vehicular movement, loading/ unloading activities and minor modification of wood, cross cut and resawn within the site are main noise sources. The following measures and on-site practice are recommended in order to minimize the potential noise impact during the daytime:

- (i) 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.
- (ii) Fence wall surrounding the workshop area will be adopted to minimize the

noise impact.

- (iii) Operating hours would be restricted from 8:00-18:00 and no operation on Sundays and public holidays.
- (iv) A fence wall will be provided on any side facing domestic premises to minimize on-site traffic noise impact so that there is no direct line-of-sight.

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

(c) Water Quality

The possible source of sewage/ wastewater during operation phase would be sewage and grey water from toilet and washing basin. Muddy runoff from the site may be generated during construction phase, especially during the rainy season. To avoid any potential impact from the proposed development to the surroundings, the following measures and on-site practice are recommended in order to minimize the potential impact:

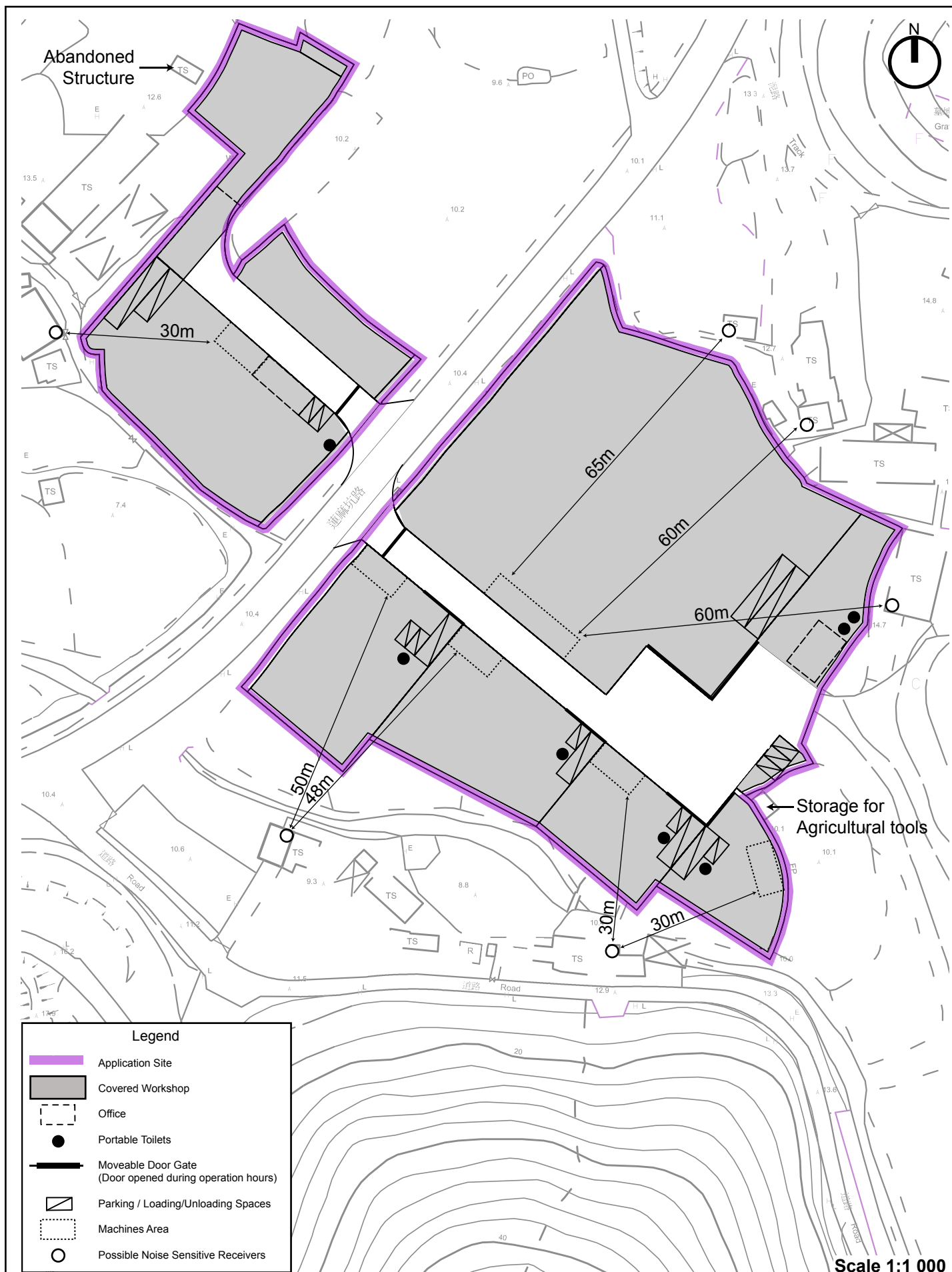
- (i) To avoid muddy surface runoff entering the watercourse, earth bunds or sand bag barriers shall be provided along the watercourse during construction.
- (ii) On-site sewage handling facility (i.e. portable/ chemical toilet) will be provided.

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

During operation stage, no significant adverse water quality impact is anticipated from the wastewater/ sewage from employee. Portable toilets will be provided for staffs and visitors. All the structures are set back 1.0m from the site boundary to allow drainage facilities.

APPENDIX II:

- **Plan L – Minimum Environmental Impact**
- **Equipment List**
- **Reference Photos of the Equipments**
- **Typical Timber Yard “Resawn” Operational Flow**



Plan L: Minimum Environmental Impact

Equipment List

Operator (Site)	Machine						
	Horizontal Band Saw (1)	Chop Saw (2)	Plywood Cutting Saw (3)	Single Face Planer (4)	Nailing Platform (5)	Saw Dust Collector (6)	Total
Million Loy (A)	1	1	1	1	1	2	7
Truefaith (B1)	N/A	1	1	N/A	N/A	1	3
Fai Kee (B2)	N/A	1	N/A	1	N/A	1	3
Tak Kee (B3)	1	1	N/A	N/A	N/A	1	3
Wong Chi Kee (B4)	1	1	N/A	N/A	N/A	1	3
Polyrife (C)	N/A	1	1	N/A	N/A	1	3
Total	3	6	3	2	1	7	22

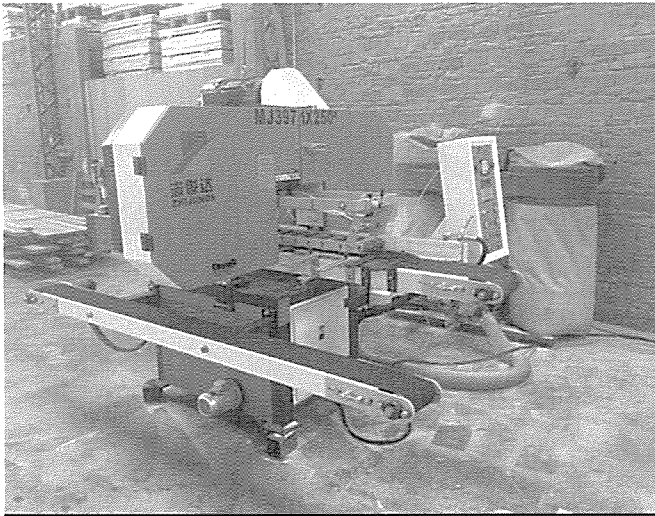


Photo 1: Horizontal Band Saw
(2.5m x 1.5m x 1.0m)

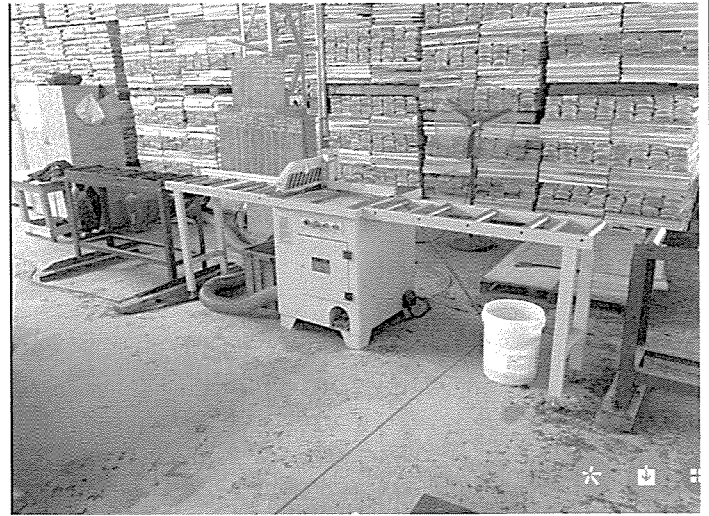


Photo 2: Chop Saw
(0.8m x 0.8m x 1.0m, rollers
1.5m long x2)

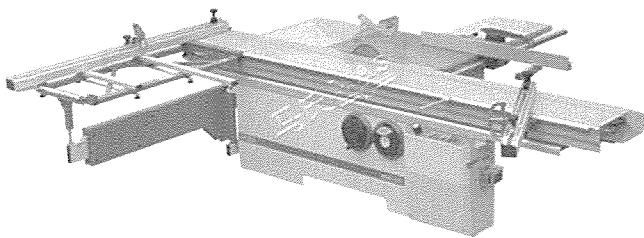


Photo 3: Plywood Cutting Saw
(2.0m x 2.5m x 0.8m)



Photo 4: Single Face Planer
(0.8m x 0.8m x 1.1m)



Photo 5: Nailing Platform
(1.5m x 1.5m x 0.8m)

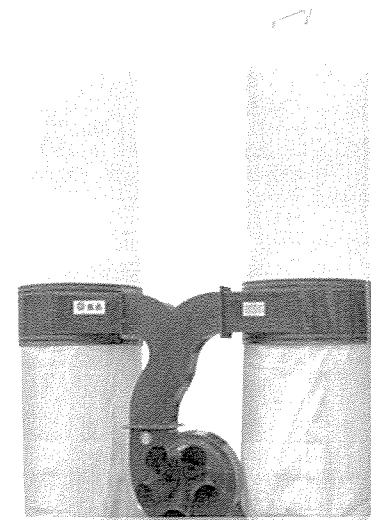


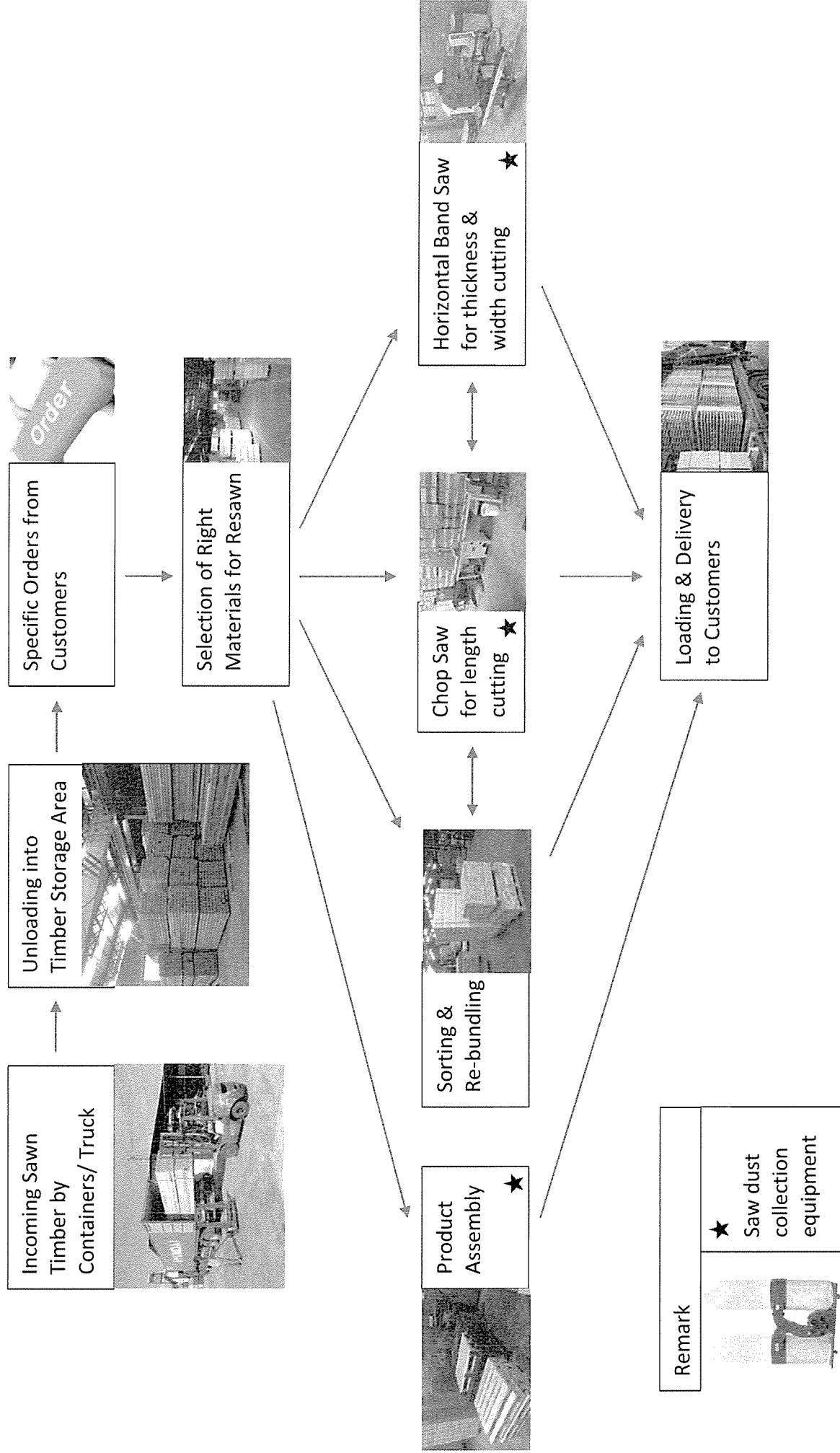
Photo 6: Saw Dust Collector
(0.7m x 1.5m x 2.2m)



Reference Photos of the Equipments

Typical Timber Yard “Resawn” Operational Flow

Application No. A/NE-MKT/17



Previous S.16 Applications

Rejected Applications

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-MKT/2	Temporary Container Trailer Park with Ancillary Storage and Office for a Period of 3 Years	7.4.2017	R1- R3
A/NE-MKT/6	Proposed Temporary Open Storage of Construction Materials for a Period of 2 Years	22.3.2019	R1, R3 & R4

Rejection Reasons:

- R1 The application was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the area which was primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.
- R2 The applicant failed to demonstrate in the submission that the development would not cause adverse traffic, environmental and landscape impacts on the surrounding areas.
- R3 The approval of the application would set an undesirable precedent for similar applications within the “AGR” zone in the Man Kam To area. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- R4 There was no information in the submission to demonstrate that the development would not cause adverse traffic, landscape and environmental impacts on the surrounding areas.



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region of the People's Republic of China



立法會 LEGISLATIVE COUNCILOR
陳克勤議員 Hon Gary CHAN Hak-kan



致城市規劃委員會

各位委員：

有關規劃許可申請（A/NE/-MKT/17）意見事宜

本人為立法會議員陳克勤，得悉 貴會將於本年 4 月 30 日討論有關文錦渡新屋嶺蓮麻坑路的規劃許可申請（編號 A/NE/-MKT/17）。故特來信，表達支持有關申請的意見。

據本人了解，申請人現於新界東北營運木廠，不過因為政府需要發展古洞新發展區，並收回以上木廠的土地，以致申請人需要覓地遷移。可是重設木廠遭遇不少困難，由於木廠需要佔用不少土地，加上難以搬遷至工廠大廈，故在尋覓合適地點方面存有極大困難。

由於申請方三十多年來均是本地木材產品的主要供應商，為政府及私人建築項目供應木材產品作建築、裝修、傢俬、包裝和園藝之用，對於本地建造業界及香港整體社會有極重要的貢獻。加上申請人受著是次新界東北發展影響，過程中亦積極配合政府的相關安排，社會應展現最大的寬容，以回饋他們為香港土地及房屋發展作出的犧牲。故此，本人希望 貴會在審核時，能特別考慮以上觀點，便利申請人是次的規劃申請。

再者，從申請人提供的相關文件，我認為申請地點與附近現有的用途相符，絕對適合作為重置木廠之作，以便申請人可以持續經營其木材業務。

故此，本人特致函 貴會，就有關申請表達支持的意見，以便 貴會作出考慮。如有進一步查詢，歡迎致電 2524 9191，與我辦事處職員鍾先生聯絡，謝謝！

陳克勤



立法會議員

2021 年 3 月 12 日

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



立法會議員柯創盛根據《城市規劃條例》第 16(2F)條就A/NE-MKT/17提交意見
26/03/2021 12:07

From: "Office of Hon. OR Chong Shing Wilson" <orchongshinglegco@gmail.com>

To: tpbpd@pland.gov.hk

FileRef:

1 attachment

PDF

立法會議員柯創盛根據《城市規劃條例》第 16(2F)條就ANE-MKT17提交意見.pdf

城市規劃委員會秘書 / 規劃署副署長 (地區)

龍小玉女士, JP

龍女士:

隨郵附上立法會議員柯創盛根據《城市規劃條例》第 16(2F)條就A/NE-MKT/17提交意見文本。

議員助理 李彥男

柯創盛立法會議員辦事處

中區立法會道1號立法會綜合大樓614室

電郵: orchongshinglegco@gmail.com

電話: 3543-0373 傳真: 3954-5350

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-MKT/17

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人支持是次規劃申請。

申請改變用途為臨時鄉郊工場(木園及鋸木廠)，會為全港供應建築、裝修、傢俬等木材產品，有利社會和公眾利益。

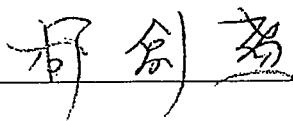
申請人港九木行商會是傳統和負責任的行業龍頭，定會遵守土地使用條款和法例。

是次申請為期3年，屬短期用途，批准申請有助善用土地資源，以免土地閒置，浪費珍貴資源。

綜合上述理由，本人期望城市規劃委員會批准申請。

「提意見人」姓名/名稱 Name of person/company making this comment 立法會議員柯創盛

簽署 Signature



日期 Date 26/3/2021



侯福達區議員辦事處

Office of Hau Fuk-tat, North District Council Member

致：香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書處



申請編號：A/NE-MKT/17

新界沙嶺第 86 約地段 129 號(部分)及第 90 約地段第 607 號、第 608 號、第 609 號、第 610BRP 號(部分)、第 613 號(部分)、第 627 號(部分)、第 632 ARP 號、第 633 ARP 號、第 635A 號、第 635B 號、第 635C 號、第 635D 號、第 637 號、第 638 號、第 642 RP 號(部分)及毗鄰政府土地之規劃申請事宜

本人為北區區議員、上水鄉事委員會副主席、上水金錢村原居民及村代表。

得悉港九木行商會有限公司代表六位在馬草壟經營木廠的商戶向 貴會提出上述位於沙嶺區的規劃申請，本人表示極度支持。

本人對馬草壟一帶的發展歷史有點認識，前港英政府在 70 至 80 年代，將馬草壟區內大片土地撥作木廠區，提供受遷拆影響的多間木廠作搬遷木廠之用，在此區繼續經營。轉眼間，過了近 40 年，當中經歷了香港工商業發展的黃金歲月，木廠的行業也處於興旺年代。

近年，由於勞工短缺，工業北移等因素，部分木廠因面對經營困難，作出結業的艱難決定。然而，仍有一部分的木廠經營者，不畏艱辛，努力不懈地將木廠生意堅持下去，繼續營運。當中不少有第二代甚至第三代人才繼承祖業，發揚光大，實在令人讚賞。

近來政府致力推動古洞北發展計劃，故此在古洞北，包括位於馬草壟一帶多間木廠需要在短期內搬遷，政府當局亦會協助僅存的木廠，繼續尋找其他合適的土地以予重置，扶持歷史悠久的傳統行業繼續營運，為香港未來的經濟發展出一分力。

香港木行商會是具備 80 多年歷史的行業，多年來不遺餘力地推動行業的發展，及與政府當局爭取行業持續經營空間。今次商會協助六間木廠經營者，在沙嶺區內物色到一塊合適的土地，和向相關部門作出協調和申請，重置其廠房及繼續經營，實在是大大好事，本人十分支持。

懇請 貴會委員能明白及體恤木廠經營者的處境，接納並通過是次申請。



Since 1938

九龍總商會

Kowloon Chamber of Commerce

香港九龍何文田自由道二號龍總大廈三樓 Tel: (852) 2760 0393 (5 lines) Fax: (852) 2761 0166
3/F, K.C.C. Bldg., 2 Liberty Ave., Homantin, Kowloon, Hong Kong. E-mail: info@hkcc.org.hk Website: www.hkcc.org.hk

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副主任: 黎達成

福利事務評審委員會主席: 李伯勇

監事會常務委員會主任: 劉志剛

致: 香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

尊敬的城市規劃委員會列位委員:

有關支持規劃申請(A/NE-MKT/17)之意見事宜

本會(九龍總商會)創於一九三八年,會址設於何文田自由道二號龍總大廈地下、二樓及三樓,總面積超過三萬平方英尺。至今已歷任 40 屆。本會現有商號及個人會員兩千餘家,另有團體會員六十四個,會員包括各行各業,如環保業、創科業、花卉業、紡織業、成衣業、電子業、塑膠業、玩具業、電器業、五金業、旅遊業、建築業、金融業、保險業、運輸業、珠寶業、食品業、飲食業、鐘錶業、化工業、皮具業、機器業、鐵工業、電鍍業、航空業、家具業、裝修業、木業、藤業、醫藥業、水產業、洗染業、礦業、陶瓷業、手工藝業、文化業、百貨業、房地產業、專業人仕包括醫師、牙醫、測量師、會計師及律師等。

九龍總商會素以促進社會群體利益,致力於工商業之團結互助,以謀本港之經濟發展及社會繁榮為目的。得聞本會的團體會員之一,港九木行商會有限公司,代表其六名會員商戶正式向貴會提交了規劃申請。本會認為此乃一舉幾得的建議,是非常值得支持的。

作為發展較為悠久的行業之一,木業當中約佔半數的木材商戶均在古洞馬草壟木廠區安穩經營了三十八年之久。近年政府開始發展新界粉嶺北古洞北,這批商戶亦要面臨搬遷之苦。儘管如此,他們仍然努力配合政府,願意騰空該地區以作新市鎮的發展。他們只希望能有地方可以讓他們繼續經營,服務香港。如果此規劃能通過,他們遷出後不但能騰出可提供 43,000 個公私營單位的土地,讓香港政府得以順利施政,市民受益,而他們也能繼續經營,可謂是三贏的方案。

再者,近年由於各種原因,對本港的經濟已有不小影響,失業率亦一直高企。如果他們能夠繼續經營,這樣最少能提供原有的工作職位,對恢復本港的經濟也能出一分力。

木業在香港已發展了很多年,在早年對香港的經濟更有不少的貢獻。作為一個已發展成熟的城市,固然某些行業對現今香港是很重要的。但是,能同時兼顧其他行業,百花齊放,這才能對香港的經濟發展更均衡、更長遠。木業當中各商戶都在不同領域供應不同的木材產品,包括建築、裝修、傢俬、包裝和園藝等等,都是人們生活中不可或缺的一部份。





Since 1938

九龍總商會

Kowloon Chamber of Commerce

香港九龍何文田自由道二號龍總大廈三樓 Tel: (852) 2760 0393 (5 lines) Fax: (852) 2761 0166
3/F, K.C.C. Bldg., 2 Liberty Ave., Homantin, Kowloon, Hong Kong. E-mail: info@hkccc.org.hk Website: www.hkccc.org.hk

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LI Fung Cheung, John 李鳳翔

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LIN Man, Norman 林文
WONG Pak Yuen, Leslie 王柏源

名譽顧問

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鄒欣餘

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福利事務評審委員會主席: 李伯勇

監事會常務委員會主任: 劉志剛

從以上可見，是次的規劃申請(A/NE-MKT/17)不但能為新界粉嶺北古洞北的新市鎮發展提供土地，也能讓木業繼續經營，提供就業機會，服務香江。故此，本會特致函貴會，就有關的規劃申請表達支持的意見。也懇請貴會體諒木廠商戶的困難，接納並通過今次的規劃申請。

本會並邀得下列屬會聯名支持上述要求：

九龍珠石玉器金銀首飾業商會
港九木行商會
港九粉麵製造業總商會
港九電船拖輪商會有限公司
九龍五約肉行商會有限公司
港九永興堂藤器同業商會
港九傢俬裝修同業商會
港九糖果餅乾麵飽西餅同業商會
海外入口菓菜頭盤欄商聯會有限公司
香港中醫師公會
港九中醫師公會
官涌鮮魚行商會
九龍大廈總會
香港中醫藥膳專業學會有限公司
香港華商織造總會
香港百貨及零售業總會
香港惠陽商會
香港中成藥製造商聯合協會
香港財務策劃師學會有限公司
大中華名牌企業聯會有限公司
香港國際專業美容師協會
香港汕尾中醫協會
香港華夏醫藥學會

九龍豬欄商會
港九鮮魚行總會
荃灣商會
九龍鮮魚商會
港九罐頭洋酒伙食行商會有限公司
香港電鍍業商會有限公司
香港九龍醬料涼果聯合商會
深水埗鮮魚行商會
港九中華藥業商會有限公司
香港國醫藥研究會
僑港中醫師公會
中國醫藥學會有限公司
世聯中醫藥現代化協會
香港中醫骨傷學會有限公司
大角咀地產代理商會
香港汽車進出口商會
香港中醫藥業聯合會有限公司
香港鋁門窗同業聯會有限公司
大中華非洲商會有限公司
國際專業發展聯盟
香港房地產代理業聯會
港九肉行(持平)有限公司

順頌

政安

九龍總商會



李鳳翔

李鳳翔理事長 謹啟

二零二一年三月二十九日



HANISON CONSTRUCTION HOLDINGS LIMITED

Incorporated in the Cayman Islands with limited liability 於開曼群島註冊成立之有限公司

香港新界沙田石門安群街3號京瑞廣場1期22樓
22/F., Kings Wing Plaza 1, 3 On Kwan Street, Shek Mun, Shatin, N.T., Hong Kong
Tel: (852) 2414 3889 Fax: (852) 2415 2080, 2498 9045 www.hanison.com

興勝創建控股有限公司

香港北角渣華道333號

北角政府合署15樓

城市規劃委員會

城市規劃委員會主席、各委員台鑒：

支持（申請編號：A/NE-MKT/17）

新界沙嶺第86約地段129號（部分）及第90約地段第607號、第608號、
第609號、第610BRP號（部分）、第613號（部分）、第627號（部分）、
第632ARP號、第633ARP號、第635A號、第635B號、第635C號、第635D號、
第637號、第638號、第642RP號（部分）及毗鄰政府土地之規劃申請

本人王世濤為香港興勝創建控股有限公司（00896.HK）之董事總經理。公司主要業務是建築工程、亦是本港政府公共房屋及私人發展的承建商。眾所周知，建築業乃香港經濟的一大支柱，穩定和優質的木材供應更是不可或缺的成功條件。

知悉新界馬草壟的木材加工場和倉庫，因應香港政府發展古洞北項目的需要，計劃在本年底前逐步遷出。區內許多木廠同業都是經營了幾十年的傳統企業，面對廠房搬遷的重大挑戰，難免十分徬徨。據聞該處幾位木廠同業聯合一起委托港九木行商會有限公司作代表，與政府商討和物色適合土地作重置廠房和倉庫，已有一段的時間。

近日，港九木行商會有限公司已為六間木廠商戶在新界沙嶺區找到一幅十分合適的土地，可供他們木廠作廠房搬遷之用，相信今次搬遷成功，可對建築界的業務和他們木材行業的持續經營作出正面的發展。

本人懇請貴會各委員接納上述的申請，俾使有關木廠同業能夠繼續為香港建築業作出穩定、優質的支援。

祝工作愉快！

王世濤

王世濤

董事總經理

興勝創建控股有限公司（00896.HK）



2021年3月16日

MEYER

MEYER ALUMINIUM LIMITED
5 Dai Li Street, Tai Po Industrial Estate, N.T., Hong Kong.
Telephone: (852) 2660 2345
Facsimile: (852) 2664 2482

香港北角渣華道333號

北角政府合署15樓

城市規劃委員會

城市規劃委員會主席、各委員台鑒：

支持（申請編號：A/NE-MKT/17）

新界沙嶺第86約地段129號（部分）及第90約地段第607號、第608號、
第609號、第610BRP號（部分）、第613號（部分）、第627號（部分）、
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第637號、第638號、第642RP號（部分）及毗鄰政府土地之規劃申請

本公司美亞鋁廠與萬樂來發展有限公司旗下的泰興祥卡板及包裝材料有限公司在卡板供應的合作，自上世紀八十年代開始，已經過超過三十年。他們公司一直以來都處於香港的木卡板供應的領導地位，對香港的製造業，物流業的貢獻尤其重要。除此之外，萬樂來發展有限公司亦是本港的建築木枋及包裝木材的主要進口及分銷商，多年來他們都是以進口、加工、組裝、銷售的一條龍方式進行，提供優質、價格合理及尤其難得的JIT（適時運送）服務支持香港的工商業發展。

得悉他們在上水馬草壟的倉庫及加工廠因應政府在古洞北發展項目的影響，計劃在今年年底前搬遷至文錦渡區連麻坑路旁的土地重置廠房並繼續經營。本公司十分支持他們委托港九木行商會有限公司向貴會的規劃申請。

懇請貴會各委員能接納其申請，好使我們香港的製造業及物流業在他們的支持下繼續為香港的經濟未來作出貢獻。

祝工作愉快！

美亞鋁廠有限公司
香港大埔工業村



2021年3月15日

香港北角渣華道 333 號

北角政府合署 15 樓

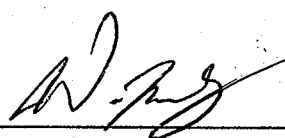
城市規劃委員會

各位先生、女士台鑒：

支持規劃申請（編號：A/NE-MKT/1 7 ）

本人胡子聰在港經營酒樓別墅裝修行業 25 載，從我在任工程經理至自己創業，一直以來所使用的木材都是由輝記木行有限公司提供，他們經營手法傳統實在，穩健作風備受行內讚許，他們公司是由父親創辦至今已有五十六年了，現聽到他們有機會搬至上水文錦渡繼續經營，我本人亦替他們感覺高興，因此特別修書貴會表示支持。

謝謝！



胡子聰

匯駿裝修工程公司

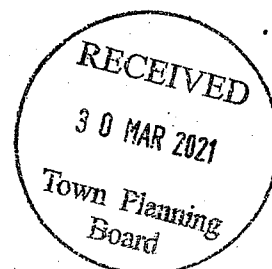
2021 年 3 月 20 日



香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會



敬啟者：

支持規劃申請(編號：A/NE-MKT/17)

本人從事園藝設計多年,天然硬木在整個園林佈置設計是不能缺小的,多年來在香港市場這類木材供應德記木行已是市面的唯一了,起初聽到古洞馬草壟一帶的木廠需要清拆以配合政府用來發展新市鎮,我一直擔心從此香港便會失去硬木的供應,直至知道德記藉著港九木行商會的協助下,準備遷至文錦渡繼續經營才稍為放心。

據悉德記和他另外兩位兄弟王照記和志記木廠均設廠於古洞北,承傳他們父親的事業至今都有五六十年,需然今次申請祇包括德記和照記,我已覺得難能可貴,能夠繼續做落去實屬可喜,故此特意致函貴會以示支持。

祝 工作愉快!

何啟超

何啟超園藝公司

2021 年 3 月 21 日

新界上水區古洞村公所

KWU TUNG VILLAGE COMMITTEE OFFICE, SHEUNG SHUI DISTRICT, NEW TERRITORIES

Telephone : 26704184 Fax : 26719502

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會



城市規劃委員會主席、各委員台鑒：

有關（申請編號：A/NE-MKT/17）新界沙嶺第 86 約地段 129 號（部分）及第 90 約地段第 607 號、第 608 號、第 609 號、第 610BRP 號（部分）、第 613 號（部分）、第 627 號（部分）、第 632ARP 號、第 633ARP 號、第 635A 號、第 635B 號、第 635C 號、第 635D 號、第 637 號、第 638 號、第 642RP 號（部分）及毗鄰政府土地之規劃申請

本人鄧連勝是現任古洞北村代表，就上述於沙嶺區的規劃申請（申請編號：A/NE-MKT/17）特函貴會，並在此表示支持。

本人在古洞村屬土生土長人仕，見證着古洞村幾十年來的變化。猶記上世紀七、八十年代期間，政府因城市發展的需要，允許當時散落在港九各區的大小木廠先後遷入馬草壆及東方區一帶延續經營，全盛時期為數超過三、四十間集中於此，十分興旺，亦為本區內提供就業和商業發展機會。而事實上許多木廠至今已傳承至第二、三代繼續經營，對這些傳統行業而言，實在是難能可貴的。

由於政府近年積極發展古洞北項目，當區仍在經營的木廠同業需得另覓地方重置廠房以維持經營。得聞多間廠商委託其行業商會：「港九木行商會有限公司」代表他們尋找合適土地以及跟政府相關部門提出協商，並作出聯合規劃申請事宜。經過近兩年的努力，商會已成功覓得沙嶺區一幅土地，協助供六位廠商作重置廠房之用。這些木廠商戶，多年來都對香港經濟發展，特別是建造業，物流業和家具業作出了重大貢獻。他們持續的經營，對香港整體經濟平衡發展尤其重要。

由於搬遷期限緊迫及搬廠需時，對於各廠商的壓力越見增加，現懇請貴會各委員能體諒商戶們的困難，接納並通過今次申請。

祝身體健康、工作愉快！



古洞北村代表 鄧連勝

2021 年 3 月 20 日

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會

諸位先生、女士台鑒：



支持規劃申請 (編號：A/NE-MKT/17)

新界文錦渡蓮麻坑路丈量約份 90 約地段 607-9、610B RP Pt.、613

Pt.、

627Pt.、632-3A RP、635A-D、637、638Pt.、642A RP Pt.、DD86 Lot

129 Pt. 及其相連之官地

本人為部份上述地段所屬的木湖村應屆原居民代表，我在這片土地出生、成長至今已有六十七個年頭了，由於先前本村是位於邊境禁區之內，所以一直落後於香港的整體發展，村民更迫得飄洋謀生。我就任以來都一直希望引入一些成熟企業進入本村，增加村民的工作機會。及至九個月前知悉有九十年歷史的港九木行商會為其六位商戶會員在北區四出覓地搬遷，以便他們將在古洞北經營了三十多年的木廠，拆毀騰空土地供政府發展。

本人覺得非常感動這群克苦實幹的廠家在疫情嚴峻環境下，都能奮勇向前，所以對他們盡量作出幫助，希望他們能夠繼續經營，服務香港。

期間就著盡量減輕影響村民生活的前提下，提出多項在環境、交通、燥音等意見，他們都能一一妥善安排，得到本人和本村村民的大力支持，更希望商戶們能提供多些工作機會，大家共創明天。

最後容許我向各位呼籲，希望大家理解這些廠家必需於本年底遷出原址，他們現時處境正是水深火熱，窮途末路了。希望各位委員能支持他們，並通過這個申請。謝謝！

祝 工作順利！

文錦渡木湖村原居民代表 杜奕壽

2021 年 3 月 17 日

香港北角渣華道 **333** 號

北角政府合署 **15** 樓

城市規劃委員會

各位先生、女士台鑒：



支持規劃申請 (編號：**A/NE-MKT/17**)

本人 杜慶 乃木湖村原居民，就上述於本村範圍內的規劃申請 (編號：**A/NE-MKT/17**) 特致函貴會，並在此表示支持。

得聞港九木行商會有限公司為六間受政府發展古洞北影響的木廠商戶，聯合在本區內重置他們的木廠，將閑置的土地重新規劃並予以建設，帶動本村的經濟活力，提供就業機會。

經本人了解他們的計劃在環境保護，交通流通，水源噪音都有妥善的安排。不會對村民生活做成滋擾，所以值得支持。

這批商戶也是社會發展的受害人，須知搬遷廠房所牽涉的人力、物力、財力對一些傳統行業實在是一大挑戰，本人明白他們的處境實在困難，所以應該俾他們一個繼續經營的機會。

由於舊廠拆遷期限迫近，及搬廠需時，懇請貴會各位委員體諒木廠商戶的困難，接納並通過今天的規劃申請。

祝工作愉快！

杜慶

文錦渡木湖村原居民

2021 年 3 月 14 日

香港北角渣華道 **333** 號

北角政府合署 **15** 樓

城市規劃委員會

各位先生、女士台鑒：

支持規劃申請 (編號：**A/NE-MKT/17**)

本人 解日緣 乃木湖村原居民，就上述於本村範圍內的規劃申請 (編號：**A/NE-MKT/17**) 特致函貴會，並在此表示支持。

得聞港九木行商會有限公司為六間受政府發展古洞北影響的木廠商戶，聯合在本區內重置他們的木廠，將閑置的土地重新規劃並予以建設，帶動本村的經濟活力，提供就業機會。

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這批商戶也是社會發展的受害人，須知搬遷廠房所牽涉的人力、物力、財力對一些傳統行業實在是一大挑戰，本人明白他們的處境實在困難，所以應該俾他們一個繼續經營的機會。

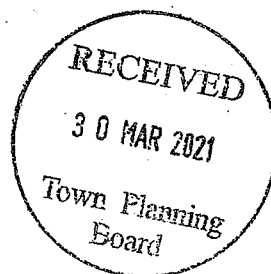
由於舊廠拆遷期限迫近，及搬廠需時，懇請貴會各位委員體諒木廠商戶的困難，接納並通過今次的規劃申請。

祝工作愉快！

解日緣

文錦渡木湖村原居民

2021 年 3 月 14 日



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

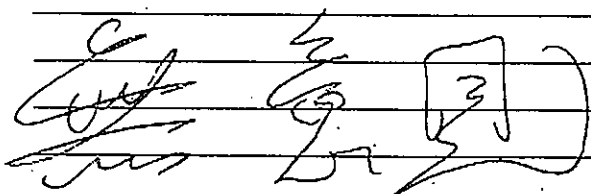
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MKT/17

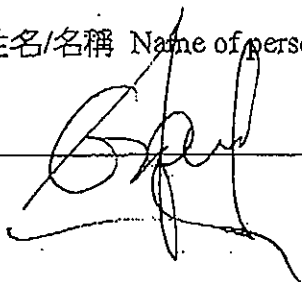
意見詳情 (如有需要，請另頁說明)

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

15. MAR 2021

tpbpd@pland.gov.hk

寄件者: Tobi Lau (Local Biodiversity) <tlau@wwf.org.hk>
寄件日期: 2021年03月29日星期一 13:06
收件者: tpbpd@pland.gov.hk
主旨: s16 Muk Wo A_NE-MKT_17 WWF
附件: A_NE-MKT_17_2021 03(Mar)_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned town planning application. See attached file:

A_NE-MKT_17_2021 03(Mar)_WWF

Thank you for your attention.

Yours faithfully,

Tobi LAU

Manager, Conservation Policy
World Wide Fund For Nature Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

29 Mar 2021

Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point,
Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

RE: Proposed Temporary Rural Workshop (Timber Yard and Sawmill) for a Period of 3 Years in "Agriculture" zone at Lin Ma Hang Road, Man Kam To (A/NE-MKT/17)

WWF would like to lodge objection to the captioned application.

Not in line with the planning intention of the "Agriculture" ("AGR") zone

The application, even on a temporary basis, 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, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Though the application site was associated with unauthorized development with asphalt covered and had turned the site into a brownfield (Fig 1), we view the site can be used for plant nursery or greenhouse.

Undesirable precedent

As vegetation removal, site formation and unauthorized development had been noticed at the site and approval of the application will set an undesirable precedent encouraging similar vegetation removal prior to obtaining planning permission or unauthorized uses which would cause adverse impact on the landscape resource and a general degradation of the environment of the area and bring about adverse impact on drainage of the area.

We would be grateful if our comments could be considered by the Town Planning Board.

Sincerely yours,

together possible™

贊助人：香港特別行政區行政長官
林鄭月娥女士、大紫荊勳賢、GBS
主席：白丹尼先生
行政總裁：江偉智先生

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ing, GBM, GBS
The Chief Executive of the HKSAR
Chairman: Mr Daniel R Bradshaw
CEO: Mr Peter Cornthwaite

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

Tobi Lau (Mr.)
Manager, Local Biodiversity

Fig 1 Landscape of the application site (Photo taken on Mar 2021)



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

**KFBG's comments on two planning applications**

26/03/2021 10:55

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
FileRef:

2 attachments



210326 s16 MKT 17.pdf 210326 s16 TKL 660.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

26th March, 2021.

By email only

Dear Sir/ Madam,

Proposed Temporary Rural Workshop (Timber Yard and Sawmill)
for a Period of 3 Years
(A/NE-MKT/17)

1. We refer to the captioned.
2. According to the gist, there are two rejected applications covering the current application site; the reasons for the rejection of the latest one (A/NE-MKT/6 for 'Proposed Temporary Open Storage of Construction Materials for a Period of 2 Years'; rejected in 2019) are reproduced below:

(a) the proposed development is not in line with the planning intention of the "Agriculture" ("AGR") zone for the Man Kam To area, which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and 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 the planning intention, even on a temporary basis;

(b) there is no information in the submission to demonstrate that the development would not cause adverse traffic, landscape and environmental impacts on the surrounding areas; and

(c) the approval of the application would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such similar

applications would result in a general degradation of the rural environment of the area.

3. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of Agriculture zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年03月13日星期六 22:51
收件者: tpbpd@pland.gov.hk
主旨: 反對相關地段規劃申請 (申請編號: A/NE-MKT/17)

本人反對有關以上地段開設鋸木廠，原因離住宅只有十多呎遠，鋸木廠必定制造噪音及污染和大量車輛出入為了有不必要麻煩事發生所以反對批准以上申請

傳送自 Android 上的 Yahoo Mail

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年03月27日星期六 3:33
收件者: tpbpd
主旨: A/NE-MKT/17 DD 90 Lin Ma Hang Road

A/NE-MKT/17

Lot 129 (Part) in D.D. 86, Lots 607, 608, 609, 610 S.B RP (Part), 613 (Part), 627 (Part), 632 S.A RP, 633 S.A RP (Part), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (Part) and 642 S.A RP (Part) in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, San Uk Ling, Man Kam To

Site area : About 12,085.9sq.m Includes Government Land of about 2,135sq.m

Zoning : "Agriculture"

Applied use : Timber Yard and Sawmill / 18 Vehicle Parking

Dear TPB Members,

Strong objections. Two wrongs cannot make a right.

While the timber operations may be facing difficulties re location, the solution cannot be to allow the land along Lin Ma Hang Road to be converted into another brownfield district with all the issues that have blighted the NT.

There are hectares of spoiled land in other areas and there is no need for the 6 operations to be situated together.

In addition, having driven along Lin Ma Hang Road, it is clear that this road is too narrow and with many curves to accommodate large vehicles with heavy loads.

TPB should reject this application.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, March 4, 2019 2:51:52 AM
Subject: A/NE-MKT/6 DD 90 Lin Ma Hang Road

A/NE-MKT/6

Lot 633 S.A RP (Part) in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area : About 1,039m²

Zoning : "Agriculture"

Applied Use : Storage of Construction Materials

Dear TPB Members,

Application 2 was rejected due to a number of objections from government departments.

The Commissioner for Transport (C for T) did not support the application as the applicant failed to provide information on vehicular access arrangement, traffic impact assessment, width and location of the vehicular access points, class of vehicles and number of parking spaces. The Director of Environmental Protection (DEP) also did not support the application as there were domestic structures in the vicinity and

two records of substantiated environmental complaints relating to waste pollution and miscellaneous aspects were received in 2016. Also suspected illicit filling facilities were spotted during site inspection. The Divisional Commander (Ta Kwu Ling Division), Hong Kong Police Force (DVC, HKPF) considered the application unacceptable as the site was proposed to store mechanical oil and other inflammable fluid but without providing details on any safety measures. Also, the turning of long vehicle into and out of the site would create substantial danger to other road users. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had reservation on the application in that vegetation clearance had been noticed at the site and approval of the application would set an undesirable precedent encouraging similar vegetation removal prior to obtaining planning permission which would cause adverse impact on the landscape resource. The Director of Agriculture, Fisheries and Conservation (DAFC) did not support the application as there were active agricultural activities in the vicinity and the site could be used for plant nursery or greenhouse.

A Member asked whether the site was subject to any enforcement action. In response, Mr Wallace W.K. Tang, STP/STN, said that a complaint against the site was received and the Central Enforcement and Prosecution Section, PlanD was undertaking investigation. Besides, suspected illegal filling facilities were spotted during site inspection by the Environmental Protection Department and had been referred to relevant department to follow up.

It appears that unapproved activities have not been terminated.

TPB should not encourage such operations via approval this time around for what is essentially a similar use that would incur the same negative outcomes.

Mary Mulvihill

日期: 2021 年 3 月 30 日
傳真: 28770245 / 25228426

致: 城市規劃委員會

敬啟者:

本人戴寶儀乃 [REDACTED] 業主, 現反城市規劃委員會對於 2021 年 3 月 9 日, 就規劃申請編號 A/NE-MKT/17 將上述土地規劃, 擬議臨時鄉郊工場(木園及鋸木廠) (為期 3 年), 就上述申請本人作出下列反對原因:-

- 1) 本人乃 [REDACTED] 業主, 就本人地段須經由 630 段毗鄰的政府土地出入, 如將 630 段毗鄰的政府土地納入, 臨時鄉郊工場(木園及鋸木廠) (為期 3 年), 本人將無法進出, 所以本人反對將政府土地納入臨時鄉郊工場(木園及鋸木廠) 之申請.

就上述反對如有任何諮詢, 請致電本人 [REDACTED]

此致

戴寶儀



tpbpd@pland.gov.hk

寄件者: [REDACTED]
 寄件日期: 2021年03月28日星期日 21:24
 收件者: tpbpd
 副本: [REDACTED]
 主旨: 反对申请编号A/NE-MKT/17的规划申请
 附件: 613租约1.dat; 613租约2.dat; 663租约1.dat; 663租约2.dat; IMG_20201208_0001.jpg; IMG_20201208_0002.jpg; IMG_20201208_0004.pdf; IMG_20201208_0005.pdf

2021年3月28日王芷宜致函城市规划委员会

贵局2021年3月9日，在莲麻坑路公布的申请编号A/NE-MKT/17的规划申请，本人王芷宜极力反对！皆因所指地快是农业用途的农地，不能改变其土地用途变成乡郊工场（木园及锯木场）。且所涉及的地块是本人王芷宜被黑心无良地产公司罗洁贞欺骗，被黑心木湖村长杜亦寿为所欲为欺凌之地

1.事实理由如下：

2018年底，我和加拿大农业博士邓日波先生，计划在香港租农地搭蘑菇房种植蘑菇，2018年12月3日，我和Wellness Property Development Ltd的罗洁贞小姐到元朗政府合署渔农署办公室，咨询可否在罗小姐所属的地产公司拟租给我们的农地里建造蘑菇房，种植蘑菇，渔农署官员告知相关注意事项，给了一份“批租农地之农用构筑物批准书申请表”让我们填妥后和相关材料一并提交，当时，渔农署特别提醒罗小姐该申请表第4页第四部分：需要提交的文件：“获委托之授权书”和“兴建构筑物之业主同意书”二份材料，罗小姐即场承诺可以提供（有视频作证）。2019年1月22日，我和罗洁贞小姐一起到元朗政府合署，在渔农署官员见证下，签订了《租地合约》二份，我按合同约定，从2019年1月23日到2020年2月7日，交了二份合约约定的按金，租金及佣金总共合计港币238250元。从2018年12月3日签订合约前到渔农署咨询，直至此时此刻的一年多里，该公司都还没有提交合约约定应提交的：“获委托之授权书”和“兴建构筑物之业主同意书”二份材料，因为没有该文件，我无法申请建筑蘑菇房，为不浪费土地资源，本人只好先在其中一块613农地上先行种植蔬菜并向渔农署递交农场改善计划申请表。2020年3月20日，渔农署官员到访视察及评估，4月2日，获渔农署批准。另一DD90LOT633农地只能搁置等待。等了一年多，我付了一年多的租金，直至此时，该公司还是没有按合约约定提供相关文件。经查实，该公司用已过身的业主（DD90 LOT 613）和他人的农地（DD90 LOT 663），即是用没有业主同意及委托的农地租给本人以获取不义之财。为此，从2020年3月起，本人就不再支付不该支付的租金。2020年4月18日，罗小姐带着一位男同事，没有经过我同意，破门而

人，要赶我离开该农地，我让她们到法院拿法庭指令才能赶我离开。4月中下旬，木湖村杜亦寿村长二次上门凶狠地催交租金。我据理力争，杜村长一句不听，说他所有租地事宜全权委托地产公司办理，这是我和地产公司之间的事，他不管。据此，杜村长上门催交租金不合法理程序。2020年4月30日，杜村长以私人领地为由，在我进出农地必经之路设置路障，有人把路障拿开，我便如常进入农地，木湖村杜村长以刑事毁坏为由报警，警察以我嫌疑最大，让我到打鼓岭警署协助调查，当日，杜村长又重新设置路障。至此，唯一进出农地的车道被封，我在农地上种植的蔬菜拉不出来，损失惨重。9月9日，杜村长再次催讨租金，我跟他说：我要和他打官司。10月底，本人有事需回内地，11月19日，我朋友发现本人花钱70多万，出力1年多建造，并且得到渔农署批准农场改善计划的农场已被他人无情摧毁，片甲不留。至此，朋友已帮报警，法律援助署已接纳申请并聘请何柏生马华润律师行的王志良律师受理该案件，现正在进入法律程序。

2. 我的理据

(1.) 2018年12月3日，未签订合约前在渔农署官员和我面前承诺可以提交“获委托之授权书”和“兴建构筑物之业主同意书”二份材料。（有视频作证）

(2.) 2019年1月22日，签订合约过程中，再次在渔农署官员和我面前承诺可以提交“获委托之授权书”和“兴建构筑物之业主同意书”二份材料。（有视频作证）

(3) 双方签订的租地合约，合约基本要素：租地合约第一页第九行：“兹甲方有上述地段之租用权”，既有租用权，提供“获委托之授权书”和“兴建构筑物之业主同意书”二份材料，应在法理之中。

(4) 合约第二页第十一条约定：“如乙方须向政府申请任何牌照时，甲方同意无条件协助乙方向政府申请”，地产公司在一年多时间拒不提供“获委托之授权书”和“兴建构筑物之业主同意书”二份材料，实属违约

(5) 差饷物业估价署的本公司的差饷单

(6) 渔农署批准的农场改善计划通知书

(7) 法律援助署接纳本人申请文件

此致

城市规划委员

会

民：王芷宜 WONG LING

香港居

2021年3月28日

租地合約

立約日期: 2019 年 1 月 21 日

立約人: Wellness Property Development Ltd (以下簡稱甲方)

地址: [REDACTED]

租用人: Wong Ling 王芷宜

(以下簡稱乙方)

地址: [REDACTED]

出租地址: DD90 Lot 663 SA RP

茲甲方擁有上述地段之租用權, 現甲乙双方同意以下租約條件:

1. 出租地段面積: 約 25,000 呎
2. 租用年期: 首 3 年由政府批准上述土地適合培植磨菇種植場起計
3. 續租年期: 3 年 (租金加幅不超過百分之 20%)
4. 免租期: 4 個月由土地正式移交起計
5. 租金: 每月 \$8,375.00 元正以 \$0.35 呎計算(須於簽約時繳付上期)
如乙方超過七天仍未繳付租金, 甲方有權收回上述土地及保留一切法律權利向乙方追討。
6. 租金按金: 2 個月即 \$17,500.00 元
此按金甲方須於租約期滿, 乙方將土地交吉給甲方後十四天內退還給乙方。
7. 上述土地之物業稅及地租由甲方負責, 水、電費用均由乙方負責。
8. 上述土地祇可作農業用途及不違反政府條例之合法用途, 若乙方未經甲方或政府同意而違反上述地段政府條例之合法用途, 而遭受政府檢控及罰款時, 所有歸於乙方負責, 甲方有權立刻終止租約及向乙方追討有關賠償。

9. 甲方負責協助乙方安排土地用江土填高(約 1.2 米)之申請,以防止租用土地積水,影響磨菇培植之進行。
10. 上述土地不能作非法用途,例如聚賭,藏毒等,土地內亦不能存放危險及易燃物品,氣體等。
11. 如乙方須向政府申請任何牌照時,甲方同意無條件協助乙方向政府申請,直至批准為止,但一切費用均由乙方負責。
12. 如涉及政府收地,乙方需無條件自動交回土地終止租約。如果甲將土地出售,此租約仍然有效直到租約期滿為止,否則甲方須賠償一切損失。
13. 租約期滿後,乙方有優先續約權。無論乙方續約或退約,雙方均須兩個月前通知對方。
14. 在合理時間內,甲方或其代表人有權進入土地內視察,但之前須通知乙方。
15. 如日後有關土地問題,全部由甲方負責,其後如乙方收到有關土地之一切信件及人事問題,應全部通知由甲方處理,如乙方自行處理及沒有通知甲方,日後發生任何問題須由乙方自行負責,甲方一概不負責及即時終止合約,無須賠償給乙方。
15. 上述土地會甲方以現狀出租與乙方。

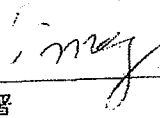
此合約壹式兩份,甲乙雙方各持壹份為憑,以示公證。

甲方:



簽署



乙方:


簽署

見證人


漁農自然護理署
二級農林督察
何偉山

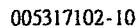
2019 年 1 月 22 日

更改繳納人資料確認書

帳目編號 ACCOUNT NUMBER

1 OF 1

都市智慧農業



打鼓嶺 近蓮麻坑路
丈量約份第90約地段第613號

DD 90 LOT 613
OFF LIN MA HANG RD
TA KWU LING

差餘 RATES	應課差餉租值 RATEABLE VALUE (RV)
有期期間 PERIOD	款額 AMOUNT \$
以應課差餉租值的 CHARGEABLE @	收取 OF RV 小計 SUBTOTAL
地租 GOVERNMENT RENT	應課差餉租值 RATEABLE VALUE (RV) \$1
有期期間 PERIOD	款額 AMOUNT \$
<p>謹此確認登記繳納人的姓名及 / 或通訊地址經已按提供的資料更改。</p> <p>This is to acknowledge that the registered payer's name and / or correspondence address have been changed in accordance with the information provided.</p>	
以應課差餉租值的 3% 徵收 CHARGEABLE @ 3% OF RV	小計 SUBTOTAL
XXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXX TOTAL AMOUNT DUE XXXXXXXXXXXXXXXXXXXXX	

[illegible]

RVD 1002 (07/2019)

印所示金額， 經已收訖， RECEIVED THE SUM IMPRINTED AS

用郵寄方式繳交，將不另發收據，請將此通知書下半部連同支票寄往香港告士打道郵政局郵政信箱 28000 號服務署收。
Receipt will not be issued for payment by post. Please mail this lower portion with your cheque to The Treasury, P.O. Box No. 28000, Gloucester Road Post Office, Hong Kong.

帳目編號 ACCOUNT NO.	應繳總額 TOTAL AMOUNT DUE	最後繳款日期 LAST DAY FOR PAYMENT	連附加費在內的總額 AMOUNT INCLUDING SURCHARGE	G.R.C 101
XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXX	

香港特別行政區政府
漁農自然護理署
九龍長沙灣道三零三號
長沙灣政府合署五至八樓



THE GOVERNMENT OF THE HONG KONG
SPECIAL ADMINISTRATIVE REGION
AGRICULTURE, FISHERIES &
CONSERVATION DEPARTMENT
5 - 8 / F, Cheung Sha Wan Government Offices,
303 Cheung Sha Wan Road, Kowloon, Hong Kong

本處編號 Our Ref. : (11) in FIS0303(Y)

來函編號 Your Ref. :

電話 Tel. No. : 2150 6829

傳真號碼 Fax. No. : 2736 5393

王芷宜女士

王女士：

農場改善計劃
原則批准通知書

就你於早前向本署遞交的農場改善計劃申請表(申請書編號:FIS0303(Y))，本署人員已於二零二零年三月二十日到訪貴農場進行實地視察及評估工作。經初步審核，現向你的申請發出原則批准，獲批准資助購置的農具/物料詳情列於下表：

獲批准購置的農具/物料及其數量

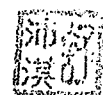
農具/物料編號	農具/物料種類	數量
01	剪草機	1
02	燒草噴火器	1
03	碎枝機	1
04	誘蟲燈	5
05	灌溉系統零件和物料	10
06	保護設施零件和物料	3
07	捕蟲機	1

有關資助會以發還款項形式發放，金額不多於有關的農具或物料費用的80%，即成功獲批資助的申請者須至少承擔有關費用的20%。申請者可得的資助，不論所申請撥款項目的數目，以總數30,000元為上限。

請你依照背頁的程序辦理回撥資助申請，及參閱注意事項。如有任何查詢，請與農業持續發展基金秘書處職員聯絡，電話：2150 6829。

漁農自然護理署署長

(舒沛淇



代行)

2020年4月2日



法律援助署
Legal Aid Department

本署檔號 Our Ref: [REDACTED]

來函檔號 Your Ref:

電話 Tel: 2867 3181

圖文傳真 Fax: 2537 5936

王芷宜女士
[REDACTED]

王芷宜女士：

關於你申請法律援助一事，請於 11 月 20 日上午 11 時 45 分攜同此函及有關文件到本署位於香港金鐘道 66 號金鐘道政府合署 25 樓的申請及審查組會唔黃騫嬋律師。

在黑色暴雨警告，八號或以上風球懸掛期間，本署將暫停服務。你可致電本署職員，安排另一個約期。

法律援助署署長

(陳趣玲

代行)

二〇二〇年十一月十六日

X33 (28/11/08)

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):
- (i) the Site comprises private lots and adjoining Government land (GL). The application lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guaranteed right of access. The applicant should make its own arrangement for acquiring access to the application lots, and there is no guarantee that any adjoining GL will be allowed for the vehicular access to the Site for the proposed use;
 - (ii) two Government Land Licences (GLLs) i.e. T19189 and T19852 fall within the Site (**Plan A-2**) and are still valid. T19189 was issued in 1978 for cultivation purpose only. T19852 was issued in 1980 for erection of three temporary structures for kitchen and bathroom (14.21 m²), dwelling (47.38 m²) and shade (23.69 m²) use. Please be advised that the proposed development under current application is not permitted under the conditions of the GLLs. The dimensions of the existing structures under T19852 appear not tally with the ones permitted under the conditions of the GLL at the time of inspection. Her office reserves the right to take necessary enforcement action against it;
 - (iii) as temporary toilets are proposed to be installed on Site, the applicant should note that any proposed toilet facilities should meet current health requirements; and
 - (iv) if the planning application is approved, the owner(s) of the lots concerned shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) covering all the actual occupation area. The application for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW/STT is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by this office;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the section of Lin Ma Hang Road adjacent to the Site is under HyD's maintenance purview. However, a strip of land between Lin Ma Hang Road and the northern portion of the Site (i.e. Site C) falls on unallocated Government land which is outside HyD's maintenance purview (**Plan A-2**). The applicant is required to sort out the maintenance responsibility of the affected unallocated Government land with LandsD if vehicular access is required for the northern portion of the Site;
- (c) to note that comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites", including but not limited to the environmental measures regarding air quality, noise and water quality;

- (d) to note the following comments of Chief Engineer/Mainland North, Drainage Services Department (DSD):
- (i) the Site is in an area where no public sewerage connection is available; and
 - (ii) the applicant should be advised on the following general requirements of the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
 - the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - for those existing drainage facilities to which the applicant proposed to discharge the storm water from the Site not maintained by DSD, the applicant should identify the owners of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owners prior to commencement of proposed works;
 - the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is

found to be inadequate or ineffective during operation at his/her own expense;

- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required;
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20 m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

- (e) to note the following comments of Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):
 - (i) the applicant is reminded that approval of section 16 under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, whereas appropriate; and
 - (ii) new tree planting along the periphery of the Site abutting Lin Ma Hang Road is recommended to alleviate visual impact;
- (f) to note the comments of Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should avoid impact to the stream during the construction and operation phase of the proposed development;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the Site is in an area where no public sewerage connection is available;
- (h) to note the following comments of the Director of Fire Services (D of FS):
 - (i) in consideration of the design/ nature of the proposed use, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - (iii) the applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap.123), detailed fire service requirements will be

formulated upon receipt of formal submission of general building plans; and

- (iv) should the Timber Stores Ordinance, Cap. 464 be applicable to the application, the applicant is reminded to submit a formal application to the Dangerous Goods Division of his department for application of timber store licence;
- (i) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
 - (i) if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) 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 unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) any temporary shelters or converted containers for storage, workshop, office or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)Rs);
 - (v) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the B(P)Rs respectively; and
 - (vi) if the Site is not abutting on a specified street having a width not less than 4.5 m, its development intensity shall be determined by the BA under Regulation 19(3) of the B(P)Rs at the building plan submission stage;
 - (vii) storage of excessive high headroom (e.g. 8mH and 12mH) should be doubled counted in GFA unless exempted; and
 - (viii) formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like site formation drainage works. Detailed comments under BO will be provided at the building plan submission stage; and
- (j) to note the following comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (i) existing water mains will be affected. The applicant is required to either divert or protect the water mains found on Site. If diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5 m 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 grantee/ applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
- (ii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected 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 for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s). Free access shall be made available at all times for staff of the Director of Water Supplies 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). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 m 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 1.5 metres around the cover of any valve or within a distance of 1 m from any hydrant outlet; and
 - tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;