

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

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

By Email

10 October 2024

Dear Sir,

Supplementary Information

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

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

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

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

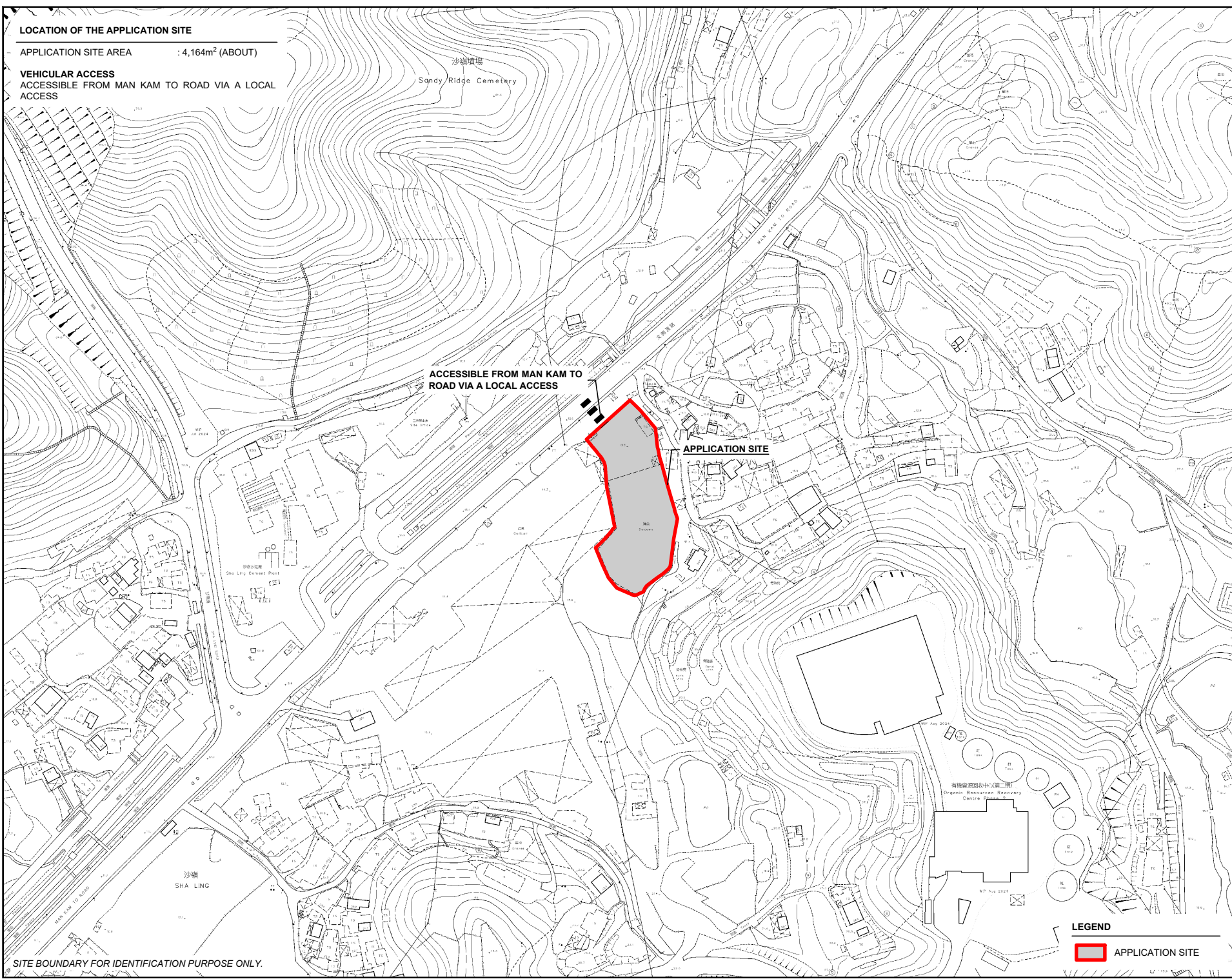
Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited




Danny NG
Assistant Town Planner



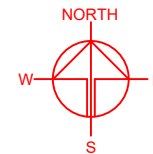
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,164m² (ABOUT)

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

ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL ACCESS

APPLICATION SITE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 3000 @ A4

DRAWN BY: MN DATE: 20.9.2024

CHECKED BY: DATE:

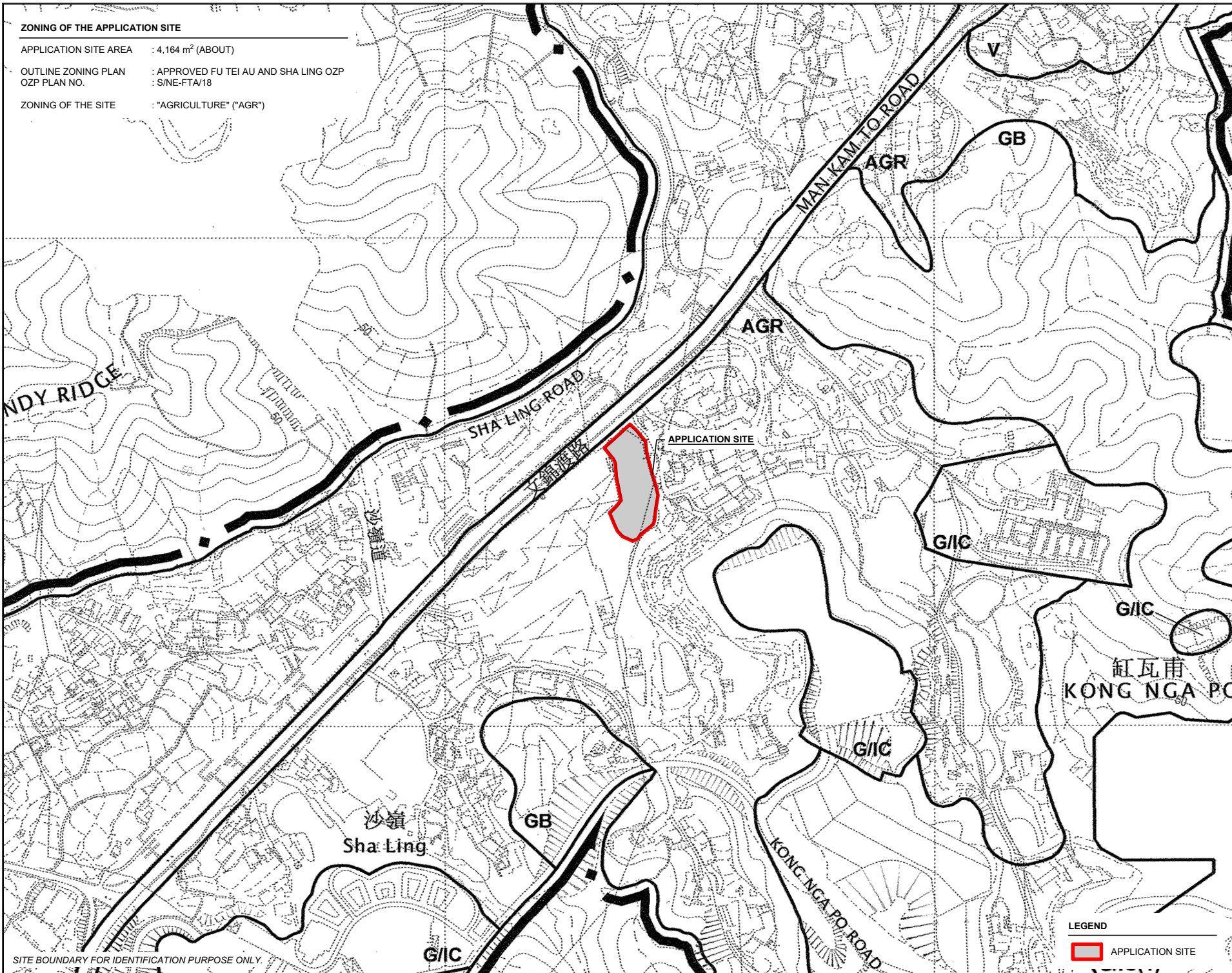
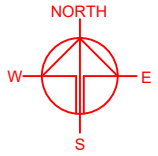
APPROVED BY: DATE:

DWG. TITLE
LOCATION PLAN

DWG NO.: PLAN 1 VER.: 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,164 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED FU TEI AU AND SHA LING OZP
 OZP PLAN NO. : S/NE-FTA/18
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



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SITE LOCATION

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

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

20.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

DWG NO.

PLAN 2

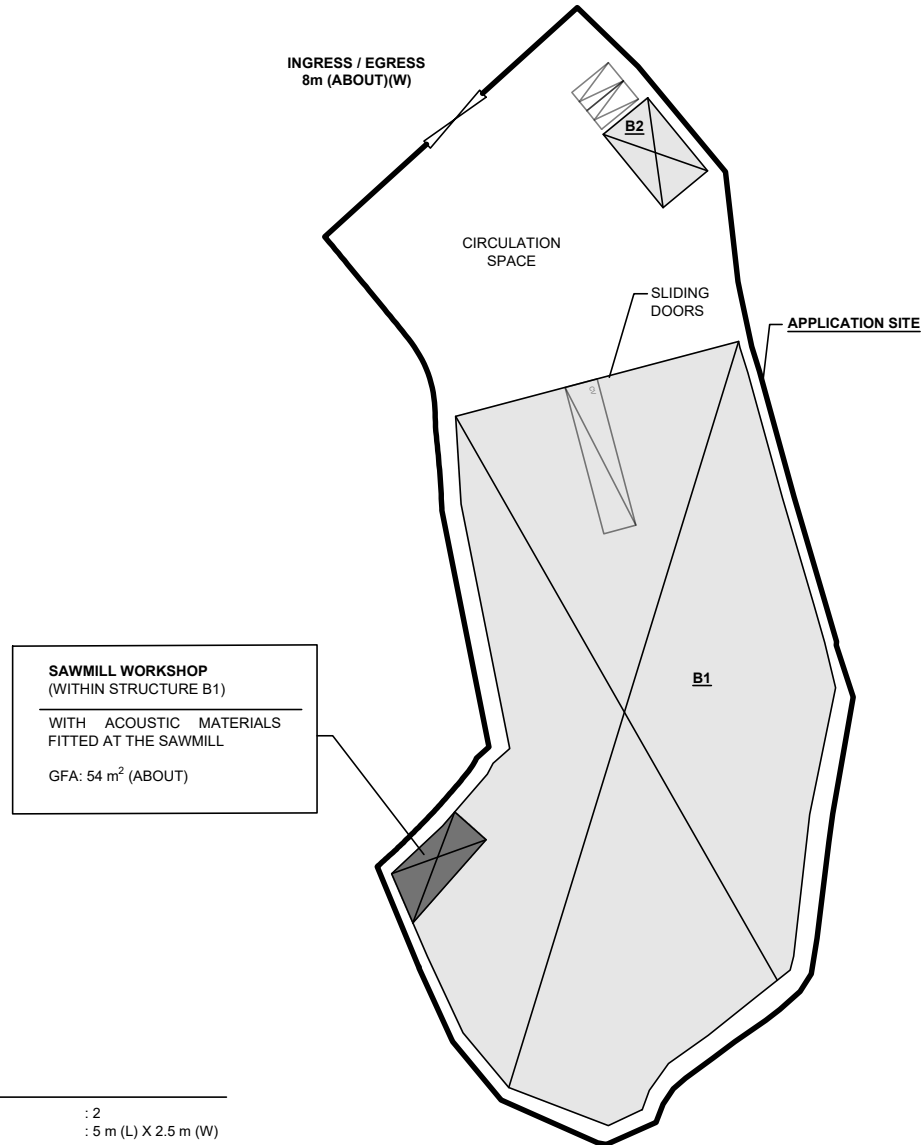
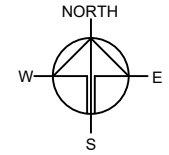
VER.

001

DEVELOPMENT PARAMETERS

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF TIMBER/PLYWOOD/ CONSTRUCTION MATERIALS, SAW MILL WORKSHOP	2,670 m ² (ABOUT)	2,670 m ² (ABOUT)	12 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	59 m ² (ABOUT)	118 m ² (ABOUT)	5 m (ABOUT)(2-STOREY)
TOTAL		2,729 m² (ABOUT)	2,788 m² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

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

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 800 @ A4

DRAWN BY: MN DATE: 20.9.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE

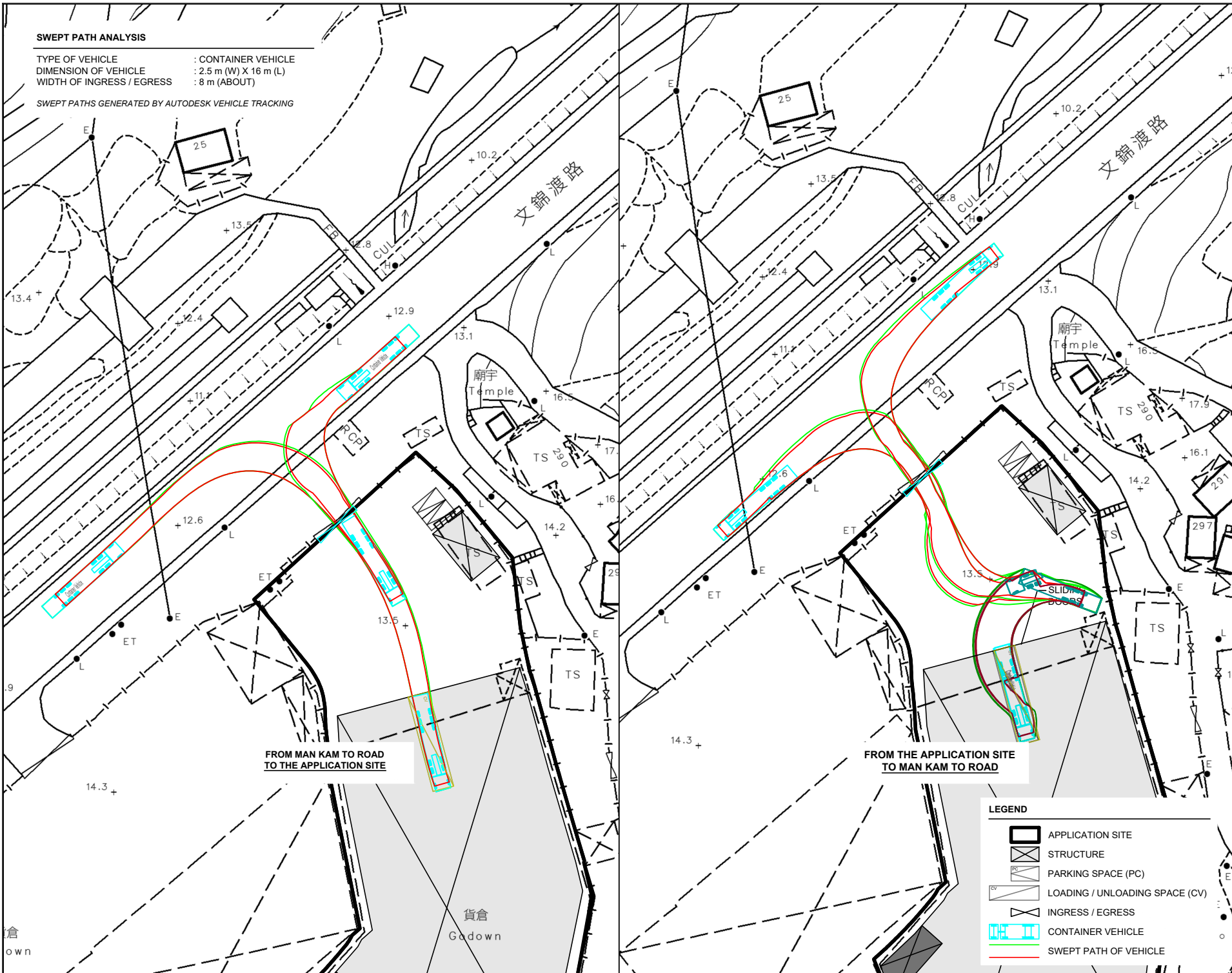
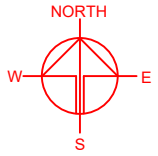
LAYOUT PLAN

DWG NO. VER.
PLAN 4 001

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM MAN KAM TO ROAD
TO THE APPLICATION SITE

FROM THE APPLICATION SITE
TO MAN KAM TO ROAD

LEGEND

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

PLANNING CONSULTANT

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

SCALE 1 : 800 @ A4	
DRAWN BY MN	DATE 20.9.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 5	VER. 001