

Environmental Proposal

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

DATE : MAY 2024

BY: TOCO PLANNING CONSULTANTS LTD.

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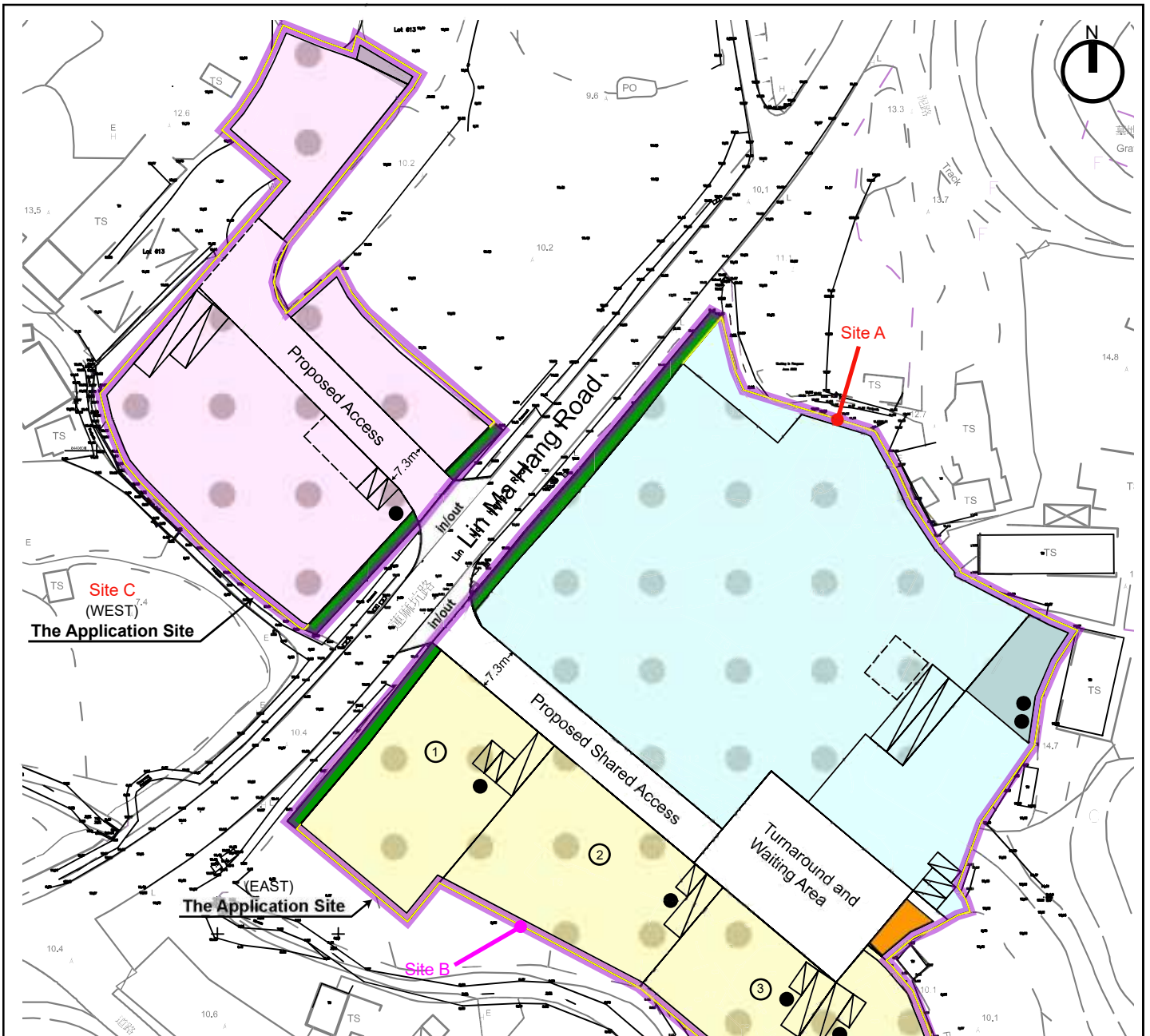
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1. INTRODUCTION

1.1 Background

- 1.1.1 Due to the construction works for the Kwu Tung North/ Fanling North New Development Area (KTN/FLN NDA) development commenced in September 2019, many sawmill, timber yard and other related rural workshops in Ma Tso Lung have been affected. The concerned sites within the KTN/FLN NDA had already / would have to be resumed and reverted to the Government. Therefore, Hong Kong & Kowloon Timber Merchants Association Ltd. (the Applicant / HKTMA) was invited to represent 8 affected operators of sawmill, timber yard and related rural workshops to negotiate with the relevant government bureaux / departments on the relocation of their rural workshops to a new site in the North District. The first batch of aforesaid affected operators is Million Loy Development Ltd., Fai Kee Timber Company Ltd., Polyrite Timber Ltd., Truefaith Enterprise Ltd., Wong Chu Kee Timber and Tak Kee Timber Company.
- 1.1.2 In January 2021, a section 16 planning application (Case No. TPB/A/NE-MKT/17) (MKT/17) was submitted by Toco Planning Consultants Ltd. to the Town Planning Board (the Board) in order to allow the relocation of their workshops to a new site in the North District. The application site is located at Lin Ma Hang Road, Sha Ling, which includes various lots in D.D. 86 and D.D. 90 and adjoining government land (see **Plan A**). The application was approved with conditions by the Board on 14.5.2021 (see **Appendix I**).
- 1.1.3 On 1.11.2021, the Environmental Proposal (EP) was submitted for compliance of approval condition (i) in relation to the submission of proposals for environmental mitigation measures. The Director of Environmental Protection has considered the submitted EP was acceptable on 2.12.2021 (see **Appendix II**).
- 1.1.4 During the implementation stage which crossed paths with the COVID-19 pandemic, the operation within the rural workshops has been changed. The minor resawn services as previously mentioned in the proposal of the approved scheme have been migrated to Mainland China and done before transporting the timber to the application site for storage and delivery to customers. Therefore, the affected operators will no longer provide workshop/ resawn services and no machines (i.e. Horizontal Band Saw, Chop Saw, Plywood Cutting Saw, Single Face Planer, Nailing Platform and Saw Dust Collectors) will be installed within the application site. The proposed temporary use within the Application Site is for storage of timber and related products.
- 1.1.5 The implementation is nearly complete (see **Site Photos**). However, in view HKTMA is helping a second batch of affected operators, namely Serawak (K.T.) Company Ltd. and Ronca Exhibition Ltd. to relocate their business, they identified that the subject Sha Ling site is the best available option. Therefore, a new (present) s.16 planning application is submitted with the integration of the approved scheme (MKT/17) and the proposed extension with 2 additional operators.



Site Location	East Site		West Site
	Site A	Site B	Site C
Uses	Temporary Rural Workshop (Timber Yard/ Sawmill)		
Site Area (sqm) (approx.)	12,020.3		
	9,019.5		3,000.8
Shared Access	418.7	-	-
Turnaround Area	611.2	-	-
Landscape Buffer	215.2	-	75
Guard House with Store Room	64	-	-
Operational Area	4,856.3	B1 912.4 B2 935.8 B3 546.8 B4 459.1	2925.8
	-	Subtotal : 2,854.1	2925.8
Site Coverage (sq.m) (approx.)	8,957.3		
	6,730		2,227.3
Gross Floor Area (sq.m) (approx.)	9,114.3		
	6,826		2,288.3
Structure for workshop, storage, parking, loading/ unloading (1 storey, 12m in height)	3,765.1 (excluding office area)	2,691.4	2,147.1 (excluding office area)
Shed (1 storey, 8m in height)	161.5	-	19.2
Office (2 storeys, 5m in height)	112	-	122
Guard House with Store Room (2 storey, 6m in height)	80		-
Internal Transport Facilities	private car parking spaces (2.5m x 5m)	3	5
loading/unloading bays for HGV or MGW (3.5 x 11m)	-	4	1
loading/unloading bays for container vehicle or HGV (3.5 x 16m)	2	-	1

Legend

- Application Site
- Structure for workshop, storage, parking loading/ unloading (approx. 12m in height)
- Shed (approx. 8m in height)
- Office (approx. 5m in height)
- Location of Temporary Portable Toilets
- Guard House
- Reserved 2m Landscape Buffer
- Fence Wall
- Site A
- Site B
- Site C
- Parking Space for Private Cars (5m x 2.5m)
- Loading/Unloading Space for HGV/MGW (11m x 3.5m)
- Loading/Unloading Space for Container Vehicles (16m x 3.5m)
- Lot Boundaries Based on land Survey

Scale 1:1 000

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: Polyribe Timber Ltd.



Plan A: Indicative Layout and Development Proposal of the Approved Scheme (A/NE-MKT/17)

1.2 Purpose of this Updated Environmental Proposal and Study Objectives

1.2.1 In order to facilitate the present s.16 application, the EP has been updated based on the latest existing site condition and proposed extension scheme for relevant government department's consideration.

1.2.2 In view the EP for application MKT/17 was accepted by the Director of Environmental Protection, the proposed mitigation measures for the warehouse within the previously approved scheme remains the same (MKT/17). On the other hand, as detailed in section 1.1.4 above, as the affected operators will no longer provide workshop/ resawn services, the proposed mitigation measures (i.e. construction of the warehouses) for the new extension area with the 2 additional operators has been adjusted.

1.2.3 The objectives of this Environmental Proposal can be summarized as follows:-

- to identify potential environmental concerns that may arise from the construction and operation of the proposed development, in terms of air quality, noise and water quality; and
- to recommend appropriate measures to mitigate any impacts that are identified.

2. PROPOSED DEVELOPMENT

2.1 The Application Site

- 2.1.1 The application site is located along (and accessible from) Lin Ma Hang Road, Sha Ling. It is divided into two portion bisected by Lin Ma Hang Road, namely the east site (eastbound of Lin Ma Hang Road) and the west site (westbound of Lin Ma Hang Road). Currently, the east site and part of the west site (except for the new extension area) is mostly hard paved, fenced off, partly covered with new trees along Lin Ma Hang Road, and partly covered by the built-over area based on the updated approved scheme. The new extension area within the west site is largely vacant, partly fenced off, and partly covered with dry abandoned field, wild vegetation and temporary structures.
- 2.1.2 The surrounding land uses are rural in character intermixed with vacant land, temporary structures, small stream, slope, trees and flat land covered with dry abandoned field and wild grass. San Uk Ling Village is located further south of the site across the tree clusters.
- 2.1.3 The application site is accessible from Lin Ha Hang Road. Location plan of the application site is shown in **Plan B**.

2.2 Development Proposal

- 2.2.1 An Indicative Layout and Development Proposal for the proposed development has been prepared in **Plan C**. The proposed extension area will be integrated with the updated approved scheme. As previous mentioned, there will no longer provide workshop / resawn services and only be used for storage of timber and related products. For a clearer demonstration, the application site has been divided into 5 portions namely:

(i) **Site A**

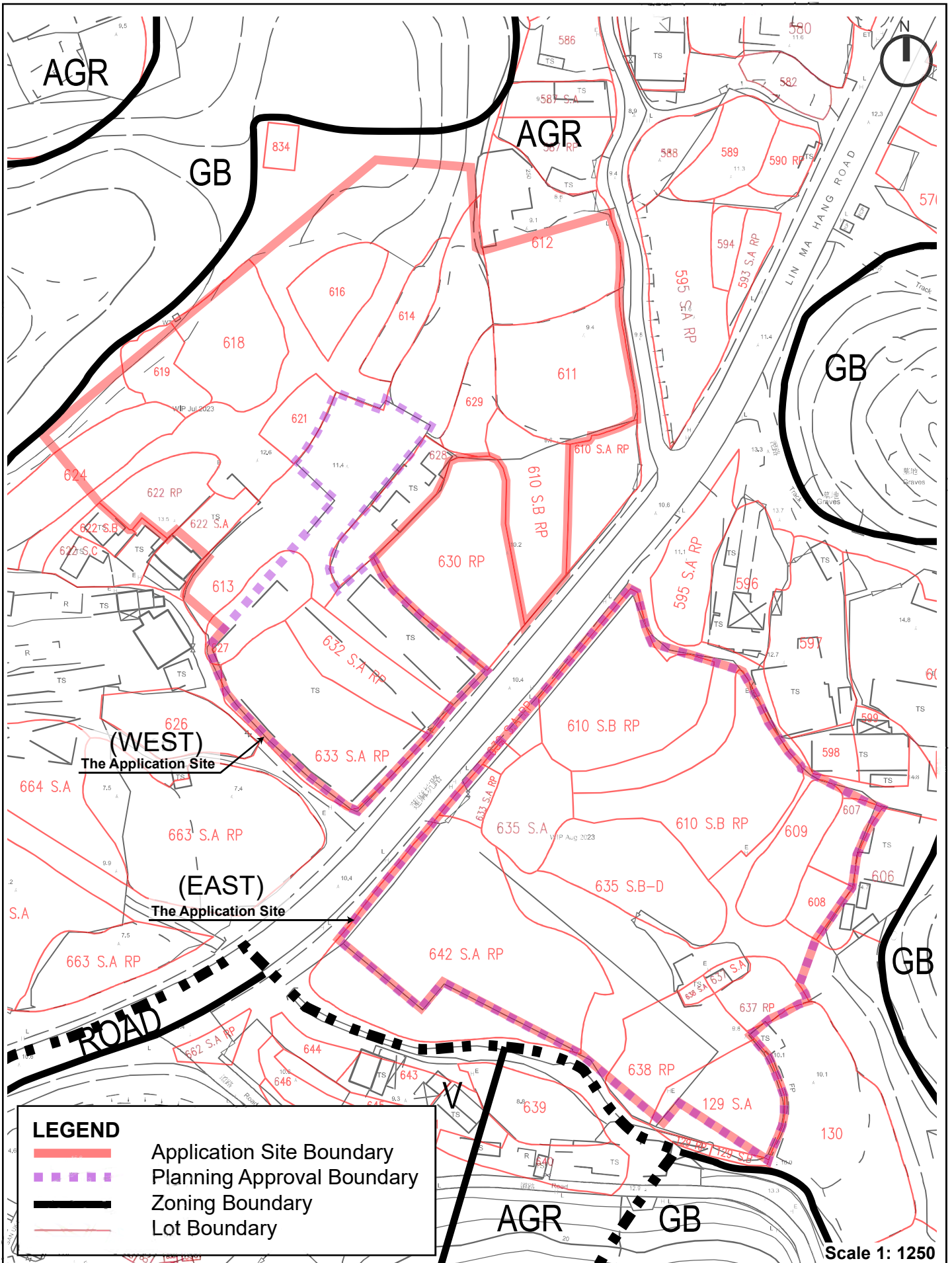
Site A covers the northern part of the “east site” and it will be occupied by the warehouse for Million Loy Development Ltd..

(ii) **Site B**

Site B covers the southern part of the “east site” and it will be occupied by the warehouses for several operators, i.e. Fai Kee Timber Co. Ltd. (Site B2), Truefaith Enterprises Ltd. (Site B1), Tak Kee Timber Company (Site B3) and Wong Chu Kee Timber (Site B4).

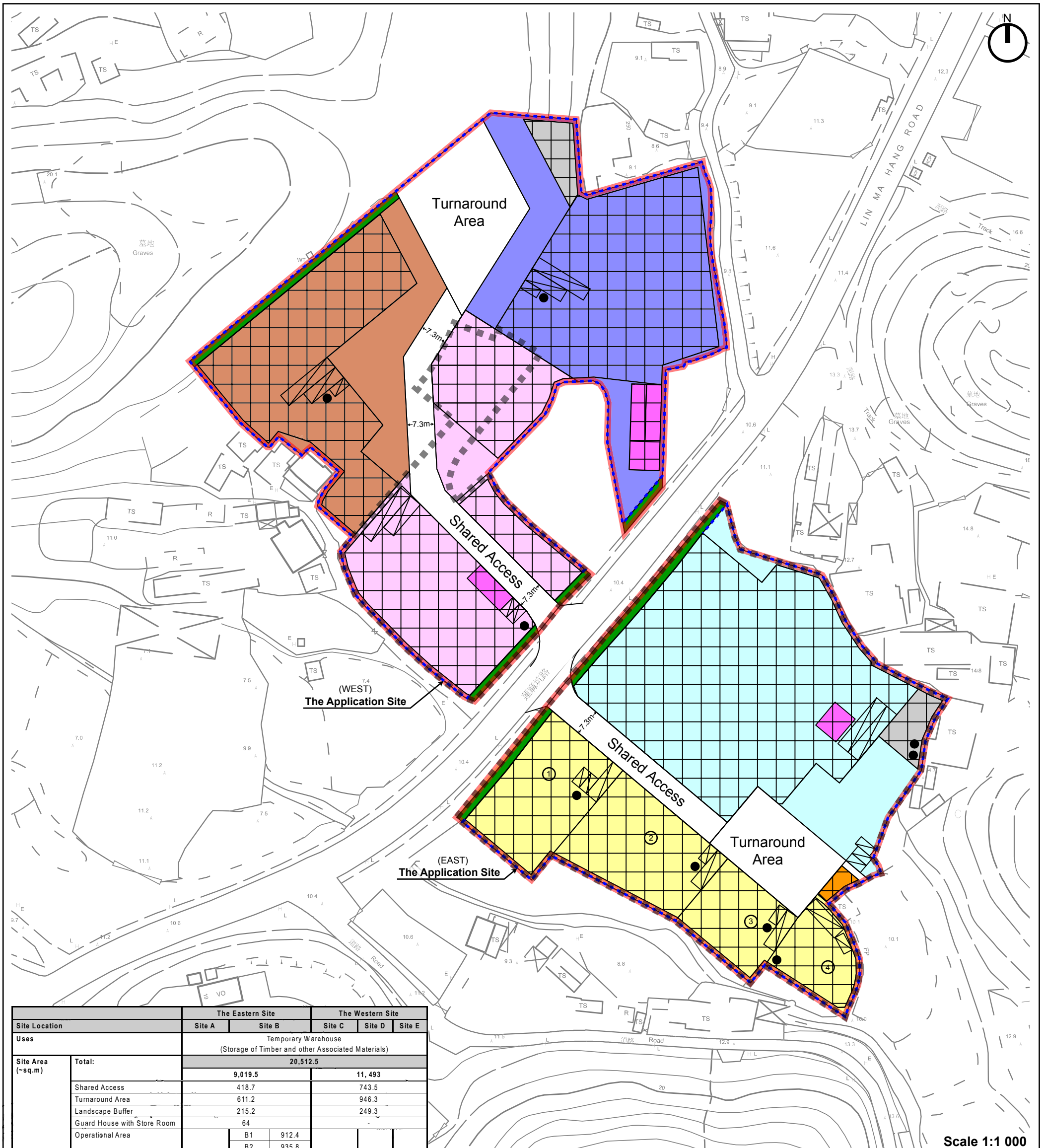
(iii) **Site C**

Site C covers the southern part of the “west site” and it will be occupied by the warehouses for Polyrife Timber Ltd.. The original ingress/ egress from the previous approved scheme will be shared with Site D and E. Thus, a small portion of the original operational area of Polyrife will become the shared access (and the operational area of Ronca Exhibition Ltd.)



Plan B: Zoning and Location Plan for the Application Site

Scale 1: 1250



Scale 1:1 000

		The Eastern Site		The Western Site		
Site Location		Site A	Site B	Site C	Site D	Site E
Uses		Temporary Warehouse (Storage of Timber and other Associated Materials)				
Site Area (~sq.m)	Total:	20,512.5				
	Shared Access	418.7			743.5	
	Turnaround Area	611.2			946.3	
	Landscape Buffer	215.2			249.3	
	Guard House with Store Room	64				
	Operational Area	4,856.3	B1 912.4 B2 935.8 B3 546.8 B4 459.1 Subtotal 2,854.1	2,941.3	2,898.7	3,713.9
Site Coverage (~sq.m)	Total:	13,922.9				
		6,728.8			7,194.1	
Gross Floor Area (~sq.m)	Total:	14,262.9				
		6,824.8			7,438.1	
	Structure for warehouse, parking, loading/unloading (1 storey, 12m in height)	3,780.8 (excluding office area)	2,690.5	2,479.5 (excluding office area)	1,997.2	2,303.7
	Shed (1 storey, 8m in height)	161.5	-	-	-	169.6
	Ancillary Office (2 storeys, 5m in height)	112	-	122	-	366
Guard House with Store Room (2 storey, 6m in height)		80				
Internal Transport Facilities	private car parking spaces (2.5m x 5m)	3	5	2	1	1
	loading/unloading bays for HGV or MGW (3.5 x 11m)	-	4	1	1	1
	loading/unloading bays for container vehicle or HGV (3.5 x 16m)	2	-	1	1	1

Legend

- Application Site Boundary
- Planning Approval Boundary
- Structure for workshop, storage, parking, loading/unloading (approx. 12m in height)
- Shed (approx. 8m in height)
- Office (approx. 5m in height)
- Location of Temporary Portable Toilets
- Guard House
- Reserved 2m Landscape Buffer
- Fence Wall
- Site A
- Site B
- Site C
- Site D
- Site E
- Parking Space for Private Cars (5m x 2.5m)
- Loading/Unloading Space for HGV/MGV (11m x 3.5m)
- Loading/Unloading Space for Container Vehicles (16m x 3.5m)

Site A: Million Loy Development Ltd.
 Site B1: Truefaith Enterprises Ltd.
 Site B2: Fai Kee Timber Co. Ltd.
 Site B3: Tak Kee Timber Company
 Site B4: Wong Chu Kee Timber
 Site C: Polyribe Timber Ltd.
 Site D: Serawak (K.T.) Company Ltd.
 Site E: Ronca Exhibition Ltd.



Plan C: Indicative Layout and Development Proposal

(iii) Site D

Site D covers the northern part of the “west site” and it will be occupied by the warehouse for Serawak (K.T.) Company Ltd..

(iii) Site E

Site E covers the eastern part of the “west site” and it will be occupied by the workshops for Ronca Exhibition Ltd..

2.2.2 The covered area of Site A, B, C, D and E are proposed as warehouses for storage of timber and other associated materials, ancillary office, loading/ unloading and parking purposes. The proposed shed within Site A is mainly for the use of access, temporary toilets in the approved scheme remains unchanged. The shed within Site D will be used for storage purpose. The proposed guard house that was proposed within the “east site” in the approved scheme remains unchanged.

2.2.3 The operation hour of the 8 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.

Table 2.1: Key Development Parameters

		East Site			West Site		
Site Location		Site A	Site B		Site C	Site D	Site E
Uses		Temporary Warehouse (Storage of Timber and other Associated Materials)					
Site Area (~sq.m)	Total:	20,512.5					
		9,019.5			11, 493		
	Shared Access	418.7			743.5		
	Turnaround Area	611.2			946.3		
	Landscape Buffer	215.2			249.3		
	Guard House with Store Room	64			-		
	Operational Area	4,856.3	B1	912.4	2,941.3	2,898.7	3,713.9
	B2		935.8				
	B3		546.8				
	B4		459.1				
	Subtotal :		2,854.1				
Site Coverage (~sq.m)	Total:	13,922.9					
		6,728.8			7,194.1		
Gross Floor Area (~sq.m)	Total:	14,262.9					
		6,824.8			7,438.1		
	Structure for warehouse, parking, loading/ unloading (1 storey, 12m in height)	3,780.8 (excluding office area)	2,690.5		2,479.5 (excluding office area)	1,997.2	2,303.7
	Shed (1 storey, 8m in height)	161.5	-		-	-	169.6
	Ancillary Office (2 storeys, 5m in height)	112	-		122	-	366

	Guard House with Store Room (2 storey, 6m in height)	80		-		
Internal Transport Facilities	private car parking spaces (2.5m x 5m)	3	5	2	1	1
	loading/unloading bays for HGV or MGW (3.5 x 11m)	-	4	1	1	1
	loading/unloading bays for container vehicle or HGV (3.5 x 16m)	2	-	1	1	1

3. AIR QUALITY PROTECTION PROPOSAL

- 3.1 Fugitive dust is the major possible concern that would be generated during construction and operation activities, such as stockpiling, transferring or handling of dusty materials.
- 3.2 The Applicant would like to emphasize the majority area would be used as timber storage and packaging service. In view of the pandemic and the aging working staff at the woodmills, the minor resawn services have been migrated to Mainland China and done before transporting the timber to the application site for storage and delivery to customers. Therefore, no resawn services will be provided, and in consequences, no machines (i.e. Horizontal Band Saw, Chop Saw, Plywood Cutting Saw, Single Face Planer, Nailing Platform and Saw Dust Collectors) will be installed in the application site. Detailed operational flow is attached in **Appendix III**.
- 3.3 Unacceptable chimney emission impact on the proposed development is not anticipated as there is no chimney located within 200m from subject site. The recommended buffer distance for chimney emission stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) has been fulfilled.
- 3.4 Air quality impacts due to traffic emissions from surrounding roads of the propose development may be assessed based on the criteria of HKPSG which stated the minimum buffer distance requirement from different road types to different open space uses in Table 3.1 of Chapter 9 of the HKPSG. The existing Lin Ma Hang Road that serves the Application Site is a two-way Rural Road. According to Chapter 9 (Table 3.1) of the HKPSG, there is no specified guidelines for rural type road. However, following the guideline for Local Road, the proposed structures would be no less than 5m setback away from Lin Ma Hang Road. Therefore, it is considered the buffer distance between the closest distance between the nearby traffic road and the proposed development is considered to be sufficient as recommended in the HKPSG, and no significant vehicular emission impacts would be imposed to the proposed development.
- 3.5 To avoid adverse dust impact on the air sensitive users nearby, good practice and dust control measures to be implemented are as follows:-
- Provision of not less than 2.5m high hoarding from ground level along site boundary during construction.
 - Any stockpile of dusty materials including wood dust shall be covered entirely by impervious sheeting and placed in the covered area.
 - The proposed structures would be no less than 5m setback away from Lin Ma Hang Road.
 - 2.5m high corrugated metal fence wall around the site boundary and 2m landscape buffer along Lin Ma Hang Road would be provided between sensitive receptors and potential air pollution emitters (i.e. vehicular emission from Lin Ma Hang Road) during operation of the proposed development.

3.6 In addition, the standard emission control measures specified in the following legislations would be adopted during construction phase:

- Air Pollution Control (Construction Dust) Regulation
- Air Pollution Control (Non-road Mobile Machinery)(Emission) Regulation
- Air Pollution Control (Fuel Restriction) Regulations (i.e. using liquid fuel with a sulphur content of less than 0.005% by weight)

3.7 According to the traffic count survey undertaken on a neutral weekday in **May 2024**, the observed peak hour traffic flows on Lin Ma Hang Road is summarized in the following table.

Table 3.1: 2024 Weekday Peak Hour Road Link Performance

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)	182	152	0.51	0.42
L2 ⁽²⁾	Lin Ma Hang Road (West Bound)	189	172	0.53	0.48

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)

3.8 The results reveal that the V/C ratio of Lin Ma Hang Road is less than 0.85, which means the Lin Ma Hang Road operates satisfactorily during the peak hour of weekday.

3.9 The estimated daily average trips generations of the Application Site are listed as in the following table.

Table 3.2: Daily Average Trips Generation of Application Site

	Daily Average No. of Trips			
	Container Vehicle	HGV	MGV	PV
Application Site (Approved Scheme and Extension Area)	7.6	20.8	30.5	18

3.10 Since the daily trips would be distributed through the whole working day, the trips over the peak traffic hour would be much less than the total daily trips. As a conservative method, one fourth of the daily trips would be considered as the peak hour trips generation as shown in the following table.

Table 3.3: Estimated Peak Hour Trips Generation of Application Site

	AM and PM Peak Hour No. of Trips				
	Container Vehicle	HGV	MGV	PV	Total
Vehicle /hr	2	6	8	5	21

3.11 The above table shows that only about 21 vehicles per hour would be attracted, correspondingly, less than 21 vehicles per hour would be generated since some vehicle may parked longer than one hour for some operation activities.

3.12 By applying the estimated trips of both generation and attraction i.e. 21+21=42 vehicle/hr onto the Lin Ma Hang Road, the performance would be indicated as the following:

Table 3.4: Peak Hour Road Link Performance Affected by the Application Site

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)	182 [0.51]	152 [0.42]
L2 ⁽²⁾	Lin Ma Hang Road (West Bound)	189 [0.53]	172 [0.48]	231 [0.64]	214 [0.59]

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)

3.13 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.

3.14 In addition, no less than 5m distance between Lin Ma Hang Road and the proposed structures has been proposed. Sufficient buffer distance has been provided, therefore no significant vehicular emission impacts will be imposed to the proposed development.

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

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

4. NOISE PROTECTION PROPOSAL

- 4.1 Various construction and operation activities would be the key noise sources generated at the application site, i.e. vehicle movement and loading/ unloading activities within the application site are the main noise sources.
- 4.2 In view of the pandemic and the aging of the working staff at the woodmills, the minor resawn services have been migrated to Mainland China and done before transporting the timber to the application sites for storage and delivery to customers. Therefore, no resawn services will be provided, and in consequences, no machines (i.e. Horizontal Band Saw, Chop Saw, Plywood Cutting Saw, Single Face Planer, Nailing Platform and Saw Dust Collectors) will be installed in the application site. Therefore, no adverse noise impact during the operation would be anticipated.
- 4.3 It is noted that the temporary structures within the vicinity of the site are either vacant temporary structures or warehouses, and they are not considered as noise sensitive receivers (NSRs). Nevertheless, to reduce potential noise impact from the proposed development the following design is proposed:-

Site A and B and C:

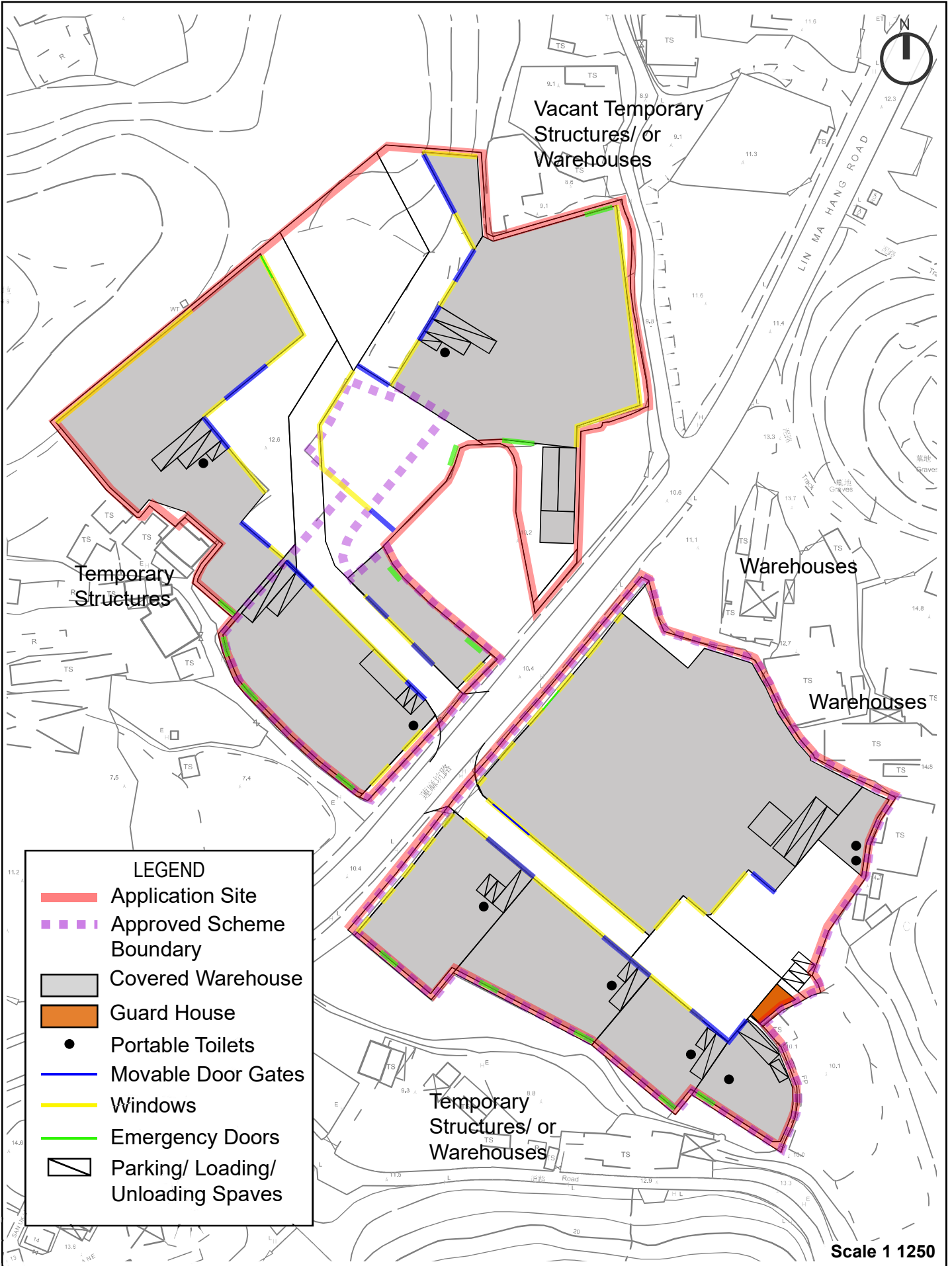
Majority of the warehouses within Site A, B and C has been built according to the following materials as proposed in the EP approved under the approved scheme (MKT/17):

- Foam surrounding steel plate (泡沫圍身鋼板) had been used to avoid on-site traffic noise. Sample of the material is attached in **Appendix III**.
- The site boundary wall had been designed with no slit or gap to prevent sound leakage.
- Rockwool board (岩棉牆身板) for acoustic use had been used at the internal layer of the warehouse structure to minimize noise impact. The same material had been used as the warehouse cover. Sample of the material is attached in **Appendix III**.

Site D and E:

The proposed warehouses within Site D and Site E will be used for storage of timber and other associated materials. Therefore, no adverse noise impact during the operation would be anticipated. The following design is proposed:-

- Colour coated steel plate (坑瓦) would be used to build the warehouses. Sample of the material is attached in **Appendix III**.
- The site boundary wall will be designed with no slit or gap to prevent sound leakage.



LEGEND

- Application Site
- Approved Scheme Boundary
- Covered Warehouse
- Guard House
- Portable Toilets
- Movable Door Gates
- Windows
- Emergency Doors
- Parking/ Loading/ Unloading Spaves

Scale 1 1250



Plan D: Minimum Environmental Impact

- 4.4 Construction shall be carried out during non-restricted hours as far as practical. In addition, the following measures and on-site practice are recommended in order to minimize the potential noise impact during the daytime:-
- The contractor shall devise and execute working methods to minimize the noise impacts on the surrounding sensitive uses, and provide experienced personnel with suitable training to ensure that those methods are implemented.
 - Warehouse operation including loading and unloading will be carried out inside the covered area.
 - Operating hours will be restricted from 8:00 – 18:00 from Monday to Saturday and there will be no operation on Sunday and public holidays.
- 4.5 Even though no equipment will be proposed inside the warehouse, nevertheless, entrances of the warehouse structures and all the windows will be located facing away the temporary structures as shown in **Plan D** to minimise the potential nuisance caused by heavy vehicles within the site. The fences of the structures and site boundary wall will further reduce the noise impact to surrounding.
- 4.6 Overall, in view of the **double layer barrier (i.e. walls of the warehouses and the boundary walls)** surrounding the site as well as sufficient distance provided away from nearest residences, adverse noise impact during the operation would not be anticipated.

5. WATER QUALITY PROTECTION PROPOSAL

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. **Plan E** shows that there are some water sensitive receivers (WSR) within the 500m from the site boundary. It is noted major water sources are located near the peripheral edge of the 500m boundary, and a minor stream that runs along the southwestern side of application boundary. Thus, the management and mitigation strategy of the wastewater generated from the operation of the proposed development should be addressed and implemented.

Construction Phase

5.1 Site construction activities will inevitably have the potential to generate wastewater. As such works should be carried out in such a manner as to minimise adverse impacts on the water quality. Pollutions sources could include:

- Construction site runoff and general construction activities; and
- Sewage generated by construction workforce.

5.2 Good practices in the Professional Persons Environmental Consultative Committee Practice Note 2/23 (ProPECC PN 2/23) "Construction Site Drainage" will be implemented as mitigation measures against water pollution. Particular attention will be made to prevent water pollution to the stream course southbound of the site and ponds within the site.

5.3 Portable toilets will be provided for construction workers on site. The applicant will employ licensed contractor to regularly collect, treat and dispose sewage from portable toilets. Provided these measures are implemented, it is unlikely that any adverse water quality impacts from the Site will be generated during the construction phase.

5.4 The applicant will follow recommendations stated under Section 5 of the Professional Persons Environmental Consultative Committee Practice Note 1/23 (ProPECC PN 1/23) "Drainage Plans subject to comment by the Environmental Protection Department" as far as practicable when designing on-site drainage. All the structures are set back 1.0m from the site boundary to allow drainage facilities.

5.5 In order to protection the natural streams/rivers from adverse impact arising from construction works as far as practicable, the Applicant will implement Environment, Transport and Works Bureau Technical Circular (Works) No. 5/2005 (ETWB TC(Works) No. 5/2005) as one of the mitigation measures during construction phase.

Operational Phase

5.6 During operation, the surface runoff during rainfall events which is known as non-point source of pollution would be the potential water quality impact. Surface runoff can be

controlled by good drainage design and implementation of Best Management Practices (BMPs). The proposed development has adopted the following BMPs:

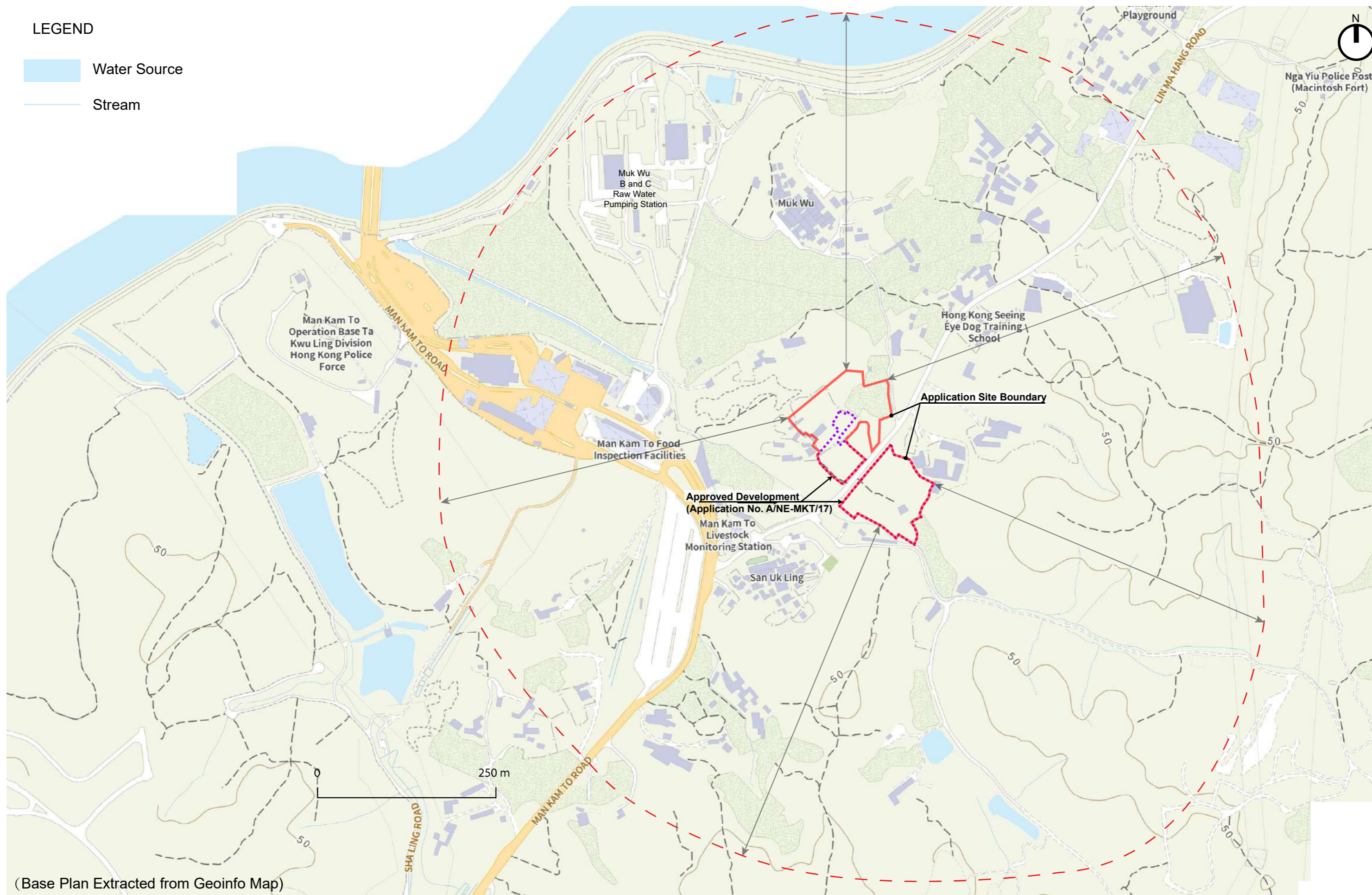
- Appropriate drainage system will be constructed for the proposed development in order to control its surface runoff. Site drainage system of the development will be designed in such way that surface runoff from the proposed development will be directed towards the internal surface drains, where appropriate drainage system with control facilities will be proposed. U-channels with screening facilities will be provided along the edge of the development site to avoid uncontrolled spillage of runoff.
- Screening facilities such as standard gully grating and trash grille, with spacing which is capable of screening off large substances such as fallen leaves and rubbish will be provided at the inlet of drainage system. It is expected that most of the large substances in stormwater runoff would be removed with such devices so as to prevent it from entering the drainage system (i.e. existing streamcourse to the south of the site for Site A and Site C and existing channel to the east of the site for Sites C, D, E). Road gullies with standard design and silt/sand traps and oil interceptors will be incorporated to remove particles present in stormwater runoff.

5.7 Moreover, the other source of sewage/ wastewater during operation phase would be sewage and grey water from toilet and washing basin. In this regard, sufficient portable toilets (a total of nine) would be provided on-site during operation stage. Thus, no adverse water quality impact is anticipated from the wastewater/ sewage from employee and staff.

5.8 Overall, therefore, no adverse water quality impacts would be anticipated during both construction and operation phases.

LEGEND

- Water Source
- Stream



(Base Plan Extracted from Geoinfo Map)



Plan E: Water Sensitive Receiver(s) (WSR) within 500m From Site Boundary

6. SUMMARY AND CONCLUSION

6.1 Summary

6.1.1 The Applicant intends to relocate the existing 8 affected operators into a new site situated at various lots in D.D. 86 and D.D. 90 and adjoining government land, Lin Ma Hang Road, Sha Ling due to the land in KTN will be resumed by the Government for the development of KTN/FLN NDA in the coming years. The proposed development is of great importance since the 8 affected operators are key players in the discipline of timber industry.

6.1.2 The application site is mainly surrounded by open-air car parks, workshops and paved area/ dry abandoned field. Although there are some temporary structures located to the northeast and northwest of the site, the storage uses and activities will only be confined within the covered area. Since the operating hours will be restricted from 8:00 – 18:00 from Monday to Saturday, main activities include storage of wood in the warehouses and will be conducted indoors. All warehouses and loading/ unloading activities will only be conducted in the covered area. Moreover, the Applicant is prepared to upgrade the landscape values of the application site by proposing an additional planting strip in the extension area along Lin Ma Hang Road for screening and improving the local environment in general.

6.1.3 In addition, various mitigation measures are also proposed to minimize the environmental impact.

6.1.4 Drainage facilities will be provided within the application site. Surface runoff will be effectively collected from and discharge out of the site. Thus, no adverse water quality impacts would be generated from the site.

6.1.5 Portable toilets will be proposed at the application site. Since the anticipated sewage flow from the small scale development is relatively low, it is considered that the portable toilets would be sufficient to treat the small quantity of sewage. The sewage collected at the portable toilets will be taken off-site for treatment. Thus, adverse water quality impacts on local environment would not be anticipated.

6.2 Conclusion

6.2.1 This Environmental Proposal has indicated that the proposed development will not generate any unacceptable environmental impacts during construction and operation phases, provided that all the recommended mitigation measures and good site practice are strictly implemented. The Applicant is committed to provide, implement and maintain all the mitigation measures as recommended in this proposal.

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-MKT/17

By Post & Fax (2577 2862)

14 May 2021

Toco Planning Consultants Ltd.
Unit 5, 13/F, Technology Plaza
651 King's Road
North Point, Hong Kong
(Attn.: Ted Chan)

Dear Sir/Madam,

**Proposed Temporary Rural Workshop (Timber Yard and Sawmill)
for a Period of 3 Years in "Agriculture" Zone, 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**

I refer to my letter to you dated 21.4.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 30.4.2024 and is subject to the following conditions :

- (a) no operation between 6:00 p.m. and 8:00 a.m. on Mondays to Saturdays, as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) the submission of a drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.10.2021;
- (d) in relation to (c) above, the implementation of the drainage proposal identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.1.2022;
- (e) the submission of a landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 30.10.2021;
- (f) in relation to (e) above, the implementation of the landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 30.1.2022;

- (g) the submission of proposals for fire services installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.10.2021;
- (h) in relation to (g) above, the implementation of the proposals for fire services installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.1.2022;
- (i) the submission of proposals for environmental mitigation measures within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 30.10.2021;
- (j) in relation to (i) above, the implementation of the proposals for the environmental mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 30.1.2022;
- (k) if any of the above planning condition (a) or (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (l) if any of the above planning condition (c), (d), (e), (f), (g), (h), (i) or (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (m) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 1.5.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB

Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 30.4.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 4.6.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/NE-MKT/17)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
務署 Drainage Services Department	新界北渠務部 Mainland North Division	鄭敏煒先生 Mr. CHENG Man Wai	2300 1407	2770 4761
環境保護署 Environmental Protection Department	策略評估組 Strategic Assessment Group	鍾穎彤女士 Ms. CHUNG Wing Tung, Candice	2835 1114	2591 0558
消防處 Fire Services Department	策劃組 Planning Group (PG)	徐廣耀先生 Mr. CHUI Kwong Yiu	2733 7735	2739 8775

Appendix II: Letter from DPO dated 2.12.2021

規 劃 署

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



Planning Department

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

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/NE-MKT/17
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

Toco Planning Consultants Ltd.
Unit 5, 13/F, Technology Plaza
651 King's Road
North Point, Hong Kong
(Attn.: Mr. Ted CHAN)

By Post and Fax (2577 2862)

2 December 2021

Dear Mr. CHAN,

**Proposed Temporary Rural Workshop (Timber Yard and Sawmill)
for a Period of 3 Years in "Agriculture" Zone, 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**

(Compliance with Approval Condition (i) for Planning Application No. A/NE-MKT/17)

I refer to your submission received by this office on 1.11.2021 for compliance with approval condition (i) in relation to the submission of proposals for environmental mitigation measures under the captioned planning application.

The Director of Environmental Protection (Contact person: Ms. Candice CHUNG; Tel.: 2835 1114) has been consulted and advised that approval condition (i) is complied with. Her advisory comments are attached in **Appendix I**.

Please proceed to implement the accepted proposals for compliance with approval condition (j). In order to facilitate compliance checking, you are required to inform this office for inspection.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,


(Ms. Jessica CHU)

for and on behalf of Director of Planning

Appendix I

Comments of the Director of Environmental Protection (Contact person: Ms. Candice CHUNG; Tel.: 2835 1114):

1. the applicant is reminded that, if any complaint is received, the applicant shall review the existing measures and provide further measures to remedy the situation promptly;
2. to comply with the approval condition (j) in relation to the implementation of the proposal for environmental mitigation measures, the applicant should provide the following information:
 - (a) a table to list out all proposed environmental mitigation measures, including those identified in the proposals for environmental mitigation measures;
 - (b) a figure to show the location of all proposed environmental mitigation measures, with view angles of photos to be provided under para. 2(c);
 - (c) photos / specifications of the implemented environmental mitigation measures which can properly demonstrate that the relevant requirements have been met (e.g. height, thickness, surface mass density, materials, etc.); and
 - (d) certification by Authorised Person(s) to confirm the environmental mitigation measures proposed in the proposal have been properly implemented.

APPENDIX III

Operational Flow Diagram

Information on the Materials

z fi v l

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h n a f l f h f i v z

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f i f f i f




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t



n h g f f i
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h




w f



f f i : g

l w
z f f i



n l l H v k z f f i a u

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h

n l l H f f i v

l v

n l l H

f f i : z

s : h

s f i

h

Cross Border Tracking

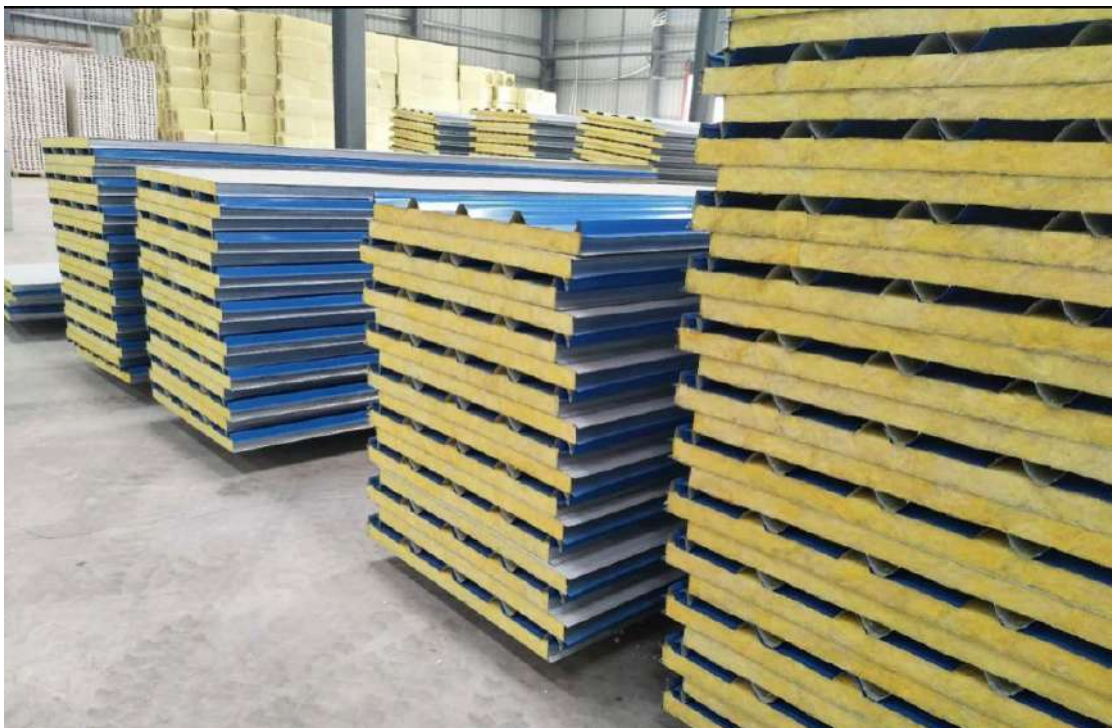
z H W N t M K M N

Information on the Materials

泡沫圍身鋼板，規格是 50mm 厚度，高度 2.5m 密度 10.8kg/m²



岩棉牆身板，規格厚度 50mm 每平方米 11.94kg



坑瓦用的是**0.476MM**厚，截面尺寸如附图，重量**2.9KG/M**



840坑瓦

