

Our Ref.: DD82 Lot 1114 & VL  
Your Ref.: TPB/A/NE-TKL/761

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

**By Email**

9 October 2024

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Open Storage of Construction Material and Machinery with  
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  
in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-TKL/761)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Mr. Timothy WU

email: twpwu@pland.gov.hk )

(Attn.: Ms. Katie LEUNG

email: kyyleung@pland.gov.hk )



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Material and Machinery with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/761)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&amp;L, PlanD)</b>		
(a)	Having reviewed the revised landscape proposal (Annex II), larger tree pits (i.e. 1.2m (W) x 1.2m (L) x 1.2m(D)) are provided for the 4 nos. of proposed new trees and continuous soil trench are provided for new trees N2 and N3. However, tree information and proposed tree treatment on existing trees are not provided. Potential impact on the landscape resources cannot be reasonably ascertained.	According to the tree survey conducted on 11.9.2024 and 25.9.2024, a total of <u>21</u> nos. of trees were identified within the Site ( <b>Annex I</b> ). No Old and Valuable Trees (OVTs) or protected species has been identified in accordance with the Development Bureau (DevB) TCW No. 5/2020 – Registration and Preservation of OVTs and the Forests and Countryside Ordinance respectively. Due to the proposed hard-paving works for site formation of structures and circulation purposes, all existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site.
(b)	Our previous comment in RtC item 4(b) remains valid. The applicant is advised to provide basic information (e.g. numbers, species, size, general conditions and tree photos) on existing trees within and along the site boundary, and proposed tree treatments for TPB’s consideration.	Among the 21 nos. of identified trees, 18 <i>Leucaena leucocephala</i> are recorded. According to Legislative Council’s 2020 discussion on managing invasive alien species <sup>1</sup> , Agriculture, Fisheries and Conservation Department (AFCD) has recognized <i>Leucaena leucocephala</i> as one of the major invasive alien species in Hong Kong. The proposed tree felling is therefore deemed necessary.  A revised landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development ( <b>Annex II</b> ). <u>3</u> new trees (N1 to N3), with

<sup>1</sup> LC Paper No. CB(1)461/19-20(4), Legislative Council Panel on Environmental Affairs Control of Invasive Alien Species, source: <https://www.legco.gov.hk/yr19-20/english/panels/ea/papers/ea20200427cb1-461-4-e.pdf>

		<p>continuous soil trench, are proposed to be planted along the east periphery boundary of the Site to compensate for the loss of trees. All these new trees within the Site will be maintained by the applicant during the planning approval period.</p>
(c)	<p>Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works.</p>	<p>Noted.</p>



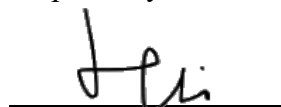
# Tree Survey Report

**Date of Survey: 11<sup>th</sup>, 25<sup>th</sup> September 2024**

**Location:**

**Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 25<sup>th</sup> September 2024

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### Appendix:

- I. Tree Survey Schedule
- II. Tree Survey Plan
- III. Photo Records

### Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

## **1. Introduction**

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 11<sup>th</sup>, 25<sup>th</sup> September 2024. Plants with DBH less than 95mm were not recorded in the survey.

## **2. Summary of Existing Trees**

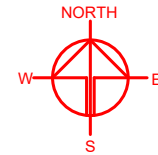
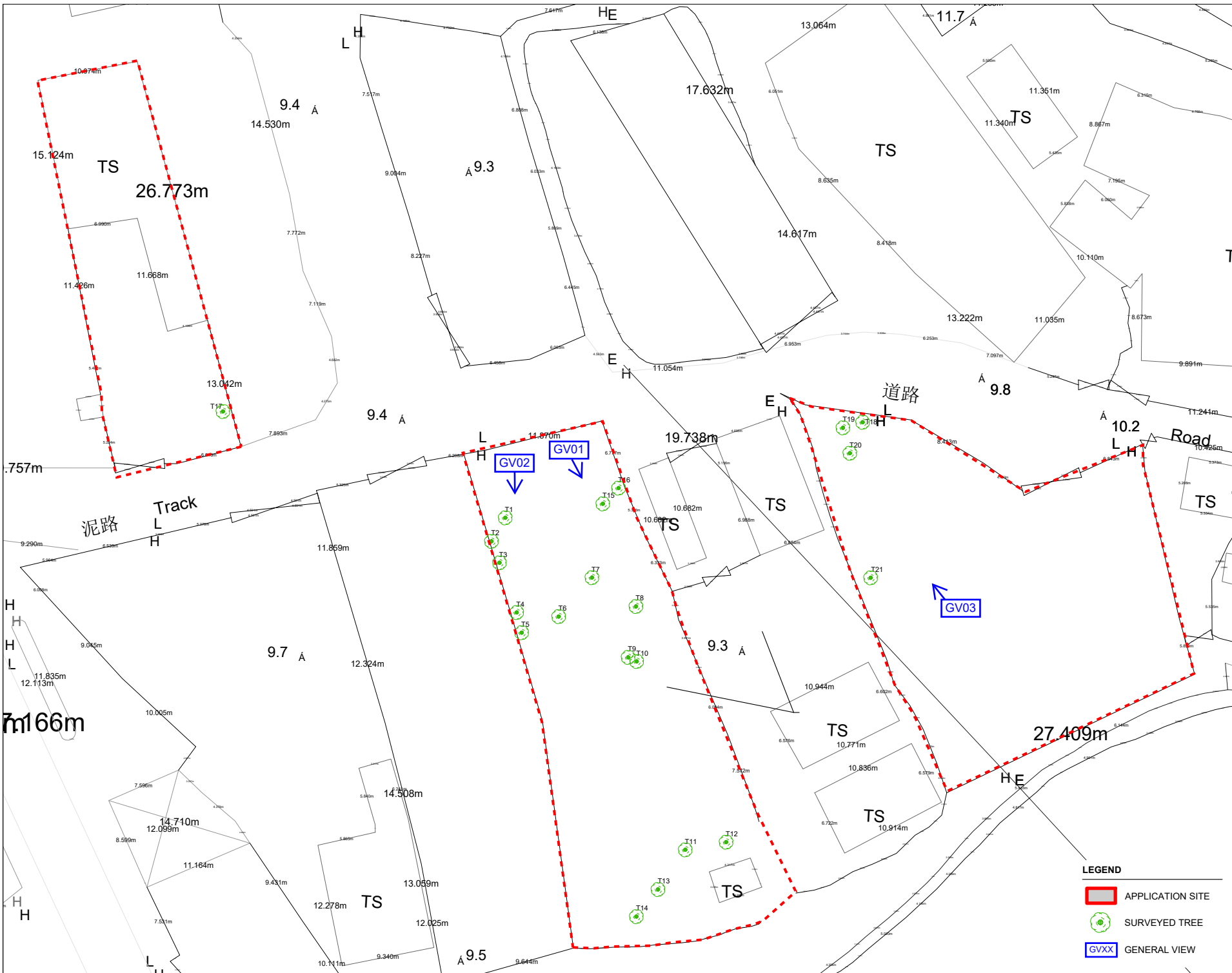
The surveyed site is located at Various Lots in D.D. 82, Ta Kwu Ling, New Territories.

At the time of inspection on 11<sup>th</sup>, 25<sup>th</sup> September 2024, **21 nos.** tree were found within the Site. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

# Appendix I – Tree Survey Plan





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PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE  
1: 1000 @ A4

DRAWN BY KYU	DATE 11.09.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE TREE SURVEY PLAN	
DWG. NO. TSP	VER. 0

- LEGEND**
- APPLICATION SITE
  - SURVEYED TREE
  - GENERAL VIEW

## Appendix II –Tree Survey Schedule

## Tree Survey Schedule

Location: Various Lots in D.D. 82, Ta Kwu Ling, New Territories  
 Tree surveyor(s): Mak Ka Hei  
 Field Survey was conducted on: 11, 25 September 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Leucaena leucocephala</i>	銀合歡	8.0	95	4.0	Low	Poor	Poor	Poor	Low	invasive species
T2	<i>Leucaena leucocephala</i>	銀合歡	8.0	205	6.0	Low	Poor	Poor	Poor	Low	invasive species, multi-trunks
T3	<i>Leucaena leucocephala</i>	銀合歡	8.0	140	6.0	Low	Poor	Poor	Poor	Low	invasive species, multi-trunks
T4	<i>Leucaena leucocephala</i>	銀合歡	4.0	95	3.0	Low	Poor	Poor	Poor	Low	invasive species
T5	<i>Leucaena leucocephala</i>	銀合歡	4.0	95	3.0	Low	Poor	Poor	Poor	Low	invasive species
T6	<i>Leucaena leucocephala</i>	銀合歡	8.0	120	4.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T7	<i>Leucaena leucocephala</i>	銀合歡	8.0	100	3.0	Low	Poor	Poor	Poor	Low	invasive species
T8	<i>Leucaena leucocephala</i>	銀合歡	8.0	100	4.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T9	<i>Leucaena leucocephala</i>	銀合歡	7.0	95	3.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T10	<i>Leucaena leucocephala</i>	銀合歡	7.0	95	3.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T11	<i>Leucaena leucocephala</i>	銀合歡	6.0	100	3.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T12	<i>Leucaena leucocephala</i>	銀合歡	7.0	95	4.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T13	<i>Leucaena leucocephala</i>	銀合歡	5.0	110	6.0	Low	Poor	Poor	Poor	Low	invasive species
T14	<i>Leucaena leucocephala</i>	銀合歡	7.0	110	3.0	Low	Poor	Poor	Poor	Low	invasive species
T15	<i>Leucaena leucocephala</i>	銀合歡	6.0	95	2.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T16	<i>Leucaena leucocephala</i>	銀合歡	6.0	95	3.0	Low	Poor	Poor	Poor	Low	invasive species, leaning
T17	<i>Mangifera indica</i>	芒果	4.0	110	2.0	Med	Fair	Fair	Fair	Low	
T18	<i>Leucaena leucocephala</i>	銀合歡	10.0	280	5.0	Low	Poor	Poor	Poor	Low	invasive species, climber
T19	<i>Celtis sinensis</i>	朴樹	7.0	280	2.0	Low	Fair	Fair	Poor	Low	restricted root
T20	<i>Leucaena leucocephala</i>	銀合歡	6.0	110	1.0	Low	Poor	Poor	Poor	Low	invasive species, climber, leaning
T21	<i>Celtis sinensis</i>	朴樹	10.0	450	10.0	Low	Fair	Fair	Poor	Low	restricted root

**Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.**

## Appendix III – Photo Records

# General View



General view 01



General view 02

# General View

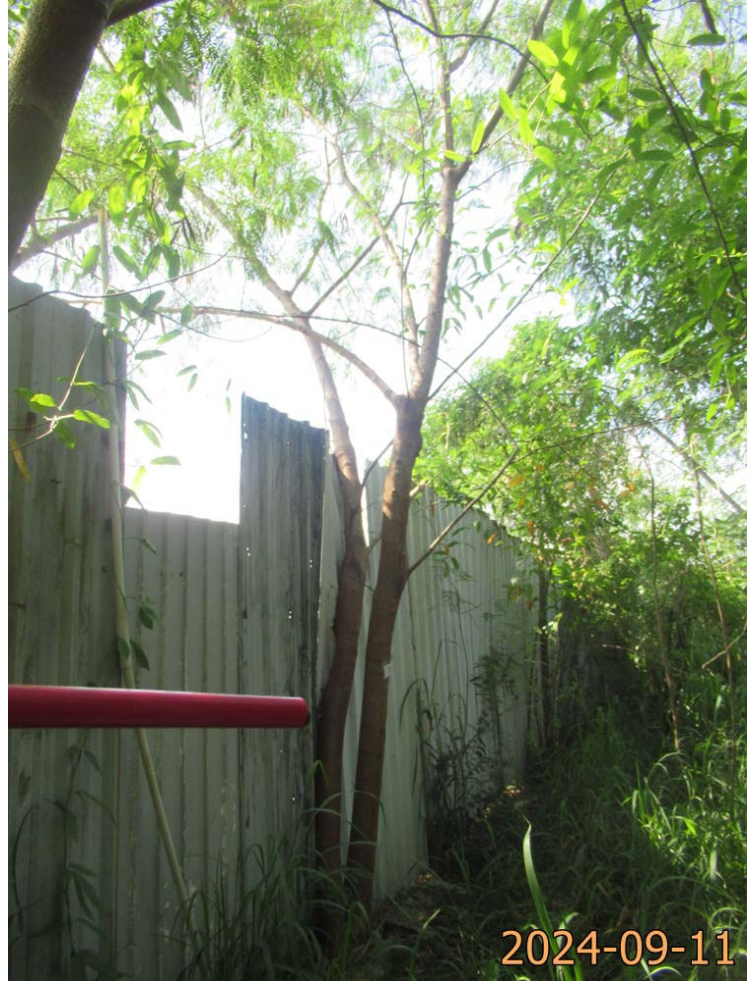


General view 03

# Photo Records



T1 (Overview)



T2 (Overview)



T3 (Overview)



T4 (Overview)

# Photo Records



T5 (Overview)



T6 (Overview)



T7 (Overview)



T8 (Overview)



# Photo Records



T9 (Overview)



T10 (Overview)



T11 (Overview)

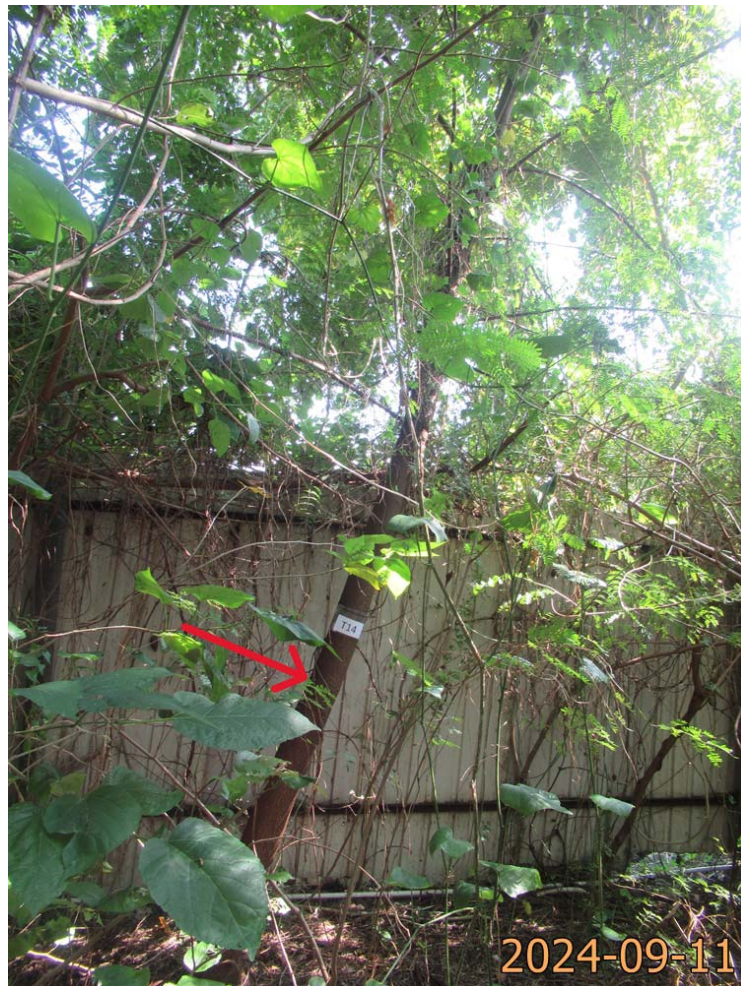


T12 (Overview)

# Photo Records



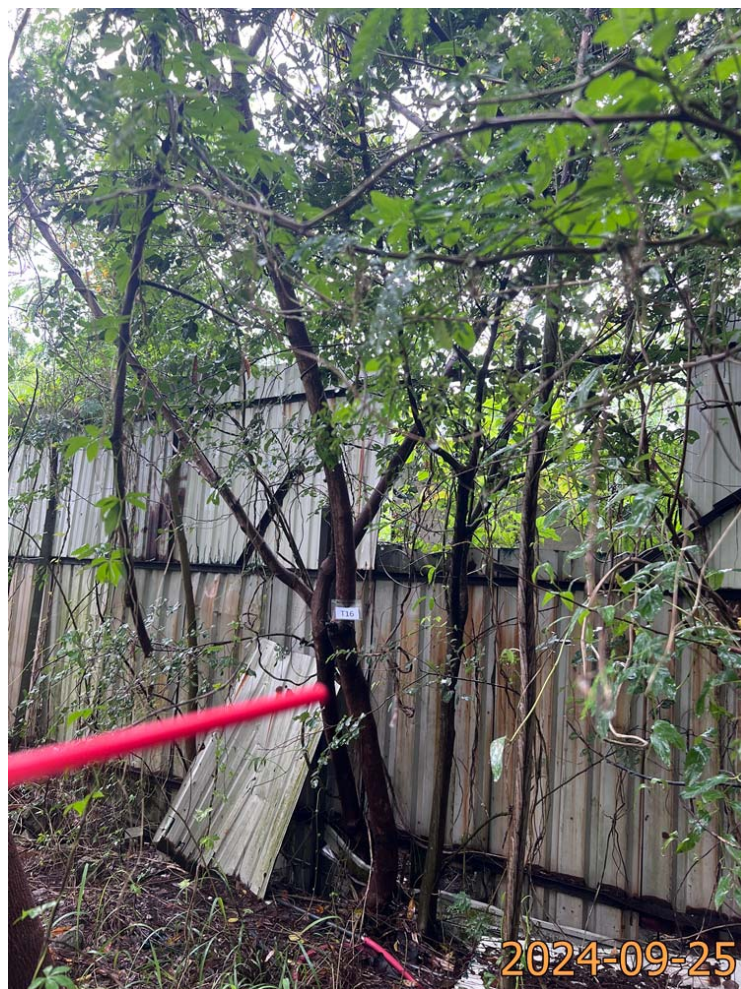
T13 (Overview)



T14 (Overview)



T15 (Overview)



T16 (Overview)

# Photo Records



T17 (Overview)



T18 (Overview)



T19 (Overview)



T20 (Overview)

# Photo Records

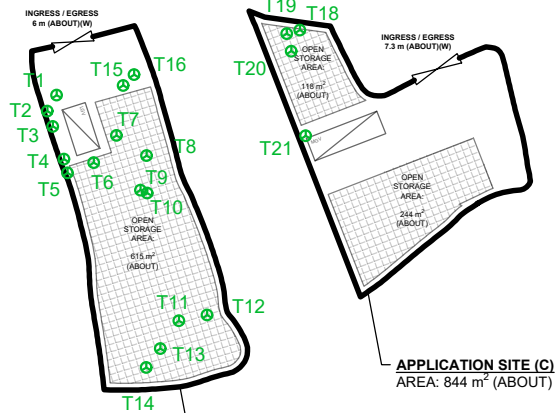
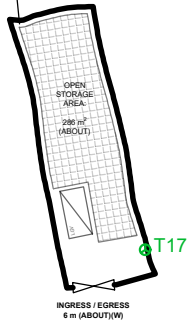


T21 (Overview)

**LANDSCAPE PROPOSAL**

APPLICATION SITE AREA : 2,255 m<sup>2</sup> (ABOUT)  
 NO. OF EXISTING TREES : 21 (T1 TO T21)  
 TREE SPECIES : *LEUCAENA LEUCOCEPHALA* (T1 TO T16, T18, T20)  
 : *MANGIFERA INDICA* (T17)  
 : *CELTIS SINENSIS* (T19)  
 NO. OF TREES TO BE FELLED : 21 (T1 TO T21)

**APPLICATION SITE (A)**  
 AREA: 487 m<sup>2</sup> (ABOUT)



**APPLICATION SITE (B)**  
 AREA: 924 m<sup>2</sup> (ABOUT)

**APPLICATION SITE (C)**  
 AREA: 844 m<sup>2</sup> (ABOUT)

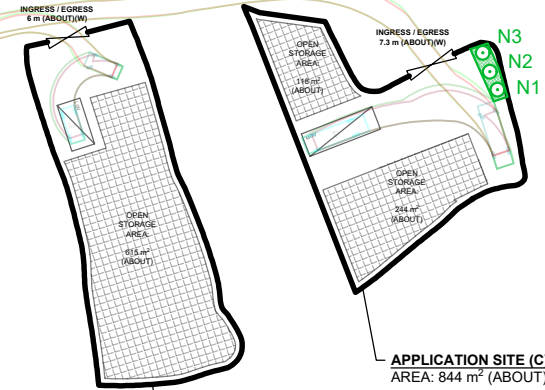
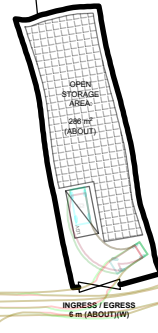
**LEGEND**

- APPLICATION SITE
- EXISTING TREES

**LANDSCAPE PROPOSAL**

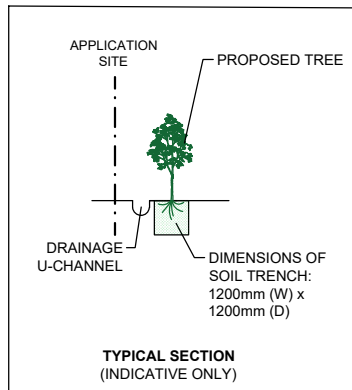
APPLICATION SITE AREA : 2,255 m<sup>2</sup> (ABOUT)  
 COVERED AREA : NOT APPLICABLE  
 UNCOVERED AREA : 2,255 m<sup>2</sup> (ABOUT)  
 NO. OF NEW TREES WILL BE PLANTED : 1 (N1 TO N9)  
 SPECIES OF NEW TREES : *SENNA SURATTENSIS*  
 HEIGHT OF NEW TREES : NO LESS THAN 2.75 m  
 SPACING OF NEW TREES : NOT LESS THAN 4 m  
 DIMENSION OF SOIL TRENCH : 1.2 m (W) X 1.2 m (D)

**APPLICATION SITE (A)**  
 AREA: 487 m<sup>2</sup> (ABOUT)



**APPLICATION SITE (B)**  
 AREA: 924 m<sup>2</sup> (ABOUT)

**APPLICATION SITE (C)**  
 AREA: 844 m<sup>2</sup> (ABOUT)

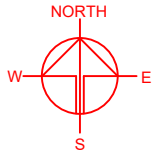


**LEGEND**

- APPLICATION SITE
- L/UL SPACE (LGV)
- L/UL SPACE (MGV)
- INGRESS / EGRESS
- LGV / MGV
- SWEEP PATH OF VEHICLE
- PROPOSED NEW TREES
- PROPOSED CONTINUOUS SOIL TRENCH

**NOTES:**

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT



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SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1100 @ A4

DRAWN BY

DATE

LT

12.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.

ANNEX II

VER.

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