

Our Ref.: DD82 Lot 1151 & VL
Your Ref.: TPB/A/NE-TKL/763

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

By Email

17 September 2024

Dear Sir,

2nd 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/763)

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/763)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	Having reviewed the submitted RtC by the applicant, it is noted that there is no old and valuable tree or protected species identified within the site. All existing trees within the site are proposed to be felled, however, no information and proposed treatment on existing trees are provided. Potential impact on the landscape resources cannot be reasonably ascertained. 12 nos. of new trees (i.e. <i>Senna surattensis</i>) are proposed along the western and north-western periphery boundary as shown in Annex I – Landscape Proposal.	According to the tree survey conducted on 11/09/2024, <u>1</u> no. of tree (T1) was found within the application site (the Site) (Annex I). No old and valuable tree or protected species has been identified at the Site. Due to the proposed hard-paving works for site formation of structures and circulation purpose, the existing tree will be affected, and it is not proposed to retain the existing tree within the Site. A tree preservation and landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (Annex II). <u>12</u> new trees (N1 to N12), with continuous soil trench, are proposed to be planted along the northwest and southwest periphery boundary of the Site as indicated on plan, to minimise adverse visual impact to the adjoining receivers. All these new trees within the Site will be maintained by the applicant during the planning approval period.
(b)	The applicant is advised to provide basic information (e.g. numbers, species, size, general conditions, tree photos and clarification on whether there is any Tree of Particular Interest) on existing trees within the site boundary, and proposed tree treatments for TPB’s consideration.	
(c)	Annex I Landscape Proposal – “Not less than 4m spacing” instead of “not more than 4m spacing” should be provided for new tree planting. Please revise to ensure sufficient space for growth of new trees.	It is revised accordingly.

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(d)	As tree N1 to N5, N6 to N9, and N10 to N12 are close to one another, the applicant is advised to provide continuous soil trench/planter for better root growth	Continuous soil trench will be provided for better tree growth.
(e)	The applicant should be advised that 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.	Noted.



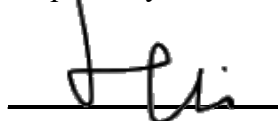
Tree Survey Report

Date of Survey: 11th September 2024

Location:

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

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 16th 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 11th 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 11th September 2024, **1 no.** tree was 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.

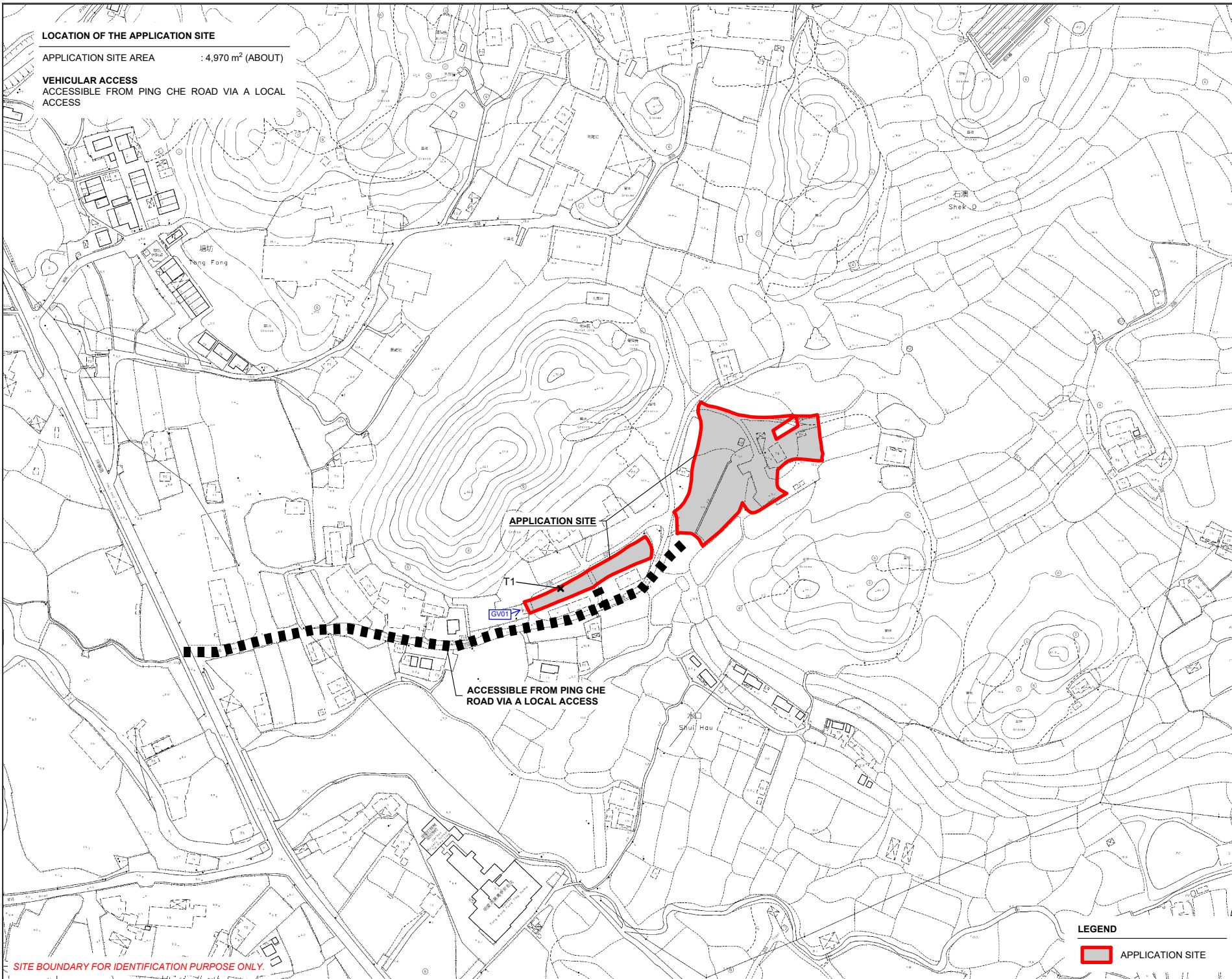
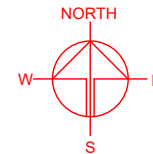
Appendix I – Tree Survey Plan

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,970 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



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 : 3000 @ A4

DRAWN BY MN DATE 17.5.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
LOCATION PLAN

DWG NO. PLAN 1 VER. 001

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 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>Melia azedarach</i>	楝(苦楝)	8.0	310	6.0	Low	Fair	Fair	Fair	Low	climber

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

Photo Records



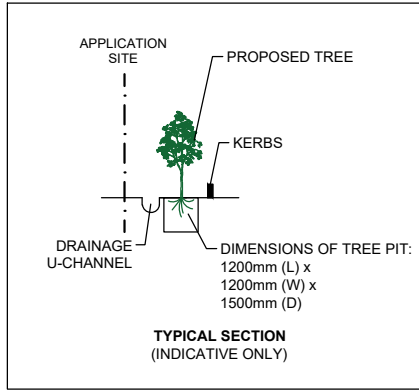
T1 (Overview)

TREE PRESERVATION AND LANDSCAPE PROPOSAL

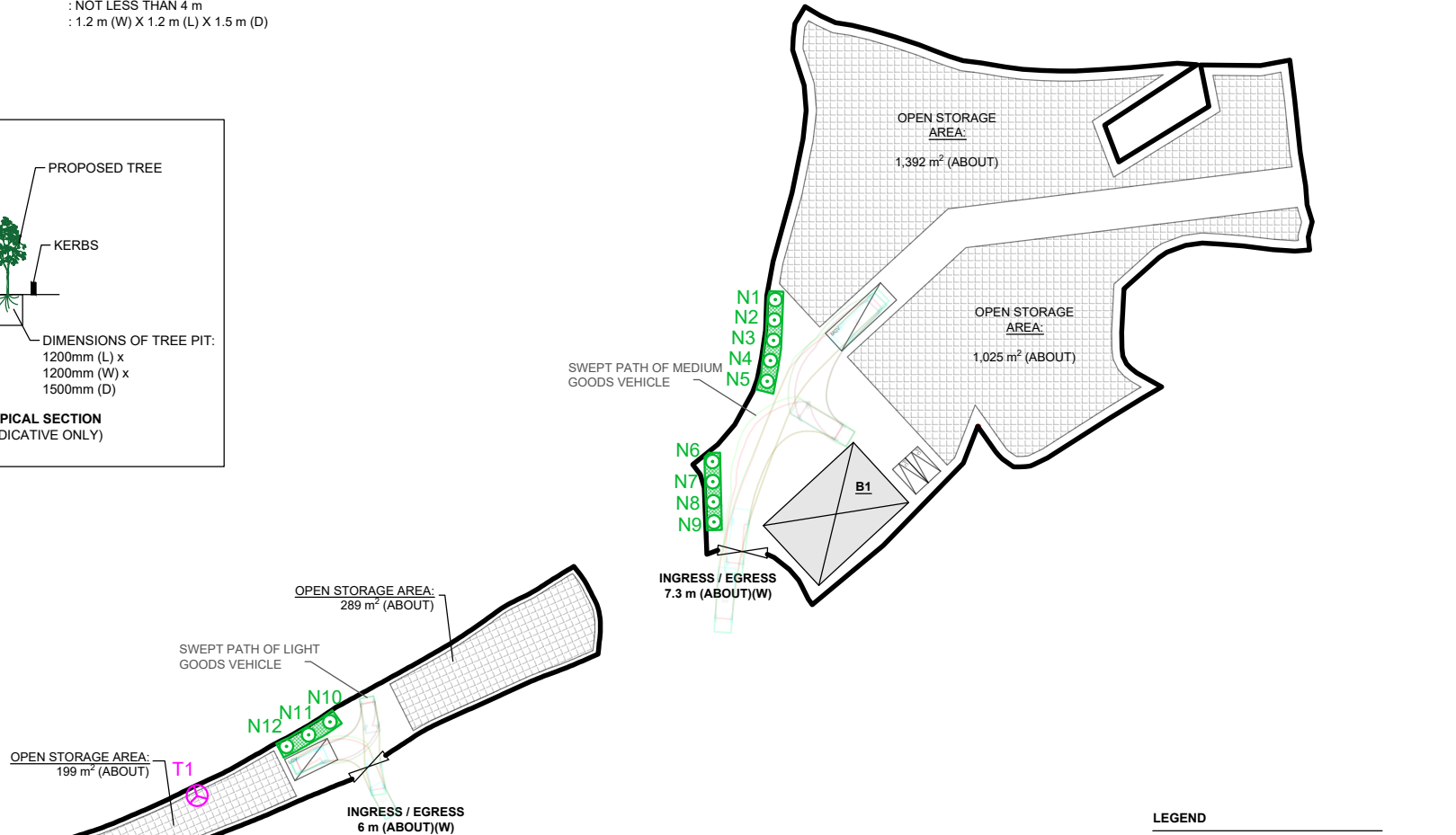
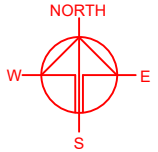
APPLICATION SITE AREA : 4,970 m² (ABOUT)
 COVERED AREA : 216 m² (ABOUT)
 UNCOVERED AREA : 4,754 m² (ABOUT)

NO OF EXISTING TREE : 1 (T1)
 SPECIES OF EXISTING TREE : MELIA AZEDARACH
 NO OF TREE WILL BE FELLED : 1 (T1)

NO. OF NEW TREES WILL BE PLANTED : 1 (N1 TO N12)
 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 TREE PITS : 1.2 m (W) X 1.2 m (L) X 1.5 m (D)



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY, SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		216 m² (ABOUT)	216 m² (ABOUT)	



LEGEND

- APPLICATION SITE
- STRUCTURE
- L/U/L SPACE (LGV)
- L/U/L SPACE (MGV)
- INGRESS / EGRESS
- PRIVATE CAR/LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE
- EXISTING TREE
- PROPOSED NEW TREE
- 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

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

SCALE
 1 : 1000 @ A4

DRAWN BY LT	DATE 7.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 TREE PRESERVATION AND LANDSCAPE PROPOSAL

DWG NO. ANNEX II	VER. 001
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