

Our Ref. : DD107 Lot 925 RP & VL  
Your Ref. : TPB/A/YL-KTN/1033

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

**By Email**

3 October 2024

Dear Sir,

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

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,  
Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1033)**

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

Should you require more information regarding the application, please contact our Mr. Danny NG at \_\_\_\_\_ 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/FSYLE, PlanD

(Attn.: Mr. David CHENG

email: dcccheng@pland.gov.hk )

(Attn.: Ms. Olivia NG

email: olyng@pland.gov.hk )



**Responses-to-Comments**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 107, Fung Kat Heung, Yuen Long, New Territories**

**(Application No. A/YL-KTN/1033)**

- (i) A revised plan showing the filling of land of the application site (the Site) is provided (**Plan 1** and **Annex I**). About 895m<sup>2</sup> (i.e. 37%) of the Site has already been hard-paved. All the existing hard-paved area will be removed by the applicant after planning approval has been obtained from the Town Planning Board (the Board). Majority of the Site (i.e. 2,382m<sup>2</sup>, 98%) is proposed to be filled with concrete of not more than 0.6m in depth for site formation of structure and circulation space. The remaining area will remain soiled ground for healthy tree growth.
- (ii) A RtoC Table:

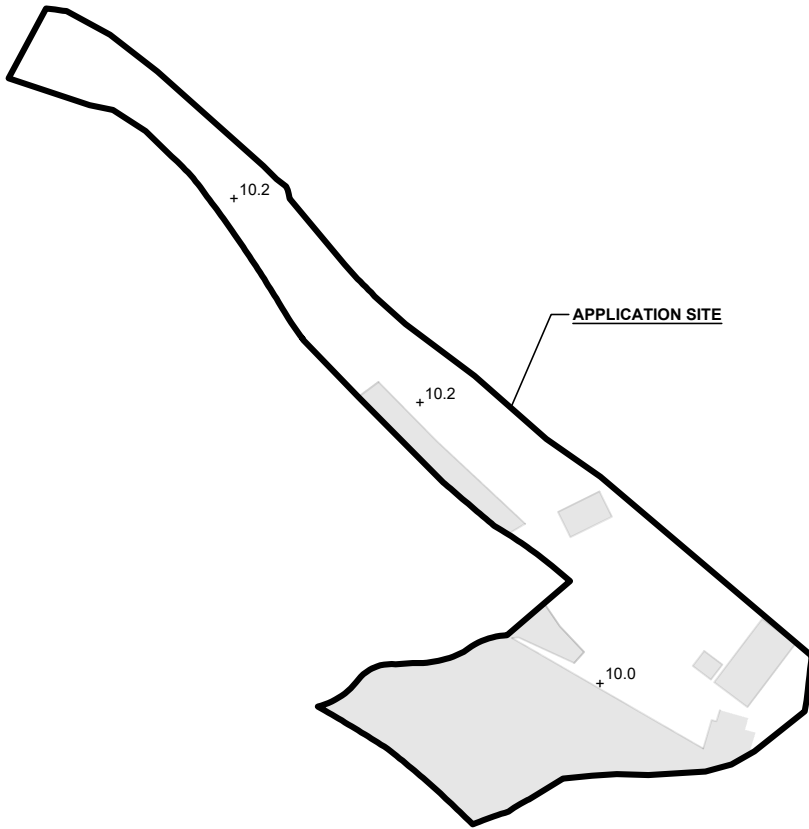
	<b>Departmental Comments</b>	<b>Applicant’s Response</b>
<b>1.</b>	<b>Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (DPO/UD&amp;L, PlanD) (Contact Person: Mr. Samuel HUI; Tel.: 3565 3957)</b>	
(a)	Some existing mature trees of common species are observed within the site. According to the layout plan (Plan 4), the proposed structure B2 and land filling works may be in conflict with the existing trees. With no tree information, proposed tree treatment, mitigation measure provided in the application, potential impact on the existing landscape resources within the site arising from the proposed use could not be reasonably ascertained.	According to the tree survey conducted on 30/8/2024, <u>2</u> trees (T1 to T2) are recorded within the Site ( <b>Annex II</b> ). No old and valuable tree or protected species has been identified in accordance with DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96). Due to the proposed hard-paving works for site formation of structures and circulation purposes, all the existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site. A photographic record showing the existing condition of the Site is provided ( <b>Annex III</b> ).
(b)	The applicant is advised to provide information on the existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for consideration.	Due to the proposed tree felling at the Site, a landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development ( <b>Annex IV</b> ). A total of <u>5</u> new trees (N1 to N5), with continuous soil trench, are proposed to be planted along the northwest periphery boundary of the Site as indicated on plan, to
(c)	It is noted that the root of the existing tree located in the center of the site is restricted by concrete paving. The applicant should remove the concrete paving for the sustainable growth of tree.	

		minimise adverse visual impact to the adjoining receivers ( <b>Annex IV</b> ). All the new trees within the Site will be maintained by the applicant during the planning approval period.
(d)	The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works.	Noted.
<b>2. Comments of the District Planner Officer, Fanling Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD)</b> <b>(Contact Person: Mr. David CHENG; Tel.: 3168 4046)</b>		
(a)	In your land filling plan (plan 5), it is noted that the entire site is hard-paved. However, during our recent site visit, we observed that some areas of the Site remain unpaved.	A revised plan showing the filling of land of the Site is provided ( <b>Plan 1</b> ). About 895m <sup>2</sup> (i.e. 37%) of the Site has already been hard-paved. All the existing hard-paved area will be removed by the applicant after planning approval has been obtained from the Board.
(b)	Please provide clarification regarding the areas designated for filling and regularisation of land, respectively (including %) and rectify relevant plan(s). Since five new trees are proposed to be planted along the northwest periphery boundary of the Site in your landscape proposal, please consider this when calculating the proposed area for filling and regularisation of land.	Majority of the Site (i.e. 2,382m <sup>2</sup> , 98%) is proposed to be filled with concrete of not more than 0.2m in depth for site formation of structure and circulation space. The remaining area will remain as soiled ground for healthy tree growth.

**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 2,426 m<sup>2</sup> (ABOUT)  
 EXISTING SITE SURFACE : SOILED GROUND (ABOUT)  
 EXISTING FILLED AREA : 895m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVELS : +10.0 mPD TO +10.2 mPD (ABOUT)

*PORTION OF THE APPLICAITON SITE HAS ALREADY BEEN HARD-PAVED.*



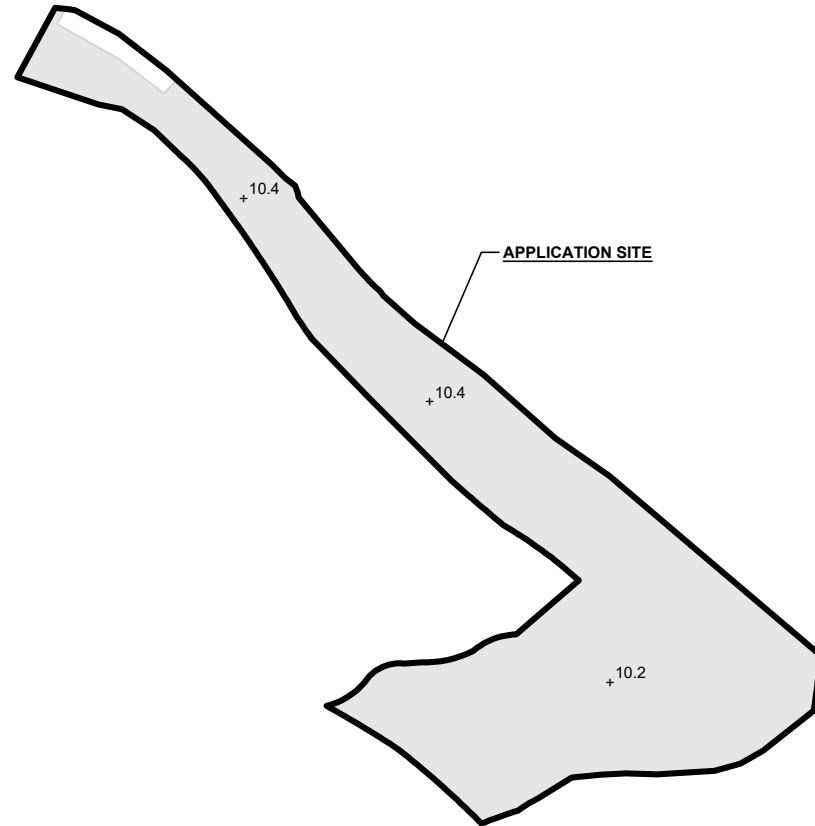
**EXISTING SITE LEVEL OF THE APPLICATION SITE**  
(INDICATIVE ONLY)

**LEGEND**  
  
 APPLICATION SITE  
 EXISTING HARD-PAVED AREA  
 +10.0 EXISTING SITE LEVEL

**PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE**

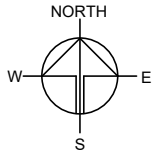
APPLICATION SITE AREA : 2,426 m<sup>2</sup> (ABOUT)  
 PROPOSED FILLING OF LAND AREA : 2,382 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
 PROPOSED SITE LEVELS : +10.2 mPD TO +10.4 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE

*ALL THE EXISTING HARD-PAVING AREA WILL BE REMOVED BY THE APPLICANT. THE SITE WILL BE FILLED TO THE PROPOSED SITE LEVEL AFTER PLANNING PERMISSION HAS BEEN OBTAINED FROM THE TOWN PLANNING BOARD*



**PROPOSED SITE LEVEL OF THE APPLICATION SITE**  
(INDICATIVE ONLY)

**LEGEND**  
  
 APPLICATION SITE  
 PROPOSED HARD-PAVED AREA  
 +10.2 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN	DATE 8.7.2024
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REVISED BY MN	DATE 26.8.2024
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APPROVED BY	DATE
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DWG. TITLE  
FILLING OF LAND

DWG NO. PLAN 1	VER. 002
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Proposed operating hours 擬議營運時間 07:00 to 19:00 from Monday to Saturday. No operation on Sunday and public holiday. ..... .....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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))</p> <p>Accessible from Fung Kat Heung Road via Mei Fung Road .....</p> <p>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)</p> <p><input type="checkbox"/></p>																														
(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，請另頁註明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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 2,382 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.2. m 米 <input checked="" type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													



# Tree Survey Report

**Date of Survey: 30<sup>th</sup> August 2024**

**Location:**

**Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

Prepared by:



Fung Ho Tsang, Joe

Registered Arborist

Date: 31<sup>st</sup> August 2024

## **Table of contents**

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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 30<sup>th</sup> August 2024. Plants with DBH less than 95mm were not recorded in the survey.



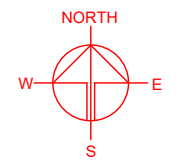
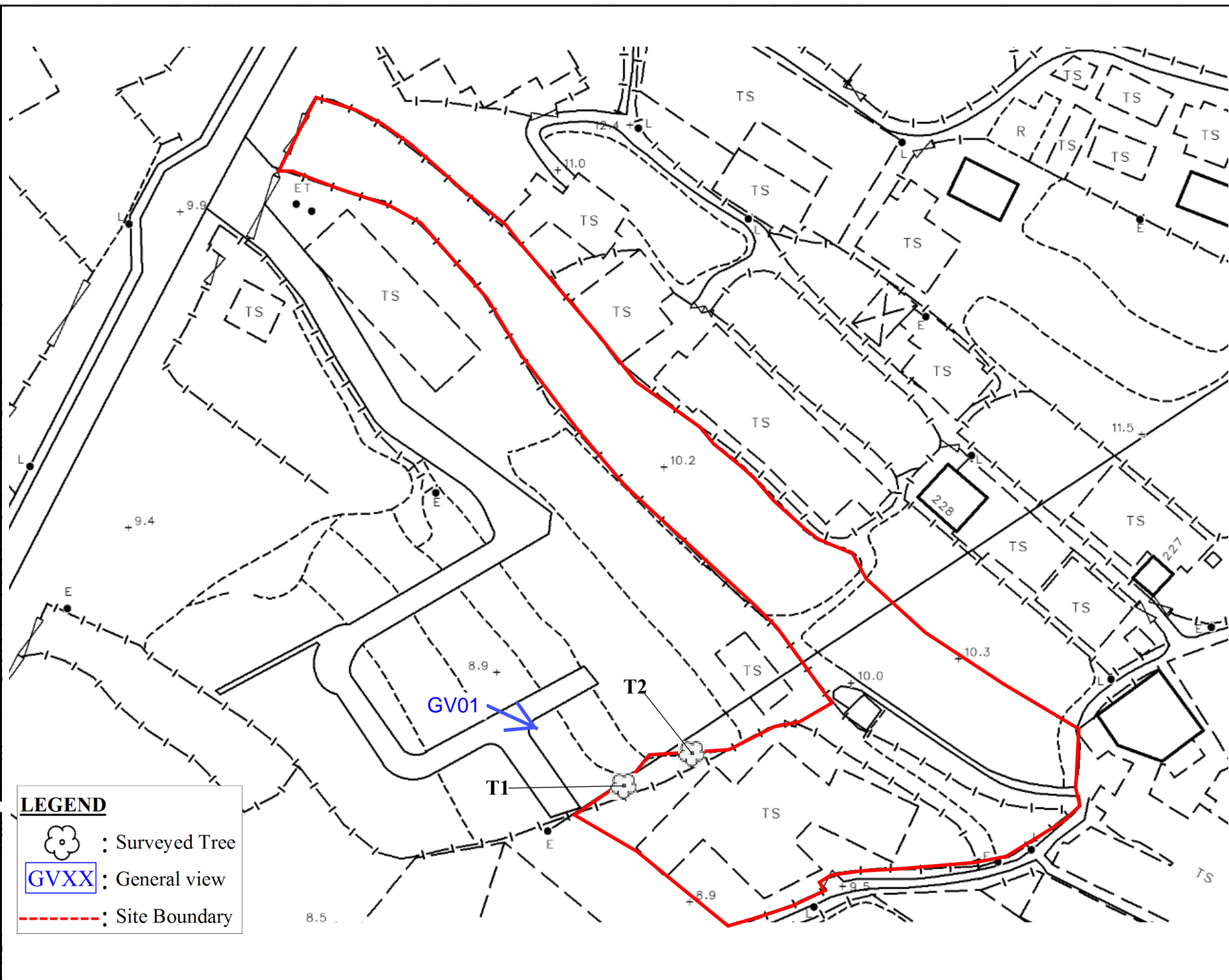
## **2. Summary of Existing Trees**

The surveyed site is located at Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories.




At the time of inspection on 30<sup>th</sup> August 2024, **2 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



**LEGEND**

	: Surveyed Tree
	: General view
	: Site Boundary

PLANNING CONSULTANT  


PROJECT  
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
 VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 3000 @ A4

DRAWN BY MN	DATE 20.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
 LOCATION PLAN

DWG. NO. PLAN 1	VER. 001
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## Appendix II –Tree Survey Schedule

**Tree Survey Schedule**

Location: Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories  
 Tree surveyor(s): Fung Ho Tsang, Joe  
 Field Survey was conducted on: 30 August 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>Ficus microcarpa</i>	榕樹 (細葉榕)	5.0	310	5.0	Low	Fair	Fair	Poor	Low	Pruned wound with epicormics, topped branches, tree base covered with climber plants
T2	<i>Ficus microcarpa</i>	榕樹 (細葉榕)	2.0	275	1.0	Low	Poor	Fair	Poor	Low	Topped trunk and branches with epicormics

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

## Appendix III – Photo Records

# Photo Records



GV01



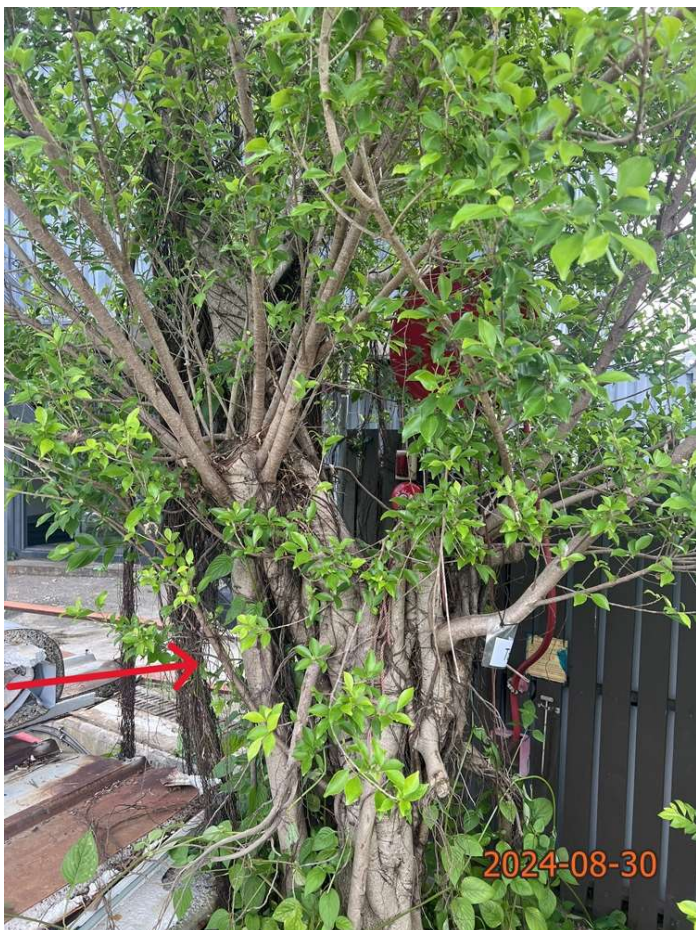
# Photo Records



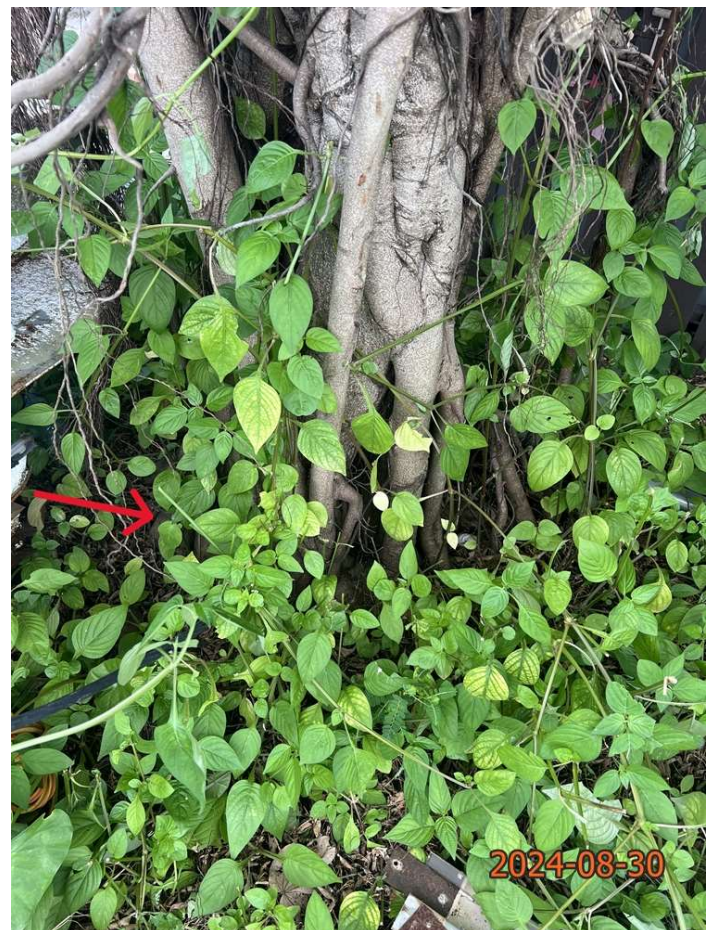
T1 (Overview)



T1 (Crown condition)



T1 (Trunk condition)



T1 (Root condition)



# Photo Records



T1 Pruned wound with epicormics



T1 Topped branches



T1 Tree base covered with climber plants



T2 (Overview)



# Photo Records



T2 (Crown condition)



T2 (Trunk condition)



T2 (Root condition)



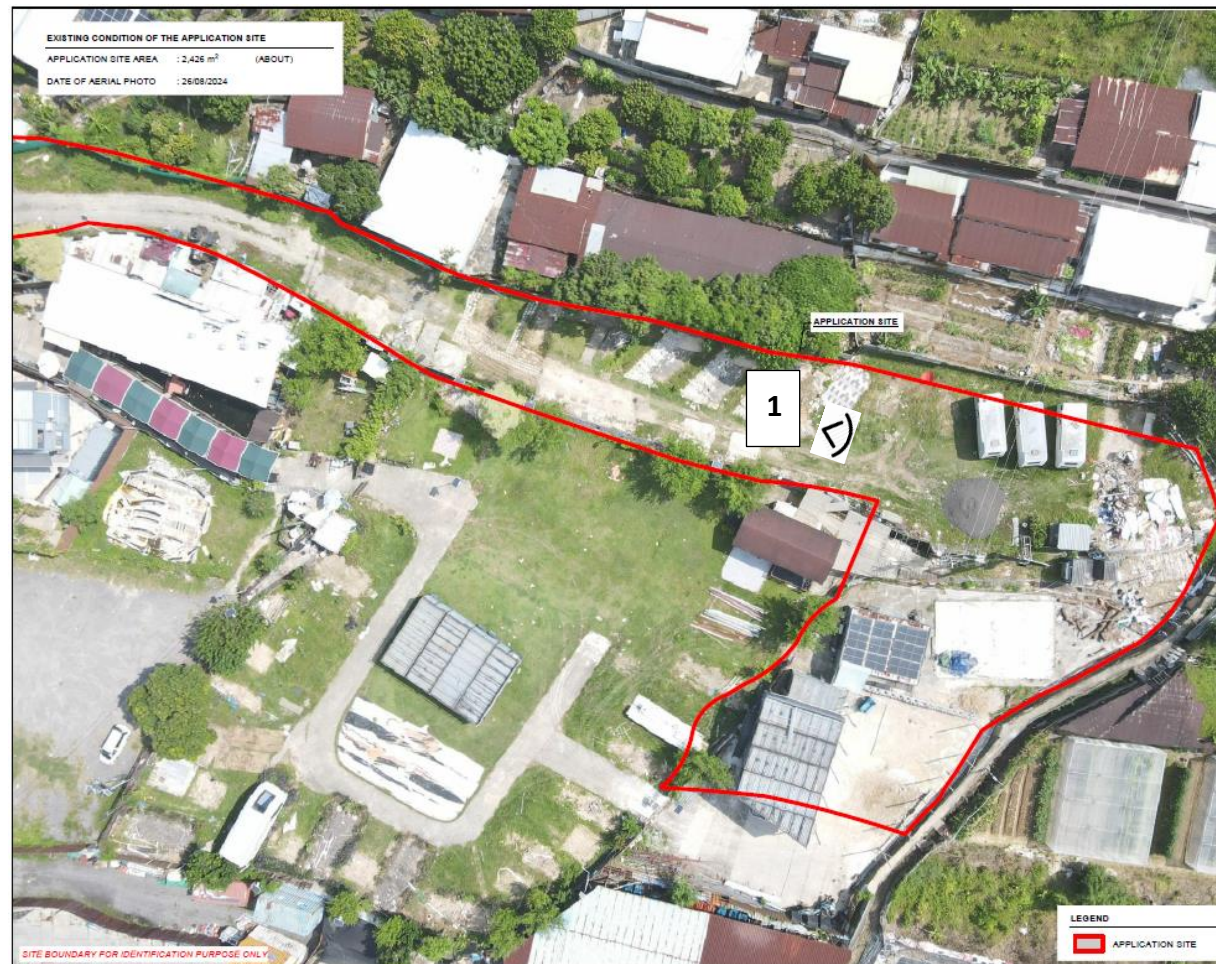
T2 Topped trunk and branches with epicormics



### Annex III - Existing Condition of the Application Site

(Application No. A/YL-KTN/1033)

According to the aerial photo taken on 26.8.2024 and tree survey conducted on 30.8.2024, 2 trees are identified within the application site.



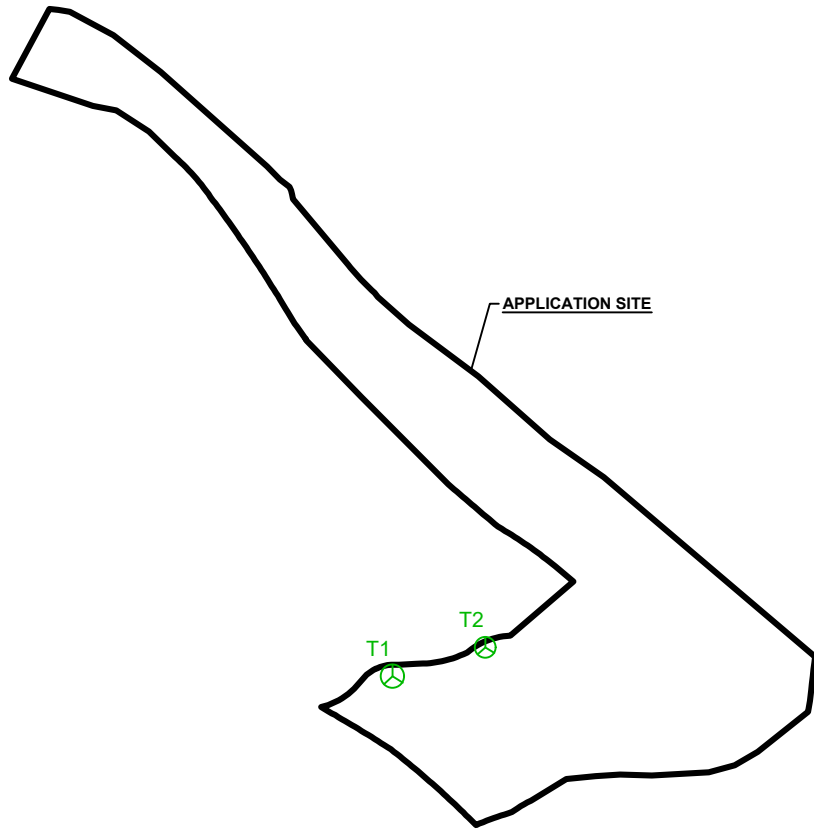


1



**LANDSCAPE PROPOSAL**

APPLICATION SITE AREA : 2,426 m<sup>2</sup> (ABOUT)  
 NO. OF EXISTING TREES : 2 (T1 TO T2)  
 SPECIES OF TREE : FICUS MICROCARPA  
 NO. OF TREES TO BE FELLED : 2 (T1 TO T2)



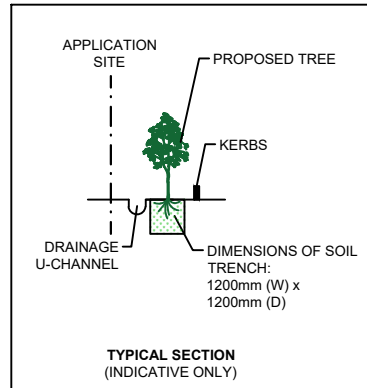
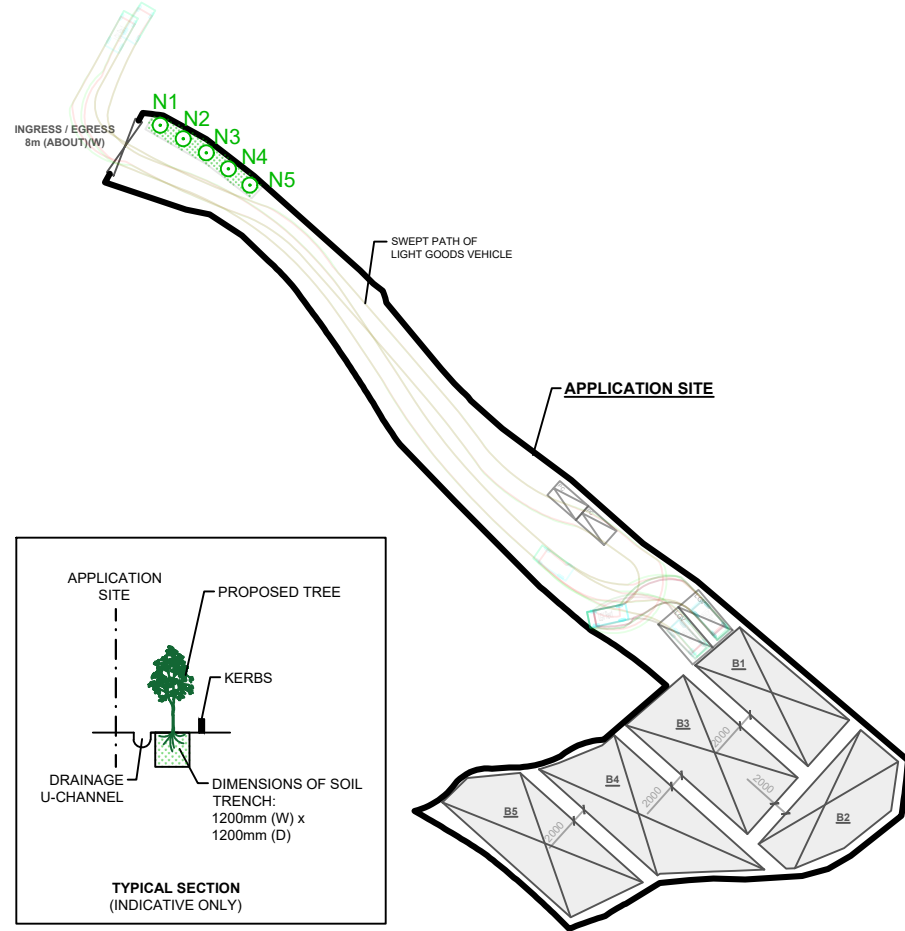
**LEGEND**

- APPLICATION SITE
- EXISTING TREE

**LANDSCAPE PROPOSAL**

APPLICATION SITE AREA : 2,426 m<sup>2</sup> (ABOUT)  
 COVERED AREA : 988 m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 1,438 m<sup>2</sup> (ABOUT)

NO. OF NEW TREES WILL BE PLANTED : 5 (N1 TO N5)  
 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)

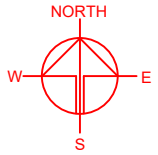


**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LUL SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- 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



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 26.8.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: LANDSCAPE PROPOSAL

DWG NO.: ANNEX IV VER.: 002