

Our Ref. : DD103 Lot 512 RP & 515  
Your Ref. : TPB/A/YL-KTS/980

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

**By Email**

18 June 2024

Dear Sir,

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

**Proposed Temporary Open Storage of Vehicles for Sale (including New/Used Vehicles)  
for a Period of 3 Years in "Agriculture" Zone, Lots 512 RP (Part) and 515 (Part) in D.D. 103  
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/980)**

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  
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. Christopher PANG  
(Attn.: Mr. Y. Y. MO

email: cyfpang@pland.gov.hk )  
email: yymo@pland.gov.hk )

**Responses-to-Comments**

**Proposed Temporary Open Storage of Vehicles for Sale (including New/Used Vehicles)  
for a Period of 3 Years in “Agriculture” Zone, Lots 512 RP (Part) and 515 (Part) in D.D. 103  
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTS/980)**

(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)	It is noted that the existing tree species is revised from Ficus macrocarpa as stated in the previous submission to other species. Comparing to our site inspection taken in June 2023, some existing tree information provided under this submission is inaccurate (e.g. tree location, tree photos). The applicant is advised to provide accurate existing tree information based on the current site condition for the submission.	A revised tree preservation and landscape proposal and information of the existing trees within the application site (the Site) are provided for your consideration ( <b>Annexes I &amp; II</b> ). According to the tree survey conducted in June 2024, a total of <u>4</u> existing trees have been recorded within the Site. All these existing trees will be preserved by the applicant during the planning approval period.
(b)	It is noted from the photo 11 that the T11 is mature in size with DBH greater than 95mm. The applicant should review the DBH of the tree according to LandsD’s LAO PN 6/2023 and AFCD’s Nature Conservation Practice Note No.2.	To enhance the landscape value of the Site, a total of <u>13</u> new trees (N1 to N13) are proposed to be planted by the applicant. They will be planted along the eastern portion along the periphery of the Site. All trees within the Site will be well maintained by the applicant during the planning approval period.
(c)	The tree photo of T1 and T10 is duplicated. Please review.	

**Annex I - Tree Survey Schedule**

**Proposed Temporary Open Storage of Vehicles for Sale (including New/Used Vehicles)  
for a Period of 3 Years in “Agriculture” Zone, Lots 512 RP (Part) and 515 (Part) in D.D. 103  
and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTS/980)**

Location: Lots 512 RP (Part) and 515 (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Field Survey was conducted on 11 June, 2024

No	Tree Species	Tree Size	
		DBH(mm)	Overall Height (m)
E1	Celtis sinensis. 朴樹	71	5.2
E2	Bauhinia purpurea L. 羊蹄甲	95	4.7
E3	Juniperus chinensis 檜樹	24	2.7
E4	Juniperus chinensis 檜樹	28	3.3

E1.



E2.



E3.



E4.

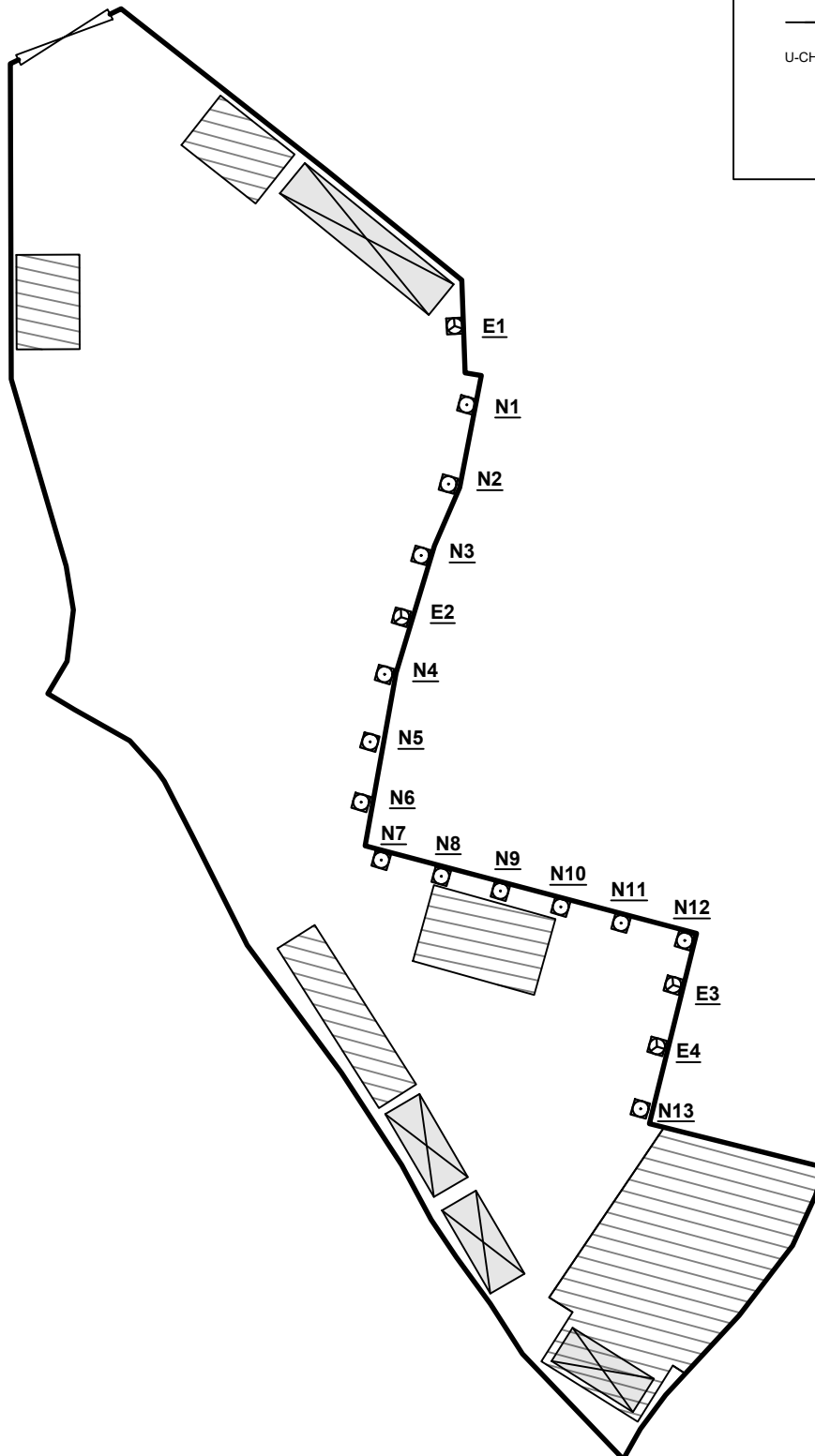
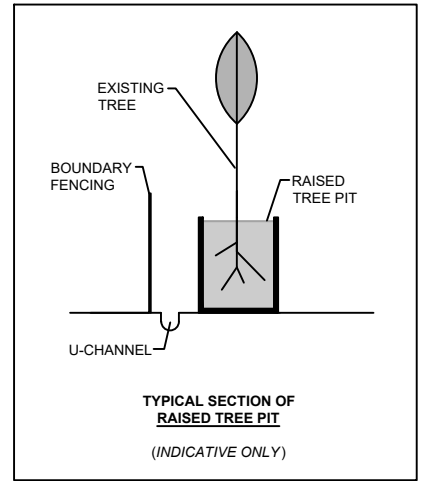


**TREE PRESERVATION AND LANDSCAPE PROPOSAL**

NO. OF EXISTING TREE : 4 (E1 TO E4)  
 SPECIES OF TREES : 4 X VARIOUS SPECIES

NO. OF TREES WILL BE PRESERVED : 4 (E1 TO E4)

NO. OF NEW TREES WILL BE PLANTED : 13 (N1 TO N13)  
 SPECIES OF NEW TREES : *SENNIA SURATTENSIS*  
 HEIGHT OF NEW TREES : NO LESS THAN 2.75 m  
 SPACING OF NEW TREES : NOT LESS THAN 3 m  
 DIMENSION OF TREE PITS : 1 m (W) X 1 m (L) X 1.2 m (D)



**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS
- EXISTING RAISED TREE PIT
- PROPOSED NEW TREES

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES FOR SALE (INCLUDING NEW/USED VEHICLES) FOR A PERIOD OF 3 YEARS	ADDRESS LOTS 512 RP (PART) AND 515 (PART) IN D.D. 103 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 450 @ A4		TITLE TREE PRESERV. AND LANDSCAPE PROPOSAL	
			DRAWN BY MN	DATE 18.10.2023	REVISED BY LT	DATE 11.6.2024

