

Our Ref. : DD117 Lot 1338 S.A & VL  
Your Ref. : TPB/A/YL-TT/650

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

**By Email**

27 September 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. 117, Tai Tong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/650)**

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 at [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/TMYLW, PlanD

(Attn.: Ms. Eva TAM  
(Attn.: Mr. Bosco YUNG

email: ekytam@pland.gov.hk )  
email: btkyung@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. 117, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/650)

(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) (Contact Person: Mr. LAM; Tel: 3565 3949)</b>	
<p>(i) Existing trees and vegetation within the Site were observed. However, the proposed filling of land with concrete (the entire site) would cause the adverse landscape impact on the existing trees/vegetation within the Site. Significant impact on the existing landscape resources is envisaged. Moreover, the proposed mitigation measures (i.e. the proposed vertical greening with climber species on the fence along the site boundary) in the landscape proposal enclosed in the FI(1) could not mitigate the impact generated by filling of land and consequently cause the removal of all existing trees and vegetation within the Site. The applicant should consider to explore planting of new tree as the mitigation measures.</p>	<p>According to the tree survey conducted on 13/09/2024, a total of <u>15</u> nos. of trees are recorded within the Site (<b>Annex I</b>). No old and valuable tree or protected species has been identified in accordance with the 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 purpose, all existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site.</p> <p>Due to the felling of existing trees within the Site. A landscape proposal is submitted by the applicant to provide landscape mitigation measures for the proposed development (<b>Annex II</b>). <u>15</u> new trees (N1 to N15) are proposed to be planted along the west and northwest periphery boundary of the Site as a landscape buffer to minimise adverse visual impact to the surrounding areas. All these new trees within the Site will be maintained by the applicant during the planning approval period.</p>



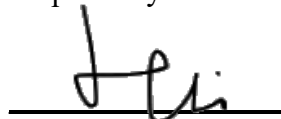
# Tree Survey Report

**Date of Survey: 13<sup>th</sup> September 2024**

**Location:**

**Various Lots in D.D.117, Tai Tong, Yuen Long, New Territories**

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 16<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 13<sup>th</sup> September 2024. Plants with DBH less than 95mm were not recorded in the survey.

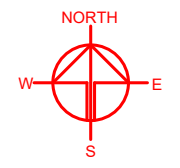
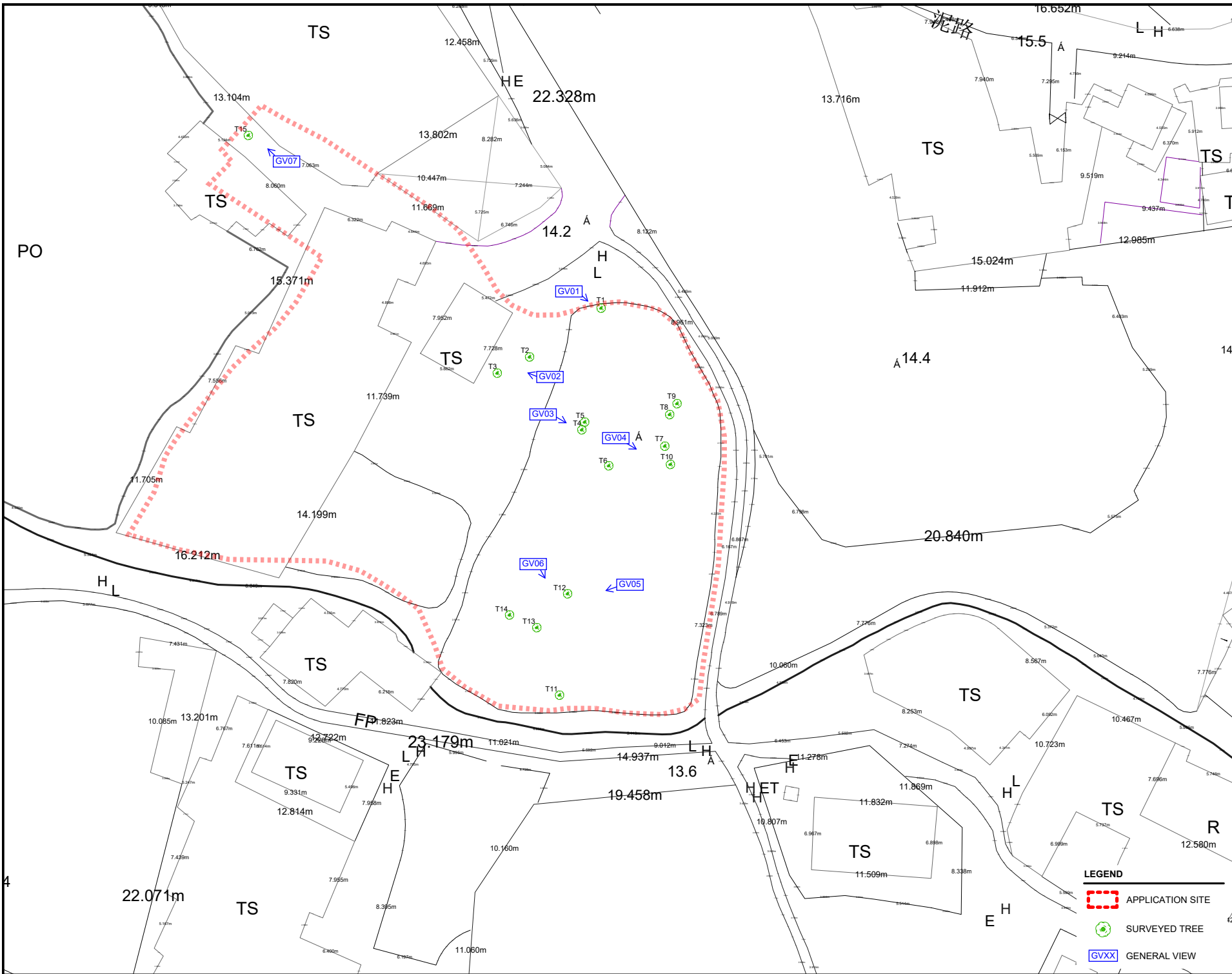
## **2. Summary of Existing Trees**

The surveyed site is located at Various Lots in D.D.117, Tai Tong, Yuen Long, New Territories.

At the time of inspection on 13<sup>th</sup> September 2024, **15 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



PLANNING CONSULTANT

PROJECT  
 PROPOSED TEMPORARY 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.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE  
 AS SHOWN

DRAWN BY MN	DATE 15.4.2024
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REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE  
 TREE SURVEY PLAN

DWG NO. TSP	VER. 000
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- LEGEND**
- APPLICATION SITE
  - SURVEYED TREE
  - GENERAL VIEW



## Appendix II –Tree Survey Schedule

**Tree Survey Schedule**

Location: Various Lots in D.D.117, Tai Tong, Yuen Long, New Territories  
 Tree surveyor(s): Mak Ka Hei  
 Field Survey was conducted on: 13 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>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	230	7.0	Low	Fair	Fair	Fair	Low	
T2	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	250	6.0	Low	Fair	Fair	Fair	Low	multi-trunks
T3	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	210	7.0	Low	Fair	Fair	Fair	Low	
T4	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	220	7.0	Low	Fair	Fair	Fair	Low	
T5	<i>Bombax ceiba</i>	木棉	8.0	300	6.0	Low	Fair	Fair	Fair	Low	
T6	<i>Bombax ceiba</i>	木棉	8.0	240	6.0	Low	Fair	Fair	Fair	Low	
T7	<i>Bombax ceiba</i>	木棉	8.0	230	6.0	Low	Fair	Fair	Fair	Low	
T8	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	150	5.0	Low	Fair	Fair	Fair	Low	
T9	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	160	6.0	Low	Fair	Fair	Fair	Low	
T10	<i>Bombax ceiba</i>	木棉	5.0	150	3.0	Low	Fair	Fair	Fair	Low	
T11	<i>Ficus hispida</i>	對葉榕(牛乳樹)	5.0	95	4.0	Low	Fair	Fair	Fair	Low	climbers
T12	<i>Ficus hispida</i>	對葉榕(牛乳樹)	5.0	95	4.0	Low	Fair	Fair	Fair	Low	climbers
T13	<i>Ficus hispida</i>	對葉榕(牛乳樹)	5.0	95	4.0	Low	Fair	Fair	Fair	Low	climbers
T14	<i>Ficus hispida</i>	對葉榕(牛乳樹)	5.0	95	4.0	Low	Fair	Fair	Fair	Low	climbers
T15	<i>Mangifera indica</i>	芒果	12.0	510	8.0	Med	Fair	Fair	Fair	Low	

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



General view 04



# General View



General view 05



General view 06



# General View



General view 07



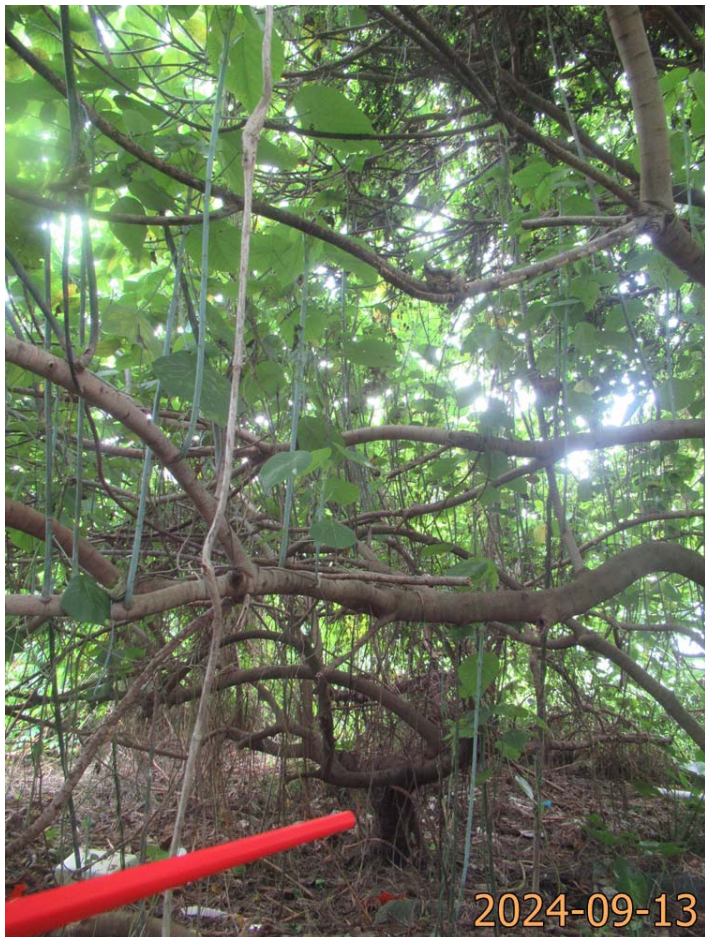
# Photo Records



T1 (Overview)



T2 (Overview)



T3 (Overview)



T4 (Overview)



# Photo Records



T5 (Overview)

2024-09-13



T6 (Overview)

2024-09-13



T7 (Overview)

2024-09-13



T8 (Overview)

2024-09-13



# Photo Records



T9 (Overview)



T10 (Overview)



T11 (Overview)



T12 (Overview)



# Photo Records



T13 (Overview)



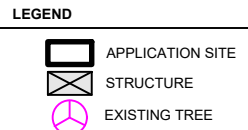
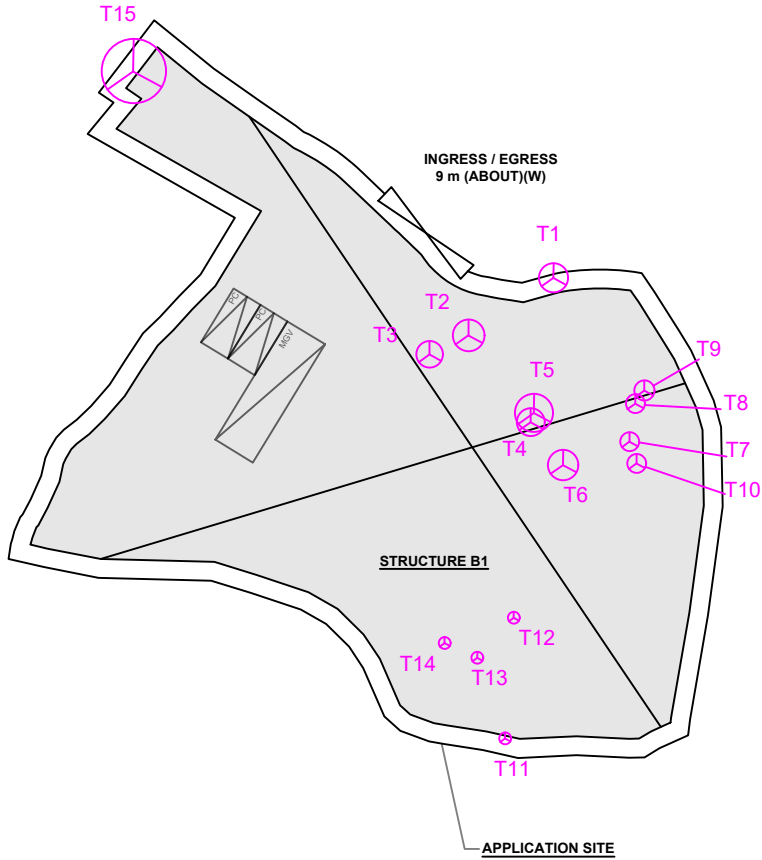
T14 (Overview)



T15 (Overview)

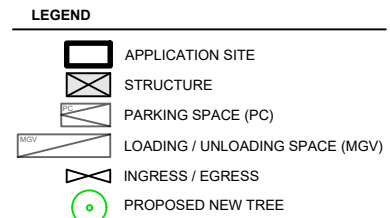
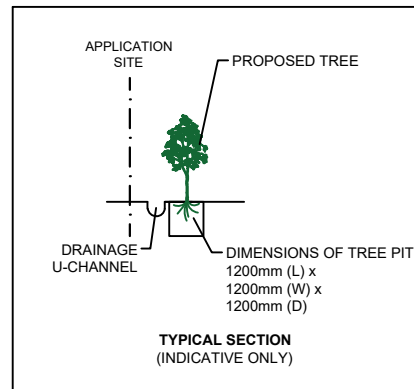
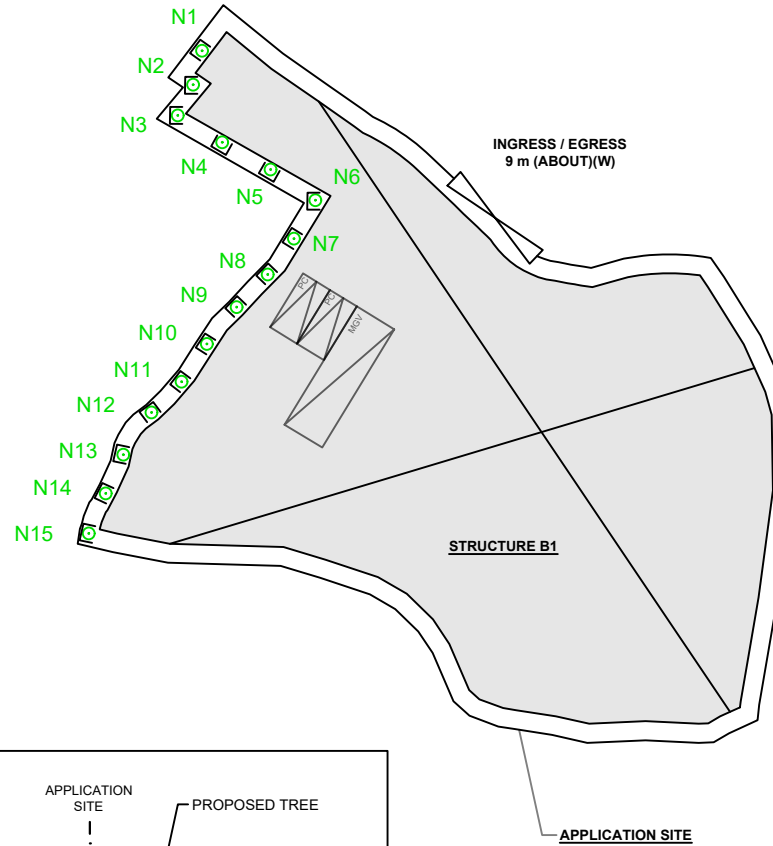
**LANDSCAPE PROPOSAL**

APPLICATION SITE AREA : 1,835 m<sup>2</sup> (ABOUT)  
 NO. OF EXISTING TREES : 15 (T1 TO T15)  
 TREE SPECIES : *MACARANGA TANARIUS* VAR. *TOMENTOSA* (T1 TO T4, T8, T9)  
 : *BOMBAX CEIBA* (T5 TO T7, T10)  
 : *FICUS HISPIDA* (T11 TO T14)  
 : *MANGIFERA INDICA* (T15)  
 NO. OF TREES TO BE FELLED : 15 (T1 TO T15)



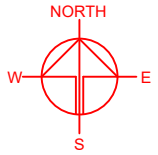
**LANDSCAPE PROPOSAL**

APPLICATION SITE AREA : 1,835 m<sup>2</sup> (ABOUT)  
 COVERED AREA : 1,539 m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 296 m<sup>2</sup> (ABOUT)  
 NO. OF NEW TREES WILL BE PLANTED : 15 (N1 TO N15)  
 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 1.2 m (D)



**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.



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SITE LOCATION  
 VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 600 @ A4

DRAWN BY LT	DATE 31.05.2024
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DWG. TITLE  
 LANDSCAPE PROPOSAL

DWG NO. ANNEX II	VER. 001
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