

Our Ref.: DD118 Lot 1756
Your Ref.: TPB/A/YL-TT/665

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

By Email

20 September 2024

Dear Sir,

1st Further Information

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1756 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/665)

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




Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM

email: ekytam@pland.gov.hk)

(Attn.: Mr. Bosco YUNG

email: btkyung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1756 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/665)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Director of Environmental Protection (DEP)		
(a)	Whether the septic tank and soakaway system will be provided and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD’s ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	Septic tank and soakaway system will be provided at the Site. It will be design and constructed in accordance with requirements of the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23. Licensed collectors will be employed by the applicant to collect and dispose of the sewage regularly.
(b)	Whether all dogs will be kept indoor at the enclosed structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside the operation hours 9 am to 7 pm.	All dogs will be kept indoor within the enclosed structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside the operation hours.
2. Comments of the Chief Town Planner/Urban Design & Landscape Section, Planning Department (CTP/UD&L, PlanD)		
(a)	No mitigation measures and landscape proposal are proposed by the applicant to demonstrate the proposed uses and associated filling of land would not have adverse landscape impact on the existing trees/vegetation within the Site. We would reserve our comment upon receipt of the required landscape technical information.	The site inspection conducted on 13.09.2024 identified 3 nos. of tree within the Site. The tree survey report is enclosed at Annex 1 . The existing trees are of common species i.e. <i>Ficus hispida</i> (對葉榕) which are in direct conflict with the proposed structure. Given their low amenity value and suitability for transplanting, all existing trees are proposed to be felled.




Tree Survey Report

Date of Survey: 13th September 2024

Location:

Lot 1756 (Part) In D.D. 118, Tai Tong, Yuen Long, New Territories

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 16th September 2024

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

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 13th September 2024. Plants with DBH less than 95mm were not recorded in the survey.

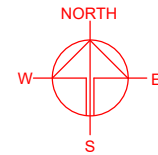
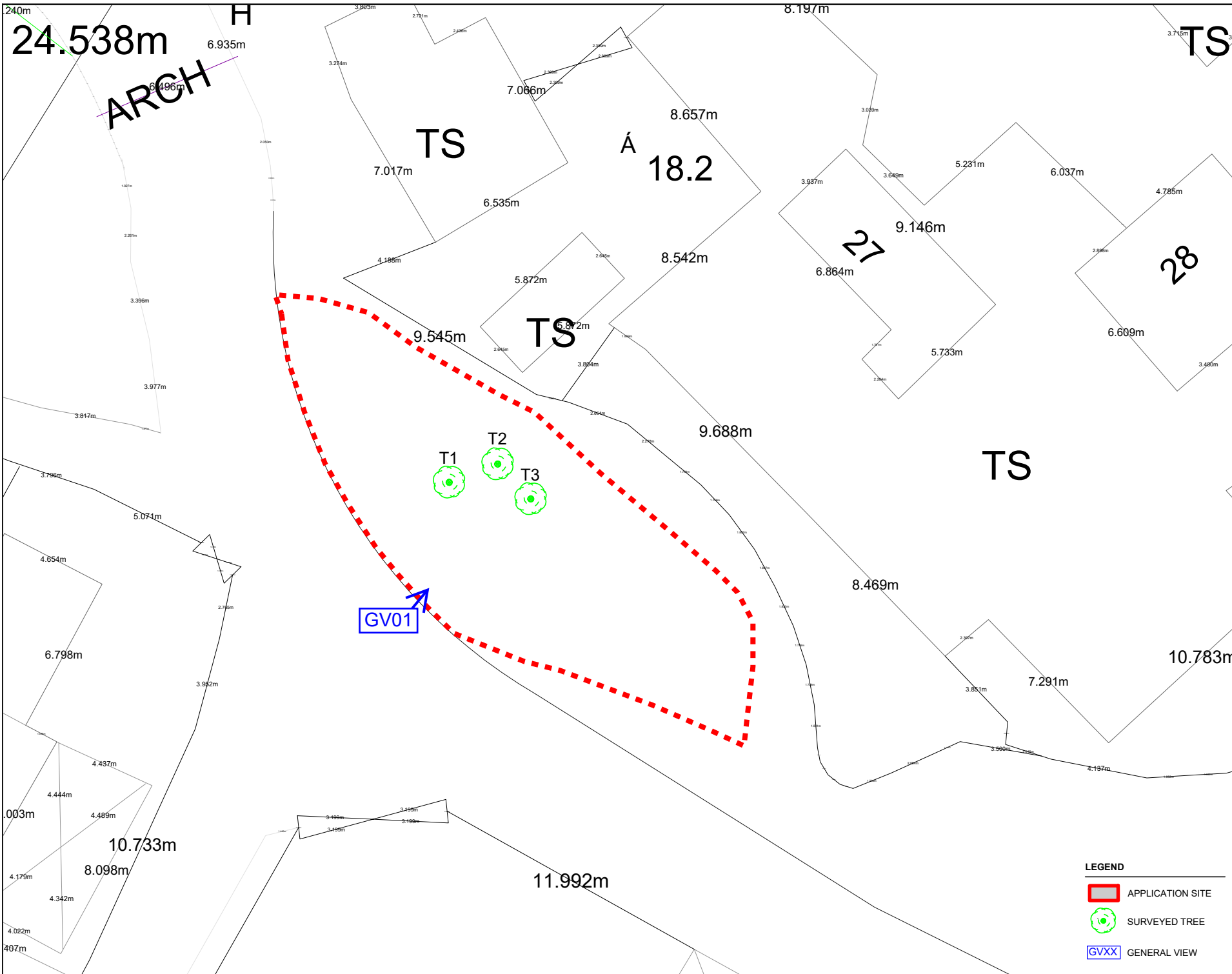
2. Summary of Existing Trees

The surveyed site is located at Lot 1756 (Part) In D.D. 118, Tai Tong, Yuen Long, New Territories.

At the time of inspection on 13th September 2024, **3 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
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND




SITE LOCATION
 LOT 1756 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 AS SHOWN

DRAWN BY MN	DATE 17.6.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE TREE SURVEY PLAN	
DWG. NO. TSP	VER. 000

LEGEND

-  APPLICATION SITE
-  SURVEYED TREE
-  GENERAL VIEW

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Private Area, Shek Kong, Pat Heung
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>Ficus hispida</i>	對葉榕(牛乳樹)	7.0	120	4.0	Low	Fair	Fair	Fair	Low	multi-trunks
T2	<i>Ficus hispida</i>	對葉榕(牛乳樹)	7.0	95	4.0	Low	Fair	Fair	Fair	Low	multi-trunks
T3	<i>Ficus hispida</i>	對葉榕(牛乳樹)	7.0	160	6.0	Low	Fair	Fair	Fair	Low	multi-trunks

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)



T2 (Overview)



T3 (Overview)