

Our Ref. : DD106 Lot 2063, 2064 & GL
Your Ref. : TPB/A/YL-KTS/1076

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

By Email

9 July 2025

Dear Sir,

1st Further Information

**Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities
for a Period of 5 Years in “Village Type Development” Zone, Lots 2063 and 2064 in
D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1076)

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/FSYLE, PlanD

(Attn.: Mr. Woody LIN
(Attn.: Mr. Michael SO

email: wkwlin@pland.gov.hk)
email: mckso@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities
for a Period of 5 Years in “Village Type Development” Zone, Lots 2063 and 2064 in
D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

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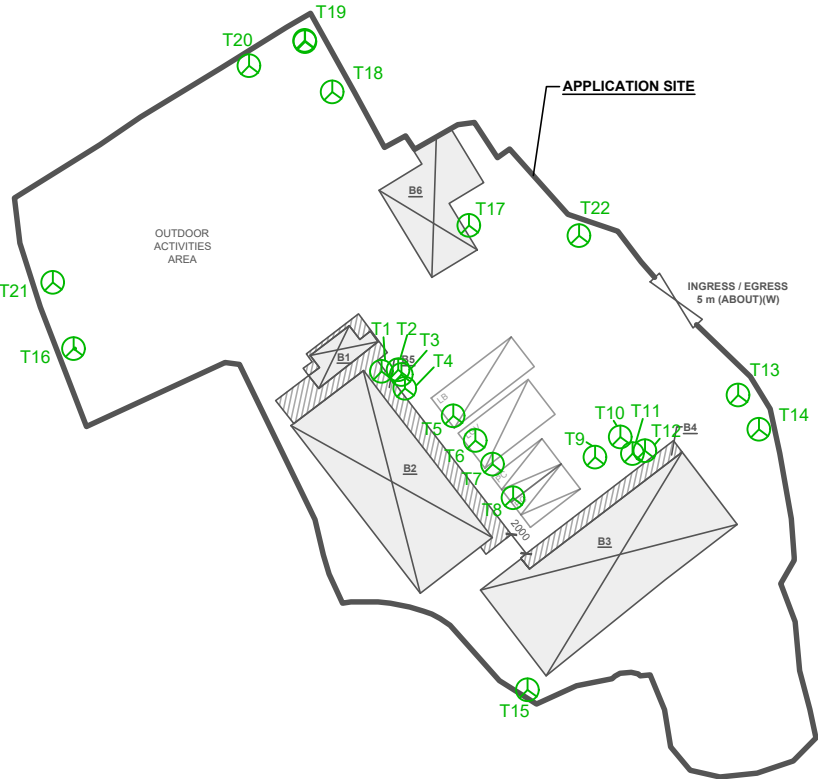
(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD)) (Contact Person: Mr. Woody LIN; Tel: 3168 4040)		
(a)	Please supplement the details (e.g. venue, manpower and logistics arrangement etc.) of the activities and/or events currently organised by the Hakka Cultural Association to illustrate the operation of the proposed use under the captioned application.	Due to the lack of suitable operational venues, the Hakka Cultural Association is not currently hosting any activities or events.
2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Samuel HUI; Tel: 3565 3957)		
(a)	Please review the spacing of the new tree planting to “NOT LESS THAN 4m” to ensure sufficient space for tree growth.	Not less than 4 m spacing will be provided for the proposed new trees. Please refer to the revised landscape proposal (Annex I).
(b)	Instead of proposing individual tree pits, a continuous planting strip with min. 1.5m width is recommended for healthy tree growth of new tree planting.	1.5m width of continuous planting strip will be provided for healthy tree growth.
(c)	T14 has been uprooted with serious structural problem damaging the existing fence. The applicant should ensure the health and safety of all existing trees within Site and take necessary maintenance measures in a timely manner.	Noted. Maintenance measures will be taken by the applicant after planning approval has been granted from the Town Planning Board.
3. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)		
(a)	Please advise whether the proposed use would involve use of public announcement	No public announcement system, portable loud speaker, or any form of audio

	system, portable loud speaker, or any form of audio amplification system.	amplification system will be allowed to use within the application site at any time during the planning approval period.
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LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 1,940 m ²	(ABOUT)
NO. OF EXISTING TREES	: 22	(T1 TO T22)
TREE SPECIES	: BOUGAINVILLEA SPECTABILIS (T1, T4) : MACARANGA TANARIUS VAR. TOMENTOSA (T2, T3) : CINNAMOMUM CAMPHORA (T5, T9, T13) : CELTIS SINENSIS (T6, T8, T12) : ILEX ROTUNDA (T7, T17) : DELONIX REGIA (T10, T11, T14) : LOPHOSTEMON CONFERTUS (T15) : FICUS MICROCARPA (T16, T21) : DIMOCARPUS LONGAN (T18 TO T20) : LIGUSTRUM SINENSE (T22)	
NO. OF TREES TO BE FELLED	: 13	(T1 TO T12, T17)

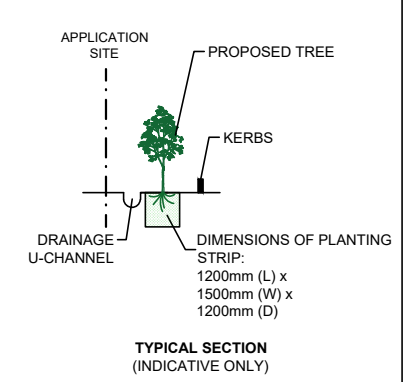
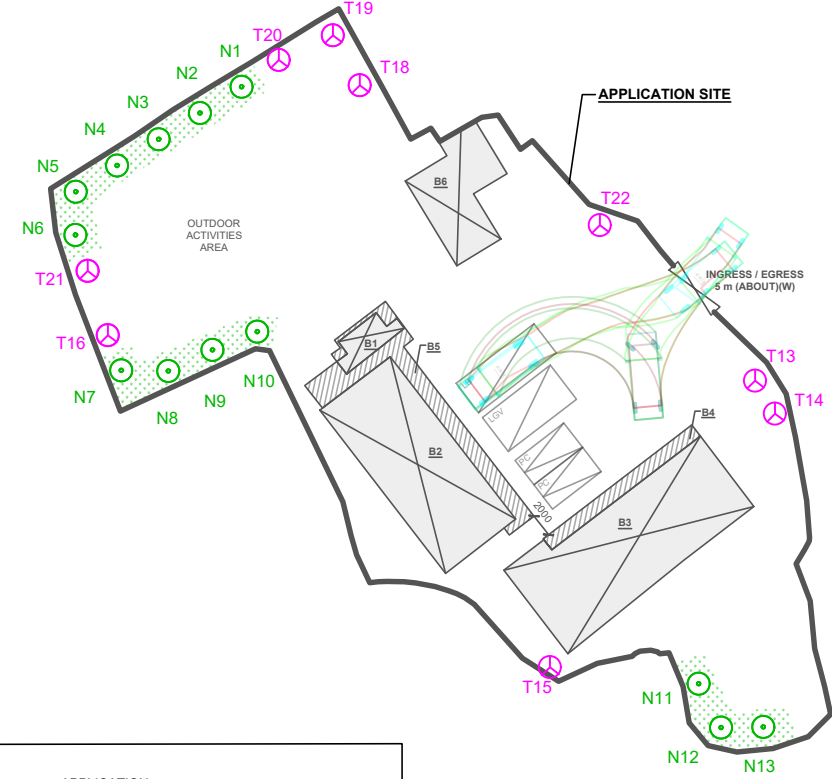


LEGEND

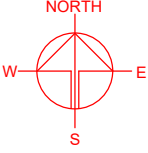
- APPLICATION SITE
- EXISTING TREES

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 1,940 m ²	(ABOUT)
COVERED AREA	: 1,635 m ²	(ABOUT)
UNCOVERED AREA	: 953 m ²	(ABOUT)
NO. OF TREES WILL BE PRESERVED	: 9	(T13 TO T16, T18 TO T22)
NO. OF NEW TREES WILL BE PLANTED	: 13	(N1 TO N13)
SPECIES OF NEW TREES	: POLYSPORA AXILLARIS	
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m	
SPACING OF NEW TREES	: NOT LESS THAN 4 m	
DIMENSION OF PLANTING STRIP	: 1.5 m (W) 1.2 m X (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.



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 2063 AND 2064 IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 600 @ A4

DRAWN BY	DATE
LT	3.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.	VER.
ANNEX I	001