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Christina Ki Na LEE/PLAND

寄件者: Danny Ng [REDACTED]
寄件日期: 2025年06月18日星期三 14:51
收件者: tpbpd/PLAND
副本: Christina Ki Na LEE/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Kevin Lam; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-LFS/558 - Further Information
附件: FI1 for A_YL-LFS_558 (20250618).pdf
類別: Internet Email

Dear Sir,

We write to submit further information to provide additional information of the subject application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

T: (852) [REDACTED] | F: (852) [REDACTED] | M: (852) [REDACTED] | E: [REDACTED]

A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

Our Ref.: DD129 Lot 2092 & 2093
Your Ref.: TPB/A/YL-LFS/558

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

By Email

18 June 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Office for a Period of 3 Years in "Recreation" Zone,
Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-LFS/558)

We write to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
Town Planner

Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Office for a Period of 3 Years in "Recreation" Zone,
Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

(Application No. A/YL-LFS/558)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments from the Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) (Contact Person: Ms. May CHAN; Tel: 3565 3949)		
(a)	It is stated in the application form that no tree felling is proposed within the Site, however the aerial photo and site photos show existing trees which would be in conflict with the proposed Structures B1 and B3 as shown in the "Layout Plan (Dwg no. PLAN 4)".	According to the tree survey report conducted on 06.06.2025, 2 nos. of trees were identified within the site boundary (Annex I). No OVT 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) respectively. All identified trees are proposed to be felled.
(b)	No landscape technical assessment such as information of existing landscape resources are provided with the application. The applicant should provide the broad-brush tree survey including nos. of existing trees, tree species and their conservation status with landscape proposal and mitigation measures to demonstrate that the proposed uses would not have adverse landscape impact on the Site and surrounding areas.	<p>A landscape proposal is provided by the applicant (Annex II) where 2 new trees (i.e. Bauhinia Blakeana) (T1 and T2) are proposed to be planted at the western portion of the Site as a landscape buffer. The proposed 2 new trees will be planted at least 1.2m soil depth for better tree health.</p> <p>The new proposed trees are for mitigating any potential visual and landscape impact (if any) towards nearby sensitive receivers. The new trees planted within the Site will be maintained by the applicant in good condition during the planning approval period.</p>



Tree Survey Report

Date of Survey: 6th June 2025

Location:

Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Prepared by:

A handwritten signature in black ink, appearing to be 'Mak Ka Hei', written over a horizontal line.

Mak Ka Hei

Registered Arborist

Date: 7th June 2025

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Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- 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 6th June 2025. Plants with DBH less than 95mm were not recorded in the survey.

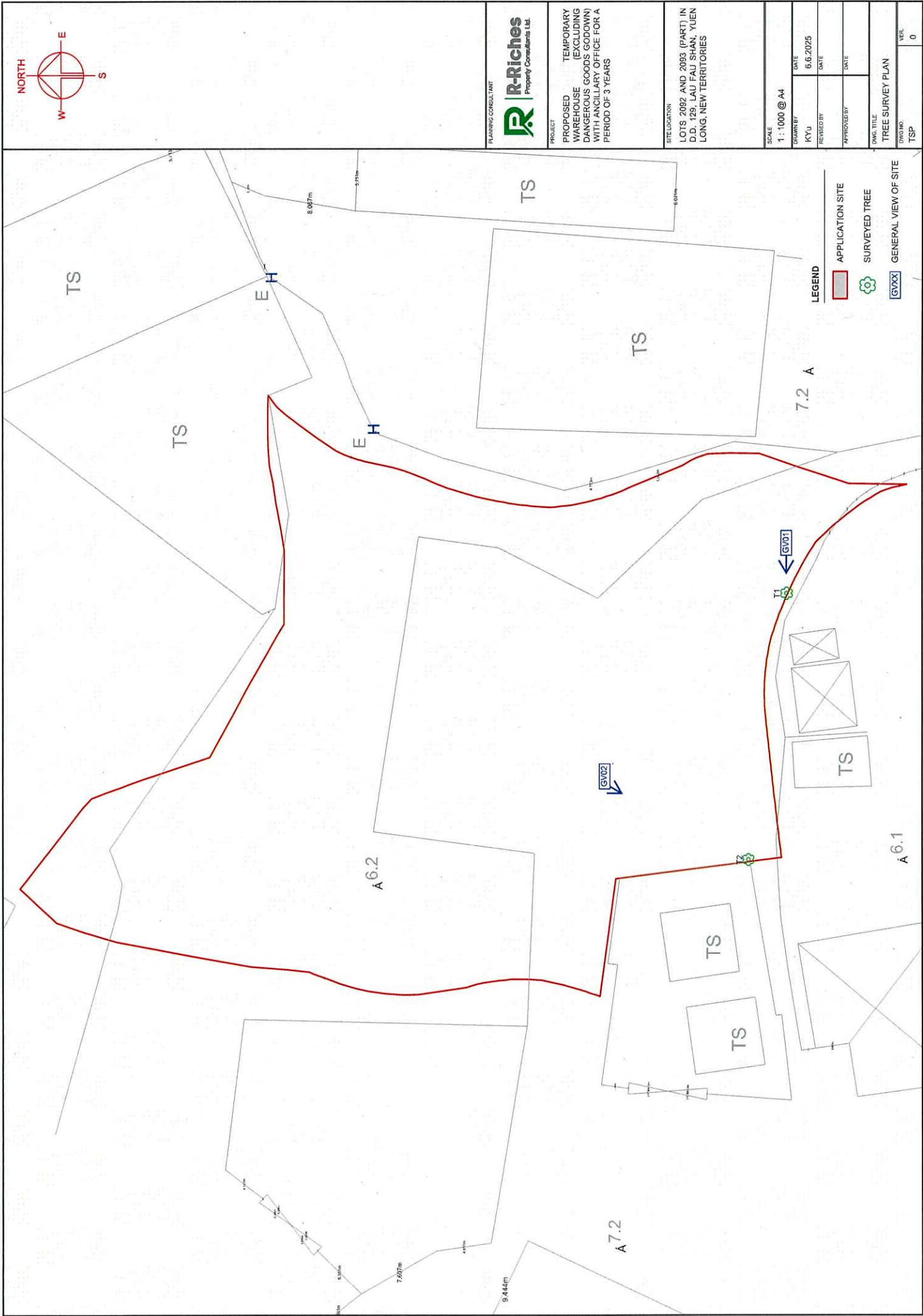
2. Summary of Existing Trees

The surveyed site is located at Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories.

At the time of inspection on 6th June 2025, **2 nos.** trees were found within the Site. 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



Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location:

Tree surveyor(s):

Field Survey was conducted on:

Lots 2092 and 2093 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

Mak Ka Hei

6 June 2025

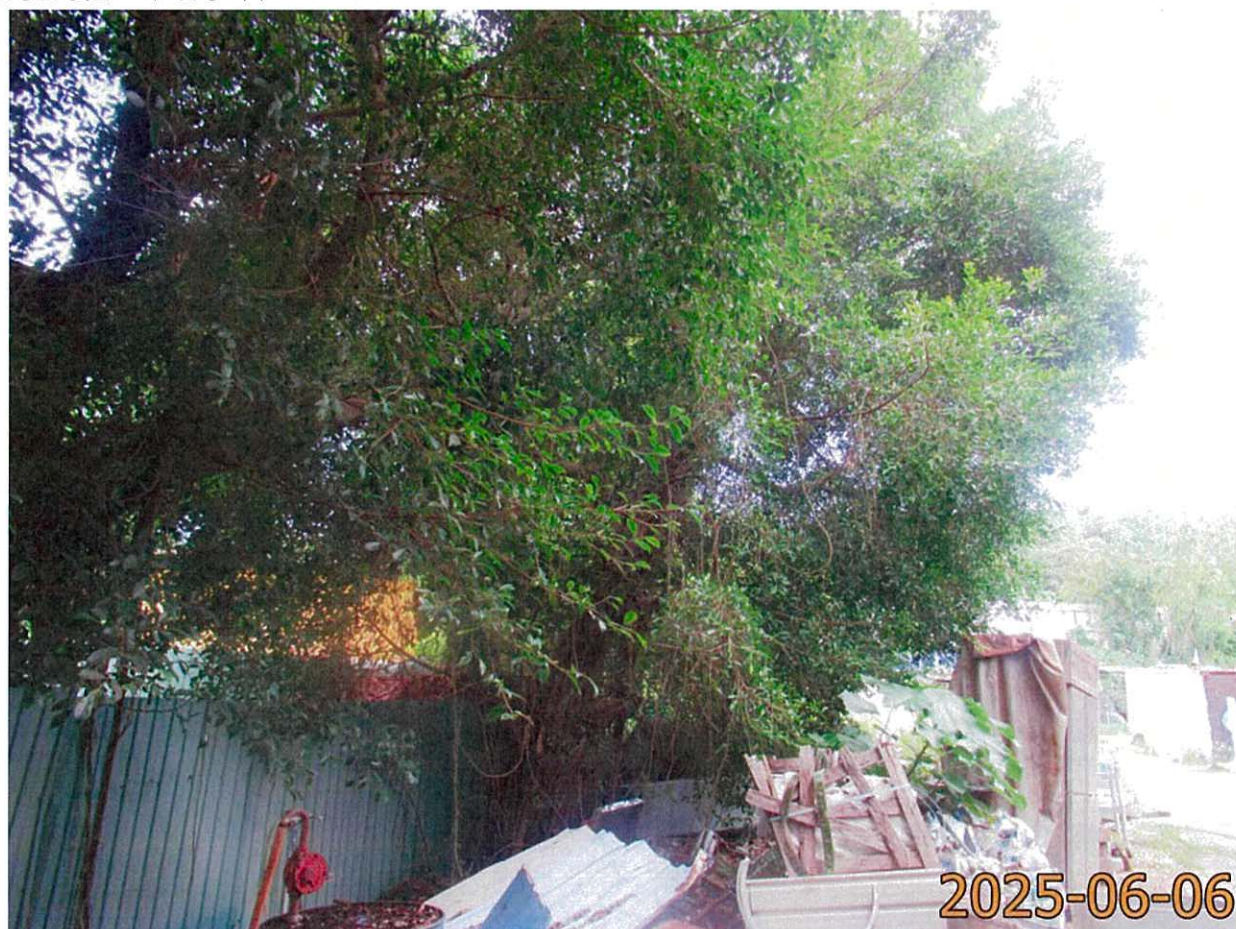


Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)						
T1	<i>Ficus microcarpa</i>	榕樹(細葉榕)	8.0	490	6.0	Low	Poor	Poor	Good /Fair /Poor	High /Med /Low	decay at trunk, trunk conflict with fencing
T2	<i>Ficus microcarpa</i>	榕樹(細葉榕)	6.0	230	7.0	Low	Fair	Fair	Good /Fair /Poor	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

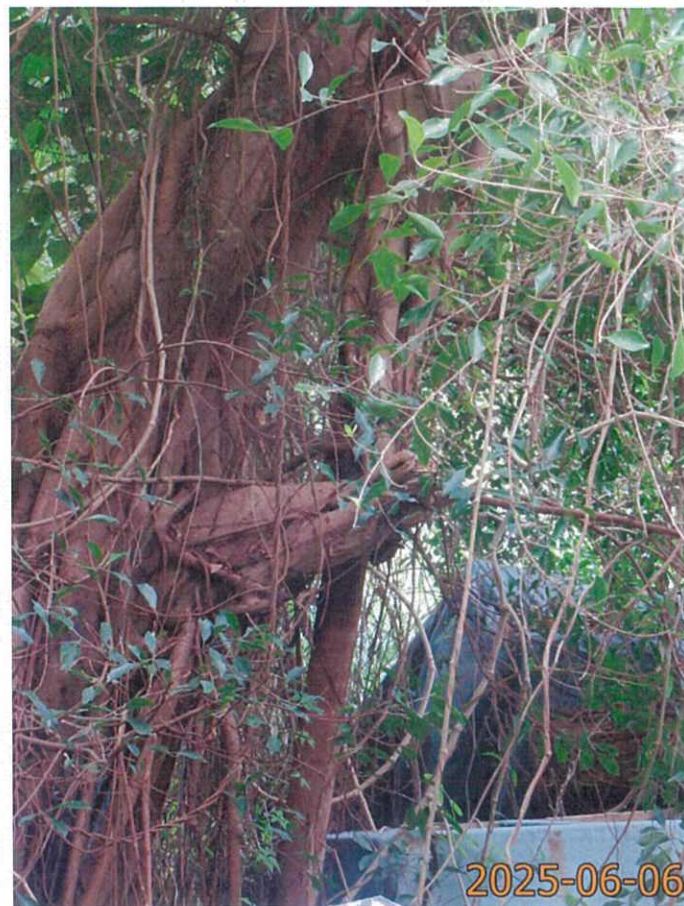


General view 02

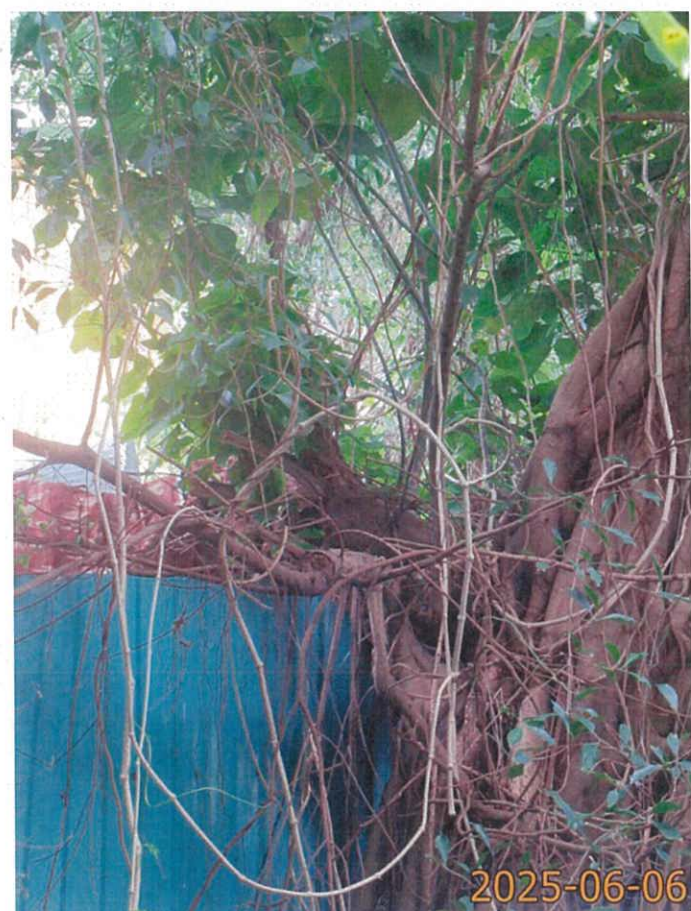
Photo Records



T1 (Overview)



T1 Decay at trunk



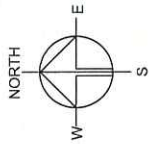
T1 Trunk conflict with fencing



T2 (Overview)

LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 2,234 m² (ABOUT)
 NO. OF PROPOSED TREES : 2
 SPECIES OF TREES : BAUHINIA BLAKEANA
 SPACING OF TREES : NOT LESS THAN 4m
 HEIGHT OF TREES : NOT LESS THAN 2.75m
 DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)



PLANNING CONSULTANT



PROJECT
 PROPOSED
 WAREHOUSE
 (EXCLUDING
 DANGEROUS GOODS GODOWN)
 WITH ANCILLARY OFFICE FOR A
 PERIOD OF 3 YEARS

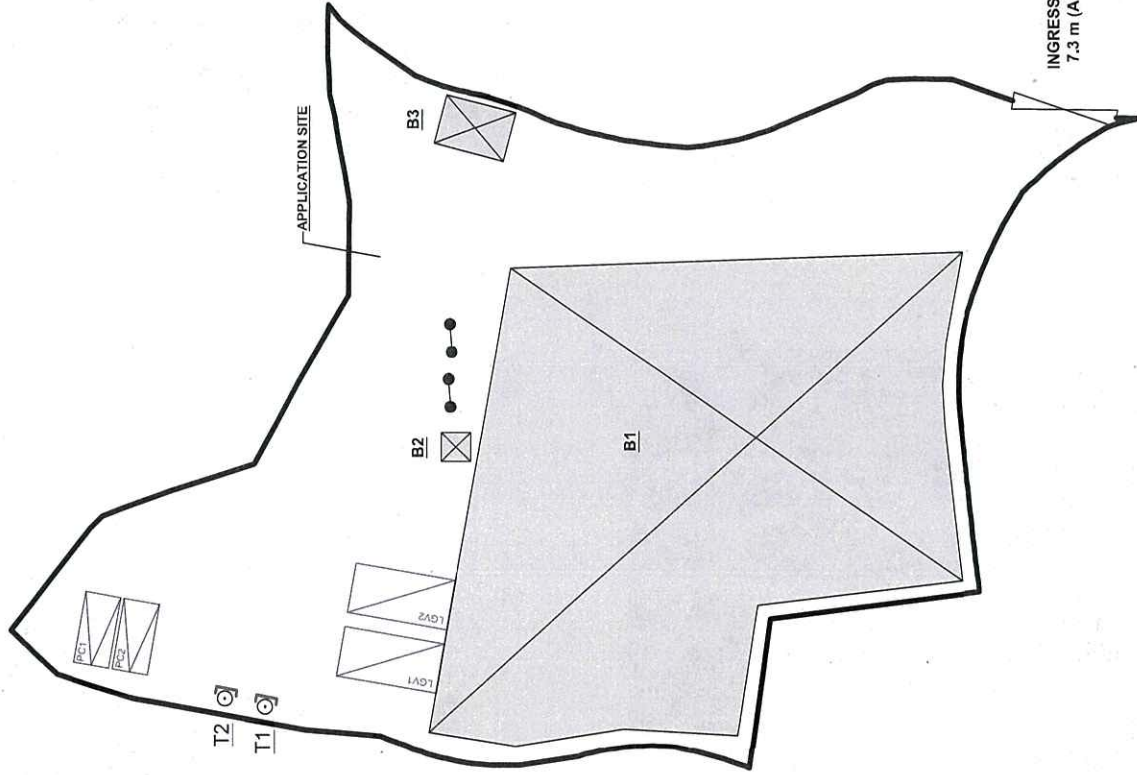
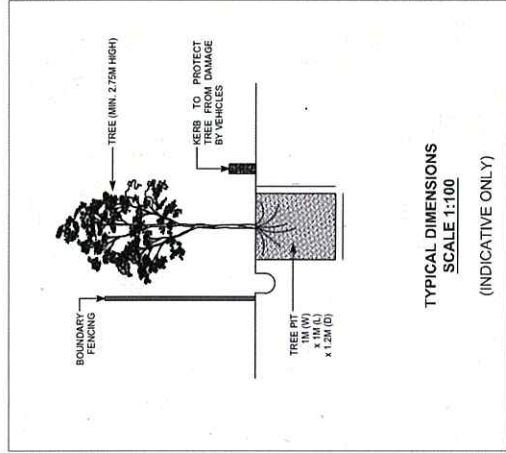
SITE LOCATION

LOTS 2092 AND 2093 (PART) IN
 D.D. 129 LAU FAU SHAN, YUEN
 LONG, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DATE	11.6.2025
DESIGNED BY	DATE
REVIEWED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 LANDSCAPE PROPOSAL
 DWG. NO.
 PLAN 6
 VER.
 001



- LEGEND
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PC)
 - LOADING / UNLOADING SPACE (LGV)
 - INGRESS / EGRESS
 - H-POLE (ELECTRICITY)
 - PROPOSED TREES

- NOTES:
- THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 - THE APPLICANT WOULD REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 - THE APPLICANT WOULD PROVIDE ADEQUATE IRRIGATION FOR TREES.