

Total: 30 pages

Date: 13 January 2026

TPB Ref.: A/NE-TKLN/114

By Email

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

Dear Sir,

Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years at Lots 1358 RP & 1359 in D.D.78, Lin Ma Hang Road, Ta Kwu Ling, N.T.

This letter intends to supersede our letter dated 12.1.2026. Our response to the comments of the Transport Department is found in the attachment. In view of that a run-in/out is proposed in the attachment, the applicant updated the location of the 5.5m wide ingress/egress in the proposed layout plan.

We are glad to submit the tree survey and compensatory planting proposal herewith for the consideration of the CTP/UD&L, Planning Department. We wish to draw your attention that there are 11 existing trees at the captioned site. The applicant proposes to fell 9 trees and retain 2 existing trees. A 26m² replanting area for the provision of 9 compensatory trees is proposed as shown on the updated layout plan (Figure 3).

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



The image shows a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

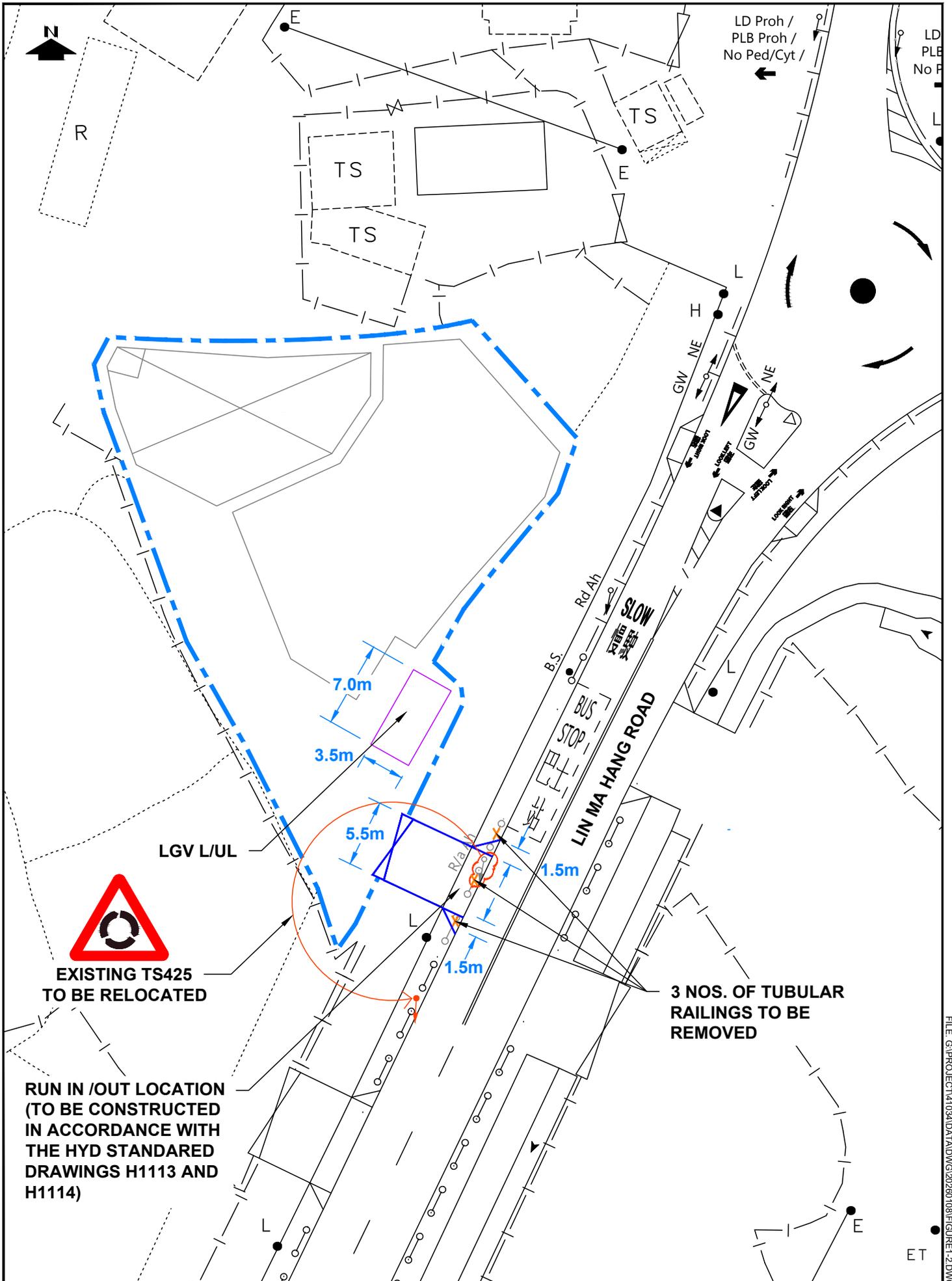
c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Adrian TAM) – By Email

**Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts
with Ancillary Vehicle Repair Workshop for a Period of 3 Years
at Lots 1358 RP and 1359 in D.D. 78, Lin Ma Hang Road,
Ta Kwu Ling North, New Territories
Application No. A/NE-TKLN/114**

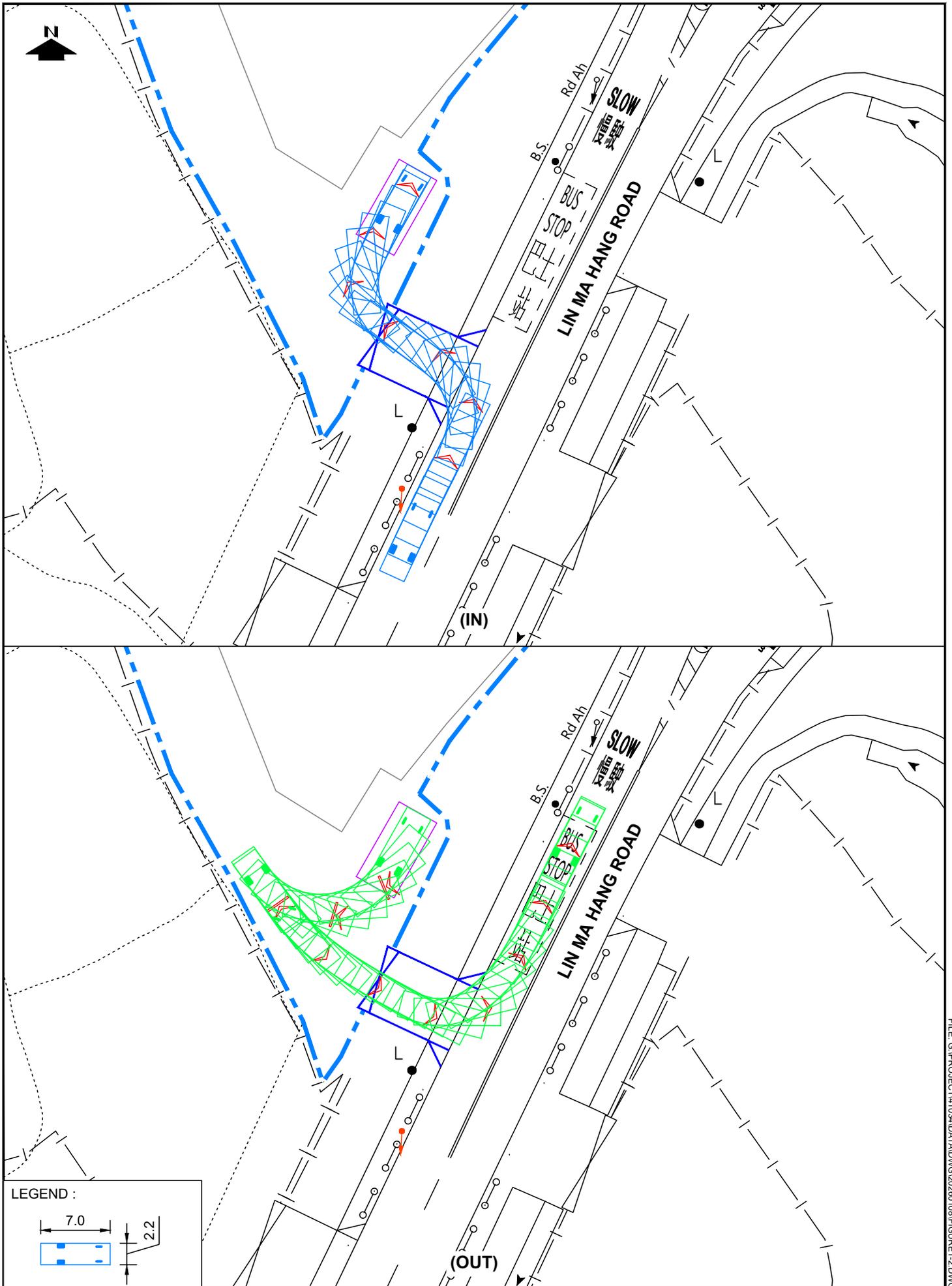
8 January 2026

Response to Comments

Comments	Responses
Comments from Transport Department via Planning Department's email	
1. The applicant shall provide a proposal on the vehicular access arrangement including the run-in / out design for the vehicles leaving / entering the development;	Noted. Please refer to Figure 1 attached for the proposed vehicular access arrangement.
2. The applicant shall take account of the existing on-street bus stop in adjacent to the site, and provide a proposal to avoid affecting passenger waiting area and the bus operation;	<p>The proposed vehicular access is being positioned to avoid the conflict with the existing on-street bus stop as shown in Figure 1. As the proposed location is not near the front of the bus stop where the passengers will gather, the impact on passenger waiting area and bus operation is minimal.</p> <p>At the same time, there is only 1 bus route (i.e. 79K) at the concerned on-street bus stop with a frequency of at most 3 trips per hour. While the bus stop is the third last stop of bus route which is anticipated to serve mainly passengers alighting, the number of passengers waiting for boarding would be small.</p>
3. The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into / out of the loading/unloading space, preferably using the swept path analysis;	Noted. Swept path analysis is conducted to demonstrate the manoeuvring of a light goods vehicle entering and exiting the subject site, maneuvering within the subject site as well as moving into / out of the loading/unloading space. Please refer to Figure 2 attached for details.
4. The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Revolving lanterns will be provided at both sides of the vehicular access to warn the pedestrians when there is a vehicle exiting from the subject site.
5. The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	Please note that the loading/unloading bay will be opened for vehicles with prior booking only, no queuing of vehicles outside the subject site is expected.
6. The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.	Sufficient space is provided within the subject site for temporary waiting/parking, no illegal parking outside the subject site is anticipated.



PROJECT NO. 41034	PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILIARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 1358 RP AND 1359 IN D.D. 78, LIN MA HANG ROAD, TA KWU LING NORTH, NEW TERRITORIES	DRAWING NO. FIGURE 1	REV. .
DESIGNED SLN	DATE JAN 2026	DRAWING TITLE PROPOSED ACCESS ARRANGEMENT	
DRAWN JWL	SCALE 1:400		
CHECKED SLN			



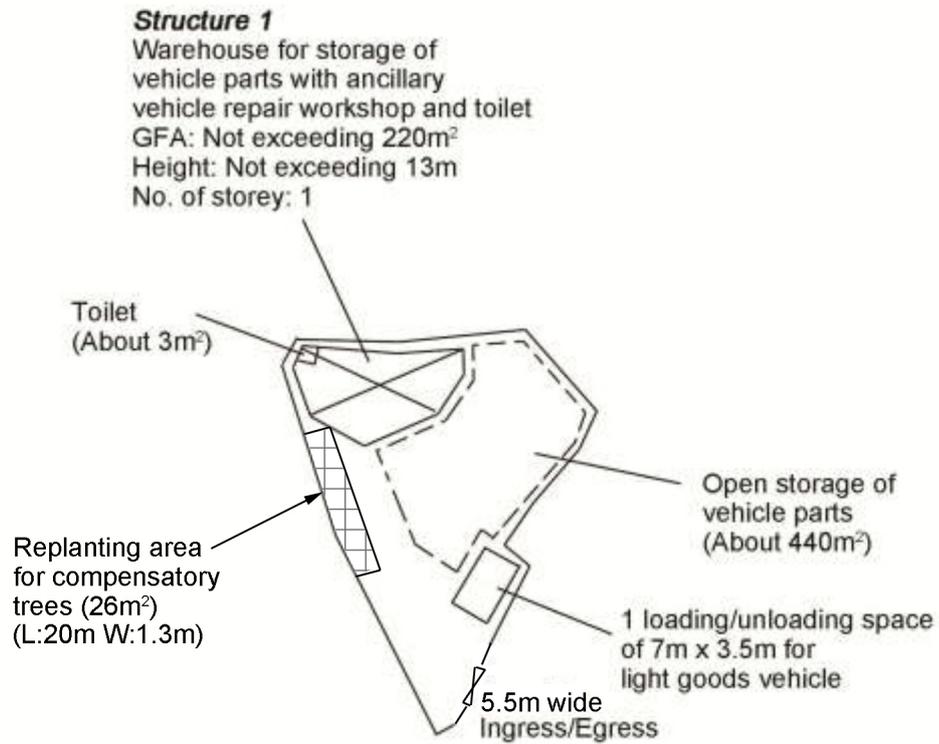
PROJECT NO.	41034
DESIGNED	SLN
DRAWN	JWL
CHECKED	SLN
DATE	JAN 2026
SCALE	1:400

PROJECT TITLE	PROPOSED TEMPORARY OPEN STORAGE AND WAREHOUSE FOR STORAGE OF VEHICLE PARTS WITH ANCILIARY VEHICLE REPAIR WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 1358 RP AND 1359 IN D.D. 78, LIN MA HANG ROAD, TA KWU LING NORTH, NEW TERRITORIES
DRAWING TITLE	SWEPT PATH ANALYSIS - LGV

DRAWING NO.	FIGURE 2	REV.	.
LLA 顧問有限公司		Consultancy Limited	

FILE: G:\PROJECT\41034\DATA\DWG\20260108\FIGURE1-2.DWG PLOT SCALE: 1:1

N



Project 項目名稱:

Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years at Lots 1358 RP & 1359 in D.D.78, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000

TREE GROUP INSPECTION REPORT FOR

**LOT NO. 1358RP & 1359 IN D.D. 78,
LIN MA HANG ROAD, TA KWU LING, N.T.**

Ms. Lee Hiu Wa



ISA Certified Arborist (HK-1104A)

Tree Management Personnel

Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

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1. Introduction

The landowner was instructed to perform tree inspection service so as to examine the target trees inside Lot 1358RP & 1359 in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T. This tree group inspection report describes the inspection methodology, the results, Arborist's recommendations and conclusions.

2. Methodology

An ISA Certified Arborist was assigned to conduct a tree inspection at the site on 20th December 2025.

Thorough visual inspection of the trees was conducted by the Arborists from various vantage points on the ground to examine the subject trees. Within the designated site boundary, all living trees (in some case large tree-form shrubs) with a main trunk equal to or over 95 mm in Diameter at Breast Height (DBH) were included in the tree survey (AFCD Practice Note No. 2 / 2006). Each tree was allocated and tagged with a tree number, and its position was plotted on plans. They were then identified (1) to species, or in some cases to genus if full identification was not possible. Measurements were taken of its trunk diameter, height and spread, with a photograph taken. The report includes the following information on each tree

surveyed:

- Tree No. (numbers allocated to individual trees);
- Tree Species Name (Scientific Name and Chinese Name);
- DBH at 1.3m above Ground level (mm);
- Crown spread (m);
- Overall Height (m);
- Amenity Value (High/Medium/Low);
- Form (Good/Fair/Poor);
- Health Condition (Good/Fair/Poor);
- Structural Condition (Good/Fair/Poor);
- Suitability for Transplanting (High/Medium/Low);
- Origin;
- Remarks (special features of particular trees)

3. General Descriptions on Existing Trees

There are 11 trees surveyed on the site. For the composition of the surveyed trees, it is composed of 4 species. *Tamarindus indica* L.(羅望子) was the dominant species with the quantities of 6. More information is shown in Table 3.1.

Table 3.1: Individual Surveyed Trees Species & Quantities

Scientific Name	Recommendation	Conservation Status	Quantities
<i>Tamarindus indica</i> L.	Fell		6 (T1-6)
<i>Artocarpus heterophyllus</i> Lam.	Fell		2 (T7-8)
<i>Mangifera indica</i> L.	Fell		1 (T9)
<i>Dimocarpus longan</i> Lour.	Retain		2 (T10-11)
Total Quantity of Surveyed Trees:			11

Please refer to Appendix A for Tree Location Plan, Appendix B for General View, Appendix C for Tree Survey Schedule and Appendix D for Tree Photographic Records.

Appendix A-Site Plan



1

Appendix B – General View



Appendix C – Tree Survey Schedule

Location: Lot no. 1358RP & 1359 in D.D. 78 , Lin Ma Hang Road, Ta Kwu Ling, N.T.

Date of Inspection: 2025/12/20

Surveyed by: LEE HIU WA HK-1104A

Tree No.	Tree Species		Tree Size Measurement			Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	Health Condition (Good / Fair / Poor /Dead)	Structural Condition (Good/ Fair/ Poor)	Suitability for Transplanting	Origin	Remarks
	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)					(High/ Medium/ Low)		
T1	<i>Tamarindus indica L.</i>	羅望子	112	6	3	Medium	Fair	Fair	Fair	Low	Exotic	
T2	<i>Tamarindus indica L.</i>	羅望子	143 · 50	6	3	Medium	Fair	Fair	Fair	Low	Exotic	Stub
T3	<i>Tamarindus indica L.</i>	羅望子	118	6	3.5	Medium	Fair	Fair	Fair	Low	Exotic	
T4	<i>Tamarindus indica L.</i>	羅望子	100	8	4	Medium	Fair	Fair	Fair	Low	Exotic	
T5	<i>Tamarindus indica L.</i>	羅望子	130	6	4	Medium	Fair	Fair	Fair	Low	Exotic	Vines
T6	<i>Tamarindus indica L.</i>	羅望子	230	7	6	Medium	Fair	Fair	Fair	Low	Exotic	
T7	<i>Artocarpus heterophyllus Lam.</i>	菠蘿蜜	115	8	3	Medium	Fair	Fair	Fair	Low	Exotic	Leaning, Dead branches
T8	<i>Artocarpus heterophyllus Lam.</i>	菠蘿蜜	110	9	3	Medium	Fair	Fair	Fair	Low	Exotic	Leanig
T9	<i>Mangifera indica L.</i>	杢果	285 · 380	8	8	Medium	Fair	Fair	Fair	Low	Exotic	Wounds, Restricted root, Stub, Multiple trunk
T10	<i>Dimocarpus longan Lour.</i>	龍眼	300	4.5	5	Medium	Fair	Fair	Fair	Low	Exotic	Leaning, Epicormic
T11	<i>Dimocarpus longan Lour.</i>	龍眼	350 · 275 · 230 · 220 · 210	8	12	Medium	Fair	Fair	Fair	Low	Exotic	Trunk merged with fence

**Appendix D –
Tree Photographic Records**



T1-1



T1-2



T1-3



T1-4



T2-1



T2-2



T2-3



T2-4



T3-1



T3-2



T3-3



T3-4



T4-1



T4-2



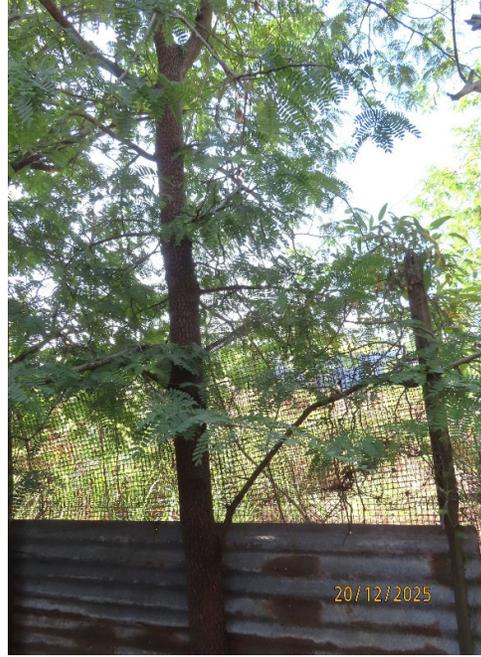
T4-3



T4-4



T5-1



T5-2



T5-3



T5-4



T6-1



T6-2



T6-3



T6-4



T7-1



T7-2



T7-3



T7-4



T8-1



T8-2



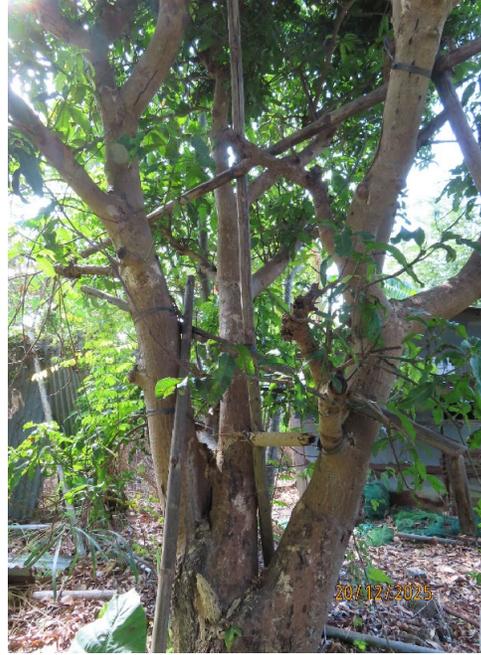
T8-3



T8-4



T9-1



T9-2



T9-3



T9-4



T10-1



T10-2



T10-3



T10-4



T11-1



T11-2



T11-3



T11-4

Compensatory Planting Proposal

LOT NO. 1358RP & 1359 IN

D.D. 78

Ms. Lee Hiu Wa



ISA Certified Arborist (HK-1104A)

Tree Management Personnel Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

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1 OBJECTIVE

In accordance with Practice Note No. 6/2023 (Tree Preservation and Tree Removal Application for Building Development in Private Projects) from Lands Administration Office of Lands Department, it is understood that the general principle of implementing compensatory tree planting is of a ratio not less than 1:1 in terms of quantity. According to proposed layout plan, the site is fully occupied by facilities. We recommend replanting 9 standard trees within the Lot.

2 LOCATION PLAN OF COMPENSATORY TREES



86
87
84

3 THE REPLANTING AREA



4 RECOMMEND COMPENSATORY TREES

- Replanting area : 26 m²
- The gradient of the landscape: 0°
- Species : 9 nos. of *Garcinia subelliptica* Merr. (菲島福木)
- DBH(mm): 45 (standard tree)
- Height(m): 2-3
- Spread(m): 1
- Live-crown ratio (%): 60
- Rootball: A rootball at least 450 mm in diameter and 300 mm deep
- Surface treatment: the recipient tree pits will be backfilled with the mixture of 1 part of soil condition with 4 parts of existing soil
- Alinement: 2 meters centre apart will be proposed between the compensatory and existing trees for having better development. Also the compensation trees will be planted at least 1.2m from drainage, channel and curb.
- Depth of soil: at least 1.2m excluding drainage layer

5 SUMMARY OF PROPOSED PLANTING SPECIES FOR COMPENSATORY PLANTING

Summary of Proposed Planting Species for Compensatory Planting							
Location	Species	DBH (mm)	Crown Spread (m)	Overall Height (m)	Quantity (nos.)	Live-crown ratio (%)	Planting Matrix
Agricultural area	<i>Garcinia subelliptica</i> Merr. (菲島福木)	45	1	2-3	9	60	2m centre apart
Total					9		