

HTF/1156

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的
臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-HTF/1156
	Date Received 收到日期	11 JUL 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

栢莉綠化工程有限公司
Barley Greening Solutions Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Goldrich Planners & Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 335 S.B and 337 (Part) in D. D. 128 and Adjoining Government Land, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 430.5 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 252 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 248.8 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR") and area shown as "Road"
(f) Current use(s) 現時用途	Shop and Services (Plant showroom and Nursery) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
06/07/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 06/07/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed
use(s)/development
擬議用途/發展Proposed Temporary Shop and Services (Plant Showroom and
Nursery) with Ancillary Facilities

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of
permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 230.5sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 200sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 7

Proposed domestic floor area 擬議住用樓面面積 sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 252sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 252sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Appendix 1

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 10:00 a.m. to 6:00 p.m. daily including Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Deep Bay Road</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>2 existing dead trees will be removed. Please refer to tree survey report for details.</p> <p>1 existing Podocarpus Macrophyllus has been planted on site. 1 Bauhinia Blakeana is proposed to be planted at the south-eastern side of the site to minimise the impact. Please refer to Tree Preservation and Landscape Proposal (Plan 6) for details.</p>
--	---

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to Appendix 1

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

..... Alan Poon p.p.

..... LAU TAK FRANCIS

Name in Block Letters
姓名（請以正楷填寫）

..... Planning Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI, FRICS, RPS(GP)



on behalf of
代表

..... Goldrich Planners & Surveyors Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

..... 07/07/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 335 S.B and 337 (Part) in D. D. 128 and Adjoining Government Land, Yuen Long, New Territories
Site area 地盤面積	430.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 248.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
Zoning 地帶	"Agriculture" ("AGR") and area shown as "Road"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Plant Showroom and Nursery) with Ancillary Facilities

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	252 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.59 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	46.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Drainage Proposal (Plan 4), Swept Path Analysis (Plan 5) and Tree Preservation and Landscape Proposal (Plan 6)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

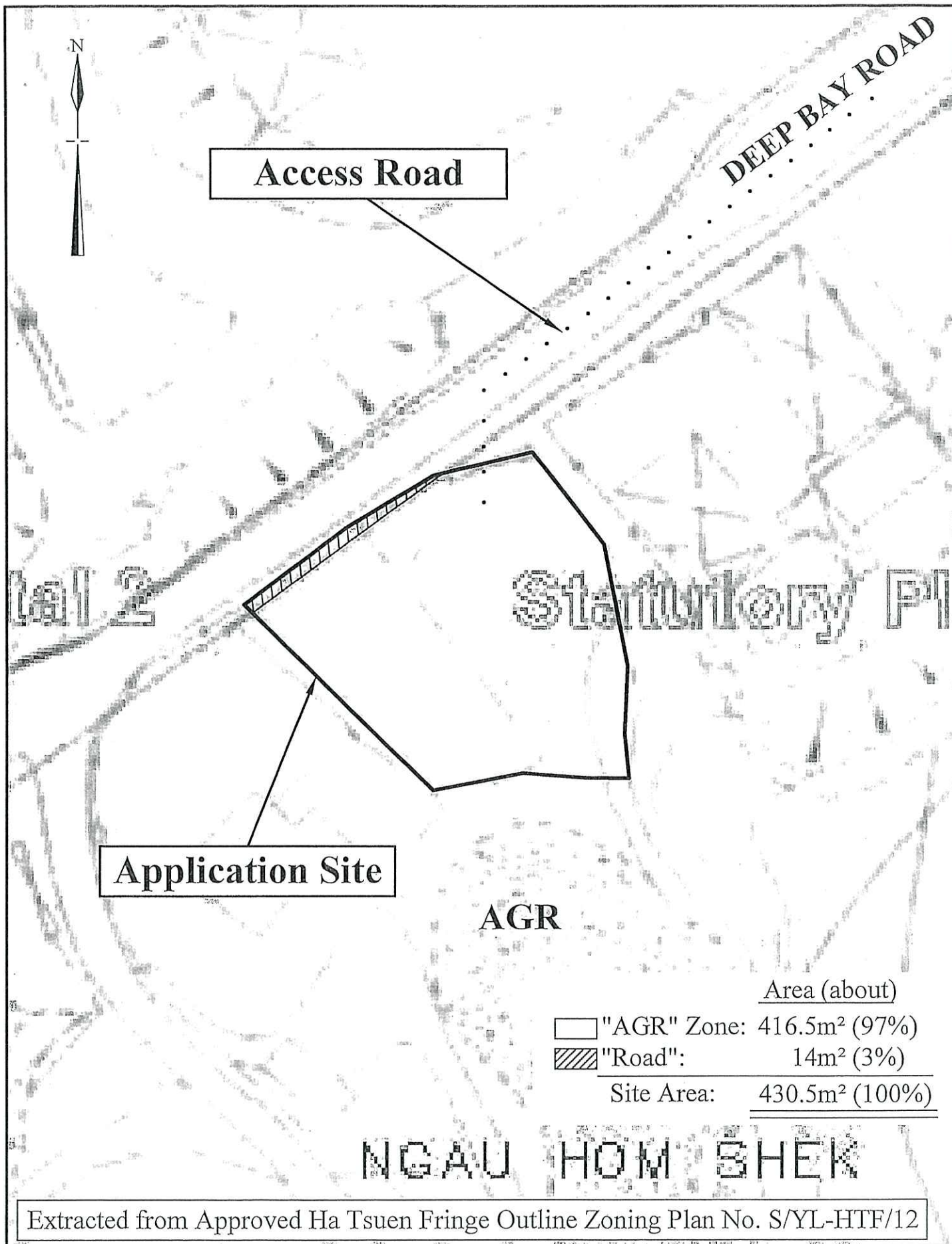
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Executive Summary

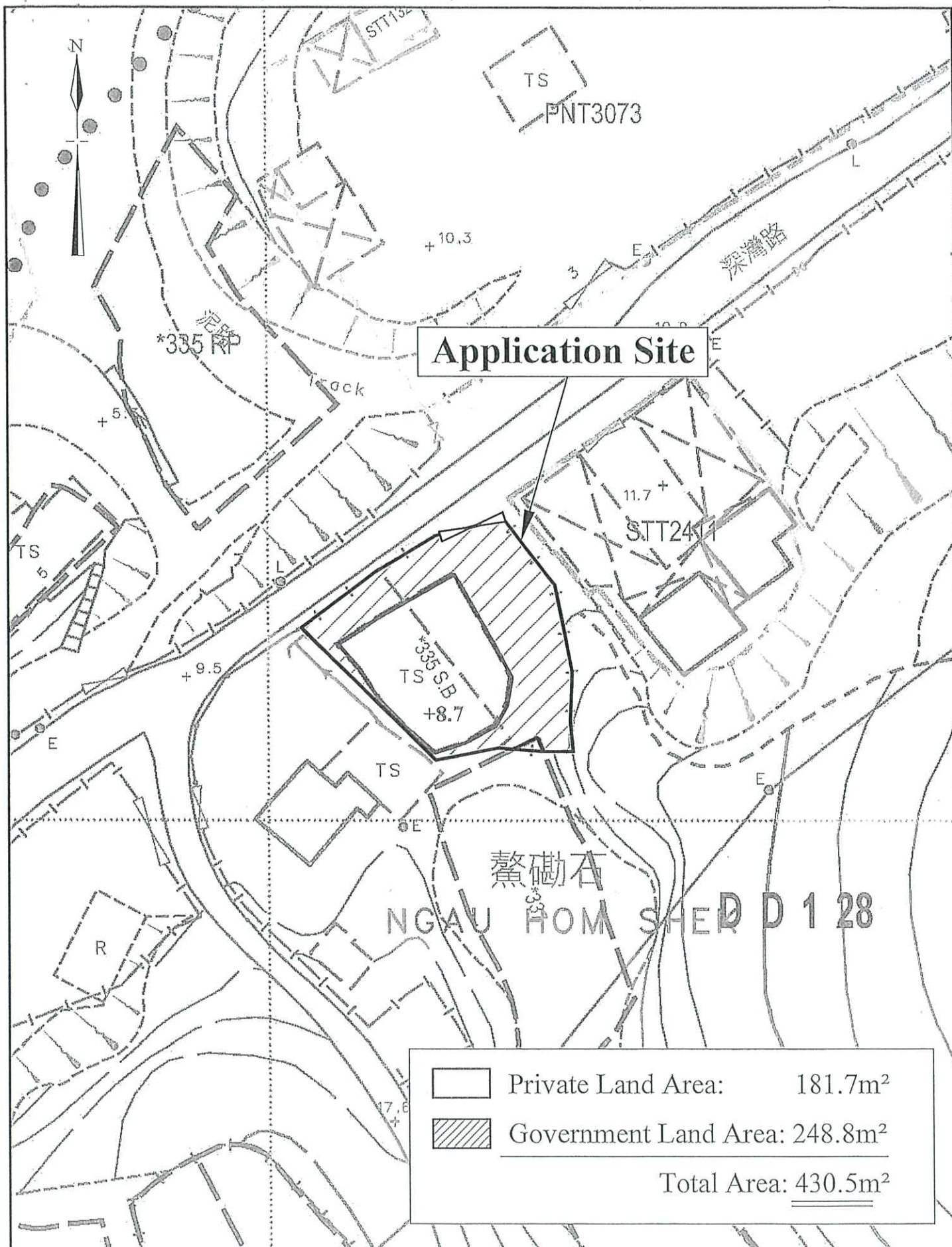
1. The application is a subject of a previous approved application no. A/YL-HTF/1143.
2. The application site is on Lots 335 S.B and 337 (Part) in D. D. 128 and adjoining Government Land, Yuen Long, New Territories.
3. The applied use is "Proposed Temporary Shop and Services (Plant Showroom and Nursery) with Ancillary Facilities" for a period of 3 years.
4. The site area is about 430.5m² which includes about 181.7m² of private land and about 248.8m² of Government Land.
5. Total of 7 structures are proposed on the site. The structures are for greenhouse for plant showroom and nursery, agricultural storeroom, open shed for rain shelter, pantry and toilet use. The total floor area is about 252m².
6. The operating hours are from 10:00 a.m. to 6:00 p.m. daily including Sundays and public holidays.

行政摘要

1. 此申請是連帶於已批准規劃申請許可編號 A/YL-HTF/1143。
2. 申請地點位於新界元朗丈量約份第 128 約地段第 335 號 B 分段及第 337 號 (部分)和毗連政府土地。
3. 申請用途為「擬議臨時商店及服務行業(植物陳列室及苗圃)連附屬設施」，為期 3 年。
4. 申請面積約 430.5 平方米。當中包括約 181.7 平方米的私人土地及約 248.8 平方米的政府土地。
5. 申請地點擬議提供 7 個構築物作植物陳列室及苗圃溫室、農用貯物室、開放式雨棚、茶水間及廁用途。總樓面面積約 252 平方米。
6. 營業時間為每天上午 10 時至下午 6 時，星期日及公眾假期照常營業。

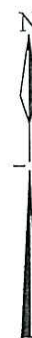


N.T.S	Location Plan Lots 335 S.B, 337 (part) in D.D. 128 and adjoining Government Land Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
July 2023		Plan 1 (P15129)



1:500	Lot Index Plan Lots 335 S.B, 337 (part) in D.D. 128 and adjoining Government Land Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
July 2023		Plan 2 (P15129)

Application Site



U/F

G/F

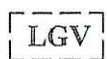
G/F

U/F

LEGEND



6.7m wide Vehicular Ingress/ Egress



Parking space for light goods vehicles
(7m (L) x 3.5(W))

Site Area: about 430.5m²

No.	Structure Use	Covered Area (about)	Floor Area (about)	Height	No. of Storeys
1.	G/F: Greenhouse for Plant Showroom and Nursery	84m ²	84m ²	7m	2
	U/F: Greenhouse for Plant Showroom and Nursery		15m ²		
2	G/F: Agricultural Storeroom	50m ²	50m ²	7m	2
	U/F: Agricultural Storeroom		37m ²		
3	Open Shed for Rain Shelter	20m ²	20m ²	2.6m	1
4	Pantry	7m ²	7m ²	3m	1
5	Toilet	13m ²	13m ²	3m	1
6	Open Shed for Rain Shelter	14m ²	14m ²	3m	1
7	Open Shed for Rain Shelter	12m ²	12m ²	7m	1
Total:		200m ²	252m ²		

1 : 250

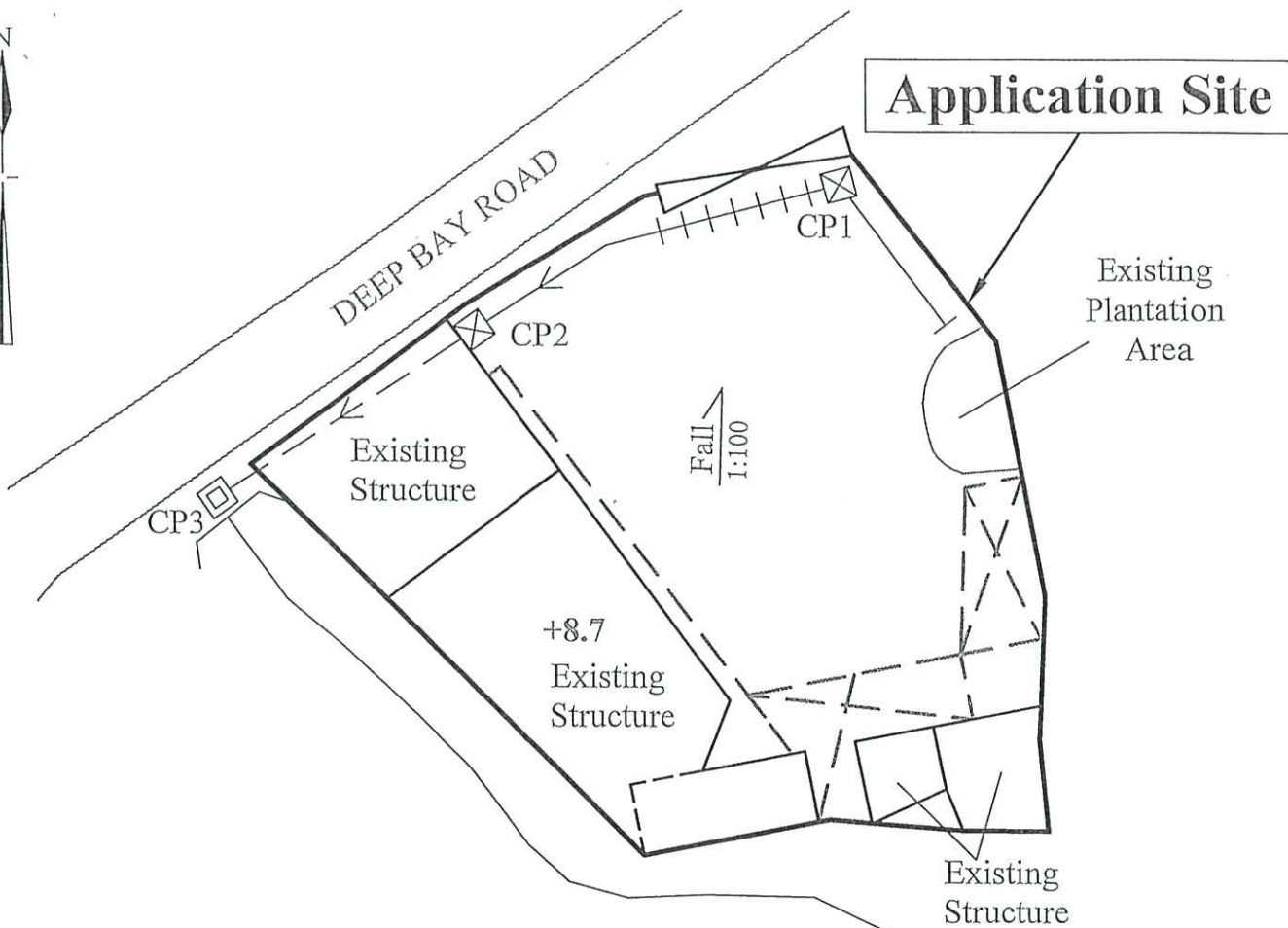
Layout Plan

Goldrich Planners &
Surveyors Ltd.

July 2023

Lots 335 S.B, 337 (part) in D.D. 128 and
adjoining Government Land
Yuen Long, New Territories

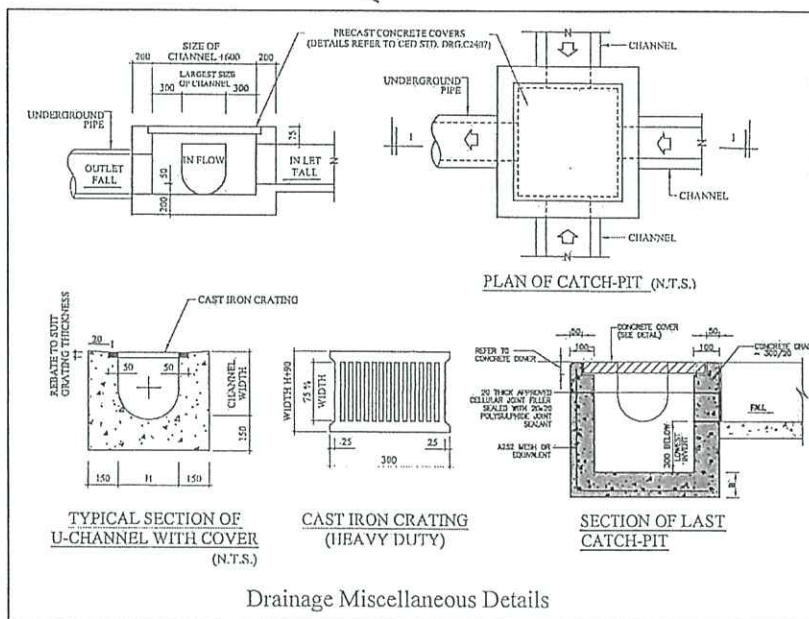
Plan 3
(P 15129)



Legend:

- Proposed Last Catch-pit
- Proposed Catch-pit
- Proposed 250mm U-Channel
- Proposed 250mm U-Channel
- Proposed 250mm U-Channel with C.I. cover

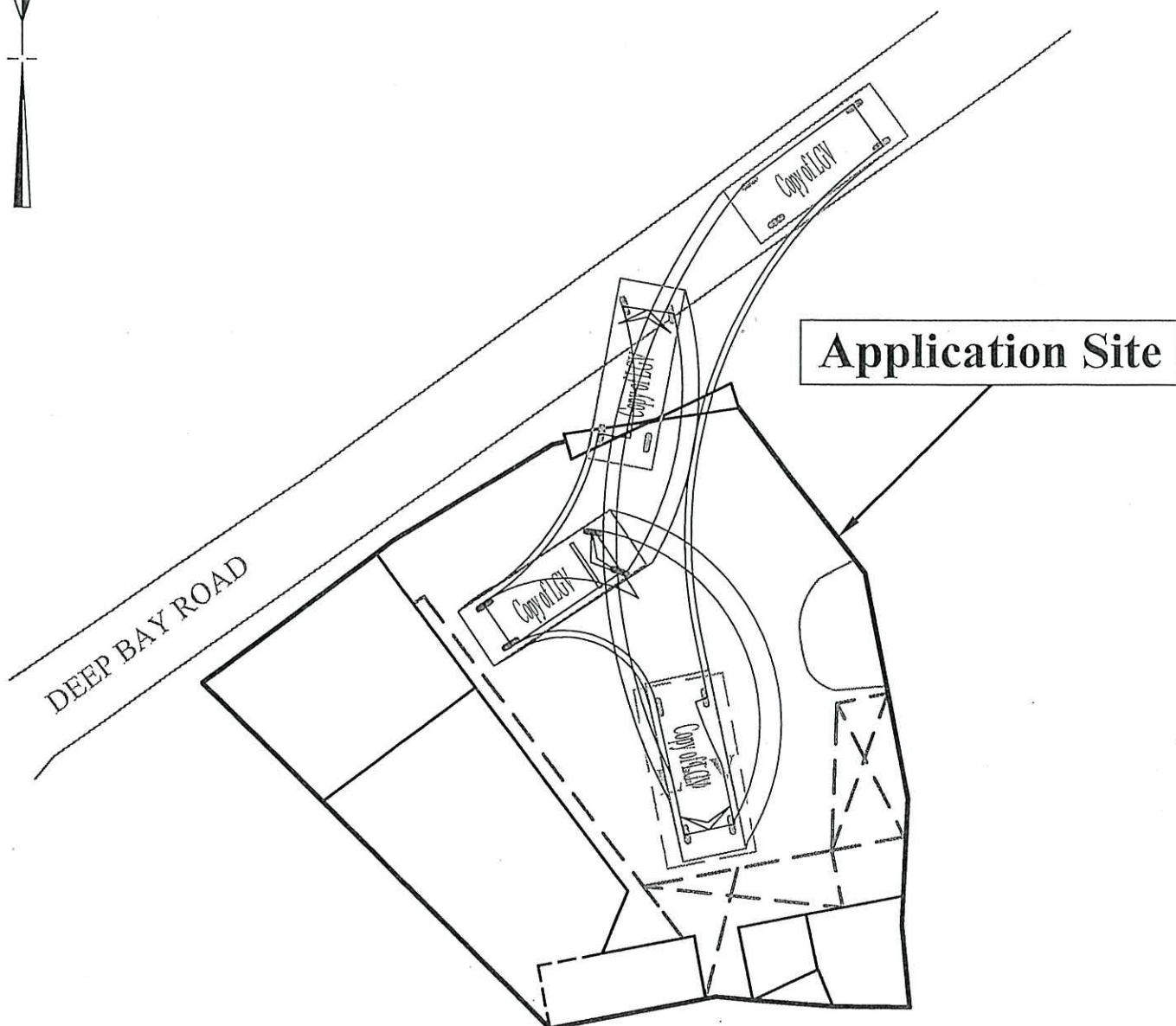
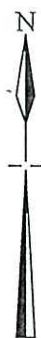
Note: According to the Technical Note to Prepare a Drainage Submission by DSD of November 2001 (p.6), 225mm is the acceptable size of U-channels within catchment area between 500m² and 1,200m².



Site Area: about 430.5m²

Catch-pit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	+ 8.7	+ 8.43
CP 2	+ 8.7	+ 8.31
CP 3	+ 8.7	+ 8.22

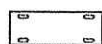
1 : 250	Drainage Proposal	Goldrich Planners & Surveyors Ltd.
July 2023	Lots 335 S.B, 337 (part) in D.D. 128 and adjoining Government Land Yuen Long, New Territories	Plan 4 (P 15129)



LEGEND



6.7m wide Vehicular Ingress/ Egress



Light Goods Vehicles (7m (L) x 2.5(W))



Parking space for light goods vehicles (7m (L) x 3.5(W))

Site Area: about 430.5 m²

1 : 250

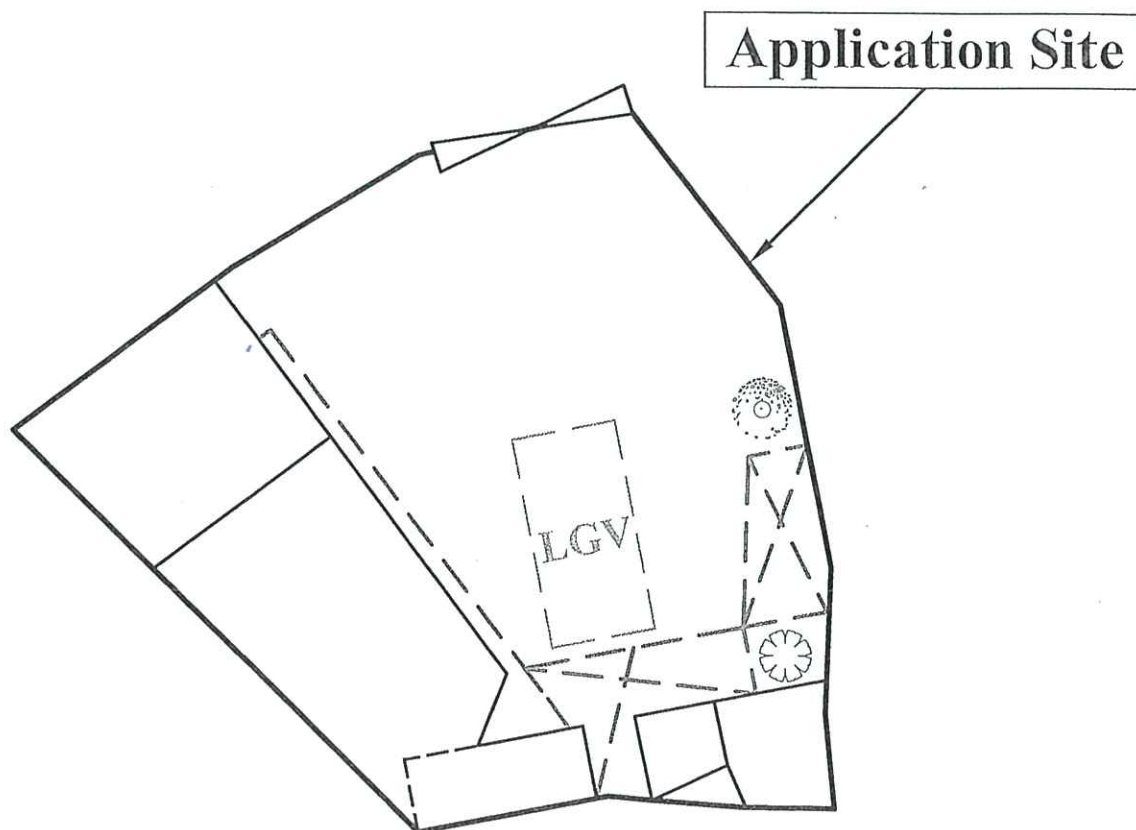
Swept Path Analysis

Goldrich Planners &
Surveyors Ltd.

July 2023

Lots 335 S.B, 337 (part) in D.D. 128 and
adjoining Government Land
Yuen Long, New Territories

Plan 5
(P 15129)



		Min. Size (Height)	Quantity
	Existing Podocarpus Macrophyllus (羅漢松)	2.75m	1
	Proposed Bauhinia Blakeana (洋紫荊)	2.75m	1
1 : 250	Tree Preservation and Landscape Proposal Lots 335 S.B, 337 (part) in D.D. 128 and adjoining Government Land Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.	
July 2023		Plan 6 (P 15129)	

Justification

1 The Proposed Use (Same as previous application)

The applied use is “Proposed Temporary Shop and Services (Plant Showroom and Nursery) with Ancillary Facilities” for a period of 3 years.

2 Location

The application site is on Lots 335 S.B and 337 (Part) in D. D. 128 and Adjoining Government Land, Yuen Long, New Territories.

3 Site Area

	Planning Approval No. A/YL-HTF/1143 Area (About)	This Application Area (About)	Changes
Private Land	180m ²	181.7m ²	+0.94%
Government Land	199m ²	248.8m ²	+25.0%
Total	<u>379m²</u>	<u>430.5m²</u>	+13.6%

4 Application Background

This application is a subject of a previous approved planning application no. A/YL-HTF/1143. The application was approved by the TPB on 31.3.2023.

However, it is observed that some portion of the application site has encroached into another lot (Lot No. 337 in D. D. 128). As there is an additional lot in the application site, a fresh application is required to rectify the situation.

It is observed that the actual site area is more than 10% of the previous approved planning application. A Class B Amendment is inappropriate. Please see analysis of site area in paragraph 3.

5 Town Planning Zoning (Same as previous application)

The site falls within the “Agriculture” (“AGR”) zone and area shown as “Road” on the Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12.

The planning intention of “AGR” zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

6 Development Parameters

6.1 Operation hours (Same as previous application)

The operation hours of the plant showroom are from 10:00 a.m. to 6:00 p.m. daily including Sundays and public holidays.

6.2 Structures

7 structures are proposed on site. The floor area are updated to more accurately reflect the actual situation. Details of the structures are as follow:

No.	Use	Floor Area (about)	Cover Area (about)	Height	Storey
1	G/F: Greenhouse for Plant Showroom and Nursery	84m ²	84m ²	7m	2
	U/F: Greenhouse for Plant Showroom and Nursery	15m ²			
2	G/F: Agricultural Storeroom	50m ²	50m ²	7m	2
	U/F: Agricultural Storeroom	37m ²			
3	Open Shed for Rain Shelter	20m ²	20m ²	2.6m	1
4	Pantry	7m ²	7m ²	3m	1
5	Toilet	13m ²	13m ²	3m	1
6	Open Shed for Rain Shelter	14m ²	14m ²	3m	1
7	Open Shed for Rain Shelter	12m ²	12m ²	7m	1
	Total	252m ²	200m ²		

6.3 Mode of operation (Same as previous application)

The plant showroom and nursery displays different kinds of seasonal flowers and plants (e.g. 年花、蘭花、桃花、桔、玫瑰、繡花球、菊花、松樹、聖誕花 etc.) and provide space for a plant nursery to keep the stock of plants on site for sell.

Customers could purchase small amount of plants on site. Or they can place order for bulk purchase.

7 No Adverse Impact on the Environment (Same as previous application)

7.1 Landscape

Existing trees crowds are at periphery southern side of the site. Plants and trees to be sold will be placed at the open space of the site. 2 trees are proposed at the eastern side of the site. Please refer to Tree Preservation and Landscape Proposal (Plan 6) for details.

7.2 Drainage

250mm u-channel will be provided. The surface runoff will be discharged to the existing stream at western side of the site. Please refer to the drainage proposal (Plan 4) for details.

7.3 Traffic

The site is accessible from Deep Bay Road. 1 parking space for light goods vehicles is provided.

Visitors are required to reserve the light goods vehicles parking space on site before they come. Visitors without reservation will be asked to leave.

The site has enough space for manoeuvring of vehicles. Please refer to Swept Path Analysis (Plan 5) for details.

Staff will take public transportation and walk to the site.

The estimated trip generation and attraction rates are as follow:

Timeslot	Trip generations	Trip attractions
10:00-11:00	0	1
11:00-12:00	1	0
12:00-13:00	0	1
13:00-14:00	0	0
14:00-15:00	1	1
15:00-16:00	1	0
16:00-17:00	0	1
17:00-18:00	<u>1</u>	<u>0</u>
Total:	<u>4</u>	<u>4</u>

With such low trip generation and attraction rates, the proposed development would not cause adverse traffic impact to Deep Bay Road.

8 Planning Gain (Same as previous application)

The proposed plant showroom could provide job opportunities and promote agricultural activities in the “AGR” zone.

- End -

Tree Risk Assessment Form 2 Individual Tree Risk Assessment
樹木風險評估表格2 個別樹木風險評估

General Information 基本資料

Dept. / Agency 部門 / 機構:	LandsD			Inspection Officer 巡查人員	Tse Sze Chung	Post 職位	Arborist (AA no. PR8195)
Project/Contract No. 工程/合約編號	-				File Ref. 檔案編號		
Date and Time of Inspection	16/11/2022	15	0	Last Inspection Date	Inspection Time Spent 是次巡查所用時間		0.5 hr
巡查日期及時間	(dd/mm/yyyy)	(hr)	(min)	上次巡查日期	(dd/mm/yyyy)		Inspection Frequency 巡查週期

Tree Information 樹木資料

TMCP Tree ID TMCP樹木編號		Dept. Tree ID 部門樹木編號	T01	Tree Species 樹種	Topped dead tree			Triage Colour 分流顏色	Black 黑
Tree Height(m) 樹高(米)	4.5	Crown Spread(m) 樹冠闊度(米)	2			No. of Trunk(s) 樹幹數目	1		
DBH of tree trunk(s)(mm) 每枝主幹胸徑(毫米)		1	2	3	4	5	Aggregated DBH (mm) 總胸徑(毫米)	388	
Tree Status 樹木類別	<input type="checkbox"/> Old and Valuable Tree 古樹名木 (OVT No. 古樹名木登記冊編號:) <input checked="" type="checkbox"/> Other tree 其他樹木 <input type="checkbox"/> Stonewall Tree 石牆樹 (Tree Register No. 樹木登記冊編號:) <input type="checkbox"/> Brown Root Rot Disease Infected 受褐根病感染 <input type="checkbox"/> Mature Tree (DEB > 750mm) 成熟樹 (胸徑 > 750毫米)								

Location Information 位置資料

Masterzone Ref. 主區編號	-			Location (Chinese) 地點 (中文)	新界元朗丈量約份第 128 約地段第 335 號 B 分段及毗連政府土地		
Subzone Ref. 副區編號	-			Location (English) 地點 (英文)	Lot 335 S.B in D.D. 128 and Adjoining Government Land, Yuen Long, New Territories		
Coordinates 座標	X:	815425.000	Y:	835109.000			
Tree Risk Management Zone Category 樹木風險管理地區類別	Category I 第一類			District 地區	Yuen Long 元朗區		
Location Type 地點類別	<input type="checkbox"/> Roadside landscaped area 路旁綠化地區 <input type="checkbox"/> Tree pit 樹穴 <input type="checkbox"/> Central divider 中央分隔帶 <input type="checkbox"/> Public park or recreation venue 公園或康樂場地 <input type="checkbox"/> Housing estate 屋邨 <input type="checkbox"/> Government compound 政府建築物 <input type="checkbox"/> Planter box 花盆 <input type="checkbox"/> SIMAR slopes 系統性斜坡維修責任的斜坡 <input type="checkbox"/> Recreational site/facility inside country parks 郊野公園內康樂用地或設施 <input checked="" type="checkbox"/> Unleased or unallocated government land 未批租或未撥用政府土地 <input type="checkbox"/> Others 其他						
Nearby Utility Post No. 就近公用設施編號:							

Target Assessment 目標物評估 (Please identify no more than five (5) potential Target(s) in the sequence of severity of consequence 請依後果的嚴重性次序選取不多於五個目標物)

Target No. 目標物編號	Target Description 目標物的描述	Target Zone 目標物範圍	Occupancy rate 佔用率	Remove target? 可否移除目標物?	Restrict usage? 可否限制使用?
1	People (residents, students, working staff, etc) 人(居民、學生、員工等)	Within dripline 滴水線內	Constant 恆常	No	No
2	Buildings (residential, commercial, school, utility, covered car parks, etc) 建築物 (民居、商業、學校、公用設施)	within 1.5 X Ht. 1.5倍樹高範圍內	Constant 恆常	No	No
3					
4					
5					

Site Conditions 場地狀況

Topography 地勢	<input checked="" type="checkbox"/> Flat 平地 <input type="checkbox"/> Natural terrain 天然山坡 <input type="checkbox"/> Man-made slope 人造斜坡 <input type="checkbox"/> Retaining wall 擋土牆 <input type="checkbox"/> Stonewall 石牆 <input type="checkbox"/> Others 其他:
Site changes 場地改變	<input checked="" type="checkbox"/> None 沒有 <input type="checkbox"/> Grade change 地表改變 <input type="checkbox"/> Site clearing 場地平整 <input type="checkbox"/> Others 其他
Soil conditions 土壤情況	<input checked="" type="checkbox"/> Normal 正常 <input type="checkbox"/> Compacted 土壤被擠壓 <input type="checkbox"/> Water logging 積水 <input type="checkbox"/> Others 其他

Soil crack or crack behind lean 土壤裂縫或裂縫於傾斜部位背後	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Restriction within dripline 滴水線範圍內有限制	<input type="radio"/> None 沒有 <input type="radio"/> 25% <input type="radio"/> 5-50% <input type="radio"/> 61-75% <input checked="" type="radio"/> >75%
Tree failure record 樹木倒塌記錄	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Brown Root Rot disease record 褐根病記錄	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Other observations 其他觀察	-

General Conditions 總體概況

Tree vigor 茁壯程度	<input type="radio"/> Low 低 <input type="radio"/> Normal 正常 <input type="radio"/> High 高
Lean 傾斜	<input type="radio"/> No 沒有 <input checked="" type="radio"/> Yes 有 Angle from vertical 傾斜角度 <u>10</u> <input type="checkbox"/> Natural due to phototropism 趨光性 <input type="checkbox"/> Self-corrected 已自然修正 <input type="checkbox"/> Recent Tilt 新近傾斜 <input type="checkbox"/> Response growth 反應生長 _____
Wind exposure 受風情況	<input type="radio"/> Protected 受遮擋 <input type="radio"/> Partial 部份 <input checked="" type="radio"/> Exposed 暴露 <input type="radio"/> Wind funneling 風洞 <input type="radio"/> Others 其他 _____
Wildlife or nesting site 野生動物或鳥巢	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Cable or brace 鋼索或支架	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Pruning history 修剪歷史	<input type="checkbox"/> Cleaned 清理樹冠 <input type="checkbox"/> Thinned 疏減樹冠 <input type="checkbox"/> Raised 提升樹冠 <input type="checkbox"/> Reduced 縮減樹冠 <input type="checkbox"/> Structural pruning 結構修剪 <input checked="" type="checkbox"/> Topped 削頂 <input type="checkbox"/> Lion-tailed 獅尾 <input type="checkbox"/> Others 其他 _____
Other observations 其他觀察	Topped dead tree

Crown Conditions 樹冠狀況

Crown density 樹冠密度	<input type="radio"/> Normal 正常 <input type="radio"/> Sparse 稀疏 (<input type="radio"/> <25% <input type="radio"/> 25% - <50% <input type="radio"/> 50% <75%) <input type="checkbox"/> Imbalanced crown 樹冠不對稱
Live crown ratio 活冠比	<input type="radio"/> <40% <input type="radio"/> 41 - 70% <input type="radio"/> >70% Crown load 樹冠負荷 <input type="radio"/> Normal 正常 <input type="radio"/> Heavy 過重 <input type="radio"/> Declined 衰弱
Foliage 葉片	<input type="radio"/> Fallen leaf (Seasonal) 落葉(季節性) <input type="radio"/> Defoliation (Withered) 落葉(枯萎) <input type="radio"/> Normal 正常 <input type="radio"/> Chlorotic 萎黃 % <input type="radio"/> Necrotic 壞死 %
Leaf size 葉片大小	<input type="radio"/> Normal 正常 <input type="radio"/> Smaller than normal 比正常細小
Dieback twigs 枯枝	<input type="radio"/> <5% <input type="radio"/> 5 - <25% <input type="radio"/> 25 - 50% <input type="radio"/> >50% <input type="checkbox"/> Epicormics 水橫枝 <input type="checkbox"/> Hanger 懸吊斷枝 <input type="checkbox"/> Pest and disease 病蟲害
Other observations 其他觀察	Topped dead tree

Branch Conditions 樹枝狀況

<input type="checkbox"/> Co-dominant branches 等勢枝	<input type="checkbox"/> Included bark 內夾樹皮	<input type="checkbox"/> Cross branches 橫枝	<input type="checkbox"/> Crooks or abrupt bends 不常規彎曲	<input type="checkbox"/> Sap flow 滲液
<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Decay or cavity 腐爛或樹洞	<input type="checkbox"/> Heavy lateral limb 重側枝	<input type="checkbox"/> Deadwood 枯木	
<input type="checkbox"/> Canker 潰瘍	<input type="checkbox"/> Galls 腫瘤	<input type="checkbox"/> Burls 節瘤	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損	
<input type="checkbox"/> Pest and disease 病蟲害:		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物:		
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體:		<input type="checkbox"/> Response growth 反應生長:		
Other observations 其他觀察	Topped dead tree			

Trunk Conditions 主幹狀況

<input type="checkbox"/> Cavity 樹洞 #1 L長 <input type="text"/> (mm) W闊 <input type="text"/> (mm) D深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #2 L長 <input type="text"/> (mm) W闊 <input type="text"/> (mm) D深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #3 L長 <input type="text"/> (mm) W闊 <input type="text"/> (mm) D深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #4 L長 <input type="text"/> (mm) W闊 <input type="text"/> (mm) D深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____				
<input type="checkbox"/> Co-dominant stems 等勢幹	<input checked="" type="checkbox"/> Included bark 內夾樹皮	<input type="checkbox"/> Poor taper 不良漸尖生長	<input checked="" type="checkbox"/> Crooks or abrupt bends 不常規彎曲	
<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Abnormal bark crack 不正常樹皮裂紋	<input type="checkbox"/> Sap flow 滲液		
<input type="checkbox"/> Canker 潰瘍	<input type="checkbox"/> Galls 腫瘤	<input type="checkbox"/> Burls 節瘤	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損	
<input type="checkbox"/> Pest and disease 病蟲害:		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物:		
<input checked="" type="checkbox"/> Fungal fruiting bodies 真菌子實體: Found at base of trunk		<input type="checkbox"/> Response growth 反應生長:		
Other observations 其他觀察	Barks detachments on trunk with decay at base of trunk.			

Root Conditions 根部狀況

<input checked="" type="checkbox"/> Root collar not visible 根幹不現	<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Exposed root 根部外露	<input type="checkbox"/> Root rot 根部腐爛
<input type="checkbox"/> Cut or pruned roots 根部經切割或截根	<input type="checkbox"/> Trunk girdling 纏繞樹幹	<input type="checkbox"/> Girdling root 纏繞根	<input type="checkbox"/> Dead surface roots 表根枯萎
<input type="checkbox"/> Root-plate movement 根基移位	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損		
<input type="checkbox"/> Pest and disease 病蟲害：		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物：	
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體：		<input type="checkbox"/> Response growth 反應生長：	
Other observations 其他觀察			

Risk Categorisation 風險類別 (Please identify no more than three (3) important Target(s) for no more than three (3) Tree Part 請於不多於三個樹木部份選取不多於三個目標物)

Target No. 目標物編號	Tree Part 樹木部分	Condition(s) of Concern 關注狀況	Part Size (mm) 部位大小 (毫米)	Fall Distance (m) 下墜距離 (米)	Likelihood 可能性			Consequences 後果	Risk rating 風險評級 (Matrix 2: Risk rating matrix 風險評級組合)
					Failure 倒塌	Impact 影響	Failure and Impact 倒塌並影響 (Matrix 1: Likelihood matrix 可能性組合)		
1	Whole Tree 整株	Fallen of whole tree	388	7	Highly Probable 非常可能	High 高	Very likely 很大機會	Severe 嚴重	Extreme 極高
2					Highly Probable 非常可能	High 高	Very likely 很大機會	Severe 嚴重	Extreme 極高

Matrix 1: Likelihood matrix 可能性組合

Likelihood of Failure 倒塌的可能性	Likelihood of Impacting Target 影響目標的可能性			
	Very Low 非常低	Low 低	Medium 中等	High 高
Highly Probable 非常可能	Unlikely 很低機會	Somewhat likely 有機會	Likely 較大機會	Very likely 很大機會
Probable 相當可能	Unlikely 很低機會	Unlikely 很低機會	Somewhat likely 有機會	Likely 較大機會
Possible 有可能	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會	Somewhat likely 有機會
Improbable 不太可能	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會

Matrix 2: Risk rating matrix 風險評級組合

Likelihood of Failure and Impact 倒塌並影響的可能性	Consequences of Failure 倒塌後果			
	Negligible 微小	Minor 較小	Significant 重大	Severe 嚴重
Very likely 很大機會	Low 低	Moderate 中	High 高	Extreme 極高
Likely 較大機會	Low 低	Moderate 中	High 高	High 高
Somewhat likely 有機會	Low 低	Low 低	Moderate 中	Moderate 中
Unlikely 很低機會	Low 低	Low 低	Low 低	Low 低

Mitigation Measures 緩減措施

Target No. 目標編號	Tree Part 樹木部分	Mitigation Measures 緩減措施	Anticipated Completion Date 預計完成日期 (dd/mm/yyyy)	Residual Risk 剩餘風險
1	Whole Tree 整株	Removal 移除	19/12/2022	None 沒有

Notes, explanations, descriptions and supplementary information 說明、註解、描述及補充資料

T01 is located within a private land at lot 335 S.B in D.D. 128 and adjoining Government Land, Yuen Long. The tree is growing just next to another tree (T02) and results in crossed trunks and included barks of the two trees. T01 is a topped, dead tree with barks detachments and fungal fruiting body found on trunk and base of tree. As the main trunk of T01 is also leaning, the risk of tree failure is very high and therefore immediate removal of the whole tree is recommended.

Overall tree risk rating 綜合樹木風險	Overall residual risk 綜合剩餘風險	Advanced assessment 進一步檢查	<input checked="" type="radio"/> No 否 <input type="radio"/> Yes 是 Please describe 請描述 <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
Extreme 極端	None 沒有	Inspection limitations 檢查限制	<input checked="" type="checkbox"/> None 沒有 <input type="checkbox"/> Inaccessible 難以接近 <input type="checkbox"/> Climbers 攀緣植物 <input type="checkbox"/> Root collar buried 根莖被埋 <input type="checkbox"/> Others _____
		Next inspection date 下次檢查日期	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>

Attached Information 附夾資料

Attachment Type	Attachment Name	Description
MAP 地圖	N/A	Tree location
PHOTO 照片	N/A	Tree whole view and defects photos

Add Rows 增加列

Delete Rows 刪除列

Declaration 聲明

I, the Inspection Officer for the above TRA Form 2, confirm that I have inspected the tree(s) at the specified date and time with due diligence, and the information given in the Form(s) is truly reflecting what I observed on site.

本人作為以上個別樹木風險評估(表格2)的巡查人員，確認本人已在本表格所列日期及時間，謹慎小心完成有關樹木的風險評估，而本表格上填入的資料均真確無訛地反映本人在現場觀察所得。

My academic, professional, training records and work experience met the requirements of Inspection Officer (Form 2) in the TRAM Guidelines.

本人的學術、專業、培訓紀錄及相關工作經驗均符合「樹木風險評估及管理安排」指引中對巡查人員的要求。

Name of Inspection Officer: Tse Sze Chung

巡查人員姓名

(請以英文正楷填寫)

Date of Form 2 Completed: 18/11/2022

完成表格2日期

(dd/mm/yyyy)

(Please sign on the space provided if the Form 2 is submitted in paper form 若以文本形式遞交表格2, 請於以下空位簽名)

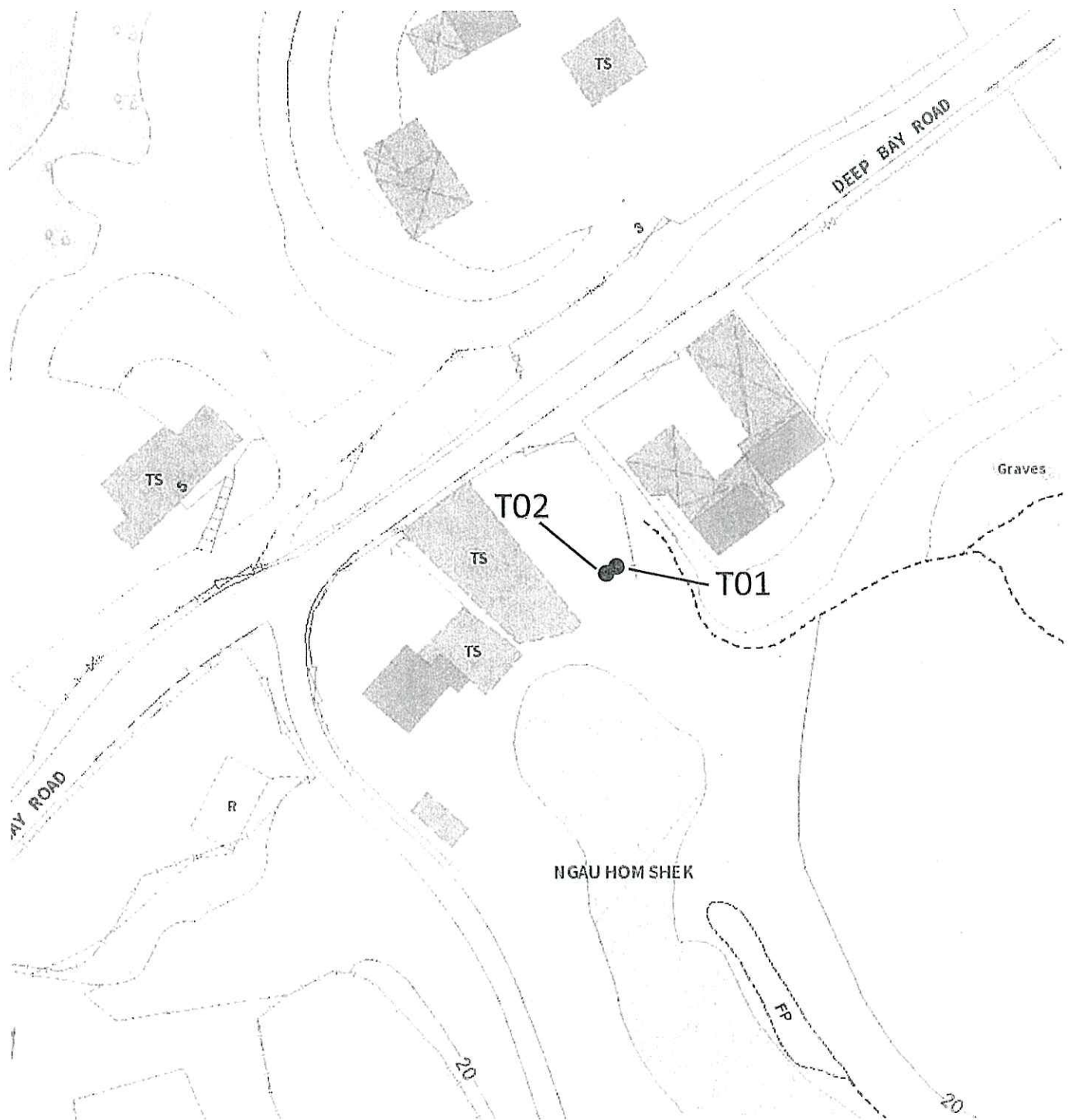
Signature of Inspection Officer:

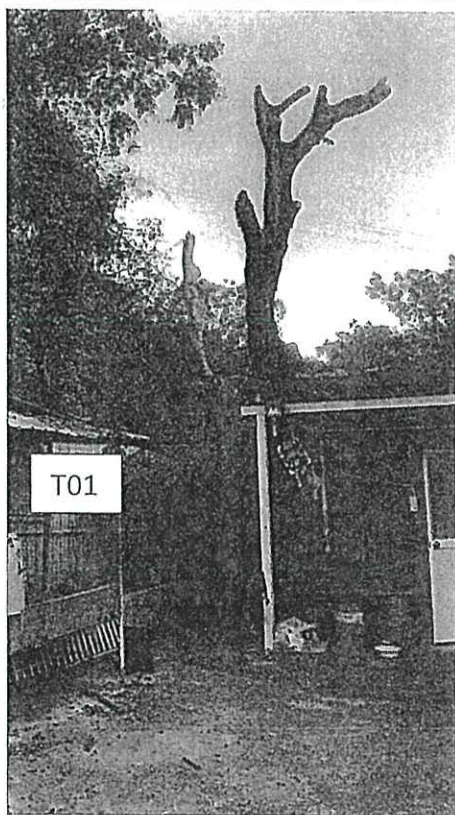
巡查人員簽署:



----- End of Form 2 -----
表格2完

Location : Lot 335 S.B in D.D.128 and Adjoining Government Land, Yuen Long, New Territories
Individual Tree Risk Assessment (From 2)
Photographic record





T01 – Whole View



T01 – Base of tree



T01 – Bark cracks and detachment and fungal fruiting bodies



T01 – Fungal fruiting bodies on trunk

Tree Risk Assessment Form 2 Individual Tree Risk Assessment
樹木風險評估表格2 個別樹木風險評估

General Information 基本資料

Dept. / Agency 部門 / 機構:	LandsD			Inspection Officer 巡查人員	Tse Sze Chung	Post 職位	Arborist (AA no. PR8195)
Project/Contract No. 工程/合約編號	-				File Ref. 檔案編號		
Date and Time of Inspection 巡查日期及時間	16/11/2022 (dd/mm/yyyy)	15 (hr)	30 (min)	Last Inspection Date 上次巡查日期		Inspection Time Spent 是次巡查所用時間	0.5 hr
					(dd/mm/yyyy)	Inspection Frequency 巡查週期	

Tree Information 樹木資料

TMCP Tree ID TMCP樹木編號		Dept. Tree ID 部門樹木編號	T02	Tree Species 樹種	Topped dead tree			Triage Colour 分流顏色	Black 黑
Tree Height(m) 樹高(米)	6	Crown Spread(m) 樹冠闊度(米)	2.5		No. of Trunk(s) 樹幹數目	1			
DBH of tree trunk(s)(mm) 每枝主幹胸徑(毫米)		1	2	3	4	5	Aggregated DBH (mm) 總胸徑(毫米)	468	
		468							
Tree Status 樹木類別	<input type="checkbox"/> Old and Valuable Tree 古樹名木 (OVT No. 古樹名木登記冊編號:)				<input checked="" type="checkbox"/> Other tree 其他樹木				
	<input type="checkbox"/> Stonewall Tree 石牆樹 (Tree Register No. 樹木登記編號:)				<input type="checkbox"/> Brown Root Rot Disease Infected 受褐根病感染				
	<input type="checkbox"/> Mature Tree (DEB > 750mm) 成熟樹 (胸徑 > 750毫米)								

Location Information 位置資料

Masterzone Ref. 主區編號	-		Location (Chinese) 地點 (中文)	新界元朗丈量約份第 128 約地段第 335 號 B 分段及毗連政府土地	
Subzone Ref. 副區編號	-		Location (English) 地點 (英文)	Lot 335 S.B in D.D. 128 and Adjoining Government Land, Yuen Long, New Territories	
Coordinates 座標	X: 815424.000	Y: 835109.000			
Tree Risk Management Zone Category 樹木風險管理地區類別	Category I 第一類		District 地區	Yuen Long 元朗區	
Location Type 地點類別	<input type="checkbox"/> Roadside landscaped area 路旁綠化地區 <input type="checkbox"/> Tree pit 樹穴 <input type="checkbox"/> Central divider 中央分隔帶 <input type="checkbox"/> Public park or recreation venue 公園或康樂場地 <input type="checkbox"/> Housing estate 屋邨 <input type="checkbox"/> Government compound 政府建築物 <input type="checkbox"/> Planter box 花盆 <input type="checkbox"/> SIMAR slopes 系統性維修維修責任的斜坡 <input type="checkbox"/> Others 其他 <input checked="" type="checkbox"/> Unleased or unallocated government land 未批租或未撥用政府土地				
Nearby Utility Post No. 就近公用設施編號:					

Target Assessment 目標物評估 (Please identify no more than five (5) potential Target(s) in the sequence of severity of consequence 請依後果的嚴重性次序選取不多於五個目標物)

Target No. 目標物編號	Target Description 目標物的描述	Target Zone 目標物範圍	Occupancy rate 佔用率	Remove target? 可否移除目標物?	Restrict usage? 可否限制使用?
1	People (residents, students, working staff, etc) 人(居民、學生、員工等)	Within dripline 滴水線內	Constant 恆常	No	No
2	Buildings (residential, commercial, school, utility, covered car parks, etc) 建築物 (民居、商業、學校、公用設施)	within 1.5 X Ht. 1.5倍樹高範圍內	Constant 恆常	No	No
3					
4					
5					

Site Conditions 場地狀況

Topography 地勢	<input checked="" type="checkbox"/> Flat 平地 <input type="checkbox"/> Natural terrain 天然山坡 <input type="checkbox"/> Man-made slope 人造斜坡 <input type="checkbox"/> Retaining wall 擋土牆 <input type="checkbox"/> Stonewall 石牆 <input type="checkbox"/> Others 其他:
Site changes 場地改變	<input checked="" type="checkbox"/> None 沒有 <input type="checkbox"/> Grade change 地表改變 <input type="checkbox"/> Site clearing 場地平整 <input type="checkbox"/> Others 其他
Soil conditions 土壤情況	<input checked="" type="checkbox"/> Normal 正常 <input type="checkbox"/> Compacted 土壤被擠壓 <input type="checkbox"/> Water logging 積水 <input type="checkbox"/> Others 其他

Soil crack or crack behind lean 土壤裂縫或裂縫於傾斜部位背後	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Restriction within dripline 滴水線範圍內有限制	<input type="radio"/> None 沒有 <input type="radio"/> 25% <input type="radio"/> 5-50% <input type="radio"/> 1-75% <input checked="" type="radio"/> 75%
Tree failure record 樹木倒塌記錄	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Brown Root Rot disease record 褐根病記錄	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有
Other observations 其他觀察	-

General Conditions 總體概況

Tree vigor 茁壯程度	<input type="radio"/> Low 低 <input type="radio"/> Normal 正常 <input type="radio"/> High 高	
Lean 傾斜	<input type="radio"/> No 沒有 <input checked="" type="radio"/> Yes 有 Angle from vertical 傾斜角度 <u>10</u> <input type="checkbox"/> Natural due to phototropism 趨光性 <input type="checkbox"/> Self-corrected 已自然修正 <input type="checkbox"/> Recent Tilt 新近傾斜 <input type="checkbox"/> Response growth 反應生長 _____	
Wind exposure 受風情況	<input type="radio"/> Protected 受遮擋 <input type="radio"/> Partial 部份 <input checked="" type="radio"/> Exposed 暴露 <input type="radio"/> Wind funneling 風洞 <input type="radio"/> Others 其他 _____	
Wildlife or nesting site 野生動物或鳥巢	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有	
Cable or brace 鋼索或支架	<input checked="" type="radio"/> None 沒有 <input type="radio"/> Yes 有	
Pruning history 修剪歷史	<input type="checkbox"/> Cleaned 清理樹冠 <input type="checkbox"/> Thinned 疏減樹冠 <input type="checkbox"/> Raised 提升樹冠 <input type="checkbox"/> Reduced 縮減樹冠 <input type="checkbox"/> Structural pruning 結構修剪 <input checked="" type="checkbox"/> Topped 削頂 <input type="checkbox"/> Lion-tailed 獅尾 <input type="checkbox"/> Others 其他 _____	
Other observations 其他觀察	Topped dead tree	

Crown Conditions 樹冠狀況

Crown density 樹冠密度	<input type="radio"/> Normal 正常 <input type="radio"/> Sparse 稀疏 (<input type="radio"/> <25% <input type="radio"/> 25% - <50% <input type="radio"/> 50% <75%) <input type="checkbox"/> Imbalanced crown 樹冠不對稱	
Live crown ratio 活冠比	<input type="radio"/> <40% <input type="radio"/> 41 - 70% <input type="radio"/> >70%	Crown load 樹冠負荷 <input type="radio"/> Normal 正常 <input type="radio"/> Heavy 過重 <input type="radio"/> Declined 衰弱
Foliage 葉片	<input type="radio"/> Fallen leaf (Seasonal) 落葉(季節性) <input type="radio"/> Defoliation (Withered) 落葉(枯萎) <input type="radio"/> Normal 正常 <input type="radio"/> Chlorotic 萎黃 % <input type="radio"/> Necrotic 壞死 %	
Leaf size 葉片大小	<input type="radio"/> Normal 正常 <input type="radio"/> Smaller than normal 比正常細小	
Dieback twigs 枯枝	<input type="radio"/> <5% <input type="radio"/> 5 - <25% <input type="radio"/> 25 - 50% <input type="radio"/> >50%	<input type="checkbox"/> Epicormics 水橫枝 <input type="checkbox"/> Hanger 懸吊斷枝 <input type="checkbox"/> Pest and disease 病蟲害
Other observations 其他觀察	Topped dead tree	

Branch Conditions 樹枝狀況

<input type="checkbox"/> Co-dominant branches 等勢枝	<input type="checkbox"/> Included bark 內夾樹皮	<input type="checkbox"/> Cross branches 叉枝	<input type="checkbox"/> Crooks or abrupt bends 不常規彎曲	<input type="checkbox"/> Sap flow 滲液
<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Decay or cavity 腐爛或樹洞	<input type="checkbox"/> Heavy lateral limb 重側枝	<input type="checkbox"/> Deadwood 枯木	
<input type="checkbox"/> Canker 潰瘍	<input type="checkbox"/> Galls 腫瘤	<input type="checkbox"/> Burls 節瘤	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損	
<input type="checkbox"/> Pest and disease 病蟲害:		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物:		
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體:		<input type="checkbox"/> Response growth 反應生長:		
Other observations 其他觀察	Topped dead tree			

Trunk Conditions 主幹狀況

<input type="checkbox"/> Cavity 樹洞 #1 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #2 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #3 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____ #4 L 長 <input type="text"/> (mm) W 闊 <input type="text"/> (mm) D 深 <input type="text"/> (mm) Direction 方向 _____ Height above ground 離地面高度 _____				
<input type="checkbox"/> Co-dominant stems 等勢幹	<input checked="" type="checkbox"/> Included bark 內夾樹皮	<input type="checkbox"/> Poor taper 不良漸尖生長	<input checked="" type="checkbox"/> Crooks or abrupt bends 不常規彎曲	
<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Abnormal bark crack 不正常樹皮裂紋	<input type="checkbox"/> Sap flow 滲液		
<input type="checkbox"/> Canker 潰瘍	<input type="checkbox"/> Galls 腫瘤	<input type="checkbox"/> Burls 節瘤	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損	
<input type="checkbox"/> Pest and disease 病蟲害:		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物:		
<input checked="" type="checkbox"/> Fungal fruiting bodies 真菌子實體: Found at base of trunk		<input type="checkbox"/> Response growth 反應生長:		
Other observations 其他觀察	Barks detachments on trunk with decay at base of trunk.			

Root Conditions 根部狀況

<input checked="" type="checkbox"/> Root collar not visible 根脊不現	<input type="checkbox"/> Cracks or splits 裂縫或裂開	<input type="checkbox"/> Exposed root 根部外露	<input type="checkbox"/> Root rot 根部腐爛
<input type="checkbox"/> Cut or pruned roots 根部經切割或截根	<input type="checkbox"/> Trunk girdling 纏繞樹幹	<input type="checkbox"/> Girdling root 纏繞根	<input type="checkbox"/> Dead surface roots 表根枯萎
<input type="checkbox"/> Root-plate movement 根基移位	<input type="checkbox"/> Wounds or mechanical injury 傷痕或機械破損		
<input type="checkbox"/> Pest and disease 病蟲害：		<input type="checkbox"/> Parasitic or epiphytic plants 寄生或附生植物：	
<input type="checkbox"/> Fungal fruiting bodies 真菌子實體：		<input type="checkbox"/> Response growth 反應生長：	
Other observations 其他觀察			

Risk Categorisation 風險類別 (Please identify no more than three (3) important Target(s) for no more than three (3) Tree Part 請就不多於三個樹木部份選取不多於三個目標物)

Target No. 目標物編號	Tree Part 樹木部分	Condition(s) of Concern 關注狀況	Part Size (mm) 部位大小 (毫米)	Fall Distance (m) 下墜距離 (米)	Likelihood 可能性			Consequences 後果	Risk rating 風險評級 (Matrix 2: Risk rating matrix 風險評級組合)
					Failure 倒塌	Impact 影響	Failure and Impact 倒塌並影響 (Matrix 1: Likelihood matrix 可能性組合)		
1	Whole Tree 整株	Fallen of whole tree	468	9	Highly Probable 非常可能	High 高	Very likely 很大機會	Severe 嚴重	Extreme 極高
2					Highly Probable 非常可能	High 高	Very likely 很大機會	Severe 嚴重	Extreme 極高

Matrix 1: Likelihood matrix 可能性組合

Likelihood of Failure 倒塌的可能性	Likelihood of Impacting Target 影響目標的可能性			
	Very Low 非常低	Low 低	Medium 中等	High 高
Highly Probable 非常可能	Unlikely 很低機會	Somewhat likely 有機會	Likely 較大機會	Very likely 很大機會
Probable 相當可能	Unlikely 很低機會	Unlikely 很低機會	Somewhat likely 有機會	Likely 較大機會
Possible 有可能	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會	Somewhat likely 有機會
Improbable 不太可能	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會	Unlikely 很低機會

Matrix 2: Risk rating matrix 風險評級組合

Likelihood of Failure and Impact 倒塌並影響的可能性	Consequences of Failure 倒塌後果			
	Negligible 微小	Minor 較小	Significant 重大	Severe 嚴重
Very likely 很大機會	Low 低	Moderate 中	High 高	Extreme 極高
Likely 較大機會	Low 低	Moderate 中	High 高	High 高
Somewhat likely 有機會	Low 低	Low 低	Moderate 中	Moderate 中
Unlikely 很低機會	Low 低	Low 低	Low 低	Low 低

Mitigation Measures 緩減措施

Target No. 目標編號	Tree Part 樹木部分	Mitigation Measures 緩減措施	Anticipated Completion Date 預算完成日期 (dd/mm/yyyy)	Residual Risk 剩餘風險
1	Whole Tree 整株	Removal 移除	19/12/2022	None 沒有

Notes, explanations, descriptions and supplementary Information 說明、註解、描述及補充資料

T02 is located within a private land at lot 335 S.B in D.D. 128 and adjoining Government Land, Yuen Long. The tree is growing just next to another tree (T01) and results in crossed trunks and included barks of the two trees. T02 is a topped, dead tree with barks detachments and fungal fruiting body found on trunk and base of tree. As the main trunk of T02 is also leaning, the risk of tree failure is very high and therefore immediate removal of the whole tree is recommended.

Overall tree risk rating 綜合樹木風險	Overall residual risk 綜合剩餘風險	Advanced assessment 進一步檢查	<input checked="" type="radio"/> No 否 <input type="radio"/> Yes 是 Please describe 請描述
Extreme 極端	None 沒有	Inspection limitations 檢查限制	<input checked="" type="checkbox"/> None 沒有 <input type="checkbox"/> Inaccessible 難以接近 <input type="checkbox"/> Climbers 攀緣植物 <input type="checkbox"/> Root collar buried 根脊被埋 <input type="checkbox"/> Others _____
		Next inspection date 下次檢查日期	

Attached Information 附夾資料

Attachment Type	Attachment Name	Description
MAP 地圖	N/A	Tree location
PHOTO 照片	N/A	Tree whole view and defects photos

Add Rows 增加列

Delete Rows 刪除列

Declaration 聲明

I, the Inspection Officer for the above TRA Form 2, confirm that I have inspected the tree(s) at the specified date and time with due diligence, and the information given in the Form(s) is truly reflecting what I observed on site.

本人作為以上個別樹木風險評估(表格2)的巡查人員，確認本人已在本表格所列日期及時間，謹慎小心完成有關樹木的風險評估，而本表格上填入的資料均真確無訛地反映本人在現場觀察所得。

My academic, professional, training records and work experience met the requirements of Inspection Officer (Form 2) in the TRAM Guidelines.

本人的學術、專業、培訓紀錄及相關工作經驗均符合「樹木風險評估及管理安排」指引中對巡查人員的要求。

Name of Inspection Officer: Tse Sze Chung

巡查人員姓名

(請以英文正楷填寫)

Date of Form 2 Completed: 18/11/2022

完成表格2日期

(dd/mm/yyyy)

(Please sign on the space provided if the Form 2 is submitted in paper form 若以文本形式遞交表格2, 請於以下空位簽名)

Signature of Inspection Officer:

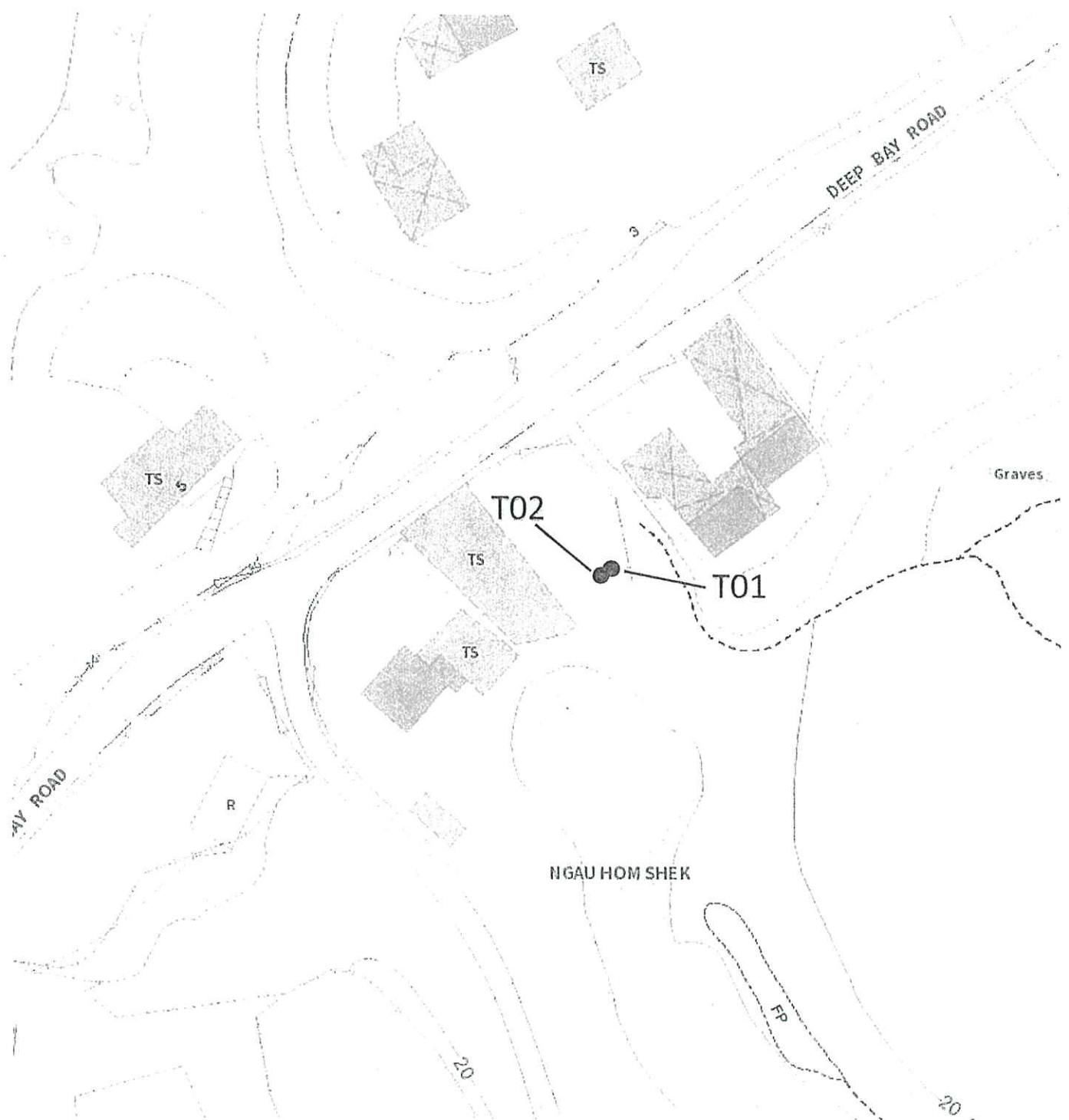
巡查人員簽署:

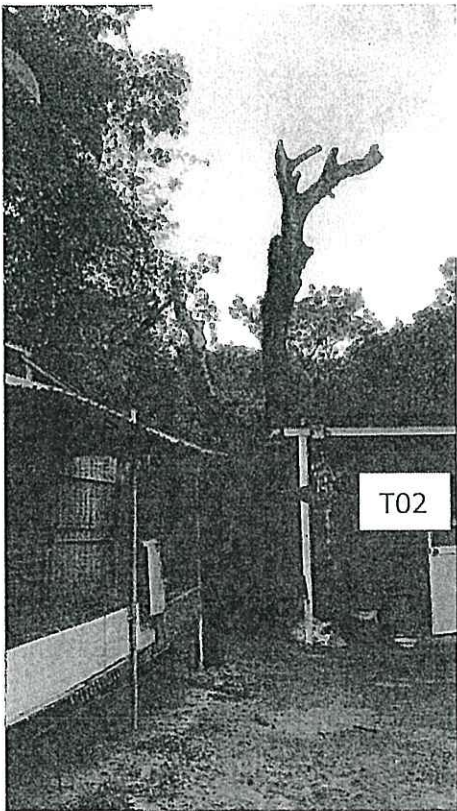
----- End of Form 2 -----
表格2完

Location : Lot 335 S.B in D.D.128 and Adjoining Government Land, Yuen Long, New Territories

Individual Tree Risk Assessment (From 2)

Photographic record





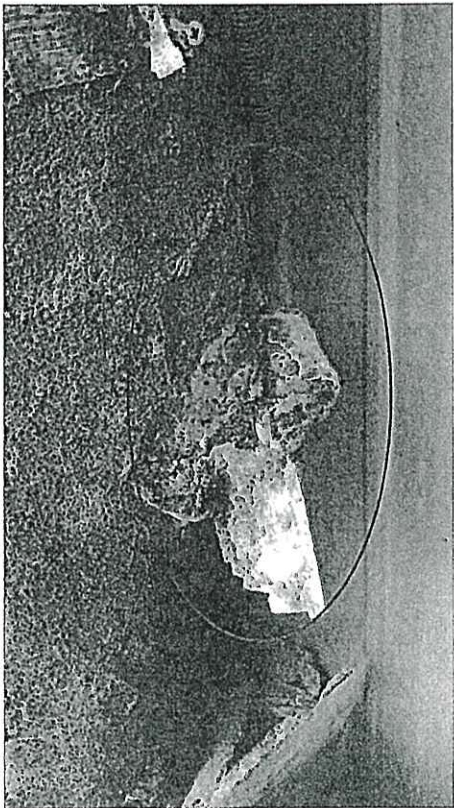
T02 – Whole View



T02 – Base of tree



T02 – Fungal fruiting bodies at base of trunk



T02 – Decay on trunk wound



A/YL-HTF/1156 - Submission of an Updated Justification (Appendix I)12/07/2023

16:43

From: Rich Gold <goldrichplanners@gmail.com>

To: tpbpd@pland.gov.hk

Cc: jmhwok@pland.gov.hk

1 Attachment



A_YL-HTF_1156_Justification_12.7.2023.pdf

Dear Sir,

We would like to submit an updated Justification (Appendix I) to replace the submitted Justification dated 7.7.2023. Thank you.

Regards,
Alan Poon

--

[Goldrich Planners and Surveyors Ltd.](#)

Room 8E, 8/F., Keader Centre,

129-149 On Lok Road,

Yuen Long,

New Territories,

Hong Kong.

Tel.: 27132138

Fax: 27621783

Notice to recipient: This e-mail is meant for only the intended recipient of the transmission, and may contain information of Goldrich Planners and Surveyors Ltd. that is confidential and/or privileged. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

Justification

1 The Proposed Use (Same as previous application)

The applied use is “Proposed Temporary Shop and Services (Plant Showroom and Nursery) with Ancillary Facilities” for a period of 3 years.

2 Location

The application site is on Lots 335 S.B and 337 (Part) in D. D. 128 and Adjoining Government Land, Yuen Long, New Territories.

3 Site Area

	Planning Approval No. A/YL-HTF/1143 Area (About)	This Application Area (About)	Changes
Private Land	180m ²	181.7m ²	+0.94%
Government Land	199m ²	248.8m ²	+25.0%
Total	<u>379m²</u>	<u>430.5m²</u>	+13.6%

4 Application Background

This application is a subject of a previous approved planning application no. A/YL-HTF/1143. The application was approved by the TPB on 31.3.2023.

However, it is observed that some portion of the application site has encroached into another lot (Lot No. 337 in D. D. 128) and some additional Government Land. A fresh application is required to rectify the situation.

It is observed that the actual site area is more than 10% of the previous approved planning application. A Class B Amendment is inappropriate. Please see analysis of site area in paragraph 3.

5 Town Planning Zoning (Same as previous application)

The site falls within the “Agriculture” (“AGR”) zone and area shown as “Road” on the Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12.

The planning intention of “AGR” zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

6 Development Parameters

6.1 Operation hours (Same as previous application)

The operation hours of the plant showroom are from 10:00 a.m. to 6:00 p.m. daily including Sundays and public holidays.

6.2 Structures

7 structures are proposed on site. The applicant will make use of the existing structures on site which do not require any further fitting or reconstruction work. The floor areas are updated to more accurately reflect the actual situation. Details of the structures are as follow:

No.	Use	Floor Area (about)	Cover Area (about)	Height	Storey
1	G/F: Greenhouse for Plant Showroom and Nursery	84m ²	84m ²	7m	2
	U/F: Greenhouse for Plant Showroom and Nursery	15m ²			
2	G/F: Agricultural Storeroom	50m ²	50m ²	7m	2
	U/F: Agricultural Storeroom	37m ²			
3	Open Shed for Rain Shelter	20m ²	20m ²	2.6m	1
4	Pantry	7m ²	7m ²	3m	1
5	Toilet	13m ²	13m ²	3m	1
6	Open Shed for Rain Shelter	<u>14m²</u>	<u>14m²</u>	3m	1
7	Open Shed for Rain Shelter	<u>12m²</u>	<u>12m²</u>	7m	1
	Total	<u>252m²</u>	<u>200m²</u>		

Structure 1 is mainly for plant showroom use. The applicant will apply to Lands Department to regularize the structures to use on the site.

6.3 Mode of operation (Same as previous application)

The plant showroom and nursery displays different kinds of seasonal flowers and plants (e.g. 年花、蘭花、桃花、桔、玫瑰、繡花球、菊花、松樹、聖誕花 etc.) and provide space for a plant nursery to keep the stock of plants on site for sell.

Customers could purchase small quantity of plants on site. Or they can place order for bulk purchase.

7 No Adverse Impact on the Environment (Same as previous application)

7.1 Landscape

Existing trees crowds are at periphery southern side of the site. Plants and trees to be sold will be placed at the uncovered area of the site. 2 trees are proposed at the eastern side of the site. Please refer to Tree Preservation and Landscape Proposal (Plan 6) for details.

7.2 Drainage

250mm u-channel will be provided. The surface runoff will be discharged to the existing stream at western side of the site. Please refer to the drainage proposal (Plan 4) for details.

7.3 Traffic

The site is accessible from Deep Bay Road. 1 parking space for light goods vehicles is provided.

Visitors are required to reserve the light goods vehicles parking space on site before they come. Visitors without reservation will be asked to leave.

The site has enough space for manoeuvring of vehicles. Please refer to Swept Path Analysis (Plan 5) for details.

Staff will take public transportation and walk to the site.

The estimated trip generation and attraction rates are as follow:

Timeslot	Trip generations	Trip attractions
10:00-11:00	0	1
11:00-12:00	1	0
12:00-13:00	0	1
13:00-14:00	0	0
14:00-15:00	1	1
15:00-16:00	1	0
16:00-17:00	0	1
17:00-18:00	<u>1</u>	<u>0</u>
Total:	<u>4</u>	<u>4</u>

With such low trip generation and attraction rates, the proposed development would not cause adverse traffic impact to Deep Bay Road.

7.4 Archaeological

No excavation work and site formation works are required for the proposed development.

8 Planning Gain (Same as previous application)

The proposed plant showroom could provide job opportunities and promote agricultural activities in the “AGR” zone.

- End -

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-HTF/1156

Our Ref.: TL23379 / P15129

16 August 2023

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

By Post and E-mail:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**S.16 Application for
Proposed Temporary Shop and Services (Plant Showroom and Nursery)
with Ancillary Facilities for a period of 3 years
Lot 335 S.B in D. D. 128 and adjoining Government Land,
Yuen Long, New Territories**

We would like to submit further information to respond to the comment from Antiquities and Monuments Office.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Your Ref.: A/YL-HTF/1156

Our Ref.: P15129

Comment from Antiquities and Monuments Office

Contact person: Ms. Fan Chun-fei; Tel.: 2655 0824

	Comment	Response
	<p>The application site is situated within the Ngau Hom Shek Site of Archaeological Interest (“SAI”). It is noted from the supplementary information (i.e. Section 7.4 of the Justification) submitted by the applicant that no excavation work and site formation works are required for the proposed development. Nevertheless, the applicant is required to confirm / clarify if there is any ground excavation proposed for the proposed development including but not limited to building works (as shown in Plan 3), drainage works (as shown in Plan 4) and landscaping (i.e. Section 7.1 of the Justification), etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation and so on for assessment of the Antiquities and Monuments Office on the impact on the SAI and for consideration on the appropriate mitigation measures at the early planning stage if ground excavation works is required with strong justifications.</p>	<p>All the structures as shown in Plan 3 (Layout Plan) are existing structures. No building works are required.</p> <p>Regarding landscape treatment, please refer to Tree Preservation and Landscape Proposal (Plan 6). The Podocarpus Macrophyllus is an existing tree. The proposed Bauhinia Blakeana will be planted in an existing raised planter. No excavation work, building works and site formation works are required.</p> <p>For drainage work, a u-channel is proposed at the northern side of the site (as shown in Plan 4). The proposed u-channel is 250mm wide, 250mm deep and about 30m long. The drainage works will be part of the approval condition of the planning approval (as required by Drainage Services Department). This drainage works do not involve a large area of ground excavation. AMO will be informed if there is any discovery of archaeological deposits at the Site.</p>

Previous s.16 Application covering the Application Site

Approved Application

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/YL-HTF/1143	Proposed Temporary Shop and Services (Plant Showroom) and Plant Nursery with Ancillary Facilities for a Period of 3 Years	31.3.2023

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

No comment on the application from traffic engineering point of view.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

The proposed access arrangement should be commented by the Transport Department.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no substantiated environmental complaint pertaining to the Site in the past three years.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the application from drainage point of view; and
- should the Town Planning Board (the Board) consider that the application be acceptable from planning point of view, approval condition(s) should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

No objection in principle to the application subject to fire service installations being provided to his satisfaction.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the

use proposed in the application.

6. **Landscaping**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- according to the aerial photo of 2022, the Site is situated in an area of rural landscape character predominated by open storage yards, temporary structures, village houses, graveyards, ponds and woodland. Based on the site photos of July 2023, existing tree and vegetation are observed and the Site is hard paved;
- according to the submitted tree preservation and landscape proposal (**Drawing A-2**), 1 no. of existing *Podocarpus macrophyllus* will be preserved and 1 no. of *Bauhinia blakeana* with 2.75m height is proposed to be planted within the Site. Moreover, noting that majority of the Site is involved in a previous application (No. A/YL-HTF/1143) for the same use approved by the Rural and New Town Planning Committee of the Town Planning Board on 31.3.2023, significant landscape impact arising from the proposed use is not anticipated; and
- she has no comment on the application from landscape planning perspective.

7. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any locals' comment on the application.

8. **Other Departments' Comments**

The following government departments have no objection to/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- Project Manager (West), CEDD (PM(W), CEDD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) are required to remove all domestic items within the Site before making application to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. The applicant has to either exclude the Government Land (GL) from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is/are approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to or reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Deep Bay Road;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) if the Site abuts on a specified street (Deep Bay Road) of not less than 4.5m wide, its permitted development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and

consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that:
- (i) peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands;
 - (ii) the ground to the east of the Site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered;
 - (iii) the existing nullah/channel/watercourse, to which the applicant proposed to discharge the stormwater from the Site is not maintained by his office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer (Yuen Long) should be consulted;
 - (iv) further to (iii) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition. Please also indicate the flow direction of the said discharge path;
 - (v) the gradients of the proposed U-channels should be shown on the drainage plan;
 - (vi) consideration should be given to provide grating for the surface channels, in addition to those at the proposed run-in/out of the Site;
 - (vii) please indicate the dimension of the discharge pipe (i.e. pipe connected to the last catchpit) on the drainage plan and demonstrate with hydraulic calculation that the proposed discharge pipe has sufficient capacity to convey the surface runoff to the proposed discharge point;
 - (viii) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
 - (ix) where walls or hoarding are erected and laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
 - (x) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - (xi) the applicant should consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required.

Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans. However, the applicant is reminded that if the proposed structure(s) is/are required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (h) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise any potential environmental nuisances. The applicant should also provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 'Drainage Plans subject to Comment by the Environmental Protection Department'; and
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works.