
Appendix B –

**Landscape Master Plan and
Tree Preservation Proposal**

**Section 16 Planning Application for Proposed Minor Relaxation of
Plot Ratio and Building Height Restrictions for Permitted Flat
Development with Social Welfare Facility and Public Vehicle Park
(Proposed Amendments to an Approved Scheme under Application No.
A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land,
Ma Sik Road, Fanling**

Landscape Master Plan

18th August 2026

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Project Title	Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling
Report Title	Landscape Master Plan

Revision	Date	Complied by:	Checked by:	Approved by:	Description
-	20260807	Jackson Zhou	Winza Choi	Chris Foot	Draft to Client
A	20260814	Jackson Zhou	Winza Choi	Chris Foot	Draft to Client
B	20260818	Jackson Zhou	Winza Choi	Chris Foot	Draft to Client

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1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to prepare the Landscape Master Plan on behalf of the Applicant for the Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling (hereafter referred to as "Proposed Scheme") at various lots in D.D. 51 and adjoining Government Land at Ma Sik Road, Fanling, the New Territories (hereafter referred to as "Application Site").
- 1.2 This report seeks to present the landscape design proposal. It will outline the landscape design objectives and landscape treatment for each component of the proposed Application Site. This report has been prepared in accordance with Buildings Department, Lands Department and Planning Department Joint Practice Note No. 3 concerning the Re-engineering of Approval Process for Land and Building Developments and adheres to the requirements of Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines for the calculation of the green coverage.
- 1.3 The Landscape Master Plan is presented as **Figures 5.1 to 5.5** and a series of sections **Figures 6.1 to 6.6**.

2.0 Existing Site Description

- 2.1 The Application Site covers an area of about 13,232 m² which is currently a mixture of temporary public vehicle park, vacant land and temporary structures. It is located immediately south and level with Ma Sik Road (+11.3mPD) and bounded to the east by Fan Leng Lau Road (+11.1mPD).
- 2.2 The Application Site is enclosed to the north and east by a series of tree belts and clumps of trees separating it from the adjacent existing cycle track and pedestrian network which links with the wider district area. At the western edge, the Application Site neighbours Good View New Village, an area of temporary establishments which forms a salient in the western boundary and to the south the Fan Garden Junior Police Officers Married Quarters all separated by a local footpath.

3.0 Project Description

- 3.1 The Proposed Scheme comprises of 5 residential blocks with 1898 nos. of flats, Resident's Recreational Facilities, social welfare facility (120-places Residential Care Home for Elderly (RCHE)) and Neighbourhood Elderly Centre. The proposal incorporates a building height of not more than 141mPD to facilitate the incorporation of two storeys of aboveground carparks. The Proposed Scheme has maintained the same GFA, PR and number of units of the Approved Scheme, as well as its general layout, building disposition and residential floor-to-floor heights. The previously committed planning merits, including the provision of a 100-space public vehicle park, a 120-place residential care home for the elderly and a sub-base for neighbourhood elderly centre, have also been maintained.
- 3.2 The northernmost residential blocks (Towers 1 and 2) are orientated on an east – west axis along the northern boundary, Tower 3 is aligned with the eastern boundary and Towers 4 and 5 aligned with the southern boundary. An EVA extends along the northern and eastern boundaries whilst another extends south through the site and alongside Tower 3 to Towers

4 and 5. These EVAs also serve as the main internal access roads whilst also providing access to the proposed RCHE and the 3rd party lots. Vehicular access to the Application Site is located to the north from Ma Sik Road.

- 3.3 The proposed building disposition and orientation is designed to maximise the area of landscape in the central portion of the site for the enjoyment of the future residents while also providing setbacks where space allows from the Application Site boundary to minimise the impacts on surrounding communities and their landscape setting. At the heart of the Application Site a large leisure pool centres the outdoor landscape with adjacent towers' Resident's Recreational Facilities Podium overlooking the focal landscape area lined with amenity and buffer tree and shrub planting. The surrounding landscape then forms series of more intimate outdoor rooms linked by a comprehensive network of footpaths providing residents with a range of outdoor leisure opportunities. Tree and shrub planting along the Application Site boundary forms a landscape buffer.

4.0 Landscape Impact Assessment

Existing Landscape Resources

- 4.1 There are two distinct Landscape Resources (LRs) within the Application Site which are potentially affected by the Proposed Scheme. **Figure 4.1** maps the LR within the Application Site, and **Figure 4.2** provides photographs of the LR.

LR1 Amenity Tree Planting / Scrub Woodland

- 4.2 This LR, situated predominantly along the northern and eastern peripheries of the Application Site, encompasses an area of approximately 2,914 m². It is characterised by a mosaic of trees, shrubs, and coarse grassland, comprising a mix of common exotic and native species. Distinct portions of this LR exhibit a degraded character due to the long-term accumulation of refuse and detritus. Consequently, given its current baseline condition, this LR is assessed as having a low to medium sensitivity to further change.

LR2 Hard Paved Areas / Workshops / Village Houses

- 4.3 Extending across the majority of the Application Site, exclusive of the northern and eastern peripheries, this LR covers an area of approximately 10,318 m². The area is characterized by extensive hardstanding, which is currently utilized for vehicular parking, alongside localized workshop and vehicle-cleansing operations situated in the northwestern and southwestern sectors. Additionally, several village houses occupy the northern portion of the site. Owing to its heavily disturbed nature, this landscape resource is considered to have negligible sensitivity to change.

Landscape Impact Assessment

- 4.4 This section of the report describes the residual landscape impacts for the identified LR following the implementation of the proposed landscape measures.

LR1 Amenity Tree Planting / Scrub Woodland

- 4.5 Approximately 2,914 m² (100%) of this LR will be affected by the Proposed Scheme and so the magnitude of change will be significant however given the disturbed nature of the existing landscape it is considered that the impacts will not be significant.

LR2 Hard Paved Areas / Workshops / Village Houses

- 4.6 The implantation of the proposed Scheme will lead to the enhancement of this LR with the whole area 10,318 m² (100%) being affected by the works. Given the existing condition of this landscape resource the impacts are also not considered to be significant.

- 4.7 The predicted impacts on the existing LR1 and LR2 within the Application Site boundary and the area affected by the Proposed Scheme will be mitigated to an extent through the proposed planting of approximately 63 new trees and 2,150 m² of shrubs within the Application Site.
- 4.8 The existing disturbed landscape will be replaced with a well-designed architectural scheme and its associated landscape (**Figures 5.1 to 5.5** refer) which aims to create a pleasant and green environment and emphasises the importance of maximising green coverage and creating a landscape buffer where possible in between the proposals and the surrounding areas.

Existing Trees

- 4.9 A total of 63 nos. trees were identified within the Planning Application boundary. This includes 61 nos. trees in eight tree groups (TG01 to TG08) and 2 nos. trees surveyed as individual.
- 4.10 The most numerous of the existing trees are *Delonix regia* (13 nos.), *Dimocarpus longan* (11 nos.) and *Senna siamea* (7 nos). Other species including *Bauhinia variegata* L. var. candida, *Bombax ceiba* and *Macaranga tanarius* var. tomentosa are represented by 6 nos. The other species identified are generally present in quantities of less than 4 nos. with a number of tree species limited to one specimen. It is assumed that many of these trees have been planted as part of the roadside landscaping for the Mak Sik Road and Fan Leng Lau Road.
- 4.11 A high proportion of the trees exhibit an average to poor existing form and condition and have a low amenity value. This assessment and photographic record show that many of the trees are growing in close proximity to one another or existing buildings and structures resulting in leaning main stem and asymmetrical canopies. The value of many of these trees lies in their effect as group and not as individual specimens.
- 4.12 The survey identified no trees considered to be rare or protected tree species (based on Forests and Countryside Ordinance, Cap. 96) or Champion Trees (identified in the book 'Champion Trees in Urban Hong Kong').
- 4.13 There are no trees within the Application Site registered as Old and Valuable Trees (DEVB TC(W) No. 5/2020 Registration of Old and Valuable Trees (OVT) and Guidelines for their Preservation.
- 4.14 Tree T78 (*Corymbia citriodora*) with approximate height of 25m meets the height criteria for a "Tree of Particular Interest" (TPI) in accordance with para. 3.3.1 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by DEVB and a "Mature Tree" in accordance with 'Management Guidelines for Mature Trees' Greening, Landscape and Tree Management Section (GLTMS), DEVB, December 2014.
- 4.15 Tree T57 (*Bombax ceiba*) also meets the DBH requirements for a "Mature Tree" in accordance with 'Management Guidelines for Mature Trees' Greening, Landscape and Tree Management Section (GLTMS), DEVB, December 2014.

Impacts on Existing Trees

- 4.16 The existing site conditions and the functional requirements for the development of the site will result in the complete site being utilised for the Proposed Scheme. This includes the creation of the proposed development including the bae park podium structure. As such it would not be possible to retain any of the existing trees and so 63 nos. (100%) are recommended for felling. In addition to the development the tree felling recommendation

is based on a range of factors including their species, form, condition, proximity to other trees, predicted survival rate and their lack of contribution to the future landscape character and amenity of the development as mentioned under section 5.5.

- 4.17 New tree planting proposal shall compensate for the 63 nos. trees affected by the proposal with the planting of a minimum. 63 nos. of good quality heavy standard trees and large palms, representing a replanting ratio of **1 : 1** (new trees planted: trees felled) inside the Application Site.
- 4.18 A detailed tree preservation and removal proposal and new tree planting proposal will also be submitted in accordance with Lands Administration Office Practice Note Number 6/2023 "Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects".

5.0 Landscape Design Proposal

- 5.1 The concept underpinning the Landscape Master Plan for the Proposed Scheme, presented as **Figures 5.1 to 5.5** is to integrate the proposals within their future landscape and visual context; provide a synthesis between the proposed architecture and its landscape setting and provide high quality open space in association with the development.
- 5.2 The landscape design proposal is described in terms of the main design objectives, followed by a description of the key landscape components, and finally the landscape elements including the proposed hard and soft landscape, which form the palette of materials.

6.0 Landscape Design Objectives

- 6.1 The design objectives for the Master Landscape Plan are to:
- Create a distinctive landscape which responds to the existing context, the architectural scheme proposals and the future needs of the residents and users of the proposed RCHE;
 - Integrate the Proposed Scheme from a landscape and visual perspective with the existing and planned landscape context;
 - Provide visual integration in elevated views of the Proposed Scheme, and screening and softening of the built-form in low-level views adjacent to public realm;
 - Create a unique, high quality, sustainable environment based on best international design practice for enjoyment of the future users;
 - Provide a comfortable and relaxing landscape for communal passive recreation areas;
 - Maximise the opportunities for greening measures within the structural and environmental constraints inherent to the site;
 - Promote greening measures utilising tree planting, shrub planting and ground covers within the new landscape areas.

7.0 Open Space Proposals

- 7.1 The Proposed Scheme has sought to provide adequate open space (1m² per person based on the predicted future population) in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG). The design of the open space is based on the objective of providing high quality active and passive recreational facilities and features that will satisfy the needs of the future residents. The provision of open space is shown in **Figure 7.1**

- 7.2 The Proposed Scheme will include about 5,139 m² of uncovered open space in total for residents' use. Since the current planned total resident population of the project is approximately 5,125 persons, the proposal adequately satisfies the requirements for 1 m² per person based on the predicted future population in accordance with the HKPSG.
- 7.3 All of the open space within the Application Site boundary would be constructed, managed and maintained by the land owners after the completion of Defect Liability Period and Establishment Period.

8.0 Green Coverage

- 8.1 The site coverage of greenery for the Application Site will not be less than 20% in accordance with Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines and DEVB Technical Circular (Works) No. 4/2020. This includes a minimum of 10% at the Primary Zone (within 15m of mean street level). The calculation of area is based on the uncovered areas of tree and shrub, lawn and groundcover planting. The site coverage of greenery for the proposed development is shown on **Figure 8.1**.
- 8.2 The total site area of the Application Site is 13,232 m² and so with a green coverage around 2911 m². The green coverage ratio will be no less than 22%.

9.0 Landscape Design Components

- 9.1 The following description seeks to establish some general principles of the landscape design. **Figures 5.1 to 5.5** show the Landscape Master Plan whilst the elevation and sections in **Figures 6.1 to 6.6** show the character and structure of the landscape.
- 9.2 The landscape design approach will contribute to the integration of the proposals within their future landscape and visual context and create a unique green development and provide a tranquil and welcoming landscape for residents and RCHE visitors. The proposed landscape concept has a number of key components which include the creation of spaces designed to reinforce the sense of community and social interaction both on a residential and communal level.

The Boundary Landscape

Landscape Screen Planting (G/F)

- 9.3 Where space permits, a dense landscape buffer comprising a mixture of trees and shrubs has been designed to soften the visual impact of the Proposed Scheme from Ma Sik Road, while enhancing visual integration when viewed from higher elevations. Along the Application Site Boundary facing Fan Leng Lau Road, the landscape screen planting features a combination of shrubs and climbing plants, structurally arranged to soften the architectural form of the proposed podium. Similarly, the southern and western perimeters utilize tree and shrub planting within the available spatial limits, supplemented by climbing plants to mitigate the starkness of the podium structure and boundary fence wall. The location of the landscape buffer is shown on **Figures 5.1 and 5.2**, Section A-A' (**Figure 6.1**), Section B-B' (**Figure 6.2**), Section C-C' (**Figure 6.3**) and Section D-D' (**Figure 6.4**) illustrate of the landscape buffer planting.

The Arrival and Circulation Landscape

Main Entrance (G/F)

- 9.4 The primary vehicular and pedestrian entrance on the northern perimeter of the Application Site is framed by tree and shrub planting to the west, and a feature wall with vertical greening to the east. This spatial arrangement channels vistas toward Towers 1 and 2, significantly enhancing legibility and visitor orientation. As the principal point of entry, the landscape design here establishes the overall character and aesthetic quality of the development, curating an inviting arrival experience that remains visually continuous from the lobby areas of Towers 1 and 2. Strategically positioned feature trees function as soft wayfinding markers to guide pedestrian circulation, while a distinct, high-quality paving pattern extending from the entrance threshold further anchors the sense of place. The location of the Main Entrance is shown **Figure 5.1**.

Streetscape Promenade / Turnabouts (G/F)

- 9.5 While this zone is primarily dedicated to vehicular circulation, the design maximizes its aesthetic potential through high-quality materials and strategic greening. The layout incorporates patterned paving—utilizing a combination of natural granite and concrete block pavers—to effectively break down the perceived scale of the hardscape. Furthermore, targeted clusters of trees along the boundary introduce prominent greenery at key focal points. **Figure 5.2** shows the design for the Streetscape Promenade / Turnabouts and Section C-C' (**Figures 6.3**) and Section F-F' (**Figure 6.6**) the structure of the spaces.

The Leisure Landscape

NEC / RCHE Landscape Terrace (2/F)

- 9.6 The Landscape Terrace extends along the western perimeter of the Block 1 podium. This relatively narrow, linear landscape is conceptualized as an outdoor room that serves as a seamless extension of the interior dormitory spaces. The spatial configuration ensures that residents enjoy proximate views of the shrub planting within the edge planters, alongside expansive vistas of the wider landscape beyond. **Figures 5.1** and **5.3** show the location of the Landscape Terraces.

Grand Lawn (2/F)

- 9.7 The Grand Lawn is located to the south of Tower 1 on the 2F podium. The area of lawn provides a flexible space for the relaxation of residents, impromptu family occasions including picnics and community events. **Figure 5.1** and **5.3** shows the location of the Grand Lawn.

Clubhouse and Swimming Pool Terrace (2/F)

- 9.8 The design of the leisure pool adjacent to Tower 3 has sought to provide a focal point for the Proposed Scheme. Both residential and communal users will have a view overlooking the extensive pool with its surrounding greenery whilst at the pedestrian level tree and shrub planting provide for the privacy of bathers. The space acts not only as an activity node but also provides landscape and visual amenity; and a sense of amination. **Figures 5.1** and **5.3** show the location of the pool deck and section E-E' (**Figure 6.5**) refers.

Green Avenue (2/F)

- 9.9 The Green Avenue features a series of incidental seating locations situated along a central pedestrian thoroughfare. The avenue employs an irregular design language to interrupt the longitudinal emphasis and create a sequence of distinct spaces. Shrub planting, including large specimen shrubs, is strategically positioned along the route to establish a human scale and maximize the volume of visible greenery. The precise location of the Green Avenue is illustrated in **Figures 5.1** and **5.3**.

BBQ and Entertainment Spaces / Lookout Decks (2/F)

- 9.10 The BBQ and Entertainment Spaces and Lookout Decks offer a versatile range of seating and outdoor dining arrangements. Key amenities include premium gas-powered grills, complemented by an outdoor lounge area furnished with sofas to accommodate intimate social gatherings. Positioned to take advantage of elevated views over the surrounding landscape, the space utilizes large specimen shrubs to create a comfortable sense of enclosure and maintain a human scale. The detailed layout of this area is illustrated in **Figure 5.3**.

Shaded Walk (2/F)

- 9.11 The Shaded Walk connects the two BBQ and Entertainment Spaces, featuring a pedestrian path lined with large specimen shrubs and low, hedge-like planting punctuated by integrated seating benches. When viewed from the east, this combination of greenery also serves to soften and articulate the massing of the podium structure. The layout of the Shaded Walk is illustrated in **Figures 5.1 and 5.3**.

Multi-purpose Sports Court (2/F)

- 9.12 The Multi-purpose Sports Court combining basketball and pickleball by adding painted pickleball lines to a basketball half court. The court utilises different colours so that the lines are easy to read for each sport. It is designed to encourage participation and offers activities for different age groups and skill levels. The location of the Multi-sport Court is illustrated in **Figures 5.1 and 5.3**.

Clubhouse Deck (2/F & 3/F)

- 9.13 The Clubhouse and Swimming Pool Terrace serves as a central feature of the recreational landscape. This zone integrates an outdoor swimming pool and its adjacent decks to provide diverse recreation opportunities for residents. The pool is designed to accommodate both formal lap swimming and informal leisure use. Peripheral deck planting serves multiple functions: enclosing the pool precinct, establishing a human scale, ensuring bather privacy, and softening the architectural massing. Additionally, the decks and surrounding landscapes are designed to enhance the indoor-outdoor relationship, maintaining strong visual connectivity between the internal and external clubhouse spaces. The character of the swimming pool terrace is illustrated in **Figure 5.1, 5.3, 5.4 and Section B-B' (Figure 6.2)**.

Children's Play Area and Co-generational Play and Exercise (3/F)

- 9.14 The Children's Play Area, located to the south of Towers 1 and 2, is designed to provide a diverse selection of play equipment tailored to various age groups. The facilities are integrated within a structured landscape framework of large specimen shrubs and smaller ground-cover plants. Ample seating and gathering areas are provided throughout the zone to foster a lively, participatory atmosphere. Shaded seating areas beneath the mature shrub canopies offer comfortable vantage points for adult supervision. Positioned within the same area, the combined fitness and play zone promotes a health-oriented lifestyle for future residents while actively encouraging intergenerational interaction. The locations of the Children's Play Area and the Intergenerational Play and Exercise Zone are illustrated in **Figures 5.1 and 5.4**.

Tranquil / Community Garden (3/F)

- 9.15 The Tranquil / Community Garden, located to the north of Tower 4, is designed to provide a serene environment for low-impact activities such as Tai Chi, Yoga, reading, and quiet contemplation. The landscape incorporates diverse seating configurations adjacent to open lawn areas, including movable furniture that allows residents to reconfigure the space. To preserve its peaceful character, the garden is strategically positioned to minimize acoustic and visual disturbance from the adjacent, more active zones, including the Clubhouse Deck, Children's Play Area, and Entertainment Decks. The area offers elevated views overlooking the second-floor lawn to the north. The landscape layout is illustrated in **Figure 5.1 and 5.4**.

Pocket Gardens (2/F and 3/F)

- 9.16 The Pocket Gardens provide flexible spaces designed for resident relaxation and informal seating. The surrounding shrub planting partially screens views of the adjacent residential developments and serve to soften the form of the structure, establishing a comfortable human scale while optimizing the microclimate and thermal comfort for residents. The location of the Pocket Gardens is illustrated in **Figure 5.1, 5.3 and 5.4**.

10.0 Landscape Design Elements

Soft Landscape Design Approach

- 10.1 The basis for the proposed planting scheme would be to provide a green and comfortable environment for the future resident's recreational needs. Shade trees with a dense canopy and flowering shrubs in addition to the use of hard landscape treatments would be used to emphasise the character of each of the landscape spaces described above. The spaces will be characterised by tree, shrub and groundcover species selected to provide a lush, landscaped area whilst responding to the character of the architecture that embraces it.
- 10.2 These soft landscape measures will ensure that the hard lines of the built form are visually softened in views from without the proposed development and in views from Castle Peak Road and the neighbouring residential developments. The tree planting is designed to create a sense of enclosure, provide a human scale and enhance thermal comfort. Heavy standard sized trees will be used to achieve this objective at an early stage.
- 10.3 The planting design will contribute to the overall character of the proposed development providing colour throughout the year with seasonal variations providing an evolving tableau. This will be achieved through the selection of species with an interesting form, colour and texture of their foliage and flowering species to provide an architectural highlight.
- 10.4 The species provided in **Table 10.1** will form the basis of the planting design proposals (planting list subject to landscape design proposals). The number of each tree species to be planted is indicated in **Table 6.2: Preliminary New Tree Planting Proposals** of the Tree Preservation Proposal appended to this planning submission.

Table 10.1: Planting Species for Amenity Planting Areas

Botanical Name	Tree Size	Spacing / Planting Centres (mm)
Tree Species		
<i>Bauhinia × blakeana</i>	Heavy standard	5000
<i>Cinnamomum burmanni</i>	Heavy standard	5000
<i>Delonix regia</i>	Heavy standard	5000
<i>Elaeocarpus hainanensis</i>	Heavy standard	5000
<i>Garcinia subelliptica</i>	Heavy standard	5000
<i>Liquidambar formosana</i>	Heavy standard	5000
<i>Magnolia × soulangeana</i>	Heavy standard	5000
<i>Michelia chapensis</i>	Heavy standard	5000
<i>Plumeria rubra 'Acutifolia'</i>	Heavy standard	5000
<i>Sapium sebiferum</i>	Heavy standard	5000
<i>Tabebuia rosea</i>	Heavy standard	5000
<i>Terminalia mantaly</i>	Heavy standard	5000

Botanical Name	Tree Size	Spacing / Planting Centres (mm)
<i>Washingtonia robusta</i>	Large Palm	5000
Large Specimen Shrubs		
<i>Hibiscus rosa-sinensis</i>	1500 (h) x 1000 (s)	As shown
<i>Hibiscus syriacus</i>	1500 (h) x 1000 (s)	As shown
<i>Lagerstroemia indica</i>	1500 (h) x 1000 (s)	As shown
<i>Murraya paniculata</i>	1500 (h) x 1000 (s)	As shown
Shrub Species		
<i>Brunfelsia calycina</i>	300 (h) x 300 (s)	250
<i>Caesalpinia pulcherrima</i>	300 (h) x 300 (s)	250
<i>Camellia sasanqua</i> 'Pink Snow'	300 (h) x 300 (s)	250
<i>Clerodendrum myricoides</i> 'Ugandense'	300 (h) x 300 (s)	250
<i>Dichroa febrifuga</i>	300 (h) x 300 (s)	250
<i>Duranta repens</i> 'Golden Leaves'	300 (h) x 300 (s)	250
<i>Ficus microcarpa</i> 'Crassifolia'	1200 (h) x 500 (s)	400
<i>Ficus microcarpa</i> 'Golden Leaves'	500 (s) x 500 (s)	400
<i>Hibiscus rosa sinensis</i>	500 (h) x 500 (s)	400
<i>Ixora coccinea</i> 'Sunkist'	250 (h) x 250 (s)	200
<i>Plumbago auriculata</i>	250 (h) x 200 (s)	250
<i>Murraya paniculata</i>	300 (h) x 300 (s)	250
<i>Schefflera arboricola</i>	600 (h) x 600 (s)	500
<i>Tabernaemontana divaricata</i> 'Flore Pleno'	300 (h) x 300 (s)	250
Small Shrub Species		
<i>Blechnum orientale</i>	250 (h) x 200 (s)	250
<i>Cuphea hyssopifolia</i>	250 (h) x 200 (s)	250
<i>Dietes bicolor</i>	250 (h) x 200 (s)	250
<i>Lantana montevidensis</i>	250 (h) x 200 (s)	250
<i>Nephrolepis exaltata</i>	250 (h) x 200 (s)	250
Ground Cover Species		
<i>Asparagus densiflorus</i> 'Sprengerii'	250 (h) x 200 (s)	250
<i>Catharanthus rosea</i>	250 (h) x 200 (s)	250
<i>Soleirolia soleiroliae</i> (Baby Tears)	250 (h) x 200 (s)	250
<i>Synгонium podophyllum</i>	250 (h) x 200 (s)	250
Climbing and Trailing Plants		
<i>Bauhinia glauca</i>	3 shoots per plant. Each shoot 1000mm long	250
<i>Bougainvillea</i> sp. 'Mary Palmer'		250
<i>Ficus pumila</i>		250
<i>Lonicera japonica</i>		250
<i>Parthenocissus dalzielii</i>		250
<i>Petrea volubilis</i>		250
<i>Trachelospermum jasminoides</i>		250
<i>Quisqualis indica</i> (red)		250

Botanical Name	Tree Size	Spacing / Planting Centres (mm)
Lawn		
<i>Axonopus compressus</i>	Turves	

Note: The plant species listed above provide an indication of the future character of the proposed landscape areas however the design will be subject to review during the detailed design stage of the project. These changes will be reflected in the Landscape Master Plan Submission.

Soil Depth for Planting Areas

- 10.5 In order to ensure that the planting proposals are feasible, it is proposed that an adequate planting medium be incorporated into the design of the soft landscape areas. All planting areas allow a minimum soil depth of 1200mm facilitating the planting of trees whilst shrub and lawn areas will incorporate a minimum soil depth of 600mm and 300mm respectively excluding the requirements for drainage.
- 10.6 The configuration of the typical planting beds including both the proposed planters on structure and at-grade are shown on **Figure 10.1**.

Irrigation and Drainage

- 10.7 The proposed irrigation system will utilise a manual system with lockable water points at 40m centres throughout the entire site. The proposed source of water supply will be subject to final approval from the Water Supplies Department. Sub-soil drainage shall be provided for all planting areas with a proprietary cellular drainage system.

Feature Paving

- 10.8 The paving will be an important element of the landscape design both in terms of its aesthetic appearance and in terms of producing a hardwearing landscape for usage by the future users. The design of the proposed paving will highlight entrance areas and major pedestrian routes through the site providing a hierarchy for pedestrian movement and help to define the spatial configuration of the landscape. It would be constructed of quality materials in feature patterns creating a distinct identity for each of the key landscape zones responding to the architectural design and function of each. Colour changes within the patterns would be used to break the linearity of the spaces and establish a theme across the development.
- 10.9 The use of a similar material palette for the vehicular and pedestrian areas is designed to blur the distinction between the two and create the appearance of a shared surface.
- 10.10 Non-slip paving materials will be utilised throughout the site and the proposed finishes and materials are summarized below:
- Internal access roads, EVA and pedestrian pavements: Subtle shades of natural granite and concrete pavers designed to create a distinct identity at the threshold of the development and subtle transition with the adjacent pedestrian pavement.
 - Main Gardens: Combination of natural granite and concrete paving using both formal paving and naturalistic paving for the horizontal surfaces building on the design theme for the architectural and landscape schemes.
 - Recycled plastic composite timber decking for the incidental landscape spaces and decks.

- 10.11 Wherever possible all landscape areas will cater for multiple use needs including people with impaired ability and access for the disabled in accordance with Building Department's Design Manual on 'Barrier Free Access (DMBFA), 2008'.
- 10.12 The landscape design considers the requirements of Chapter 6 of the DMBFA for the use of elderly residents whereby the landscape has been designed without steps, thresholds, small ramps or kerbs, wherever possible. Where changes in level are unavoidable handrails or grab bars will be provided. Steps and staircases should be designed with wider treads and lower risers. Floor surfaces will comply with Division 4. Slip-resistant floor finishes and avoids the use of shiny and reflective floors such as marble, glazed tiles and the like. Open jointed pavers or aeration paver blocks with uneven or very rough surface will be avoided at external open spaces.

Planter Walls

- 10.13 Where possible planters will be at-grade however where raised planters are required the planter walls and coping will be clad with various finishes including a combination of light and mid grey and rustic yellow natural granite.

Lighting

- 10.14 The lighting design concept for the landscaped areas should be designed to contribute to the quality of the development in nocturnal views providing an aesthetically pleasing landscape through the highlighting of landscape elements. The landscape areas will be provided with sufficient illumination to meet the required lighting standards, particularly for the entrance areas and pedestrian access paths. The lighting concept will include three types of lighting which are as follows:
- Amenity lighting highlighting feature trees, walls, sculptures and planting through the use of spotlights and up-lighting;
 - Area lighting involving the use of low-level lighting sources such as lighting bollards and recessed wall lights for sitting areas and main landscape spaces designed to avoid glare / light spillage to adjacent properties; and
 - General safety lighting with the minimum lux level which will last between midnight and early morning.

Site Furniture

- 10.15 The landscape design would include the provision of site furniture including seating, which in addition to its functional attributes would also contribute to the perceived quality of the landscape.

Safety Requirements

- 10.16 All outdoor facilities will be designed, constructed and operated in full compliance with relevant safety standards and guidelines.

11.0 Landscape Management and Maintenance

- 11.1 Upon completion of the construction works, a 12-month Defects Liability Period (DLP) will be implemented applying to the hard landscape whereby the specialist contractor will be responsible for the maintenance during this first year.

- 11.2 Similarly, the softworks contractor will be responsible for a 12-month Establishment Period (EP) for the planting after practical completion. This allows time for the proper establishment of the plants and the replacement of any losses.
- 11.3 At the end of the 12-month DLP / EP, subject to the location, the landscape will be managed and maintained by the land owner and/or the management company for the development. This includes general tree care and proper tree maintenance in accordance with relevant guidelines promulgated by DEVB.

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Landscape Master Plan

Landscape Figures



LEGEND

Application Site Boundary

LR1 Amenity Tree Planting /
Scrub Woodland

LR2 Hard Paved Areas /
Workshops / Village Houses

Existing Large Trees (Individual Survey)

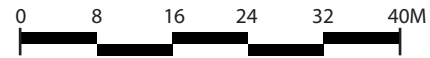


FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Landscape Resources

SCALE	A.S.	DATE	Jul 2026
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FIGURE NO.			REV
Figure 4.1			-



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LR1
AMENITY TREE PLANTING / SCRUB WOODLAND



LR1
AMENITY TREE PLANTING / SCRUB WOODLAND



LR2
HARD PAVED AREAS / WORKSHOPS / VILLAGE HOUSES



LR2
HARD PAVED AREAS / WORKSHOPS / VILLAGE HOUSES

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Landscape Resouces Photographs

SCALE	A.S.	DATE	Jul 2026
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FIGURE NO.	Figure 4.2		REV
			-



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LEGEND

Application Site Boundary

+ xx.xx

Existing Levels

⬤ xx.xx

Proposed Levels

Tower 3

Proposed Architectural Scheme

Existing Tree

Proposed New Tree Planting (G/F Only)

Proposed Shrub Planting

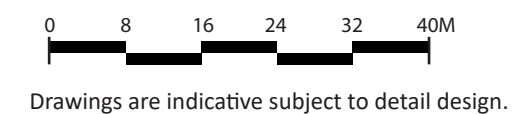
Proposed Paving

Proposed Pedestrian Access

Proposed Vehicular Access

Separate Access to Third Party Lot

- LANDSCAPE COMPONENTS
- The Boundary Landscape
- 1 Landscape Screen Planting
- The Arrival and Circulation Landscape
- 2 Main Entrance
- 3 Streetscape Promenade / Trunabouts



SCALE	A.S.	DATE	Jul 2026
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FIGURE NO.	Figure 5.2		REV
			-



- LEGEND
- Application Site Boundary
- + xx.xx

Existing Levels
- ⬤ xx.xx

Proposed Levels
- Tower 3

Proposed Architectural Scheme
- Proposed Large Specimen Shrub
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Paving
- Proposed Timber Deck
- Proposed Seating
- Proposed Furniture
- Proposed Children's Playground

- LANDSCAPE COMPONENTS
- The Leisure Landscape
- 11

 Clubhouse Deck
- 12

 Children's and Co-generational Play Area
- 13

 Tranquil and Community Garden
- 14

 Pocket Gardens

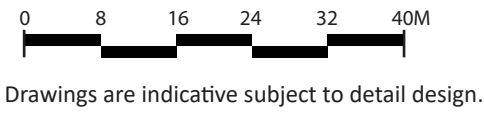


FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Landscape Master Plan - Third Floor

SCALE	A.S.	DATE	Jul 2026
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Figure 5.4			-

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LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT



LEGEND

- Application Site Boundary
- Existing Levels
- Proposed Levels
- Proposed Architectural Scheme
- Proposed Large Specimen Shrub
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Paving
- Proposed Timber Deck
- Proposed Seating
- Proposed Furniture

LANDSCAPE COMPONENTS
The Leisure Landscape
14 Pocket Gardens



Drawings are indicative subject to detail design.

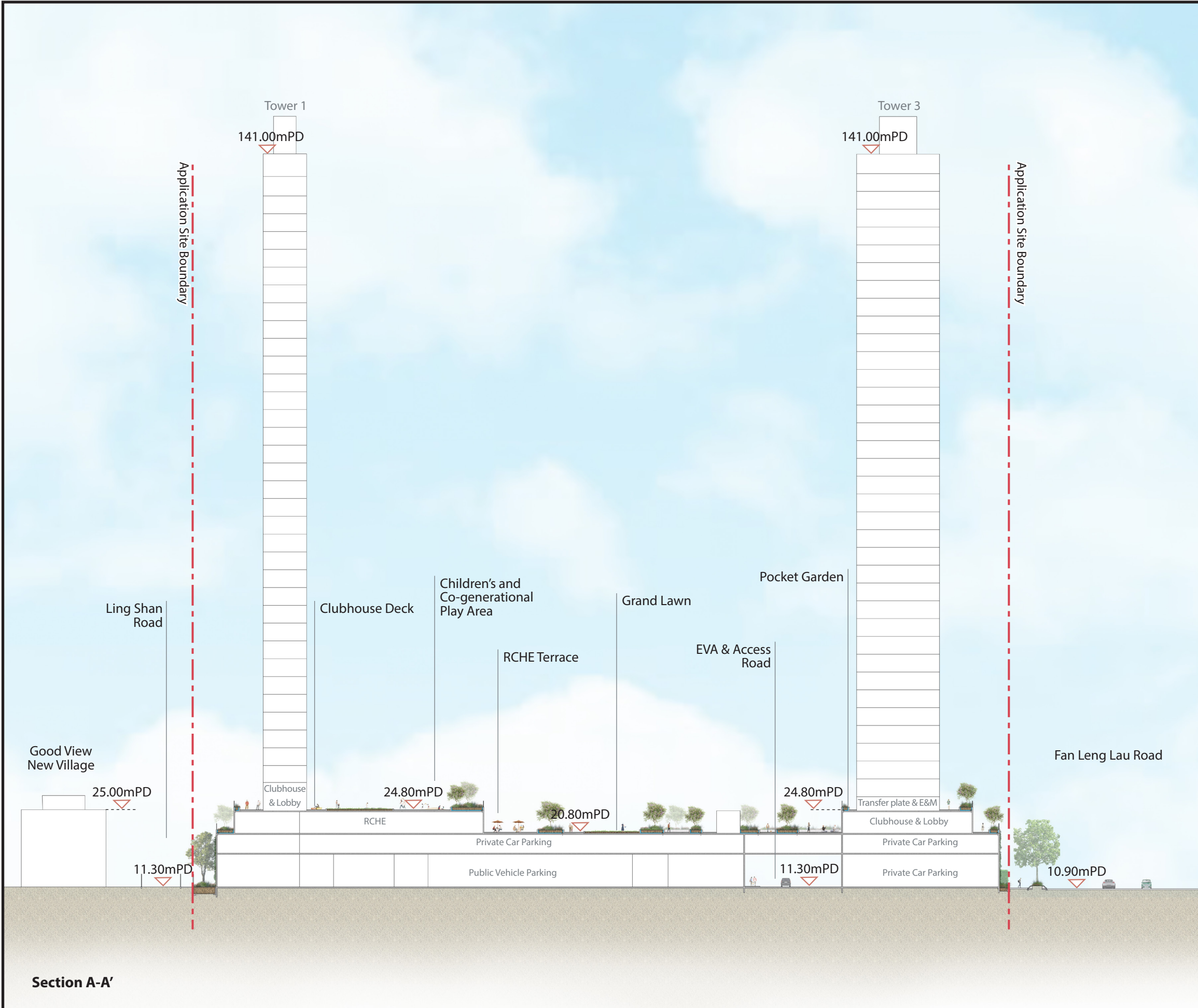
FIGURE TITLE
Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Landscape Master Plan - Fourth Floor

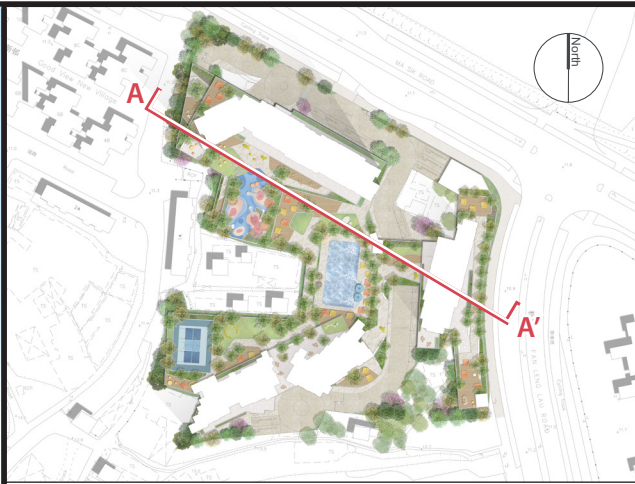
SCALE	A.S.	DATE	Jul 2026
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FIGURE NO.			REV
Figure 5.5			-



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Section A-A'



- LEGEND**
- Section Line
 - Application Site Boundary
 - Typical Levels
 - Proposed Planter
 - Proposed Tree Planting
 - Proposed Large Specimen Shrub
 - Proposed Shrub Planting



Drawings are indicative subject to detail design.

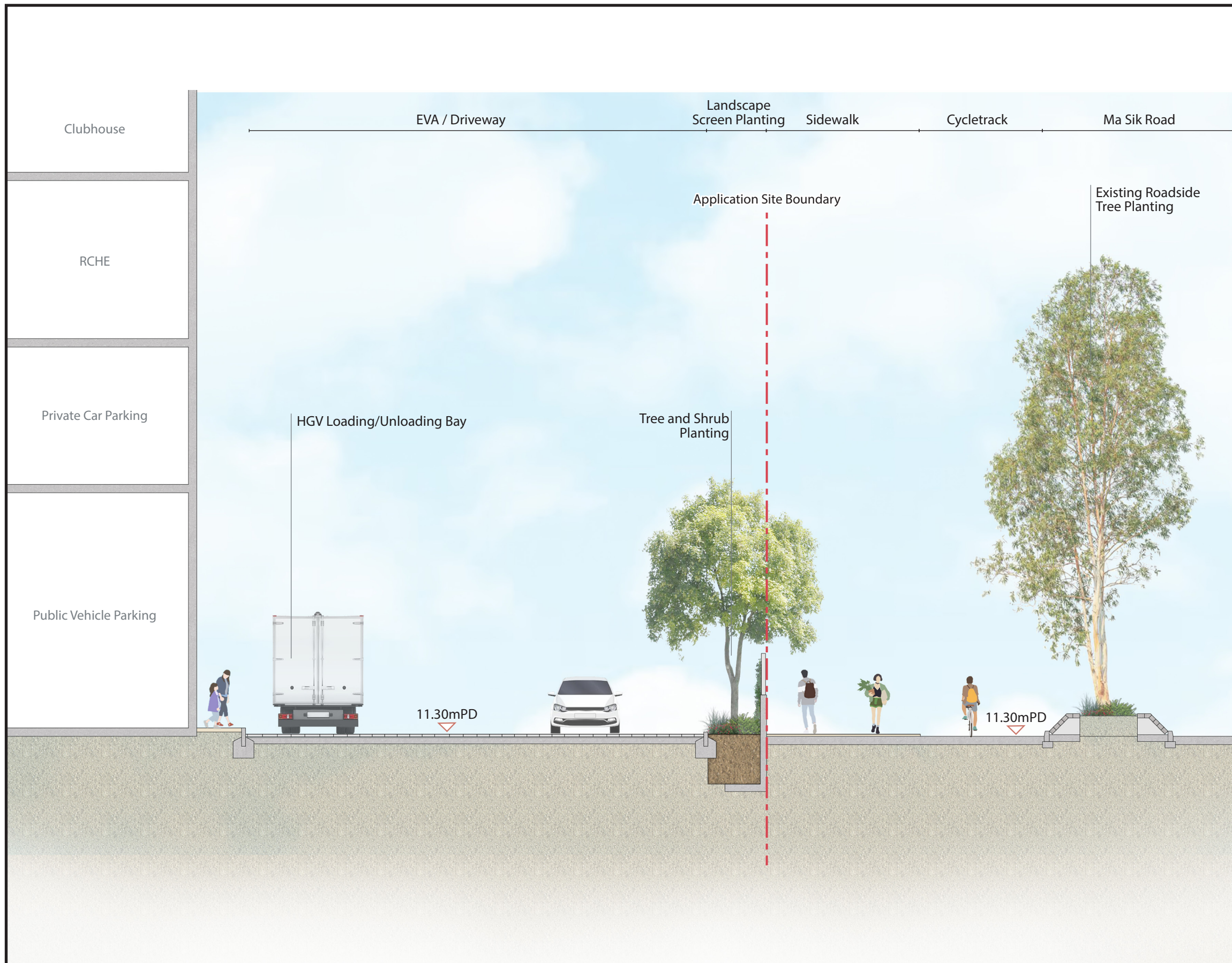
FIGURE TITLE
 Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Landscape Section A-A'

SCALE	A.S.	DATE	Jul 2026
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FIGURE NO.			Figure 6.1
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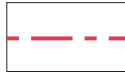
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Section C-C'



LEGEND

-  Section Line
-  Application Site Boundary
-  Typical Levels
-  Proposed Tree Planter
-  Proposed Tree Planting
-  Proposed Shrub Planting

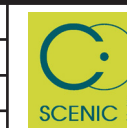


Drawings are indicative subject to detail design.

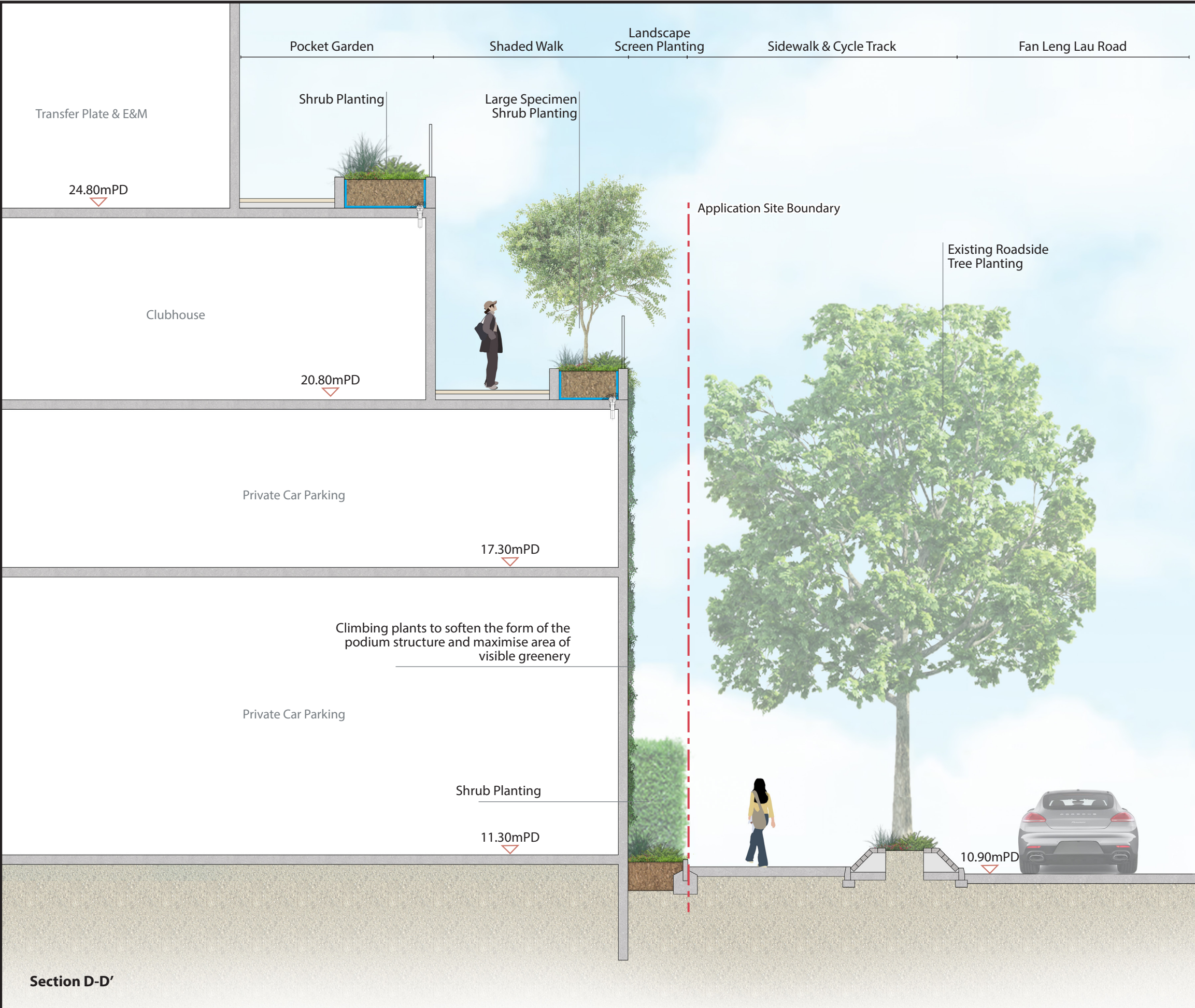
FIGURE TITLE
 Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Landscape Section C-C'

SCALE	A.S.	DATE	Jul 2026
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- LEGEND**
- Section Line
 - Application Site Boundary
 - Typical Levels
 - Proposed Tree Planter
 - Proposed Tree Planting
 - Proposed Shrub Planting
 - Proposed Large Specimen Shrub



Drawings are indicative subject to detail design.

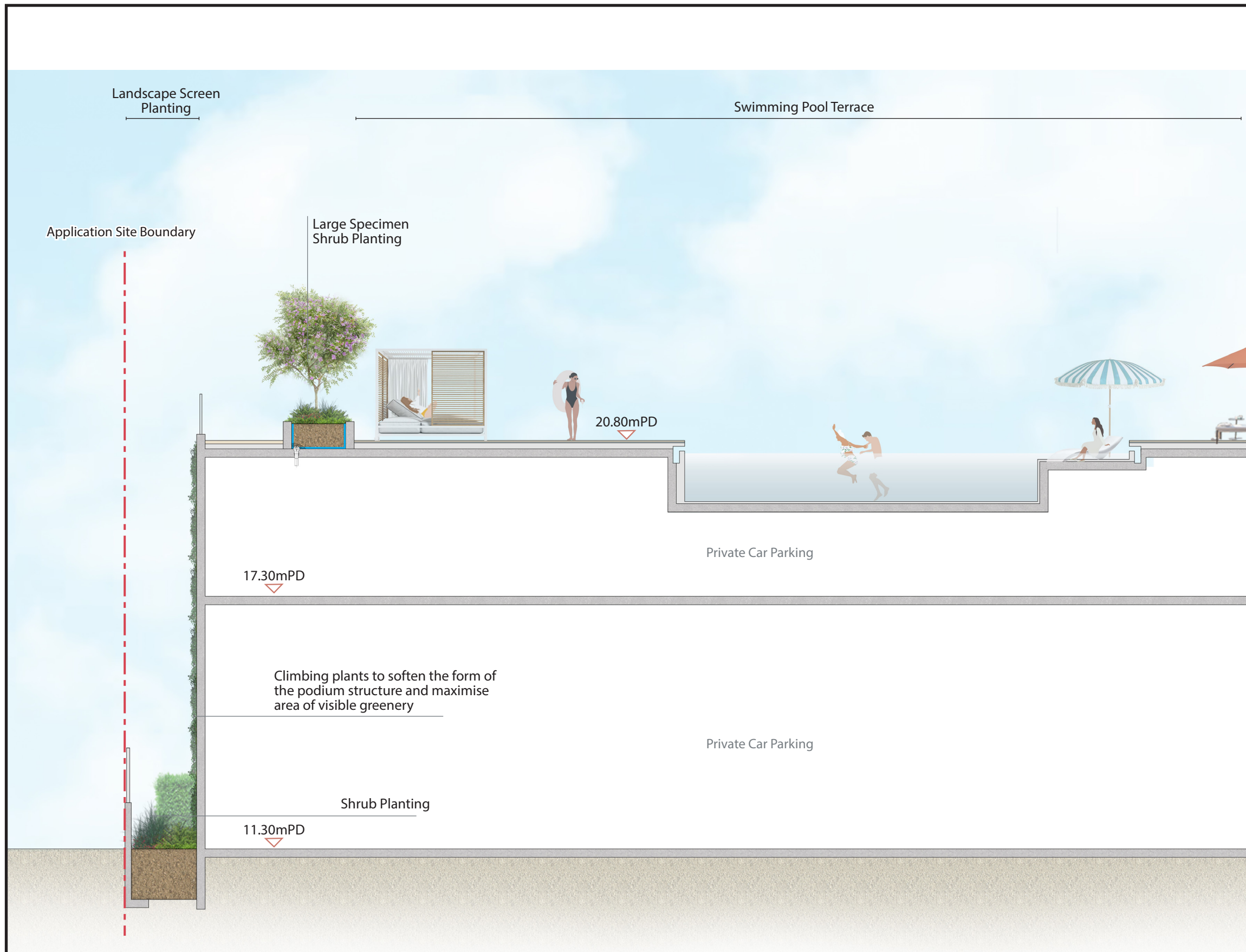
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Landscape Section D-D'

SCALE	A.S.	DATE	Jul 2026
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FIGURE NO.	Figure 6.4		REV
			-



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Section E-E'



LEGEND

-  Section Line
-  Application Site Boundary
-  Typical Levels
-  Proposed Planter
-  Proposed Shrub Planting
-  Proposed Large Specimen Shrub

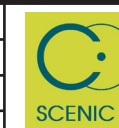


Drawings are indicative subject to detail design.

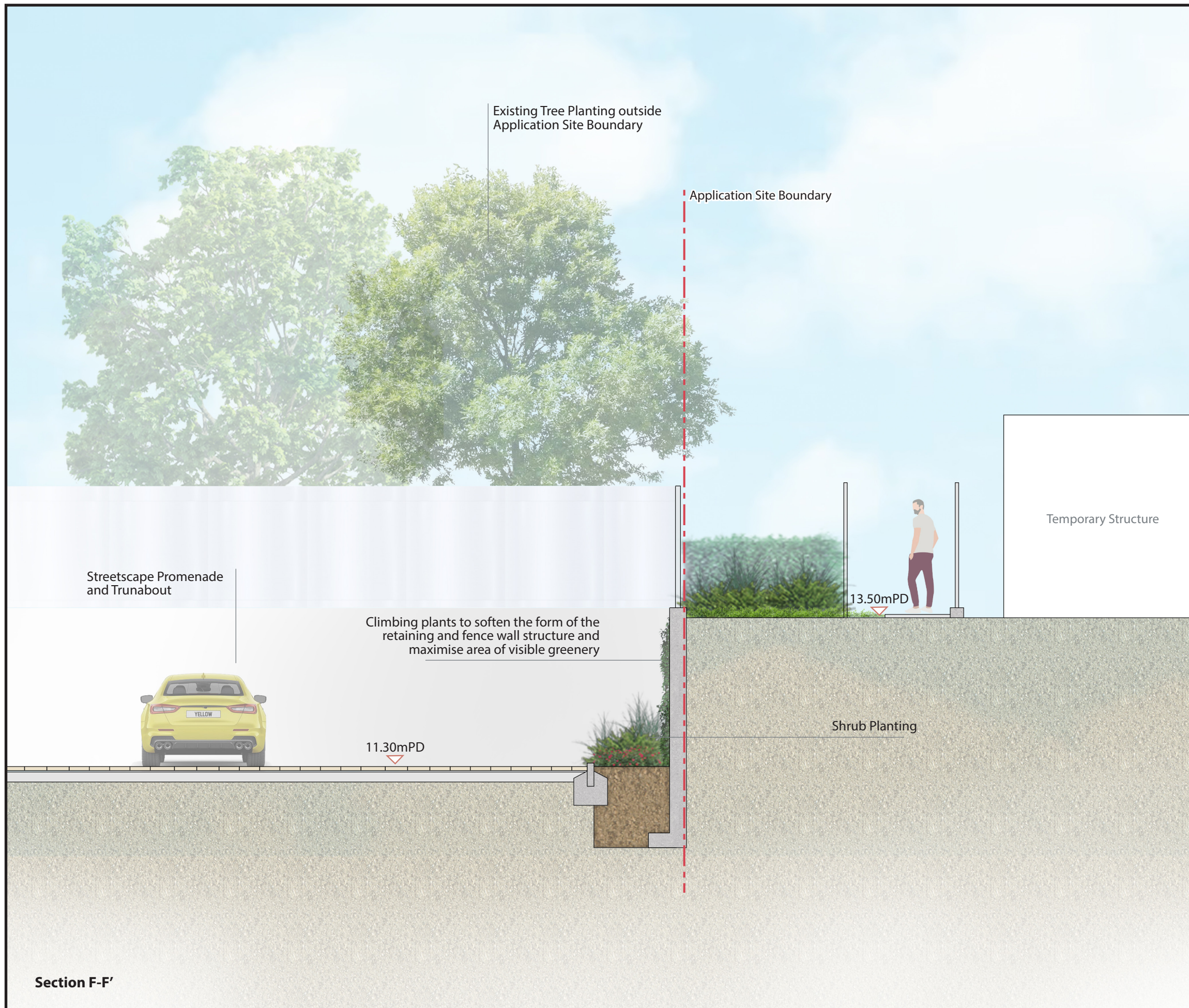
FIGURE TITLE
Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Landscape Section E-E'

SCALE	A.S.	DATE	Jul 2026
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FIGURE NO.	Figure 6.5		REV
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- Section Line
- Application Site Boundary
- Typical Levels
- Proposed Tree Planter
- Proposed Shrub Planting



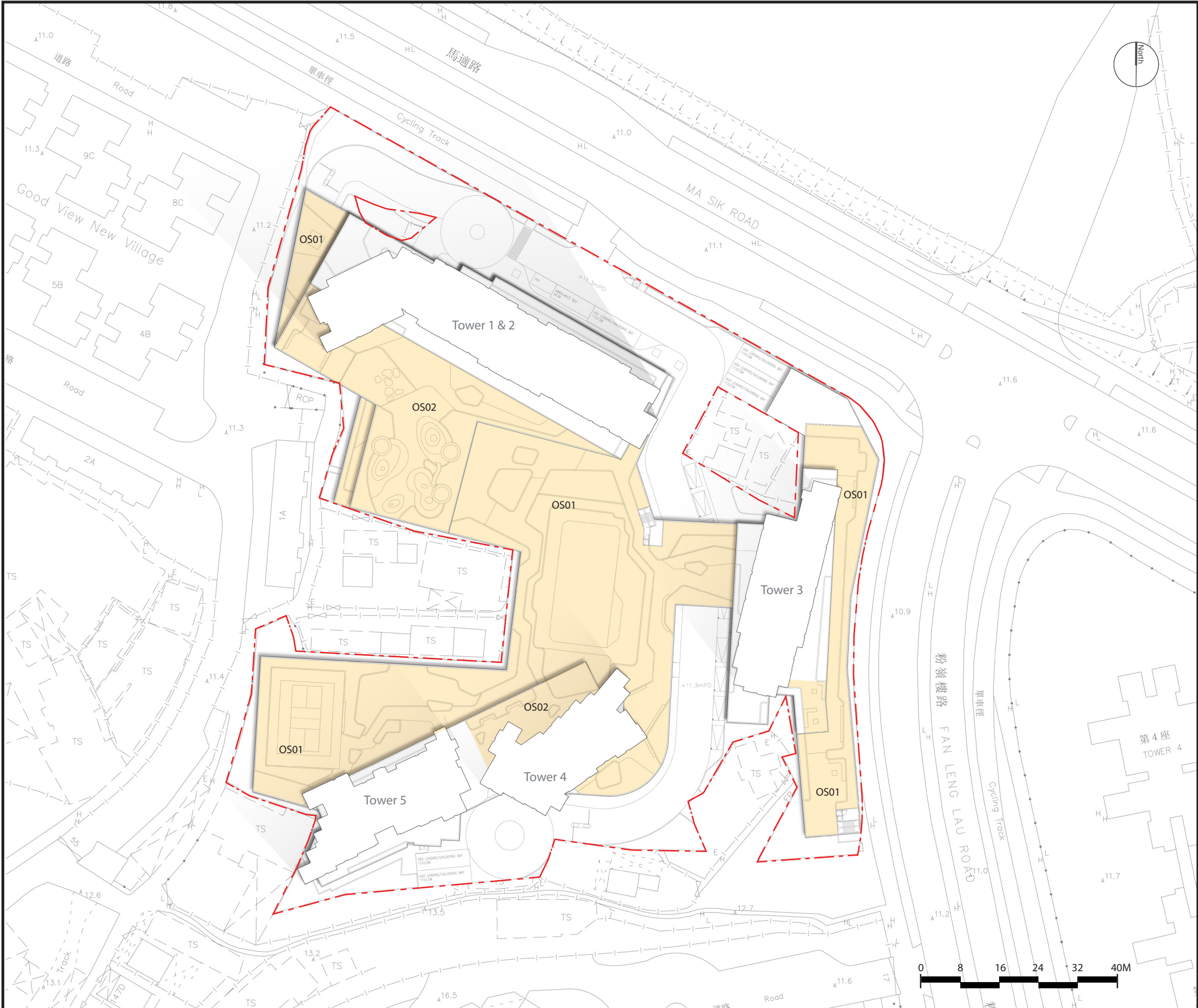
Drawings are indicative subject to detail design.

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Landscape Section F-F'

SCALE	A.S.	DATE	Jul 2026
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FIGURE NO.	Figure 6.6		REV
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LEGEND

Application Site Boundary

Private Open Space
(Passive Use)

Private Open Space		
2/F Landscape Area		
OS01	Open Space (Passive Use)	3400 m ²
3/F Landscape Area		
OS02	Open Space (Passive Use)	1739 m ²
Total Open Space:		5,139 m ²
(1 m ² /person for the Anticipated Future Population).		

Drawings are indicative subject to detail design.

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Open Space - All Levels

SCALE	A.S.	DATE	Jul 2026
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FIGURE NO.			REV
Figure 7.1			-



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LEGEND

Application Site Boundary

Uncovered Greening at Primary Zone

Green Coverage				
Greenery Types without CAP				
G/F Landscape Area				
GA01	Soft Landscape (tree and shrub planting)	1047.5 m ²	Uncovered	G/F Primary Zone
GA01	Soft Landscape (shrub planting)	1288.5m ²	Uncovered	2/F Primary Zone
GA01	Soft Landscape (shrub planting)	575m ²	Uncovered	3/F Primary Zone
Total Green Coverage at grade : 2911 m ² / 13232 m ² = 22% > 20%				
Drawings are indicative subject to detail design.				

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

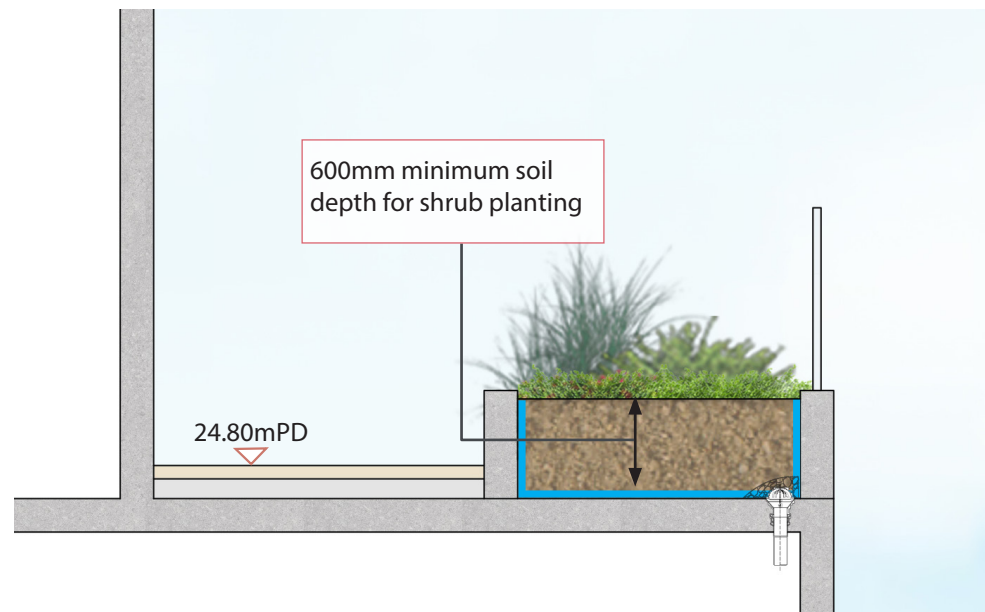
Green Coverage - All Levels

SCALE	A.S.	DATE	Jul 2026
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Figure 8.1			-

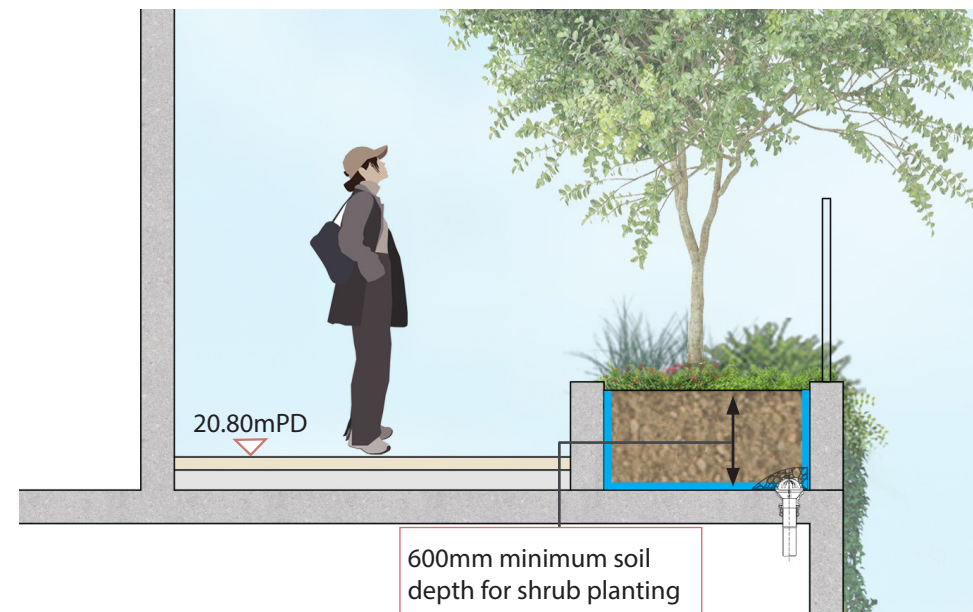


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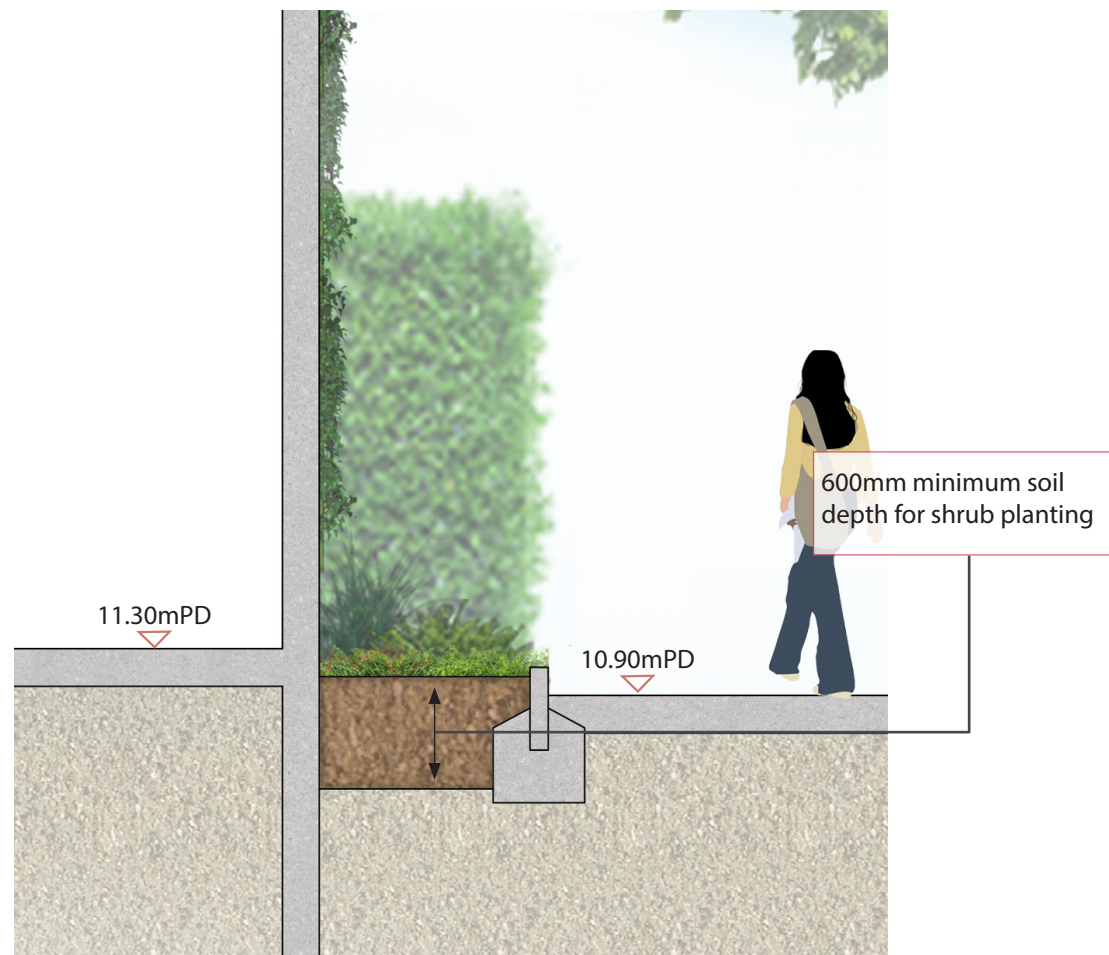
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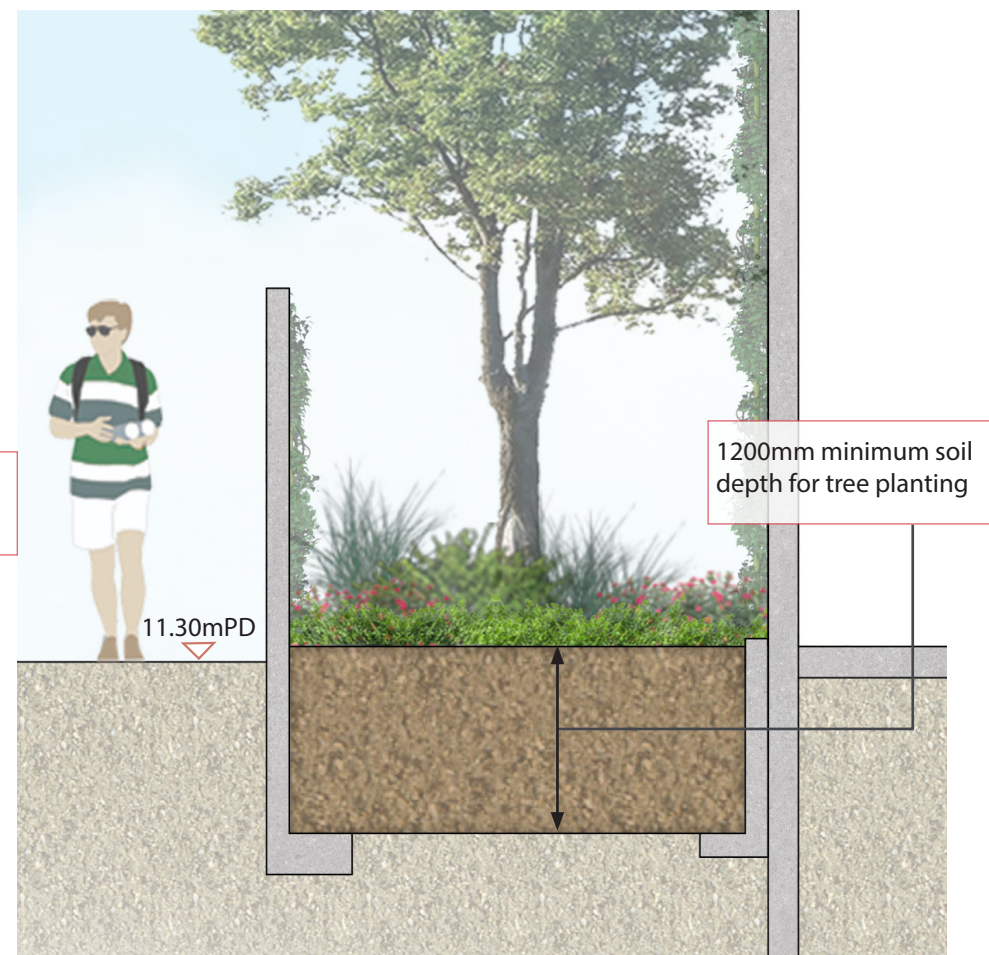
A. Section showing shrub planting at proposed podium Garden (on-structure).



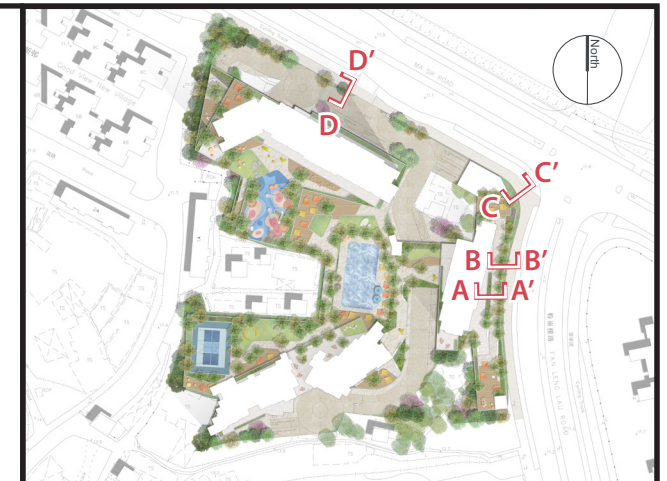
B. Section showing the proposed large specimen shrub planting at podium landscape area (on-structure).



C. Section showing the proposed shrub planting (at grade)



D. Section showing the proposed planting tree and shrub planting (at-grade)



LEGEND

- Section Line
- Typical Levels
- Soil Mix
- Planter Drainage Outlet to Engineering's Details
- Drainage Cell / Screed Laid to Falls
- Gravel Covered with Geotextile at Drain Outlet

Note:

- All soil depths stated exclude drainage layer.
- Yellow and light grey granite finishes for the planter walls and coping.

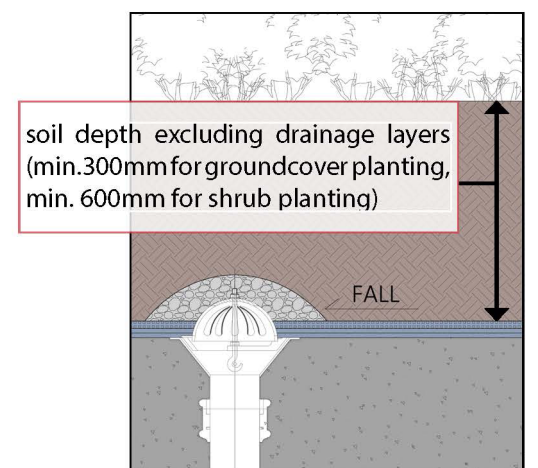


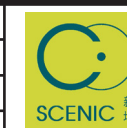
Diagram showing the Drainage outlet detail

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Typical Section showing Planter Soil Depth and Drainage Arrangement

SCALE	A.S.	DATE	Jul 2026
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 10.1		REV
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**Section 16 Planning Application for Proposed Minor Relaxation of
Plot Ratio and Building Height Restrictions for Permitted Flat
Development with Social Welfare Facility and Public Vehicle Park
(Proposed Amendments to an Approved Scheme under Application No.
A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land,
Ma Sik Road, Fanling**

Tree Preservation Proposal

18th August 2026

Prepared By:

SCENIC Landscape Studio Limited



Project Title	Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling
Report Title	Tree Preservation Proposal

Revision	Date	Complied by:	Checked by:	Approved by:	Description
-	20260807	Jackson Zhou	Winza Choi	Chris Foot	Draft to Client
A	20260814	Jackson Zhou	Winza Choi	Chris Foot	Draft to Client
B	20260818	Jackson Zhou	Winza Choi	Chris Foot	Draft to Client

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1.0	Introduction
2.0	Existing Site Description
3.0	Project Description
4.0	Existing Vegetation
5.0	Recommendations
6.0	Preliminary New Tree Planting Proposal
7.0	Relevant Recognised Standards for Tree Works
8.0	Conclusion

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Table 4.2	Existing Tree Size Distribution
Table 4.3	Summary of Existing Tree Condition
Table 5.1	Summary of Tree Recommendations
Table 6.1	New Tree Planting Ratios
Table 6.2	Preliminary New Tree Planting Proposals
Table 8.1	Summary of Tree Recommendations and Compensation

Annexes

Annex I	Tree Survey Methodology
Annex II	Tree Location Plan
Annex III	Tree Assessment Schedule (Group Survey)
Annex IV	Tree Assessment Schedule (Individual Survey)
Annex V	Photographic Record of Existing Tree Groups
Annex VI	Photographic Record of Individual Trees
Annex VII	Tree Recommendation Plan
Annex VIII	Compensatory Tree Planting Plan

1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to prepare the Landscape Master Plan on behalf of the Applicant for the Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling (hereafter referred to as "Proposed Scheme") at various lots in D.D. 51 and adjoining Government Land at Ma Sik Road, Fanling, the New Territories (hereafter referred to as "Application Site").
- 1.2 The Tree Preservation Proposal outlines the approach and findings of the tree survey and describes the type, number and condition of the existing trees found within the site. The proposal also identifies the trees found in conflict with the Proposed Development and makes recommendations for their proposed treatment and provides detailed compensatory planting proposals to compensate for the loss of these trees.
- 1.3 This tree preservation proposal adopts a group tree approach in broad accordance with Lands Administration Office Practice Note Number 6/2023 "Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects". The tree survey was undertaken in July 2026.

2.0 Existing Site Description

- 2.1 The Application Site covers an area of about 13,232m² which is currently a mixture of temporary public vehicle park, vacant land and temporary structures. It is located immediately south and level with Ma Sik Road (+11.3mPD) and bounded to the east by Fan Leng Lau Road (+11.1mPD).
- 2.2 The Application Site is enclosed to the north and east by a series of tree belts and clumps of trees separating it from the adjacent existing cycle track and pedestrian network which links with the wider district area. At the western edge, the Application Site neighbours Good View New Village, an area of temporary establishments which forms a salient in the western boundary and to the south the Fan Garden Junior Police Officers Married Quarters all separated by a local footpath.

3.0 Project Description

- 3.1 The Proposed Scheme comprises of 5 residential blocks with 1898 nos. of flats, Resident's Recreational Facilities, social welfare facility (120-places Residential Care Home for Elderly (RCHE)) and Neighbourhood Elderly Centre. The proposal incorporates a building height of not more than 141mPD to facilitate the incorporation of two storeys of aboveground car parks. The Proposed Scheme has maintained the same GFA, PR and number of units of the Approved Scheme, as well as its general layout, building disposition and residential floor-to-floor heights. The previously committed planning merits, including the provision of a 100-space public vehicle park, a 120-place residential care home for the elderly and a sub-base for neighbourhood elderly centre, have also been maintained.
- 3.2 The northernmost residential blocks (Towers 1 and 2) are orientated on an east – west axis along the northern boundary, Tower 3 is aligned with the eastern boundary and Towers 4 and 5 aligned with the southern boundary. An EVA extends along the northern and eastern boundaries whilst another extends south through the site and alongside Tower 3 to Towers 4 and 5. These EVAs also serve as the main internal access roads whilst also providing access to the proposed RCHE and the 3rd party lots. Vehicular access to the Application Site is located to the north from Ma Sik Road.

- 3.3 The proposed building disposition and orientation is designed to maximise the area of landscape in the central portion of the site for the enjoyment of the future residents while also providing a setbacks where space allows from the Application Site boundary to minimise the impacts on surrounding communities and their landscape setting. At the heart of the Application Site a large leisure pool centres the outdoor landscape with adjacent towers' Resident's Recreational Facilities Podium overlooking the focal landscape area lined with amenity and buffer tree and shrub planting. The surrounding landscape then forms series of more intimate outdoor rooms linked by a comprehensive network of footpaths providing residents with a range of outdoor leisure opportunities. Tree and shrub planting along the Application Site boundary forms a landscape buffer.

4.0 Existing Vegetation

- 4.1 A total of 63 nos. trees were identified within the Planning Application boundary. This includes 61 nos. trees in eight tree groups (TG01 to TG08) and 2 nos. trees surveyed as individual. As shown on **Annex II - Tree Location Plan**, the tree growth is mainly found within a series of zones at the periphery of the Application Site Boundary.
- 4.2 The existing tree locations are illustrated on **Annex II – Tree Location Plan** and **Annex III - Tree Assessment Schedule (Group Survey)** and **Annex IV- Tree Assessment Schedule (Individual Survey)** provide an identification of numbers of tree species and recommendations for the treatment of the trees and **Annex V – Photographic Record of Existing Tree Groups** and **Annex VI – Photographic Record of Individual Trees** provide a visual reference for the assessment.
- 4.3 **Table 4.1** below lists the tree species surveyed and their relative abundance and describes their conservation value (native or exotic).

Table 4.1 Existing Tree Species Summary

Botanical Name	Chinese Name	No. of Trees	Native (N) Exotic (E)	Status in Hong Kong
<i>Acacia confusa</i>	台灣相思	4	E	Common
<i>Araucaria columnaris</i>	柱狀南洋杉	1	E	Common
<i>Bauhinia variegata</i> L. var. <i>candida</i>	白花洋紫荊	6	E	Common
<i>Bombax ceiba</i>	木棉	6	E	Common
<i>Bridelia tomentosa</i>	土蜜樹	1	N	Common
<i>Celtis sinensis</i>	朴樹	3	N	Common
<i>Chukrasia tabularis</i>	麻楝	1	E	Common
<i>Corymbia citriodora</i>	檸檬桉	1	E	Common
<i>Delonix regia</i>	鳳凰木	13	E	Common
<i>Dimocarpus longan</i>	龍眼	11	E	Common
<i>Ficus microcarpa</i>	細葉榕	1	N	Common
<i>Ficus rumphii</i>	心葉榕	1	E	Common
<i>Ficus variegata</i>	青果榕	1	N	Common
<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6	N	Common
<i>Senna siamea</i>	鐵刀木	7	E	Common

Botanical Name	Chinese Name	No. of Trees	Native (N) Exotic (E)	Status in Hong Kong
Total		63		

- 4.4 The most numerous of the existing trees are *Delonix regia* (13 nos.), *Dimocarpus longan* (11 nos.) and *Senna siamea* (7 nos). Other species including *Bauhinia variegata* L. var. *candida*, *Bombax ceiba* and *Macaranga tanarius* var. *tomentosa* are represented by 6 nos. The other species identified are generally present in quantities of less than 4 nos. with a number of tree species limited to one specimen. It is assumed that many of these trees have been planted as part of the roadside landscaping for the Mak Sik Road and Fan Leng Lau Road.
- 4.5 The average trunk diameter at breast height (DBH) is 0.302m. The average tree height is 9.05m and the average crown spread is 6.42m. A large proportion of existing trees have a relatively small trunk DBH of between 0.1 to 0.49m.
- 4.6 A high proportion of the trees exhibit an average to poor existing form and condition and have a low amenity value. This assessment and photographic record show that many of the trees are growing in close proximity to one another or existing buildings and structures resulting in leaning main stem and asymmetrical canopies. The value of many of these trees lies in their effect as group and not as individual specimens.
- 4.7 The survey identified no trees considered to be rare or protected tree species (based on Forests and Countryside Ordinance, Cap. 96) or Champion Trees (identified in the book 'Champion Trees in Urban Hong Kong').
- 4.8 There are no trees within the Application Site registered as Old and Valuable Trees (DEVB TC(W) No. 5/2020 Registration of Old and Valuable Trees (OVT) and Guidelines for their Preservation).
- 4.9 Tree T78 (*Corymbia citriodora*) with approximate height of 25m meets the height criteria for a "Tree of Particular Interest" (TPI) in accordance with para. 3.3.1 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by DEVB and a "Mature Tree" in accordance with 'Management Guidelines for Mature Trees' Greening, Landscape and Tree Management Section (GLTMS), DEVB, December 2014.
- 4.10 Tree T57 (*Bombax ceiba*) also meets the DBH requirements for a "Mature Tree" in accordance with 'Management Guidelines for Mature Trees' Greening, Landscape and Tree Management Section (GLTMS), DEVB, December 2014.

5.0 Recommendations

- 5.1 The Proposed Scheme fully utilises the Application Site to create a high-quality living environment for the future residents whilst also responding to the existing landscapes and developments neighbouring the site. Impacts on the existing trees have been avoided wherever possible. The recommendations for the trees located outside the Application Site Boundary are provided for information only.
- 5.2 **Table 5.1** provides a summary of the recommendations for the treatment of the existing trees.
- Table 5.1 Summary of Tree Recommendations**

Recommendation	Number of Trees	%Trees
Trees to be retained	0	0%
Trees to be transplanted	0	0%

Recommendation	Number of Trees	%Trees
Trees to be felled	63	100%
Total number of trees	63	100%

- 5.3 The recommendations for the treatment of each of the trees is contained within **Annex III - Tree Assessment Schedule (Group Survey)**, **Annex IV – Tree Assessment Schedule (Individual Survey)** and shown on **Annex VII - Tree Recommendation Plan**.

Preservation of Existing Trees

- 5.4 As described above, the existing site conditions and the functional requirements for the development of the site will result in the complete site being utilised for the Proposed Scheme. This includes the creation of the proposed development including the proposed podium structure and internal vehicular circulation / EVAs. As such it would not be possible to retain any of the existing trees within the Application Site boundary.

Transplantation of the Existing Trees

- 5.5 In terms of assessing the feasibility of tree transplantation and the site conditions, unfortunately none of the trees are proposed to be transplanted.

Tree Felling Proposal

- 5.6 Despite the careful architectural design 63 nos. (100%) in total of the existing trees will be affected by the Proposed Scheme and these trees are recommended for felling. The tree felling recommendation is based on a range of factors including their species, form, condition, proximity to other trees, predicted survival rate and their lack of contribution to the future landscape character and amenity of the development.
- 5.7 It should be noted that none of the trees located outside the Application Site boundary will be affected by the Proposed Scheme.
- 5.8 Despite the predicted loss of these existing trees, the proposed landscape area at-grade will allow the introduction of high-quality replacement trees. These will compensate for the predicted tree loss and contribute to the enhancement of the landscape and visual amenity of the site and its environs. The new tree planting proposals are described in section 6.0.
- 5.9 It should be noted that the majority of the trees recommended for felling have a poor to average form, an average to poor health condition and structural condition and a low amenity value. These trees have a low suitability for transplantation.
- 5.10 The recommendations for tree retention and transplantation are provided in **Annex III - Tree Assessment Schedule (Group Survey)** and **Annex IV – Tree Assessment Schedule (Individual Survey)** and their condition demonstrated in the tree photographs is presented as **Annexes V – Photographic Records of Existing Tree Groups** and **Annex VI – Photographic Record of Individual Trees**. Their proposed treatment is presented on **Annex VII – Tree Recommendation Plan**.

6.0 Preliminary New Tree Planting Proposal

6.1 To compensate for the trees recommended for felling the new tree planting plan presented as **Annex VIII – Compensatory Tree Planting Plan**.

6.2 **Table 6.1** below provides a summary of the new tree planting proposals for the within the Application Site boundary. No new trees are proposed outside the Application Site boundary.

Table 6.1: New Tree Planting Ratios (Within Application Site)

New Tree Planting Metrics	Statistic / Ratio	Tree Size
Number of felled trees	63	
Number of new trees	No less than 63	Heavy standard sized trees / Large palms
New Tree Planting Ratio (by number) (Number of newly planted trees : number of trees felled)	63 : 63 (1 : 1)	Nos. of new trees to be planted within the Application Site boundary

6.3 The new trees will form part of the overall landscape design proposal which will be developed during the detailed design stage of the project. A summary of the preliminary new tree planting proposals is provided in **Table 6.2** below.

Table 6.2: Preliminary New Tree Planting Proposals

Botanical Name	Chinese Name	Native / Exotic	Tree Size	Spacing / Planting Centres (mm)	Number
<i>Bauhinia × blakeana</i>	洋紫荊	Native	Heavy standard	5000	3
<i>Cinnamomum burmanni</i>	陰香	Native	Heavy standard	5000	7
<i>Delonix regia</i>	鳳凰木	Exotic	Heavy standard	5000	4
<i>Elaeocarpus hainanensis</i>	水石榕	Exotic	Heavy standard	5000	4
<i>Garcinia subelliptica</i>	菲島福木	Exotic	Heavy standard	5000	5
<i>Liquidambar formosana</i>	楓香	Native	Heavy standard	5000	6
<i>Magnolia × soulangeana</i>	二喬木蘭	Exotic	Heavy standard	5000	3
<i>Michelia chapensis</i>	樂昌含笑	Native	Heavy standard	5000	2
<i>Plumeria rubra 'Acutifolia'</i>	黃花緬梔	Exotic	Heavy standard	5000	2
<i>Sapium sebiferum</i>	烏柏	Native	Heavy standard	5000	6
<i>Tabebuia rosea</i>	紅花風鈴木	Exotic	Heavy standard	5000	7
<i>Terminalia mantaly</i>	細葉欖仁	Exotic	Heavy standard	5000	11
<i>Washingtonia robusta</i>	大絲葵	Exotic	Large Palm	5000	3

6.4 Heavy standard sized trees are defined as follows:

Heavy Standard:

- A sturdy, straight stem with stem height from the root collar to the lowest branch between 1800 mm and 2400 mm above the soil level;
- Total height above soil level between 3500 mm and 5000mm;
- Stem diameter measured at a point 1300mm above the root collar shall be over 75 mm to 145mm;
- A well-balanced branching head, or a well-defined straight and upright leader with branches growing out from the stem with good symmetry, and a minimum length of 800mm;
- A live-crown ratio will range between 40-60%;
- A rootball not less than 750 mm in diameter and 400 mm in depth;
- Grown in a container not less than 750 mm in diameter and 600 mm deep; and
- Free from any kind of pest, fungi, disease and parasitic plants.

6.5 Large palms are defined as follows:

Large Palm:

- A well-developed upright habit and multiple fronds with good symmetry, single or multi-stemmed according to species specified;
- A well-developed vigorous root system;
- A minimum stem height to the lowest frond as specified, or an overall height of the plant not less than that specified;
- Stem diameter measured at a point 1300mm above the root collar shall be over 75 mm to 145 mm;
- A well-developed vigorous root system with a root-ball of at least 500 mm diameter and 600 mm depth;
At least 6 months container grown before delivery to site; and
- Free from any kind of pest, fungi, disease and parasitic plants.

6.6 The height of all trees shall be measured above root collar, and the diameter of all stems to be measured at a height of 1300m above ground level.

7.0 Relevant Recognised Standards for Tree Preservation and Protection

7.1 The tree preservation, protection and transplanting proposals will be undertaken in accordance with the following:

- Appendix VIII - Particular Specification for Protection of Existing Trees and Tree Transplanting;
- BS 3998: 2010 Recommendations for Tree Work;
- BS 4043: 1989 Recommendations for transplanting root-balled trees;
- BS 4428 1989 Code of practice for general landscape operations (excluding hard surfaces);
- BS 5837: 2012 Trees in relation to Construction;
- ArchSD General Specification, Section 25 (2022 edition); and
- Handbook on Tree Management prepared by the Greening, Landscape and Tree Management Section of Development Bureau
(<https://www.greening.gov.hk/en/resource-centre/technical-circulars-practice-notes-and-guidelines/index.html>)

8.0 Conclusion

- 8.1 The Application Site is currently a mixture of vacant land and temporary structures neighboured by some 3rd party lots. The survey identified some 63 nos. specimens within the application site boundary, largely comprising of common fruit tree species with a small number of common native species.
- 8.2 There are no rare or protected tree species (based on Forests and Countryside Ordinance, Cap. 96) or Champion Trees (identified in the book 'Champion Trees in Urban Hong Kong') were found to exist on site. Similarly, none of the trees are registered or eligible to be registered as Old and Valuable Trees There are no trees within the Application Site registered as Old and Valuable Trees (DEVB TC(W) No. 5/2020 Registration of Old and Valuable Trees (OVT), and Guidelines for their Preservation).
- 8.3 Tree T78 (*Corymbia citriodora*) with approximate height of 25m meets the height criteria for a "Tree of Particular Interest" (TPI) in accordance with para. 3.3.1 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by DEVB and a "Mature Tree" in accordance with 'Management Guidelines for Mature Trees' Greening, Landscape and Tree Management Section (GLTMS), DEVB, December 2014.
- 8.4 Tree T57 (*Bombax ceiba*) also meets the DBH requirements for a "Mature Tree" in accordance with 'Management Guidelines for Mature Trees' Greening, Landscape and Tree Management Section (GLTMS), DEVB, December 2014.
- 8.5 Given that the Proposed Scheme will utilize nearly the entire site footprint for the construction of the proposed architectural scheme and the associated site formation works it will affect all of the existing trees within the Application Site Boundary. Therefore all 6U:\TSPP003 Ma Sik Road S16\01_CAD\02_Sheet\03_Progress prints and EPS\20260818 Tree plan\TSPP003 - TL001.pdf
- 8.6 nos. (100%) of the existing trees shall need to be removed. Most of the trees recommended for felling have a poor form, an average to poor health condition and structural condition and a low amenity value. All the affected trees recommended for removal have a low suitability for transplantation.
- 8.7 In order to compensate for the loss of trees within site no less than 63 nos. new heavy standard sized trees will be planted within either open bottomed at-grade planters or on-structure planters on the proposed basement structure. This represents a compensatory ratio in terms of number of 1:1 (total number of new trees to be planted: total number of trees proposed to be felled). All compensatory tree planting will be located within the Application Site Boundary.
- 8.8 **Table 8.1** below summarizes the tree recommendations and compensatory planting proposals which will all be planted within the Application Site boundary.

Table 8.1 Summary of Tree Recommendations and Compensation

Recommendation	Number of Trees	% Trees
Trees to be retained	0	0%
Trees to be transplanted	0	0%
Trees to be felled	63	100%
Total number of trees	63	
New Tree Planting Metrics	Statistic / Ratio	Tree Size
Number of felled trees	63	

Recommendation	Number of Trees	% Trees
Number of new compensatory trees (Application Site)	No less than 63	Heavy standard sized trees / Large palms
New Tree Planting Ratio (by number) (Number of newly planted trees : number of trees felled)	63 : 63 (1 : 1)	Nos. of new trees to be planted within the Application Site boundary.

Annexes

Annex I

Tree Survey Methodology

Tree Survey Methodology

1.0 Tree Survey

1.1 Definitions

- 1.1.1 Scope of Survey: To survey all 'trees' within the Application Site Boundary and the intermediate adjacent area where trees are possibly be affected by proposed road widening works.
- 1.1.2 Tree: A woody plant with a stem diameter over 95mm measured at a point 1300mm above the root collar (DBH).
- 1.1.3 DBH: Diameter at Breast Height as defined in the Practice Note Issue No. 2/2006 issued by AFCD.

1.2 Site Survey

- 1.2.1 The tree locations were recorded by visual assessment and subject to verification by topographic surveyor. Measurements of tree size (DBH, Height and Crown Spread) were primarily measured by Tree Surveyor. Photographs to show the whole tree, tree trunk, tree base are taken for each tree during the tree assessment survey. Topographic plans are attached in Annex II for reference.

1.3 Basic Tree Information in Tree Schedule

- 1.3.1 The tree survey schedule includes the following information for each tree or group of trees surveyed:
- 1.3.2 **Tree Number** - Each tree is allocated a tree number and clearly marked on site with an identity label showing the tree number and its position plotted on topographic Tree Location Plan(s) (Annex II). The numbering is to follow a logical sequence in numerical order say from north to south.
- 1.3.3 **Species Name (Botanical Name)** - All trees are identified by species, or in some cases by genus if full identification is not possible. Species names currently adopted by AFCD take precedence over other scientific publications.
- 1.3.4 **Jurisdiction** - Authority providing expert advice in vetting of Tree Removal Application for particular trees.
- 1.3.5 **Tree Dimensions** - The following dimensions are to be recorded for each tree:
- Overall **Height** (in metres);
 - **Trunk DBH** (in metres / millimetres; refer to schedule);
 - Overall **Crown Spread** (in metres);
 - **Height at the base of the tree**: In metres above principal datum (mPD); and
 - **Location**: On a slope or flat ground
- 1.3.6 Measurements of tree dimension and location are recorded by topographical surveyor

1.4 Photographic Record

- 1.4.1 Photographs to show the whole tree, tree trunk, tree base are taken for each tree during the tree

assessment survey. Four photographs per A4 sheet.

1.5 Tree Health and Condition

1.5.1 Factors considered include both functional health and structural stability, which is evaluated with reference to the following criteria:

Foliage Condition

- Insect and fungal infections. Colour and small size indicating possible damage to roots;
- Crown density and foliage colour in consideration of normal species performance, seasonal and climatic effect;
- Evidence of insect, bacterial or fungal infections;
- Mechanical damage (e.g. typhoons, insect consumption and vandalism).

Branch Condition

- Poor shoot growth and die-back in the crown are often symptoms of root problems caused by a change in the water table level or soil compaction resulting from site development work.
- Dead or crossing branches.
- Heavy horizontal branches [which] may make the tree unstable" (Ref. R.Webb).
- The presence of broken damaged or cut branches to be noted as a possible site for infections, calluses may protect the wounds.
- Damaged branches which make the tree unbalanced or unstable;
- Location of decay and/or voids in the branches.
- Whether the tree is "an edge tree exposed as a result of the removal of adjacent trees [which] often has an unbalanced crown and may be hazardous" (Ref R.Webb).

Trunk Condition

- Tightly forked trunks which may be a source of weakness in the tree and in high winds can be torn apart.
- Inspect for "cavities or internal rot [which] can be revealed by discoloured bark, moisture seeping through the bark or bracket fungi" (Ref R.Webb).
- Co-dominant stems with included bark.
- Open cavities, cracks and bark damage.

Root Condition

- Damaged surficial roots.
- Ground heave evident in cracks in the soil around root zone.
- Branch die-back.

Miscellaneous

- Occurrence of aggressive climbers or parasitic plants.
- Asymmetrical crowns and leaning due to intense competition between adjacent trees.
- Tangled branches or roots.
- Adjacency of underground structures.

1.6 Tree Form

1.6.1 Assessment of tree form following inspections are classified as follows with reference to the overall tree size, shape and any special features:

Good - trees with well-balanced form, upright, evenly branching, well-formed head and
--

generally in accordance with the standard form for its species
Fair - Trees with less balanced crowns which are mildly distorted due to competition with neighbouring trees or structures, or which have suffered minor damage or which have leaning trunks for example are graded as average
Poor - trees with very unbalanced form, distorted crowns, severely leaning, suffering loss of major branches with general damage; unstable and growing close to adjacent trees.

1.6.2 Terms used to describe tree form:

- Forked: a tree with a division in the main stem or having major branches that divide near ground level.
- Topped: a tree that has had its main trunk severed drastically reducing and distorting its crown development.
- Multi-stem: a tree with more than one main stem or trunk

1.7 Tree Condition

1.7.1 Assessment of tree health and condition involves inspections for the above features and classification as follows:

Good - trees with a low incidence of the less serious features listed above and a high chance of a fast recovery from such features.
Fair - trees with a higher incidence of the less serious features and a medium chance of recovery.
Poor - trees with more serious health features and with a low chance of recovery, even with remedial measures.
Dead - no signs of life or irretrievably unhealthy

1.8 Amenity Value

1.8.1 Amenity value is graded as "Excellent", "Good", "Fair" or "Poor". The grading indicates the following qualities in trees or groups of trees:

Excellent	Important trees where species may be of fung shui significance which should be retained by adjusting the design layout accordingly
Good	Common species and good health, good condition and good form.
Fair	Common species and average health, average condition and average form.
Poor	Common species and little or no functional or visual value and poor health, poor condition and poor form.

1.9 Structural Condition

- 1.9.1 Assessment of tree structural condition involves inspections for the overall tree structural system features and classification as follows:

Good - trees with good structural system and robust form with low risk of structural failure.
Fair - trees with overall robust structure despite some minor structural problems and risk of structural failure is medium.
Poor - trees with more serious structural problem and with high risk of structural failure.

1.10 Suitability for Transplanting

- 1.10.1 This assessment is based on the health of the tree and the practicalities of transplantation. Some species are much more tolerant of the stress of transplantation than others. The assessment of the survival rate of a species after transplantation is based on the observed performance of that species in previous transplantation programmes. Species with insufficient transplantation data are assumed to have a low survival rate.

1.11 Conservation Status

- 1.11.1 Assessment of conservation status indicates rarity and protection status under relevant ordinances of a species in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the IUCN Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96) may be used.). The categories include very common, common, rare, rare and protected.

1.12 Remarks

- 1.12.1 Notes will be made about the condition of the tree including any defects, whether it is leaning or not, asymmetrical canopies, the presence of cavities, tree form issues such as forked main stem, included bark, decay, growth of sprouts; and/or growth of climbers. The schedule shall also record any trees with high conservation values such as rare or protected species, old and valuable trees etc.

2.0 Effects of the Development on Existing Trees

2.1 Treatment of Trees

- 2.1.1 First priority to retain trees and then if this is not possible transplant trees to new location. Trees in direct conflict with proposals which are necessary to be felled shall be confirmed on site by the Architect's / Engineer's Representative. Existing trees to be retained will be protected during construction.

2.2 Assessment

- 2.2.1 The assessment leading to the recommendation for the treatment of the tree is based on the following:

Retain

- 2.2.2 The preferred option for all trees is to be retained in-situ unless they pose a threat to the public or the trees are nuisance species (e.g. *Leucaena leucocephala*). In case a tree group processes significant value in the landscape or to the ecosystem, it should be retained as a whole even when the individual components are not outstanding aesthetically.
- 2.2.3 The feasibility of retaining trees has been considered with regard to the following:
- Potential damage to trees as a result of proximity to the works.
 - Changes to ground level on a macro scale which affects the ground water table and may cause severe stress.
 - Special constructions to maintain the existing ground level are also considered.
 - Conflict between tree roots and the proposed works.

Transplant

Statutory Guidelines

- 2.2.4 The recommendation of Transplanting makes reference to LandsD's LAO Practice Note No. 6/2023 'Processing of Tree Preservation and Removal Proposal- Compliance with Tree Preservation Clause under Lease' which states '... This should be considered as far as possible unless the trees affected are of low conservation and amenity value, or have a low chance of surviving or recovering to its normal form after transplanting'.
- 2.2.5 In situations where it is impossible to retain trees then transplanting them is the first consideration. The criteria upon which the assessment of transplanting trees is based includes the following:
- **Variety of species**, rare Hong Kong species are particularly important.
 - **Condition of the tree**, especially trees with balanced form, in good health and with high amenity value.
 - **Size and maturity**, small and younger trees have a better chance of surviving transplanting while larger, mature trees are difficult to transplant both logistically and in terms of survival rate.
 - **Species**, different tree species have differing rates of survival and are better suited to transplanting than others.
 - **Access**, large machinery may be required to lift the trees, steep slopes and rocky terrain therefore make it difficult to access trees.
- 2.2.6 A recommendation to transplant a tree will be made only when:
- It is impossible to retain the tree in-situ due to the unavoidable proximity of proposed retaining walls, viaducts, roads or other structures, including their foundations, which pose major conflicts with its branches, root system or the tree in its entirety.
 - It is impossible to retain the tree in-situ due to changes to surrounding ground levels on a macro scale which affect the ground water table thereby severely stressing the tree or where large areas of proposed cut and fill unavoidably affect the tree.
 - Transplantation of the tree is feasible and is positive to the landscape and environment for the public.
 - The Overall Value of the tree justifies transplanting.

Fell

Statutory Guidelines

2.2.7 The recommendation for the Felling of trees will only be considered as a last resort under the following circumstances:

- Trees in direct conflict with the proposals; changes of level etc., trees which cannot be transplanted
- There is no practical alternative and the tree to be felled is neither included in the Register of Old and Valuable Trees under DevB TC(W) No. 5/2020 nor potentially eligible to be registered as such.
- The tree has an unrecoverable health problem and is in poor condition;
- Dead, damaged, hazardous or trees with contagious diseases are also proposed to be felled or
- Trees which are unsuitable for the proposed development. For example poisonous species within a public open space;
- Woodland trees which have had adjacent trees removed and have an unbalanced form or which are at risk of being blown over due to loss of supporting trees are considered for felling; or
- Other justifications provided by the project proponent.

2.2.8 Where it is possible neither to retain trees in-situ nor transplant them to other permanent locations within the site or off-site, felling is recommended. The felling of a tree must be justified by the following criteria:

- No irreplaceable, rare or protected species (under Forestry Regulation Cap.96) is felled.
- The felling would not cause a serious loss of species diversity in the subject area.
- A genuine development or traffic need exists, which cannot be reasonably overcome.
- Adequate compensatory tree planting is to be implemented, or replacement with a new nursery grown specimen of the same species and comparable size is deemed more cost effective than transplanting, particularly in the case of common pioneer or cultivated species (e.g. *Acacia confusa*).
- The tree is not an unusually large or fine example of its species.
- The tree is in poor condition or is unsuitable for transplanting due to its low survival potential.
- The tree is not in the list of Champion Trees (Ref: Jim, C.Y. 1994. Champion Trees in Urban Hong Kong. Urban Council, Hong Kong) nor Unusual Trees (Ref: AFCD's Register of Unusual Trees in Rural Areas), nor registered Old and Valuable Tree.
- The tree is neither a significant landmark tree nor of special fung shui or cultural significance.
- Existing site conditions are such that transplantation would be hazardous to the public.
- The tree is dead, hazardous or diseased.
- A tree that has been rendered unstable because of the removal of neighbouring trees may be considered for felling.
- The tree possesses invasive habits. According to DEVB TC(W) No. 4/2020 this includes *Leucaena leucocephala* is identified as an undesirable species with aggressive growth characteristics which prevent natural succession of indigenous species and so is not controlled by the same preservation requirements as other more valuable tree species. Therefore, this weed species should be replaced with native tree species.

2.3 Tree Photography

2.3.1 With respect to the objectives of photo recording and the possible function of the photographs, shot of each tree follows the standards set out below:

- Where practical (within reasonable distance and within a safe location), the whole form of an individual tree will be shown;
- Where obstacle(s) are present (e.g. structures, other trees / nearby vegetation, dense climbers covering, etc.), the main tree trunk(s) from the base level to at least 3m in height will be shown;
- Picture to show the full extent of the canopy (may include more than one shot) and the base of the tree including the adjacent ground conditions;
- Where special feature(s) at the trunk base present (e.g. exposed roots, special rooting medium, etc.), the photo shot of a tree is taken from the location where such feature as well as the largest possible part of the tree can be displayed.

2.4 References

Ordinances, Circulars and Practice Notes

- Chapter 96. Forest and Countryside Ordinance;
- Chapter 586. Protection of Endangered Species of Animals and Plants Ordinance;
- DEVB TC (W) No. 5/2020, Registration and Preservation of Old and Valuable Trees;
- DEVB (GLTM) 04/2020, Tree Preservation;
- LAO/LandsD Practice Note 2/2020 'Tree Preservation and Tree Removal Application for Building Development in Private Projects';
- AFCD Conservation Practice Note No. 2, Measurement of Diameter at Breast Height (DBH); and
- AFCD Conservation Practice Note No. 3, The Use of Plant Names.

Publications

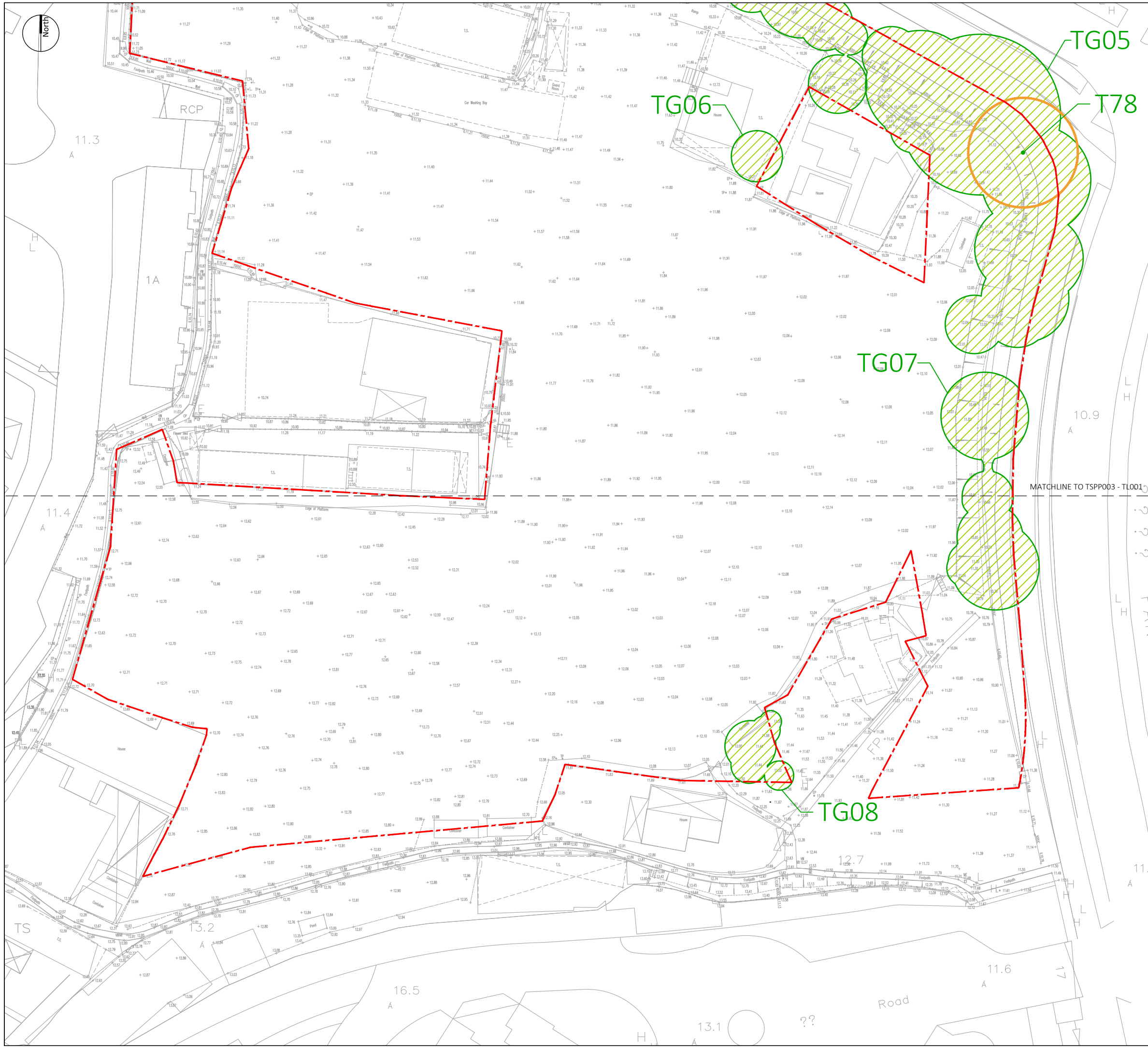
- HU, Q. et al (2003) Rare and Precious Plants of Hong Kong. AFCD, Hong Kong;
- DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees
<https://www.greening.gov.hk/en/resource-centre/technical-circulars-practice-notes-and-guidelines/index.html>
- Webb, R. (1991). Tree Planting and Maintenance in Hong Kong. Standing Interdepartmental Landscape Technical Group, Hong Kong Government, Hong Kong.

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Tree Preservation Proposal

Annex II

Tree Location Plan



SCENIC landscape studio limited

Legend

- APPLICATION SITE BOUNDARY
- EXISTING LEVEL
- EXISTING TREE GROUPS
- EXISTING LARGE TREES (INDIVIDUAL SURVEY)

Keyplan

General notes

Rev.	Date	Description	Initial

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	JZ		
Checked by:	WZ		
Approved by:	CJF		

Project Title:
Section 16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Various Lots in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, New Territories

Drawing Title:
TREE LOCATION PLAN

Drawing Number: TSPPO03 - TL001.1	Revision: -
Project Number: TSPPO03	Scale: 1:500@A3
	Date: 09/07/2026

Annex III
Tree Assessment Schedule
(Group Survey)

Tree Assessment Schedule (Group Survey)

Address: Various Lots in D.D.51 and Adjoining Government Land at Ma Sik Road, Fanling, the New Territories
Prepared by Ray Luk, Certified arborist (Certification Number: HK-0662A)
Field Survey conducted in July 2026
To be read in conjunction with drawing number: TSPP003-TL001-001.1 and TSPP003-TR001-001.1

Tree Group No.	Photo No.	Botanical Name	Chinese Name	Estimated Numbers of Trees in Group	Tree Size			Proposed Treatment (Retain/Transplant/Fell)			Maintenance department to provide comments on TPRP	Remarks ¹ (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
					Height (m)	DBH (mm)	Crown Spread (m)	Retain	Trans	Fell		
Tree Group 01												
TG01	TSPP003 TSR-TG01	<i>Bombax ceiba</i>	木棉	2	19	475-510	8			4	LandsD	
Approx. 4 nos.		<i>Celtis sinensis</i>	朴樹	1	9	295	7				LandsD	
		<i>Senna siamea</i>	鐵刀木	1	9.5	645	14				LandsD	
Tree Group 02												
TG02	TSPP003 TSR-TG02	<i>Bridelia tomentosa</i>	土蜜樹	1	7.5	198	6			5	LandsD	
Approx. 5 nos.		<i>Delonix regia</i>	鳳凰木	2	6-9	130-186	6				LandsD	
		<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	1	5.5	181	6				LandsD	
		<i>Senna siamea</i>	鐵刀木	1	13	430	15				LandsD	
Tree Group 03												
TG03 Approx. 1 no.	TSPP003 TSR-TG03	<i>Ficus rumphii</i>	心葉榕	1	8	250	5			1	LandsD	
Tree Group 04												
TG04	TSPP003 TSR-TG04	<i>Araucaria columnaris</i>	柱狀南洋杉	1	9.5	188	5			14	LandsD	
Approx. 14 nos.		<i>Bauhinia variegata</i> L. var. <i>candida</i>	白花洋紫荊	1	6	170	6				LandsD	
		<i>Chukrasia tabularis</i>	麻楝	1	13	250	8				LandsD	
		<i>Delonix regia</i>	鳳凰木	7	7-14	135-273	3-6				LandsD	
		<i>Dimocarpus longan</i>	龍眼	2	8.5-9	248-271	7				LandsD	
		<i>Ficus variegata</i>	青果榕	1	15	547	12				LandsD	
		<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	1	5	125	5				LandsD	
		Tree Group 05										
TG05	TSPP003 TSR-TG05	<i>Bauhinia variegata</i> L. var. <i>candida</i>	白花洋紫荊	1	10	251	11			19	LandsD	
Approx. 19 nos.		<i>Bombax ceiba</i>	木棉	3	19-21	337-590	8-10				LandsD	
		<i>Delonix regia</i>	鳳凰木	3	13-18	375-520	12-22				LandsD	
		<i>Dimocarpus longan</i>	龍眼	4	5-12	120-645	3-8				LandsD	
		<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	3	1.5-5	105-190	1-5				LandsD	
		<i>Senna siamea</i>	鐵刀木	5	9-18	169-640	8-15				LandsD	

Tree Group No.	Photo No.	Botanical Name	Chinese Name	Estimated Numbers of Trees in Group	Tree Size			Proposed Treatment (Retain/Transplant/Fell)			Maintenance department to provide comments on TPRP	Remarks ¹ (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
					Height (m)	DBH (mm)	Crown Spread (m)	Retain	Trans	Fell		
Tree Group 06												
TG06 Approx. 1 no.	TSPP003 TSR-TG06	<i>Ficus microcarpa</i>	細葉榕	1	8	200	7			1	LandsD	
Tree Group 07												
TG07	TSPP003 TSR-TG07	<i>Acacia confusa</i>	台灣相思	4	7-14	180-445	3-12			12	LandsD	
Approx. 12 nos.		<i>Bauhinia variegata</i> L. var. <i>candida</i>	白花洋紫荊	4	6-11	121-295	4-7				LandsD	
		<i>Celtis sinensis</i>	朴樹	2	5-7	197-200	3-4				LandsD	
		<i>Delonix regia</i>	鳳凰木	1	10-12	394-828	10-12				LandsD	
		<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	1	1.5	270	1.5				LandsD	
Tree Group 08												
TG08	TSPP003 TSR-TG08	<i>Dimocarpus longan</i>	龍眼	5	5-7	110-180	3-7			5	LandsD	
Approx. 5 nos.												

Summary Table

Recommendation	Number of Tree(s)
Tree to be Retained	0
Tree to be Transplanted	0
Tree to be Felled	61
Total Number of Existing Tree(s)	61

1 Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.
2 DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level).

Annex IV
Tree Assessment Schedule
(Individual Survey)

Tree Assessment Schedule

Address: Various Lots in D.D.51 and Adjoining Government Land at Ma Sik Road, Fanling, the New Territories

Prepared by Ray Luk, Certified arborist (Certification Number: HK-0662A)

Field survey conducted in July 2026

To be read in conjunction with drawing number: TSPP003-TL001 and TR001

Tree No.	Botanical Name	Chinese Name	Top of Soil level at base of tree (mPD)	Survey Size (M)			Form			Health Condition				Amenity Value			Structural Condition			Conservation Status (Protected by Cap. 96, CAP 586 etc. / NIL)	Suitability for Transplanting					Proposed Treatment			Within Application Site	Justification	Remarks
				DBH (m)*	Height (m)	Spread (m)	G	A	P	G	A	P	D	H	M	L	G	A	P		High / Medium / Low	Site Condition	Tree Condition	Tree Size	Tree Species	Retain	Trans	Fell			
T057	Bombax ceiba	木棉	10.52	0.891	24	8		1			1				1		1		NIL	Low	1		1				1	1	A,B,F,K,L	codominant stem, included bark	
T078	Corymbia citriodora	檸檬桉	11.75	0.668	25	15	1				1				1		1		NIL	Low			1	1			1	1	A,B,F,K,L		

Legend

Tree Condition / Health		Tree Form		Structural Condition		
G	Good	G	Good	G	Good	Good High Survival Rate expected after transplantation
A	Average	A	Average	A	Average	Average Medium Survival Rate expected after transplantation
P	Poor	P	Poor	P	Poor	Poor Low Survival Rate expected after transplantation

Amenity Value		
H	High	Common species and good health, good condition and good form.
M	Medium	Common species and average health, average condition and average form.
L	Low	Common species and little or no functional or visual value and poor health, poor condition and poor form.

Top of Soil Level at the base of the tree
This figure refers to the soil level at the base of the tree to be maintained following the development of the site as surveyed by the topographic surveyor.
The future soil level should not cover the root collar of the tree.

Conservation Status
Conservation status (indicates rarity and protection status under relevant ordinances of a species in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the IUCN Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96) are used.)

Justification for Tree Felling	
A	Tree is in direct conflict with the proposed works.
B	Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. on rock, steep slope, shallow substratum, structures). Close proximity to other trees - roots intertwined.
C	Undesirable species, weedy species without special ecological significance or species creating maintenance problem.
D	Tree with poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits).
E	Lack of access for transplantation machinery or vehicle.
F	Species with low survival rate after transplanting.
G	Tree has structural problem and may create hazard to public during root ball preparation and/or after transplantation, while auxiliary support will not be sufficient / practical.
H	Irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting).
I	Low amenity value.
J	Tree with evidence of over-maturity and onset of senescence.
K	Very large size (unless the feasibility to transplant has been considered financially reasonably and technically feasible).
L	Tree has high survival rate after transplantation

Top of Soil Level at the base of the tree
This figure refers to the soil level at the base of the tree to be maintained following the development of the proposed scheme subject to verification by topographic surveyor.
The future soil level should not cover the root collar of the tree.

Tree Trunk Diameter at Breast Height (DBH)	
*	Diameter of tree trunk measured at breast height (i.e. measured at 1.3m above ground level)
**	Diameter at Breast Height (DBH) of multi-stem trees (i.e. trees with multi-stems were all measured seperately at 1m above ground level). The collective girth was then calculated using the methodology set out in Nature Conservation Practice Note No. 02/2003, Measurement of Diameter at Breast Height (DBH).

Annex V

Photographic Record of Existing Tree Groups

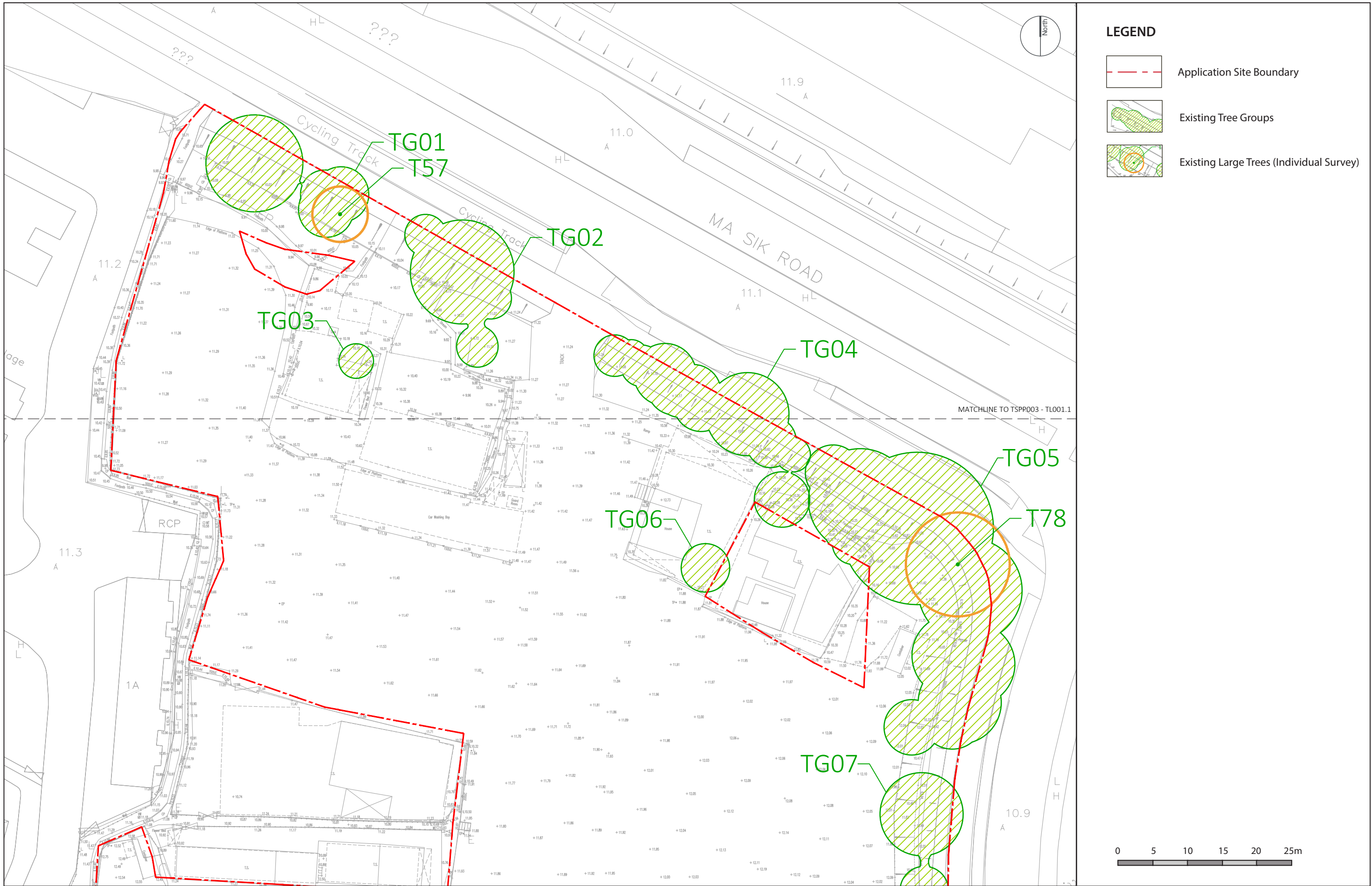


FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Tree Group Location Plan

SCALE

AS SHOWN

DATE

Jul 2026

CHECKED

CJF

DRAWN

JZ

FIGURE NO.

TSPP003 TSR - TL001

REV

-



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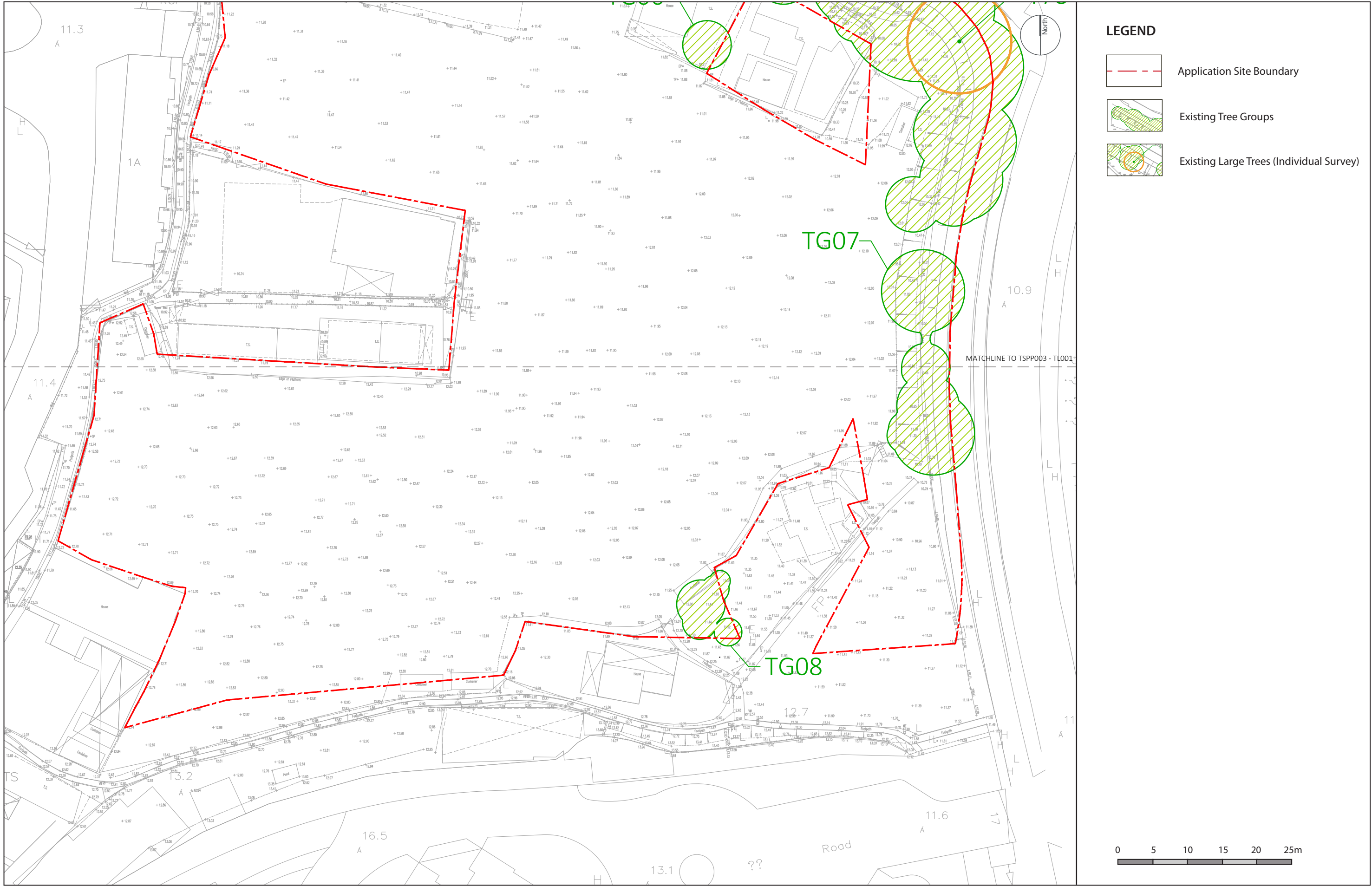
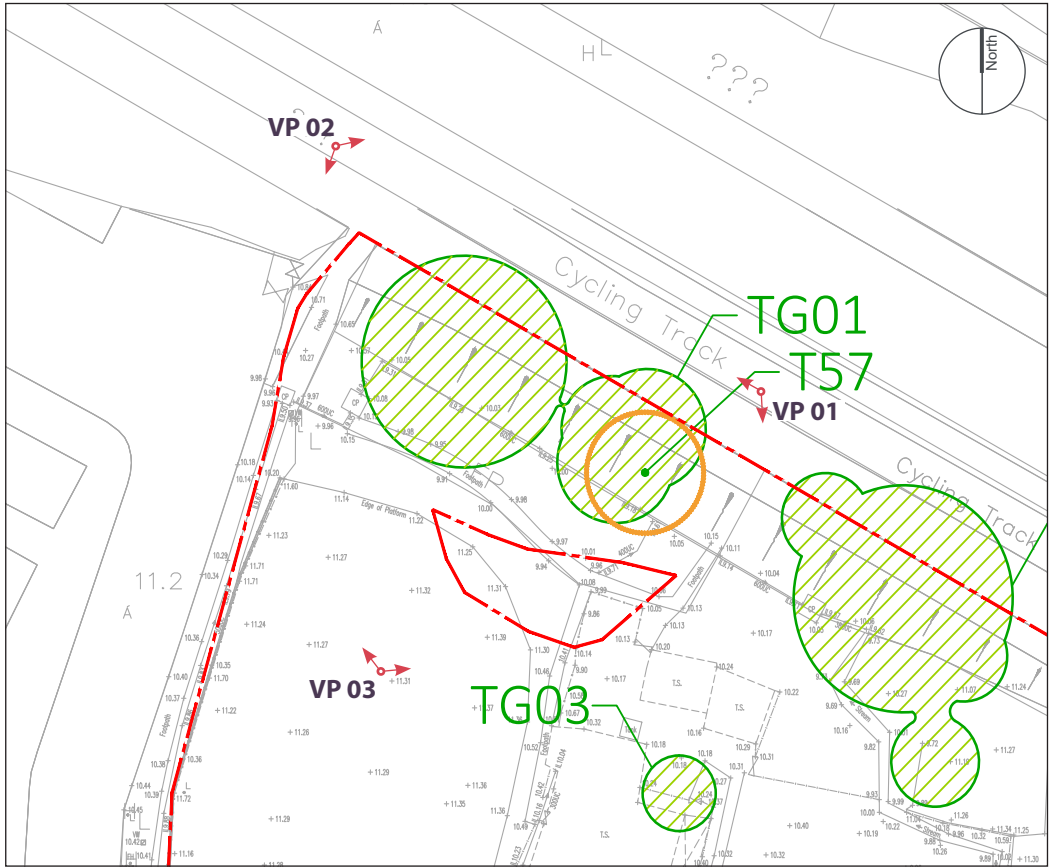


FIGURE TITLE	Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling				SCENIC Landscape Studio Limited LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT	
	SCALE	AS SHOWN	DATE	Jul 2026		
	CHECKED	CJF	DRAWN	JZ		
FIGURE NO.				TSPP003 TSR - TL001.1		REV
						-



VP 01: Tree Group 01



VP 02: Tree Group 01



VP 03: Tree Group 01

FIGURE TITLE

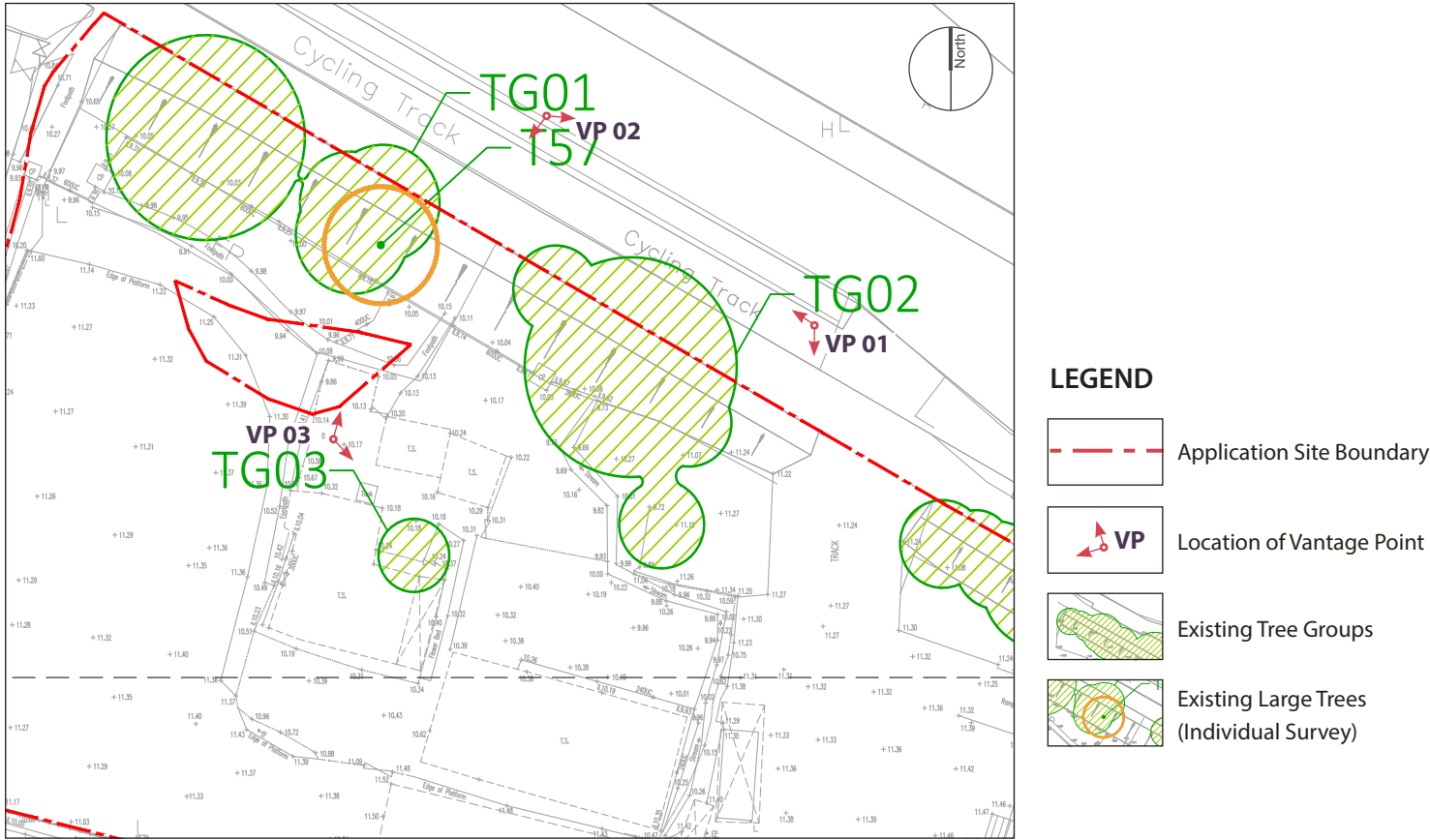
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Photographic Record of Existing Tree Groups

SCALE	N.T.S.	DATE	Jul 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.			REV
TSPP009 TSR - TG01			-



VP 01: Tree Group 02



VP 02: Tree Group 02



VP 03: Tree Group 02

FIGURE TITLE

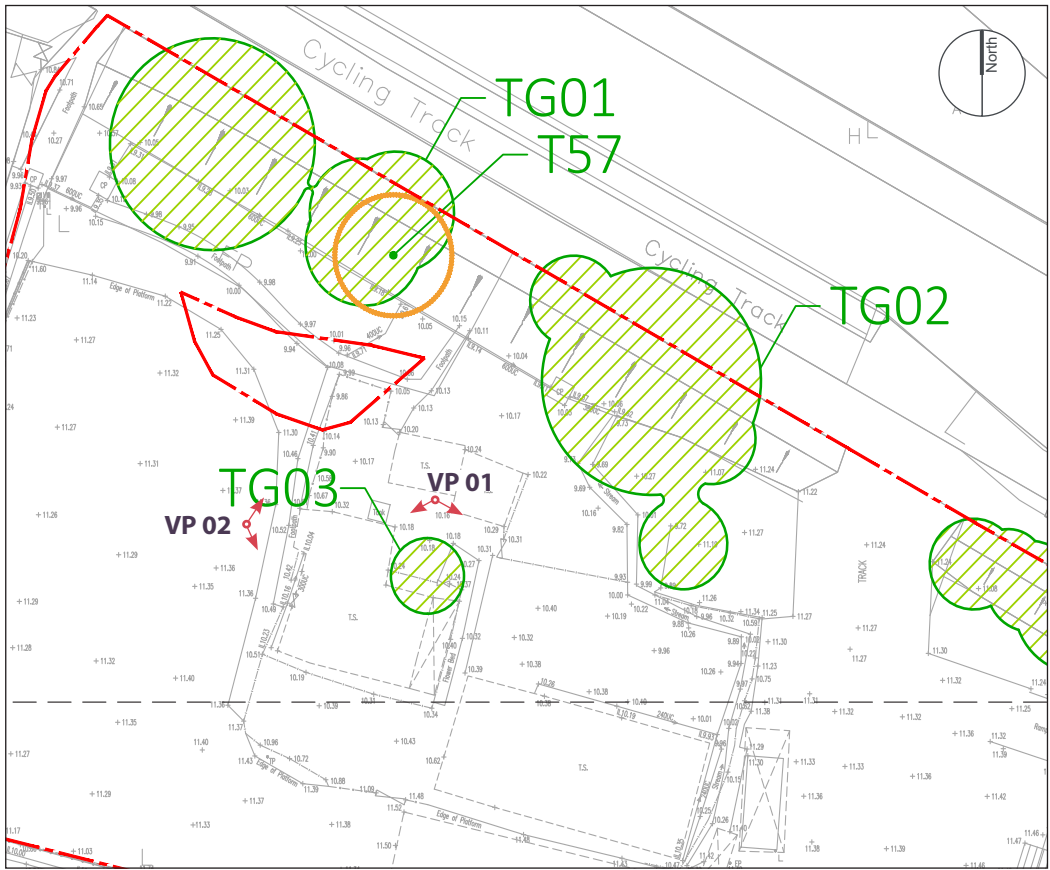
Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Photographic Record of Existing Tree Groups

SCALE	N.T.S.	DATE	Jul 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	TSPP003 TSR - TG02		REV
			-



VP 01: Tree Group 03



VP 02: Tree Group 02

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Photographic Record of Existing Tree Groups

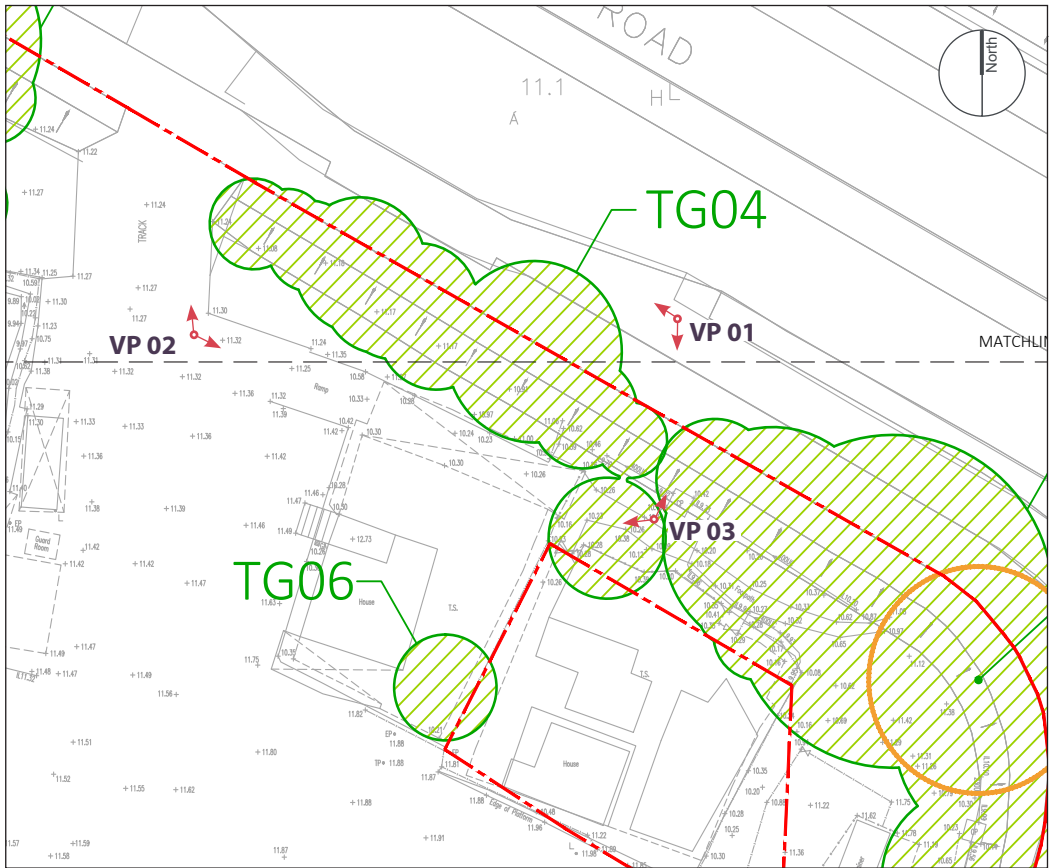
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CHECKED	CJF	DRAWN	JZ
FIGURE NO.			REV
TSPP003 TSR - TG03			-



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VP 01: Tree Group 04



- LEGEND**
- Application Site Boundary
 - Location of Vantage Point
 - Existing Tree Groups
 - Existing Large Trees (Individual Survey)



VP 02: Tree Group 04



VP 03: Tree Group 04

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Photographic Record of Existing Tree Groups

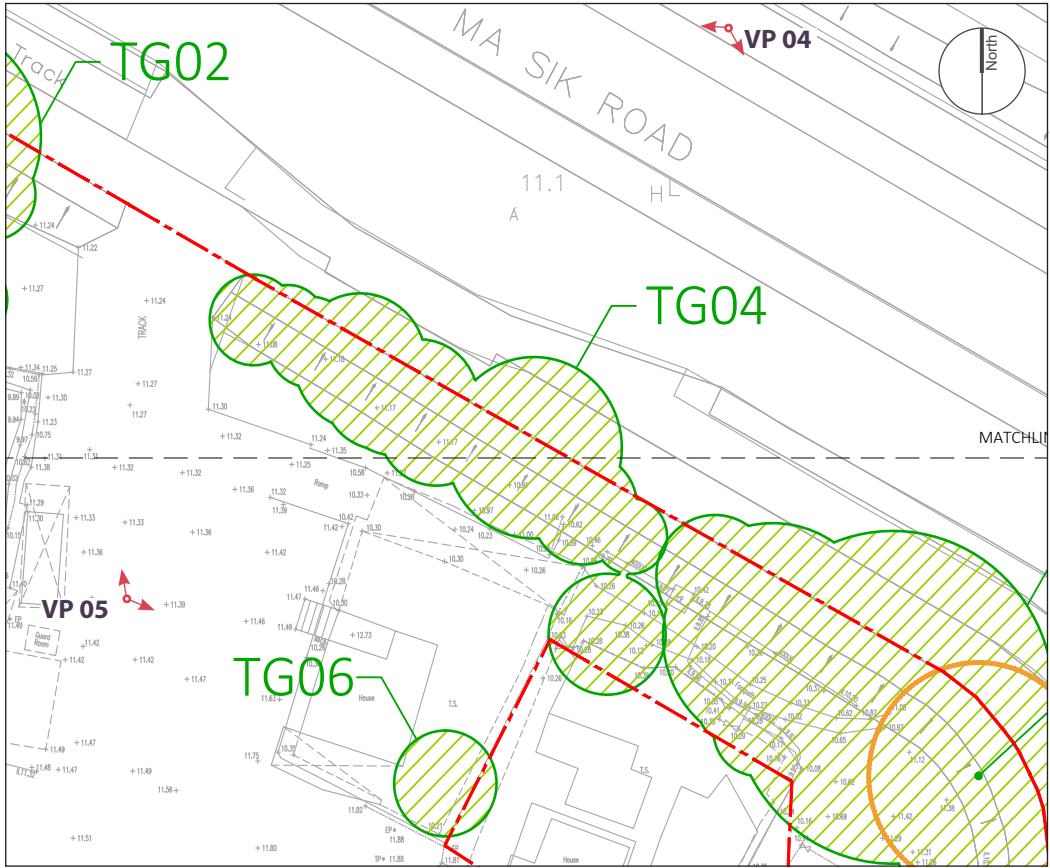
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CHECKED	CJF	DRAWN	JZ
FIGURE NO.	TSPP003 TSR - TG04		REV
			-



VP 01: Tree Group 04



VP 02: Tree Group 04



LEGEND

- Application Site Boundary
- Location of Vantage Point
- Existing Tree Groups
- Existing Large Trees (Individual Survey)

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

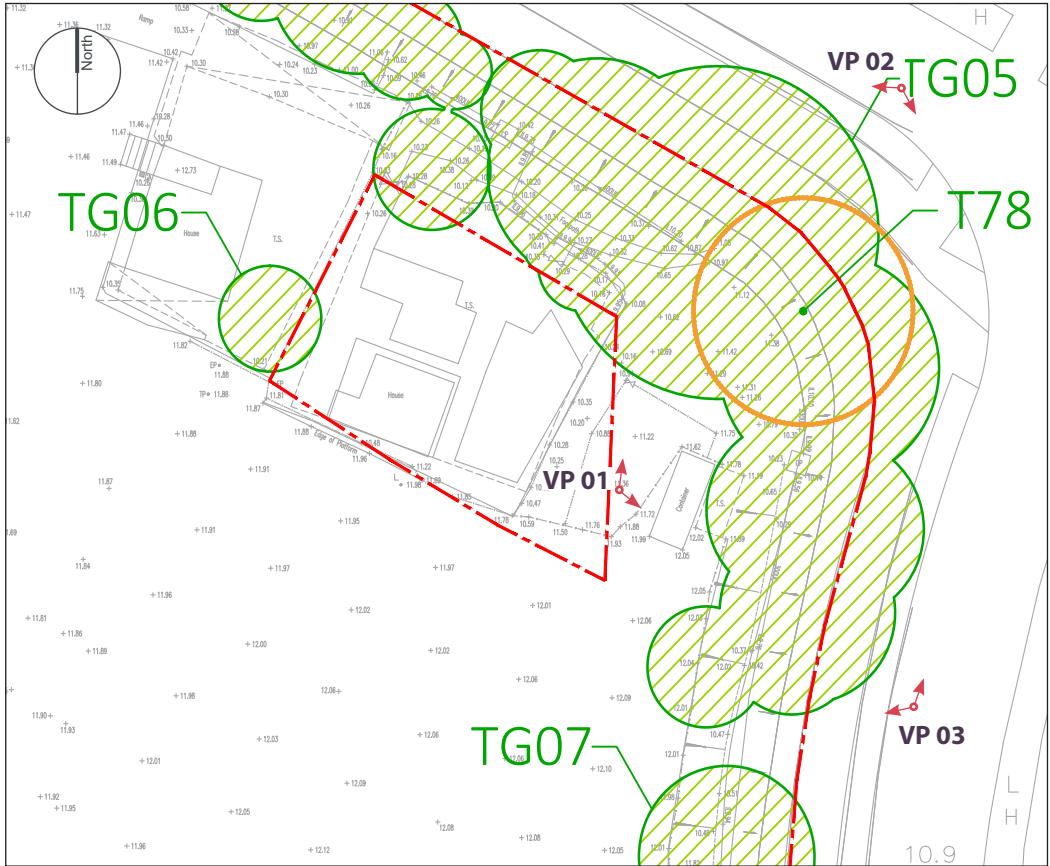
Photographic Record of Existing Tree Groups

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FIGURE NO.			REV
TSPP003 TSR - TG04			-

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VP 01: Tree Group 05



LEGEND

- Application Site Boundary
- Location of Vantage Point
- Existing Tree Groups
- Existing Large Trees (Individual Survey)



VP 02: Tree Group 05



VP 03: Tree Group 05

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

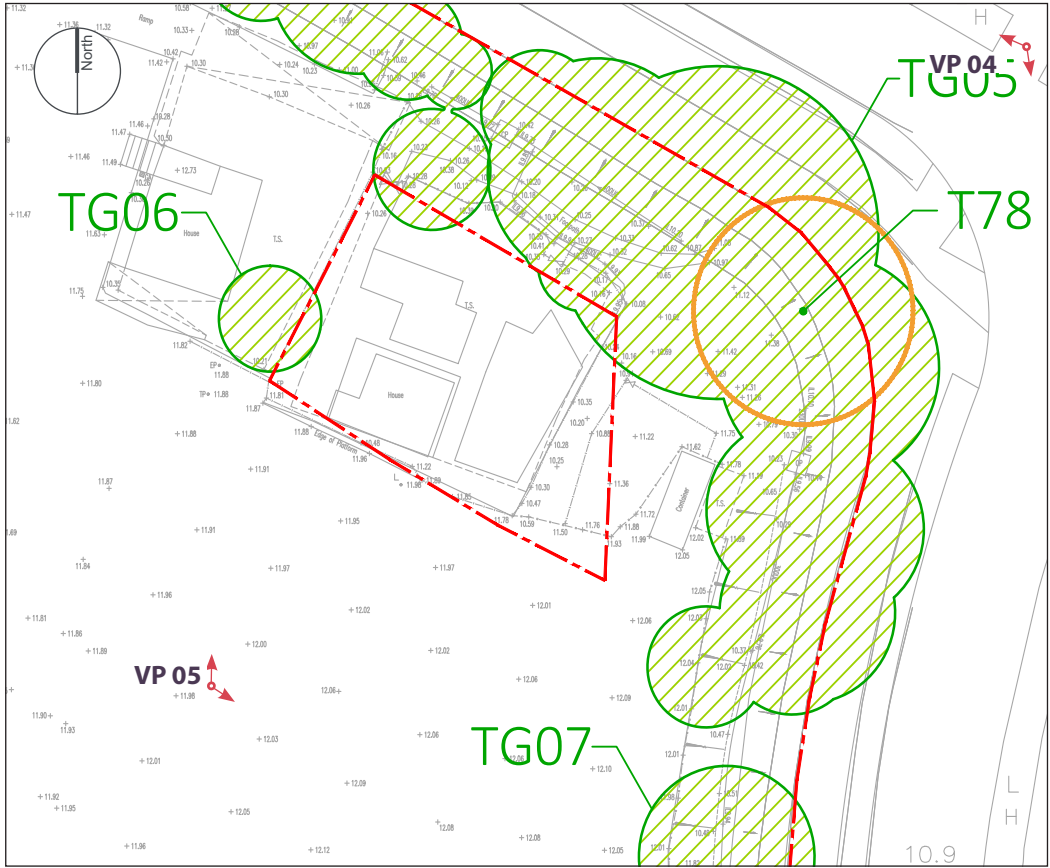
Photographic Record of Existing Tree Groups

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FIGURE NO.	TSPP003 TSR - TG05		REV
			-

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VP 04: Tree Group 05



- LEGEND**
- Application Site Boundary
 - Location of Vantage Point
 - Existing Tree Groups
 - Existing Large Trees (Individual Survey)



VP 05: Tree Group 05



FIGURE TITLE

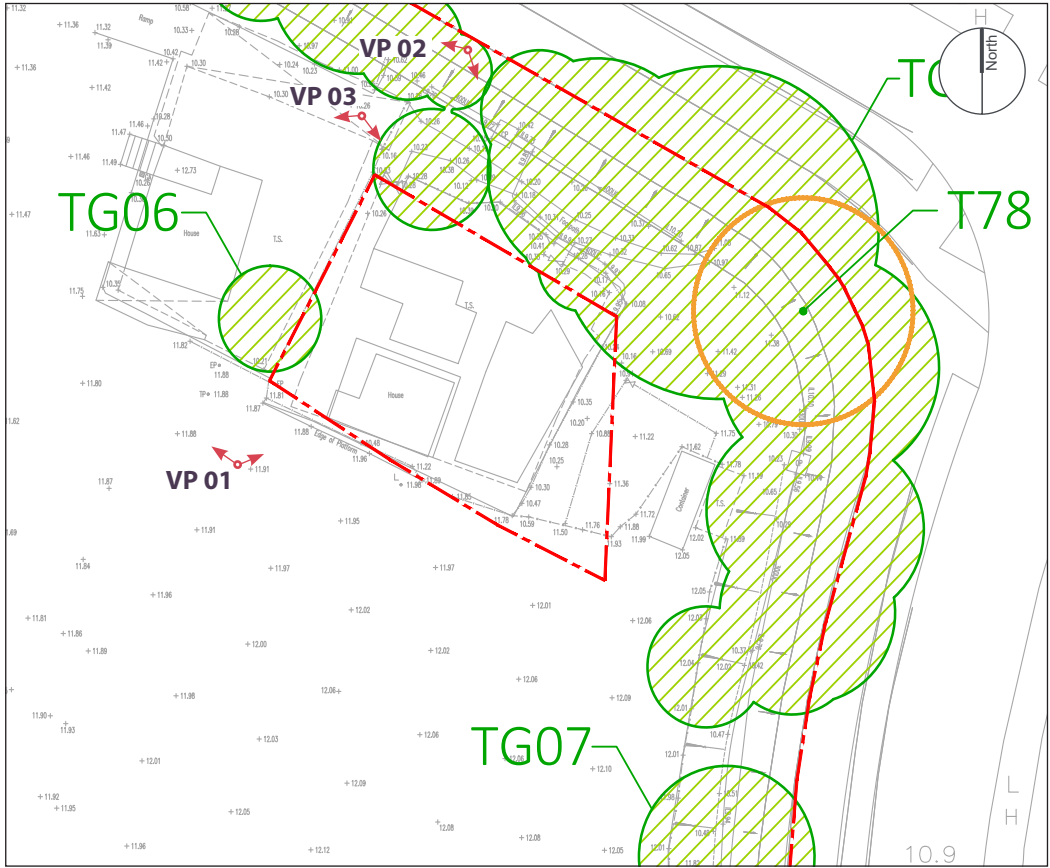
Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Photographic Record of Existing Tree Groups

SCALE	N.T.S.	DATE	Jul 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	TSPP003 TSR - TG05		REV
			-



VP 01: Tree Group 06



- LEGEND**
- Application Site Boundary
 - VP Location of Vantage Point
 - TG Existing Tree Groups
 - TL Existing Large Trees (Individual Survey)



VP 02: Tree Group 06

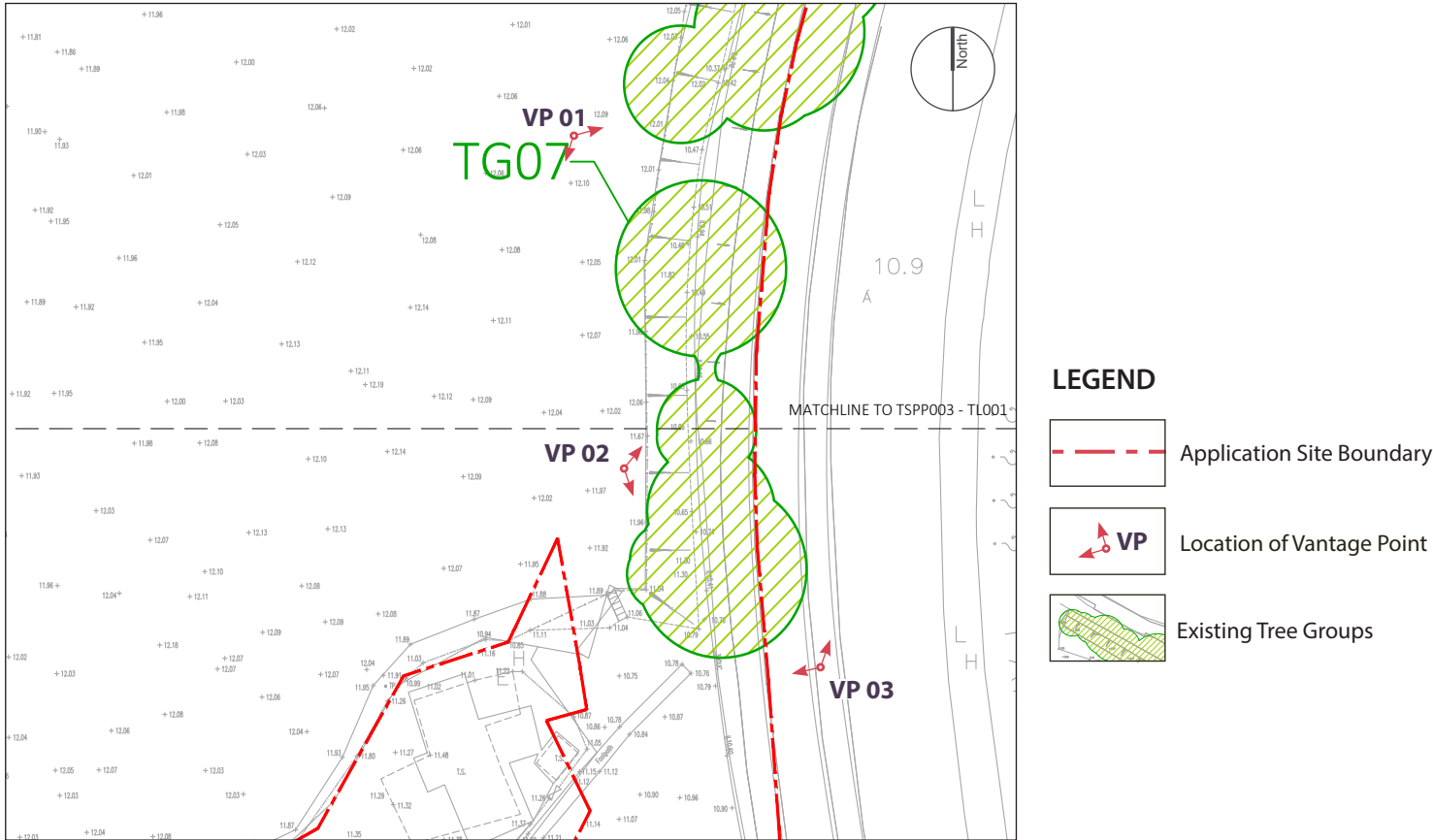


VP 03: Tree Group 06

SCALE	N.T.S.	DATE	Jul 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.			REV
TSPP003 TSR - TG06			-



VP 01: Tree Group 07



VP 02: Tree Group 07



VP 03: Tree Group 07

FIGURE TITLE

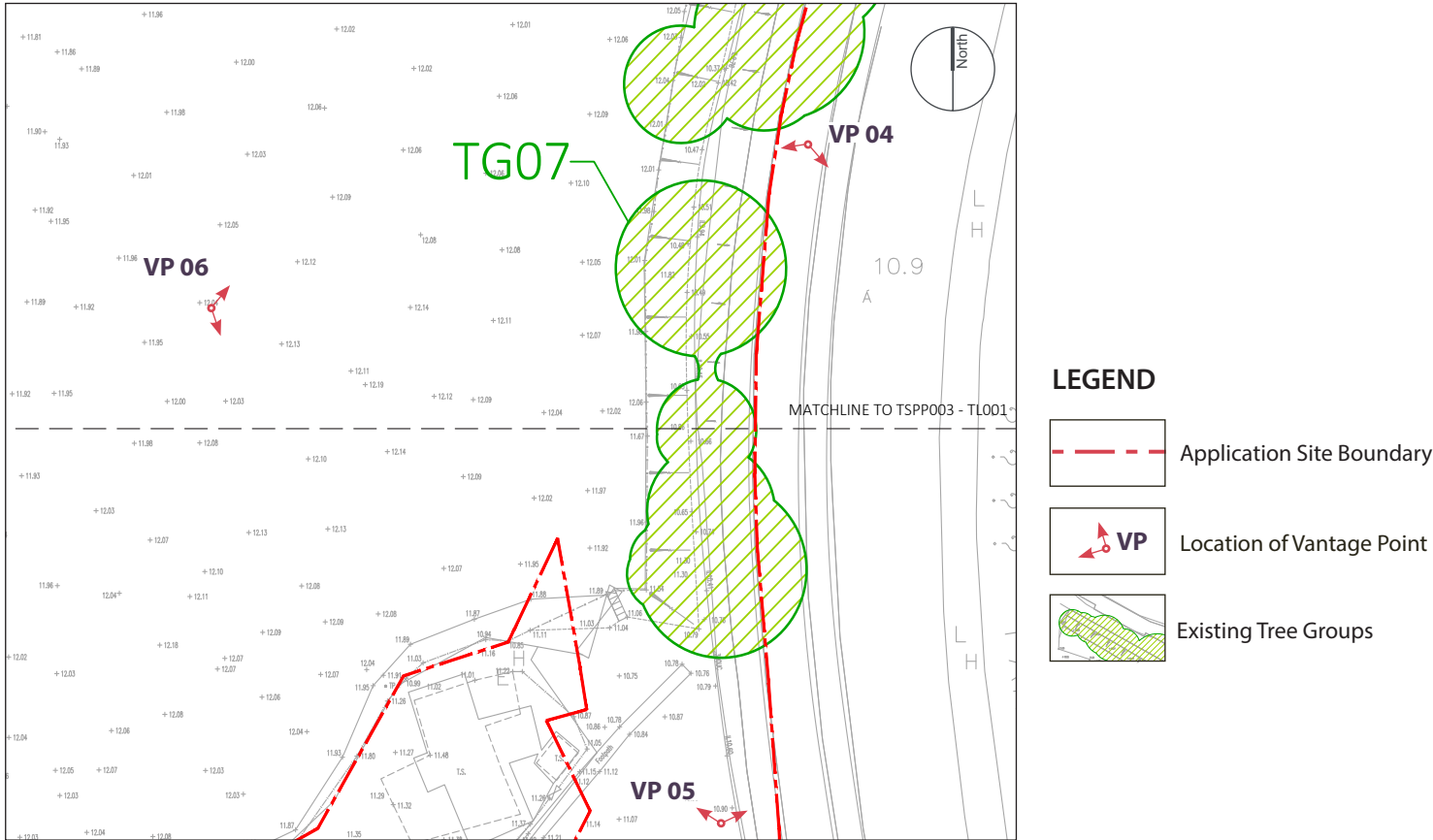
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Photographic Record of Existing Tree Groups

SCALE	N.T.S.	DATE	Jul 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.			REV
TSP003 TSR - TG07			-



VP 04: Tree Group 07



VP 05: Tree Group 07



VP 06: Tree Group 07



FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Photographic Record of Existing Tree Groups

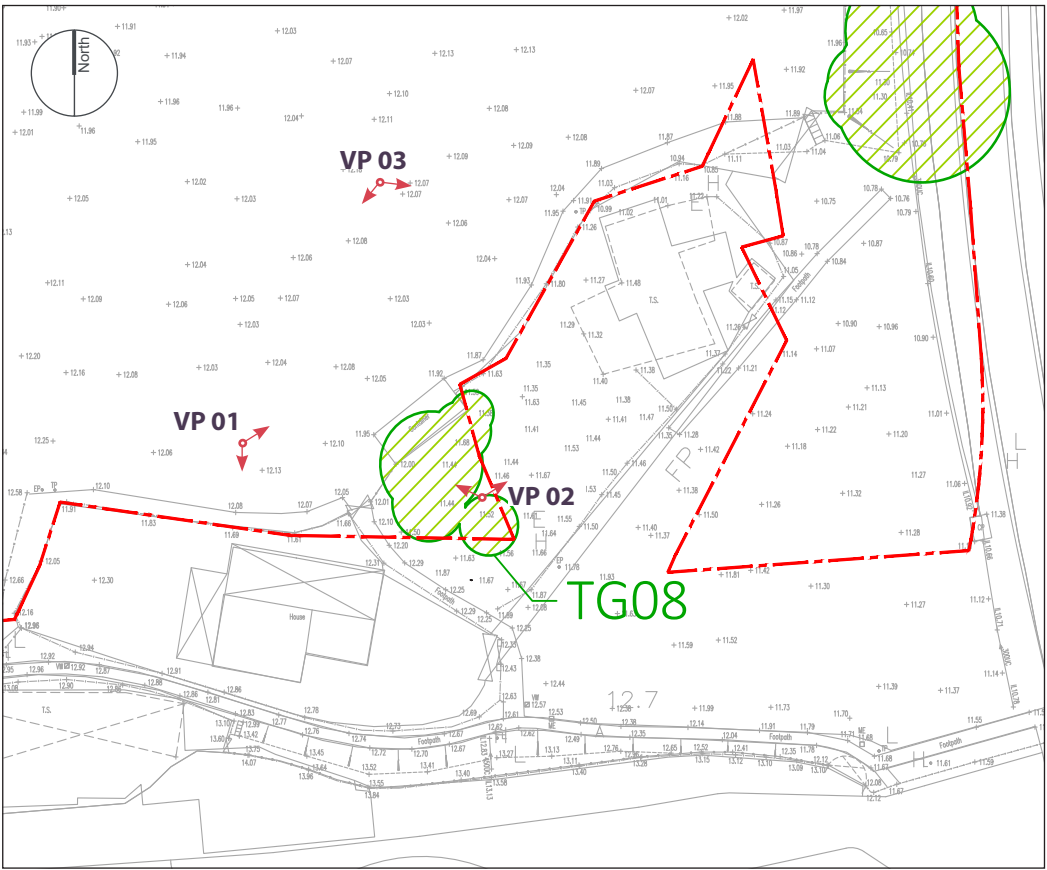
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FIGURE NO.		TSPP003 TSR - TG07	
		REV	-



VP 01: Tree Group 08



VP 02: Tree Group 08



- LEGEND**
- Application Site Boundary
 - Location of Vantage Point
 - Existing Tree Groups



VP 03: Tree Group 08

FIGURE TITLE

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Photographic Record of Existing Tree Groups

SCALE	N.T.S.	DATE	Jul 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.			REV
TSPP003 TSR - TG08			-

Annex VI

Photographic Record of Individual Trees



T57 (*Bombax ceiba*)

Photograph showing the overall form of the tree.



T57 (*Bombax ceiba*)

Photograph showing the base of the main stem or trunk.



T57 (*Bombax ceiba*)

Photograph showing the upper part of the main stem or trunk.



T57 (*Bombax ceiba*)

Photograph showing the canopy of the tree.

R-Retain T-Transplant F-Fell D-Dead Tree

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Tree Photographic Record

SCALE	N.T.S.	DATE	Jul 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	TSPP003 TSR-T57		REV -





T78 (*Corymbia citriodora*)

Photograph showing the overall form of the tree.



T78 (*Corymbia citriodora*)

Photograph showing the base of the main stem or trunk.



T78 (*Corymbia citriodora*)

Photograph showing the upper part of the main stem or trunk.



T78 (*Corymbia citriodora*)

Photograph showing the canopy of the tree.

R-Retain T-Transplant F-Fell D-Dead Tree

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

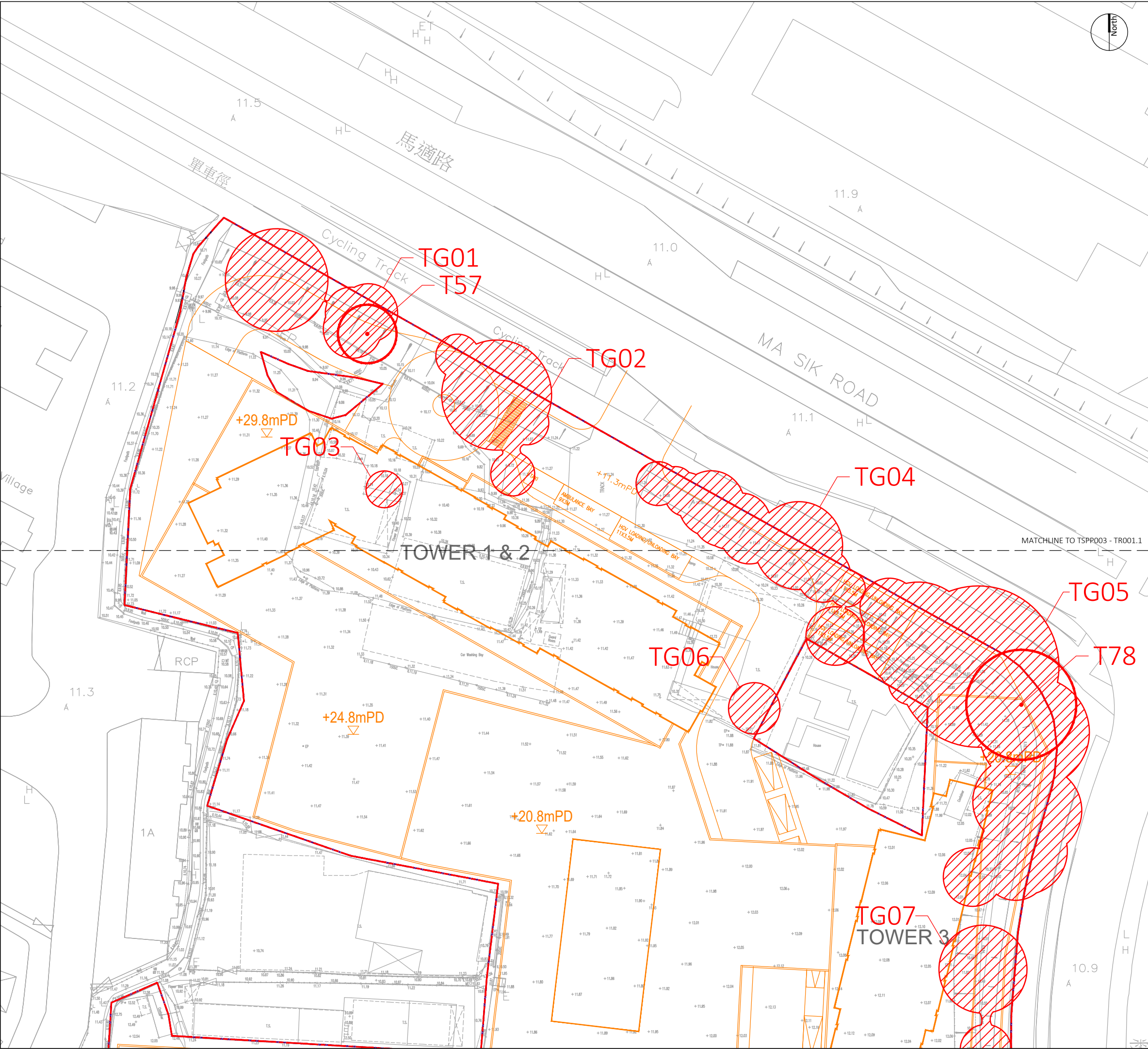
Tree Photographic Record

SCALE	N.T.S.	DATE	Jul 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	TSPP003 TSR-T78		REV -



Annex VII

Tree Recommendation Plan



Legend

- APPLICATION SITE BOUNDARY
- EXISTING LEVEL
- PROPOSED LEVEL
- PROPOSED ARCHITECTURAL SCHEME
- EXISTING TREE GROUPS TO BE FELLED
- EXISTING LARGE TREES TO BE FELLED (INDIVIDUAL SURVEY)

Keyplan



General notes

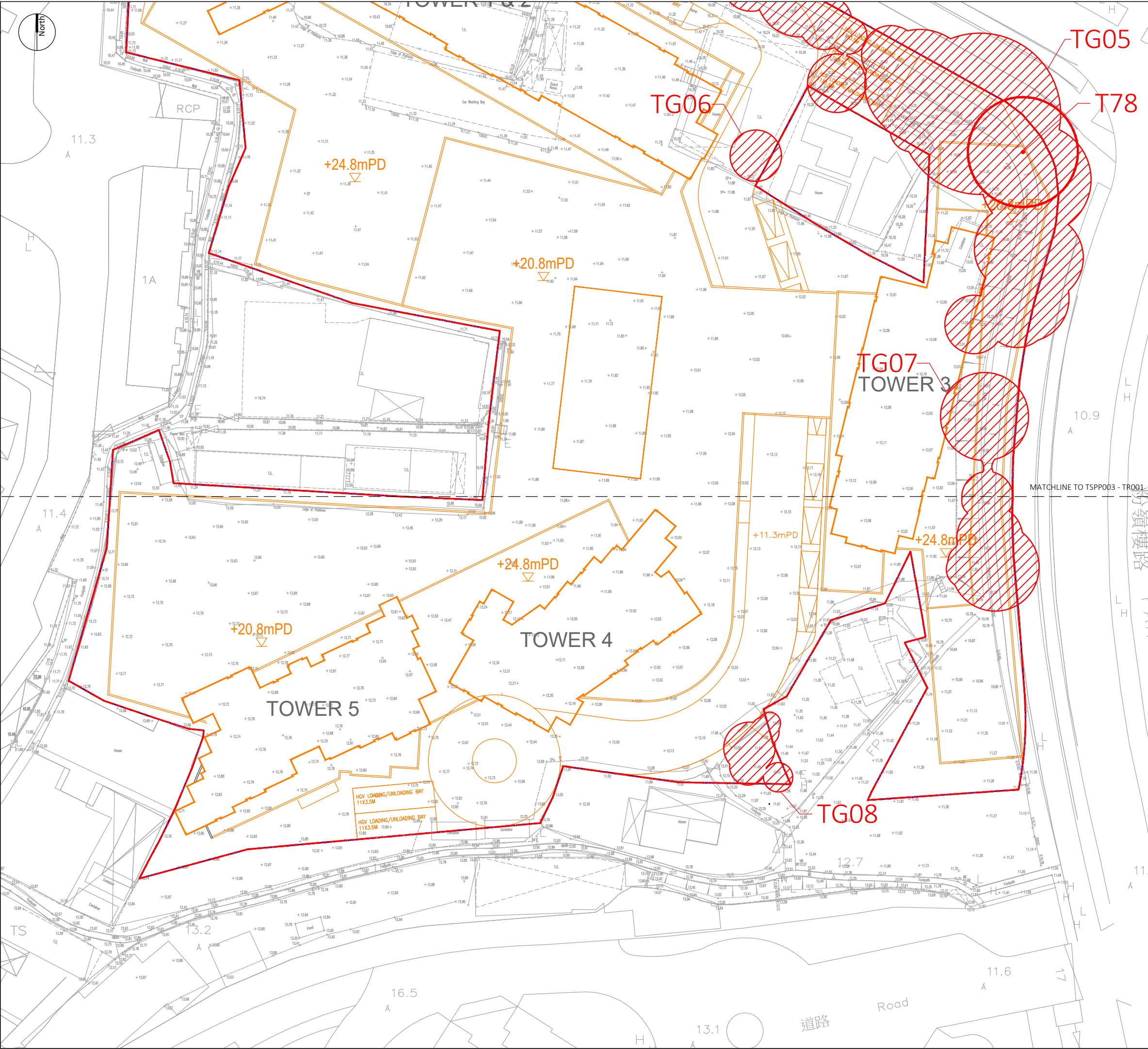
Rev.	Date	Description	Initial

Designed by:	Name:	Signed:	Date:
	CJF		
	JZ		
	WZ		
	CJF		

Project Title:
Section 16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Various Lots in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, New Territories

Drawing Title:
TREE RECOMMENDATION PLAN

Drawing Number: TSPR003 - TR001	Revision: -
Project Number: TSPR003	Scale: 1:500@A3
	Date: 09/07/2026



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Legend

APPLICATION SITE BOUNDARY

+26.3

EXISTING LEVEL

+26.3

PROPOSED LEVEL

TOWER 3

PROPOSED ARCHITECTURAL SCHEME

EXISTING TREE GROUPS TO BE FELLED

EXISTING LARGE TREES TO BE FELLED (INDIVIDUAL SURVEY)

Keyplan

General notes

Rev.	Date	Description	Initial
Revision			

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	JZ		
Checked by:	WZ		
Approved by:	CJF		

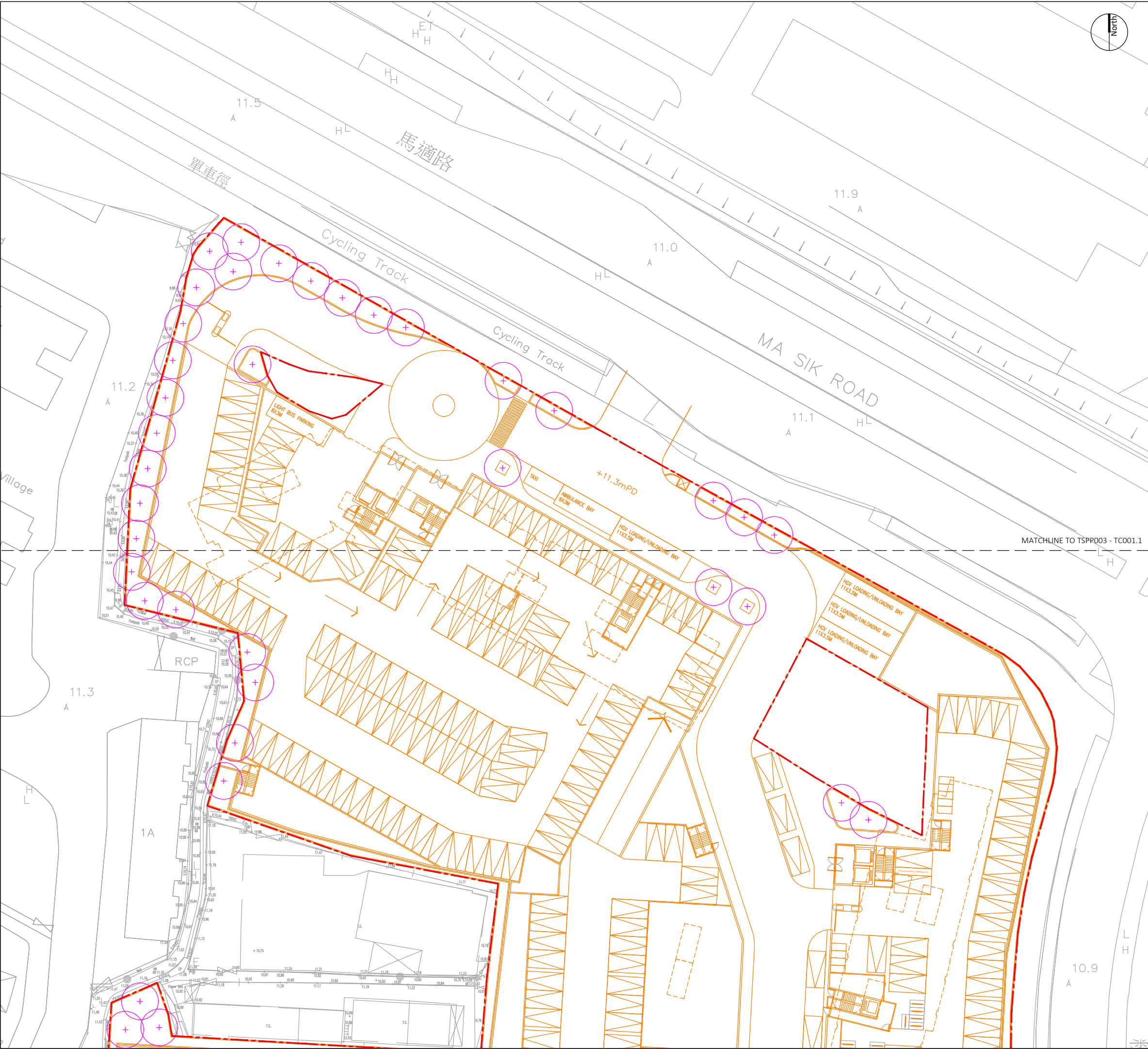
Project Title:
Section 16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Various Lots in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, New Territories

Drawing Title:
TREE RECOMMENDATION PLAN

Drawing Number: TSPPO03 - TR001.1	Revision: -
Project Number: TSPPO03	Scale: 1:500@A3
	Date: 09/07/2026

Annex VIII

Compensatory Tree Planting Plan



Legend

- APPLICATION SITE BOUNDARY
- EXISTING LEVEL
- PROPOSED LEVEL
- PROPOSED ARCHITECTURAL SCHEME
- PROPOSED NEW TREE PLANTING



General notes

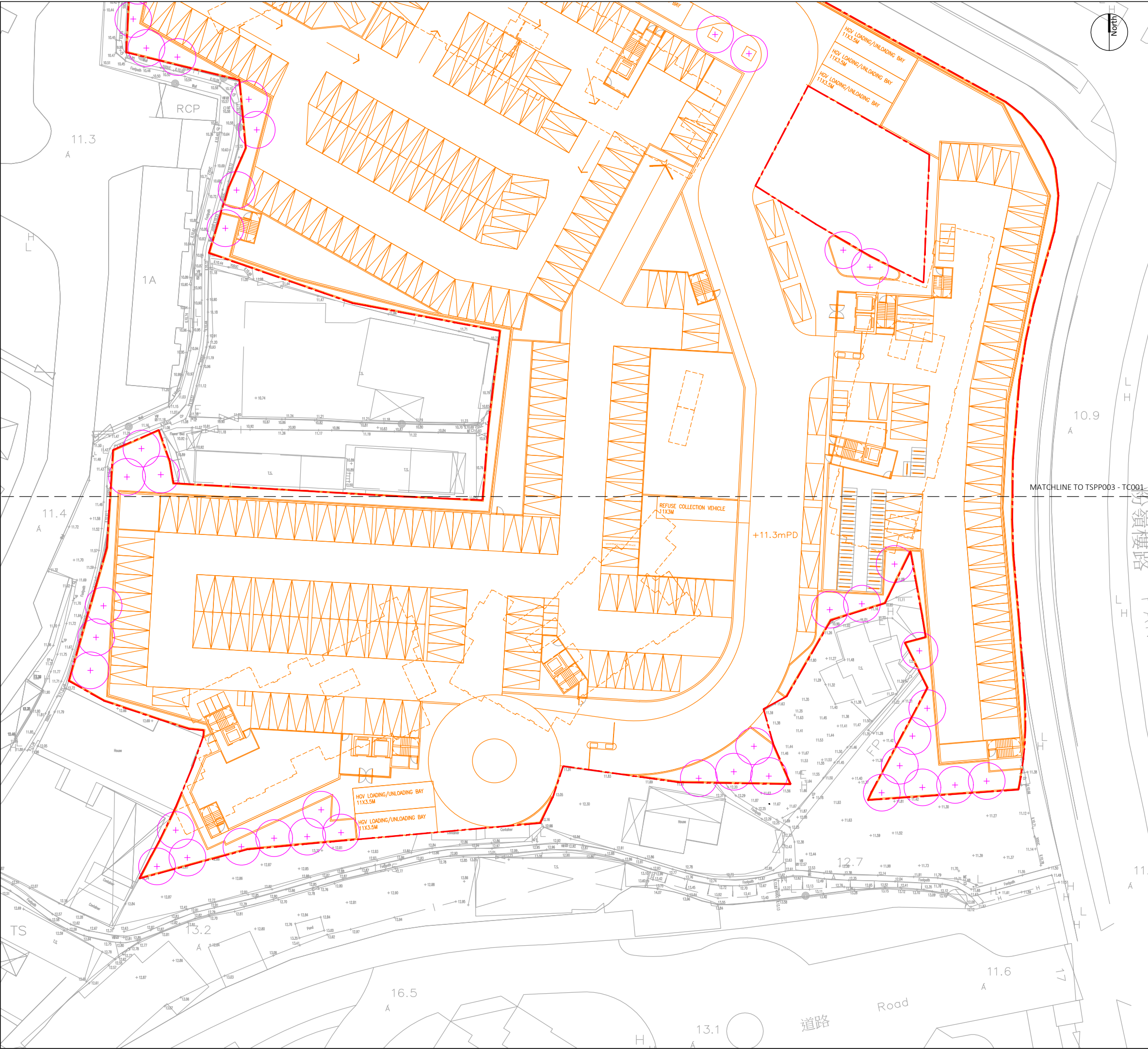
Rev.	Date	Description	Initial
Revision			

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	JZ		
Checked by:	WZ		
Approved by:	CJF		

Project Title:
Section 16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Various Lots in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, New Territories

Drawing Title:
COMPENSATORY TREE PLANTING PLAN

Drawing Number: TSPR003 - TC001	Revision: -
Project Number: TSPR003	Scale: 1:500@A3
	Date: 09/07/2026



SCENIC landscape studio limited

Legend

APPLICATION SITE BOUNDARY

+26.3

EXISTING LEVEL

+26.3

PROPOSED LEVEL

TOWER 3

PROPOSED ARCHITECTURAL SCHEME

PROPOSED NEW TREE PLANTING

Keyplan

General notes

Rev.	Date	Description	Initial
Revision			

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	JZ		
Checked by:	WZ		
Approved by:	CJF		

Project Title:

Section 16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Various Lots in D.D. 51 and Adjoining Government Land at Ma Sik Road, Fanling, New Territories

Drawing Title:

COMPENSATORY TREE PLANTING PLAN

Drawing Number:	Revision:	
TSPPO03 - TC001.1	-	
Project Number:	Scale:	Date:
TSPPO03	1:500@A3	09/07/2026