

Appendix C

Landscape and Tree Preservation Proposals

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Flat and Shop and Services and Eating Place at Non-Domestic Podium within “Government, Institution or Community (1)” Zone of Planning Area 34E of Hung Shui Kiu/ Ha Tsuen New Development Area

Landscape and Tree Preservation Proposals

Final | September 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

1.1 Background

- 1.1.1.1 This report contains the Tree Preservation Proposal and Landscape Master Plan (LMP) which forms part of the Supporting Planning Statement in support of the Section 16 (S16) Planning Application for the Proposed Flat and Shop and Services and Eating Place at Non-Domestic Podium within “Government, Institution or Community (1)” Zone of Planning Area 34E of Hung Shui Kiu/ Ha Tsuen New Development Area (the “**Application Site**”).
- 1.1.1.2 The LMP intends to demonstrate the overall landscape design of the Proposed Scheme at the Application Site and provide other relevant information as required in the Planning Department’s Practice Note for Professional Persons No. 1/2019. The LMP is attached in **Figure 1.2a** to **Figure 1.2c**.

1.2 Land Use Zoning

- 1.2.1.1 The Application Site is under “Government, Institution or Community (1)” (“G/IC(1)”) zone of the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (the “OZP”). Please refer to **Figures 1.1** for the approved OZP.

2 Site Description

2.1 Existing Site Context

- 2.1.1.1 The Application Site, with an area of approximately 7,760m², is primarily used for open storage and car maintenance services, and includes cargo storage areas and car parking spaces. It is fenced off, bounded by the Kong Sham Western Highway to the west and car maintenance service shops to the east, north, and south. The site is generally flat, featuring temporary structures, an abandoned pond in its western portion, and several overgrown tree groups scattered throughout.

Diagram 1 Aerial Photo



Diagram 2 Existing Site Condition



3 Existing Trees

3.1 Key Findings

- 3.1.1.1 As the Application Site is privately occupied and inaccessible for individual tree survey, data has been compiled through the approved Tree Preservation and Removal Proposal for Agreement No. CE 1/2020 (CE) Hung Shui Kiu/Ha Tsuen New Development Area Package A Works for Second Phase Development – Design and Construction, the Lands Department Open3D Map, and desktop study. A total of three tree groups, comprising approximately 23 trees, have been identified within the site boundary. The dominant species including *Dimocarpus logan* (龍眼), *Ficus macrocarpa* (細葉榕), *Mangifera indica* (芒果) and *Macaranga tanarius* var. *tomentosa* (血桐). The trees are generally in poor to fair structural form and health condition, primarily due to a lack of proper pruning and maintenance. As a result, the overall ecological and amenity value of the vegetation is considered low.
- 3.1.1.2 Tree Group Survey Plan showing the locations of existing tree within the survey boundary is attached in **Appendix A**. Details of tree condition are included in the Tree Group Assessment Schedule in **Appendix B**. Photographic records are shown in **Appendix C**. The approved Tree Preservation and Removal Proposal has been incorporated in **Annex A**.

Table 3.1 Summary of Identified Surveyed Trees

Scientific name	Chinese name	Estimated No. of Tree
<i>Dimocarpus logan</i>	龍眼	4
<i>Ficus macrocarpa</i>	細葉榕	5
<i>Mangifera indica</i>	芒果	5
<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	9
		23

3.2 Impacts of Existing Trees

- 3.2.1.1 All the existing trees are overlapping with the development layout, they are inevitably affected during the work stage. Given their low amenity value and poor form/structure, and low survival rate after transplanting, these trees will be proposed to be felled with compensation. As noted in the previously approved TPRP, the existing trees within the site are also considered to be of poor form and amenity value, and were similarly proposed for felling.

3.3 Preliminary Compensatory Tree Planting Proposal

- 3.3.1.1 To compensate the tree loss, total 23 newly trees will be compensated within the landscape areas at ground floor and podium gardens. Furthermore, based on the Indicative Scheme formulated for the purpose of technical assessment for this S16 Application, opportunities to maximise planting have been explored, including additional 73 new trees (subject to change at detailed design stage). The proposed compensatory tree locations are indicated in the Compensatory Tree Planting Plan (**Figure 1.3a to Figure 1.3b**).

4 Landscape Design Proposal

4.1 Landscape Design Objectives

- 4.1.1.1 The design objectives for the proposed Indicative Landscape Master Plan is to:
- Provide a quality and sustainable environment with adequate landscape area for the enjoyment of the residents of the proposed development;
 - Provide sufficient landscape treatment along the boundary to minimize the potential visual impact of the built form;
 - Incorporate new trees and shrubs to enhance the greenery; and
 - Fully integrate the landscape with the architecture where each exterior component draws upon the merits of the corresponding interior/ building component.
- 4.1.1.2 The landscape design at the Ground Floor includes ornamental trees and shrub plantings along the driveway to provide screening. A tree pit planter with integrated seating is proposed at the building entrance to enhance pedestrian comfort and create a welcoming arrival experience. Feature shrub planters are also included to maximize greenery and reinforce the sense of arrival. On the opposite side of the development, a verdant trail is provided as a quiet walkway for residents, complemented by meadow plantings to promote biodiversity and offer a tranquil natural setting.
- 4.1.1.3 The 4/F landscape design features a seating lawn and pocket gardens, offering passive open spaces for building occupants to sit and relax. Additionally, the design preserves ample activity areas, including a swimming pool, a children's pool, and a seating canopy, to support leisure and recreational activities for users.
- 4.1.1.4 Please refer to **Figure 1.2a** to **Figure 1.2c** for the details of the landscape proposal.

4.2 Hardscape Design Proposal

Proposed materials

- 4.2.1.1 The materials and finishes for the exterior landscape spaces are specified to compliment the quality of the architectural finishes for the future users.

Table 4.1: Indicative Hard Landscape Materials Schedule

Material	Colour	Finish
Granite slab	Light earth tone with subtle colour variations or warm grey	Non-Slip Surface
Wood deck	Wood colour	Non-Slip Surface

Paving

- 4.2.1.2 The focus of the landscape area is to provide a high quality and inviting 'face' to the development through incorporation of quality natural/ artificial stone paving.
- Natural granite/ artificial granite with R12 slip resistance to ensure safety for driveways and access ramps;
 - Natural granite/ artificial granite slabs for feature paving at the entrances;
 - Natural stone/ artificial stone for pedestrian footpaths;

- Natural stone/ artificial stone and homogenous tiles for water feature;
- Water and insect resistant non-slip wood for decking

Site Furniture

4.2.1.3 Site furniture will include benches, litter bins and movable planters.

4.3 Softscape Design Proposal

4.3.1.1 To enhance the landscape features and the local biodiversity of existing environment, 4 native species and 4 exotic species are proposed throughout the site. A summary of plant materials (categories of planting, species list and size) is provided in **Table 4.2** below. The proposed planting plan is shown in **Figure 1.3a** and **Figure 1.3b**.

Table 4.2: Proposed Tree Planting

Botanical Name	Symbol	Chinese Name	Origin	Specification ⁽¹⁾	Quantity
<i>Camphora officinarum</i>	Cam. off.	樟樹	Native	Heavy Standard Tree	24
<i>Cinnamomum burmannii</i>	Cin. bur.	陰香	Native	Heavy Standard Tree	7
<i>Bauhinia variegata L.</i>	Bau. var.	宮粉羊蹄甲	Native	Standard Tree	13
<i>Terminalia mantaly</i>	Ter. man.	細葉欖仁	Exotic	Standard Tree	12
<i>Melaleuca bracteata</i>	Mel. bra.	黃金串錢柳	Exotic	Light Standard Tree	10
<i>Sapium sebiferum</i>	Sap. seb.	烏柏	Native	Light Standard Tree	9
<i>Magnolia grandiflora</i>	Mag. gra.	荷花玉蘭	Exotic	Light Standard Tree	10
<i>Plumeria rubra</i>	Plu. rub.	紅雞蛋花	Exotic	Light Standard Tree	11
					96

(1) Specification:

Light Standard Tree shall be in accordance with GS clause 3.13

Standard Tree shall be in accordance with GS clause 3.14

4.3.1.2 *Bauhinia variegata L.* (宮粉羊蹄甲) and *Cinnamomum burmannii* (陰香) are chosen for serving a number of landscape features such as screening undesirable views and providing pedestrians with shades, these species will be planted in the vicinity of boundary walls and within roadside amenity planting areas.

4.3.1.3 Ornamental species are proposed for augmenting the aesthetics, such as *Sapium sebiferum* (烏柏), *Melaleuca bracteata* (黃金串錢柳), *Magnolia grandiflora* (荷花玉蘭), *Plumeria rubra* (紅雞蛋花) will be compensated within the proposed residential development.

4.3.1.4 In order to provide both ecological benefits and ornamental effects to the proposed development, shrub species include *Psychotria asiatica* (九節), *Ixora chinensis* (龍船花), *Oxalis corniculata* (酢漿草) and *Sida rhombifolia* (白背黃花稔) are proposed to deliver ecological functions.

Minimum Soil Depth for Planting

- 4.3.1.5 According to the General Specification for Building 2012 Edition – Section 25, the proposed soil depths shall make reference to the following requirements:

Table 4.3: Minimum Soil Depth for Planting

Plant Category	Minimum Soil Depth
Trees	1,200mm
Small palms and shrubs	600mm
Ground covers/ turf and climbers	300mm

4.4 Provision of Local Open Space and Green Coverage

- 4.4.1.1 In accordance with Hong Kong Planning Standard and Guidelines (HKPSG), the standards of provision of open space set out in Section 1.8.4 of HKPSG Chapter 4. In public housing developments and comprehensive residential, developments, the standard of provision for Local Open Space is 1m² per person throughout the Territory. The provision of local open space is summarized as follows:

Table 4.4: Summary of Local Open Space Provision

	Area
Proposed Population	2,420
Local Open Space Provision	Not less than 2,420 sqm

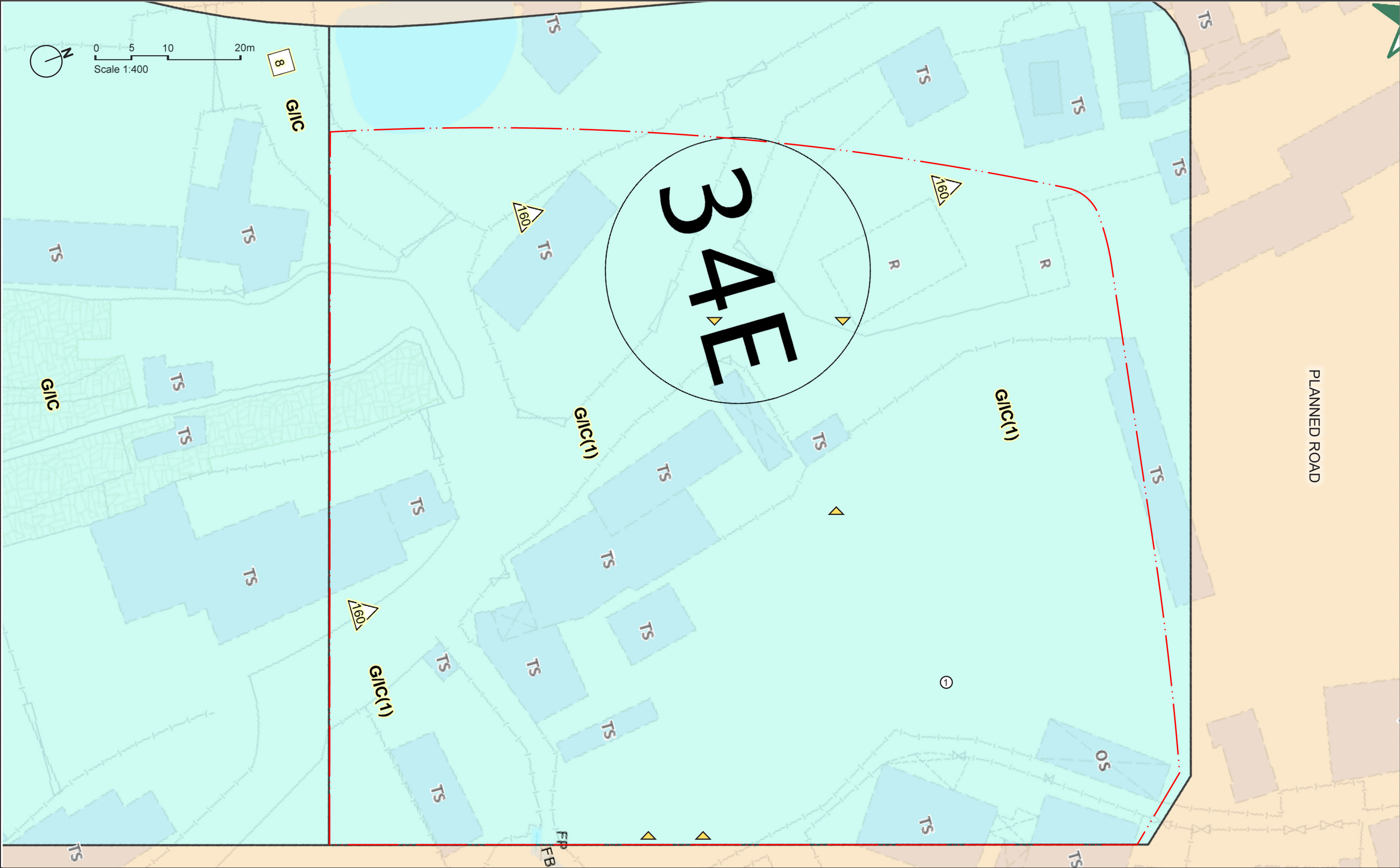
- 4.4.1.2 According to PNAP APP-152, for a site below 20,000sqm in area, the total greenery area should be minimum 20%. The green coverage in terms of total planting areas are summarized as follows:

Table 4.5: Summary of Green Coverage

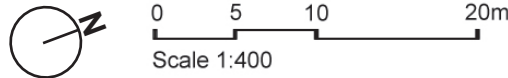
	Area
Total Application Site Area	7,760 sqm
Primary Zone Greenery	Not less than 776 sqm (10% of the total site area)
Overall Greenery	Not less than 1,552 sqm (20% of the total site area)

- 4.4.1.3 As shown above, not less than 2,420 sqm local open space is provided in the proposed development, which has met the relevant guidelines on local open space provision. In addition, the proposed development has provided not less than 20% greenery area, which has beyond the minimum requirements on green coverage. Please refer to **Figure 1.4a** to **Figure 1.5b** for the Local Open Space Provision and Calculation of Green Coverage.

Figures



<div>LEGEND</div> <div><div></div> APPLICATION SITE BOUNDARY</div> <div><div>G/IC</div> GOVERNMENT, INSTITUTE OR COMMUNITY</div>	DRAWING TITLE Outline Zoning Plan		DATE SEP 2025	FIGURE NO. 1.1	SCALE AND ORIENTATION 1:400@A3		
			DRAWN AS	JOB TITLE Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Flat and Shop and Services and Eating Place at Non-Domestic Podium within "Government, Institution or Community (1)" Zone of Planning Area 34E of Hung Shui Kiu/ Ha Tsuen New Development Area			
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			APPROVED CY				ARUP



- LEGEND
- APPLICATION SITE BOUNDARY
 - VEHICULAR ENTRANCE
 - BUILDING ENTRANCE

DRAWING TITLE
Landscape Master Plan - Overall

DATE
SEP 2025

FIGURE NO.
1.2a

SCALE AND ORIENTATION
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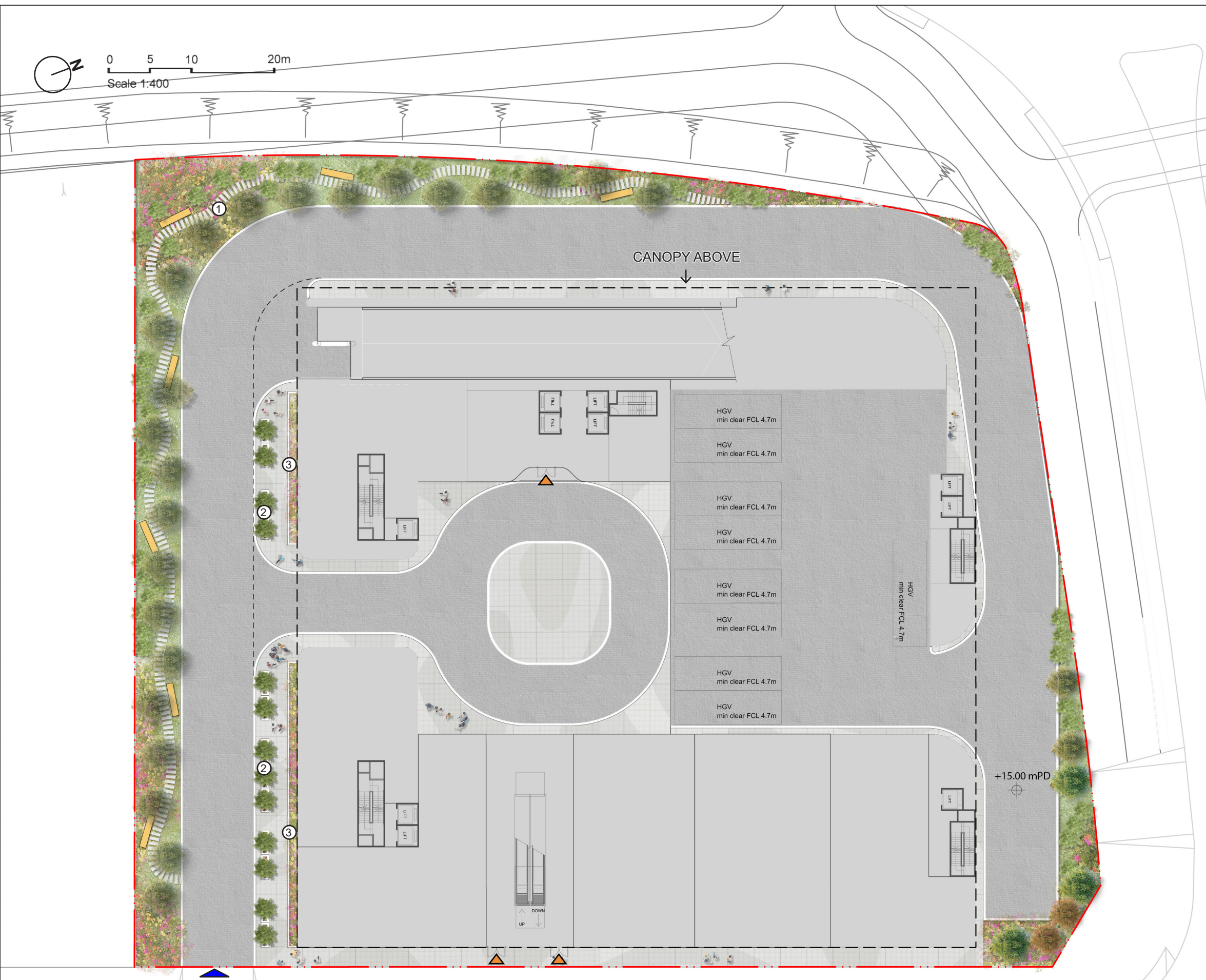
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REFERENCE IMAGE



- LEGEND
- APPLICATION SITE BOUNDARY
 - VEHICULAR ENTRANCE
 - BUILDING ENTRANCE
 - ① VERDANT TRAIL
 - ② TREE PIT WITH SEATING
 - ③ FEATURE SHRUB PLANTER

DRAWING TITLE
Landscape Master Plan - G/F

DATE
SEP 2025

FIGURE NO.
1.2b

SCALE AND ORIENTATION
1:400@A3

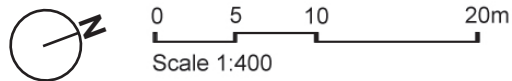
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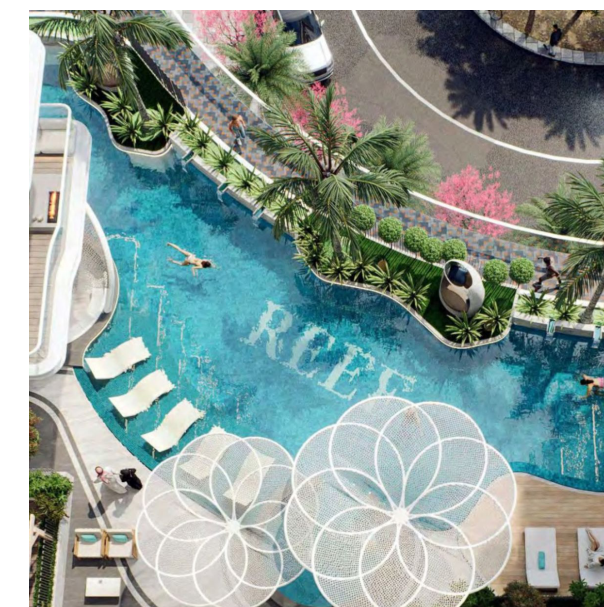
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REFERENCE IMAGE



LEGEND

- | | | | | | |
|--|-----------------------------|--|--------------------|--|----------------|
| | APPLICATION SITE BOUNDARY | | POCKET GARDEN | | IN-POOL LOUNGE |
| | BUILDING ENTRANCE | | SEATING CANOPY | | SEATING GARDEN |
| | CHILDREN'S PLAY AREA | | SWIMMING POOL DECK | | WATER FEATURE |
| | RAISED PLANTER WITH SEATING | | ADULT'S POOL | | |
| | SEATING LAWN | | KID'S POOL | | |

DRAWING TITLE
Landscape Master Plan - 4/F

DATE
SEP 2025

FIGURE NO.
1.2c

SCALE AND ORIENTATION
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JOB TITLE
Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Flat and Shop and Services and Eating Place at Non-Domestic Podium within "Government, Institution or Community (1)" Zone of Planning Area 34E of Hung Shui Kiu/ Ha Tsuen New Development Area

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PROPOSED TREE SPECIES



Bauhinia variegata L.
宮粉羊蹄甲 (Bau. var.)

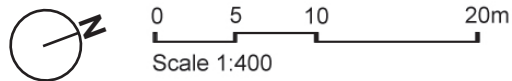


Camphora officinarum
樟樹 (Cam. off.)



Cinnamomum burmannii
陰香 (Cin. bur.)

<div>LEGEND</div> <div><div><div></div></div>APPLICATION SITE BOUNDARY</div> <div><div></div>NEW PLANTING TREES (44 NOS)</div>		DRAWING TITLE Compensatory Tree Planting Plan - G/F		DATE SEP 2025	FIGURE NO. 1.3a	SCALE AND ORIENTATION 1:400@A3		
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PROPOSED TREE SPECIES



Terminalia mantaly
細葉欖仁 (Ter. man)



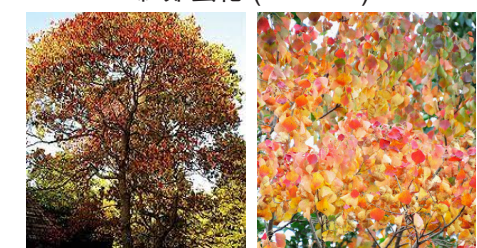
Melaleuca bracteata
黃金串錢柳 (Mel. bra.)



Magnolia grandiflora
荷花玉蘭 (Mag. gra.)



Plumeria rubra
紅雞蛋花 (Plu. rub.)

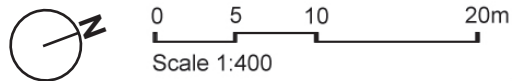


Sapium sebiferum
烏桕 (Sap. seb.)



<div>LEGEND</div> <div><div></div> APPLICATION SITE BOUNDARY</div> <div><div></div> NEW PLANTING TREES (52 NOS)</div>	<div>DRAWING TITLE</div> <div>Compensatory Tree Planting Plan - 4/F</div>	<div>DATE</div> <div>SEP 2025</div>	<div>FIGURE NO.</div> <div>1.3b</div>	<div>SCALE AND ORIENTATION</div> <div>1:400@A3</div>	
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		<div>APPROVED</div> <div>CY</div>			

ARUP



SUMMARY OF LOCAL OPEN SPACE PROVISION	
	Area
Application Site Area	7,760 sqm
Proposed Resident Population	2,420
Overall Local Open Space Provision (Not less than 1m ² per residents)	Not less than 2,420 sqm



LEGEND

APPLICATION SITE BOUNDARY

DRAWING TITLE

Local Open Space Provision - G/F

DATE

SEP 2025

FIGURE NO.

1.4a

SCALE AND ORIENTATION

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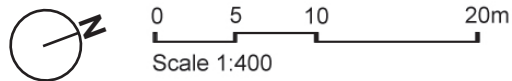
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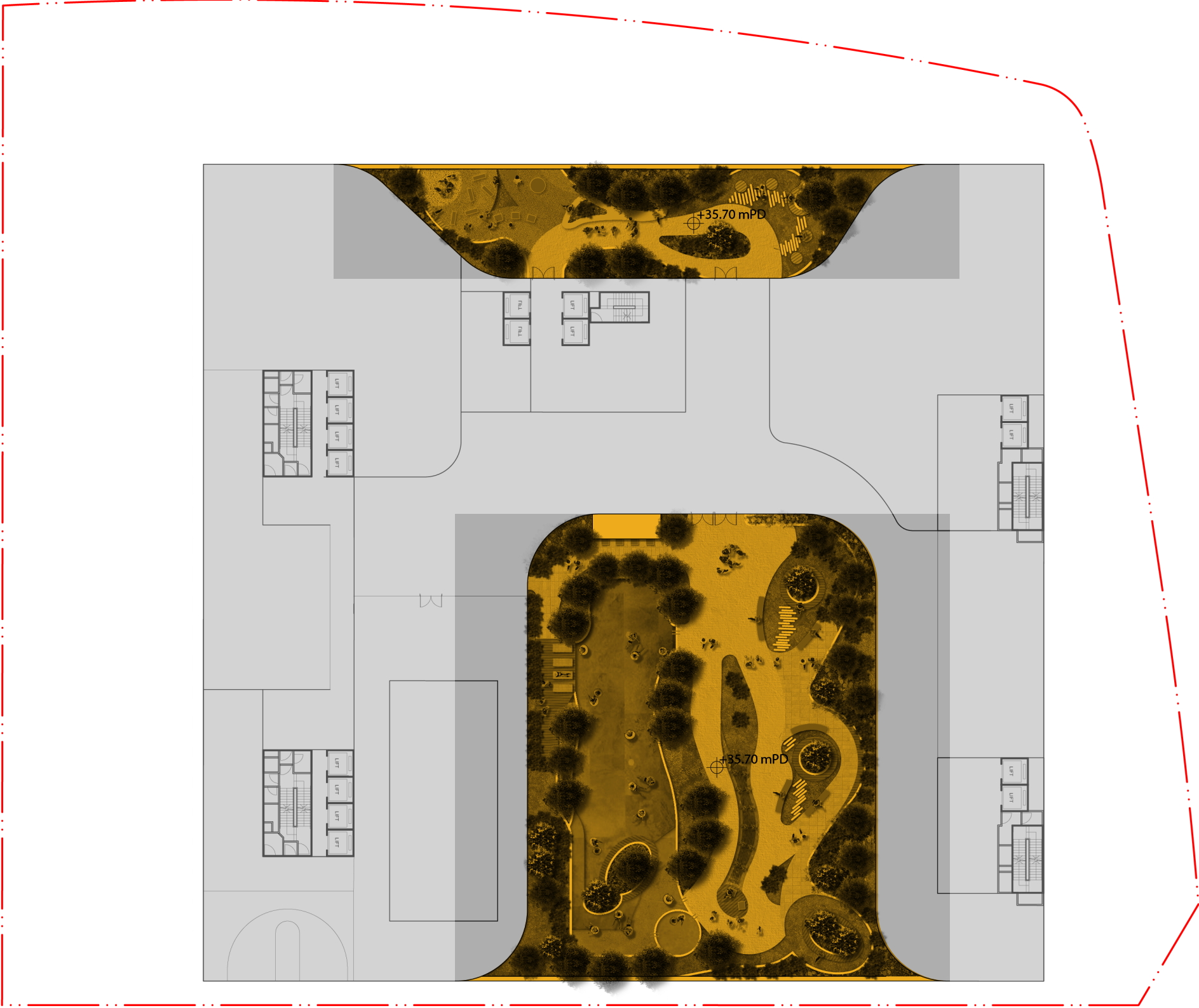
JOB TITLE

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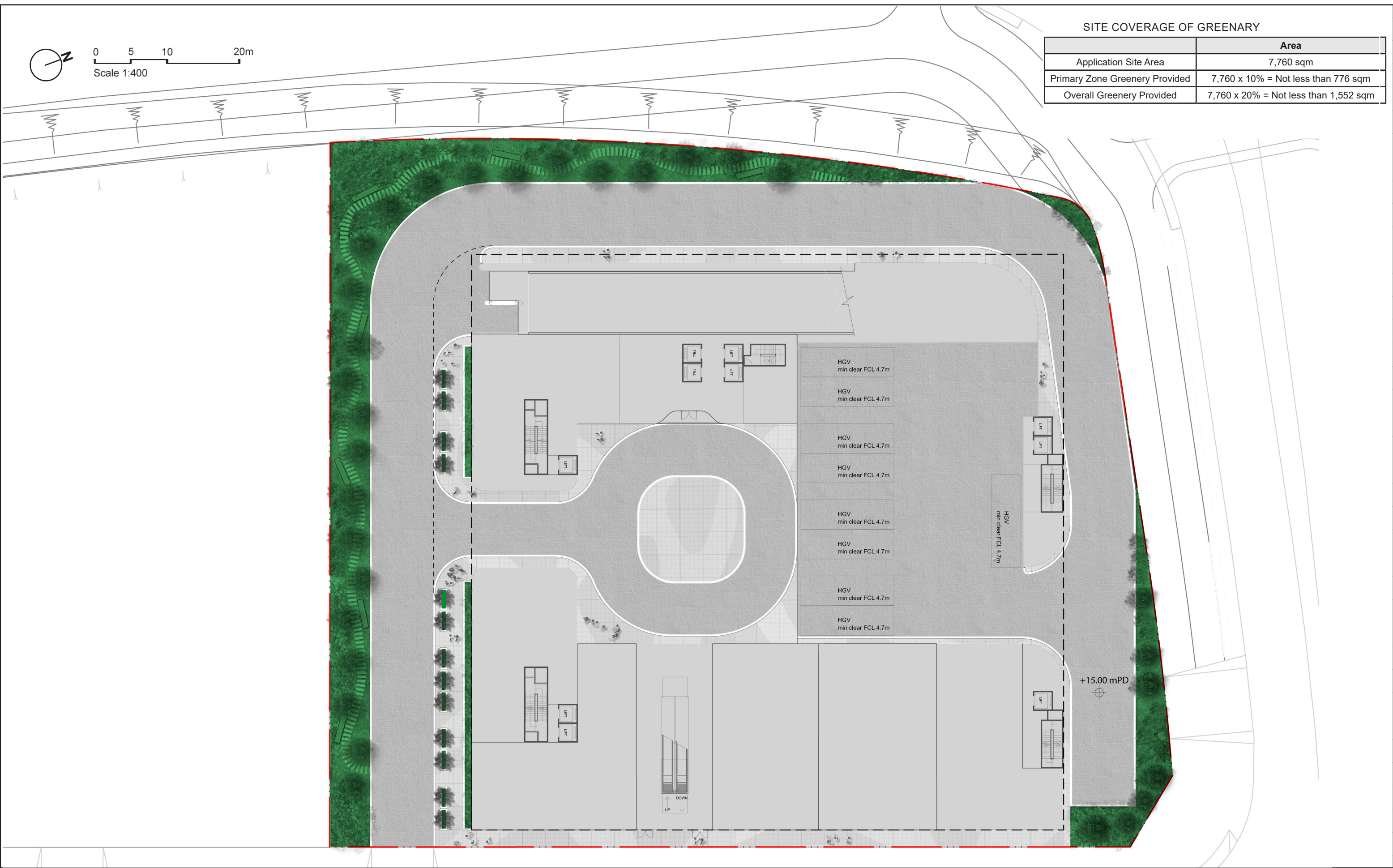
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SUMMARY OF LOCAL OPEN SPACE PROVISION	
	Area
Application Site Area	7,760 sqm
Proposed Resident Population	2,420
Overall Local Open Space Provision (Not less than 1m² per residents)	Not less than 2,420 sqm

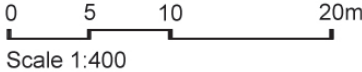


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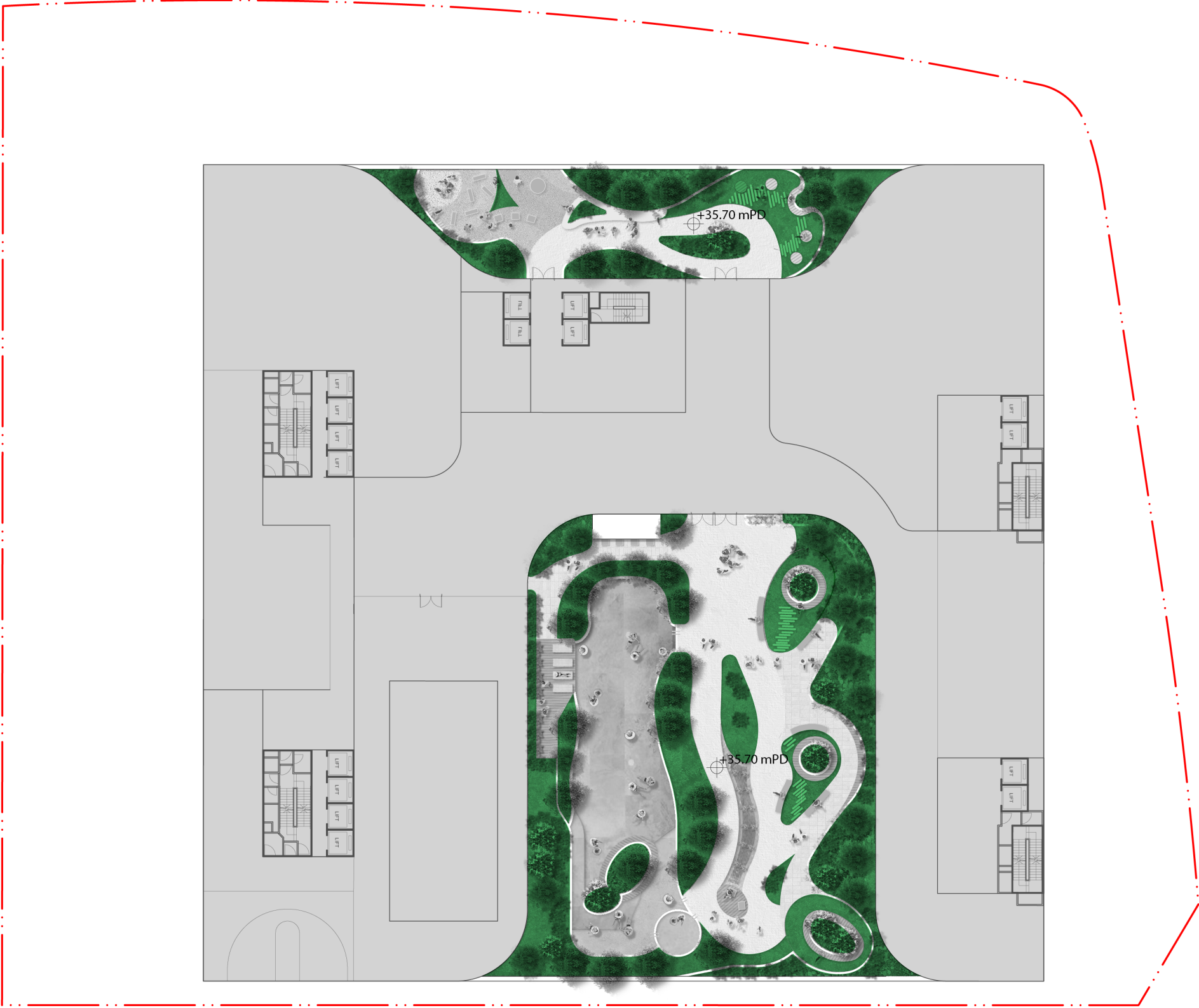
SITE COVERAGE OF GREENARY	
	Area
Application Site Area	7,760 sqm
Primary Zone Greenery Provided	7,760 x 10% = Not less than 776 sqm
Overall Greenery Provided	7,760 x 20% = Not less than 1,552 sqm

<div>LEGEND</div> <div><div></div> APPLICATION SITE BOUNDARY</div>	<div>DRAWING TITLE</div> <div>Calculation of Green Coverage - G/F</div>	<div>DATE</div> <div>SEP 2025</div>	<div>FIGURE NO.</div> <div>1.5a</div>	<div>SCALE AND ORIENTATION</div> <div>1:400@A3</div>	<div>ARUP</div>	
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SITE COVERAGE OF GREENARY

	Area
Application Site Area	7,760 sqm
Primary Zone Greenery Provided	7,760 x 10% = Not less than 776 sqm
Overall Greenery Provided	7,760 x 20% = Not less than 1,552 sqm



LEGEND
APPLICATION SITE BOUNDARY

DRAWING TITLE
Calculation of Green Coverage - 4/F

DATE
SEP 2025

FIGURE NO.
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SCALE AND ORIENTATION
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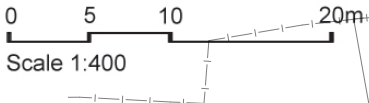
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Appendix A

Tree Group Survey Plan



Note: Tree data is extracted from the approved Tree Preservation and Removal Proposal for Agreement No. CE 1/2020 (CE) Hung Shui Kiu/Ha Tsuen New Development Area Package A Works for Second Phase Development – Design and Construction, and cross-referenced with the Lands Department Open3D map and desktop study.

LEGEND

-  APPLICATION SITE BOUNDARY
-  TREE GROUP

DRAWING TITLE
Tree Group Survey Plan

DATE
SEP 2025

FIGURE NO.
A1.1

SCALE AND ORIENTATION
1:400@A3

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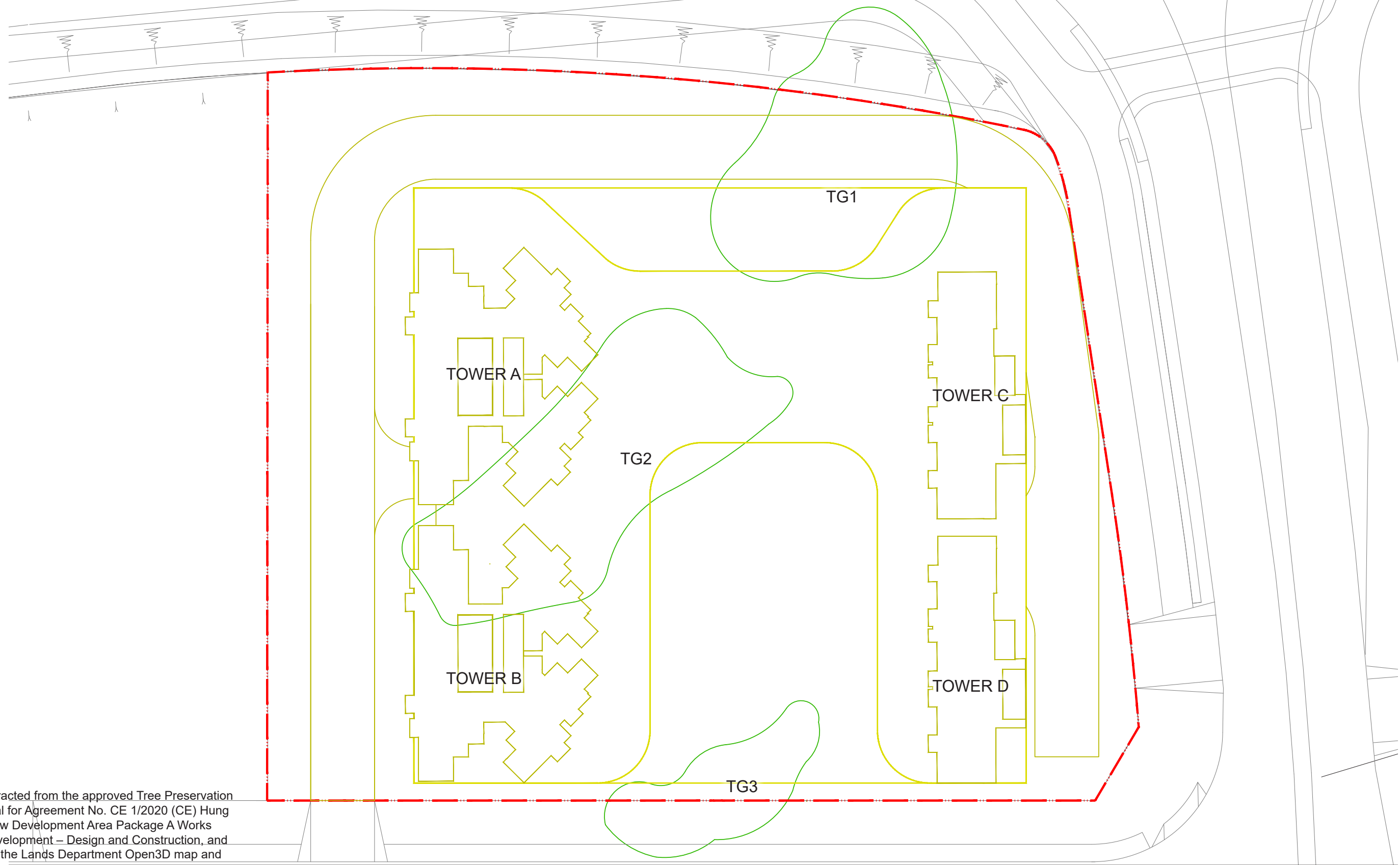
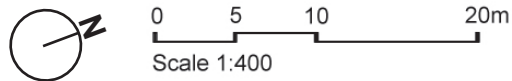
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- LEGEND
- APPLICATION SITE BOUNDARY
 - PROPOSED BUILDING FOOTPRINT
 - TREE GROUP

DRAWING TITLE
Tree Recommendation Plan

DATE
SEP 2025

FIGURE NO. SCALE AND ORIENTATION

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Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Flat and Shop and Services and Eating Place at Non-Domestic Podium within "Government, Institution or Community (1)" Zone of Planning Area 34E of Hung Shui Kiu/ Ha Tsuen New Development Area

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Appendix B

Tree Group Assessment Schedule

Tree Group Assessment Schedule

Prepared by RH

Tree Group Survey Schedule								
Tree Group Reference No.	Estimated No. of Trees	Density (Estimated No. of Trees/m²)	Dominant Tree Species		Size of Tree			General Health Condition (Good/ Fair/ Poor)
			Scientific Name	Common Chinese Name	Range of DBH (mm)	Range of Height (m)	Range of Crown Spread (m)	
TG1	2	0.5	<i>Dimocarpus logan</i>	龍眼	200-400	6-10	6-8	Poor-Fair
	3		<i>Ficus macrocarpa</i>	細葉榕				
	2		<i>Mangifera indica</i>	芒果				
TG2	9	0.5	<i>Aporosa dioica</i>	血桐	200-400	6-10	7-9	Poor-Fair
	3		<i>Mangifera indica</i>	芒果				
TG3	2	0.5	<i>Ficus macrocarpa</i>	細葉榕	200-400	5-9	6-8	Poor-Fair
	2		<i>Dimocarpus logan</i>	龍眼				
Summary Table								
	Number of Tree(s)							
Tree to be Retained	0							
Tree to be Transplanted	0							
Tree to be Felled	23							
Total Number of Existing Tree(s)	23							


Note
1 Tree data is extracted from the approved Tree Preservation and Removal Proposal for Agreement No. CE 1/2020 (CE) Hung Shui Kiu/Ha Tsuen New Development Area Package A Works for Second Phase Development – Design and Construction, and cross-referenced with the Lands Department Open3D

Appendix C

Tree Group Photo Record

(Extracted from Approved Tree Preservation and Removal Proposal for Agreement No. CE 1/2020 (CE) Hung Shui Kiu/Ha Tsuen New Development Area Package A Works for Second Phase Development – Design and Construction (Dated 15 Jan 2024))

**LEGEND:**

- TG1** TREE GROUP NO. AND BOUNDARY
-  View 1 TREE GROUP PHOTO ANGLE

NOTE:

This plan with aerial photo aims to show the overall tree group condition and tree coverage. For scaled drawing with works layout and affected portions, refer to the Tree Group Survey Plan.

AERIAL PHOTO DATED : FEB 2021

Rev	Description	By	Date
A	FIRST ISSUE	SS	04/22

Consultant
ARUP

Project Title
Agreement No. CE 1/2020 (CE)
Hung Shui Kiu / Ha Tsuen
New Development Area Package A
Works for Second Phase Development
– Design and Construction

Drawing Title
TREE GROUP SURVEY
TG48A
- AERIAL PHOTO

Drawing no.	278463/TS/AP/TG48A	Rev.	A
Drawn	SS	Date	04/22
Checked	EL	Approved	DL
Scale	N.T.S.	Status	PRELIMINARY

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View 1



View 2



View 3



View 4

A	FIRST ISSUE	SS	04/22
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Consultant			
ARUP			
Project Title			
Agreement No. CE 1/2020 (CE)			
Hung Shui Kiu / Ha Tsuen			
New Development Area Package A			
Works for Second Phase Development			
– Design and Construction			
Drawing Title			
TREE GROUP SURVEY			
TG48A			
- TREE GROUP PHOTO			
Drawing no.			Rev.
-			A
Drawn	SS	Date	04/22
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View 5



View 6


A	FIRST ISSUE	SS	04/22
Rev	Description	By	Date
Consultant			
ARUP			
Project Title			
Agreement No. CE 1/2020 (CE)			
Hung Shui Kiu / Ha Tsuen			
New Development Area Package A			
Works for Second Phase Development			
– Design and Construction			
Drawing Title			
TREE GROUP SURVEY			
TG48A			
- TREE GROUP PHOTO			
Drawing no.			Rev.
-			A
Drawn	SS	Date	04/22
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Scale	N.T.S.		
Status	PRELIMINARY		

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**LEGEND:**

- TG1** TREE GROUP NO. AND BOUNDARY
-  View 1 TREE GROUP PHOTO ANGLE

NOTE:

This plan with aerial photo aims to show the overall tree group condition and tree coverage. For scaled drawing with works layout and affected portions, refer to the Tree Group Survey Plan.

AERIAL PHOTO DATED : FEB 2021

A	FIRST ISSUE	SS	04/22
Rev	Description	By	Date
Consultant			
ARUP			
Project Title			
Agreement No. CE 1/2020 (CE)			
Hung Shui Kiu / Ha Tsuen			
New Development Area Package A			
Works for Second Phase Development			
– Design and Construction			
Drawing Title			
TREE GROUP SURVEY			
TG48D			
- AERIAL PHOTO			
Drawing no.		Rev.	
278463/TS/AP/TG48D		A	
Drawn	SS	Date	04/22
Checked	EL	Approved	DL
Scale	N.T.S.	Status	PRELIMINARY

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View 1



View 2



View 3



View 4

A	FIRST ISSUE	SS	04/22
Rev	Description	By	Date
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ARUP			
Project Title			
Agreement No. CE 1/2020 (CE)			
Hung Shui Kiu / Ha Tsuen			
New Development Area Package A			
Works for Second Phase Development			
- Design and Construction			
Drawing Title			
TREE GROUP SURVEY			
TG48D			
- TREE GROUP PHOTO			
Drawing no.			Rev. A
Drawn SS	Date 04/22	Checked EL	Approved DL
Scale N.T.S.		Status PRELIMINARY	

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View 5



View 6



View 7

A	FIRST ISSUE	SS	04/22
Rev	Description	By	Date
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ARUP			
Project Title			
Agreement No. CE 1/2020 (CE)			
Hung Shui Kiu / Ha Tsuen			
New Development Area Package A			
Works for Second Phase Development			
– Design and Construction			
Drawing Title			
TREE GROUP SURVEY			
TG48D			
- TREE GROUP PHOTO			
Drawing no.			Rev. A
Drawn	SS	Date	04/22
Checked	EL	Approved	DL
Scale	N.T.S.	Status	PRELIMINARY

Annex A

Approved Tree Preservation and Removal Proposal for Agreement No. CE 1/2020 (CE) Hung Shui Kiu/Ha Tsuen New Development Area Package A Works for Second Phase Development – Design and Construction (Dated 15 Jan 2024)

M E M O

From Chairperson, CEDD Tree Works Vetting Panel C

Ref. () in CEDD-T-65-1215-4-720

Tel. No. 2762 5004

Fax. No. 2760 9401

Date 24 January 2024

To E/30(W), WDO, CEDD

(Attn.: Mr. SO Hon Ching)

Your Ref. () in

dated 15 January 2024 Fax. No. 2693 2918

Total Pages 3

CEDD Tree Works Vetting Panel C
TWVP Case No. 291P2 (2nd Resubmission)
Hung Shui Kiu/Ha Tsuen New Development Area Second Phase Development
- Stage 2 Works with Package A Works (B1b)

Project Title	: PWP Item No. 7787CL-2 and 7829CL-2
Agreement No.	: CE 1/2020 (CE)
Agreement/ Contract Title	: Hung Shui Kiu/Ha Tsuen New Development Area Package A Works for Second Phase Development – Design and Construction
Location	: Hung Shui Kiu/Ha Tsuen New Development Area - Stage 2 Works with Package A Works (B1b)

I refer to the captioned Tree Preservation and Removal Proposal (TPRP) comprising (1) the revised report titled “Revised Final TPRP for Stage 2 Works with Package A Works (B1b) (3rd Issue, 19 September 2023)”, (2) a table of responses to comments (RtoC) via email dated 15 January 2024 and supplementary information via email dated 18 January 2024 and 19 January 2024. The above said submission includes proposal for:

- (i) Removal of 967 no. of trees surveyed individually as shown on the Tree Survey Plans (Dwg. No. 278463/TS-S23/SK/100 to /112, Rev.A) and recorded in the Tree Assessment Schedule;
- (ii) Preservation of 46 no. of trees surveyed individually within the proposed site boundary; of which 1 no. of tree is tree of particular interest, i.e. T1071 (*Ficus elastica* 印度榕), as this tree attained trunk diameter exceeding 1.0m meeting one of the criteria in DEVB TC(W) No. 4/2020 as shown on the Tree Survey Plans (Dwg. No. 278463/TS-S23/SK/100 to /112, Rev.A) and recorded in the Tree Assessment Schedule;
- (iii) Compensatory Planting of 1,175 no. of heavy standard trees/large palms/medium palms within the proposed site boundary as shown on the Compensatory Tree Planting Plans (Dwg. No. 278463/LAN/SA2/200 to /212 (Rev.A); and
- (iv) Removal of estimated 794 no. of trees surveyed in tree groups as shown on the Tree Survey Plans (Tree Group) (Dwg. No. 278463/TS-S2A/SK/200 to /212, Rev.A) and recorded in the Tree Assessment Schedule - Appendix D.

2. According to para. 25 of DEVB TC(W) No. 4/2020, please note that TPRP is not necessary for removal of the therein stated undesirable species (i.e. 279 no. of *Leucaena leucocephala*, which is an invasive, exotic and self-seeding tree) and 34 no. of dead trees (i.e.), a total of 313 no. as recorded in the Tree Assessment Schedule - Appendix B.

3. Pursuant to the CEDD TC No. 03/2022, the CEDD Tree Works Vetting Panel C has reviewed the above-listed information and considered the captioned submission is **acceptable for approval except those areas/trees assessed only by tree group survey (i.e. (i) to (iii) in paragraph 1 is Approved). I hereby approve the captioned submission with the following conditions: -**

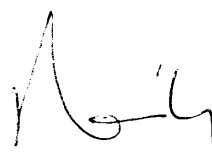
- (i) For the areas by Tree Group Survey (i.e. 39 no. of tree groups including approximately 794 no. of trees) as mentioned in the tree assessment schedule (TAS) for Tree Group Survey in Appendix D, the project team shall submit an upcoming following-up TPRP submission (including TAS having all existing trees individually surveyed and assessed, and with a corresponding compensatory planting proposal) to the Panel for approval as soon as possession of or access to the concerned areas becomes available.
- (ii) The project team shall obtain prior written consent from relevant maintenance department(s) regarding the proposed compensatory planting before execution of any planting or landscape related works on site.

4. Your attention is drawn to paragraph 21 in CEDD TC No. 03/2022 Appendix C and paragraph 47 in DEVB TC(W) No. 4/2020, both of which set out the requirements for reporting of completion. Please take note for compliance.

5. The project team shall also take note of the following **advisory remarks: -**

- (i) The project team's explanations regarding "on site tree compensation" are noted (para 7.2 refers). The project team shall continue exploring planting opportunity under other contracts under HSK/HT NDA Second Phase Development; and provide with the Panel, for record purpose, any enhancement to compensatory planting proposal, in the future TPRP submissions.
- (ii) The project team shall ensure and allow adequate provisions in the concerned works contract for proper protection measures (including but not limited to adequate site supervision/monitoring by appropriate competent site personnel) for in-situ preservation of trees proposed to be retained during implementation of works, all in compliance with GLTMS's related guidelines and paragraphs 37-39 and 42-43 in DEVB TC(W) No. 4/2020.
- (iii) In light of the complexity of the project and implementation/completion by phases over a long period of time, the project team shall develop a proper register/recording system to keep track of all the follow-up submissions including any change or subsequent approval by the relevant TWVPs (in a chronological order) of various portion of the Site (i.e. TWVP Case No. 291), also detailed with a summary of quantity of trees to be transplanted or preserved on site, proposed tree compensation, and respective locations/portions/contracts involved, includes site records. Such as a table / summary list shall be appended and provided in all of upcoming submissions for ease of reference and for record purpose as well as to facilitate audit/compliance checking, if any in future.
- (iv) The project team shall fulfil requirements in paragraph 23 of DEVB TC(W) No. 4/2020 – Tree Preservation, i.e. *"The actual tree removal works, transplanting and compensatory planting should adhere to those approved in the TPRPs and compensatory planting proposals, if any. The completion of the TPRPs should be reported to the relevant TWVPs for record"*.
- (v) Any approval or acceptance by CEDD TWVPs regarding your submission/re-submission (including respective completion reports) shall not be construed as exemption, permission, acceptance, approval or compliance with any statutory regulations or ordinances.

- (vi) The project team shall make and keep retrievable documentary records (including but not limited to plans, site photos, relevant correspondences with concerned parties/departments, etc.) of all site works related to the approved TPRP since GLTMS/DEVB may carry out audits under DEVB TC(W) No. 4/2020 from time to time.
- (vii) Project team is reminded to carry out the approved TPRP in compliance with other tree related guidelines and Tree Management Practice Notes promulgated by DEVB.
- (viii) The project team shall duly consult relevant departments (such as EPD) in order to implement sorting, appropriate disposal of and/or proper treatment (re-cycling/upcycling) of yard waste (cut wood generated) under the works contract(s) concerned. Reference shall also be made to the latest version of the *Guidelines on Handling Yard Waste for Recycling and Disposal* and the *Guidelines on Yard Waste Reduction and Treatment* promulgated by EPD and GLTMS/DEVB respectively.



(Dr. KWAN Shun Hang, Julian)
Chairperson
CEDD Tree Works Vetting Panel C

c.c. Members of CEDD Tree Works Vetting Panel C

CLA/HQ (Atg.)	(Attn.: Ms. TSANG Hang Lun, Helen)	on file
SLA/HQ3	(Attn.: Ms. TONG Chui Shan, Sandy)	on file
SE/5(P), CEO	(Attn.: Mr. KEA Tak Lai, Terry)	by fax only (3919 8685)
LAA/HQ8, FdOI(5)			on file

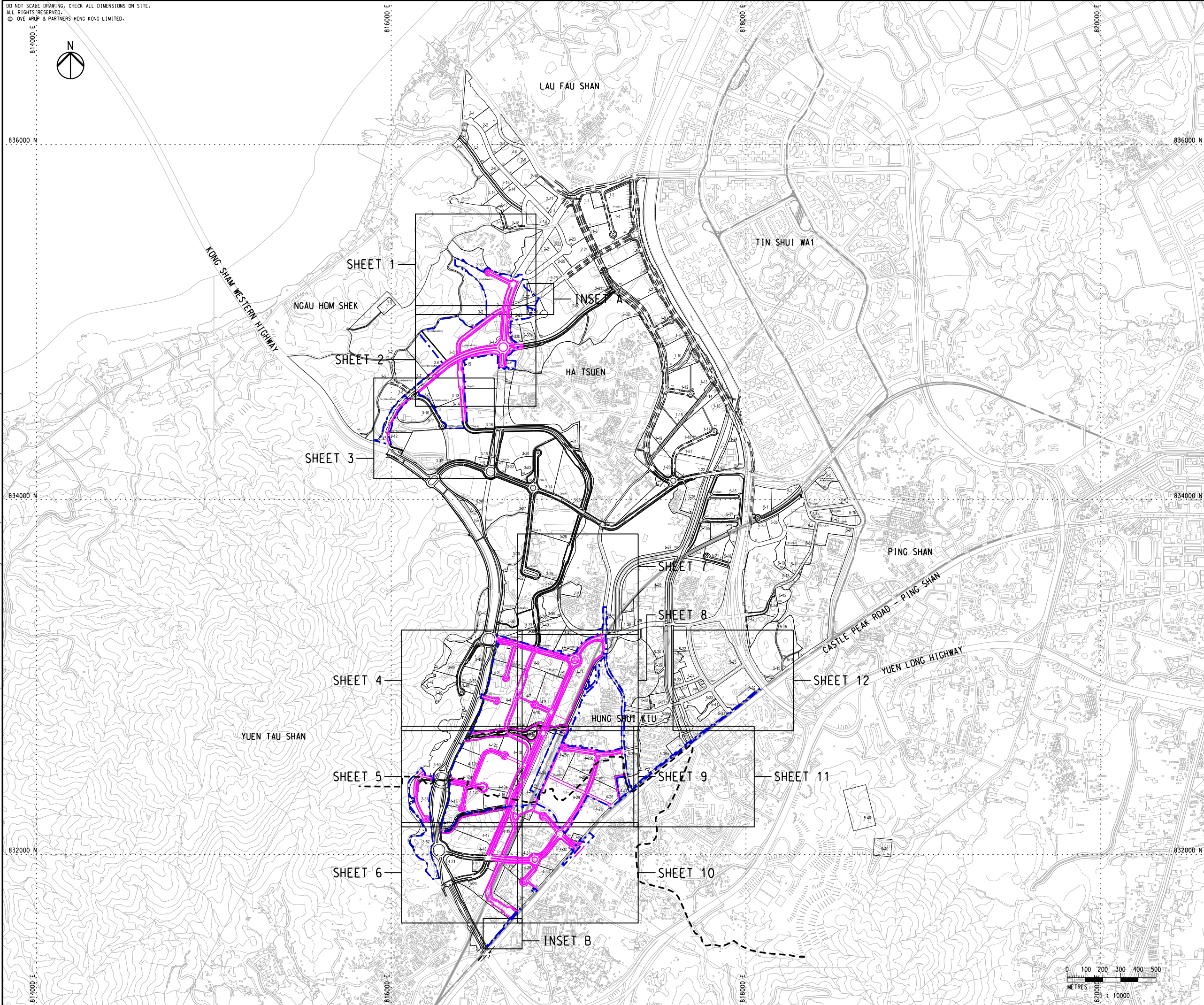
JK/HT/ST/PS/jk



Appendix A

Tree Survey Plan (Individual)

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LEGEND

- SITE BOUNDARY
- DEMARCATION LINE FOR YUEN LONG AND TUN MUN DISTRICT

Rev	Description	By	Date
A	FIRST ISSUE	EL	11/21

ARUP

Project Title
Agreement No. CE 1/2020 (CE)
Hung Shui Kiu / Ha Tsuen
New Development Area Package A
Works for Second Phase Development
– Design and Construction

Drawing title
TREE SURVEY PLAN OF
STAGE 2 WORKS WITHIN
PACKAGE A WORKS FOR
SECOND PHASE DEVELOPMENT
– KEY PLAN

Drawing no. 278463/TS-S2A/SK/100			Rev. A
Drawn MAN	Date 11/21	Checked SC	Approved DL
Scale 1:10000 @ A1		Status PRELIMINARY	

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833200 N

833000 N

832800 N

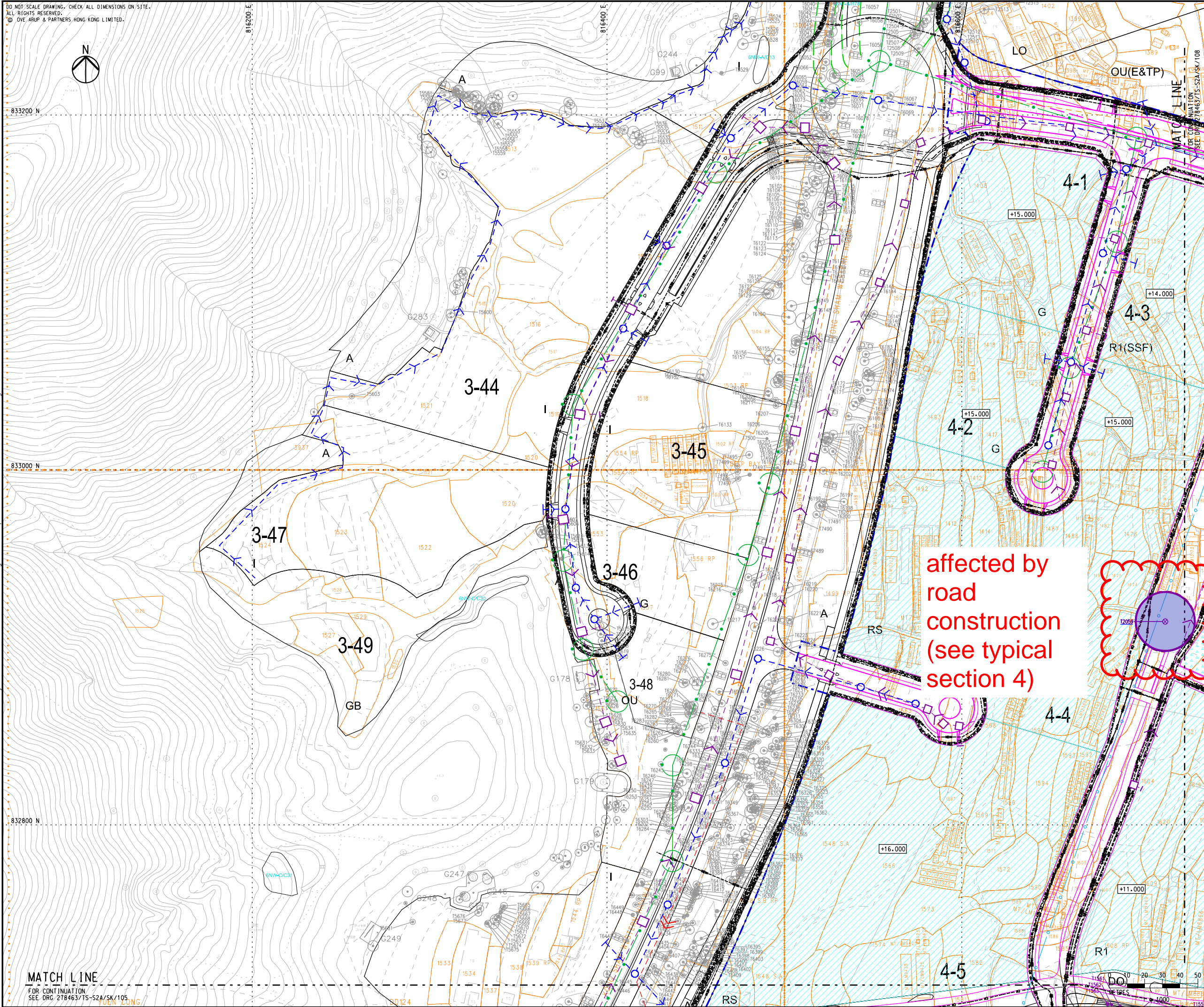
816200 E

816400 E

816600 E

MATCH LINE
FOR CONTINUATION
SEE DRG. 278463/TS-S2A/SK/105

Printed by : reman.yick Date : 9/13/2023
Filename : J:\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\LandScope\278463_TS-S2A_SK_104.dgn



NOTES

1. FOR LEGEND, REFER TO DRAWING NO. 278463/TS-S2A/SK/101.

Rev	Description	By	Date
A	FIRST ISSUE	EL	12/20

Consultant

ARUP

Project Title

Agreement No. CE 1/2020 (CE)
Hung Shui Kiu / Ha Tsuen
New Development Area Package A
Works for Second Phase Development
– Design and Construction

Drawing title

TREE SURVEY PLAN
(INDIVIDUAL TREE) STAGE 2
WORKS WITHIN PACKAGE
A WORKS FOR SECOND PHASE
DEVELOPMENT (SHEET 4)

Drawing no.

278463/TS-S2A/SK/104

Rev.

A

Drawn

MAN

Date

12/20

Checked

EL

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Appendix D

Tree Group Survey

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836000 N

816000 E

818000 E

820000 E

836000 N

834000 N

834000 N

832000 N

832000 N

814000 E

816000 E

818000 E

820000 E

KONG SHAM WESTERN HIGHWAY

LAU FAU SHAN

TIN SHUI WA1

NGAU HOM SHEK

SHEET 1

SHEET 2

SHEET 3

INSET A

HA TSUEN

SHEET 7

SHEET 8

PING SHAN

SHEET 12

SHEET 11

HUNG SHUI KIU

SHEET 9

SHEET 10

YUEN TAU SHAN

SHEET 4

SHEET 5

SHEET 6

INSET B

YUEN LONG HIGHWAY

CASTLE PEAK ROAD - PING SHAN



LEGEND

- SITE BOUNDARY
- DEMARCATION LINE FOR YUEN LONG AND TUN MUN DISTRICT

Rev	Description	By	Date
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Consultant

ARUP

Project Title
Agreement No. CE 1/2020 (CE)
Hung Shui Kiu / Ha Tsuen
New Development Area Package A
Works for Second Phase Development
– Design and Construction

Drawing title
**TREE SURVEY PLAN
(TREE GROUP) STAGE 2
WORKS WITHIN PACKAGE
A WORKS FOR SECOND PHASE
DEVELOPMENT KEY PLAN**

Drawing no. 278463/TS-S2A/SK/200		Rev. A	
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833200 N

833000 N

832800 N

816200 E

816400 E

816600 E

MATCH LINE
FOR CONTINUATION
SEE DRG 278463/TS-S2A/SK/205

NOTES

1. FOR LEGEND, REFER TO DRAWING NO.
278463/TS-S2A/SK/201.

Printed by : reman.yick Date : 9/6/2023
Filename : J:\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\LandScope\278463_TS-S2A_SK_204.dgn

MATCH LINE
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A FIRST ISSUE		SC	12/21
Rev	Description	By	Date
Consultant			
ARUP			
Project Title			
Agreement No. CE 1/2020 (CE)			
Hung Shui Kiu / Ha Tsuen			
New Development Area Package A			
Works for Second Phase Development			
– Design and Construction			
Drawing title			
TREE SURVEY PLAN			
(TREE GROUP) STAGE 2			
WORKS WITHIN PACKAGE			
A WORKS FOR SECOND PHASE			
DEVELOPMENT (SHEET 4)			
Drawing no.		Rev.	
278463/TS-S2A/SK/204		A	
Drawn	Date	Checked	Approved
MAN	12/20	SC	DL
Scale	1:1000 @ A1		Status
		PRELIMINARY	
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Tree Group No.	Estimated Total no. of trees within group	Contract	Implementation Programme (Earliest)	Representative Species				Typical Size			Amenity Value (High(H) / Medium(M) / Low(L))	General Tree Condition			Suitability for Transplanting		Maintenance Department to Provide Comments on			Maintenance Department (After)	Affected Area under this Package (to	Recommendation		Additional Remarks	
				Scientific Name	Chinese Common Name	Conservation Status	Estimated No. of Trees	Estimate % within group	Height (m)	DBH (mm)		Crown Spread (m)	Form	Health	Structure	(High(H) / Medium(M) / Low(L))	Remarks	Before	Land Category (#1)			Remarks	Transplant		Remove
				<i>Litsea monopetala</i>	假柿木薑子	-	1	4.2%	8	280	3	L	P	A	P	L	Low amenity value; Poor form / structure								
TG38	1	3	Q3 2024	<i>Bauhinia purpurea</i>	紅花羊蹄甲	-	1	100.0%	7	200	5	L	P	A	P	L	Low amenity value; Poor form / structure	MTRCL	1	West Rail Maintenance Area	-	100%	0	1	Fenced off, inaccessible for individual tree survey
TG39	2	3	Q3 2024	<i>Ficus virens</i>	黃葛樹	-	2	100.0%	7-9	200-300	5-6	L	P	A	P	L	Low amenity value; Poor form / structure	MTRCL	1	West Rail Maintenance Area	-	100%	0	2	Fenced off, inaccessible for individual tree survey
TG40	10	3	Q3 2024	<i>Bauhinia purpurea</i>	紅花羊蹄甲	-	3	30.0%	6-7	150-250	5-7	L	P	A	P	L	Low amenity value; Poor form / structure	LandsD (ad hoc)	3 (m)	-	-	100%	0	10	Fenced off, inaccessible for individual tree survey; Also includes estimated 10 nos. of <i>Leucaena leucocephala</i> (TPRP not required for removal, for record only.)
				<i>Ficus microcarpa</i>	細葉榕	-	3	30.0%	8-9	300-400	8-9	L	P	A	P	L	Low amenity value; Poor form / structure								
				<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	-	2	20.0%	6-7	150-200	4-5	L	P	A	P	L	Low amenity value; Poor form / structure								
				<i>Ficus virens</i>	黃葛樹	-	2	20.0%	7-8	200-300	6-7	L	P	A	P	L	Low amenity value; Poor form / structure								
TG41	2	3	Q3 2024	<i>Ficus virens</i>	黃葛樹	-	2	100.0%	8-9	200-300	6-7	L	P	A	P	L	Low amenity value; Poor form / structure	MTRCL	1	West Rail Maintenance Area	-	100%	0	2	Fenced off, inaccessible for individual tree survey
TG42	0	3	Q3 2024	[Not used]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	0	0	No tree	
TG43	2	3 & 4	Q3 2024	<i>Ficus virens</i>	黃葛樹	-	2	100.0%	9-11	300-400	6-8	L	P	A	P	L	Low amenity value; Poor form / structure	MTRCL	1	West Rail Maintenance Area	-	100%	0	2	Fenced off, inaccessible for individual tree survey
TG45	5	3	Q3 2024	<i>Mangifera indica</i>	芒果	-	3	60.0%	8-10	200-300	4-5	L	P-A	A	P-A	L	Low amenity value; Poor form / structure	Private (#3)	N/A	Private lots / occupied land	-	0%	0	0	Private lots / occupied land, inaccessible for individual tree survey
				<i>Bauhinia x blakeana</i>	洋紫荊	-	1	20.0%	5	150	4	L	P	A	P	L	Low amenity value; Poor form / structure								
				<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	-	1	20.0%	6	150	5	L	P	A	P	L	Low amenity value; Poor form / structure								
TG46	5	3	Q3 2024	<i>Dimocarpus longan</i>	龍眼	-	3	60.0%	6-9	200-300	6-8	L	P	A	P	L	Low amenity value; Poor form / structure	Private (#3)	N/A	Private lots / occupied land	-	10%	0	1	Private lots / occupied land, inaccessible for individual tree survey
				<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	-	1	20.0%	5	150	4	L	P	A	P	L	Low amenity value; Poor form / structure								
				<i>Mangifera indica</i>	芒果	-	1	20.0%	7	200	6	L	P	A	P	L	Low amenity value; Poor form / structure								
TG48A	10	4 & 5	Q3 2024	<i>Dimocarpus longan</i>	龍眼	-	4	40.0%	6-9	200-300	6-8	L	P	A	P	L	Low amenity value; Poor form / structure	Private (#3)	N/A	Private lots / occupied land	-	70%	0	7	Private lots / occupied land, inaccessible for individual tree survey; Also includes estimated 5 nos. of <i>Leucaena leucocephala</i> (TPRP not required for removal, for record only.)
				<i>Ficus microcarpa</i>	細葉榕	-	3	30.0%	8-10	300-400	7-9	L-M	P-A	A	P	L	Low amenity value; Poor form / structure								
				<i>Mangifera indica</i>	芒果	-	3	30.0%	8-10	200-300	4-5	L	P	A	P	L	Low amenity value; Poor form / structure								
TG48D	8	4 & 5	Q3 2024	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	-	5	62.5%	5-6	150-250	4-5	L	P	A	P	L	Low amenity value; Poor form / structure	Private (#3)	N/A	Private lots / occupied land	-	90%	0	7	Private lots / occupied land, inaccessible for individual tree survey; Also includes estimated 5 nos. of <i>Leucaena leucocephala</i> (TPRP not required for removal, for record only.)
				<i>Mangifera indica</i>	芒果	-	2	25.0%	6-9	200-300	6-7	L	P	A	P	L	Low amenity value; Poor form / structure								
				<i>Ficus microcarpa</i>	細葉榕	-	1	12.5%	9	250	8	L	P	A	P	L	Low amenity value; Poor form / structure								
TG48E	30	4	Q3 2024	<i>Clausena lansium</i>	黃皮	-	10	33.3%	8-10	150-250	5-7	L	P	A	P	L	Low amenity value; Poor form / structure	Private (#3)	N/A	Private lots / occupied land	-	100%	0	30	Private lots / occupied land, inaccessible for individual tree survey
				<i>Dimocarpus longan</i>	龍眼	-	10	33.3%	8-10	150-250	5-7	L	P	A	P	L	Low amenity value; Poor form / structure								
				<i>Artocarpus heterophyllus</i>	菠蘿蜜	-	3	10.0%	7-9	150-250	4-5	L	P	A	P	L	Low amenity value; Poor form / structure								
				<i>Morus alba</i>	桑	-	3	10.0%	6-7	150-200	4-5	L	P	P-A	P	L	Low amenity value; Poor form / health / structure								
				<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	-	2	6.7%	5-6	150-250	4-5	L	P	A	P	L	Low amenity value; Poor form / structure								
				<i>Michelia x alba</i>	白蘭	-	1	3.3%	9	250	6	L	P	A	P	L	Low amenity value; Poor form / structure								
				<i>Mangifera indica</i>	芒果	-	1	3.3%	9	250	6	L	P	A	P	L	Low amenity value; Poor form / structure								
TG48F	20	4	Q3 2024	<i>Dimocarpus longan</i>	龍眼	-	10	50.0%	6-10	200-300	5-7	L	P	A	P	L	Low amenity value; Poor form / structure	Private (#3)	N/A	Private lots / occupied land	-	100%	0	20	Private lots / occupied land, inaccessible for individual tree survey
				<i>Livistona chinensis</i>	蒲葵	-	2	10.0%	6-8	150-250	5-6	M	A	A	A	L	Privately owned tree subject to owner's disposal								
				<i>Delonix regia</i>	鳳凰木	-	2	10.0%	8-10	200-400	8-9	L-M	P-A	A	P-A	L	Low amenity value; Poor form / structure								
				<i>Mangifera indica</i>	芒果	-	2	10.0%	7-9	200-300	6-7	L	P	A	P	L	Low amenity value; Poor form / structure								