Proposed House Redevelopment, Amenity Planting and Filling/Excavation of Land in "Conservation Area	"
Zone, Lot No. 5 in DD7, Lamma Island - S16 Planning Application	

Appendix 5

Tree Survey Report and Landscape Proposal

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Proposal for Tree Preservation

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1.0 Introduction

- 1.1 The proposed house development is located at Lot No. 5 in D.D. 7, Lamma Island ("Proposed Development"). This report is prepared in support of the planning application of the proposed development.
- 1.2 This report describes the concepts and principles underlying the Landscape Plan of the development. It describes the proposed residential development and associated landscape design as well as tree preservation strategies. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.3 This landscape proposal present:
 - The existing tree vegetation;
 - The Landscape Master Plan;
 - Planting Proposal of the development.

2.0 The Site and its Context

- 2.1 The Site is situated at Lot No. 5 in D.D. 7 Lamma, to east of Lamma Island. To the East of the Site is Ngai Tau while Mo Tat Wan is located to its west. There is no vehicular access to the Site and it is only accessible by a local track to its southeast connecting to the local pier at Mo Tat Wan.
- 2.2 The Site itself is sloping area with the highest point at south at +17.50mPD and the lowest point at north at +15.78mPD, separated by a footpath. It is a bare land covered by weeds, shrubs and trees. Trees are found along the existing footpath. It is confirmed that no Old and Valuable Trees (OVT) and protected species were identified at both sites in accordance with DEVB TCW No. 5/2020 Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance.
- 2.3 The landscape character of the Site and its surroundings are mainly in rural character consist of undisturbed hillsides, seafront and village-type development, i.e. Mo Tat Old Village and Mo Tat New Village.

3.0 The Proposed Development

- The development proposal comprises mainly one 2-storey house, retaining wall, footpath and planting areas. The formation level of the proposed house is at +17.70mPD which matches with that of the existing footpath. Due to the sloping topography, there is a proposed retaining wall (approx. 2.0m high) along the northern boundary.
- 3.2 As the part of the Site will be re-contoured, some of the existing vegetation will be affected inevitably. The detailed tree assessment shall refer to the Para. 4.0 below. The layout of the proposed house has been overlaid on the Tree Survey Plan in **Appendix I** with a view to demonstrating the impact of the proposed development on the existing vegetation.

4.0 Existing Vegetation

- 4.1 A tree survey has been carried out on **19 April 2024**. In order to investigate the landscape impact on existing vegetation within the Application Site and adjoining areas, trees located in the surroundings from the site boundary are included in the tree survey. However, the slopes to the north of the Site is too steep and in accessible and no works will be carried out outside the Site boundary, tree survey will not cover the inaccessible steep slopes to the north of the Site.
- 4.2 Total **16** trees including **9** within and **7** outside the Application Site Boundary were recorded. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix I** and are outlined below:

Table 1.0 Species Composition

Tree Species	Chinese Name	Quantity	Tree No.
Celtis sinensis	朴樹	1	Т06
Dypsis lutescens	散尾葵	10	T08, T09, T10, T11, T12, T13, T14, T15, T16, T17
Ficus microcarpa	細葉榕	1	T01
Macaranga tanarius	血桐	1	Т07
Mallotus apelta	白背葉	1	T02
Mangifera indica	杧果	2	T04, T05
	Total:	16	

- 4.3 The dominant tree species are *Chrysalidocarpus lutescens* 散尾葵 (**10** nos.) which are all common plantation species in Hong Kong. They are mainly growing along the existing footpath.
- 4.4 The health condition of the bulk of these trees is generally in <u>Fair</u> condition (75.0%) and the remaining trees are in <u>Poor</u> condition (25.0%).

Impact of the Proposed Development

4.5 Impact of the proposed redevelopment is generally caused by the site formation works, construction of the building and the related construction activities. The proposed building layout has been overlaid on **Tree Survey Plan, dwg. No. TS01, in Appendix I** to illustrate the impact on the existing trees.

Retention of Trees

Where the building layout permits the trees within the Application Site Boundary will be retained as possible. The architectural layout plan has been refined accordingly during the course of study in order to retain as many trees as possible. However, as the Site is sloping areas, certain site formation works should be carried out and some of the existing trees will be affected inevitably.

- 4.7 Total **11** nos. existing trees including **7** trees outside and **4** trees within Application Site Boundary are proposed to be retained in situ. Careful construction arrangement and tree protection measures in accordance with Section 25 Landscape Work in the General Specification for Building (2022 edition) and "Guidelines on Tree Preservation during Development" by DEVB will be conducted to avoid any disturbance on the tree during construction.
- 4.8 It is important to mention that there is an existing mature tree, i.e. **T01** *Ficus microcarpa* growing to southwest of the Site outside the boundary. The location and orientation of the proposed house has been taken into account the tree location to avoid conflict with the tree. Besides, the portion of the footpath within the tree canopy will be preserved and make good to minimize the impact on existing tree.

Felling and Transplantation of Trees

- 4.9 Trees in conflict with the proposed development shall be proposed to be transplanted if they fulfil all the criteria below:
 - a. trees have high amenity value;
 - b. trees with good form and health;
 - c. suitable access:
 - d. tree species able to be transplanted easily;
 - e. trees have suitable size and;
 - f. trees are young to semi-mature.
- 4.10 Total **3** nos. of disturbed trees, i.e. **T08 to T10** *Dypsis lutescens* are proposed to be transplanted. As *Dypsis lutescens* is a kind of palm species with shallow root properties, their survival rate after transplantation is generally high. It is proposed to transplant them directly to their final location in order to enhance their survival rate after transplantation. All the tree transplanting steps will comply with Guidelines on Tree Transplanting issued by DEVB on 9/2014 and contract specification in detailed design stage.
- 4.11 Revision on the architectural layout has been implemented to reduce the impact to existing trees, although minor conflicts are inevitable. Decisions are therefore made to fell any tree that is assessed to be of poor health condition and form and not cost effective for transplanting, 2 nos. of affected trees within the Application Site Boundary are proposed to be felled. The justification for felling of trees has been shown in **Tree Schedule in Appendix I.** The factor for felling of trees are:
 - a. In direct conflict with the proposed permanent works or area required for construction;
 - b. Not transplantable; and
 - c. With poor health, form and amenity value.
- 4.12 **2** fruit trees, i.e. **T04**, **T05** *Mangifera indica* will be affected by the change of soil level. Due to the nature of fruit trees, their survival rate after transplantation is relatively low. It is proposed to fell them, instead of transplanting them.
- 4.13 Total **2** affected trees are proposed to be felled while another **3** nos. are proposed to be transplanted.
- 4.14 A summary of the tree proposals for the proposed development is presented in Table below. It shows that approximate **68.75%** of existing trees can be retained in situ.

Table 2.0 Summary of Proposed Treatment for Existing Trees

Location	Number of	Number of	Number of	Number of
	Trees to be	Trees to be	Trees to be	Trees in
	Retained	Felled	Transplanted	Survey
Within Application Site Boundary	4	2	3	9
Outside Application Site Boundary	7	0	0	7
Total:	11	2	3	16
	(68.75%)	(12.50%)	(18.75%)	(100%)

5.0 Landscape Proposal (Refer to Appendix II)

- 5.0.1 The aim of the landscape proposals is to respond to site conditions, building form and function of the proposed development and to provide a quality landscape scheme. The main factors to be taken into consideration are:
 - Response to the site context, in terms of landscape character and visual amenity;
 - Response to the proposed building and its architectural style;
 - Creation of a green setting by maximising the opportunity for soft landscape;
 - Establishment of pleasant landscape areas which meet the varying needs of residents; and
 - Minimization of future maintenance requirements.
- 5.0.2 Landscape Master Plan and landscape sections which are prepared under the following Guidelines are attached in **Appendix II**.
 - · Hong Kong Planning Standards and Guidelines;
 - Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
 - Design Manual: Barrier Free Access 2008 (Building Department); and
 - LAO Practice Note No. 6/2023 Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease.

5.1 Landscape Design Concept

5.1.1 The landscape concept mentioned below describes considerations, which had been considered as general to the whole landscape design.

Minimization of Extent of Site Formation Works

5.1.2 Taken into account the existing topography of a gentle sloping area with level variation between +15.78mPD to +17.50mPD, the proposed houses are situated at level at +17.70mPD which follows the existing topography in order to minimize the slope cutting works required. The proposed formation level will also help to preserve the existing footpath and particularly, the existing mature tree to the south of the Site.

Integration of the development with the surrounding landscape

5.1.3 It is intended to minimize the disturbance to any existing vegetation in the surroundings and provide sufficient buffer plantings to the proposed development. There is no boundary walls proposed along the Site boundary. Soft planted edges including the Ornamental trees, shrubs, lawn and transplanted trees are proposed along footpath which provide visual amenity to the residents and the adjoining neighbors.

Planting Design

- 5.1.4 For the entire landscape area, where practicable, ornamental trees, flowering shrubs and foliage plants are proposed. These soft landscape measures will ensure that the hard lines of the built form are visually softened. The use of tree planting in heavy standard size and in good quality would be encouraged to provide a more instant effect.
- 5.1.5 In order to enhance the local biodiversity, local species or broad-leaved species will be selected for tree plantings. Drawings showing the soft landscape treatment such as trees, shrubs, groundcovers and green roofs shall refer to planting plan in **Appendix III**.

Compensation for vegetation disturbed due to the development

- 5.1.6 The development will require site clearance for construction of the houses and ancillary facilities. Several trees will inevitably be disturbed. The proposal aims to compensate the loss of vegetation through the tree planting.
- 5.1.7 **2** heavy standard trees with average DBH approx. **80**mm are proposed to be planted to compensate the loss of existing trees. All the proposed trees will be maintained by the applicant.

5.2 Hard Materials

No vehicular access is proposed for the entire development proposal.

5.3 Soil Depth and Drainage for Planting

The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage layers, water-proofing and protective screeding exclusive is listed below:

Table 4.0 Planting Medium (Soil Depth)

Planting Type	Soil Depth (Minimum)	
Tree/ Palm tree	1200mm	
Shrub	600mm	
Groundcover/ Climber	600mm	
Turf	300mm	

All Planting areas on slab shall be provided with sub-soil drainage system with drainage layer of "Miradrain" or equivalent materials.

5.4 Future Maintenance

Hard Landscape Elements

- 5.4.1 All future maintenance and repair works with respect to both hard and soft landscape elements shall be carried out by the two Applicants on their own expenses as follows:
 - I Routine Maintenance (Daily Weekly)
 - a. Rubbish and litter removal
 - b. Sweeping and cleaning
 - c. Damage inspection and repair for site furniture and light bulb replacement
 - II Annual/ Long Term Maintenance
 - a. Repainting
 - b. Resurfacing of worn pavements
 - c. Replacing worn parts site furniture, lighting fixture and other facilities
 - d. Replacement of worn landscape furniture.

Soft Landscape Element

- 5.4.2 For the development, the Applicant will engage the soft landscape contractor to maintain the planting during the establishment period allowed in the construction contract, usually for the first year after the beginning of the scheme in operational phase. This will ensure the soft landscape measures are in a healthy condition prior to the completion of the scheme before handing back to the Applicant.
- 5.4.3 In the long run, the Applicant will employ maintenance staff to take care of all the landscaped areas within the Application Site.

6.0 PLANTING PROPOSALS (Refer to Appendix III)

- 6.1 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:
 - To enhance the ecological value of the existing plantation;
 - To screen the residential building and reduce the visual impact to the nearby residents/ hikers/ visitors:
 - To minimize future maintenance; and
 - To be compatible with the hillside environment.
- 6.2 The proposed planting species list is shown as follows and shall refer to the Planting Plans in **Appendix III** for details.

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)
TREES		Height x Spread x DBH (mm)	
Syzygium hancei	韓氏蒲桃	3500X1500X80	4000
SHRUBS & GROUNDCOVE	RS	Height x Spread (mm)	
Allamanda cathartica 'Allamanda'	軟枝黃蟬	400X400	300
Codiaeum variegatum 'Glorisa'	紅葉洒金榕	450X400	300
Duranta repens 'Golden'	黃金金露花	300X250	250
Murraya paniculata	九里香	550X500	450
Philodendron selloum	春羽	500X500	500
Sanseveria spp.	金邊虎尾蘭	500X450	400
Grass			
Zoysia japonica	朝鮮草	-	

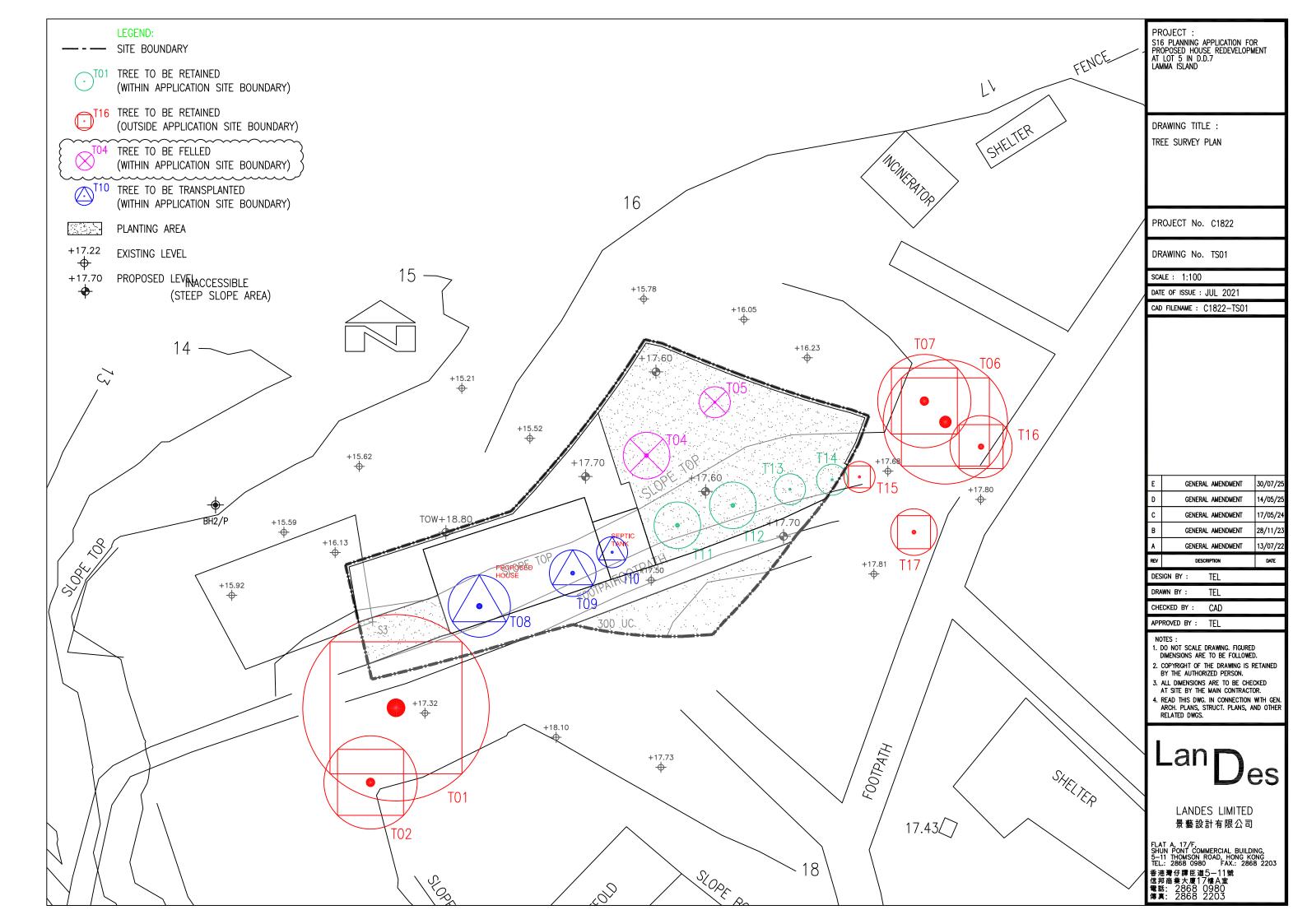
- Total **16** nos. of existing tree including **9** within and **7** outside the Application Site Boundary were recorded. **11** trees will be retained in-situ while **2** trees will be felled and **3** trees will be transplanted respectively due to the proposed development and the associated works.
- 6.4 **2** heavy standard trees with average DBH approx. **80**mm are proposed to be planted to compensate the loss of existing trees. They will be planted at the common landscape gardens and edge planting verge within the site boundary. All the trees within the lot boundary will all be maintained by the Applicant of the development.
- There are **2** trees proposed to be felled while **2** trees are proposed for compensation. Upon the above, the compensation ratio in terms of quantity is shown as follows:

Quantity of loss of trees:2 nos.Nos. of compensatory trees:2 nos.Quantity compensation ratioapprox. 1:1

7.0 PROPOSAL FOR TREE PRESERVATION

- 7.1 In this project, **11** nos. of existing trees are preserved and protected on Site. The following measures should be undertaken:
- 7.1.1 In order to determine the impact to the existing vegetation by the proposed development, a full Tree Felling Application in accordance with LAO Practice Note No. 6/2023 "Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects Compliance with Tree Preservation Clause under Lease" should be undertaken and submitted to the relevant Government departments for approval.
- 7.1.2 Retention of all trees where possible. It is proposed that unaffected trees are to be retained on site due to their amenity and conservation value. The contractor will need to be made aware of the need to minimize the encroachment of the construction works on the trees, so as to minimize the impact on them. The area under the drip line of the tree canopy will be fenced by 1.2m high temporary protective fencing during construction stage. Besides, all provisions for tree preservation and protection measures of retained trees should follow the details in Section 25 Landscape Work in the General Specification for Building (2022 edition).
- 7.1.3 Appropriate protection to these trees, e.g. wrapping of the tree stems with protective cover will be adopted during the construction process. As a precautionary measure and only if necessary, pruning of branches of existing trees identified for retention will be on an absolute need basis and strictly adhere to the principle of crown thinning in maintaining their form and amenity value. The tree preservation works will be implemented by approved Landscape Contractors and inspected and approved on site by a qualified Landscape Architect. The site situation will be carefully monitored, including the key stages in the preparation of the trees, the implementation of protection measures and health monitoring throughout the construction period. A tree protection specification would be included within the contract document.
- 7.1.4 The softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures within lot boundary and at open space are in a healthy condition prior to the finished scheme being handed back to management office.

Appendix I Tree Survey Plan, Tree Survey Schedule And Photographic Record of Existing Trees



Tree Assessment Schedule at

Proposed House Redevelopment, Amenity Planting and Filling of Land / Excavation of Land in "Conservation Area" Zone Lot No. 5 in DD 7, Lamma Island

Prepared by Ted Lam (R.L.A. No. R-073) on 19 April 2024

To be read in conjunction with Tree Survey Plan, dwg. no. C1822-TS01

Tree	Name		Original Location			Size		Form	Health Condition	Amenity Value	Survival Rate after Transplantation	Proposed Treatment	Justification	Remark
No.	Botancial Name	Chinese Name	(Within/ Outside Application Site)	Level at Root Collar (mPD)	DBH (mm)	Height (m)	Spread (m)	(Good/Fair/Poor	(Good/Fair/ Poor/Dead)	(High/Med /Low)	(High/Med/Low)	(Retain/Fell/T ransplant)		
T01	Ficus microcarpa	細葉榕	Outside Application Site	18.10	1000	10.0	6.0	Poor	Poor	Low	Low	Retain	-	asymmetrical form, covered by weed,
T02	Mallotus apelta	白背葉	Outside Application Site	17.66	150	3.5	3.0	Poor	Poor	Low	Low	Retain	-	bent at leader, sparse foliage
T04	Mangifera indica	杧果	Within Application Site	16.16	166	4.0	1.5	Poor	Poor	Low	Low	Fell	1,4,6	codominant trunk, imbalanced form
T05	Mangifera indica	杧果	Within Application Site	16.54	100	4.5	1.0	Poor	Poor	Low	Low	Fell	1,4,6	asymmetrical form, covered by weed,
T06	Celtis sinensis	朴樹	Outside Application Site	17.79	300	11.0	4.0	Fair	Fair	Low	Low	Retain	-	bent at leader
T07	Macaranga tanarius var. tomentosa	血桐	Outside Application Site	17.76	250	5.0	3.0	Fair	Fair	Low	Low	Retain	-	serious leaning form, codominant trunk
T08	Dypsis lutescens	散尾葵	Within Application Site	17.30	120	2.5	2.0	Fair	Fair	Low	Med	Transplant	-	slight leaning, wilted foliage
T09	Dypsis lutescens	散尾葵	Within Application Site	17.31	150	3.5	1.5	Fair	Fair	Low	Med	Transplant	-	wilted foliage
T10	Dypsis lutescens	散尾葵	Within Application Site	17.29	150	3.0	1.0	Fair	Fair	Med	High	Transplant	-	-
T11	Dypsis lutescens	散尾葵	Within Application Site	17.46	150	3.5	1.5	Fair	Fair	Med	High	Retain	-	-
T12	Dypsis lutescens	散尾葵	Within Application Site	17.49	130	4.0	1.5	Fair	Fair	Med	High	Retain	-	-
T13	Dypsis lutescens	散尾葵	Within Application Site	17.53	120	2.5	1.0	Fair	Fair	Med	Med	Retain	-	-
T14	Dypsis lutescens	散尾葵	Within Application Site	17.52	120	2.5	1.0	Fair	Fair	Med	Med	Retain	-	-
T15	Dypsis lutescens	散尾葵	Outside Application Site	17.52	120	4.0	1.0	Fair	Fair	Med	High	Retain	-	-
T16	Dypsis lutescens	散尾葵	Outside Application Site	17.68	100	4.0	2.0	Fair	Fair	Med	Med	Retain	-	-
T17	Dypsis lutescens	散尾葵	Outside Application Site	17.69	130	4.0	1.5	Fair	Fair	Med	Med	Retain	-	-

^{*}Justification for Tree felling:

- Tree is in direct conflict with the proposed works.
 Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. no rock, steep slope, shallow substratum, structures).
- 3. Weedy species without special ecological significance or species creating maintenance problem.
- 4. Tree with poor health and/or form for transplantation.
- 5. Lack of access for transplantation machinery or vehicle.
- 6. Species of low post-transplantation survival rate.
- 7. 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.

Summary of Tree Survey

Sullillary of Tree Survey	
Total No. of Surveyed Trees:	16 nos.
Number of Tree to be Retained:	11 nos.
Number of Tree to be Transplanted:	3 nos.
Number of Tree to be Felled:	2 nos.
Aggregate Loss of DBH:	266mm
Number of Compensatory Trees:	2 nos.
DBH Compensation:	160mm









01 (R) T01 - Restricted Root (R)









EGEND:

(R) - Retain

(F) - Fell

(T) - Transplant

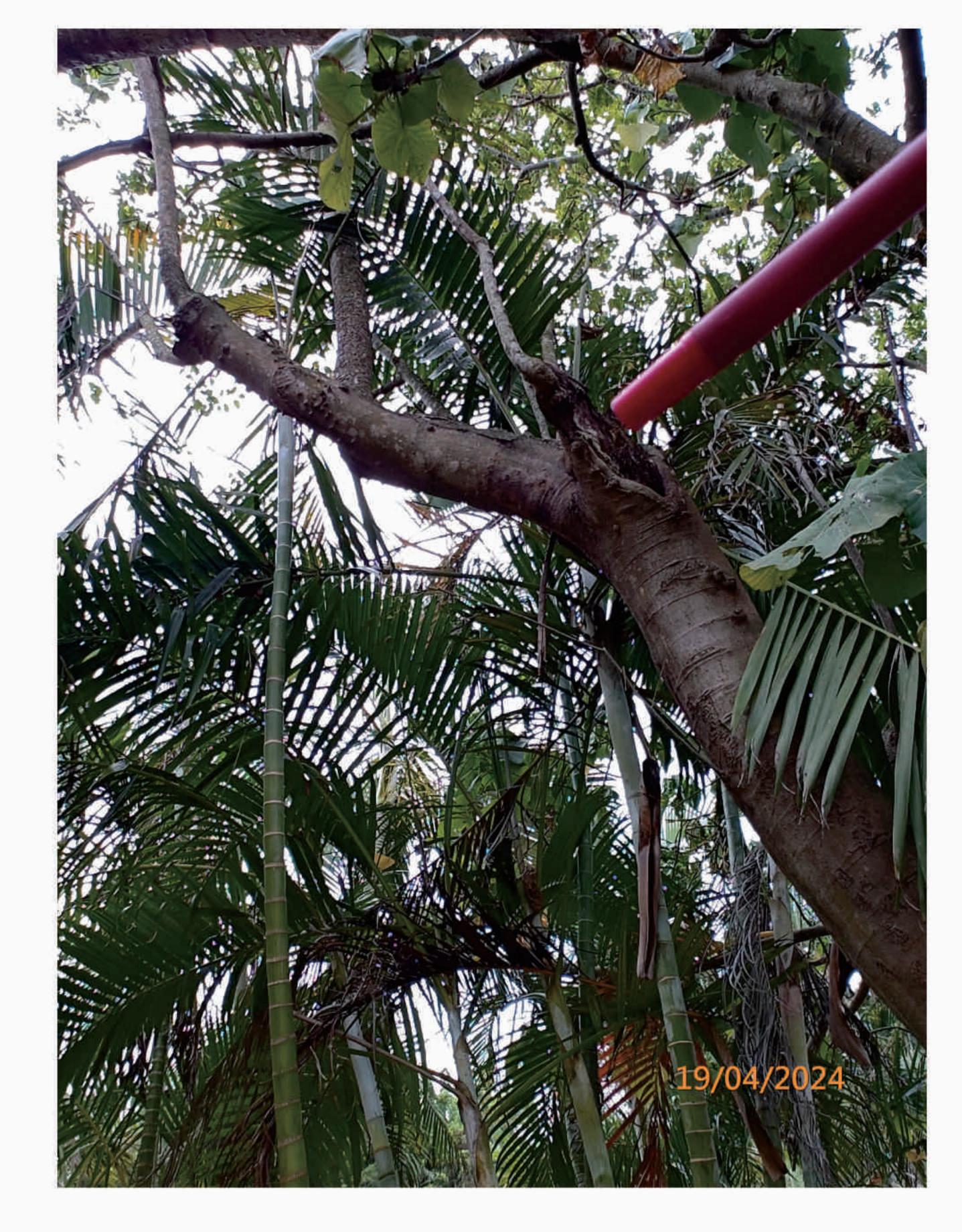
T02 (R) T02 (R) T02 - Trunk Split (R)

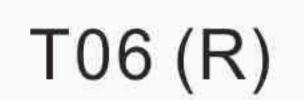












T06 (R)

T06 (R)

T06 - Decay in Branch (R)









LEGEND:

(R) - Retain

(F) - Fell

(T) - Transplant

T07 (R)

T07(R)

T07 (R)

T07 - Decay Stub in Trunk Base (R)











T09 (T)

P.04





T09 (T)



T09 (T)

LEGEND:

(R) - Retain

(F) - Fell

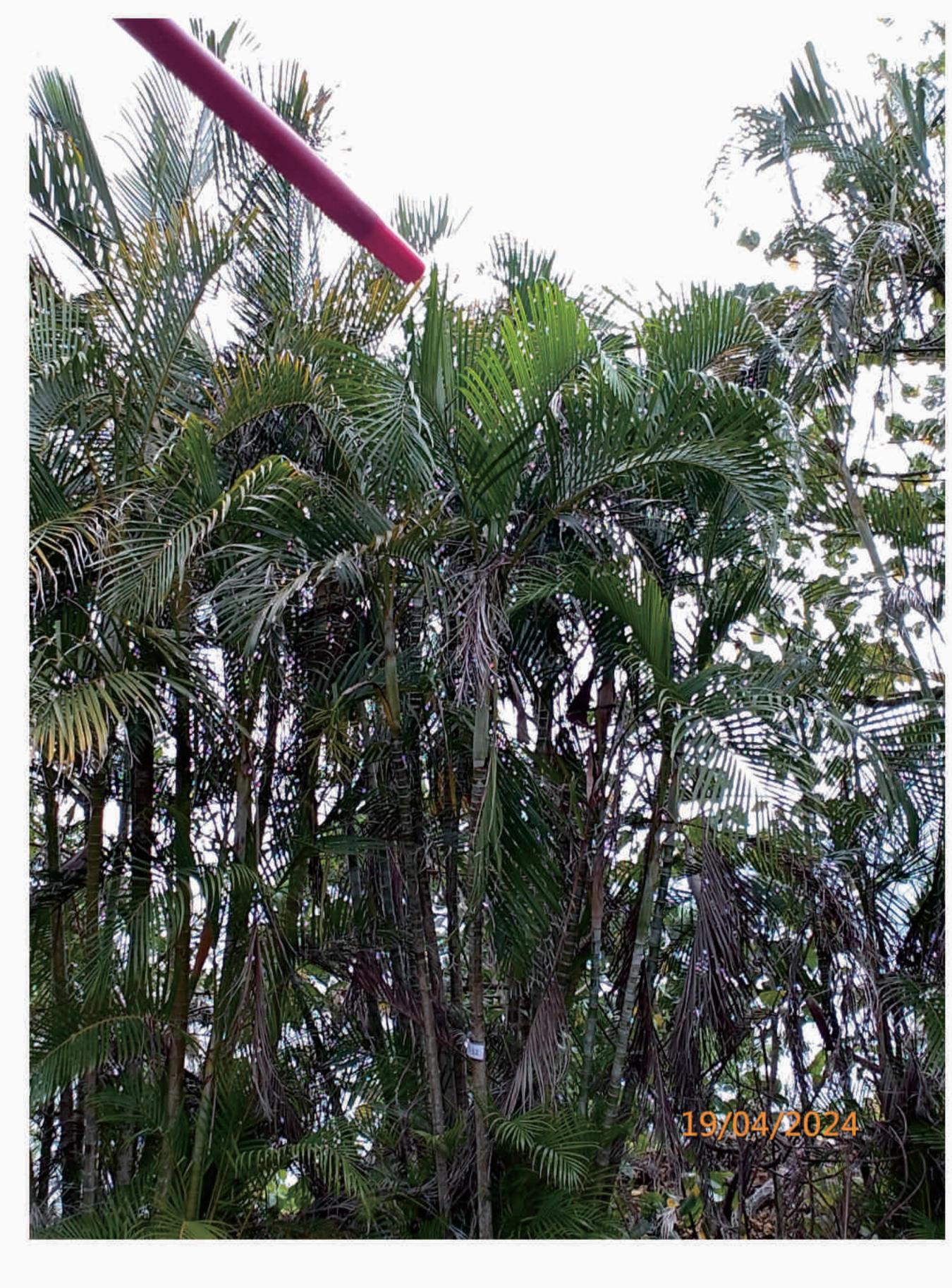
(T) - Transplant











T12 (R)

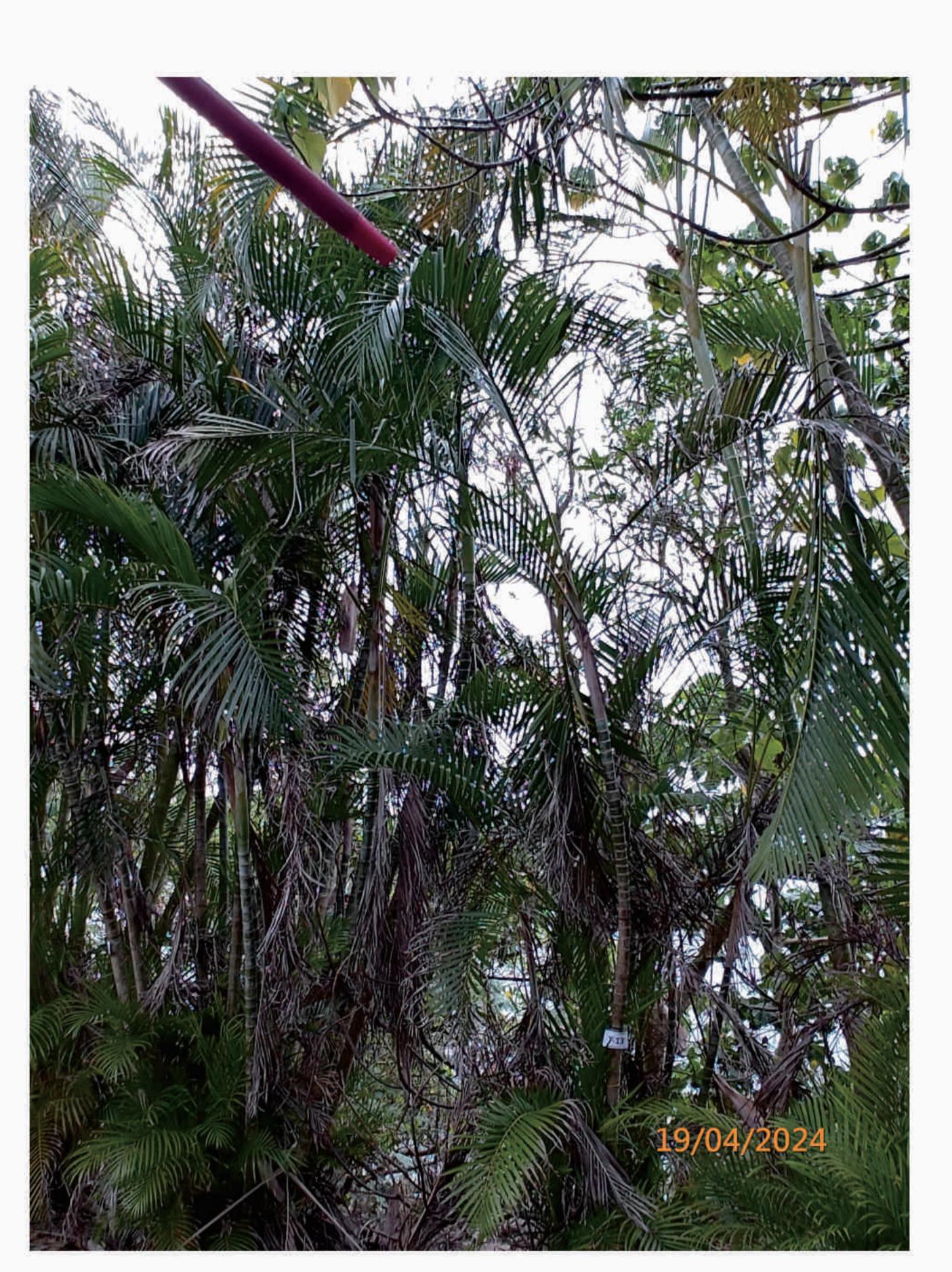
T12 (R)

T12 (R)









EGEND:

(R) - Retain

(F) - Fell

(T) - Transplant

T13 (R)

P.06

T13 (R)









R) T14 (R)

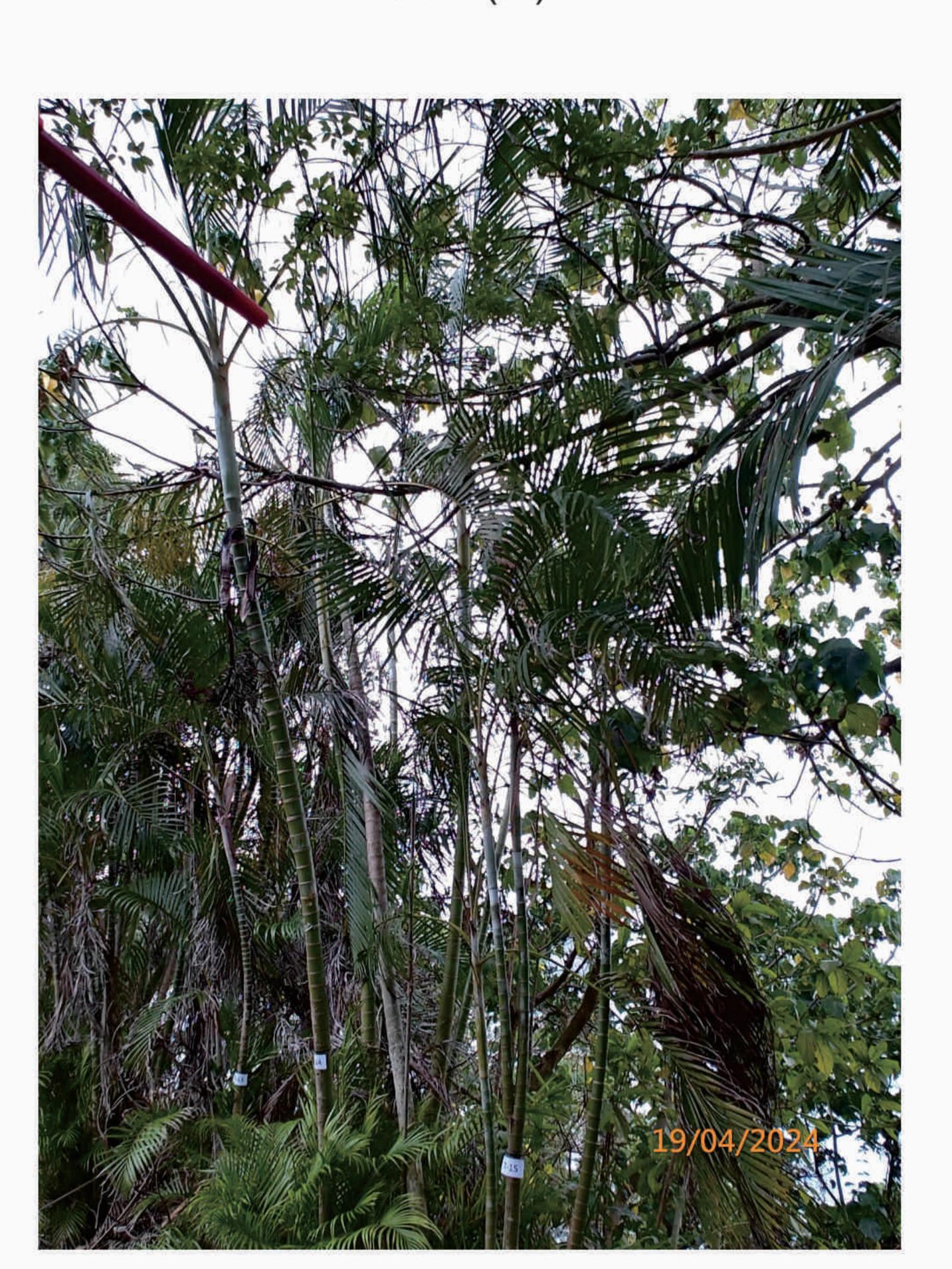
T14 (R)

T14 (R)









LEGEND:

(R) - Retain

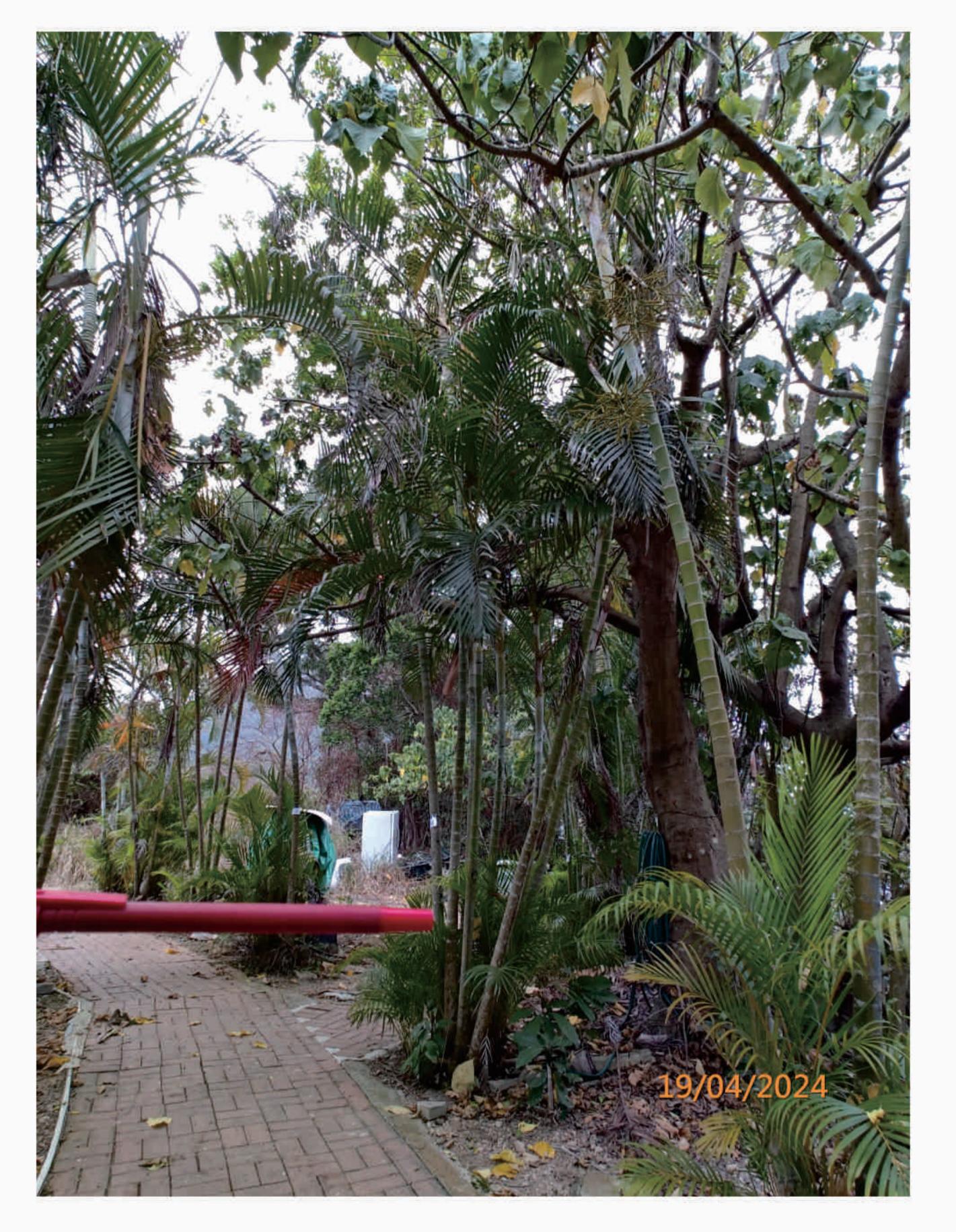
(F) - Fell

(T) - Transplant

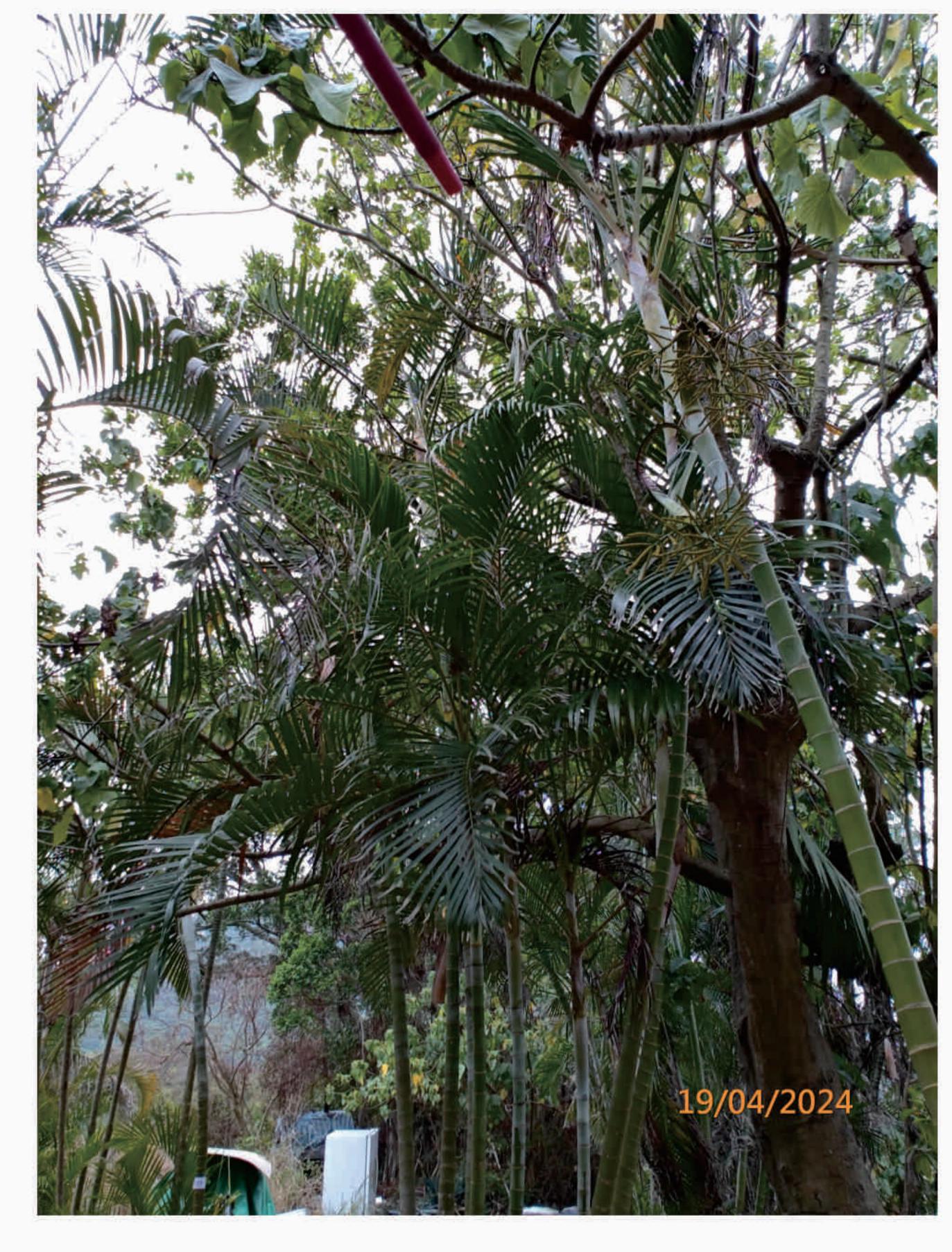
T15 (R)

T15 (R)



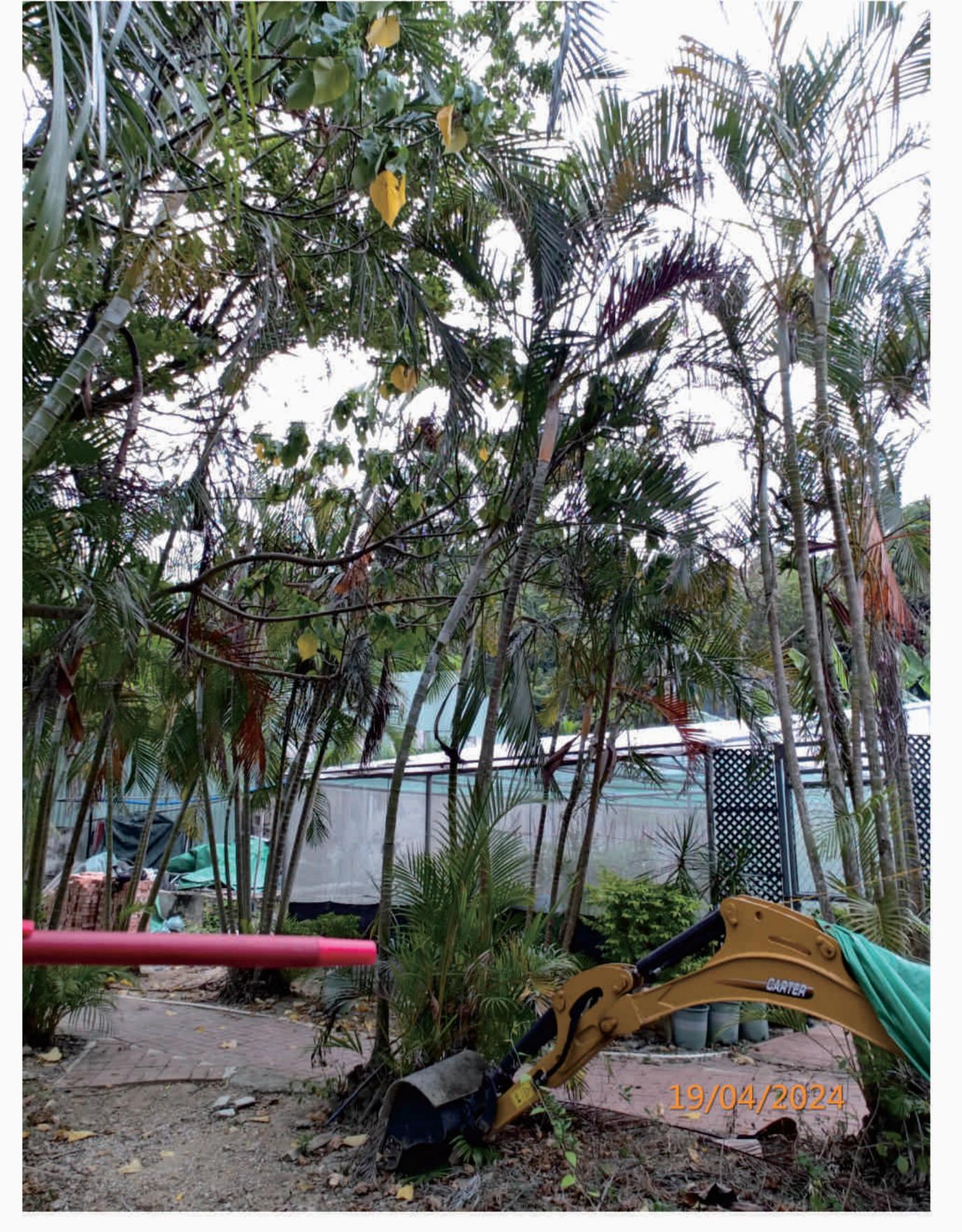






T16 (R) T16 (R) T16 (R)









EGEND:

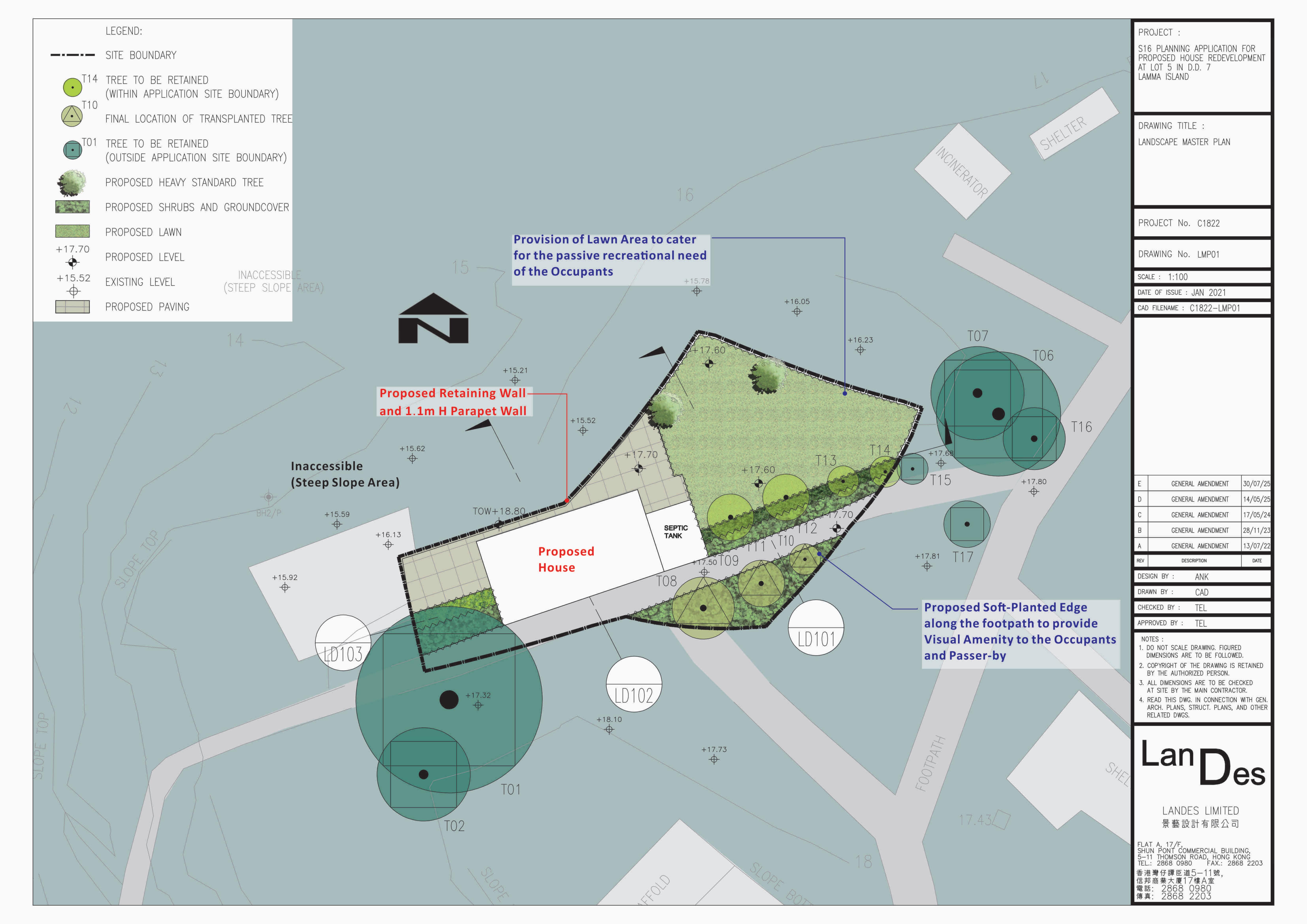
(R) - Retain

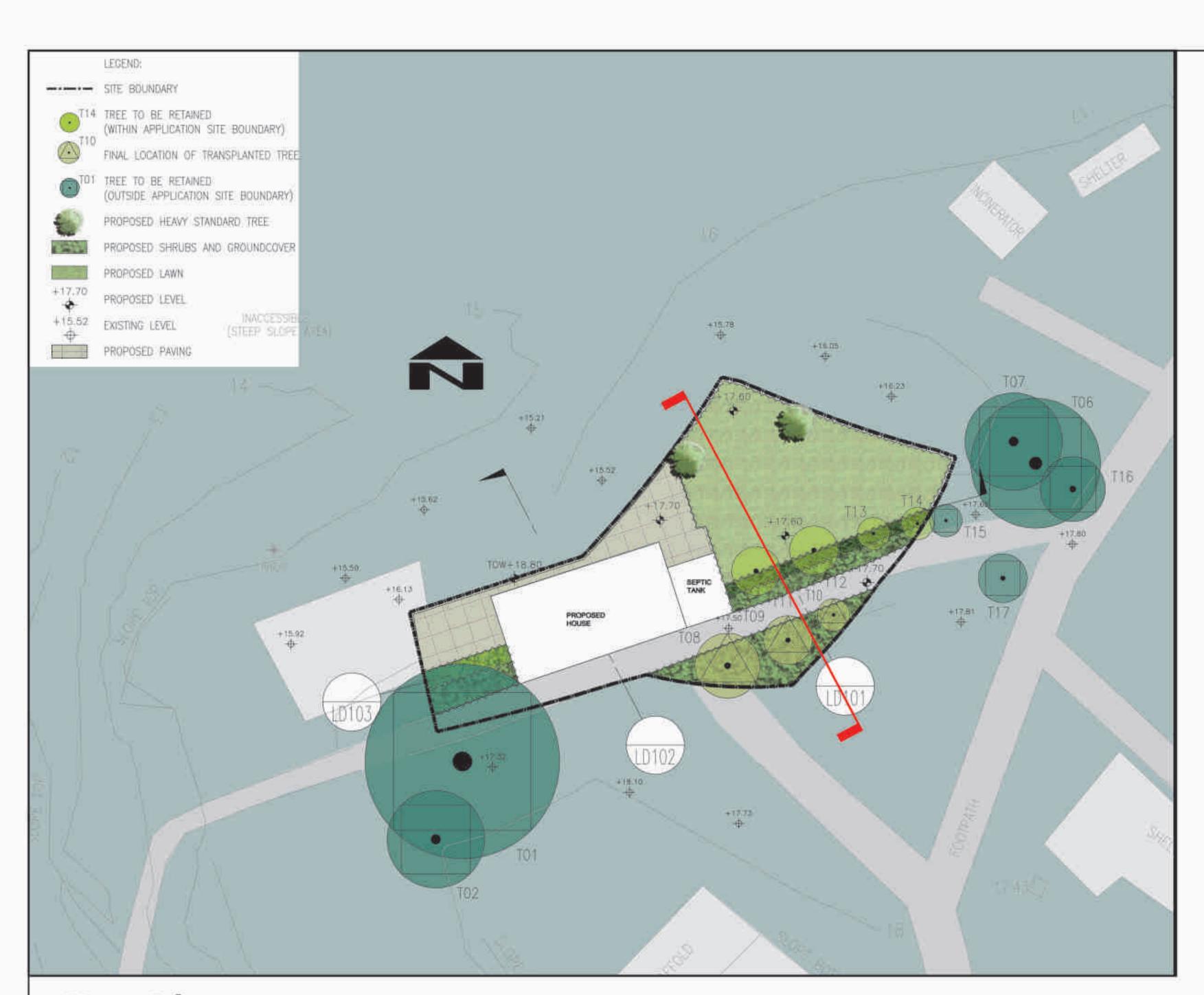
(F) - Fell

(T) - Transplant

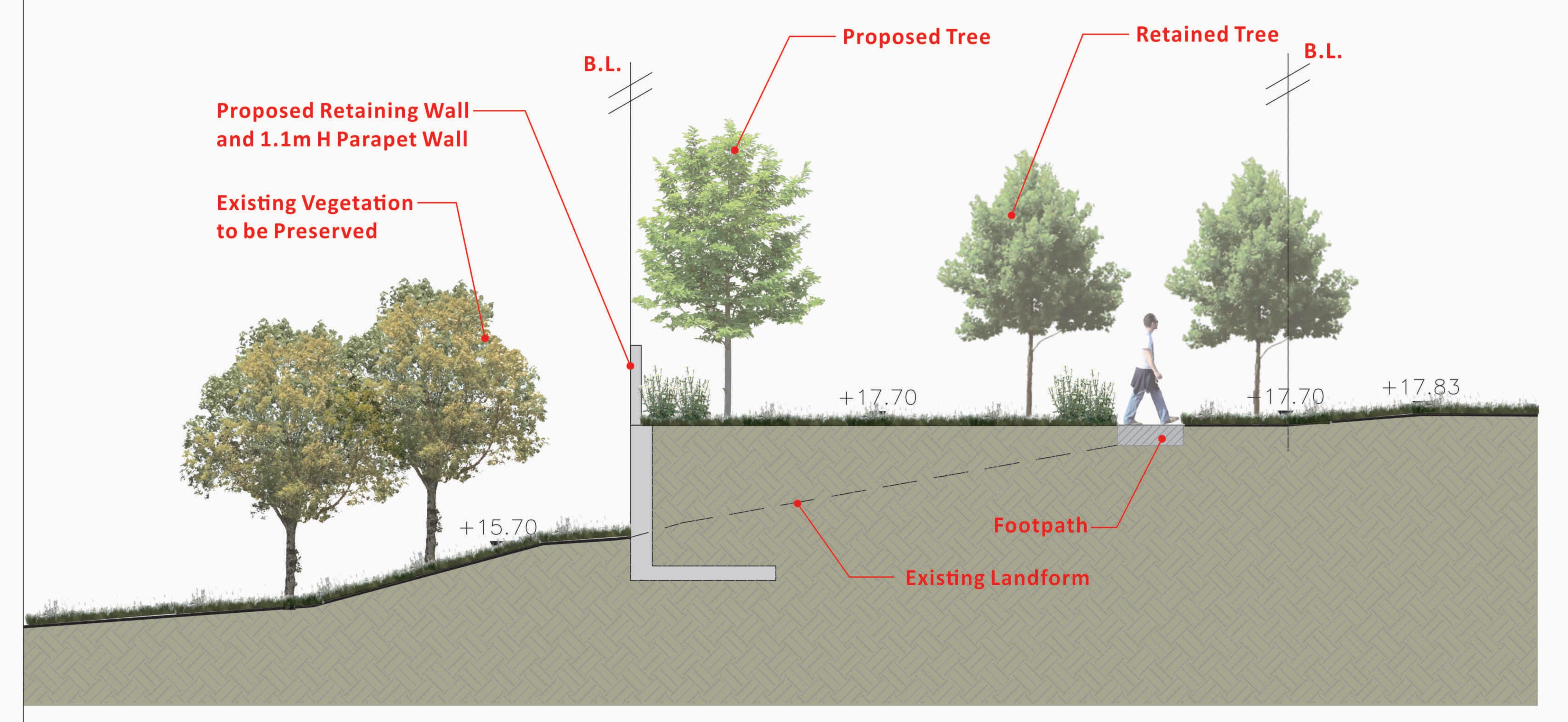
Tree Preservation and Landscape Proposal, Rev. C

Appendix II Landscape Master Plans And Landscape Details





Key Plan





PROJECT :

S16 PLANNING APPLICATION FOR PROPOSED HOUSE DEVELOPMENT AT LOT 5 IN D.D. 7 LAMMA ISLAND

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C1822

DRAWING No. LD101

SCALE : 1:75

DATE OF ISSUE : JAN 2021

CAD FILENAME: C1822-LD101

E	GENERAL AMENDMENT	30/07/25
D	GENERAL AMENDMENT	14/05/25
С	GENERAL AMENDMENT	17/05/24
В	GENERAL AMENDMENT	28/11/23
Α	GENERAL AMENDMENT	13/07/22
		711

DESIGN BY: ANK

DRAWN BY: CAD

APPROVED BY: TEL

CHECKED BY : TEL

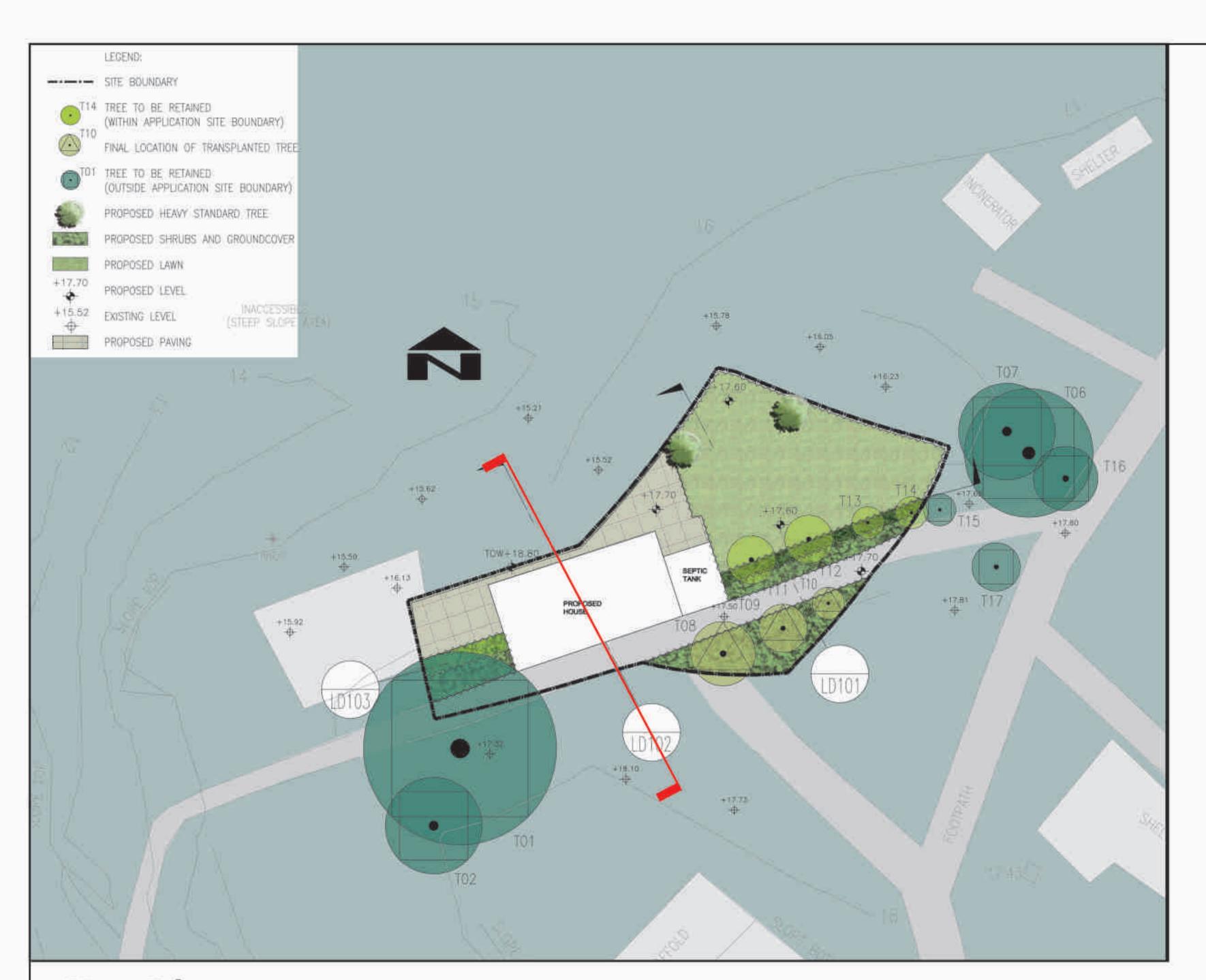
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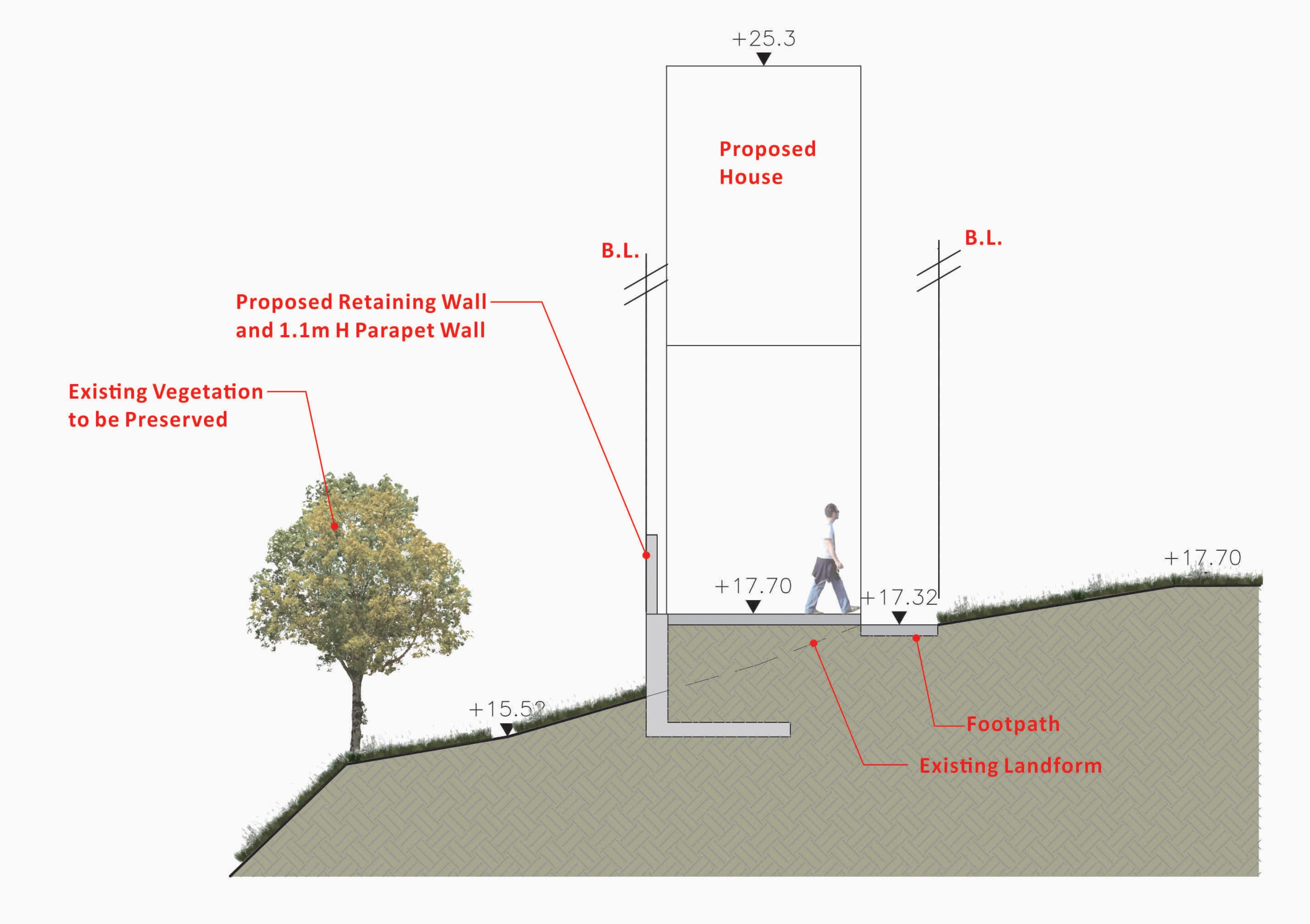
Lan Des

LANDES LIMITED 景藝設計有限公司

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Key Plan





PROJECT :

S16 PLANNING APPLICATION FOR PROPOSED HOUSE DEVELOPMENT AT LOT 5 IN D.D. 7 LAMMA ISLAND

DRAWING TITLE :

LANDSCAPE SECTION

PROJECT No. C1822

DRAWING No. LD102

SCALE : 1:75

DATE OF ISSUE : JUL 2025

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DESIGN BY : ANK

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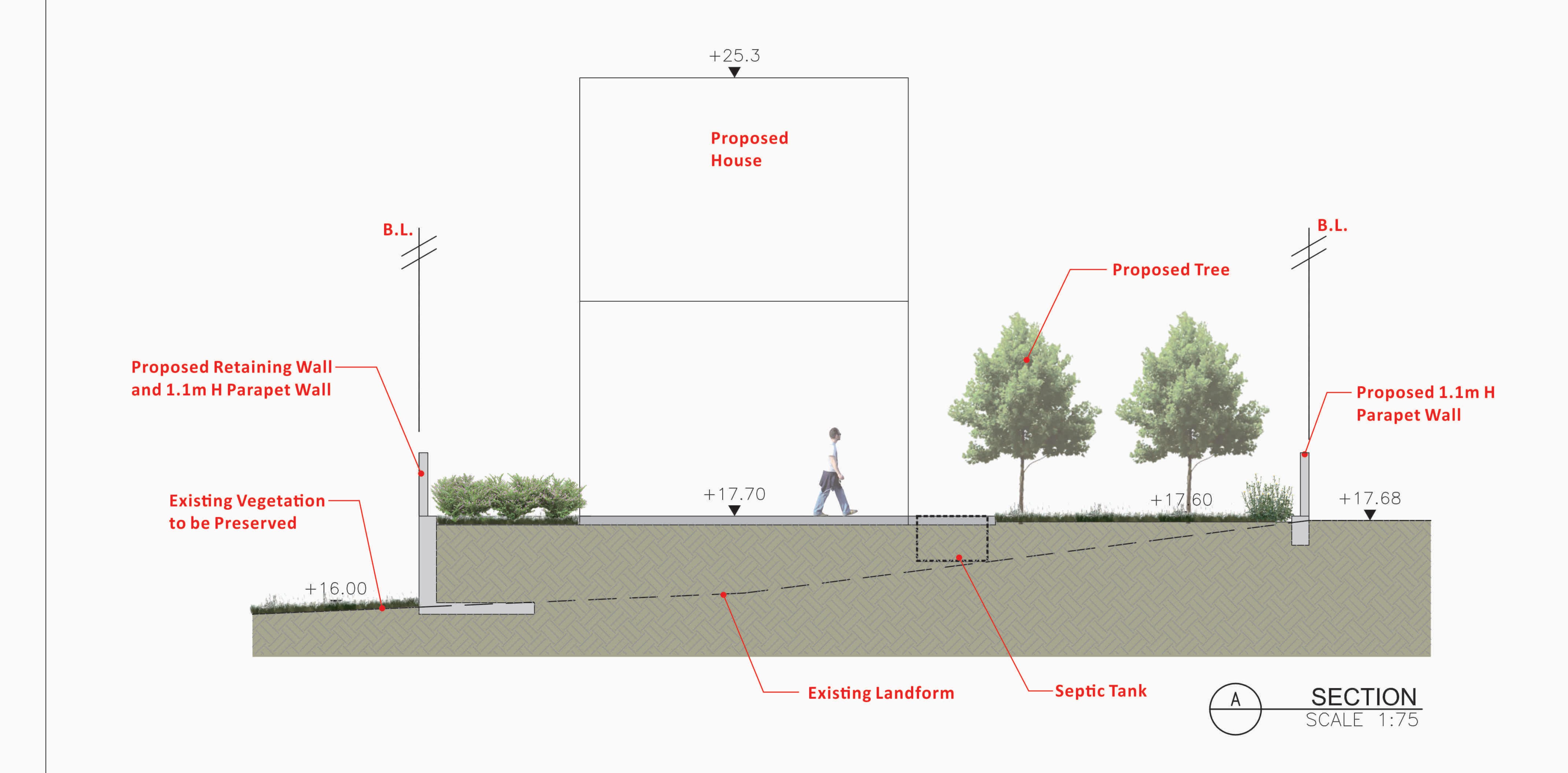
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Key Plan



PROJECT :

S16 PLANNING APPLICATION FOR PROPOSED HOUSE DEVELOPMENT AT LOT 5 IN D.D. 7 LAMMA ISLAND

DRAWING TITLE :

LANDSCAPE SECTION

PROJECT No. C1822

DRAWING No. LD103

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NOTES :

1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.

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ALL DIMENSIONS ARE TO BE CHECKED

AT SITE BY THE MAIN CONTRACTOR.

4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

Lan Des

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Appendix III Planting Plans

