

Annex J

Updated Tree Felling and Preservation Proposal

**Proposed Minor Relaxation of Building Height Restriction
for Permitted Flat Use at Tung Chung Town Lot 49, Tung
Chung Road North, Lantau Island**



**TREE FELLING AND PRESERVATION PROPOSAL
(Amendment)**

March 2026

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Ms. Hung Yee Man (R095)**

Table of Contents

- 1.0 Introduction**
- 2.0 Survey Methods and Assessment Criteria**
- 3.0 General Description of Existing Trees**
- 4.0 Tree Retention and Felling Proposal**
- 5.0 Tree Compensatory Proposal**
- 6.0 Summary of Tree Retention, Felling and Compensatory Proposal**

APPENDIX

- Appendix A** Master Layout Plan
- Appendix B** Tree Assessment Schedule
- Appendix C** Photographic Record of Existing Trees
- Appendix D** Tree Survey and Felling Plan
- Appendix E** Compensatory Tree Planting Plan
- Appendix F** Typical Planter Detail

1.0 INTRODUCTION

- 1.1 This Tree Felling and Preservation Report, based on the latest Master Layout Plan (**Appendix A**), is submitted in support of **Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island**.
- 1.2 The Application Site, with an approx. area of 5,400m², is located strategically along Tung Chung Road North. To the East and Southeast are the planned public housing development (under construction) and the North Lantau Hospital. Public housing is located to the South such as the Yat Tung Estate. While the Ma Wan Chung is located to the West of the Site. Please refer to **Figure 1**.

Figure 1 Site Location Plan



2.0 SURVEY METHODS AND ASSESSMENT CRITERIA

- 2.1 All living trees of 300mm girth (= 95mm diameter) or over (measured at 1.3m above ground level), within the Lot were studied. Each tree was identified to species level, and its girth, height and spread measured. The condition of each tree was then evaluated according to the following criteria (Webb 1991):

- Trees of good form, moderate to large size (for their species type) and in good health are classified as Good.
- Trees of reasonable form, with few or no visible defects or health problems are classified as Fair.
- Trees which are of poor form, badly damaged or clearly suffering from decay, die back, or the effects of very heavy vine growth are classified as Poor.

A general description of the trees on the Site follows in **Section 3**.

3.0 **GENERAL DESCRIPTION OF EXISTING TREES**

A tree survey was conducted in Feb 2026.

There are a total of **48** nos. of trees are identified Within the Development Site Boundary and Outside the Development Site Boundary but within the Application Site Boundary.

Within the Development Site Boundary, **41** nos. of trees are identified. Among these 41 nos. of existing trees, there are 12 species identified exclude dead trees. *Celtis sinensis* is the dominant species with 15 nos. (29%), *Clausena lansium* come to the second with 6 nos. respectively (15%) are recorded as dead. Majority of the trees within the Site are in 'fair' to 'poor' health condition and form.

Outside the Development Site Boundary but within the Application Site Boundary, **7** nos. of existing trees are identified. 2 species are identified. *Mallotus paniculatus* is the dominant species with 4 nos. (57%) and *Microcos nervosa* is the second with 3 nos. (43%) and no tree is recorded as dead.

There is **no** "Champion" trees or "Old and Valuable" trees (OVT) observed within the Surveyed Area or its periphery during the undertaking of this survey.

For details, please refer to Tree Assessment Schedule in **Appendix B**, Photographic Record of Existing Trees in **Appendix C** and Tree Survey and Felling Plan in **Appendix D**.

4.0 **TREE RETENTION AND FELLING PROPOSAL**

4.1 **TREE RETENTION PROPOSAL**

Within Development Site Boundary

Among **41** nos. of existing trees identified, **7** nos. of them can be retained in-situ. Please refer to **Table 1** below (to be read in conjunction with the Tree Assessment Schedule in **Appendix B**, Photographic Record of Existing Trees in **Appendix C** and Tree Survey and Felling Plan in **Appendix D**).

Table 1: Proposed Tree Retention Schedule Within Development Site Boundary

Proposed Tree Retention Schedule Within Development Site Boundary	
Tree No.	Justifications for proposed retention of existing trees
Please refer to Tree Assessment Schedule in Appendix B for Tree Nos.	<p>A total of 7 nos. of trees are recommended for Retain in-situ for the following justifications:</p> <ul style="list-style-type: none">• These trees are common afforested and native pioneer trees in <u>Fair</u> Health and Form in general.• They are neither in direct conflict with the proposed development nor affected by the changes in level between the existing and the proposed layout.

Outside Development Site Boundary and within the Application Site Boundary

Among **7** nos. of existing trees identified, none of them can be retained in-situ. Please refer to the Tree Assessment Schedule in **Appendix B**, Photographic Record of Existing Trees in **Appendix C** and Tree Survey and Felling Plan in **Appendix D**.

4.2 TREE FELLING PROPOSAL

Upon reviewing the conditions of all the affected trees within and around the Site, felling is considered only as a last resort after retention in-situ and transplanting have been precluded as no other alternate means can be found as viable to save them.

Within Development Site Boundary (34 nos.)

A total of 41 nos. of the individual surveyed existing trees (including 3 nos. dead trees), among them 34 nos. are proposed to be felled based on the following principles:

- Trees in **direct conflict with the proposed layout** e.g. building footprint, site formation works, the vehicular access and EVA.
- **Dead trees**
- Trees of **unrecoverable health problem and are in poor condition** – Majority of trees proposed to be felled possess Poor Form and share common defects such cracks, leaning, exposed root, covered by climbers, internal decay, cavity and dead branches. These symptoms of dying back and health degeneration compromise their structural integrity / stability of these trees and present a potential hazard in the long term.
- Trees require **hard pruning / topping for transplanting** – About half of the proposed fell trees are with high branching canopy over 5m and tall trunk structure. Hard pruning/ topping is inevitable in order to have them transported on HK roads imposed by TD's regulations. This contravenes the requirement of LAO PN 2/2020 that not more than 25% tree crown pruning shall be conducted. Their chance of survival after transplanting becomes exceptionally low if they have to be rigidly pruned.
- **Low survival rate after transplanting** – Most of trees are exceptionally low in survival rate after transplanting due to their age, species and intrinsic physiological limitation such as deep root system, inability to easily regenerate new feeder roots and lower resistance to adapt easily to transplanting shock.
- **Trees grow on slope** – With reference to the Guidelines on Tree Transplanting by DEVB GLTMS that trees growing on slopes or areas where formation of a root ball of reasonable size is not practicable are considered not transplantable.
- Trees of **low amenity value and very common species** – A large number of trees proposed to be felled are of very common species such as *Macaranga tanarius* and fruit trees with low amenity value.

Outside Development Site Boundary and within the Application Site Boundary (7 nos.)

A total of 7 nos. of the individual surveyed existing trees and all 7 nos. of them are proposed to be felled. The justifications are summarized in the **Table 2** below (to be read in conjunction with Tree Assessment Schedule in **Appendix B**, Photographic Record of Existing Trees in **Appendix C** and Tree Survey and Felling Plan in **Appendix D**).

Table 2: Proposed Tree Felling Schedule Within Development Site Boundary

Proposed Tree Retention Schedule Within Development Site Boundary	
Tree No.	Justifications for proposed retention of existing trees
Please refer to Tree Assessment Schedule in Appendix B for Tree Nos.	There are a total of 41 nos. of trees proposed to be felled in which 34 nos. of them are <u>Within the Development Site Boundary</u> and 7 nos. are <u>Outside Development Site Boundary and within the Application Site Boundary</u> . The trees are recommended for <u>Fell</u> in-situ for the following justifications:

	<ul style="list-style-type: none"> • 3 nos. are Dead trees. • 34 of trees with tree crown larger than 5m. hard pruning/ topping is inevitable in order to have them transported on HK roads imposed by TD's regulations. This contravenes the requirement of LandsD LAO PN 2/2020 that no more than 25% tree crown pruning shall be conducted. Their chance of survival after transplanting becomes exceptionally low if they have to be rigidly pruned. • The rest of trees in direct conflict with the proposed development due to changes in level between the existing and the proposed layout. They are with: <ul style="list-style-type: none"> (i) Unrecoverable health problem and are in poor condition; (ii) Low amenity value and common species; (iii) Poor form with severe leaning trunk or imbalanced tree form; (iv) Low survival rate after transplanting.
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In summary, please find the following **Table 3** showing the Tree Retention and Felling Proposal:

Table 3: Tree Retention and Felling Proposal

Description	Within Development Site Boundary	Outside Development Site Boundary
Total Nos. of Trees Surveyed	41	7
Nos. of Trees Proposed to be Retained	7	0
Nos. of Trees Proposed to be Felled (including dead trees)	34 (including 3 nos. of dead trees)	7
Aggregated DBH Loss	9.29m	1.49m
Total Aggregated DBH Loss	10.78m	

5.0 TREE COMPENSATORY PROPOSAL

Major objectives of this current Tree Compensatory Proposal are listed below:

- To enhance greenery by planting compensatory trees;
- To show the recipient locations of transplanted trees;
- To compensate trees lost due to felling of existing trees;
- To increase the species diversity to enhance greenery within the Site.

Table 4: Tree Compensatory Proposal

Total Nos. of Trees Proposed to be Felled under Current Tree Felling (Aggregated DBH Loss)	Nos. of Current Compensatory Tree (Aggregated DBH Compensated)
41 (10.78m) Includes 3 nos. of dead trees	133 (10.82m)
Compensation Ratio In terms of Quantities: 1 : 3.24 In terms of Qualities: 1: 1	

Please find the following **Table 5** showing the proposed tree species & size for the current Tree Compensatory Proposal. All plants listed in the Table are selected to suit the local climatic character and micro-climate. Their different environmental and spatial requirements are also taken into account during the development of the planting design.

Table 5: Proposed Compensatory Tree Planting Schedule

Quantity	Proposed Species	Chinese Name	Quantity/ Size
Trees:			
15	* <i>Cinnamomum camphora</i>	樟樹	4.5m-5m (H) x 3m (S) x 0.1m DBH
19	<i>Camellia japonica</i>	山茶花	
18	* <i>Liquidambar formosana</i>	楓香	
19	<i>Osmanthus fragrans</i>	桂花	
Trees in Hedge Form:			
62	<i>Ficus benjamina (Hedge)</i>	垂葉榕柱	2.5m (H) x 0.8m (S) x 0.06m DBH

Remarks: *Native Tree Species – 2 of the proposed species are native species.

Considerations that govern the provision of planting area are explained as follows:

- All compensatory trees will be planted at-grade or on structure with not less than 1.2m soil depth excluding drainage layer (refer to **Appendix F**).
- Access path and maintenance area must be maintained for practical use of future residents.
- Trees to be planted/ arranged in such a way to permit clear and unobstructed views from each dwelling unit.
- Provision for outdoor recreation areas to be provided for practical use of future residents.
- Adequate space is allowed between trees to ensure penetration of sunlight for their viable growth.
- Not all unoccupied available open space is usable or suitable for tree planting because of the existing underground utilities.

Taking into account all the basic requirements as well as the potential constraints on the usable open space, it is confirmed that 211 nos. of new compensatory trees can be provided without jeopardizing the growing environs of the retained trees.

6.0 SUMMARY OF TREE RETENTION, FELLING AND COMPENSATORY PROPOSAL

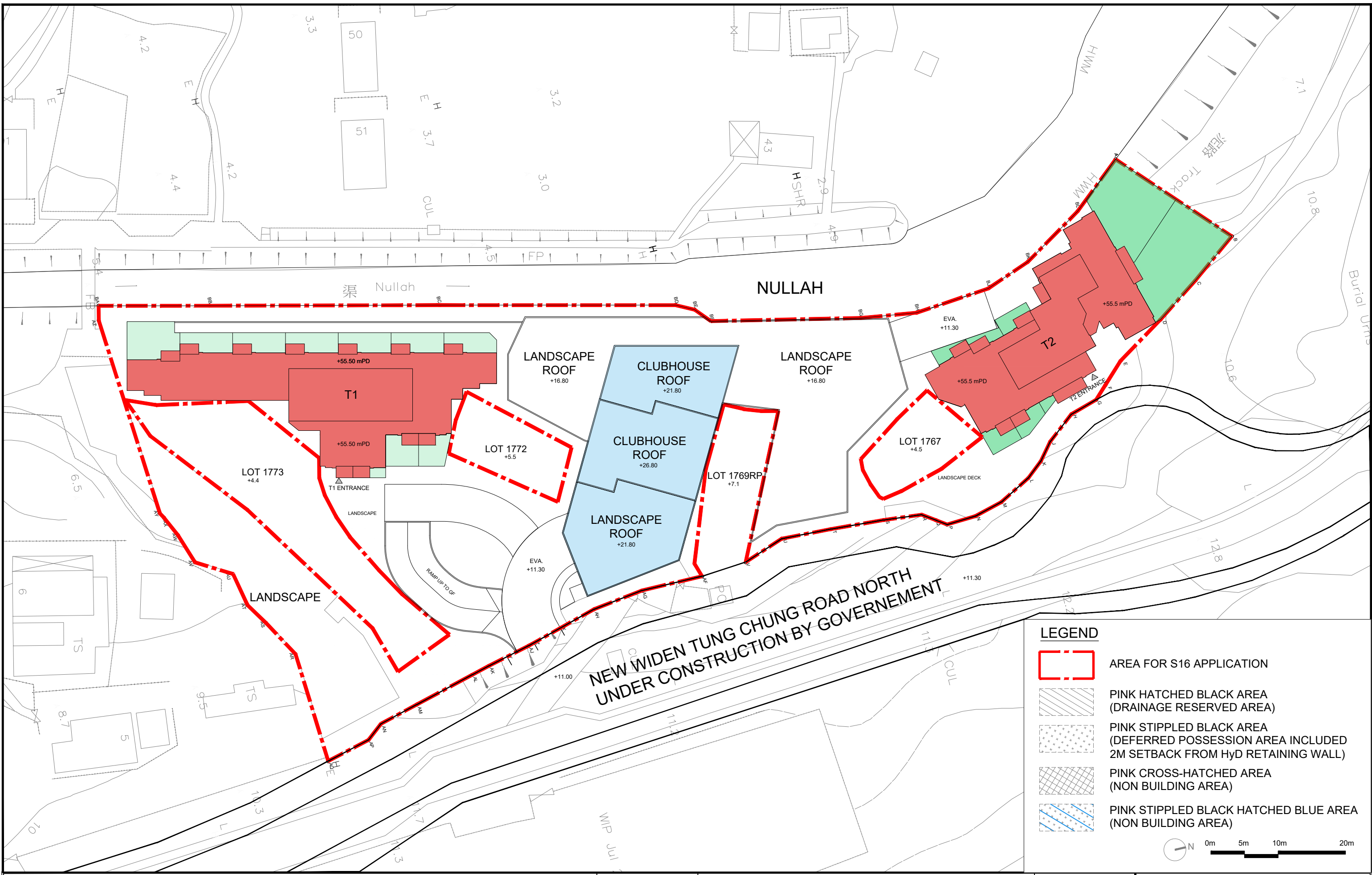
A summary of Tree Retention, Felling and Compensatory Proposal in the Current Scheme is shown in Table 6:

Table 6: Tree Retention, Felling and Compensation Proposal Schedule


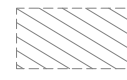

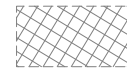
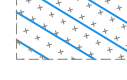
Description	Current Scheme
Total Nos. of Trees <u>Surveyed</u>	48
<ul style="list-style-type: none"> • Within Development Site Boundary • Outside Development Site Boundary and within the Application Site Boundary 	41 7
Nos. of Trees Proposed to be <u>Retained</u>	7
<ul style="list-style-type: none"> • Within Development Site Boundary • Outside Development Site Boundary and within the Application Site Boundary 	7 0
Nos. of Trees Proposed to be <u>Felled</u> (including dead trees)	41
<ul style="list-style-type: none"> • Within Development Site Boundary • Outside Development Site Boundary and within the Application Site Boundary 	34 7
Aggregated <u>DBH Loss</u>	10.78m
<ul style="list-style-type: none"> • Within Development Site Boundary • Outside Development Site Boundary and within the Application Site Boundary 	9.29 1.49
Total Nos. of <u>Compensatory</u> Trees	133
Aggregated DBH <u>Compensated</u>	10.82m
<u>Compensation Ratio</u>	
<ul style="list-style-type: none"> • In Terms of Quantities • In Terms of Qualities 	1 : 3.24 1 : 1

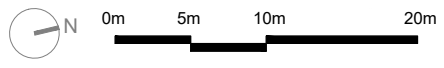
Appendix A


Master Layout Plan

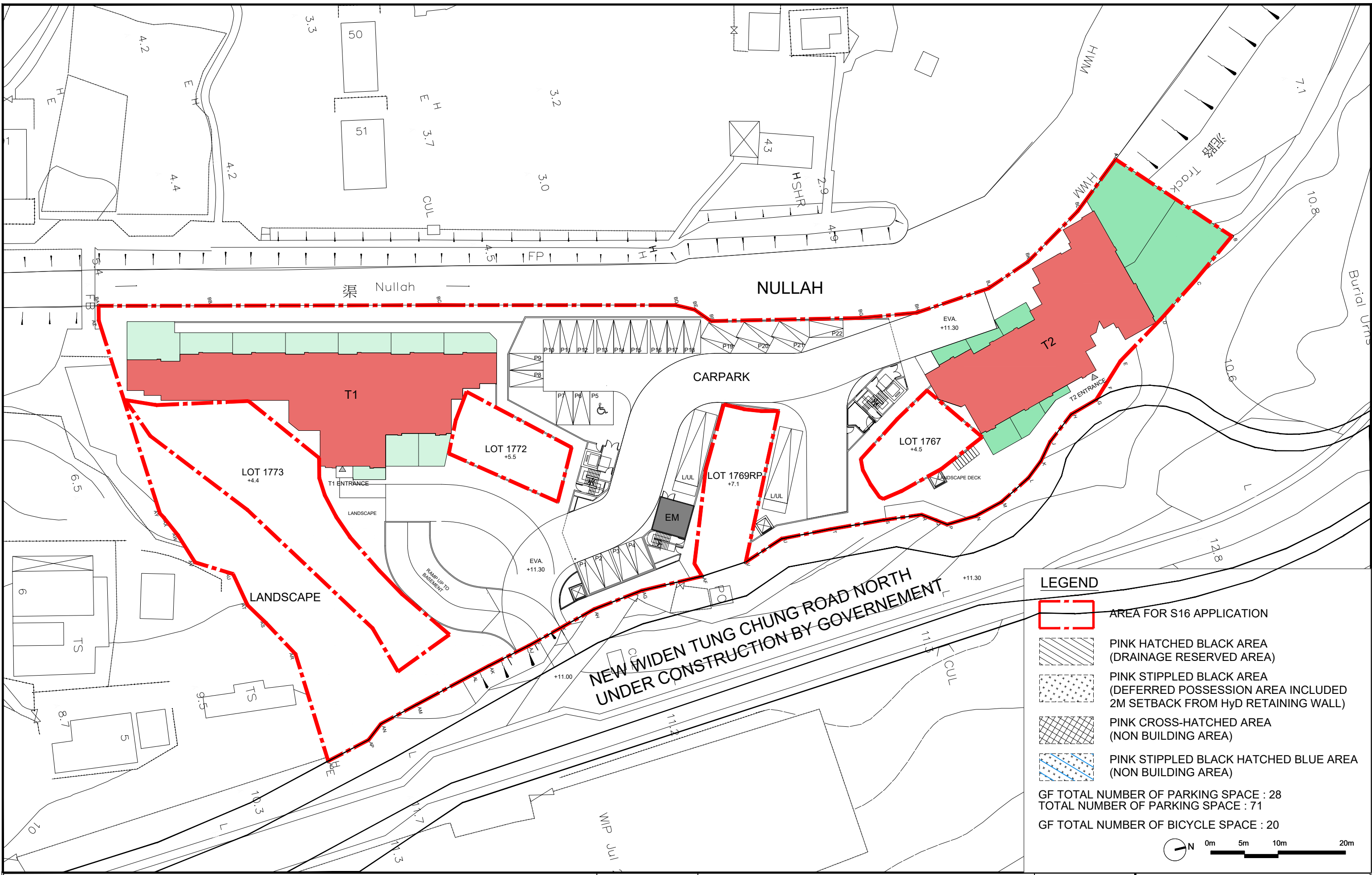


LEGEND



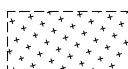

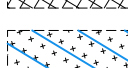
-  AREA FOR S16 APPLICATION
-  PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
-  PINK STIPPLED BLACK AREA (DEFERRED POSSESSION AREA INCLUDED 2M SETBACK FROM Hyd RETAINING WALL)
-  PINK CROSS-HATCHED AREA (NON BUILDING AREA)
-  PINK STIPPLED BLACK HATCHED BLUE AREA (NON BUILDING AREA)



Drawing Title <h2 style="margin: 0;">MASTER LAYOUT PLAN</h2>	Scale 1:500 (A3)	Project A-2517 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND	Job No. A-2517	
	Date 25/03/2026	Dwg No. MLP-01		



LEGEND

-  AREA FOR S16 APPLICATION
-  PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
-  PINK STIPPLED BLACK AREA (DEFERRED POSSESSION AREA INCLUDED 2M SETBACK FROM Hyd RETAINING WALL)
-  PINK CROSS-HATCHED AREA (NON BUILDING AREA)
-  PINK STIPPLED BLACK HATCHED BLUE AREA (NON BUILDING AREA)

GF TOTAL NUMBER OF PARKING SPACE : 28
 TOTAL NUMBER OF PARKING SPACE : 71
 GF TOTAL NUMBER OF BICYCLE SPACE : 20

0m 5m 10m 20m

Drawing Title GROUND FLOOR PLAN	Scale 1:500 (A3)	Project A-2517 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND	Job No. A-2517
	Date 25/03/2026		Dwg No. GP-01



APPENDIX B

Tree Assessment Schedule

Tree Assessment Schedule

Address: Tung Chung North Road

Lot: TCTL No. 49

Prepared by: CHONG Yin Hung (CA No. HK-0886A) on 12 Feb 2026

Field Survey was conducted on : 12 Feb 2026

To be read in conjunction with Drawing Nos. TFP-01 rev.B

Tree ID number	Tree Species (in Scientific names)	Tree Species (in Chinese names)	Original Location (Lot/GA/ YA/ GHBA, etc.)	Tree Size			Form (Good/ Fair/ Poor)	Health Condition (Good/ Fair/ Poor)	Structural Condition (Good/ Fair/ Poor)	Anticipated Survival Rate after Transplanting (High/ Medium/ Low)	Top of Soil Level above Root Collar	Proposed Treatment		Justification	Remarks
				Overall Height (m)	DBH (mm)	Average Crown Spread (m)						in initial/ approved application (Retain/ Transplant / Fell)	in this revision, if applicable (Retain/ Transplant / Fell)		
T02	<i>Psidium guajava L.</i>	番石榴	Lot	6	139.4	5	F	F	F	L	4.32	N/A	Fell	a,c	Multiple Trunk; Dieback branch; epiphytic plants
T03	<i>Macaranga tanariu</i>	血桐	Lot	5.5	217	6	F	F	P	L	4.54	N/A	Fell	a,b,c,d	Leaning 45° ; On slope; Wound on trunk base
T04	<i>Artocarpus heterophyllus Lam.</i>	菠蘿蜜	Lot	9	215	4	F	F	F	M	4.48	N/A	Retain	-	Wound on trunk
T05	<i>Averrhoa carambola L.</i>	楊桃	Lot	6.5	224	5	F	F	F	M	4.64	N/A	Retain	-	-
T06	<i>Clausena lansium</i>	黃皮	Lot	6	212.4	3.5	P	F	P	L	6.79	N/A	Retain	-	Multiple Trunk; On slope; Trunk base bending
T07	<i>Artocarpus heterophyllus Lam.</i>	菠蘿蜜	Lot	8.5	231	4	F	F	F	L	5.37	N/A	Retain	-	-
T08	<i>Clausena lansium</i>	黃皮	Lot	6	150.9	3.5	P	F	P	L	6.60	N/A	Retain	-	On slope; Multiple Trunk x 2; Trunk base bending
T09	<i>Artocarpus heterophyllus Lam.</i>	菠蘿蜜	Lot	8	221	5	F	F	F	L	6.80	N/A	Fell	a,c,d	On Slope
T10	<i>Clausena lansium</i>	黃皮	Lot	5	172.5	4	F	F	F	L	5.42	N/A	Retain	-	On Slope
T11	<i>Clausena lansium</i>	黃皮	Lot	6	112	5	P	P	P	L	6.56	N/A	Fell	b,c,d	Collapsed by bamboo; Trunk base decay
T12	<i>Clausena lansium</i>	黃皮	Lot	7	251	6	F	F	F	L	6.62	N/A	Retain	-	Leaning 10° ; Bamboo collapsed; Broken branches
T13	<i>Artocarpus heterophyllus Lam.</i>	菠蘿蜜	Lot	2	97	6	P	F	P	L	6.43	N/A	Fell	b,c,d	Broken main trunk; collapsed by bamboo; dieback twigs
T14	<i>Clausena lansium</i>	黃皮	Lot	7	234.9	5	P	F	P	L	6.10	N/A	Fell	b,c,d	On slope; Multiple trunk; trunk base decay; collapsed by bamboo
T19	<i>Celtis sinensis</i>	朴樹	Lot	10	335	4	P	F	P	L	4.32	N/A	Fell	a,b,c,d,e	Epiphytic plants; On slope
T20	<i>Acacia confusa</i>	台灣相思	Lot	11	720	7	F	F	F	L	3.93	N/A	Fell	a,c,d,e	On slope; Multiple Trunk
T21	<i>Acacia confusa</i>	台灣相思	Lot	3	243	8	P	F	P	L	3.93	N/A	Fell	a,b,c,d	On slope; hanger dead branch; Leaning 10°
T22	<i>Celtis sinensis</i>	朴樹	Lot	5.5	190	3	P	F	P	L	3.05	N/A	Fell	a,b,c	Epiphytic plants; Leaning 20
T23	<i>Celtis sinensis</i>	朴樹	Lot	7	355	6	F	F	F	L	4.07	N/A	Fell	a,c,d	On slope; covered by epiphytic plants
T34	<i>Mallotus paniculatus</i>	白楸	Outside Lot	6	181	8	P	F	P	L	10.14	N/A	Fell	a,b,c,e	Broken branch; Leaning 45°
T35	<i>Mallotus paniculatus</i>	白楸	Outside Lot	8	201	9	F	F	P	L	9.89	N/A	Fell	a,b,c,e	Broken Trunk; epiphytic plants
T36	<i>Microcos nervosa</i>	破布葉	Outside Lot	5	167	3	P	P	P	L	8.73	N/A	Fell	a,b,c,d	On slope; Broken Trunk; epiphytic plants
T37	<i>Mallotus paniculatus</i>	白楸	Outside Lot	5	209.2	6	P	P	P	L	7.16	N/A	Fell	a,b,c,d	On slope; Multiple Trunk×2; bending trunk
T38	Dead tree	死樹	Lot	7.3	138	6	-	-	-	-	6.32	N/A	Fell	a,f	fungi fruit bodies; leaning; Living crown ratio in zero;
T40	<i>Cleistocalyx nervosum</i>	水翁	Lot	8.5	326	7	F	F	P	L	5.71	N/A	Fell	a,b,c,e	Broken twigs; dieback branch; epiphytic plants
T41	<i>Cleistocalyx nervosum</i>	水翁	Lot	8.5	349	8	F	P	F	L	5.71	N/A	Fell	a,b,c,e	Leaning; unbalance crown ; epiphytic plants; Asymmetric tree canopy
T42	<i>Mallotus paniculatus</i>	白楸	Outside Lot	8.5	337.4	8	F	F	P	L	6.61	N/A	Fell	a,b,c,d	Long Wound; Multiple Trunk; On slope; Leaning; epiphytic plants
T43	<i>Microcos nervosa</i>	破布葉	Outside Lot	8.5	189.8	7	P	P	P	L	6.65	N/A	Fell	a,b,c,d	On slope; Hanger dead branch;
T44	<i>Microcos nervosa</i>	破布葉	Outside Lot	7	209	5	F	P	P	L	6.73	N/A	Fell	a,b,c	Leaning 45° ; tree crown covered by epiphytic plants; broken trunk
T52	Dead tree	死樹	Lot	3.5	414.9	4	-	-	-	-	4.60	N/A	Fell	a,f	Multiple Trunk, Tree tag had not found on site
T53	<i>Celtis sinensis</i>	朴樹	Lot	6	600	12	F	F	F	L	4.93	N/A	Fell	a,c,d,e	Leaning 45° / On slope/ Multiple Trunk
T54	<i>Macaranga tanariu</i>	血桐	Lot	5	316	4	F	P	F	L	4.77	N/A	Fell	a,b,c,d	On slope/ Multiple Trunk×2
T55	<i>Celtis sinensis</i>	朴樹	Lot	4.5	194	5	F	P	F	L	4.63	N/A	Fell	a,b,c,d	On slope; whole tree covered by epiphytic plants
T56	<i>Microcos nervosa</i>	破布葉	Lot	4.3	96	4.5	F	P	F	L	4.54	N/A	Fell	a,b,c,d	On slope; Multiple Trunk
T57	<i>Celtis sinensis</i>	朴樹	Lot	6.5	127	6	P	F	F	L	4.44	N/A	Fell	a,b,c,d	On slope; Horizontal growth;
T58	<i>Celtis sinensis</i>	朴樹	Lot	5	111	3	P	P	F	L	4.15	N/A	Fell	a,b,c,d	On slope;
T59	<i>Ficus hispida L. f.</i>	對葉榕	Lot	4.5	191	7	F	F	P	L	2.30	N/A	Fell	a,b,c,e	Epiphytic plants

T60	Dead tree	死樹	Lot	4.5	430	4	-	-	-	-	3.99	N/A	Fell	a,f	Epiphytic plants; Living crown ratio in zero.
T61	<i>Celtis sinensis</i>	朴樹	Lot	6.3	201.6	9	P	P	P	L	4.34	N/A	Fell	a,b,c	Multiple Trunk; Die back twigs; epiphytic plants
T62	<i>Celtis sinensis</i>	朴樹	Lot	4	115	3	P	F	F	L	4.45	N/A	Fell	a,b,c,d	On slope; epiphytic plants;
T63	<i>Acacia confusa</i>	台灣相思	Lot	11	849.6	11.5	F	F	F	L	4.45	N/A	Fell	a,c,e	Multiple Trunk; Die back stubs; epiphytic plants
T65	<i>Celtis sinensis</i>	朴樹	Lot	5.5	341	6	P	F	P	L	4.32	N/A	Fell	a,b,c	Epiphytic plants; Asymmetric tree canopy; On Slope;
T66	<i>Celtis sinensis</i>	朴樹	Lot	9	262	10	P	F	P	L	4.23	N/A	Fell	a,b,c,d,e	Epiphytic plants; Growth horizontal
T67	<i>Celtis sinensis</i>	朴樹	Lot	8	305	7	P	F	P	L	4.27	N/A	Fell	a,b,c,d	Leaning>45° ; on slope
T68	<i>Celtis sinensis</i>	朴樹	Lot	5	108	5	P	F	P	L	4.18	N/A	Fell	a,b,c,d	On slope; Multiple trunk
T69	<i>Celtis sinensis</i>	朴樹	Lot	9.5	382	8	P	F	P	L	4.22	N/A	Fell	a,b,c,d	On slope; Hanger dead branch ; Epiphytic plants; Asymmetric tree canopy
T80	<i>Celtis sinensis</i>	朴樹	Lot	7.5	209	5	F	F	F	L	3.58	N/A	Fell	a,c,d	Epiphytic plants; On slope
T81	<i>Pandanus tectorius Sol.</i>	露兜樹	Lot	5.5	169	5	P	F	F	L	2.17	N/A	Fell	a,c	Multiple Trunk; Rooting area restricted (Stone)
T82	<i>Pandanus tectorius Sol.</i>	露兜樹	Lot	6.5	191	6	F	F	F	L	1.61	N/A	Fell	a,c	Multiple Trunk; Rooting area restricted (Stone)

* Note for Justification	
a	Conflict with proposed layout/ site formation works/ vehicular access/ EVA/ boundary fence/ hoarding
b	Poor condition/ poor form
c	Low survival rate after transplanting
d	Located on steep slope and inaccessible for transplanting
e	Overpruned/ topped after transplanting
f	Dead tree

Summary:

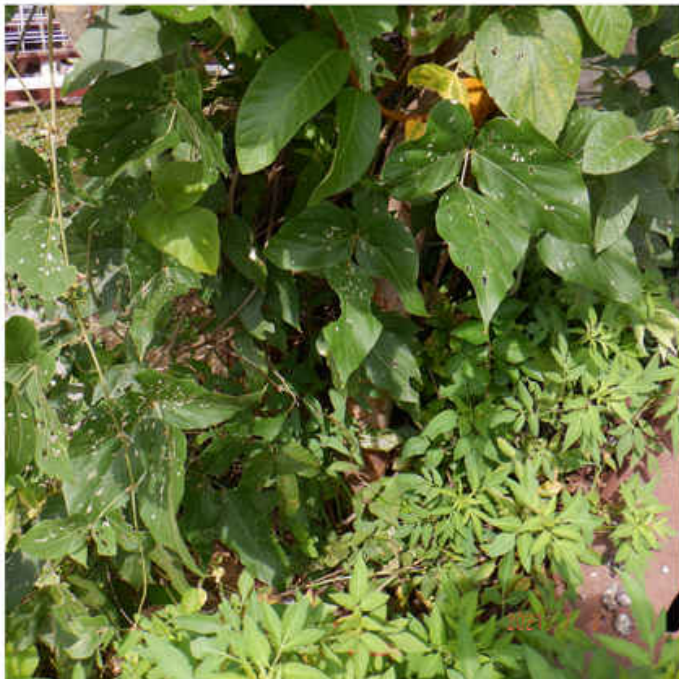
Total Nos. of Trees Surveyed	48
Trees Proposed to be Retained	7
Trees Proposed to be Transplanted	0
Trees Proposed to be Felled (incl. DEAD trees)	41
Total DBH Loss (m)	10.78

APPENDIX C

Photographic Record of Existing Trees



T02



T02 Close-Up



T02 Close-Up

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

Tree Photographic Record

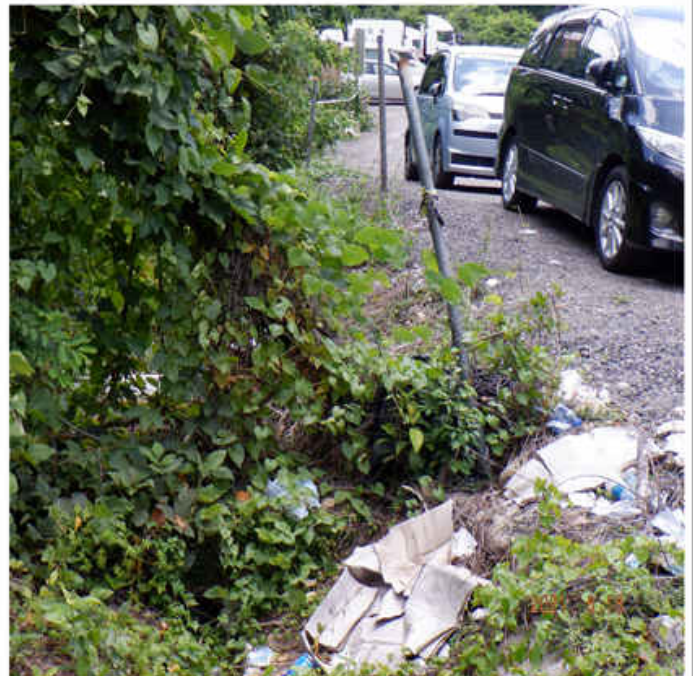
Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T03



T03 Close-Up



T03 Close-Up

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

Tree Photographic Record

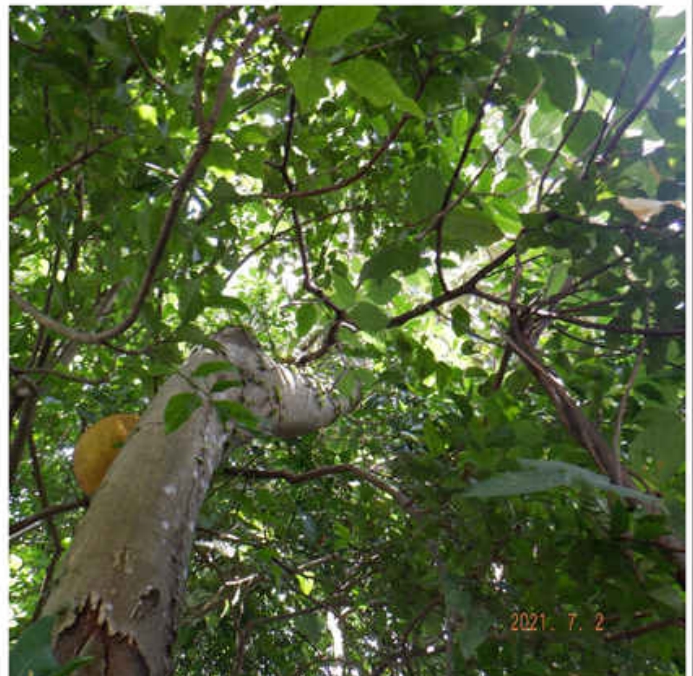
Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T04



T04 Close-Up



T04 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T05

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T06



T06 Close-Up

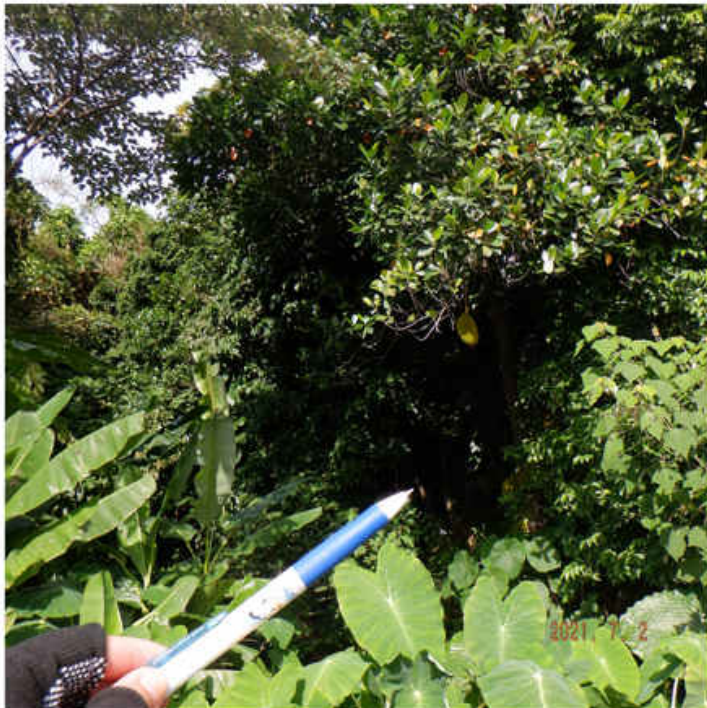
R - Retain T - Transplant F - Fell D - Dead Tree

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T07



T07 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T08



T08 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T09



T09 Close-Up



T09 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T10



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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tung Chung Town Lot No. 49



T11



T11 Close-Up



T11 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T12



T12 Close-Up

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

Tree Photographic Record

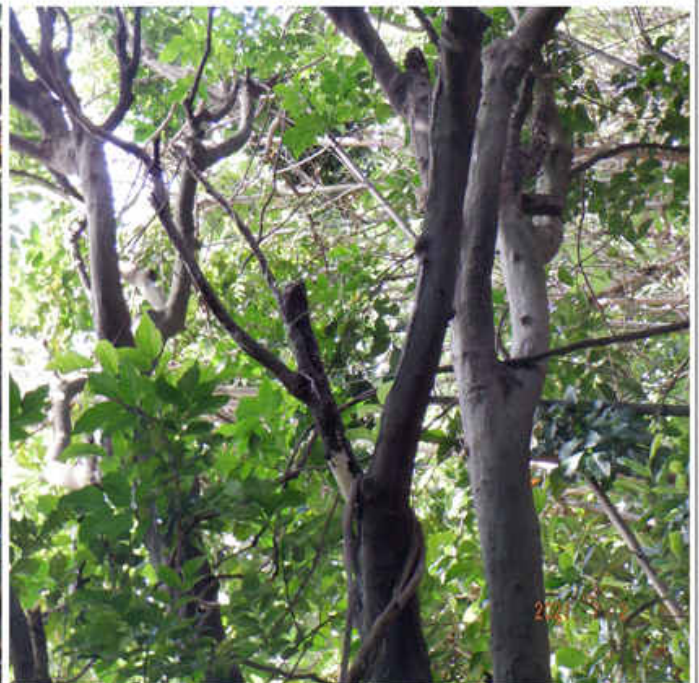
Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



F
T13



T13 Close-Up



T13 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T14



T14 Close-Up



T14 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T19

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tung Chung Town Lot No. 49



T20

F



T20 Close-Up



T20 Close-Up



T20 Close-Up



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

Tree Photographic Record

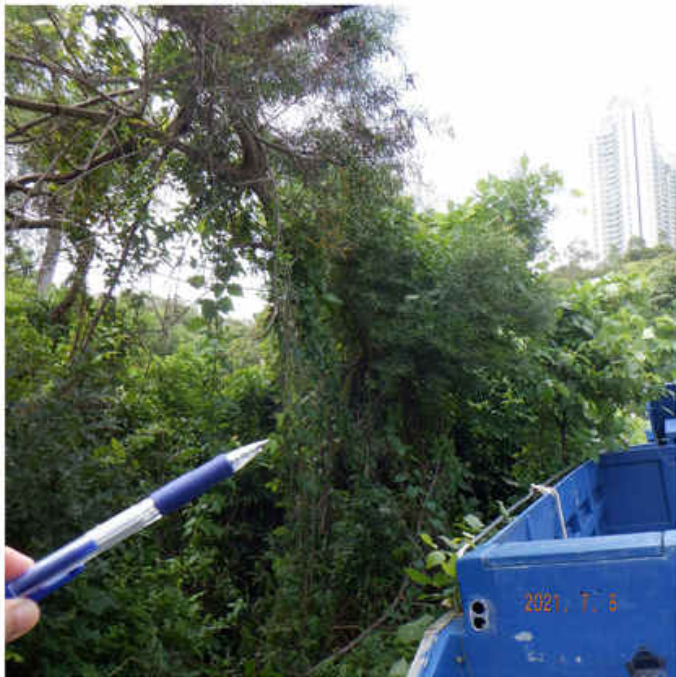
Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T21



T21 Close-Up



T21 Close-Up



T21 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T22



T22 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T23



T23 Close-Up



T23 Close-Up

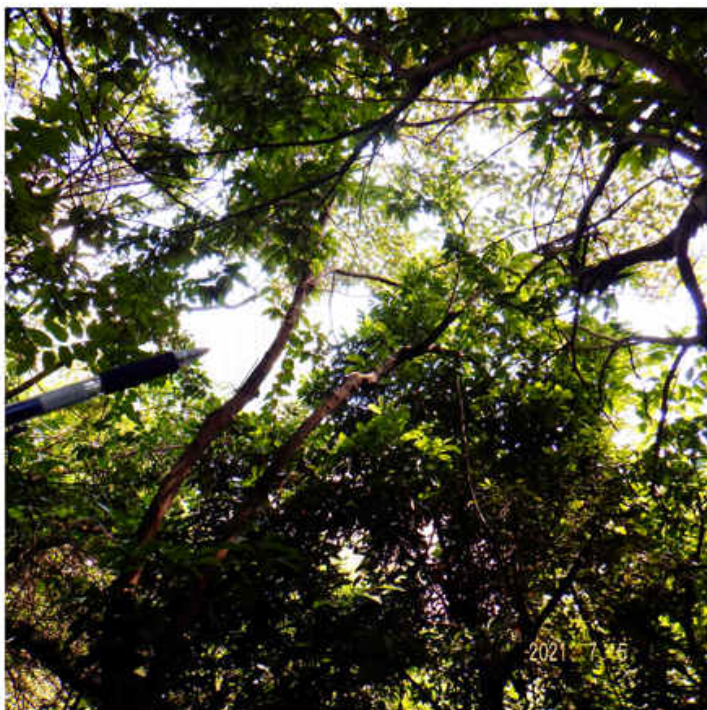
R - Retain T - Transplant F - Fell D - Dead Tree

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T34



T34 Close-Up

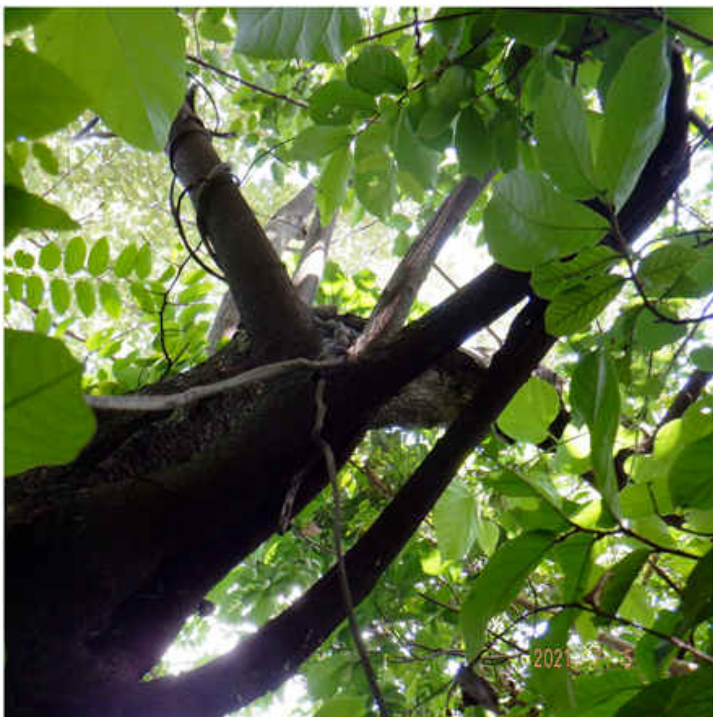
R - Retain T - Transplant F - Fell D - Dead Tree

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T35



T35 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T36



T36 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T37

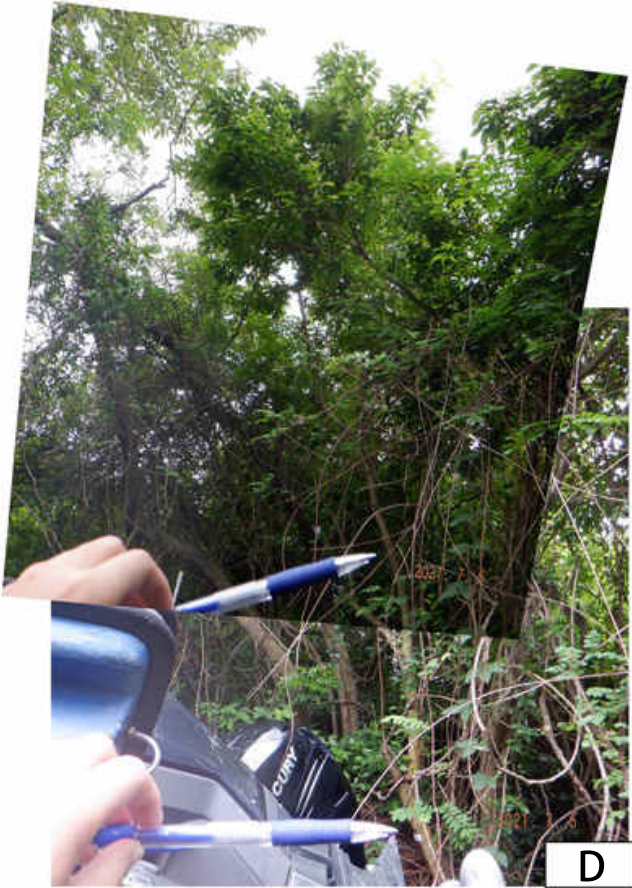


T37 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T38



T38 Close-Up



T38 Close-Up

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

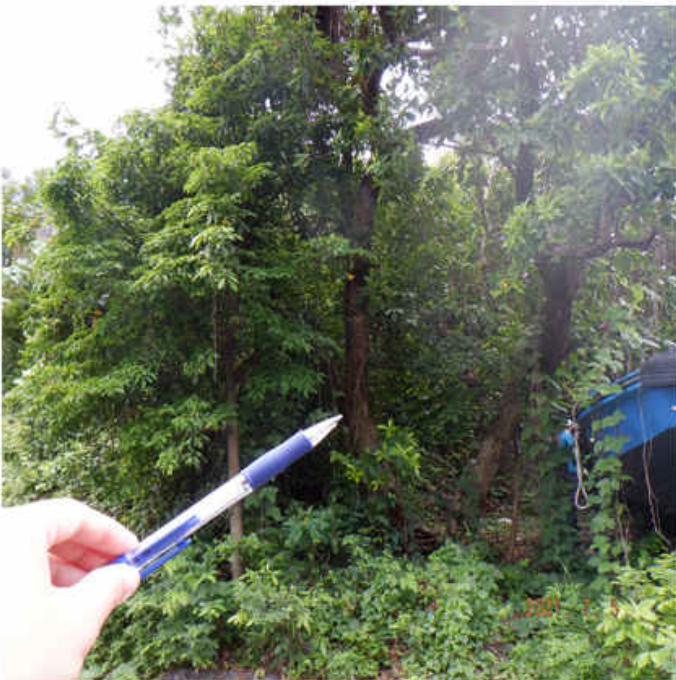
Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



F

T40



T40 Close-Up

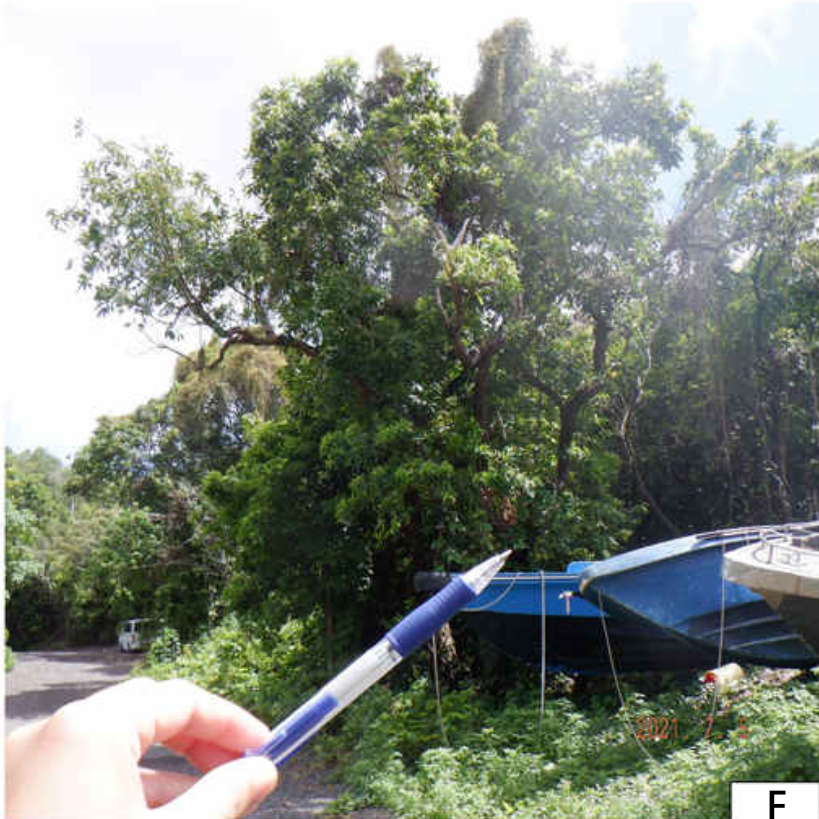


T40 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T41

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

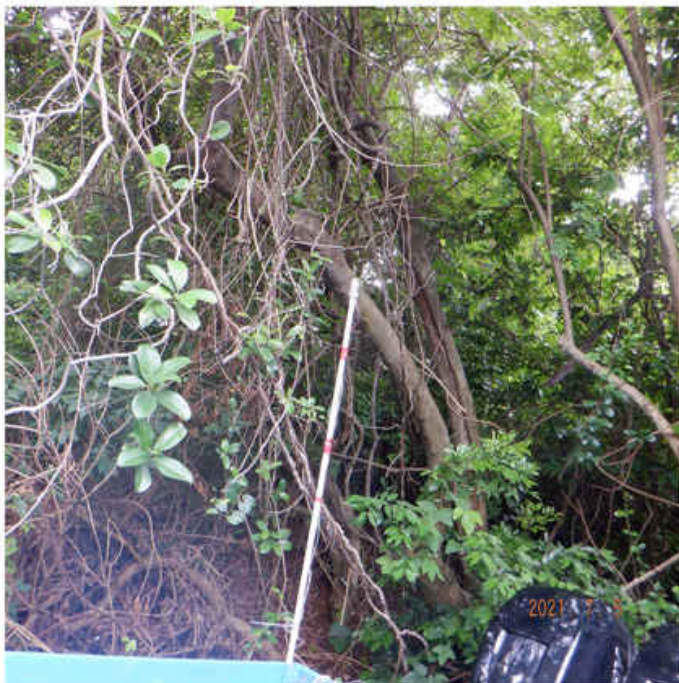
Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



F

T42



T42 Close-Up



T42 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T43



T43 Close-Up



T43 Close-Up

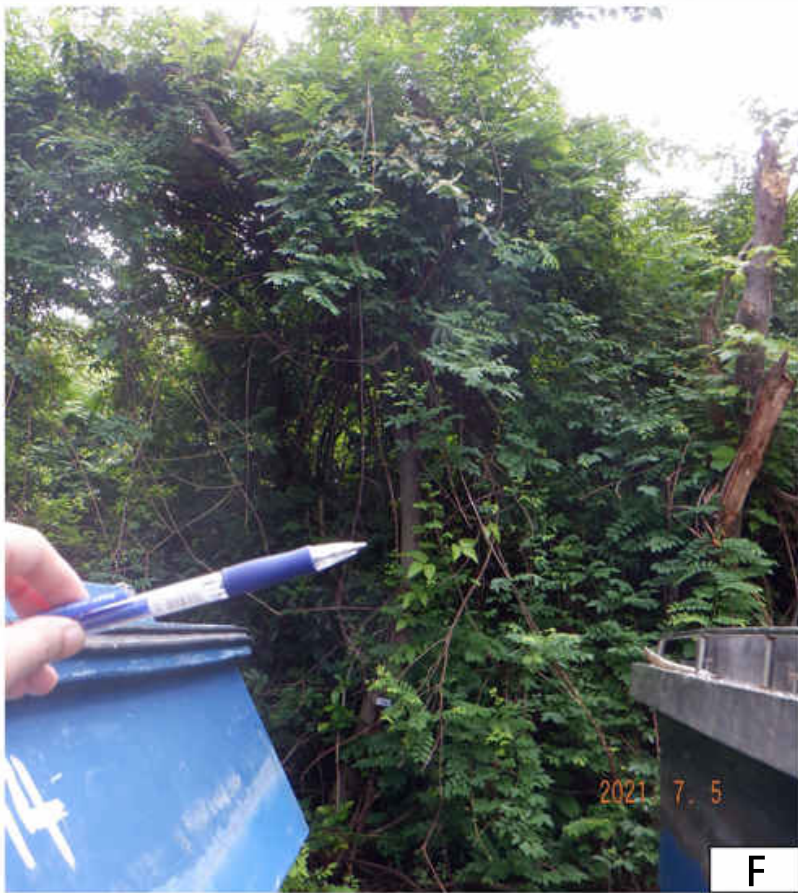


T43 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T44



T44 Close-Up



T44 Close-Up



T44 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T52

D

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tung Chung Town Lot No. 49



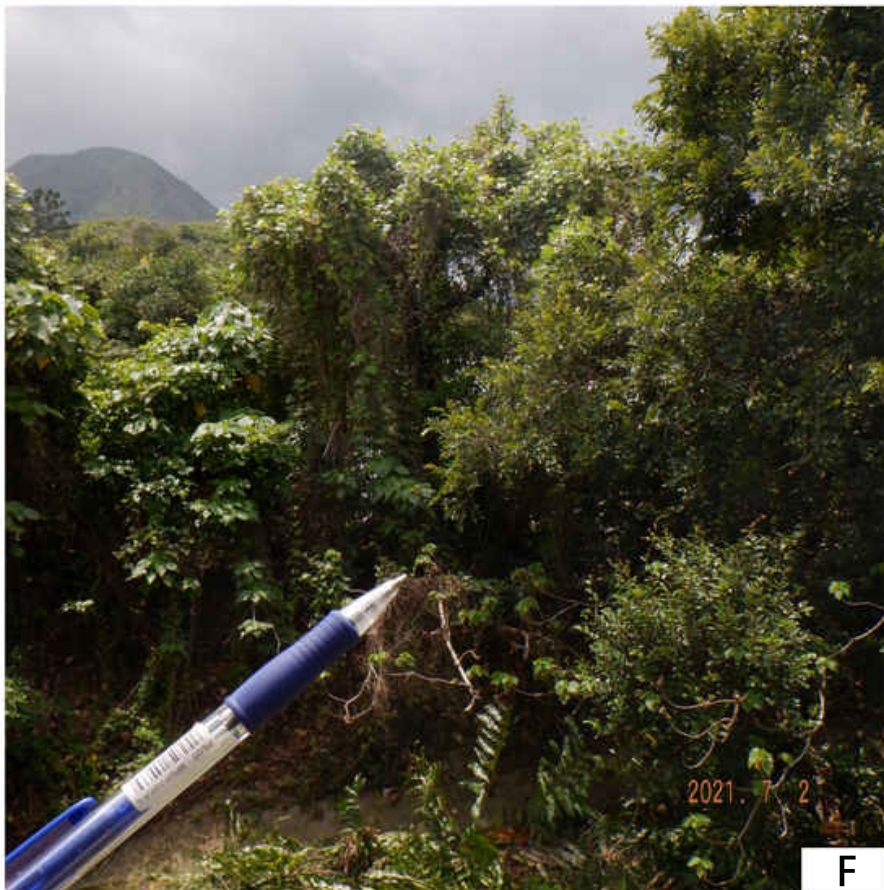
T53

F

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T54

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49

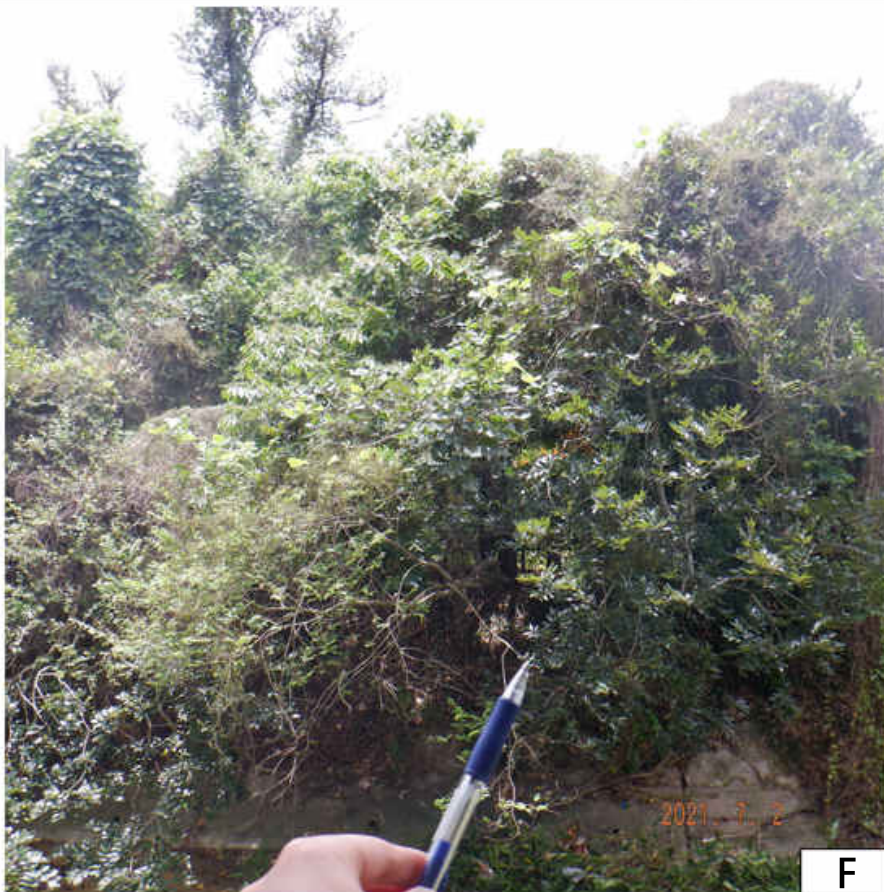


T55

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



F

T56



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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



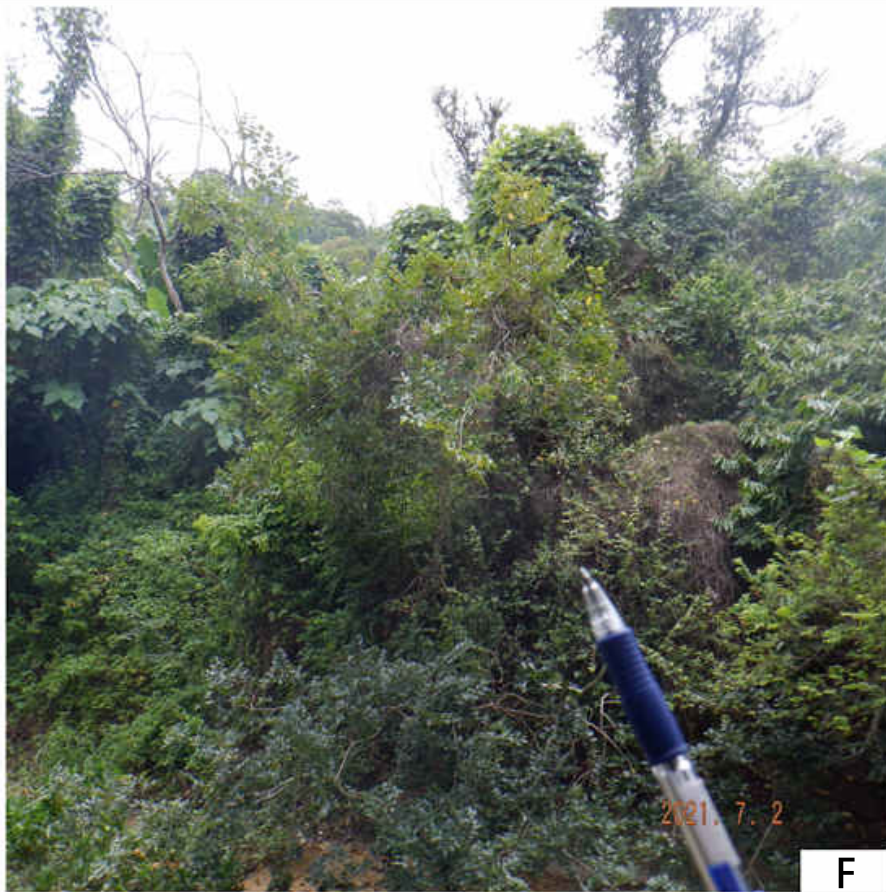
T57



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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49

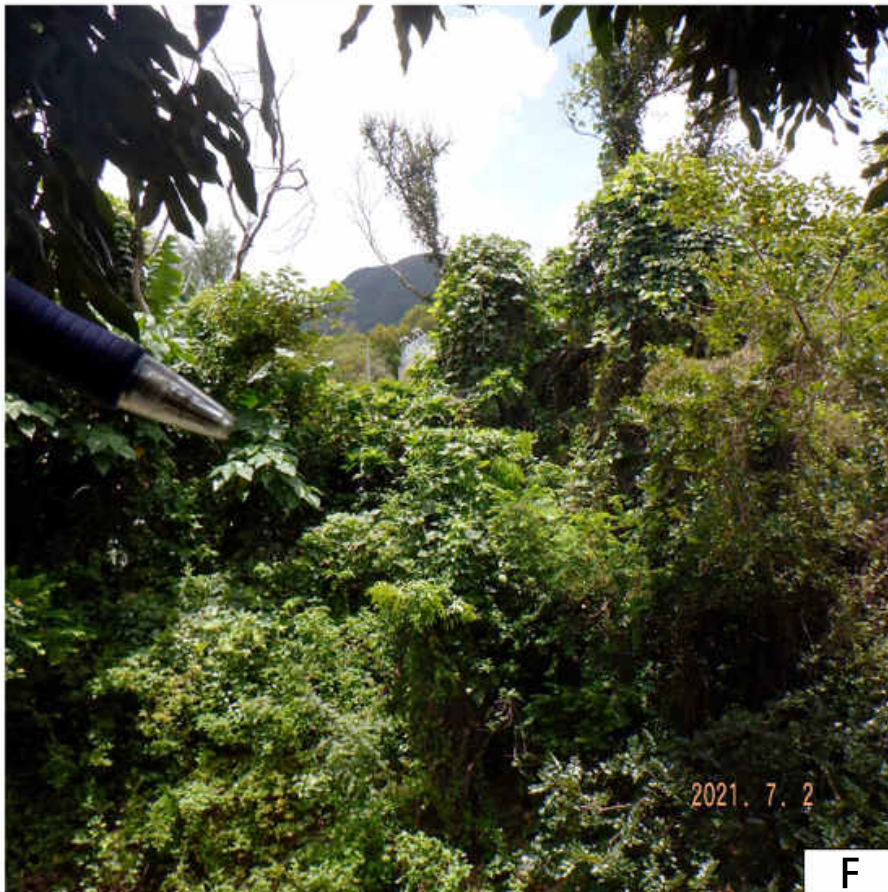


T58

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T59



T59 Close-Up

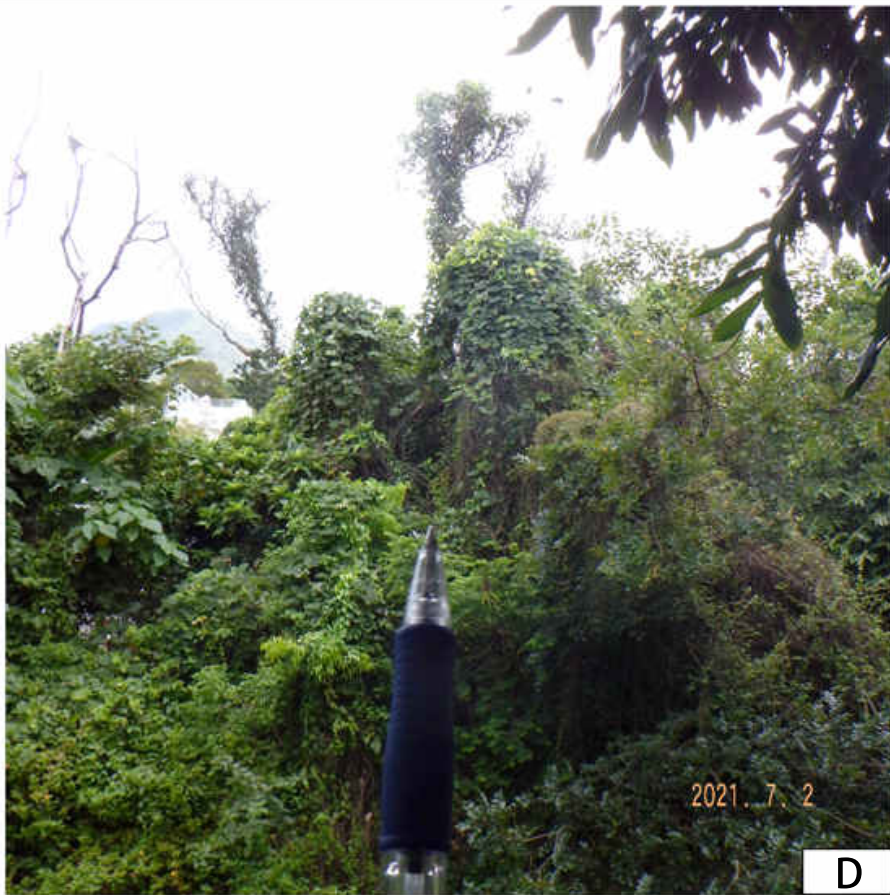


T59 Close-Up

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

Tree Photographic Record

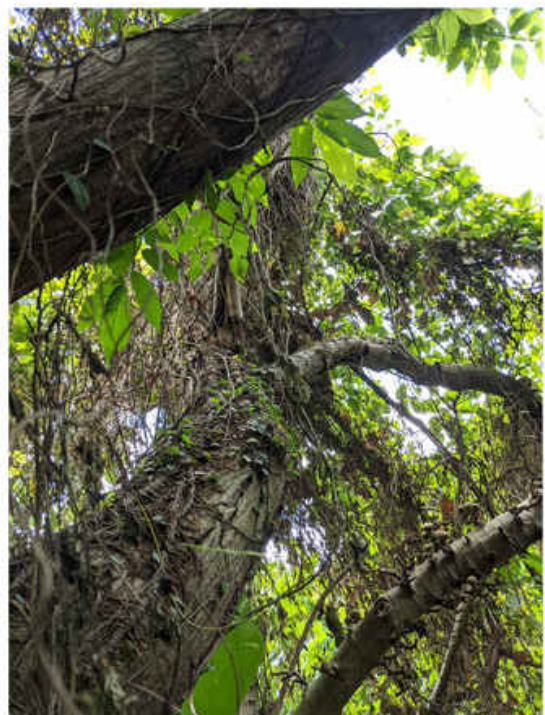
Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T60



T60 Close-Up



T60 Close-Up

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

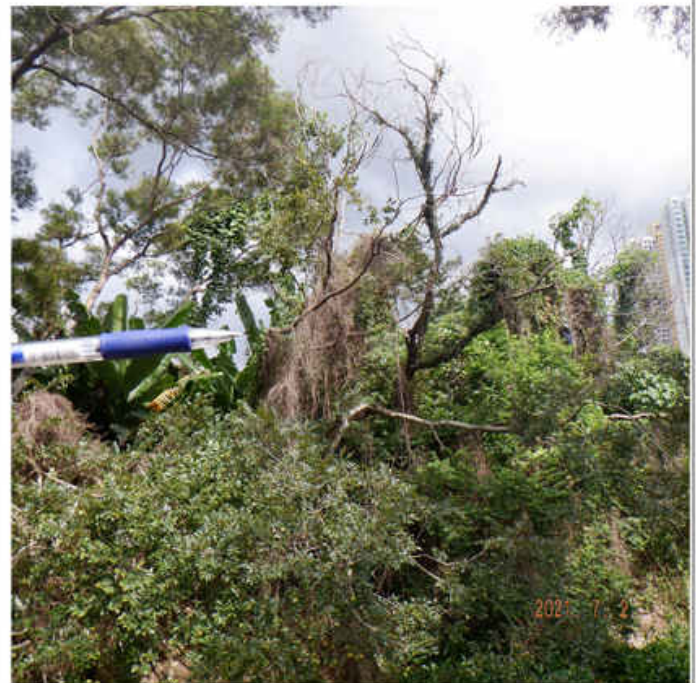
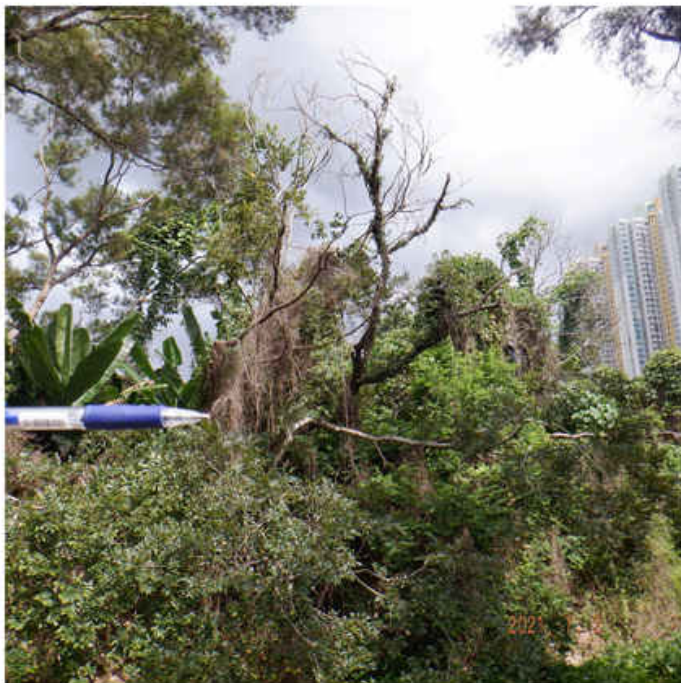
Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



F

T61



T61 Close-Up

T61 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T62

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T63



T63 Close-Up



T63 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T65

F



T65 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T66



T66 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T67



T67 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T68

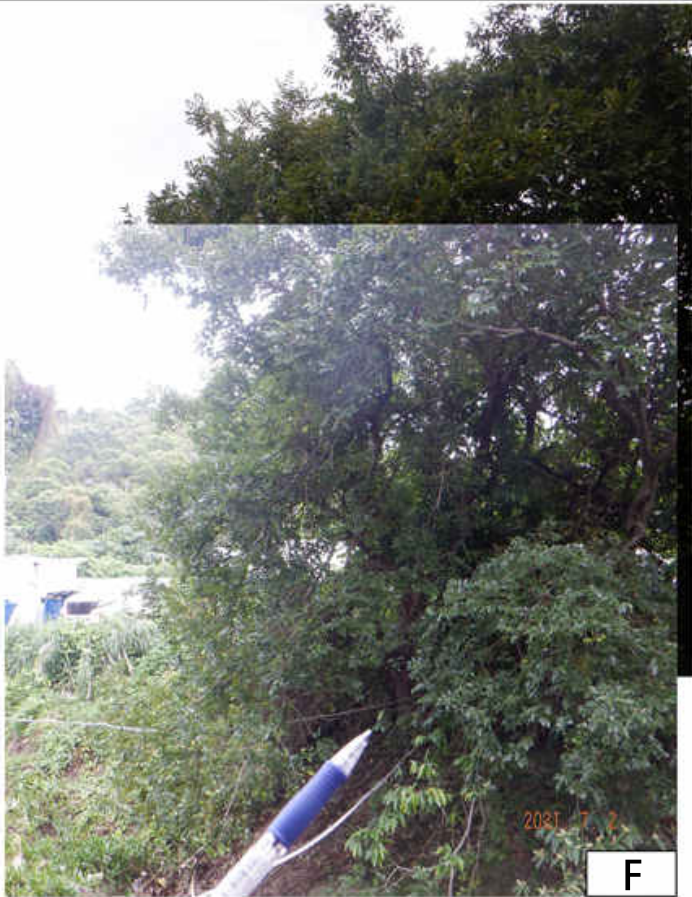


T68 Close-Up

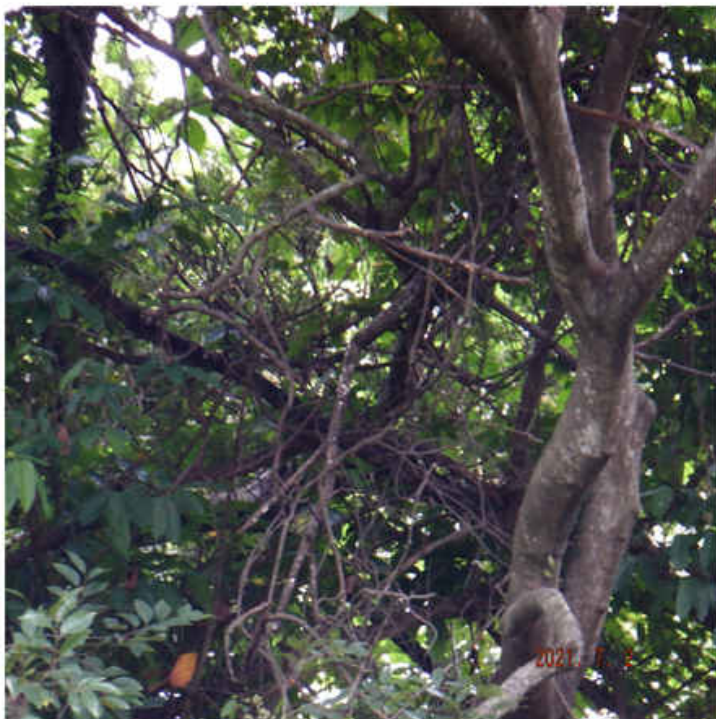
R - Retain T - Transplant F - Fell D - Dead Tree

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T69

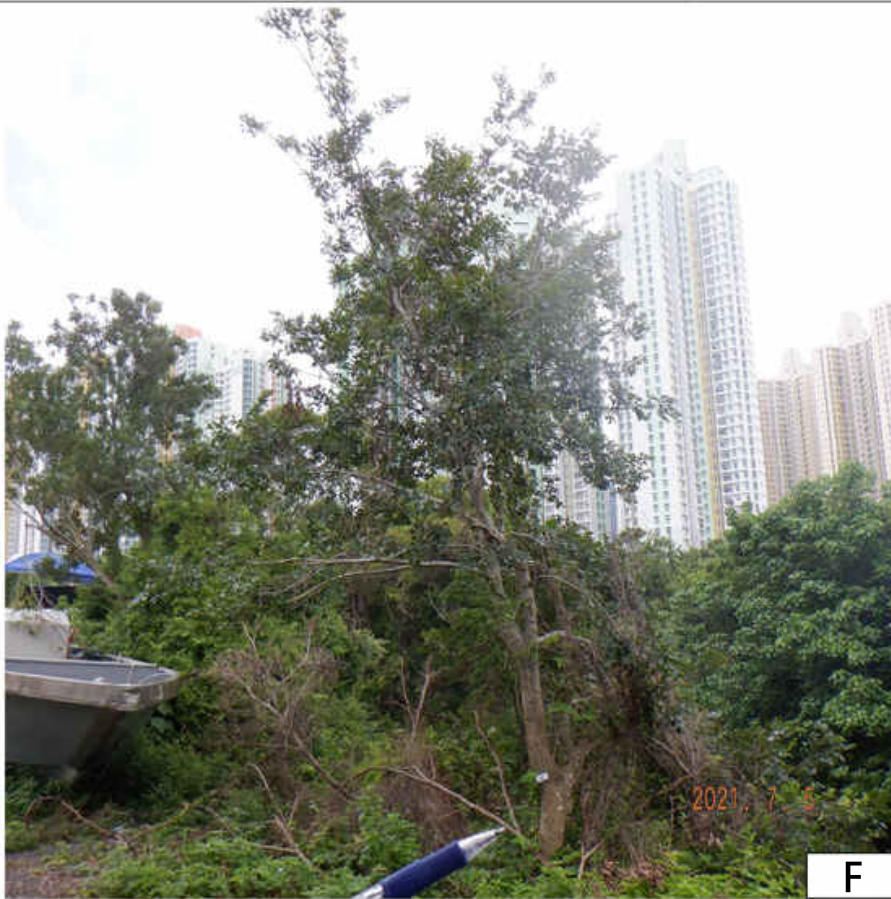


T69 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T80



T80 Close-Up



T80 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T81



T81 Close-Up

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

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49



T82



T82 Close-Up

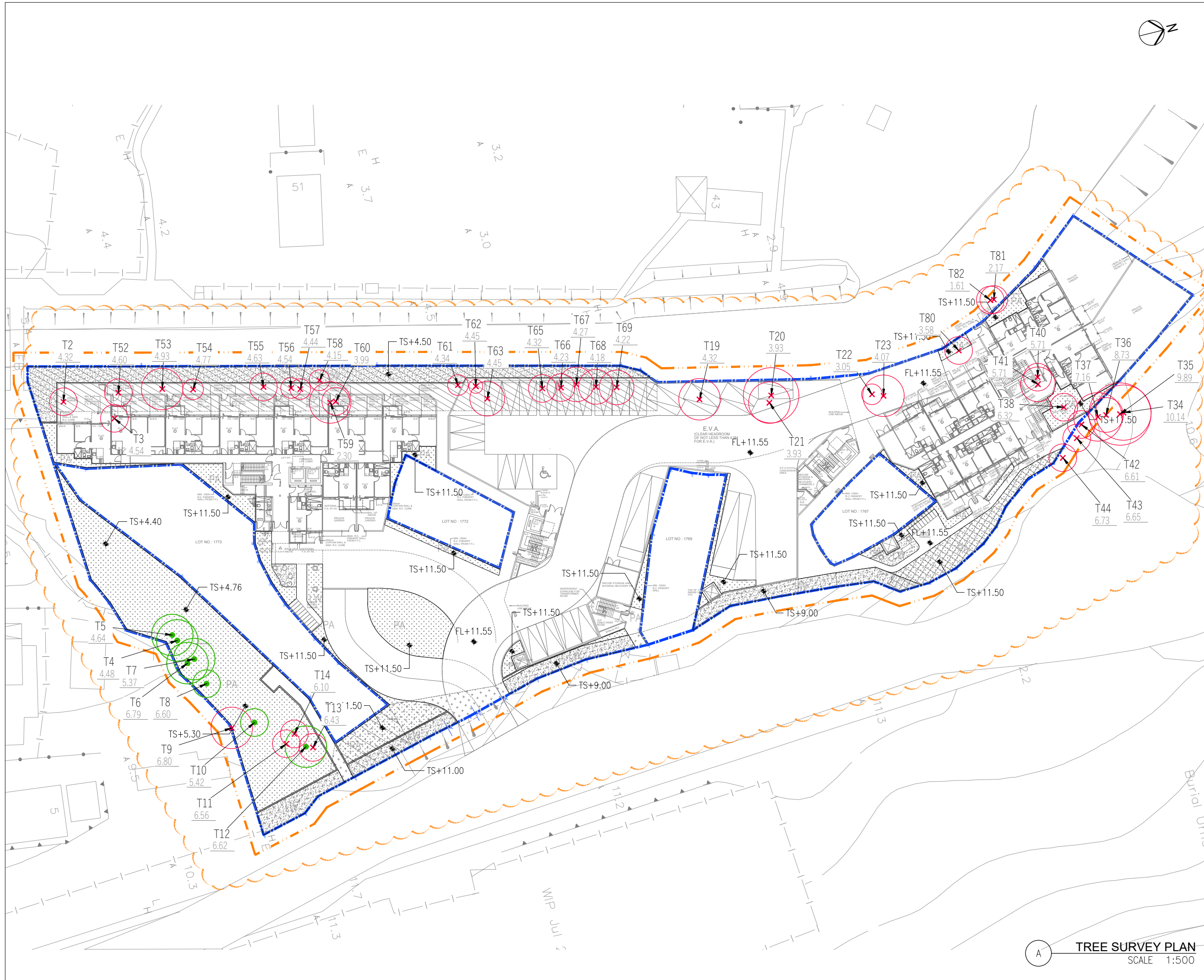
R - Retain T - Transplant F - Fell D - Dead Tree

Tree Photographic Record

Proposed Residential Development At Tung Chun North Road, Tunng Chung Town Lot No. 49

APPENDIX D

Tree Survey and Felling Plan



- LEGEND:**
- *AREA FOR S16 APPLICATION
 - ADDITIONAL 2M SURVEY AREA FROM SITE BOUNDARY
 - PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
 - PINK CROSS-HATCHED BLACK AREA
 - PINK STIPPLED BLACK AREA
 - PINK STIPPLED BLACK HATCH AREA
 - 7 NOS. OF EXISTING TREE PROPOSED TO BE RETAINED
 - X 41 NOS. OF EXISTING TREE PROPOSED TO BE FELLED (34 NOS. WITHIN SITE BOUNDARY; 7 NOS. OUTSIDE SITE BUT WITHIN APPLICATION AREA)
 - PLANTING AREA
 - TXX — TREE NO.
 - XXXX — EXISTING TREE LEVELS
 - FL — PROPOSED FINISH LEVEL
 - TS — PROPOSED TOP OF SOIL LEVEL

B	GENERAL REVISION	23/03/2026
A	GENERAL REVISION	21/01/2026
NO.	DESCRIPTION	DATE

REVISION
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- use figure dimension in preference to scaling
 - verify all dimensions at the site
 - report all discrepancies to the landscape architect and agree before proceeding
 - determine location of all existing services prior to excavation

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29 Tai Yau St, San Po Kong,
Kowloon

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PROJECT:
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

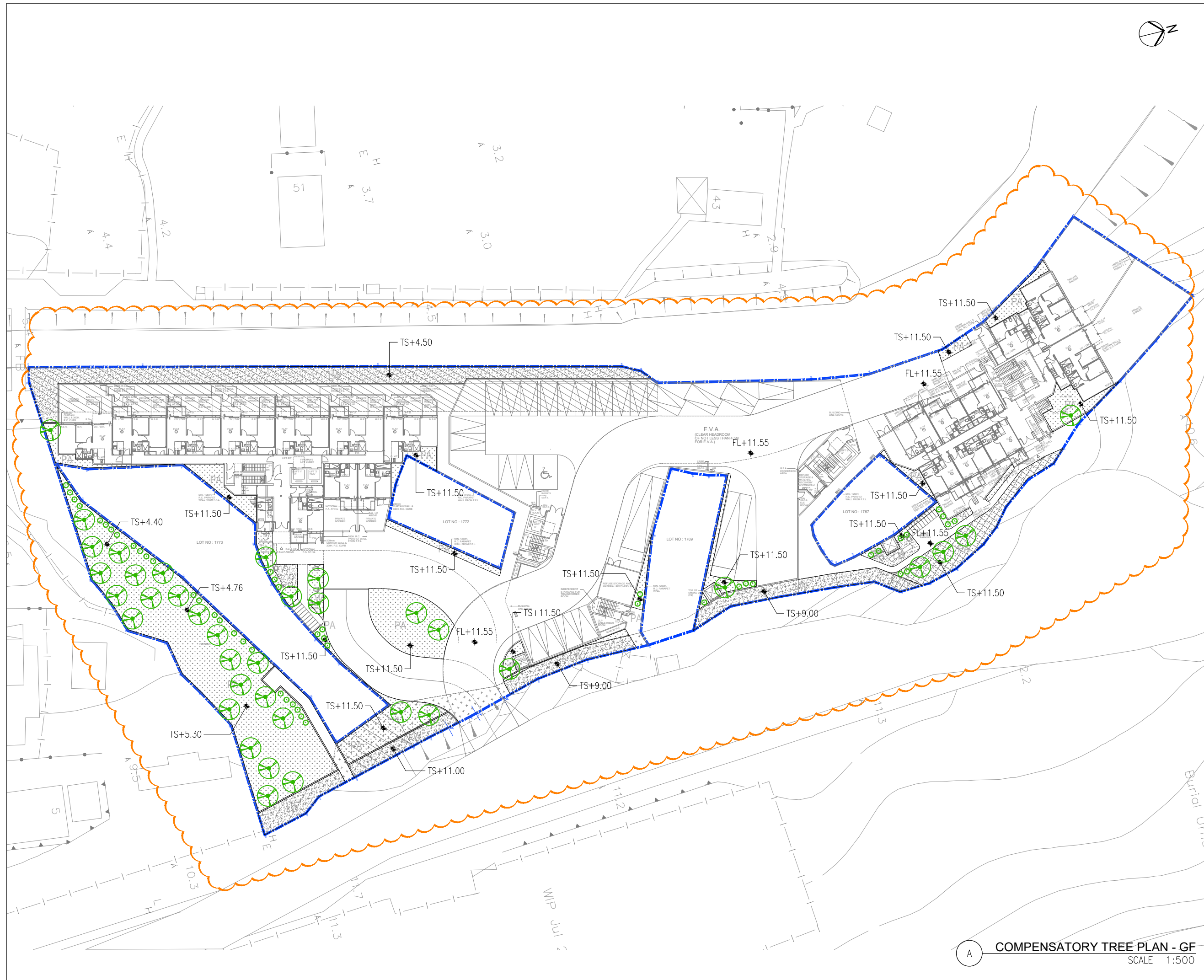
DRAWING TITLE:
TREE SURVEY AND FELLING PLAN

Scale: 1:500 @A3	Drawing No.:
Date: OCT 2025	TFP-01
Design: SH	
Drawn: NL	
Checked: SH	
Project No: 2025311	REV. B

TREE SURVEY PLAN
SCALE 1:500

APPENDIX E

Compensatory Tree Planting Plan



- LEGEND:**
- *AREA FOR S16 APPLICATION
 - PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
 - PINK CROSS-HATCHED BLACK AREA
 - PINK STIPPLED BLACK AREA
 - PINK STIPPLED BLACK HATCH AREA
 - ⊗ 71 Nos. COMPENSATORY TREE
 - ⊙ 62 Nos. COMPENSATORY TREE - HEDGE FORM
 - ⊘ RETAIN TREE
 - PLANTING AREA
 - LAWN
 - FL PROPOSED FINISH LEVEL
 - TS PROPOSED TOP OF SOIL LEVEL

B	GENERAL REVISION	23/03/2026
A	GENERAL REVISION	21/01/2026
NO.	DESCRIPTION	DATE

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 - report all discrepancies to the landscape architect and agree before proceeding
 - determine location of all existing services prior to excavation

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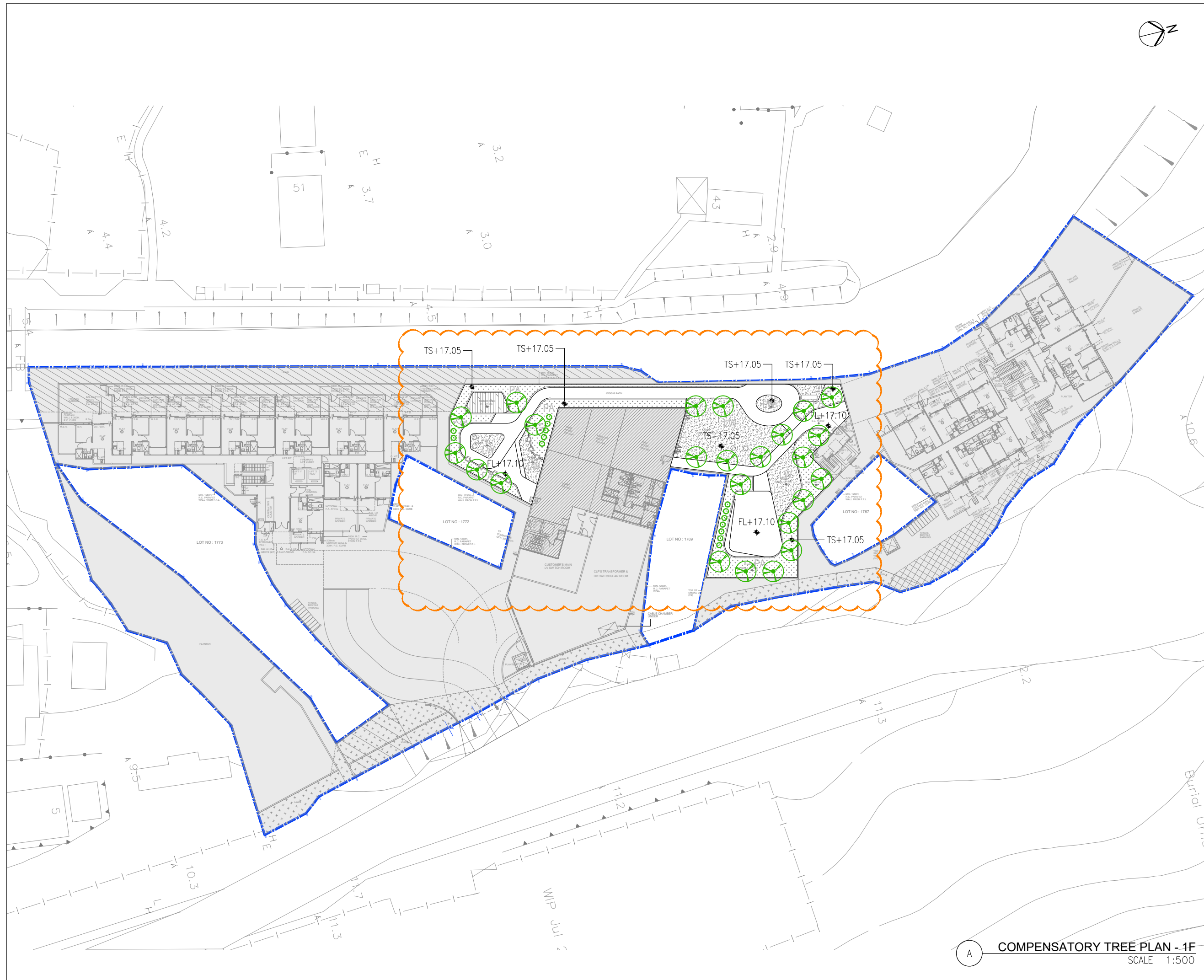
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
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 COMPENSATORY TREE PLAN - GF

Scale: 1:500 @A3	Drawing No.:
Date: OCT 2025	CTP-01-01
Design: SH	
Drawn: NL	
Checked: SH	
Project No: 2025311	REV. B

COMPENSATORY TREE PLAN - GF
 SCALE 1:500



LEGEND:

-  *AREA FOR S16 APPLICATION
-  PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
-  PINK CROSS-HATCHED BLACK AREA
-  PINK STIPPLED BLACK AREA
-  PINK STIPPLED BLACK HATCH AREA
-  71 Nos. COMPENSATORY TREE
-  62 Nos. COMPENSATORY TREE - HEDGE FORM
-  RETAIN TREE
-  PLANTING AREA
-  LAWN
-  FL PROPOSED FINISH LEVEL
-  TS PROPOSED TOP OF SOIL LEVEL

B	GENERAL REVISION	23/03/2026
A	GENERAL REVISION	21/01/2026
NO.	DESCRIPTION	DATE

REVISION

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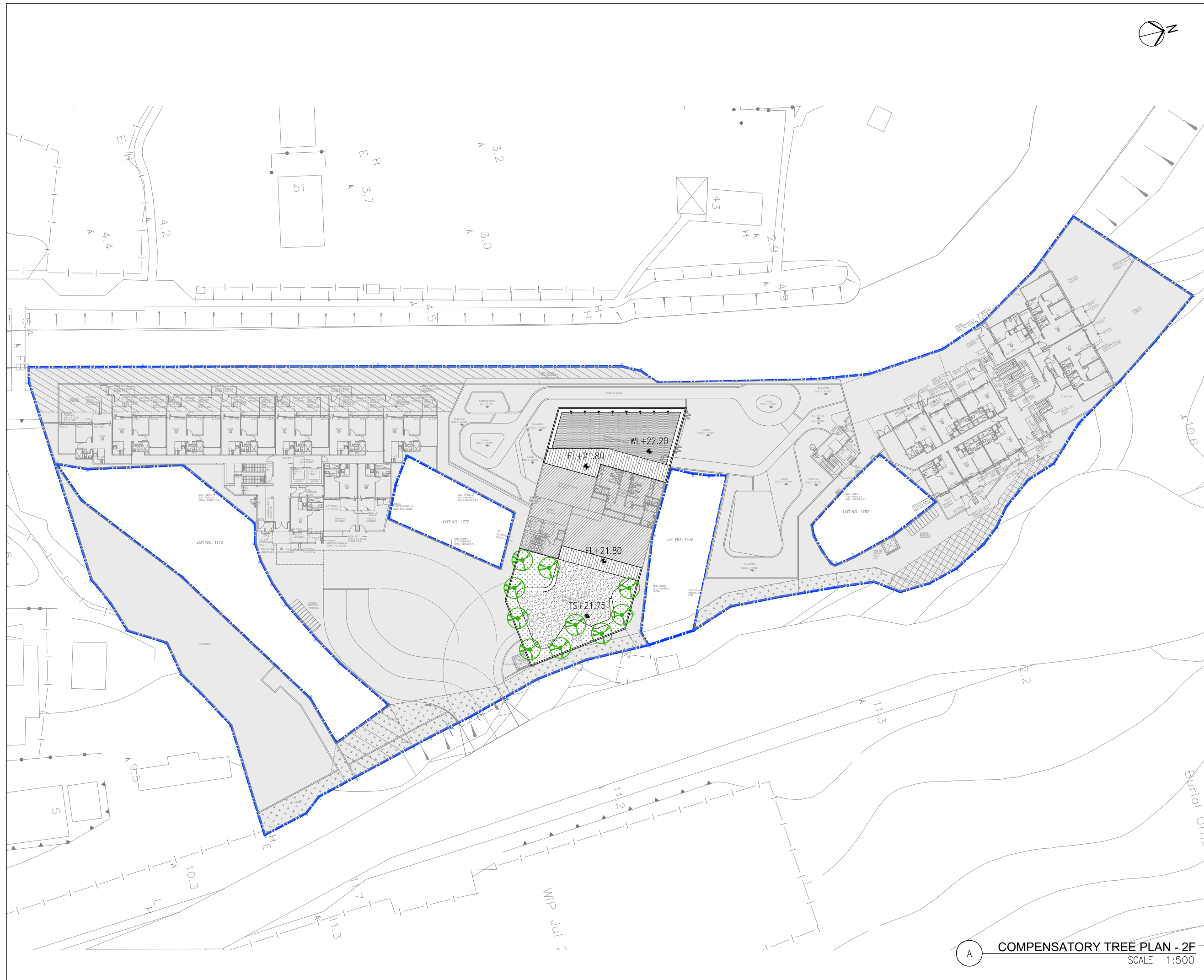
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PROJECT:
 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

DRAWING TITLE:
 COMPENSATORY TREE PLAN - 1F

Scale: 1:500 @A3	Drawing No.:
Date: OCT 2025	CTP-01-02
Design: SH	
Drawn: NL	
Checked: SH	
Project No: 2025311	
	REV. B

A **COMPENSATORY TREE PLAN - 1F**
 SCALE 1:500



LEGEND:

- *AREA FOR S16 APPLICATION
- PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
- PINK CROSS-HATCHED BLACK AREA
- PINK STIPPLED BLACK AREA
- PINK STIPPLED BLACK HATCH AREA
- ⊗ 71 Nos. COMPENSATORY TREE
- ⊙ 62 Nos. COMPENSATORY TREE - HEDGE FORM
- RETAIN TREE
- PLANTING AREA
- LAWN
- FL PROPOSED FINISH LEVEL
- TS PROPOSED TOP OF SOIL LEVEL

NO.	DESCRIPTION	DATE
REVISION		

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IT IS THE CONTRACTOR'S RESPONSIBILITY TO

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- verify all dimensions at the site
- report all discrepancies to the landscape architect and agree before proceeding
- determine location of all existing services prior to excavation

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PROJECT:
 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

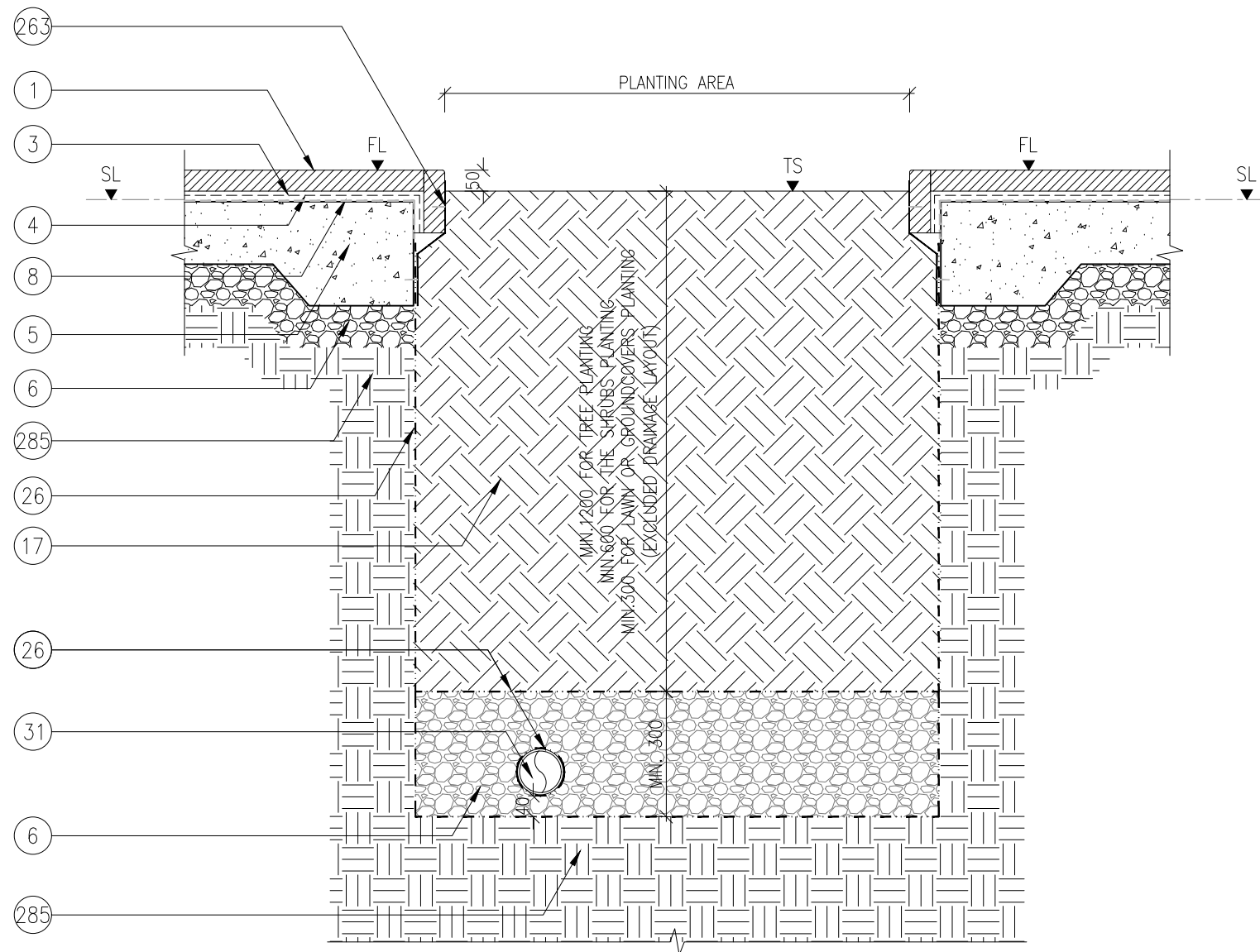
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 COMPENSATORY TREE PLAN - 2F

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Date: MAR 2026	CTP-01-03
Design: SH	
Drawn: NL	
Checked: SH	
Project No: 2025311	REV. -

COMPENSATORY TREE PLAN - 2F
 SCALE 1:500

APPENDIX F

Typical Planter Detail



A **DETAIL (ON GRADE)**
SCALE 1:15

LEGEND:

- ① APPROVED PAVING MATERIAL (REFER TO MATERIAL PLAN)
- ③ 'KERACRETE' CEMENT MORTAR ADHESIVE OR APPROVED EQUAL
- ④ 1:3 CEMENT & SAND SCREEDING
- ⑤ REINFORCED CONCRETE STRUCTURE TO ENGINEER'S DETAIL
- ⑥ COMPACTED GRAVEL BASE COURSE TO ENGINEER'S DETAIL
- ⑧ WATERPROOFING TO ARCHITECT'S SPECIFICATION
- ⑰ SOIL MIXED AS SPECIFIED
- ⑳ GEO-TEXTILE SOIL FILTER w/ LAP 150mm MAX
- ㉑ SUB-SOIL DRAINAGE; ϕ 100mm PERFORATED PVC PIPE IN 20~40mm THK. DRAINAGE GRAVEL LAYER W/ GEO-TEXTILE FABRIC CONNECTED TO WASTE REFER TO E&M ENGINEER'S DETAILS
- ㉒ 1mm THK. STAINLESS STEEL AISI 316 FLASHING W/ LAP 100mm MAX. FIXED BY APPROVED SEALANT
- ㉓ COMPACTED SUB-GRADE TO ENGINEER'S DETAILS

- NOTES:
1. ALL STRUCTURAL, WATERPROOFING & E&M SERVICES SHOULD REFER TO ARCHITECT'S & ENGINEER'S DETAILS.
 2. ALL DRAWINGS ARE FOR DESIGN INTENT ONLY. SPECIALIST TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
 3. ALL MATERIAL FINISHES SHOULD REFER TO MATERIAL SCHEDULE.
 4. ALL CONSTRUCTION JOINTS SHOULD REFER TO ARCHITECT'S DETAIL & SPECIFICATIONS.
 5. ALL PLANTER DRAINS BY SOFT LANDSCAPE CONTRACTOR.

NO.	DESCRIPTION	DATE
REVISION		

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- IT IS THE CONTRACTOR'S RESPONSIBILITY TO
- use figure dimension in preference to scaling
 - verify all dimensions at the site
 - report all discrepancies to the landscape architect and agree before proceeding
 - determine location of all existing services prior to excavation

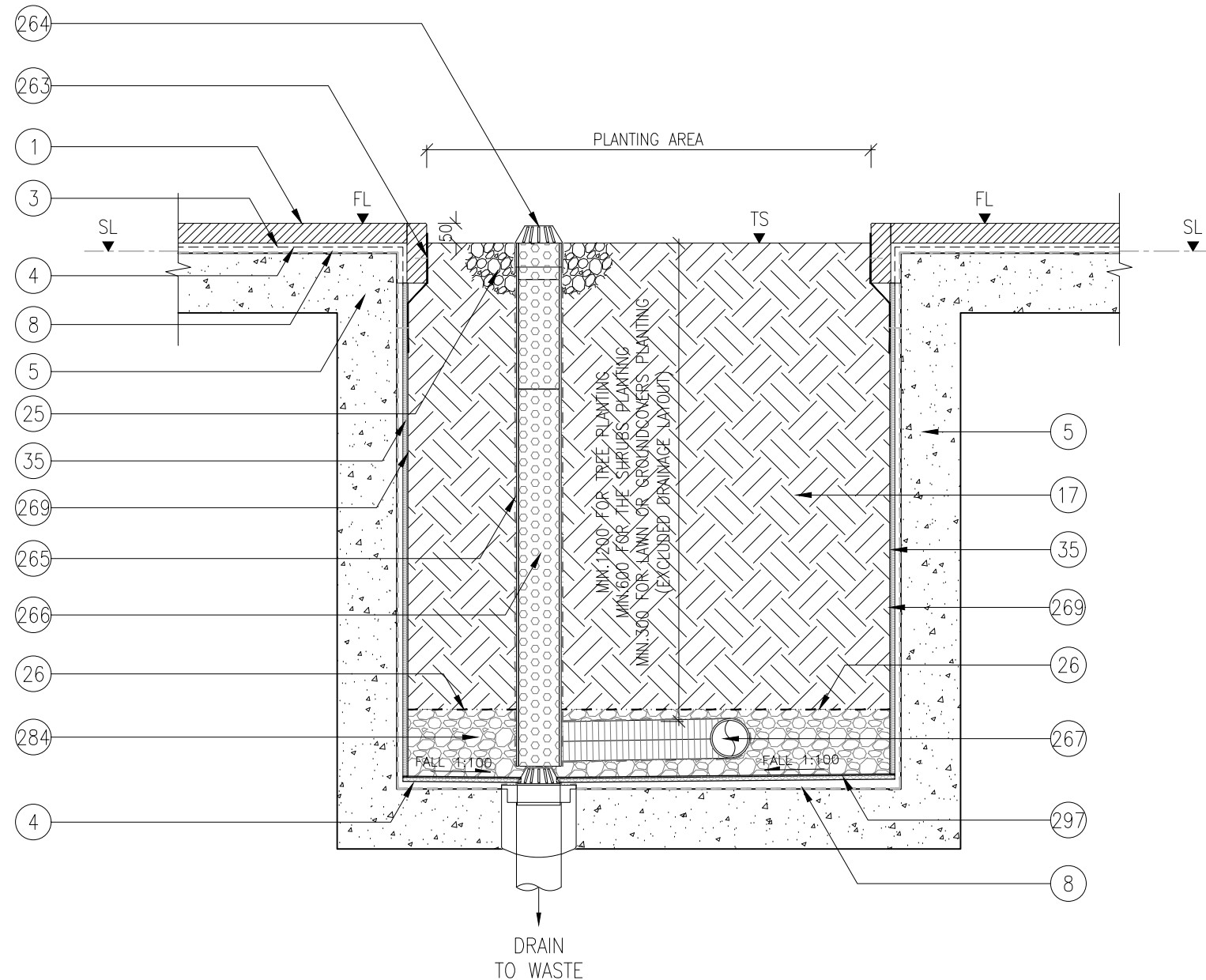
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PROJECT:
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND

DRAWING TITLE:
TYPICAL FLUSHED PLANTER DETAILS (ON GRADE)

Scale: AS SHOWN	Drawing No.:	LD-01-01.0	REV. -
Date: OCT 2025			
Design: SH			
Drawn: NL			
Checked: SH			
Project No: 2025311			



A **DETAIL (ON STRUCTURE)**
SCALE 1:15

LEGEND:

- ① APPROVED PAVING MATERIAL (REFER TO MATERIAL PLAN)
- ③ 'KERACRETE' CEMENT MORTAR ADHESIVE OR APPROVED EQUAL
- ④ 1:3 CEMENT & SAND SCREEDING
- ⑤ REINFORCED CONCRETE STRUCTURE TO ENGINEER'S DETAIL
- ⑧ WATERPROOFING TO ARCHITECT'S SPECIFICATION
- ⑰ SOIL MIXED AS SPECIFIED
- ⑳ ϕ30~40mm AGGREGATE
- ㉔ GEO-TEXTILE SOIL FILTER w/ LAP 150mm MAX
- ㉓ MiraDRAIN 9000 COMPOSITE DRAINAGE SYSTEM OR APPROVED EQUAL
- 1mm THK. STAINLESS STEEL AISI 316 FLASHING W/ LAP 100mm MAX. FIXED BY APPROVED SEALANT
- ②④ 'ADS' PVC DOME GRATING
- ㉔⑤ DRAIN-SLEEVE® FILTER FABRIC SOCK OR EQUIVALENT
- ㉔⑥ ϕ150mm 'ADS' SINGLE WALL CORRUGATED HDPE DRAINAGE PIPE TO BE CONNECTED TO BUILDING DRAINAGE SYSTEM INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS
- ㉔⑦ ϕ100mm 'ADS' SINGLE HDPE DRAIN PIPE WRAPPED IN PROPRIETARY GEO-FABRIC 'ADS' DRAIN FILTER SOCK TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS
- ㉔⑨ 'TERRAM 700' GEO-TEXTILE FILTER FABRIC w/ LAP 150mm MAX
- ㉔⑩ MIN.100mm THK. GRANULAR DRAINAGE LAYER BY MC
- ㉔⑪ DRAIN CELL WRAPPED W/ GEO-TEXTILE SOIL FILTER

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DRAWING TITLE:
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