

## Annex C - Landscape Impact Assessment

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JOINT-USER COMPLEX AND JOINT-USER GENERAL OFFICE BUILDING  
AT AREA 29, KWU TUNG NORTH

# **Landscape Impact Assessment**

## **Section 16 Planning Application for Joint-user Complex and Joint-user General Office Building at Area 29, Kwu Tung North**

Urban Design & Planning Consultants Limited  
(UDP International)

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### Contents Amendment Record

This report has been issued and amended as follows:

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## 1 Purpose

- 1.1 This study is prepared and submitted on behalf of the Architectural Services Department, the Government of the Hong Kong Special Administrative Region (the Applicant) to assess the potential Landscape Impacts resulting from the proposed Joint-user Complex (JUC) and Joint-user General Office Building (JUB) at Area 29, Kwu Tung North (KTN). The Landscape Impact Assessment (LIA) is required as part of the Section 16 planning application for JUC & JUB for relaxation of the Building Height Restriction (BHR) from +130mPD to +170mPD.
- 1.2 This Landscape Impact Assessment is prepared with reference to the following:
- Application for Permission under Section 16 of the Town Planning Ordinance Guidance Notes;
  - Section 4.1.2(c) of the Quotation Contract No. ASD 101/8705/CX/06/QC6 Consultancy Services for Technical Assessment and Planning Application Under Section 16 of The Town Planning Ordinance (Cap 131) for Building Height Relaxation for Joint-User Complex and Joint-User General Office Building at Area 29, Kwu Tung North;
  - Tree Preservation & Removal Proposal and Sensitivity Analysis for Kwu Tung North New Development Area- Development of Joint-User Government Complex prepared 03 December 2024 by Otherland Limited.

## 2 Relevant Legislation and Standards Requirement

- 2.1 The following Legislation and Standards are relevant:
- Hong Kong Planning Standards and Guideline, Section 4: Recreation, Open Space and Greening and Section 11: Urban Design Guidelines
  - Technical Reports of Landscape Value Mapping in Hong Kong by Planning Department
  - Kwu Tung North Outline Zoning Plan No. S/KTN/4
  - Town Planning Ordinance (Cap. 131);
  - The Forests and Countryside Ordinance (Cap96);
  - The Forestry Regulations- made under Section 3 of the Forests and Countryside Ordinance (Cap 96);
  - Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
  - Agriculture, Fisheries and Conservation Department Nature Conservation Practice Note No. 02 and 03;
  - Agriculture, Fisheries and Conservation Department Publication “Checklist of Hong Kong Plants 2004”;
  - Agriculture, Fisheries and Conservation Department Publication “Rare and Precious Plants of Hong Kong 2003”;
  - DevB – All relevant guidelines on “Tree Maintenance and Management” “Tree Transplanting”, “Tree Risk Assessment and Management” and “Greening Works” issued by the Greening, Landscape and Tree Management (GLTM) Section;

- DevB TCW 04/2020 – Tree Preservation;
- DEVB TCW 05/2020 – Registration and Preservation of Old and Valuable Trees;
- Project Administration Handbook for Civil Engineering Works
- DevB - Guiding Principles on Use of Native Plant Species in Public Works Projects
- DevB - Proper Planting Practices
- DevB - Guidelines on Soil Improvement
- DevB - Guidelines on Soil Volume for Urban Trees

### 3 Landscape Baseline of Study Area

#### LANDSCAPE IMPACT ASSESSMENT STUDY AREA

- 3.1 The area in and surrounding the Project Site is part of the Northern Metropolis Development and has been subject to advance site formation and infrastructure works for Kwu Tung North New Development Area (KTN NDA). The Planning Scheme Area of the KTN NDA is about 447 ha and will accommodate additional population of 131,600. The First Phase development commenced in 2019, and the Remaining Phase development commenced in 2024. Much of the Project Site, as well as the immediate surrounding area has already been under site formation activities and consists of widespread construction on a large scale.
- 3.2 The Project Site was originally developed from greenfield into military housing in 1965, consisting of 16 blocks of 4 stories height. Since 1998 the housing was converted as private residential care homes for the elderly (RCHes) and called Dills Corner Garden. The first phase of clearance, affecting four units, took place at the end of June 2020. The second phase affecting the remaining units was conducted in 2023.

#### LANDSCAPE CHARACTER AND RESOURCE QUALITY

- 3.3 As a result of the recent demolition activities, the Project Site, as well as the contextual landscape, are undergoing rapid transformation and remain in a temporary and changing condition. Establishing a coherent baseline for establishing landscape resources and character on and around the Project Site is thus problematic due to the transition to an urbanised development.
- 3.4 The Landscape Value Mapping of Hong Kong undertaken by Planning Department, divides the landscapes of Hong Kong into 41 Landscape Character Types (LCT's). These LCT's demonstrate a varied degree of sensitivity and ability to accommodate change as brought about by a project proposal. The site area of this project is comparatively small and fits within a surrounding landscape character that was until recently considered to be consistent within the definition of a *Miscellaneous Rural Fringe Landscape*.
- 3.5 Changes in rural land use over recent decades have resulted in dramatic changes to the rural landscape of Hong Kong. This is manifested most clearly in the Miscellaneous Rural Fringe Landscape where, what was until recently lowland agricultural landscape, has undergone significant changes in character. Such landscapes would traditionally have consisted of patterns of agricultural fields, meandering streams, stands of woodland and

scattered villages, connected by winding lanes and footpaths. Changes to the land uses have led to the widespread abandonment of agricultural fields and their subsequent use in many cases, as sites for open storage, parking, golf ranges and horticulture. Hand in hand with this has gone the dramatic expansion of traditional villages, so that many are now sprawling, rather than nucleated, as they were in the past. The result of these changes is a landscape which, while it retains many of its rural characteristics, has witnessed a fragmentation in land use and traditional landscape patterns and which has tended to become increasingly incoherent.

- 3.6 Due to the planning intent, the area is currently awaiting or is undergoing large scale construction or re-development. Please refer to Figure1 Site Aerial View for the current landscape conditions of the Project Site. This will see the character transition from a rural to an urban landscape. As the development has not yet been fully realised, the area is currently characteristic of **Reclamation/Ongoing Major Development Landscape**, demonstrating a reformed topography, undeveloped land with ongoing development, partially complete structures and boundary conditions defined by the extent of relevant land-uses and built form (usually road, footpath, stream or lot boundary. Some areas consist of land undergoing development whilst others are vacated sites which are awaiting re-development. As is typical, it is characterised by a flat, low-lying topography, some vegetation or significant built structures and includes major earthworks, partially completed structures, as well as features such as cranes and earth moving machinery. As a result of this indeterminate status or the disturbance caused by ongoing construction work, such landscapes usually have an incoherent, desolate and transient character. Other examples of this type of landscape can be found at the West Kowloon reclamation area and the former Kai Tak Airport in Kowloon.
- 3.7 Landscape Resources (LDR's) are the physical resources of the landscape and include geology, soils, topographic features, vegetation, hydrological and human features. Each landscape resource possesses a varying sensitivity to development. As discussed above the project area is in transitional mode, undergoing site formation in preparation for the development and contains temporary earth mounds and excavations which are not possible to fully assess due to their short state of existence. The following Resources have been identified.

- **Vegetation** – A tree survey was conducted on 17 January 2024 and 28 February 2024 by Otherland Limited for the project to evaluate the extent of trees to be affected by the project. A total of 72 trees were recorded in and adjacent to the project consisting of 23 tree species. The general conditions of the surveyed trees are described as “poor to fair.” No trees were found to be included in the list of Old and Valuable Trees (OVTs) however 7 Trees of Potential Interest (TPIs) were highlighted in the survey. These were subsequently analysed by a specialist to address their sensitivity to the works and potential actions. Please refer to Table 3.1 for the tree survey summary; Table 3.2 for the TPI assessment schedule; Figure 4 for photographs of TPIs.

Table 3.1 – Summary of Tree Species Composition of Existing Trees

	Species Name		No. of Trees
1	<i>Acacia confusa</i>	台灣相思	3
2	<i>Bauhinia purpurea</i>	紅花羊蹄甲	1
3	<i>Bischofia javanica</i>	秋楓	1

4	<i>Celtis sinensis</i>	朴樹	2
5	<i>Cinnamomum burmannii</i>	陰香	2
6	<i>Cinnamomum camphora</i>	樟	1
7	<i>Citrus maxima</i>	柚	1
8	<i>Dimocarpus longan</i>	龍眼	5
9	<i>Eriobotrya japonica</i>	枇杷	4
10	<i>Euphorbia neriifolia</i>	金剛纂	1
11	<i>Ficus microcarpa</i>	榕樹	9
12	<i>Juniperus chinensis</i>	龍柏	9
13	<i>Leucaena leucocephala</i>	銀合歡	8
14	<i>Ligustrum sinense</i>	山指甲	1
15	<i>Litsea glutinosa</i>	潺槁樹	1
16	<i>Litsea monopetala</i>	假柿木薑子	1
17	<i>Macaranga tanarius var. tomentosa</i>	血桐	7
18	<i>Mangifera indica</i>	杧果	1
19	<i>Morus alba</i>	桑	5
20	<i>Pachira aquatica</i>	瓜栗	2
21	<i>Platycladus orientalis</i>	側柏	2
22	<i>Pongamia pinnata</i>	水黃皮	4
23	<i>Thespesia populnea</i>	恆春黃槿	1

Table 3.2 – Tree of Particular Interest (TPI) Assessment Schedule

Tree no.	Species Name		Height (m)	Trunk DBH (mm)	Crown Spread (m)	Form	Health	Structural	Amenity Value	Proposed Treatment
T038	<i>Ficus microcarpa</i>	榕樹	25	3100	32	Average	Average	Average	Medium	Retain
T042	<i>Ficus microcarpa</i>	榕樹	26	4570	31	Average	Average	Average	Medium	Retain
T059	<i>Ficus microcarpa</i>	榕樹	25	2980	33	Average	Average	Average	Medium	Retain
T064	<i>Ficus microcarpa</i>	榕樹	18	3183	22	Poor	Average	Poor	Low	Fell
T069	<i>Ficus microcarpa</i>	榕樹	19	2040	36	Average	Average	Average	Medium	Fell
T070	<i>Ficus microcarpa</i>	榕樹	20	2320	28	Average	Average	Average	Medium	Fell
T073	<i>Ficus microcarpa</i>	榕樹	18	1380	26	Poor	Average	Average	Low	Fell

- Please refer to Appendix I Tree Survey Methodology.

3.8 Factors affecting the sensitivity of LDRs for evaluation of landscape impacts include:

- Quality of the landscape resource;
- Importance and rarity of special landscape elements;
- Maturity of the landscape;
- Ability of the landscape to accommodate change;
- Context of the area in terms of local, regional, national or global significance; and
- Whether there are any statutory or regulatory limitations protecting the area or resource.

3.9 Sensitivity Ratings are classified as below:

- High:** Important area or resource of particularly distinctive characteristics or high importance and is sensitive to relatively small changes.
- Medium:** Area or resource of moderately valued characteristics and is reasonably tolerant to change.
- Low:** Area or resource lacking valuable landscape characteristics and is largely tolerant to change.

## SCHEDULE OF LANDSCAPE RESOURCES

3.10 Landscape resources are identified and mapped in Figure 2, along with photographs shown in Figure 3.

3.11 **(LDR- 1.1) Site Retained Trees and Ground within former Dills Corner Garden**

An area of approximately 8856m<sup>2</sup> containing 70 no. trees in open ground formerly maintained as grass. These consist predominantly of: -

- a) Small and medium sized garden fruit trees including mulberry, loquat, mango, pomelo and longan. Quality of these trees is considered as MEDIUM;
- b) Ornamental small evergreen trees including thuja, juniper, and privet. Quality of the resource is considered as MEDIUM;
- c) Mature village trees including Chinese banyan, Chinese hackberry, Indonesian cinnamon, Java Cedar and Indian beech. Five large Banyan (*Ficus microcarpa*) trees identified as TPIs – T059, T064, T069, T070, and T073 are found in this group. They are of mature size with heights up to 20m, large trunk diameters, expansive form and root systems. They are conspicuous as some of the largest trees in the district. Quality of the resource is considered as HIGH;
- d) Common local trees including *Litsea* and *Macaranga* with plantation species *Acacia confusa* and invasive species *Leucaena leucocephala*. Quality is considered as LOW.

**(LDR- 1.2) Boundary Trees and Vegetation along Po Lau Road**

A linear belt of trees and climbing plants line the boundary of Dills Corner Garden with Po Lau Road. Two extremely large banyan trees, proximate to the entrance of Dills Corner



Garden, dominate this roadside margin. These are identified as TPIs T038 and T042 and are outside of the Project Site. The crown spread of T038 is 32m, and crown spread of T042 is 31m.

Whilst the quality of the resource, is generally LOW, the area around the two banyans is considered HIGH.

### 3.12 (LDR- 2.1) Site Formation Areas Including Remains of Dills Corner Garden Housing

An area of approximately 12114m<sup>2</sup> of regenerated ground on the site formation area adjacent to the west boundary of Dills Corner Garden. The area has laid unattended and pioneer vegetation has invaded including ground and field layers together with numerous seedlings of *Leucaena leucocephala*.

The quality and sensitivity of the overall resource is LOW.

### 3.13 (LDR- 3.1) Extent of Po Lau Road Inside Project Area

An area of approximately 565m<sup>2</sup> of land previously allocated to road outside the Project Site will be included in the new development area and the access road re-aligned. The road surface, adjacent kerb and footpath are all formed from concrete and the boundary defined by a temporary chain link fence.

The quality and sensitivity of the overall resource is LOW.

### 3.14 The schedule of LDRs and their sensitivity to change is tabulated below:

Table 3.3 – Schedule and Sensitivity of Landscape Resources

Ref	Landscape Resource	Quality and Maturity <i>High / Medium / Low</i>	Rarity <i>High / Medium / Low</i>	Importance <i>Local / District / Regional</i>	Statutory Limitations / Requirements	Ability to Accommodate Change <i>High / Medium / Low</i>	Sensitivity <i>High / Medium / Low</i>
<b>Vegetation</b>							
LDR-1.1	Site Retained Trees and ground within former Dills Corner Garden	Varied	Medium	District	5 no. TPI	Low	High
LDR-1.2	Boundary Trees and Vegetation along Po Lau Road	Varied	Medium	District	2 no. TPI	Low	High
<b>Human Features</b>							
LDR-2.1	Site formation areas including remains of Dills Corner Garden Housing	Low	Low	Local	-	High	Low
LDR-3.1	Extent of Po Lau Road inside development	Low	Low	Local	-	High	Low

## 4 Identified Impacts to Landscape Resources

- 4.1 During the Technical Feasibility Study stage, various alternative schemes were evaluated to optimise land use while minimising impacts on existing trees, particularly those identified as TPIs. Analyses of various design options have been conducted to strike a balance between maximizing land use efficiency and preserving the tree of particular interest on site. The original twin-tower design of the Baseline Scheme, which featured extensive site coverage, would have resulted in the loss of all five TPIs. Hence it was revised to a single-tower design as part of the Proposed Scheme. This adjustment allowed for a smaller building footprint and incorporated specific measures to preserve TPI T059 within LDR1.1 at the north west corner of the Project Site, including strategic building setbacks to mitigate impacts on adjacent TPIs T038 and T042. The decision to preserve only one out of five TPIs within the Project Site was based on a combination of factors, including the trees' locations, conflict with the proposed building footprint, and limited site area. As such, the Proposed Scheme is the optimal scheme, which is supported by NMCO.
- 4.2 Despite these efforts, four TPIs – T064, T069, T070, and T073 remain unavoidably impacted due to direct conflict with the proposed site formation work and building footprint of the Proposed Scheme. Retaining these four TPIs are not feasible as the site formation requires significant grade changes. The existing site levels, ranging from +12.65 mPD to +14.62 mPD, need to be reduced to the proposed level of +9.0 mPD, with some portions adjusted to +11 mPD. These substantial alterations to the terrain would irreversibly disrupt the trees' original growing environment, compromising their survival. Given the unavoidable conflicts posed by site formation and building development, the retention of these four TPIs has been deemed infeasible despite the numerous measures taken to minimise construction impacts and prioritise tree preservation.
- 4.3 The feasibility of transplanting the four TPIs within LDR1.1, including T064, T069, T070, and T073, is evaluated through a comprehensive tree assessment (Please refer to Table 4.1 for a summary of TPI conditions). The results indicate that the trees are not suitable for transplantation, with the reasoning detailed below:

### T064

“The tree exhibits significant decay, with two primary limbs previously removed, leaving stumps that are now severely decayed and likely to impact the trunk base in the future. The TPI is in poor condition with multiple structural defects, and the anticipated survival and recovery after transplantation is low. Should transplanting be carried out, the tree would require substantial root pruning to form a reasonable sized root ball. Additionally, the presence of the existing U-channel and fence footings restricts root growth on the west side, impeding the formation of a balanced root ball. Extensive crown pruning would be necessary for transplantation, which would result the loss of the tree's natural form and further compromise the tree's structure and stability. In view of the tree's maturity and very large size, the tree has low resilience to transplanting shock and the anticipated survival rate after transplanting is low. As such, T064 is not recommended to be transplanted.”

### T069 & T070

“As mentioned above and stated in the Guidelines for Tree Transplanting, preserving a balance, reasonable sized root ball is essential for tree transplanting. However, the roots of both T069 and T070 are constrained by the existing U-channel and hard-paved structure at western side, a proper root ball cannot be prepared for transplanting. Additionally, extensive crown pruning would be necessary for transplanting, which would result the loss of the tree’s natural form. In view of the tree’s maturity and very large size, the tree has low resilience to transplanting shock and the anticipated survival rate after transplanting is low. As such, T069 and T070 are not recommended to be transplanted.”

### T073

“This TPI has about 20° lean towards the south and with restricted root zone behind the lean. As a general rule, trees with poor form should not be considered for transplanting under normal circumstances. Meanwhile, T073 is restricted by the existing U-channel and the footing of the adjacent fence. Due to restricted root growth, the formation of a balance, reasonable sized root ball is not feasible. Should transplanting be carried out, the tree would require substantial root pruning which could lead to severe root damage during excavation and loss of sufficient root integrity would impact on the tree’s chances of survival. Extensive crown pruning would be necessary for transplantation, which would result the loss of the tree’s natural form and further compromise the tree’s structure and stability. In view of the tree’s maturity and very large size, the tree has low resilience to transplanting shock and the anticipated survival rate after transplanting is low. As such, T073 is not recommended to be transplanted.”

Table 4.1 – Summary of TPI Conditions

Tree no.	Tree Vigor	Lean	Wind Exposure	Wildlife/ Nesting Site	Crown Density	Live Crown Ratio	Dieback Twigs	Branch Conditions	Trunk Condition	Root Condition
T064	Normal	No	Partial	None	Normal	>70%	<5%	Fungal fruiting bodies	Fungal fruiting bodies	Wounds or mechanical injury; fungal fruiting bodies
T069	Normal	No	Partial	None	Normal	41-70%	<5%	Decay/cavity; fungal fruiting bodies	Fungal fruiting bodies	Wounds or mechanical injury; fungal fruiting bodies
T070	Normal	No	Partial	None	Normal	>70%	<5%	Fungal fruiting bodies	Fungal fruiting bodies	Fungal fruiting bodies; girdling root
T073	Normal	Yes	Partial	None	Normal	>70%	<5%	Fungal fruiting bodies	Fungal fruiting bodies	Wounds or mechanical injury; Fungal fruiting bodies; exposed root

- 4.4 Other trees identified in the survey are generally identified as having low and medium quality attributes whereby removal can be compensated through new planting proposals in the project. Please refer to Appendix II for Tree Assessment Schedule.
- 4.5 There would be adverse impact from the removal of high quality LDRs (i.e. the four TPIs) and a permanent net loss of quantifiable landscape resources, together with the loss of visual amenity from such resources and the resulting change in landscape character.
- 4.6 Please refer to Appendix III for the Tree Treatment Plan.

Table 4.2 – Schedule of Impacted Landscape Resources

Ref	Landscape Resource	Area of Resource <i>m</i> <sup>2</sup>	Area of Resource Impacted <i>m</i> <sup>2</sup>	Surveyed Trees	Surveyed Trees Removed	Sensitivity <i>High / Medium / Low</i>	Action / Reprovision
LDR-1.1	Site Retained Trees and ground within former Dills Corner Garden	~ 8856	~ 8174	70	69 including 4 no. TPI	High	New formed landscape areas with compensatory tree planting
LDR-1.2	Boundary Trees and Vegetation along Po Lau Road	~ 1837	~ 188	2	0	High	Protection of TPI surveyed adjacent to the site.
LDR-2.1	Site formation areas including remains of Dills Corner Garden Housing	~ 12114	~ 12114	-	-	Low	Project development
LDR-3.1	Extent of Po Lau Road inside development	~ 565	~ 565	-	-	Low	Project development

## 5 Recommended Mitigation Measures

- 5.1 Preservation of Tree of Particular Interest (TPI) is a key consideration in the project. However, preserving all TPIs on site may not be feasible due to site constraints and certain limitations, such as site layout, tree's central location, related requirements and construction. The Proposed Scheme focuses on a balanced strategy that seeks to maximize preservation. Mitigation measures to offset the loss of any TPIs that cannot be preserved on-site will be implemented through compensatory planting and integrating landscape design with the adjacent open space to mitigate the landscape impact.
- 5.2 The Baseline Scheme proposed all TPIs on-site to be felled. After exploring all feasible options and alternatives to protect and retain these trees within the Project Site, the Proposed Scheme with revised building footprint and incorporated strategic setbacks preserves 1 no. of TPI (T059) on site. Additionally, two TPIs (T038 and T042) will be retained are within an area zoned Open Space outside the Project Site. Therefore, total 3

nos. of TPI (T038, T042, and T059) will be retained in the project, with expected adherence to the protection guidelines and recommended measures, such as:

- 5.2.1 Creation and protection of the Tree Protection Zone (TPZ) through protective fencing. "TPZ is considered the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is treated as a priority." Considering the high conservation and amenity value of T059, it is recommended that the TPZ further cover vertically minimum 2m above crown and 2m underground parts to form a 3-dimensional protection zone against construction activities;
- 5.2.2 Application of appropriate remedial measures as necessary; necessary maintenance and establishing works to ensure "acceptable, vigorous and healthy growing condition" of the retained trees. Implementation of a monitoring system throughout the construction period monitors the performance of the retained trees on a monthly basis. Data to be recorded includes "tree growth conditions with reference to trunk, branches, foliage, soil and root, any arboriculture problems and associated remedial measures." The annual Tree Risk Assessment and Management (TRAM) exercise, including Tree Group Inspection (Form 1) and Individual Tree Risk Assessment (Form 2) will be implemented as part of the routine tree monitoring system.
- 5.2.3 Please refer to Appendix IV Tree Preservation Measure of Trees of Particular Interest (TPI) for details of preservation measures.
- 5.3 As well as considering the impact to important site trees during the project planning, resulting in the preservation of three TPI, opportunities are presented through the project to generate new landscape resources within the development footprint. These can be scheduled as per table 5.1 below: -

Table 5.1 – Reprovisioned Landscape Areas in the Project

Location	Area of Planting/Greenery* (m <sup>2</sup> )	Compensatory Tree Planting	Responsible Maintenance Department**
LG/F planting areas	660	27	Building management committee
G/F planting areas	2810	34	Building management committee
2/F planting area	450	0	Building management committee
5/F planting area	3580	0	Building management committee
R/F planting area	2200	0	Building management committee
<b>TOTAL</b>	<b>9700</b>	<b>61 trees</b>	Building management committee

\* Greenery calculation is based on hypothetical design stage layout, and subject to change and for reference only.

\*\* As discussed with Government Property Agency (GPA), the building management committee will be set up shortly. The project team will keep GPA informed of the latest landscape proposal and further consult and ask for their consent on the landscape proposal. Please refer to Appendix VII Email correspondence between ArchSD and GPA about Building Management Committee.

The total site coverage of greenery 46% for the Proposed Scheme, as well as the greenery coverage at grade 17%, meets the minimum standards and requirements outlined in DEVB TC(W) No. 3/2012.

- 5.4 A comprehensive landscape design strategy has been implemented, aimed at enhancing the pedestrian connectivity by integrating landscape elements and optimizing tree planting opportunity with reference to the “Right Tree, Right Place” principle where feasible. Please refer to Appendix V Landscape Proposal for the project.
- 5.5 Mitigation for the loss of trees through the project is undertaken through compensatory planting. The project replaces impacted trees with heavy standard stock planting, with species adapted and appropriate to the Project Site that can contribute to the new landscape character being generated through the wider development area. None of the TPIs are suitable for transplantation. Additionally, the survey indicates that other trees typically exhibit poor to average quality characteristics. New planting will be able to have sufficient growing space and maintenance to maximise social utility and resource quality. Table 5.2 schedules the compensatory tree planting mitigation for the project.

Table 5.2 – Overall Compensatory Proposal

Total number of trees to be removed (including undesirable species and dead trees):	69
Number of undesirable species:	8
Total number of trees to be removed (excluding undesirable species)	61
Number of compensatory trees on-site:	61
Overall compensatory ratio in terms of number:	1:1

- 5.6 Please refer to Appendix VI for details of the compensatory planting proposals. This proposal incorporates a mix of native and ornamental species, aligning with the North District Greening Master Plan by CEDD to enrich the area with colour, biodiversity, and thematic planning. The compensatory tree planting particularly aims to mitigate the loss of the four TPIs on the Project Site in terms of quality and to provide adequate space for their growth and development. Native species are prioritized to support local ecology, with selected species reaching 3-4 meters in height and a crown spread of 2-3 meters. Table 5.3 schedules the compensatory tree planting for the project.

Table 5.3 – Compensatory Tree Planting Schedule

Abbreviation	Botanical Name	Chinese Name	Origin	Size	Height (mm)	Spread (mm)	Spacing (mm)	Quantity (nos.)
BRA. ACE.	<i>Brachychiton acerifolius</i>	槭葉蘋婆	Exotic	Heavy Standard	4000	3000	5000	13
ELA. CHI.	<i>Elaeocarpus chinensis</i>	中華杜英	Native	Heavy Standard	4000	3000	5000	10
ILE. ROT.	<i>Ilex rotunda</i> var. <i>microcarpa</i>	小果鐵冬青	Native	Heavy Standard	4000	3000	5000	12
NAG. NAG.	<i>Nageia nagi</i>	竹柏	Exotic	Standard	3000	2000	4000	5
POL. AXI.	<i>Polyspora axillaris</i>	大頭茶	Native	Standard	3000	2000	4000	6
POD. MAR.	<i>Podocarpus macrophyllus</i>	羅漢松	Native	Standard	3000	2000	4000	5
VIB. ODO.	<i>Viburnum odoratissimum</i>	珊瑚樹	Native	Standard	3000	2000	4000	10

## 6 Concluding Remarks

- 6.1 The Kwu Tung North New Development Area (KTN NDA) will see a profound change in the character of the area surrounding the Project Site. Redevelopment should rightly conserve and enhance existing high quality landscape resources in the area whilst at the same time providing opportunity to deliver new high-quality resources.
- 6.2 The site formation for the project has retained the existing trees for further potential use in the Joint-User Complex and Joint-User General Office Building. No other resources have been retained for utilisation or are deemed of note in the redevelopment.
- 6.3 Option analysis through design of the project attempted to retain the most valuable trees identified in the survey, particularly the seven TPIs. As a result, three of the TPIs will be retained within vicinity of the Proposed Scheme. Building form is adapted to incorporate Tree T059, close to the intended northern entry to the development and visually prominent at the frontage of the building, whilst trees T038 and T042 at the eastern periphery, standing just outside the intended Project Site boundary, will be retained through local protection measures including root and crown pruning to be incorporated into a planned green spine on the eastern boundary. In order to meet the development needs, it is not possible to retain the four TPIs—T064, T069, T070, T073—, which are unsuitable for relocation or transplantation. As indicated in the public amenity distance plan in Figure 5, the four TPIs are located approximately 60-130m from publicly accessible areas. Moreover, these trees are not currently physically accessible to those outside the Project Site. As a result of the project orientation, the three retained TPIs will become an important focus of the new development, being visually prominent and physically accessible to the general public. With continual applied maintenance, the quality and amenity value of the trees will be significantly enhanced from their existing situation.
- 6.4 Compensatory planting will introduce 61 no. new trees to the project area, with sufficient space to develop and thrive over time. These replace the same number of trees being lost to development to ensure no net loss in quantity of trees. Being planted at ground level, they will also provide high visual and physical public accessibility and amenity value.
- 6.5 New planting areas within the proposed building will introduce appropriate species for public enjoyment and assist to fit the development into the surrounding context. Planning requirements for 6293.4m<sup>2</sup> have been met with planting across six levels providing a total of 9700m<sup>2</sup> new landscape resources to offset the approximately 8174m<sup>2</sup> removed in LDR1.1
- 6.6 In conclusion, the loss of green landscape resources in the Project Site, in terms of both quality and quantity, will be offset by the provision of more appropriate, varied and well positioned tree and shrub species, ensuring no overall net loss in terms of quality or quantity resulting from the Proposed Scheme.





PROJECT  
S.16 APPLICATION  
FOR BUILDING  
HEIGHT RELAXATION  
FOR JOINT-USER  
COMPLEX AND  
JOINT-USER  
GENERAL OFFICE  
BUILDING, AT AREA  
29, KWU TUNG

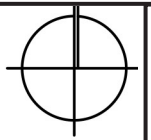
FIGURE NO.  
FIGURE 1


DRAWING TITLE  
SITE AERIAL VIEW



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MARCH 2025





PROJECT
S.16 APPLICATION FOR BUILDING HEIGH RELAXATION FOR JOINT-USER COMPLEX AND JOINT-USER GENERAL OFFICE BUILDING, AT AREA 29, KWU TUNG
FIGURE NO.
FIGURE 2
DRAWING TITLE
LANDSCAPE RESOURCES
SCALE
1:1000 @ A3
LEGEND
<div><div></div>SITE BOUNDARY</div> <div><div></div>TREE SURVEY BOUNDARY</div> <div><div></div>LDR-1.1</div> <div><div></div>LDR-1.2</div> <div><div></div>LDR-2.1</div> <div><div></div>LDR-3.1</div>

UDP INTERNATIONAL MARCH 2025





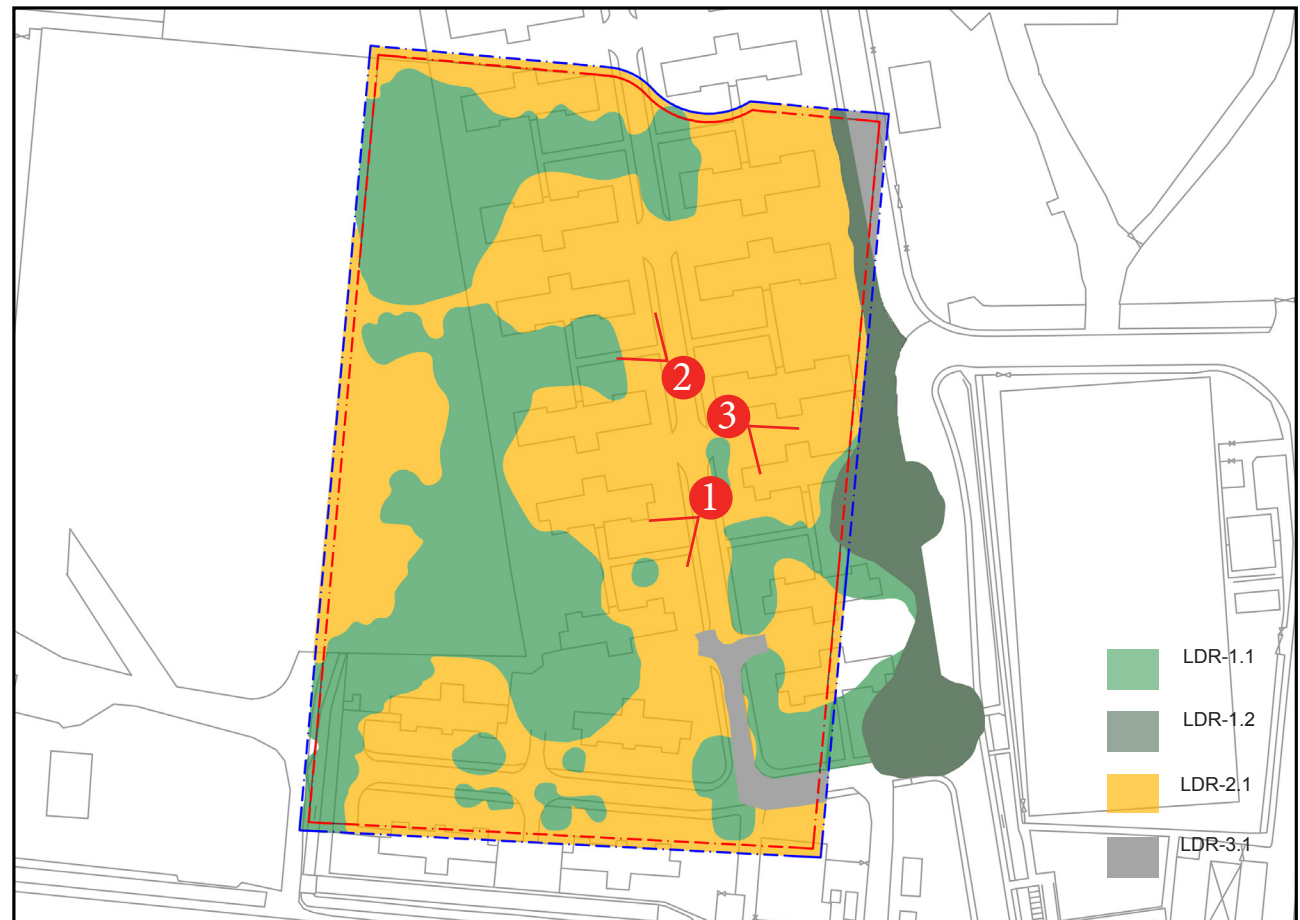
LDR-1.1 Site Retained Trees and Ground within former Dills Corner Garden



LDR-1.1 Site Retained Trees and Ground within former Dills Corner Garden



LDR-1.1 Site Retained Trees and Ground within former Dills Corner Garden



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FOR JOINT-USER  
COMPLEX AND  
JOINT-USER  
GENERAL OFFICE  
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29, KWU TUNG

FIGURE NO.  
FIGURE 3

DRAWING TITLE  
PHOTOS OF BASE-  
LINE LANDSCAPE  
RESOURCES

SCALE  
N.T.S @ A3



UDP INTERNATIONAL  
MARCH 2025





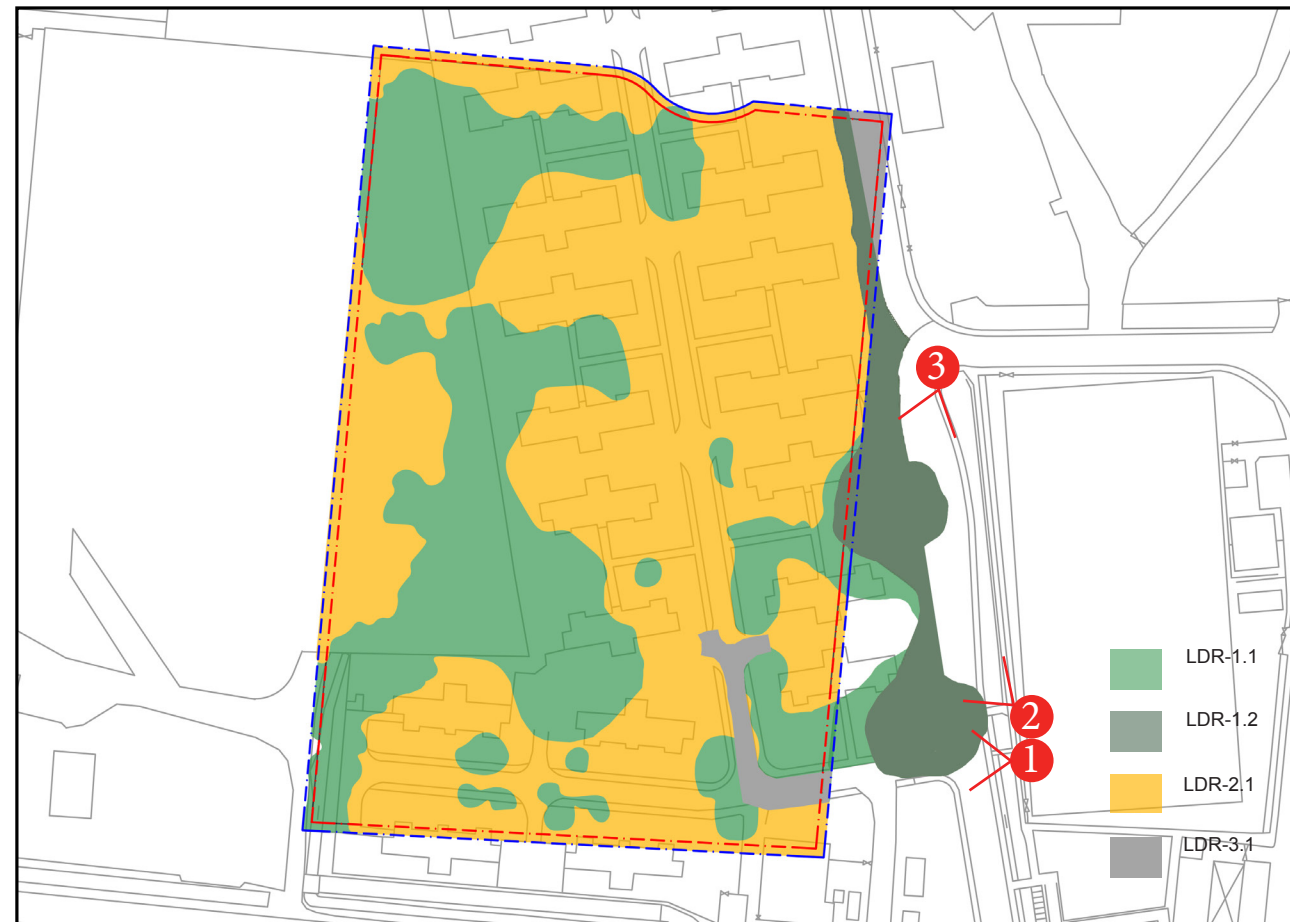
LDR-1.2 Boundary Trees and Vegetation along Po Lau Road



LDR-1.2 Boundary Trees and Vegetation along Po Lau Road



LDR-1.2 Boundary Trees and Vegetation along Po Lau Road



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FOR JOINT-USER  
COMPLEX AND  
JOINT-USER  
GENERAL OFFICE  
BUILDING, AT AREA  
29, KWU TUNG

FIGURE NO.  
FIGURE 3

DRAWING TITLE  
PHOTOS OF BASE-  
LINE LANDSCAPE  
RESOURCES

SCALE  
N.T.S @ A3



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MARCH 2025





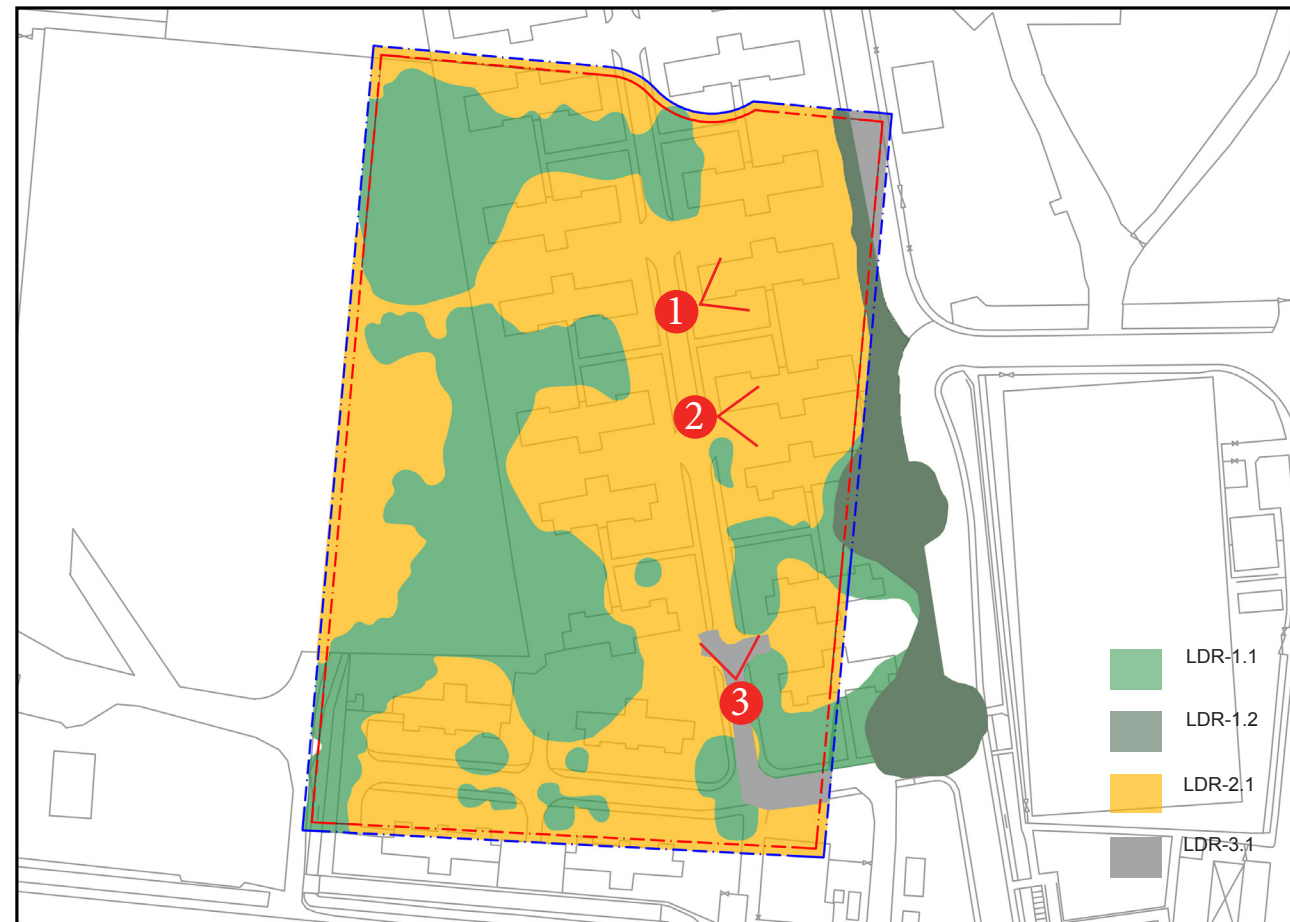
**LDR-2.1** Site Formation Areas Including Remains of Dills Corner Garden Housing



**LDR-2.1** Site Formation Areas Including Remains of Dills Corner Garden Housing



**LDR-3.1** Extent of Po Lau Road Inside Project Area



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FOR BUILDING  
HEIGHT RELAXATION  
FOR JOINT-USER  
COMPLEX AND  
JOINT-USER  
GENERAL OFFICE  
BUILDING, AT AREA  
29, KWU TUNG

FIGURE NO.  
FIGURE 3

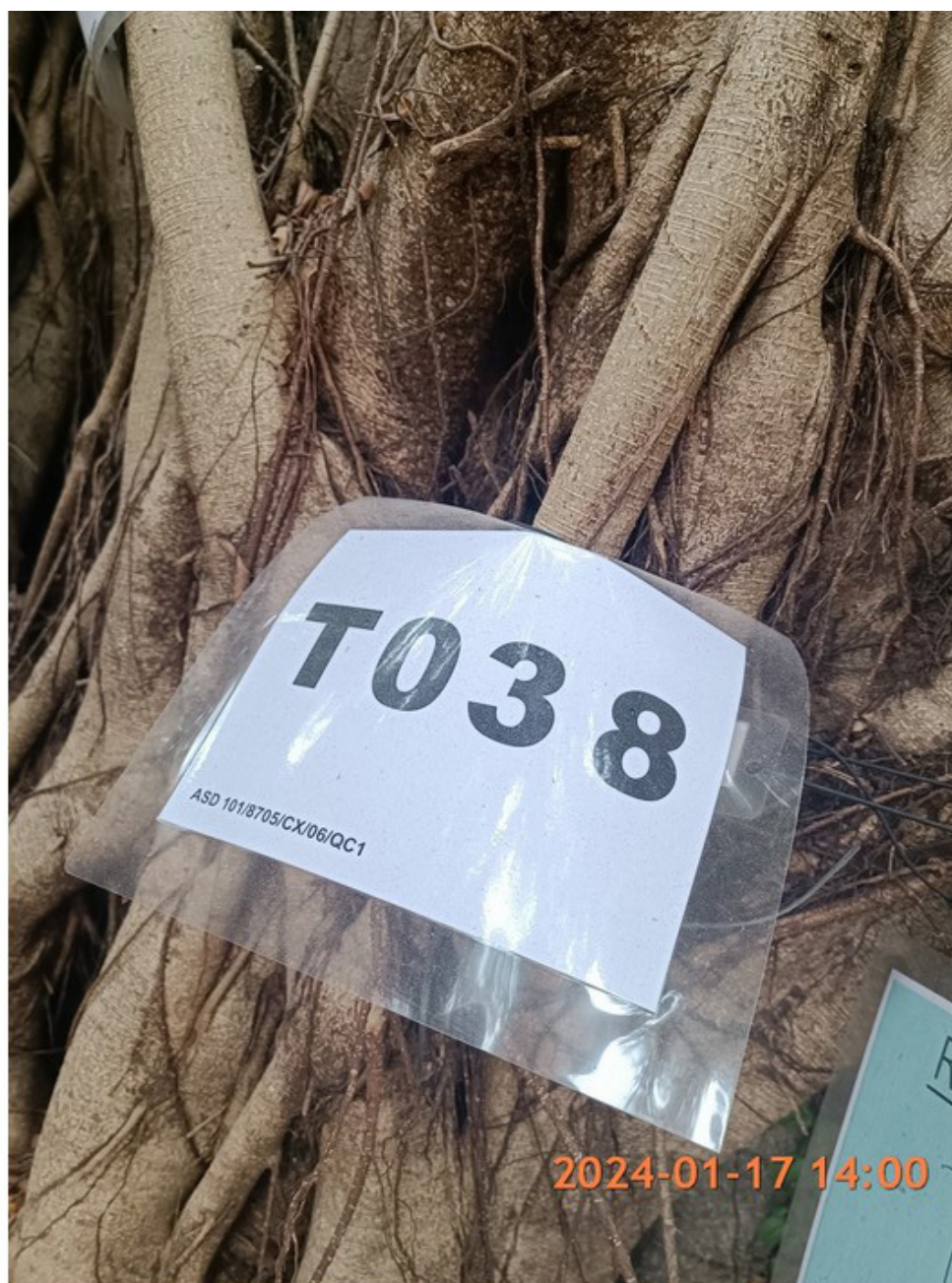
DRAWING TITLE  
PHOTOS OF BASE-  
LINE LANDSCAPE  
RESOURCES

SCALE  
N.T.S @ A3



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T038\_Ficus\_microcarpa (1)\_Retain



T038\_Ficus\_microcarpa (2)\_Retain\_Whole view



T038\_Ficus\_microcarpa (3)\_Retain\_Crown



T038\_Ficus\_microcarpa (4)\_Retain\_Trunk





T038\_Ficus\_microcarpa (6)\_Retain\_Mechanical wound on root



T038\_Ficus\_microcarpa (7)\_Retain\_Restricted root



T038\_Ficus\_microcarpa (8)\_Retain\_Pruning wounds



T038\_Ficus\_microcarpa (5)\_Retain\_Root





T042\_Ficus\_microcarpa (1)\_Retain



T042\_Ficus\_microcarpa (2)\_Retain\_Whole view



T042\_Ficus\_microcarpa (3)\_Retain\_Crown



T042\_Ficus\_microcarpa (4)\_Retain\_Crown





T042\_Ficus\_microcarpa (5)\_Retain\_Trunk



T042\_Ficus\_microcarpa (6)\_Retain\_Root\_Restricted root

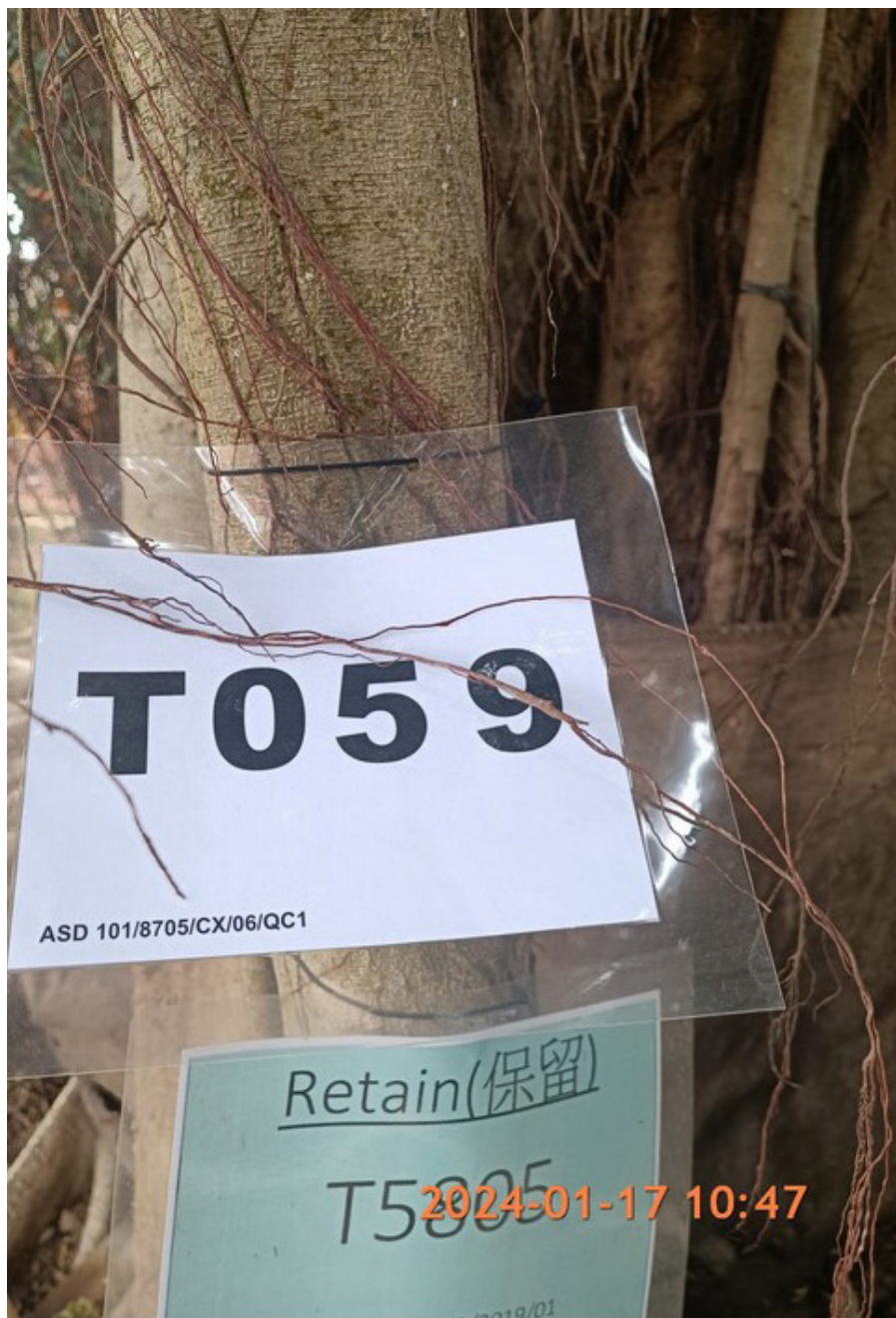


T042\_Ficus\_microcarpa (7)\_Retain\_Split branch



T042\_Ficus\_microcarpa (8)\_Retain\_Split branch





T059\_Ficus\_microcarpa (1)\_Retain



T059\_Ficus\_microcarpa (2)\_Retain\_Whole view



T059\_Ficus\_microcarpa (3)\_Retain\_Crown



T059\_Ficus\_microcarpa (4)\_Retain\_Crown





T059\_Ficus\_microcarpa (5)\_Retain\_Trunk



T059\_Ficus\_microcarpa (6)\_Retain\_Root



T059\_Ficus\_microcarpa (7)\_Retain\_Decayed pruning wound on branch



T059\_Ficus\_microcarpa (8)\_Retain\_Restricted root





T064\_Ficus\_microcarpa (1)\_Fell\_Whole view



T064\_Ficus\_microcarpa (2)\_Fell\_Whole view



T064\_Ficus\_microcarpa (3)\_Fell\_Cavity on branch



T064\_Ficus\_microcarpa (4)\_Fell\_Restricted root





T064\_Ficus\_microcarpa (5)\_Fell\_ Two removed primary limbs



T064\_Ficus\_microcarpa (6)\_Fell\_ Removed primary limb with decayed wound



T064\_Ficus\_microcarpa (7)\_Fell\_ Removed primary limb with decayed wound



T064\_Ficus\_microcarpa (8)\_Fell\_ Dead branches





T069\_Ficus\_microcarpa (2)\_Fell\_Trunk



T069\_Ficus\_microcarpa (3)\_Fell\_Root



T069\_Ficus\_microcarpa (4)\_Fell\_Crown



T069\_Ficus\_microcarpa (5)\_Fell\_Restricted Root





T069\_Ficus\_microcarpa (6)\_Fell\_Decayed stub



T069\_Ficus\_microcarpa (7)\_Fell\_Exposed deadwood on branch



T069\_Ficus\_microcarpa (8)\_Fell\_Exposed deadwood on root



T069\_Ficus\_microcarpa (9)\_Fell\_Epicormics





T070\_Ficus\_microcarpa (1)\_Fell



T070\_Ficus\_microcarpa (2)\_Fell\_Whole view



T070\_Ficus\_microcarpa (3)\_Fell\_Trunk



T070\_Ficus\_microcarpa (4)\_Fell\_Restricted root





T070\_Ficus\_microcarpa (5)\_Fell\_Restricted root



T070\_Ficus\_microcarpa (6)\_Fell\_Restricted root



T070\_Ficus\_microcarpa (7)\_Fell\_Fungal infection at trunk base



T070\_Ficus\_microcarpa (8)\_Fell\_Wounded area filled with foam





T073\_Ficus\_microcarpa (1)\_Fell



T073\_Ficus\_microcarpa (2)\_Fell\_Whole view



T073\_Ficus\_microcarpa (3)\_Fell\_Trunk\_Leaning



T073\_Ficus\_microcarpa (4)\_Fell\_Trunk\_Leaning





T073\_Ficus\_microcarpa (5)\_Fell\_Crown



T073\_Ficus\_microcarpa (6)\_Fell\_Crown

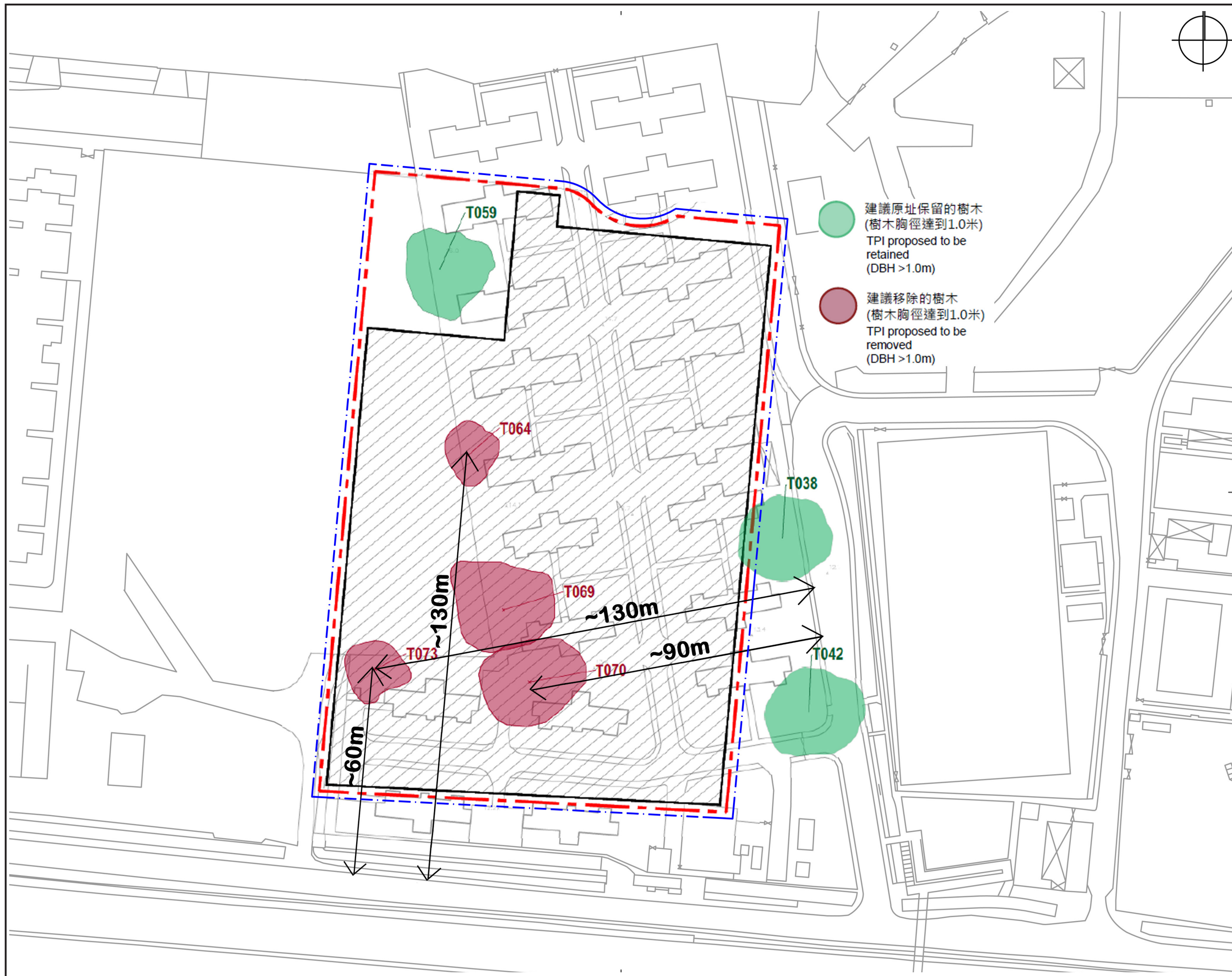


T073\_Ficus\_microcarpa (7)\_Fell\_Root\_Restricted root



T073\_Ficus\_microcarpa (8)\_Fell\_Mechanical injury on root





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FOR BUILDING  
HEIGHT RELAXATION  
FOR JOINT-USER  
COMPLEX AND  
JOINT-USER  
GENERAL OFFICE  
BUILDING, AT AREA  
29, KWU TUNG

FIGURE NO.  
FIGURE 5

DRAWING TITLE  
PUBLIC AMENITY  
DISTANCE PLAN

SCALE  
1:1000 @ A3

LEGEND

— SITE  
BOUNDARY  
— TREE SURVEY  
BOUNDARY

TREE SURVEY:  
OTHERLAND LIMITED



UDP INTERNATIONAL  
MARCH 2025

## APPENDIX I – TREE SURVEY METHODOLOGY

---

*(PREPARED BY OTHERLAND LIMITED)*

JOINT-USER COMPLEX AND JOINT-USER GENERAL OFFICE BUILDING  
AT AREA 29, KWU TUNG NORTH

# 1 Tree Survey Methodology

## 1.1 General

- 1.1.1 A tree survey has been conducted to ascertain the extent of existing trees within the proposed site boundary.
- 1.1.2 In accordance with Development Bureau, Technical Circular (Works) No. 4/2020 – Tree Preservation, all existing trees were identified, where “tree” is defined as a plant with diameter at breast height measuring 95mm or more.
- 1.1.3 Tree of Particular Interest that are listed in the Register of Old and Valuable Tree referred to in the Development Bureau Technical Circular (Works) No. 5/2020.

## 1.2 Statutory and Technical Guidelines

- 1.2.1 In preparation of the Report, reference has been made to the following practice notes, publications, and technical circulars:
  - Forests and Countryside Ordinance (Cap. 96);
  - Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
  - Development Bureau (DEVB) Technical Circular (Works) No. 6/2015 – Maintenance of Vegetation and Hand Landscape Features;
  - DEVB Technical Circular (Works) No. 4/2020 – Tree Preservation;
  - DEVB Technical Circular (Works) No. 5/2020 – Registration and Preservation of Old and Valuable Trees;
  - Agriculture, Fisheries & Conservation Department (AFCD) Nature Conservation Practice Note No. 02 (Rev. Jun 2006) – Measurement of Diameter at Breast Height (DBH);
  - Agriculture, Fisheries & Conservation Department (AFCD) Publication – 'Rare and Precious Plants of Hong Kong' (2004);
  - Agriculture, Fisheries & Conservation Department (AFCD) Publication – 'Check List of Hong Kong Plants' (2004);
  - General Guidelines on Tree Pruning, Dos and Don'ts in Pruning, Trees Care during construction, and other relevant information promulgated by DEVB;
  - Guidelines for Tree Transplanting promulgated by DEVB;
  - Guidelines for Tree Risk Assessment and Management promulgated by DEVB;
  - Proper Planting Practices promulgated by DEVB;
  - Street Tree Selection Guide promulgated by DEVB;
  - List of Potentially Suitable Plant Species for Skyrise Greening in Hong Kong promulgated by DEVB;

- Standing Interdepartmental Landscape Technical Group (SILTECH) Publication – 'Tree Planting and Maintenance in Hong Kong' (Webb, 1991);
- General Specification for Civil Engineering Works, 2006 Edition, Environment, Transport and Works Bureau Technical Circular (Works) No. 11/2004 – Cyber Manual for Greening; and
- Civil Engineering and Development Department Technical Circular No. 03/2022 – Tree Works Vetting Panels.

## 1.3 Tree Assessment Information

- 1.3.1 Every tree surveyed individually shall be recorded and tree assessment be carried out in the form of Tree Survey Plan and Tree Assessment Schedule provided in **Appendix A** and **Appendix B** respectively, in accordance with the guidelines on preparation of TPRP set out in DevB TC(W) No. 4/2020, together with photographic record of surveyed trees provided in **Appendix C**.
- 1.3.2 All surveyed trees shall be identified to confirm whether the trees are:
  - Included in the Register of Old and Valuable Trees promulgated under DEVB TC(W) No. 5/2020;
  - Potentially registrable in accordance with the criteria as set out in DEVB TC(W) No. 5/2020;
  - Tree species included in the latest edition of the publication: Rare and Precious Plants of Hong Kong, issued by Agriculture Fisheries and Conservation Department, and /or
  - Potentially hazardous.

## 1.4 Terms Used in Tree Assessment Schedule

- 1.4.1.1 Tree No.
  - The identification number as marked on the tree tag/plate attached to the tree being surveyed.
- 1.4.1.2 Scientific Name
  - Scientific name of the surveyed tree.
- 1.4.1.3 Chinese Name
  - Chinese name of the surveyed tree.
- 1.4.1.4 Tree Size
  - Overall Height (m) – Height measured from the ground level to the top branch;
  - Crown Spread (m) – Spread (diameter of canopy) of the surveyed tree; and
  - Trunk Diameter (mm) – The tree trunk was measured in accordance with the Nature Conservation Practice Note No. 02/2006 "Measurement of Diameter at Breast Height (DBH)" by Conservation Branch, AFCD.

#### 1.4.1.5 Health Condition

- The health condition and form of each tree are evaluated according to the following criteria:
 

(G) = Good	Tree without visible signs of health problem.
(F) = Average	Tree with few health problems and in medium to high chance of recovery.
(P) = Poor	Tree with serious level of health problems and chance of recovery is low; tree with evidence or notable signs of over-maturity and onset of senescence.

#### 1.4.1.6 Tree Form

- Estimated according to the canopy, branch and trunk:
 

(G) = Good	Tree with well-balanced canopy, good branch scaffolding, good live crown ratio, good taper, good spacing between branches and without noticeable leaning; Tree form would suit the standard form for its species.
(A) = Average	Tree with generally balanced form, generally upright trunk with fair taper, evenly branched; medium live crown ratio; without significant damage on branches; Tree form would more or less suit the standard form for its species.
(P) = Poor	Tree with heavy lean, unbalanced canopy, abrupt bent of trunk or stem, topped trunk; Tree has been irreparably damaged by inclement weather or suffered from excessive loss of branches

#### 1.4.1.7 Structural Condition

- Estimated according to the canopy, branch and trunk:
 

(G) = Good	No observable defects; with high structural stability and anchoring ability.
(A) = Average	Slight/minor defects with no significant tree risk, and could be modified by mitigation
(P) = Poor	Unrecoverable structural defects which may lead to high risk of trunk/root failure in future tree development including root plate movement, gridling roots, hollow structure, cavities, decay, large size of dead branch, heavy lateral branch and lion's tailing.

#### 1.4.1.8 Amenity Value

- Estimated according to the species, age, size, health condition and tree form
 

(H) = High	Tree highly contributes to the surrounding landscape aesthetics and has high conservation value; Tree with significant value in terms of aesthetic, ecological or social.
(M) = Medium	Tree which individually or collectively make a useful but not vital contribution to the surrounding landscape aesthetics.
(L) = Low	Undesirable species; wild growth in poor condition; Tree with poor form, health and/or major structural problem; Tree contributes little to surrounding landscape aesthetics.

#### 1.4.1.9 Suitability for Transplanting

- The survival rate after transplanting for individual tree is assessed and categorized as follows:
 

(H) = High
(M) = Medium
(L) = Low
- The following criteria are taken into account:
 

(a)	Condition of the Tree - trees with balanced form, in good health and with high amenity value are considered for transplanting
(b)	Size and Maturity - small and younger trees have a better chance of surviving transplantation while larger, mature trees are difficult to transplant both logistically and in terms of survival rate
(c)	Species - different tree species have better chances of survival or are better suited to transplanting than others
(d)	Access - large machinery is required to lift the trees, steep slopes and rocky terrain therefore make it difficult to access trees
(e)	Trees Located on Sloping Ground - for those trees located on sloping ground, they may not survive after transplanting even if they are accessible. It is difficult for their inclined root systems to adapt to the normally gentler ground at the receptor site.

#### 1.4.1.10 Remarks

- Supplementary special features identified on site and having status / characteristics / condition as stated in the bullet points of Section 2.1.2 Tree Assessment Schedule.

#### 1.4.1.11 Trees of Particular Interest (TPI)

- A TPI is defined in paragraph 3.3.1 of the *Guidelines for Tree Risk Assessment and Management Arrangement* by DevB. These trees that are:

- (a) Endangered plant species protected under the Protection of Endangered Species of Animals and Plants Ordinance (Cap 586);
- (b) Rare tree species listed in 'Rare and Precious Plants of Hong Kong' published by AFCD;
- (c) Tree species listed in the Forestry Regulations (Cap 96A) under the Forests and Countryside Ordinance (Cap. 96);
- (d) Considerable tree size with trunk diameter (DBH) exceeding 1m or with height/canopy spread equal or exceeding 25m;
- (e) OVTs or trees that are potentially registerable in the Register of OVTs;
- (f) Trees of 100 years old or above;
- (g) Stonewall trees or trees of outstanding form (taking account overall tree sizes, shape and any special features)
- (h) Well-known Fung Shui trees;
- (i) Landmark trees with evidential records to support the historical or cultural significance of the trees;
- (j) Trees which may arouse widespread public concerns; or
- (k) Trees which may be subject to strong local objections on removal.

## 1.5 Criteria for Recommendation

1.5.1 No tree shall be unnecessary removed or necessarily pruned during implementation of work. The main criteria for 'Tree Treatment' reorientation and as below for each tree are in accordance with TC(W) No. 4/2020 and as below:

### 1.5.1.1 Retain

- The following order of priority shall be observed for preservation of healthy trees in government projects:
  - (a) retain the tree(s) at its/their existing location(s);
  - (b) if (a) is not practicable, transplant the affected tree(s) to other permanent locations within the project site or the maintenance area to minimise the loss of vegetation in the local environs; or
  - (c) if both (a) and (b) are not practicable, transplant the affected tree(s) to other permanent location(s), which should preferably be in adjacent areas in order to maintain its/their amenity value to the neighbourhood.

### 1.5.1.2 Transplant

- When considering the need for transplanting trees under paragraphs 2.3.1(b) or 2.3.1(c) above, there is no need to transplant trees with the following features under normal circumstances —
  - (a) low amenity value;

- (b) poor health, structure or form;
- (c) irrecoverable form after transplanting (e.g. transplanting requires substantial crown and root pruning);
- (d) low chance of survival upon transplanting;
- (e) undesirable species (e.g. *Leucaena leucocephala* which is an invasive, exotic and self-seeding tree); or
- (f) trees grown under poor conditions which have limited the formation of proper root ball necessary for transplanting.

### 1.5.1.3 Remove

- Tree removal arising from the project shall only be considered under the following circumstances:
  - (a) preservation or transplanting is unsuitable or impracticable;
  - (b) the tree has been irreparably damaged by inclement weather;
  - (c) dead tree(s); or
  - (d) any other justifications or circumstances.

1.5.2 Compensatory planting/ replanting are proposed for implementation whatever tree removal is involved.

## APPENDIX II – TREE ASSESSMENT SCHEDULE

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*(PREPARED BY OTHERLAND LIMITED)*

JOINT-USER COMPLEX AND JOINT-USER GENERAL OFFICE BUILDING  
AT AREA 29, KWU TUNG NORTH



Tree Assessment Schedule

Project Title: Topographical and Tree Survey, Tree Risk Assessment, Tree Assessment for Tree of Particular Interest, Tree Preservation and Removal Proposal and Landscape Plan at Kwu Tung  
Date of Survey: 17 January & 28 February 2024  
Prepared by Chan Tsz Wa (Arborist, TM126715)

Tree no.	Location	Tree species (Scientific name)	Chinese name (Hong Kong)	Measurements			Amenity value	Form	Health	Structural	Suitability for transplanting		Conservation status	Tree of Particular Interest (Y/N)	Recommended Treatment #	Maintenance Department		Additional Remarks
				Overall height (m)	Average crown spread (m)	Trunk diameter (mm)					High (H)/ Medium (M)/ Low (L)	Good (G)/ Average (A)/Poor (P)				Before	After	
T003	out of site	<i>Acacia confusa</i>	台灣相思	17	20	882	L	P	A	A	L	1,2,6	N/A	N	Fell	CEDD	N/A	Restricted root, codominant stems with included bark, dieback and dead branches
T004	within site	<i>Celtis sinensis</i>	朴樹	14	17	799	L	P	A	P	L	1,2	N/A	N	Fell	CEDD	N/A	Exposed dead wood on root, abnormal bark crack on root, girdling root, restricted root, branch stub, dead twigs
T005	within site	<i>Morus alba</i>	桑	6	8	344	L	A	A	P	L	1,2	N/A	N	Fell	CEDD	N/A	Codominant trunks, included bark
T006	within site	<i>Cinnamomum camphora</i>	樟	5	3	121	L	A	P	A	L	1,2	N/A	N	Fell	CEDD	N/A	Abnormal leaf size, dieback twigs
T007	within site	<i>Thespesia populnea</i>	恆春黃槿	7	5	255	L	P	P	A	L	1,2	N/A	N	Fell	CEDD	N/A	Broken branch, sparse foliage, multiple trunks
T008	within site	<i>Cinnamomum burmannii</i>	陰香	9	12	554	L	P	A	P	L	1,2	N/A	N	Fell	CEDD	N/A	Crossing trunks, included bark, uneven spread, multiple trunks
T009	within site	<i>Cinnamomum burmannii</i>	陰香	11	9	452	L	P	A	P	L	1,2	N/A	N	Fell	CEDD	N/A	Included bark, multiple trunks
T010	within site	<i>Juniperus chinensis</i>	龍柏	7	5	213	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Leaning
T011	within site	<i>Juniperus chinensis</i>	龍柏	5	3	277	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Leaning, uproot
T012	within site	<i>Juniperus chinensis</i>	龍柏	7	5	185	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Leaning, uneven spread
T013	within site	<i>Juniperus chinensis</i>	龍柏	7	4	255	L	A	A	P	L	1,2	N/A	N	Fell	CEDD	N/A	Included bark, wound, codominant tbranches
T014	within site	<i>Juniperus chinensis</i>	龍柏	6	3	159	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Uneven spread, leaning
T015	within site	<i>Juniperus chinensis</i>	龍柏	7	3	162	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Leaning
T016	within site	<i>Juniperus chinensis</i>	龍柏	7	3	226	L	P	A	P	L	1,2	N/A	N	Fell	CEDD	N/A	Uneven spread, leaning, girdling root
T017	within site	<i>Juniperus chinensis</i>	龍柏	6	4	146	L	P	A	P	L	1,2	N/A	N	Fell	CEDD	N/A	Leaning, uproot
T018	within site	<i>Juniperus chinensis</i>	龍柏	5	4	127	L	P	A	P	L	1,2	N/A	N	Fell	CEDD	N/A	Uneven spread, leaning, bending trunk, girdling root, uproot
T019	within site	<i>Citrus maxima</i>	柚	8	5	239	L	A	P	A	L	1,2	N/A	N	Fell	CEDD	N/A	Included bark, yellowing leaves
T020	within site	<i>Euphorbia nerifolia</i>	金剛纂	5	4	325	M	A	A	A	L	3,5	N/A	N	Fell	CEDD	N/A	-
T021	within site	<i>Ficus microcarpa</i>	榕樹	10	15	646	M	P	A	A	L	3	N/A	N	Fell	CEDD	N/A	Asymmetric crown, leaning, restricted root, dead branch with wilted leaves
T023	within site	<i>Pachira aquatica</i>	瓜栗	7	5	172	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Leaning
T038	out of site	<i>Ficus microcarpa</i>	榕樹	25	32	3100	M	A	A	A	L	3	N/A	Y	Retain	CEDD	TBC ^	Mechanical wound on root, restricted root, pruning wounds, <i>Phauda flammans</i> found in the past
T042	out of site	<i>Ficus microcarpa</i>	榕樹	26	31	4570	M	A	A	A	L	3	N/A	Y	Retain	CEDD	TBC ^	Restricted root, split branch, <i>Phauda flammans</i> found in the past
T044	within site	<i>Litsea glutinosa</i>	潺槁樹	9	10	458	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Leaning, epicormic
T045	within site	<i>Mangifera indica</i>	芒果	6	4	261	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Basal trunk leaning
T046	within site	<i>Morus alba</i>	桑	7	6	353	L	A	A	A	L	1,6	N/A	N	Fell	CEDD	N/A	Multi-stem
T047	within site	<i>Morus alba</i>	桑	6	5	337	L	A	P	P	L	1,2,6	N/A	N	Fell	CEDD	N/A	Decayed stem, leaning, multi-stem
T048	within site	<i>Morus alba</i>	桑	7	4	226	L	A	A	P	L	1,6	N/A	N	Fell	CEDD	N/A	Cross branches, branch wound, leaning
T049	within site	<i>Platycladus orientalis</i>	側柏	4	3	239	L	A	P	A	L	1,2	N/A	N	Fell	CEDD	N/A	Wilted frond
T050	within site	<i>Acacia confusa</i>	台灣相思	6	7	321	L	P	A	A	L	1,2,6	N/A	N	Fell	CEDD	N/A	Leaning, root close to other tree, multiple trunks
T051	within site	<i>Eriobotrya japonica</i>	枇杷	8	3	115	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Uneven spread
T052	within site	<i>Eriobotrya japonica</i>	枇杷	8	3	118	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Uneven spread
T053	within site	<i>Platycladus orientalis</i>	側柏	3	2	283	L	A	A	P	L	1,2	N/A	N	Fell	CEDD	N/A	Girdling root
T054	within site	<i>Morus alba</i>	桑	5	3	506	L	P	A	P	L	1,2	N/A	N	Fell	CEDD	N/A	Abnormal bark crack, cavity on trunk, decayed wound, exposed dead wood, multiple trunks
T055	within site	<i>Eriobotrya japonica</i>	枇杷	5	3	185	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Uneven spread
T056	within site	<i>Eriobotrya japonica</i>	枇杷	6	4	140	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Uneven spread
T057	within site	<i>Ligustrum sinense</i>	山指甲	5	3	115	L	P	A	A	L	1,2	N/A	N	Fell	CEDD	N/A	Leaning, crooked trunk, restricted root
T058	within site	<i>Dimocarpus longan</i>	龍眼	6	2	156	L	P	A	P	L	1,2	N/A	N	Fell	CEDD	N/A	Leaning, girdling root, restricted root
T059	within site	<i>Ficus microcarpa</i>	榕樹	25	33	2980	M	A	A	A	L	3	N/A	Y	Retain	CEDD	GPA ^	Decayed pruning wound on branch, restricted root, <i>Phauda flammans</i> found in the past
T062	within site	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8	5	127	L	A	A	A	L	1,6	N/A	N	Fell	CEDD	N/A	Restricted root
T063	within site	<i>Dimocarpus longan</i>	龍眼	8	8	159	L	A	A	A	L	1,3	N/A	N	Fell	CEDD	N/A	Restricted root
T064	within site	<i>Ficus microcarpa</i>	榕樹	18	22	3183	L	P	A	P	L	1,2,3	N/A	Y	Fell	CEDD	N/A	Restricted root, two removed primary limbs with decayed wound, wounds on root, decayed pruning wound, mechanical injury on branch, dead branches, cavity on branch, <i>Phauda flammans</i> found in the past
T065	within site	<i>Litsea monopetala</i>	假柿木薑子	5	2	171	L	A	A	A	L	1,3	N/A	N	Fell	CEDD	N/A	Restricted root
T066	within site	<i>Bischofia javanica</i>	秋楓	7	4	248	L	A	A	A	L	1,3	N/A	N	Fell	CEDD	N/A	Restricted root
T067	within site	<i>Dimocarpus longan</i>	龍眼	6	3	166	L	A	A	A	L	1,3	N/A	N	Fell	CEDD	N/A	Restricted root
T068	within site	<i>Pongamia pinnata</i>	水黃皮	6	3	178	L	A	A	A	L	1,3	N/A	N	Fell	CEDD	N/A	Restricted root
T069	within site	<i>Ficus microcarpa</i>	榕樹	19	36	2040	M	A	A	A	L	1,3	N/A	Y	Fell	CEDD	N/A	Restricted root, decayed stub, epicormics, exposed deadwood on root, exposed deadwood on branch, <i>Phauda flammans</i> found at the past, <i>Phauda flammans</i> found in the past
T070	within site	<i>Ficus microcarpa</i>	榕樹	20	28	2320	M	A	A	A	L	1,3	N/A	Y	Fell	CEDD	N/A	Restricted root, fungal infection at trunk base, wounded area filled with foam, dead stub, <i>Phauda flammans</i> found in the past
T071	within site	<i>Dimocarpus longan</i>	龍眼	5	3	185	L	A	A	A	L	1	N/A	N	Fell	CEDD	N/A	-
T072	within site	<i>Dimocarpus longan</i>	龍眼	6	4	197	L	A	A	A	L	1	N/A	N	Fell	CEDD	N/A	-
T073	within site	<i>Ficus microcarpa</i>	榕樹	18	26	1380	L	P	A	A	L	1	N/A	Y	Fell	CEDD	N/A	Trunk leaning, restricted root, mechanical injury on root, <i>Phauda flammans</i> found in the past
T074	within site	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7	4	199	M	A	A	A	L	1,3	N/A	N	Fell	CEDD	N/A	Leaning, restricted root
T075	within site	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8	8	315	L	P	A	A	L	1,2,6	N/A	N	Fell	CEDD	N/A	Leaning, codominant trunks
T076	within site	<i>Leucaena leucocephala</i>	銀合歡	10	6	251	L	A	A	A	L	1,2,6	N/A	N	Fell	CEDD	N/A	Leaning
T077	within site	<i>Leucaena leucocephala</i>	銀合歡	8	6	251	L	A	A	A	L	1,2,6	N/A	N	Fell	CEDD	N/A	Leaning
T078	within site	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	4	3	229	L	P	A	A	L	1,2,6	N/A	N	Fell	CEDD	N/A	Leaning
T080	within site	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7	6	264	L	A	A	A	L	1,6	N/A	N	Fell	CEDD	N/A	-
T081	within site	<i>Leucaena leucocephala</i>	銀合歡	12	5	143	L	A	A	P	L	1,2,6	N/A	N	Fell	CEDD	N/A	-
T082	within site	<i>Leucaena leucocephala</i>	銀合歡	8	6	271	L	A	A	A	L	1,2,6	N/A	N	Fell	CEDD	N/A	-
T083	within site	<i>Leucaena leucocephala</i>	銀合歡	11	7	361	L	A	A	A	L	1,2,6	N/A	N	Fell	CEDD	N/A	-
T084	within site	<i>Leucaena leucocephala</i>	銀合歡	10	7	277	L	A	A	A	L	1,2,6	N/A	N	Fell	CEDD	N/A	Leaning
T085	within site	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6	3	124	L	A	A	A	L	1,6	N/A	N	Fell	CEDD	N/A	-

Tree Assessment Schedule

Tree no.	Location	Tree species (Scientific name)	Chinese name (Hong Kong)	Measurements			Amenity value	Form	Health	Structural	Suitability for transplanting		Conservation status	Tree of Particular Interest (Y/N)	Recommended Treatment #	Maintenance Department		Additional Remarks
				Overall height (m)	Average crown spread (m)	Trunk diameter (mm)					High (H)/ Medium (M)/ Low (L)	Good (G)/ Average (A)/Poor (P)				Good (G)/ Average (A)/Poor (P)	Good (G)/ Average (A)/Poor (P)	
T088	within site	<i>Pongamia pinnata</i>	水黃皮	5	3	172	L	P	A	A	L	1,2,3	N/A	N	Fell	CEDD	N/A	Restricted root at one side, basal trunk leaning, included bark
T089	within site	<i>Pongamia pinnata</i>	水黃皮	6	3	188	L	A	A	P	L	1,2,3	N/A	N	Fell	CEDD	N/A	Trunk wound, decay branch, restricted root at on side
T090	within site	<i>Acacia confusa</i>	台灣相思	12	8	321	L	P	A	P	L	1,2,6	N/A	N	Fell	CEDD	N/A	Collapsed and laying on ground, uproot, leaning, dead branches
T091	within site	<i>Bauhinia purpurea</i>	紅花羊蹄甲	8	5	220	L	A	P	A	L	1,2	N/A	N	Fell	CEDD	N/A	Included bark at stem union
T092	within site	<i>Pachira aquatica</i>	瓜栗	7	3	181	L	A	A	P	L	1,2	N/A	N	Fell	CEDD	N/A	Artificially twisted stem
T093	within site	<i>Pongamia pinnata</i>	水黃皮	6	4	220	L	A	A	P	L	1,3	N/A	N	Fell	CEDD	N/A	Restricted root at on side, dead branches
T094	within site	<i>Celtis sinensis</i>	朴樹	13	10	904	L	A	P	A	L	1,5	N/A	N	Fell	CEDD	N/A	Restricted root, metal pole enveloped in the root collar, bark crack with exposed wood at root collar, canker with wound, bark crack near branch union with epiphytic <i>Ficus</i> sp. growing, dieback, epicormic
T103	within site	<i>Leucaena leucocephala</i>	銀合歡	8	6	229	L	A	A	A	L	1,2,6	N/A	N	Fell	CEDD	N/A	-
T104	within site	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7	6	506	L	A	A	A	L	1,3	N/A	N	Fell	CEDD	N/A	Restricted root
T105	within site	<i>Ficus microcarpa</i>	榕樹	6	4	178	L	A	A	A	L	1,3	N/A	N	Fell	CEDD	N/A	Leaning
T106	within site	<i>Leucaena leucocephala</i>	銀合歡	12	5	191	L	A	A	A	L	1,2,6	N/A	N	Fell	CEDD	N/A	-

Remarks:

Tree Nos. T001, T002, T003, T025-T043, AT1 are out of site boundary.

Tree Nos. T022, T024, T060, T061, T079, T086, T087 and T095 to T102, T107 are numbers not in use.

\*Justification of not suitable for transplanting

- Tree with low amenity value for transplantation.
- Tree with poor health and/or form and/or structural condition for transplantation.
- Preparation of a reasonable sized root ball is not practical due to site constraint e.g.: restricted growing environment
- Lack of access for transplantation machinery or vehicle.
- Species of low post-transplantation survival rate.
- Weedy species without special ecological significance or species creating maintenance problems.
- Tree has structural problem and may create hazard to the public during root ball preparation and/or after transplantation, and auxiliary support will not be practical.

# The recommended treatment shall be subjected to further updates with reference to the latest layout plan.

^ Maintenance Department is subject to future coordination

## APPENDIX III – TREE TREATMENT PLAN

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*(PREPARED BY OTHERLAND LIMITED)*

JOINT-USER COMPLEX AND JOINT-USER GENERAL OFFICE BUILDING  
AT AREA 29, KWU TUNG NORTH



**LEGEND:**

- SITE BOUNDARY
- SURVEY BOUNDARY (OFFSET 2M)
- PROPOSED DEVELOPMENT
- T# TREE NUMBER
- TREE OF PARTICULAR INTEREST TO BE RETAINED
- TREE TO BE REMOVED
- TREE OF PARTICULAR INTEREST TO BE REMOVED

REV	DATE	DESCRIPTION
-----	------	-------------

**otherland**

23/F, ON TIN CENTRE,  
1 SHEUNG HEI STREET, SAN PO KONG,  
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Tel: (852) 2893 0370 Fax: (852) 2893 3139  
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**CLIENT:**  
ARCHITECTURAL SERVICES DEPARTMENT

**PROJECT:**  
TOPOGRAPHICAL AND TREE SURVEY, TREE RISK ASSESSMENT, TREE ASSESSMENT FOR TREE OF PARTICULAR INTEREST, TREE PRESERVATION AND REMOVAL PROPOSAL AND LANDSCAPE PLAN AT KWU TUNG

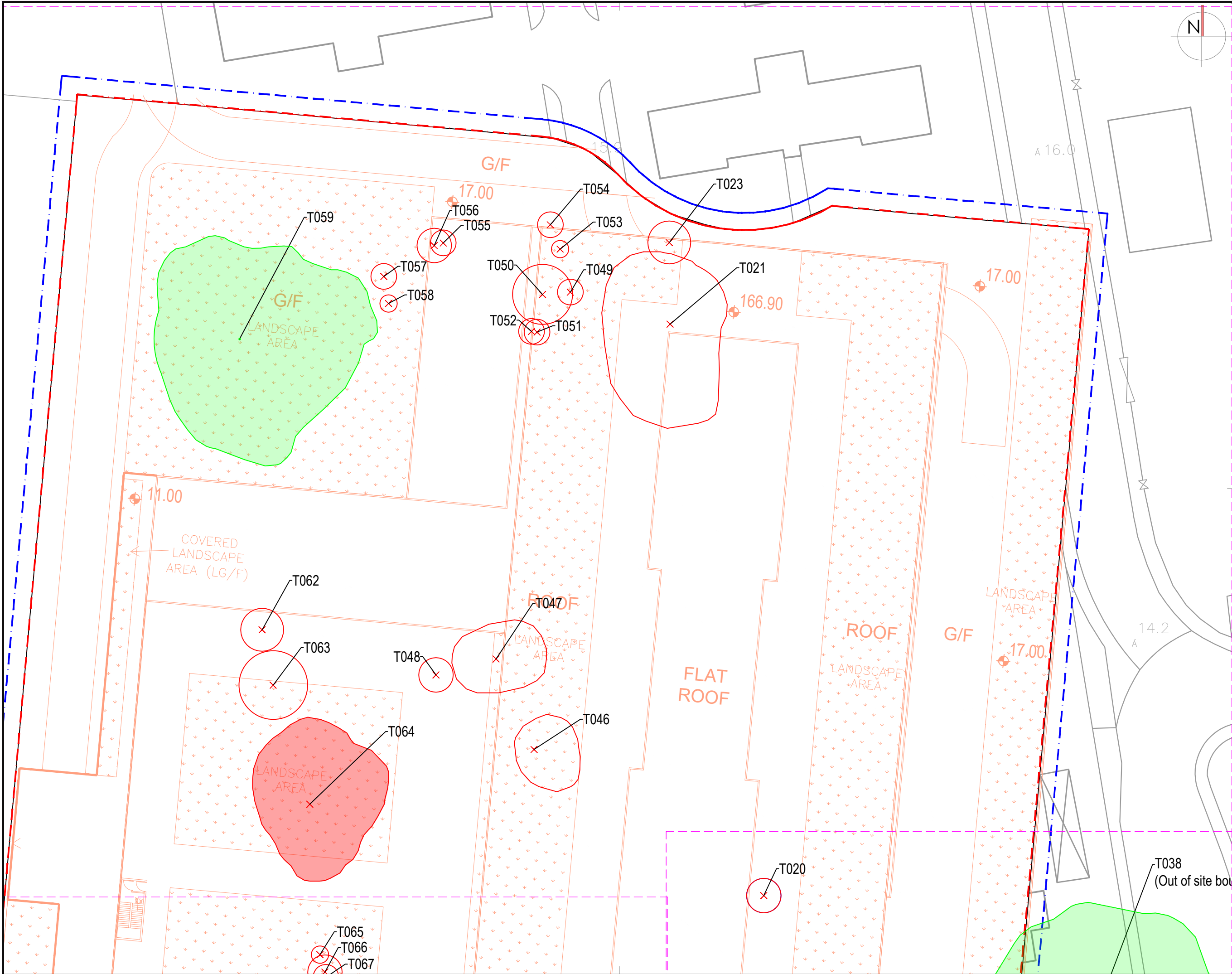
**TITLE:**  
TREE TREATMENT PLAN (SHEET 1 OF 4)

SCALE:	1:1000 (A3)
DRAWN BY:	CS
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	08 APR 2025
PROJECT No:	ASD04_23
SHEET No:	ASD04_TPRP_TTP_0
REV:	1

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PLOT: Konichan DATE: 3 DEC 2024





**LEGEND:**

- SITE BOUNDARY
- SURVEY BOUNDARY (OFFSET 2M)
- PROPOSED DEVELOPMENT
- T## TREE NUMBER
- TREE OF PARTICULAR INTEREST TO BE RETAINED
- TREE TO BE REMOVED
- TREE OF PARTICULAR INTEREST TO BE REMOVED

REV	DATE	DESCRIPTION

otherland

23F, ON TIN CENTRE,  
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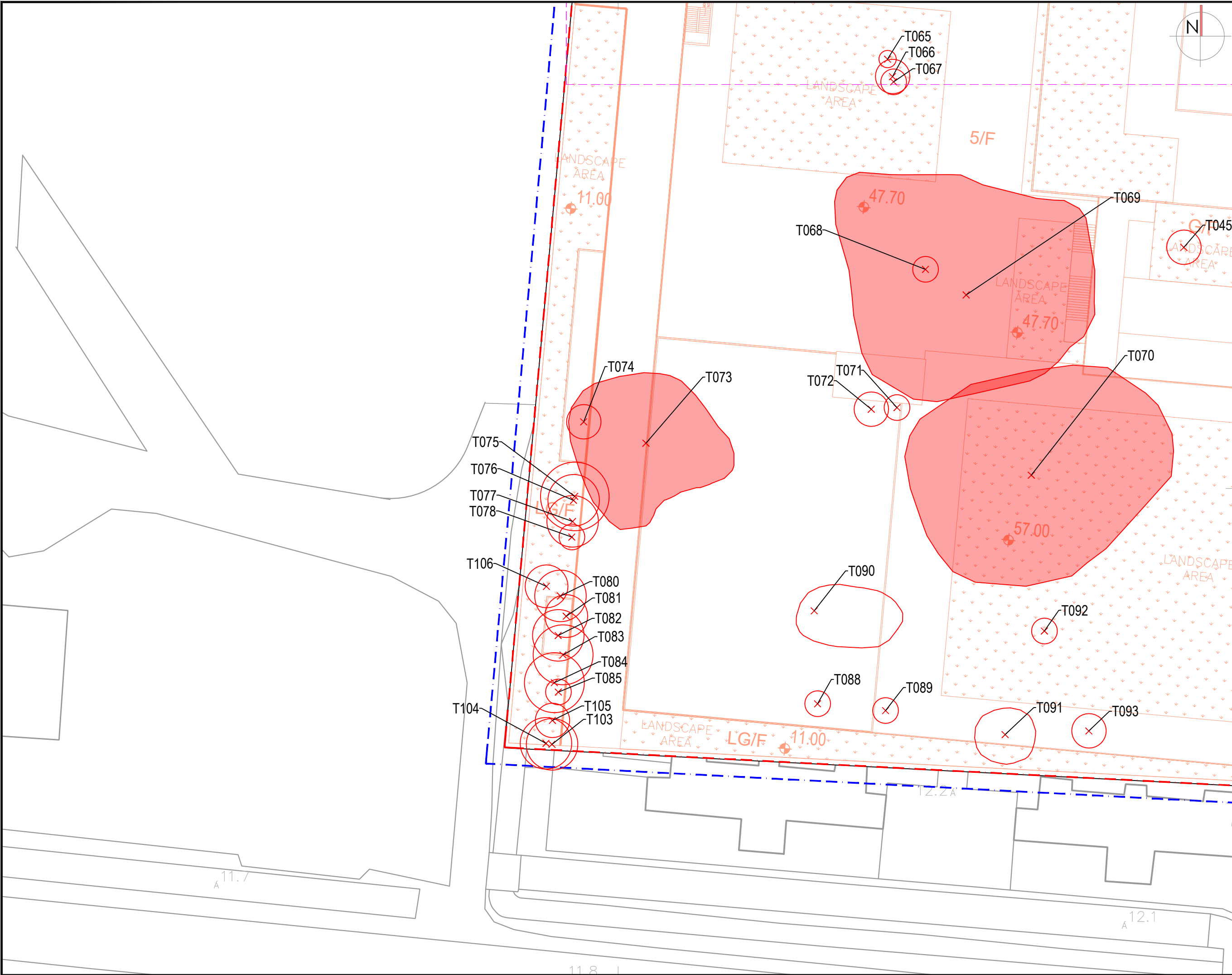
**PROJECT:**  
TOPOGRAPHICAL AND TREE SURVEY, TREE RISK ASSESSMENT, TREE ASSESSMENT FOR TREE OF PARTICULAR INTEREST, TREE PRESERVATION AND REMOVAL PROPOSAL AND LANDSCAPE PLAN AT KWU TUNG

**TITLE:**  
TREE TREATMENT PLAN  
(SHEET 2 OF 4)

SCALE:	1:400 (A3)
DRAWN BY:	CS
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	08 APR 2025
PROJECT No:	ASD04_23
SHEET No:	ASD04_TPRP_TTP_1
REV:	1

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PLOT: Konichan DATE: 3 DEC 2024



**LEGEND:**

- SITE BOUNDARY
- SURVEY BOUNDARY (OFFSET 2M)
- PROPOSED DEVELOPMENT
- T## TREE NUMBER
- TREE OF PARTICULAR INTEREST TO BE RETAINED
- TREE TO BE REMOVED
- TREE OF PARTICULAR INTEREST TO BE REMOVED

REV	DATE	DESCRIPTION
-----	------	-------------

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**PROJECT:**  
TOPOGRAPHICAL AND TREE SURVEY, TREE RISK ASSESSMENT, TREE ASSESSMENT FOR TREE OF PARTICULAR INTEREST, TREE PRESERVATION AND REMOVAL PROPOSAL AND LANDSCAPE PLAN AT KWU TUNG

**TITLE:**  
TREE TREATMENT PLAN  
(SHEET 3 OF 4)

SCALE:	1:400 (A3)
DRAWN BY:	CS
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	08 APR 2025
PROJECT No:	ASD04_23
SHEET No:	ASD04_TPRP_TTP_2
REV:	1

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**LEGEND:**

- SITE BOUNDARY
- SURVEY BOUNDARY (OFFSET 2M)
- PROPOSED DEVELOPMENT
- T## TREE NUMBER
- TREE OF PARTICULAR INTEREST TO BE RETAINED
- TREE TO BE REMOVED
- TREE OF PARTICULAR INTEREST TO BE REMOVED

REV	DATE	DESCRIPTION
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**CLIENT:**

ARCHITECTURAL SERVICES DEPARTMENT

**PROJECT:**

TOPOGRAPHICAL AND TREE SURVEY, TREE RISK ASSESSMENT, TREE ASSESSMENT FOR TREE OF PARTICULAR INTEREST, TREE PRESERVATION AND REMOVAL PROPOSAL AND LANDSCAPE PLAN AT KWU TUNG

**TITLE:**

TREE TREATMENT PLAN  
(SHEET 4 OF 4)

SCALE:	1:400 (A3)
DRAWN BY:	CS
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	08 APR 2025
PROJECT No:	ASD04_23
SHEET No:	ASD04_TPRP_TTP_3
REV:	1

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PLOT: Konichan      DATE: 3 DEC 2024

## APPENDIX IV – TREE PRESERVATION MEASURE OF TREES OF PARTICULAR INTEREST (TPI)

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*(PREPARED BY OTHERLAND LIMITED)*

JOINT-USER COMPLEX AND JOINT-USER GENERAL OFFICE BUILDING  
AT AREA 29, KWU TUNG NORTH



## METHOD STATEMENT ON TREE PRESERVATION MEASURE OF TREES OF PARTICULAR INTEREST (TPIs)

### 1. Introduction

A specialist landscape contractor from the "List of Approved Suppliers of Materials and Specialist Contractors for Public Works - Landscaping: Class I - General Landscape Work" shall be engaged to carry out the works relating to trees that shall include but not be limited to tree protection, tree surgery work, control of pests and diseases and transplanting.

The contractor shall assign tree protection issues to a suitably qualified and experienced full-time member of the site staff. This member of staff shall be responsible for monitoring and reporting on all tree related issues. All tree survey work shall be supervised by a qualified Arborist or Registered Landscape Architect.

In this project, 3 nos. of Tree of Particular Interest (T038, T042, and T059) will be retained. To protect the trees to be retained, the Contractor shall ensure the following for the whole duration of the Contract:

- No unnecessary intrusions such as passage or parking into tree protection areas of existing trees are to be made;
- No access routes will be allowed to pass through existing tree stands;
- The limits of site clearance are to be agreed with the Landscape Architect/Engineer on site before site clearance commences;
- No nails or other fixings shall be driven into trees;
- No soil, materials, equipment or machinery shall be stockpiled or stored within tree protection areas;
- No fencing or signs shall be attached to trees;
- No materials or machinery shall be stored under or against trees;
- No workshop, canteens, or similar shall be installed beneath trees, nor shall equipment maintenance etc. be carried out under trees;
- No trees shall be used as anchors for ropes or chains used in guying, pulling and the like;
- Any flammable material or other materials likely to be injurious to the trees shall be kept away from the tree protection areas;
- No fires shall be lit inside or within 5m of the tree protection zone;
- No unauthorized stripping of surface vegetation within tree protection areas;
- No concrete mixing or use or washing out of chemicals shall take place within the tree protection zone;
- Excessive water shall be drained away from the tree protection area;
- Adjacent felling of trees is done so as not to damage or affect the health of retained trees;
- No unauthorized use of herbicides shall be permitted within the tree protection zone;

- Any equipment shall be carefully operated to avoid causing damage to the trees;
- Alkaline fills or paving shall not be applied within the tree protection zone;

To enhance the health and the appearance of the retained trees, advance tree surgery works may be required prior to any construction activity. The following tree surgery work may be required.

- i. Removal of broken, damaged and diseased branches;
- ii. Removal of weak or crossing branches to ensure a well-balanced crown.
- iii. Protection by fencing;
- iv. Securing of trees with cables throughout the construction period.

### 2. Crown Thinning

Generally, no crown thinning should be necessary on the retained trees except where preparation works for root pruning are required or as per item I .i and ii above.

Specialist Contractors for Public Works - Landscaping: Class I - General Landscape Work" shall be engaged to carry out the works relating to trees that shall include but not be limited to tree protection, tree surgery work, control of pests and diseases and transplanting.

The contractor shall assign tree protection issues to a suitably qualified and experienced full-time member of the site staff This member of staff shall be responsible for monitoring and reporting on all tree related issues. All tree survey work shall be supervised by a qualified Arborist or Registered Landscape Architect.

To protect the trees to be retained, the Contractor shall ensure the following for the whole duration of the Contract:

- No unnecessary intrusions such as passage or parking into tree protection areas of existing trees are to be made;
- No access routes will be allowed to pass through existing tree stands;
- The limits of site clearance are to be agreed with the Landscape Architect/Engineer on site before site clearance commences;
- No nails or other fixings shall be driven into trees;
- No soil, materials, equipment or machinery shall be stockpiled or stored within tree protection areas;
- No fencing or signs shall be attached to trees;
- No materials or machinery shall be stored under or against trees;
- No workshop, canteens, or similar shall be installed beneath trees, nor shall equipment maintenance etc.

be carried out under trees;

- No trees shall be used as anchors for ropes or chains used in guying, pulling and the like;
- Any flammable material or other materials likely to be injurious to the trees shall be kept away from the tree protection areas;
- No fires shall be lit inside or within 5m of the tree protection zone;
- No unauthorized stripping of surface vegetation within tree protection areas;
- No concrete mixing or use or washing out of chemicals shall take place within the tree protection zone;
- Excessive water shall be drained away from the tree protection area;
- Adjacent felling of trees is done so as not to damage or affect the health of retained trees;
- No unauthorized use of herbicides shall be permitted within the tree protection zone;
- Any equipment shall be carefully operated to avoid causing damage to the trees;
- Alkaline fills or paving shall not be applied within the tree protection zone;

To enhance the health and the appearance of the retained trees, advance tree surgery works may be required prior to any construction activity. The following tree surgery work may be required.

- i. Removal of broken, damaged and diseased branches;
- ii. Removal of weak or crossing branches to ensure a well-balanced crown.
- iii. Protection by fencing;
- iv. Securing of trees with cables throughout the construction period.

### **3. Root Pruning**

Generally, no root pruning shall be permitted on the retained trees except where permission for pruning has been obtained in the Approved **Tree Preservation and Removal Proposal** or for trees identified for transplanting. The contractor shall submit method statements for the proposed pruning works to the Landscape Architect/Engineer prior to commencing root pruning works.

### **4. Securing and Staking Retained Trees**

During construction work and for the duration of the contract, should the site conditions require (e.g., local excavations in the vicinity of tree roots or removal of adjacent trees thus exposing retained trees to risk of wind blow), existing trees should be provided with adequate physical support including securing and tying to temporary supports. The contractor shall be liable for the cost of reinstatement of any tree that dies or is damaged due to lack of support and protection. The area of trunk guyed above ground shall be wrapped with pads of hessian or rubber to prevent the tie from chafing the trunk or branches. Retained trees shall be secured with 3 no. cables from the trunk attached to metal stakes 1000mm long driven 700mm into the ground.

### **5. Pruning Works**

Damaged branches or branches that must be removed shall be carefully pruned using a sharp clean implement to give a single flat sloping face cut and wounds shall be left open to the air to self-heal. All pruning works are to be supervised by a qualified arborist and are to be in accordance with recognized best practice including the Development Bureau's guidelines on pruning works.

### **6. Pests & Fungal Growth**

The site shall be regularly checked for any insect or termite attack or fungus infestation particularly during known periods of activity. Remedial measures shall be carried out. All pesticides, fungicides or chemicals shall be propriety products registered in Hong Kong. Use of sprayed insecticide/fungicides shall only be permitted in strict accordance with the manufacturer's instructions. Use of such materials shall be undertaken with due care and have regard to the safety, environmentally friendly and convenience of the general public and is to be carefully controlled to avoid unnecessary dispersion. In the case of termite attack, specialists shall be employed by the contractor to provide proposals to eliminate the termites and shall submit monthly monitoring reports throughout the contract and the Establishment Period.

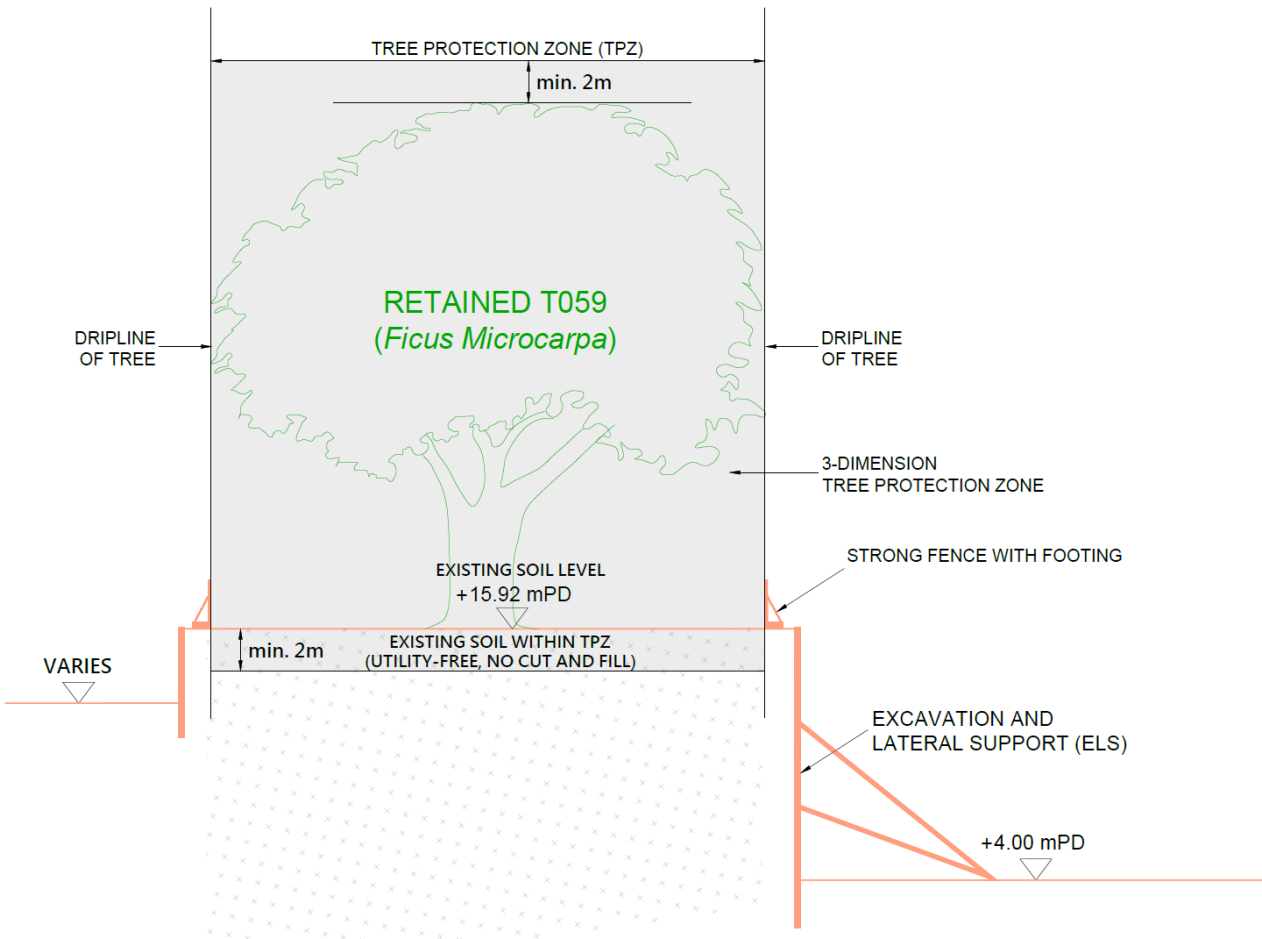
7. Maintenance/Establishment Works

Retained trees shall be maintained from site possession until the completion of the project by the contractor who shall engage staff suitably trained and experienced in arboricultural and tree surgery works to undertake the task. The maintenance works shall include all measures necessary to establish and maintain the trees in an acceptable, vigorous and healthy growing condition.

8. Creation and Protection of the Tree Protection Zone by Protective Fencing

TPZ is considered as the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. The 'Dripline method', i.e. the tree canopy dripline is used to define the boundary of the TPZ and the entire area within the dripline is considered the TPZ (refer to Figure below). The extent of TPZ is demonstrated in **Appendix E – Tree Protection Plan**.

Section of the Tree Protection Zone of T059



Reference photo of Tree Protection Fence



Considering the high conservation / amenity value of the mature T059, it is suggested the TPZ to further cover vertically minimum 2m above crown and 2m underground parts, forming a 3-dimensional protection zone against any types of construction activities.

Tree protective fence shall be erected before other works commence and the fence (minimum 2m high) should be erected beyond the crown spread/dripline or the designed protection zone of all TPis. In view that massive excavation works are required in proximity to the TPZ and heavy-duty machines would be involved for the works, the tree protection fence shall be installed on concrete bases/footings and being strong enough to withstand the likely impact from those machines. The fence shall also be fully covered not to allow any excavated debris entering the TPZ. Excavated area nearby the TPZ shall be well supported to avoid soil sliding and exposure of underground tree roots of T059.

The protective fence shall be restricted only to workers directly involved in tree work. No construction worker shall enter the Tree Protection Zone (TPZ). No construction equipment or materials shall breach the TPZ. No fires shall be lit in or near the TPZ and hoisted materials shall not encroach into the TPZ. Where there is a risk of the entry of contaminated construction water and other effluent into the TPZ, the base of the protective fence shall be sealed by sand bags at least 200 mm tall if necessary or instructed by the Landscape Architect/Engineer.



In accordance with Greening, Landscape and Tree Management Section, Development Bureau (DEVB (GLTMS)) - Guidelines on Tree Preservation during Development. TPZ should be surrounded by strong fences sturdy enough to withstand impacts from the construction activities beyond dripline.

Where the erection of protective fencing is not practicable or the preserved tree grows on a retaining structure, alternative tree protective measures such as temporary protective plank armouring should be considered. If necessary, coverings should be laid on top of the temporary protective mulching to provide additional protection from soil compaction due to passage of vehicles, equipment or machinery.

Temporary trunk or branch protection is sometimes required. Warning signs are also required if branches are spanning across the TPZ to reach the vehicular passage. Method Statement for erection of the Tree Protective fence shall be prepared by the future Contractor and approved by Landscape Architect.

## 9. Monitoring System

The performance of the retained trees shall be monitored throughout the project construction period on a monthly basis by the submission of Tree Protection Reports. Tree growth conditions with reference to trunk, branches, foliage, soil and root, any arboricultural problems and associated remedial measures shall be recorded. Any construction activities that may impact the trees negatively shall be reported well in advance by the Contractor to the Landscape Architect/Engineer for planning of preventive tree work to avoid possible damages

The contractor shall report to the management office the day's establishment work on the retained trees and a countersigned record log book of the work carried out shall be kept at the site office and made available for inspection. All non-routine tree problems are to be promptly reported to the Landscape Architect/Engineer.

Photographs shall be taken at the following key stages of the tree works:

- Before commencement of construction;
- Monthly, throughout the construction and establishment period.

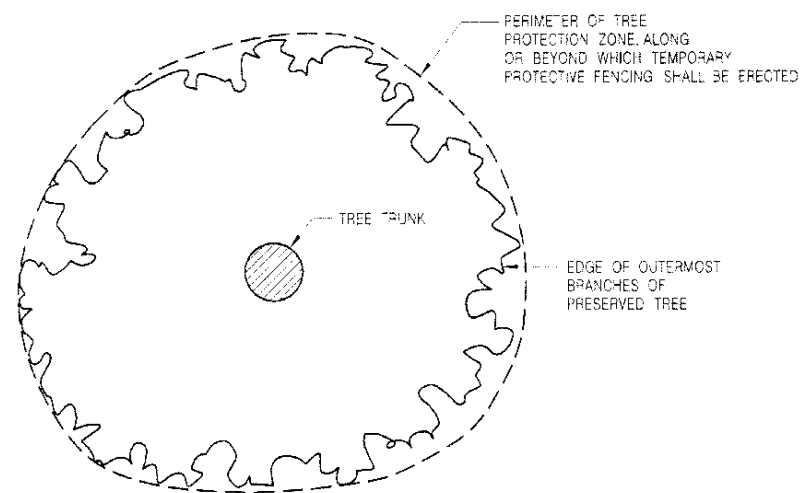
*Project Department will further liaise with the Client Department and review the appropriate Client's Requirement (CR) clauses to provide enhanced tree protection for and provision of tree monitoring of retained TPIs accordingly.*

Monthly Monitoring Report for Tree of Particular Interest with progress photographs on the status of the retained trees including statements on their health should be prepared by the contractor's tree specialist or arborist for the Landscape Architect/Engineer's review and a complete copy provided at the stage of Certificate of Completion.

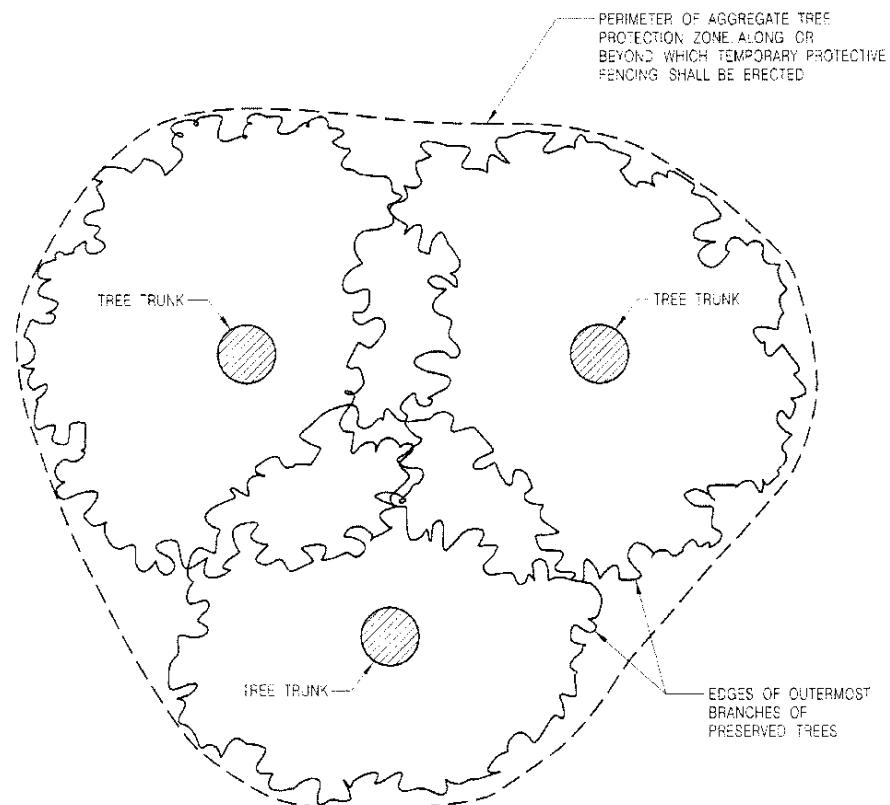
## DRAWINGS FOR TREE PROTECTION WORKS

Drawings for Tree Protection Works

- TP1 – Temporary Protective Fencing to Preserved Tree
- TP2 – Temporary Protective Armouring to Preserved Tree
- TP3 – Temporary Protective Mulching to Preserved Tree



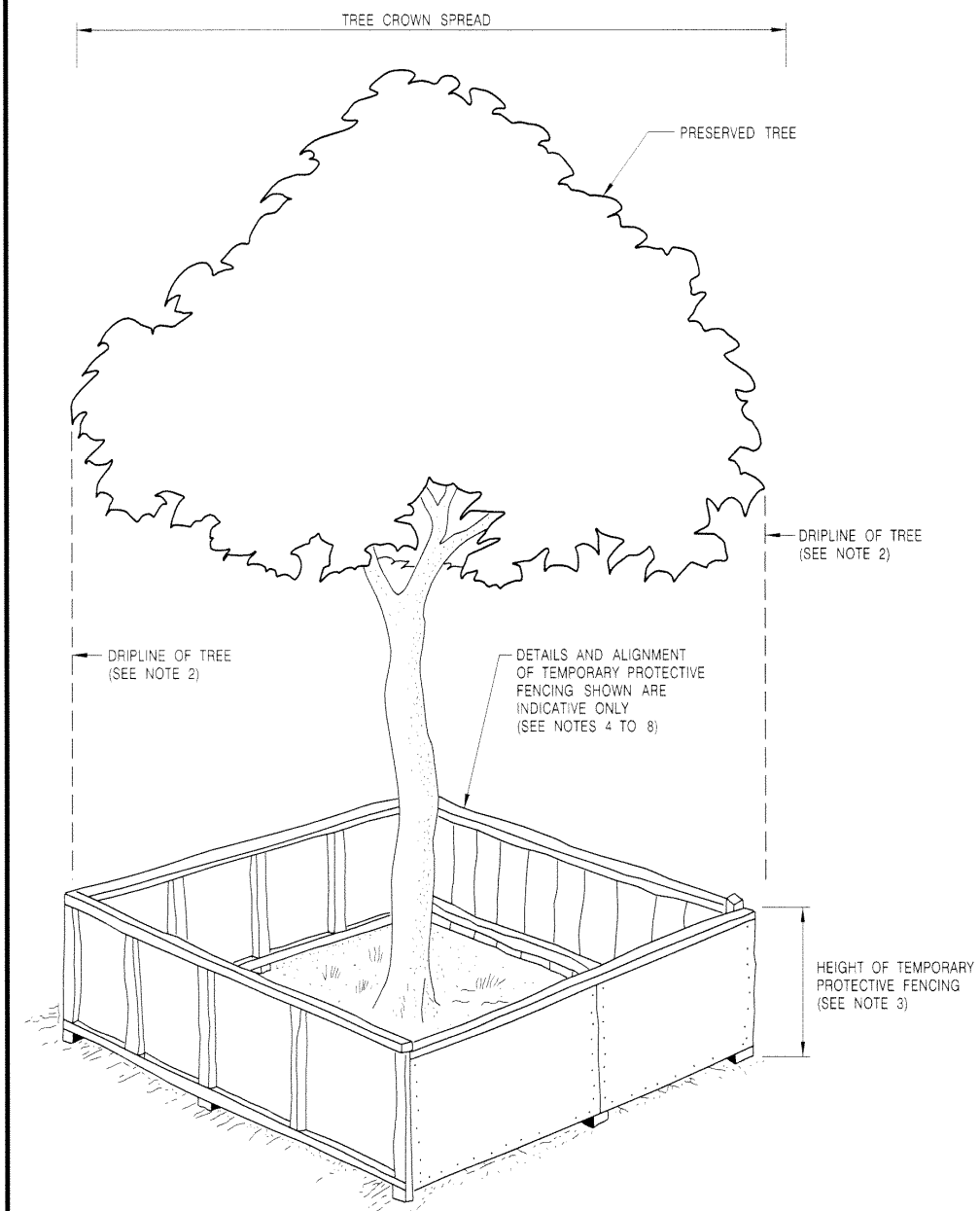
**PLAN - INDIVIDUAL TREE**  
(DIAGRAMMATIC)



**PLAN - GROUP OF TREES**  
(DIAGRAMMATIC)

TEMPORARY PROTECTIVE FENCING TO PRESERVED TREE

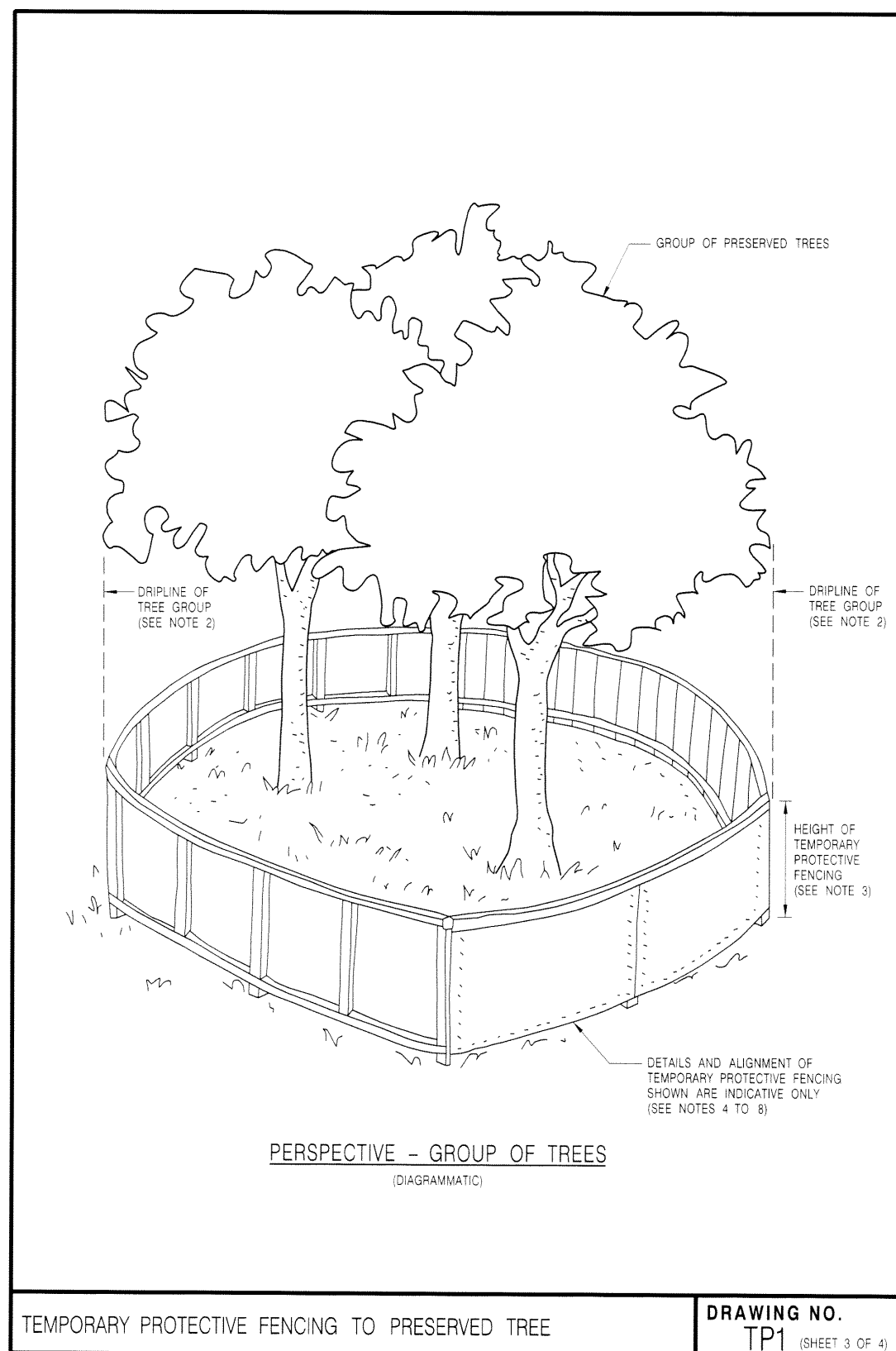
**DRAWING NO.**  
**TP1** (SHEET 1 OF 4)



**PERSPECTIVE - INDIVIDUAL TREE**  
(DIAGRAMMATIC)

TEMPORARY PROTECTIVE FENCING TO PRESERVED TREE

**DRAWING NO.**  
**TP1** (SHEET 2 OF 4)



**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. DRIPLINE OF \*TREE / TREE GROUP EXTENDS TO THE OUTERMOST BRANCHES OF THE \*TREE / TREE GROUP, DEFINING THE PERIMETER OF THE \*TREE PROTECTION ZONE / AGGREGATE TREE PROTECTION ZONE.
3. HEIGHT OF TEMPORARY PROTECTIVE FENCING SHALL BE 1500 MINIMUM BUT THE REQUIRED HEIGHT SHALL BE DETERMINED BY THE \*ARCHITECT / ENGINEER / SUPERVISING OFFICER WHEN APPROVING THE CONSTRUCTION DETAILS OF THE FENCING AS REFERRED TO IN NOTE 8.
4. TEMPORARY PROTECTIVE FENCING SHALL BE STRONG AND APPROPRIATE FOR RESISTING THE IMPACTS OF CONSTRUCTION ACTIVITIES ON THE SITE. IT SHALL BE MADE OF ROBUST MATERIALS AND SHALL COMPRISE A VERTICAL AND HORIZONTAL SCAFFOLDING FRAMEWORK, WELL BRACED AND SUPPORTING \*\*CHAIN LINK FENCING / STEEL SHEET FENCING OR OTHER FENCING AS APPROVED BY THE \*ARCHITECT / ENGINEER / SUPERVISING OFFICER. ONLY IN EXCEPTIONAL CIRCUMSTANCES SHALL PLASTIC WEBBING BE CONSIDERED.
5. THE ALIGNMENT OF TEMPORARY PROTECTIVE FENCING CAN BE IN CIRCULAR, SQUARE, RECTANGULAR OR ANY OTHER SHAPE SO LONG AS THE FENCING INCLUDING ITS FOUNDATIONS DOES NOT ENCROACH INTO THE TREE PROTECTION ZONE.
6. A LOCKABLE GATE SHALL BE PROVIDED TO THE TEMPORARY PROTECTIVE FENCING TO ALLOW ENTRY FOR CARRYING OUT THE NECESSARY ARBORICULTURAL WORKS OR MAINTENANCE WORKS TO THE TREE OR ANY OTHER APPROVED WORKS WITHIN THE TREE PROTECTION ZONE.
7. WARNING NOTICE GUARDING AGAINST UNAUTHORISED OPERATIONS WITHIN FENCED AREA SHALL BE ERECTED ON THE TEMPORARY PROTECTIVE FENCING.
8. THE CONTRACTOR SHALL SUBMIT THE CONSTRUCTION DETAILS OF THE TEMPORARY PROTECTIVE FENCING TO THE \*ARCHITECT / ENGINEER / SUPERVISING OFFICER FOR APPROVAL PRIOR TO ERECTION OF THE FENCING.

\* DELETE WHICHEVER IS INAPPROPRIATE.

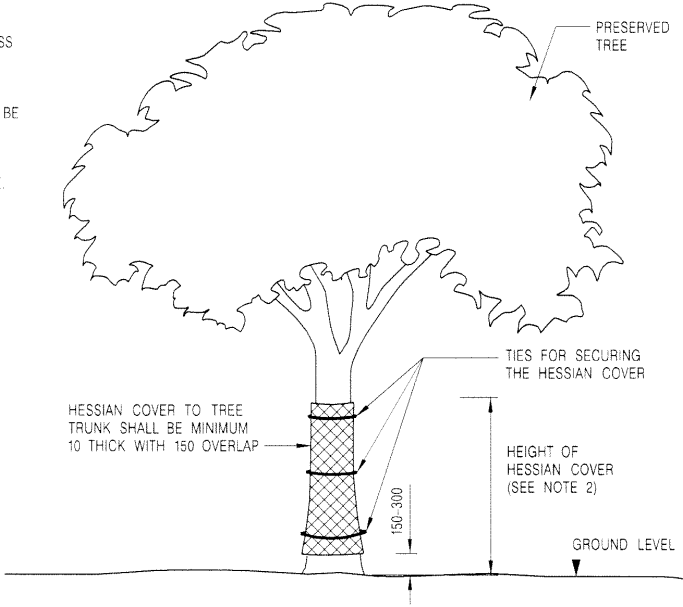
\*\* DELETE WHICHEVER IS INAPPROPRIATE. STEEL SHEET FENCING SHALL BE USED IN CIRCUMSTANCES WHERE THE CONCENTRATION OF CONSTRUCTION ACTIVITY IS PARTICULARLY INTENSE OR THE PRESERVED TREE IS EITHER PARTICULARLY VALUABLE OR PARTICULARLY VULNERABLE.

TEMPORARY PROTECTIVE FENCING TO PRESERVED TREE	<b>DRAWING NO.</b> <b>TP1</b> (SHEET 4 OF 4)
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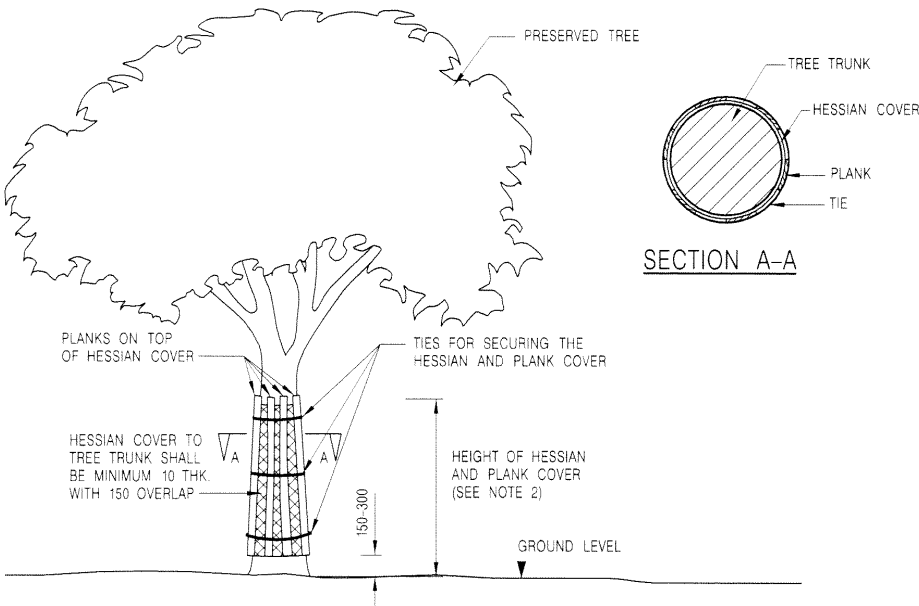


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
2. HEIGHT OF \*HESSIAN COVER / HESSIAN AND PLANK COVER TO THE TRUNK SHALL BE 1500 MIN., BUT THE REQUIRED HEIGHT FOR DIFFERENT INDIVIDUAL TREES SHALL BE DETERMINED BY THE \*ARCHITECT / ENGINEER / SUPERVISING OFFICER ON SITE.
- \* DELETE WHICHEVER IS INAPPROPRIATE



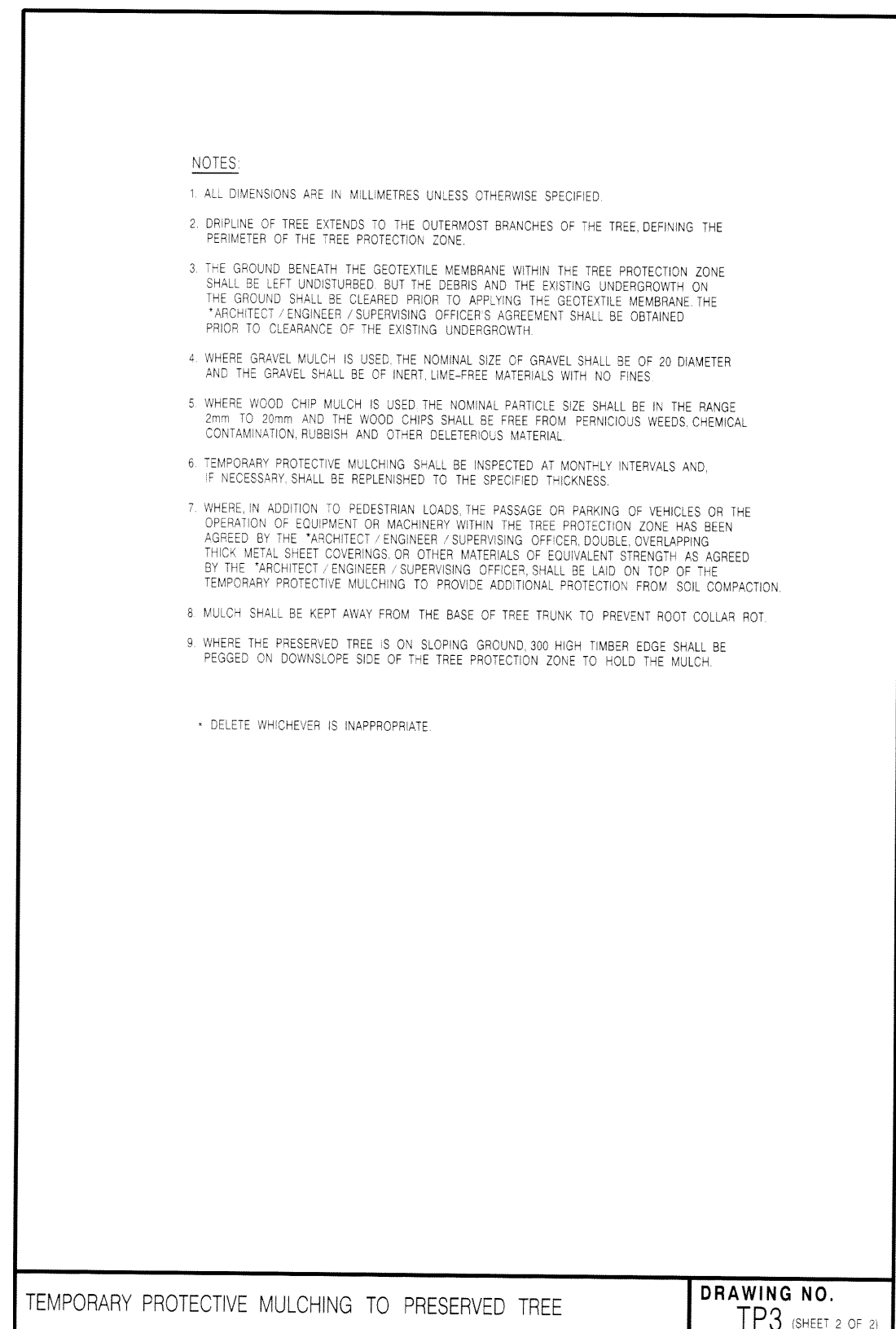
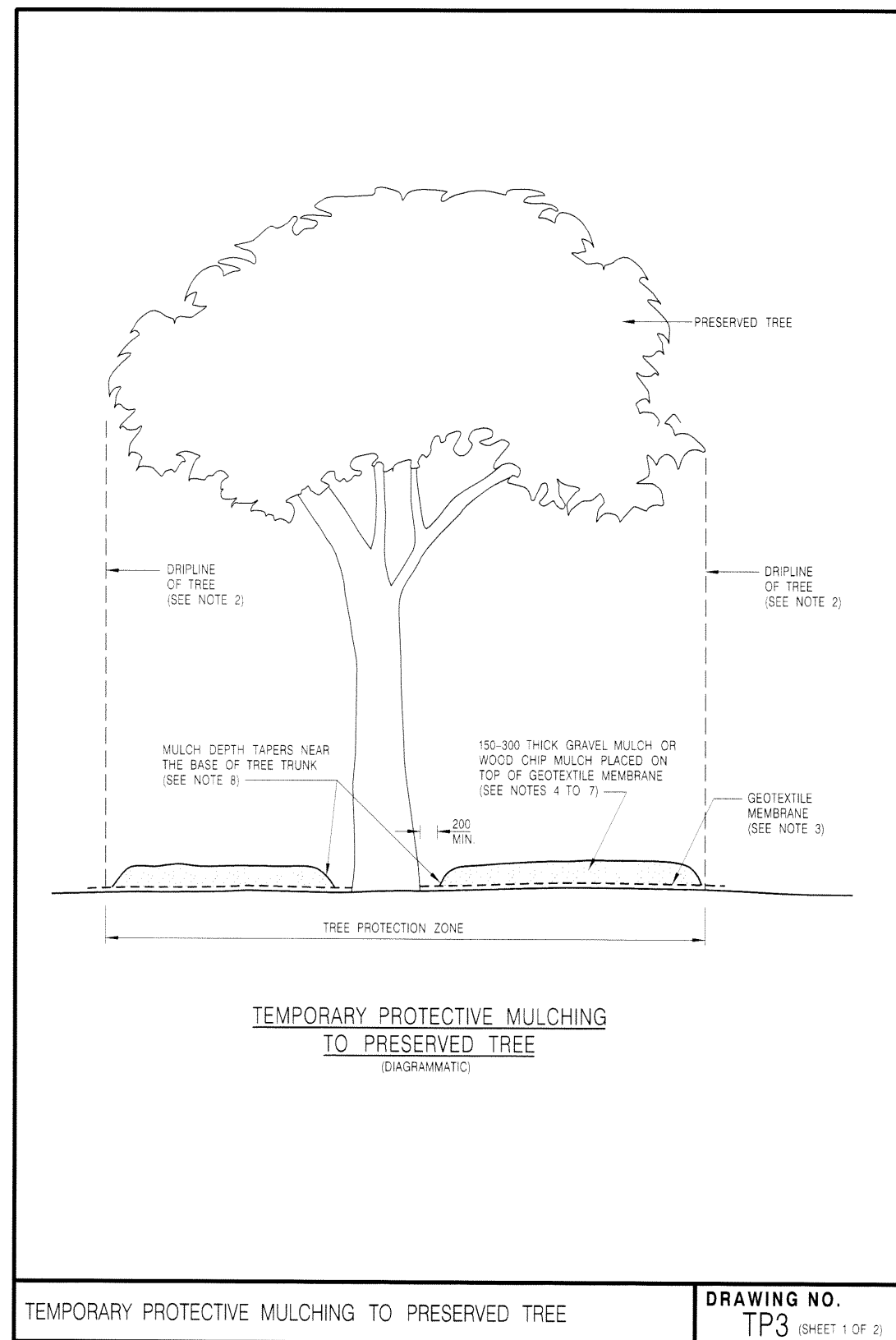
TEMPORARY PROTECTIVE HESSIAN  
ARMOURING TO PRESERVED TREE  
(DIAGRAMMATIC)



TEMPORARY PROTECTIVE HESSIAN AND PLANK  
ARMOURING TO PRESERVED TREE  
(DIAGRAMMATIC)

TEMPORARY PROTECTIVE ARMOURING TO PRESERVED TREE

DRAWING NO.  
TP2

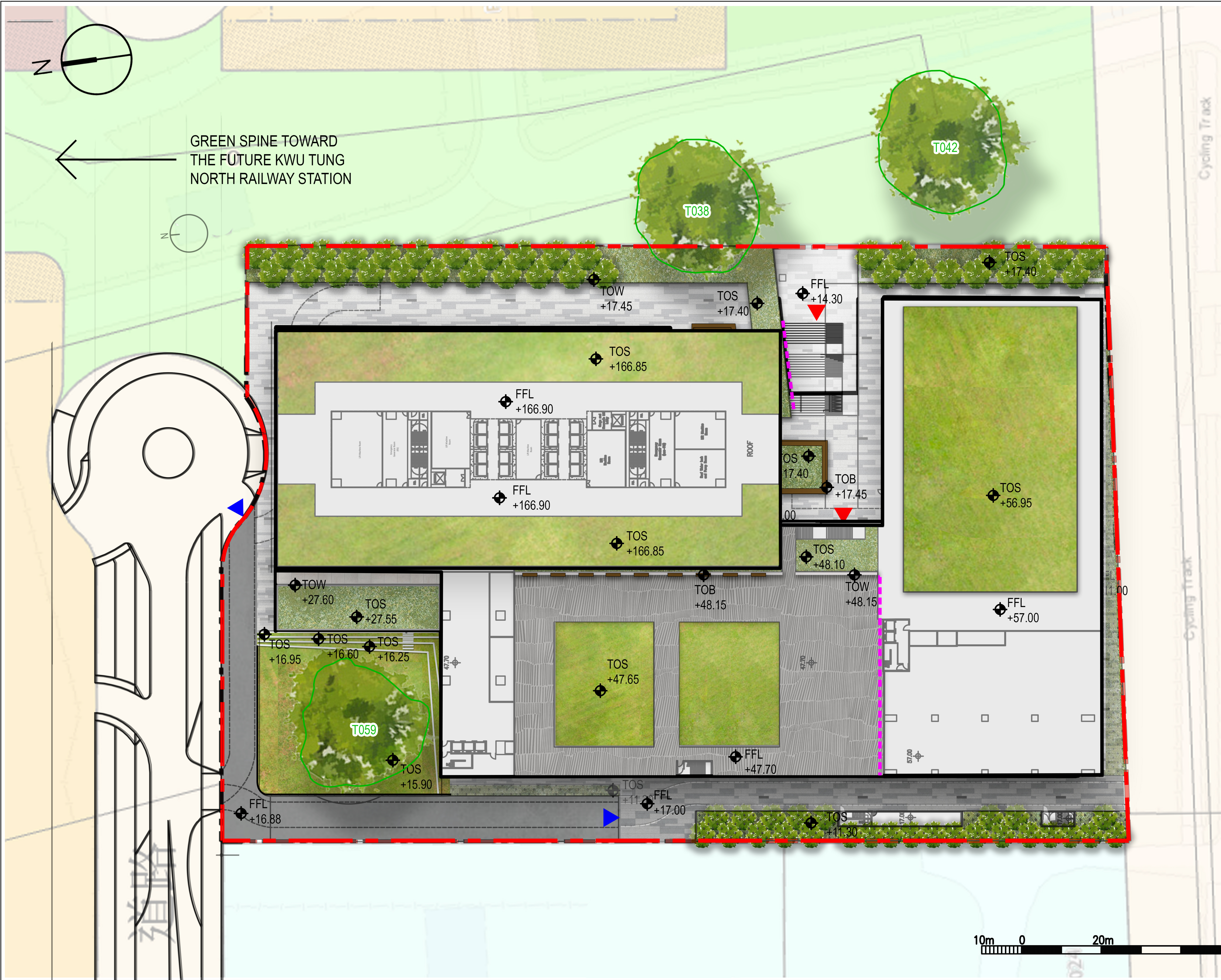


# APPENDIX V – LANDSCAPE PROPOSAL

*(PREPARED BY OTHERLAND LIMITED)*

JOINT-USER COMPLEX AND JOINT-USER GENERAL OFFICE BUILDING  
AT AREA 29, KWU TUNG NORTH





**LEGEND:**

- SITE BOUNDARY
- BUILDING LINE
- TPI TO BE RETAINED
- COMPENSATORY TREE
- OPEN LAWN
- SHRUB PLANTING
- PAVING
- DECKING
- DRIVEWAY
- BENCH
- VERTICAL GREEN
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- +###.###  
FINISHED FLOOR LEVEL (FFL) /  
TOP OF SOIL (TOS) / TOP OF KREB (TOK) /  
TOP OF BENCH (TOB)

REV	DATE	DESCRIPTION

**otherland**

23/F ON TIN CENTRE,  
1 SHEUNG HEI STREET,  
SAN PO KONG, HONG KONG  
Tel: 2893 0370 Fax: 2893 3139  
Email: WWW.OTHERLAND.COM.HK

CLIENT:  
ARCHITECTURAL SERVICES DEPARTMENT

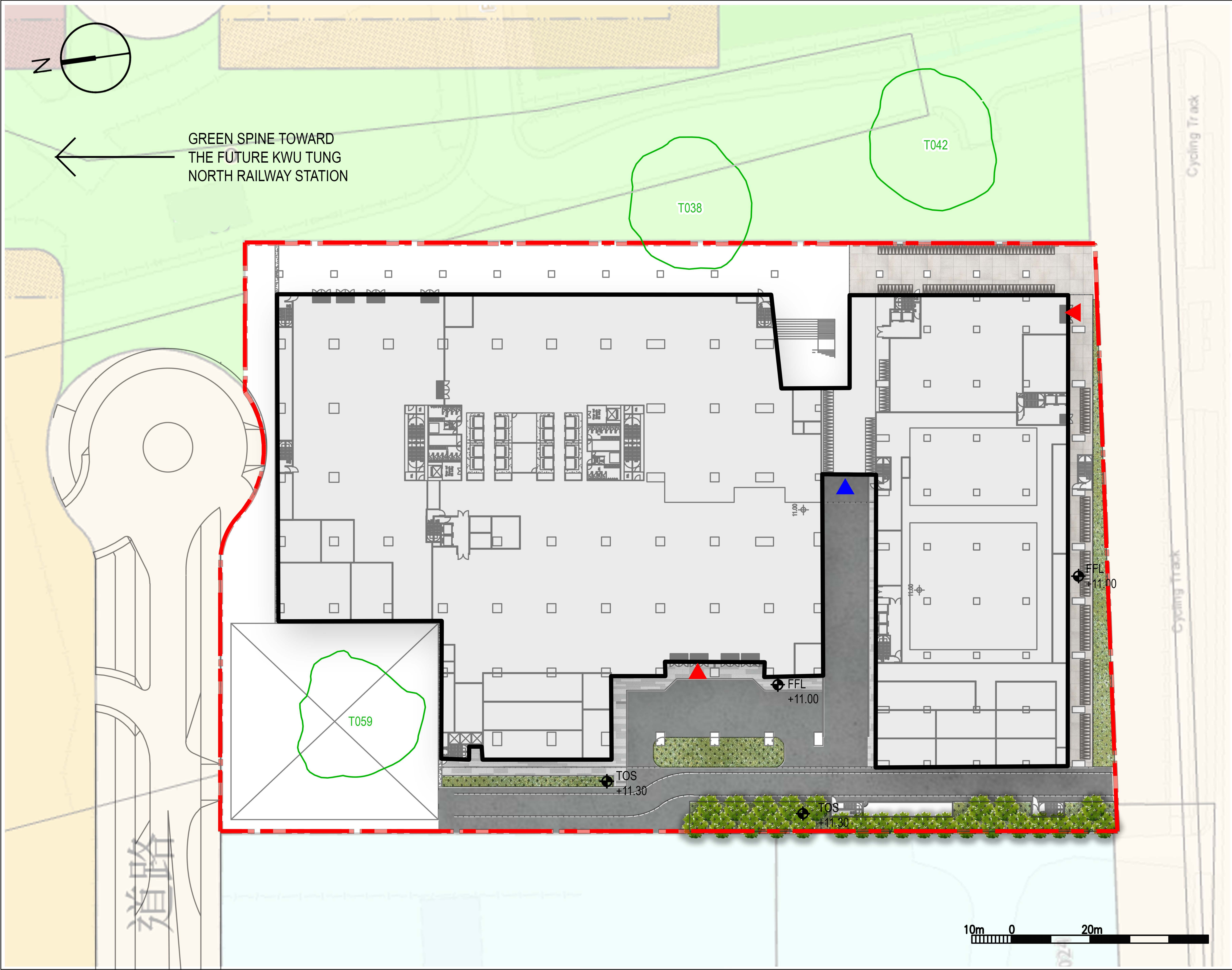
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TOPOGRAPHICAL AND TREE SURVEY, TREE  
RISK ASSESSMENT, TREE ASSESSMENT FOR  
TREE OF PARTICULAR INTEREST, TREE  
PRESERVATION AND REMOVAL PROPOSAL  
AND LANDSCAPE PLAN AT KWU TUNG

TITLE:  
APPENDIX A1 -  
LANDSCAPE PLAN (SHEET 1 OF 7)  
(OVERALL)

SCALE:	1:250 @ A0
DRAWN BY:	KC
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	08 APR 2025
PROJECT No:	ARCHSD_04
SHEET No: ASD04_LP_A1	REV: B

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MAY BE REPRODUCED WITHOUT THE PRIOR PERMISSION TO THE  
LANDSCAPE ARCHITECTS.





**LEGEND:**

- SITE BOUNDARY
- BUILDING LINE
- TPI TO BE RETAINED
- COMPENSATORY TREE
- OPEN LAWN
- SHRUB PLANTING
- PAVING
- DECKING
- DRIVEWAY
- BENCH
- VERTICAL GREEN
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- +##.##  
FINISHED FLOOR LEVEL (FFL) /  
TOP OF SOIL (TOS) / TOP OF KREB (TOK) /  
TOP OF BENCH (TOB)

REV	DATE	DESCRIPTION

**otherland**  
23/F ON TIN CENTRE,  
1 SHEUNG HEI STREET,  
SAN PO KONG, HONG KONG  
Tel: 2893 0370 Fax: 2893 3139  
Email: WWW.OTHERLAND.COM.HK

CLIENT:  
ARCHITECTURAL SERVICES DEPARTMENT

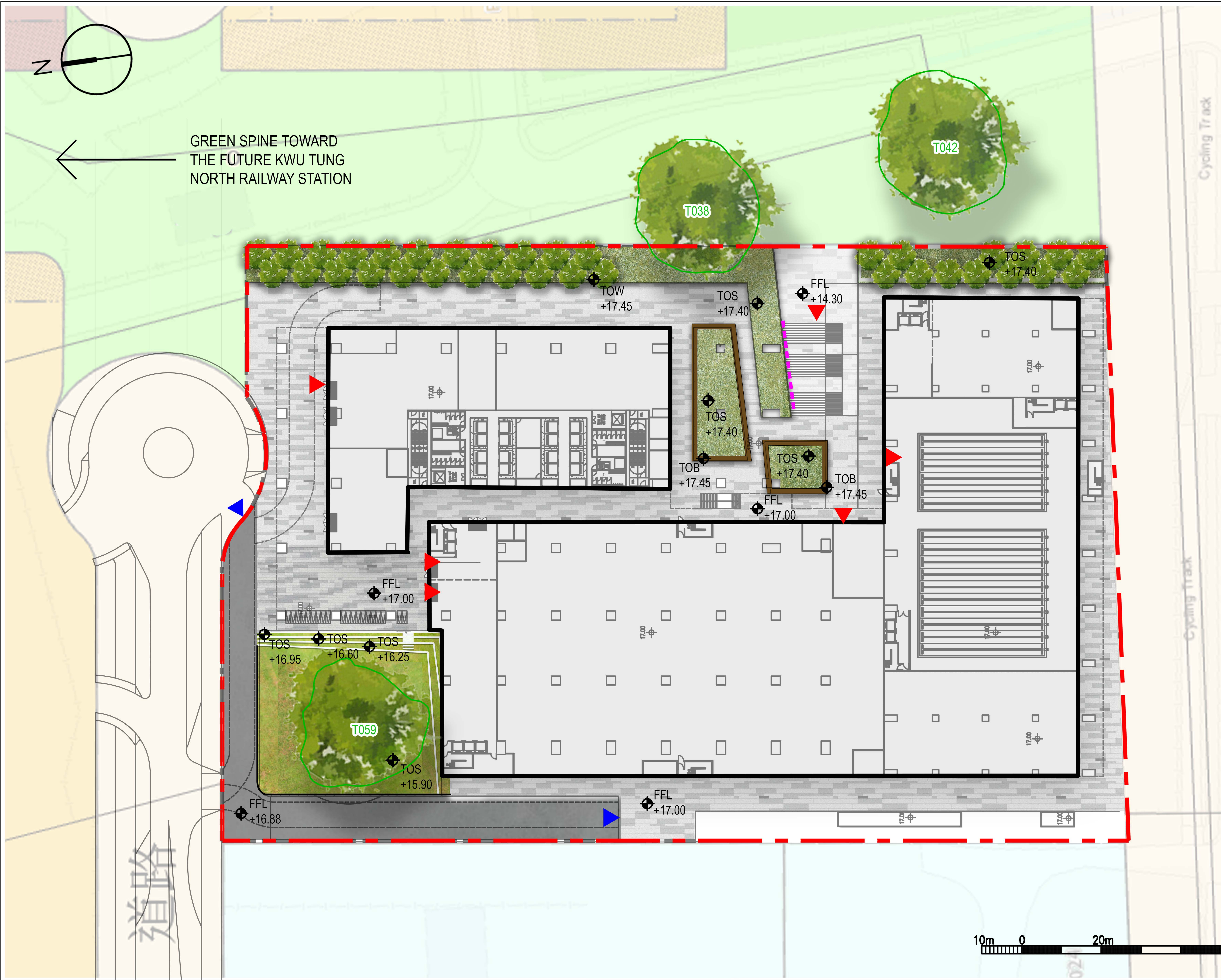
PROJECT:  
TOPOGRAPHICAL AND TREE SURVEY, TREE  
RISK ASSESSMENT, TREE ASSESSMENT FOR  
TREE OF PARTICULAR INTEREST, TREE  
PRESERVATION AND REMOVAL PROPOSAL  
AND LANDSCAPE PLAN AT KWU TUNG

TITLE:  
  
LANDSCAPE PLAN  
(LG/F)

SCALE:	1:250 @ A0
DRAWN BY:	KC
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	08 APR 2025
PROJECT No:	ARCHSD_04
SHEET No: ASD04_LP_ALG	REV: B

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LANDSCAPE ARCHITECTS.





**LEGEND:**

- SITE BOUNDARY
- BUILDING LINE
- TPI TO BE RETAINED
- COMPENSATORY TREE
- OPEN LAWN
- SHRUB PLANTING
- PAVING
- DECKING
- DRIVEWAY
- BENCH
- VERTICAL GREEN
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- +###.## FINISHED FLOOR LEVEL (FFL) / TOP OF SOIL (TOS) / TOP OF KREB (TOK) / TOP OF BENCH (TOB)

REV	DATE	DESCRIPTION

**otherland**  
23/F ON TIN CENTRE,  
1 SHEUNG HEI STREET,  
SAN PO KONG, HONG KONG  
Tel: 2893 0370 Fax: 2893 3139  
Email: WWW.OTHERLAND.COM.HK

CLIENT:  
ARCHITECTURAL SERVICES DEPARTMENT

PROJECT:  
TOPOGRAPHICAL AND TREE SURVEY, TREE RISK ASSESSMENT, TREE ASSESSMENT FOR TREE OF PARTICULAR INTEREST, TREE PRESERVATION AND REMOVAL PROPOSAL AND LANDSCAPE PLAN AT KWU TUNG

TITLE:  
  
LANDSCAPE PLAN (G/F)

SCALE:	1:250 @ A0
DRAWN BY:	KC
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	08 APR 2025
PROJECT No:	ARCHSD_04
SHEET No: ASD04_LP_AG	REV: B

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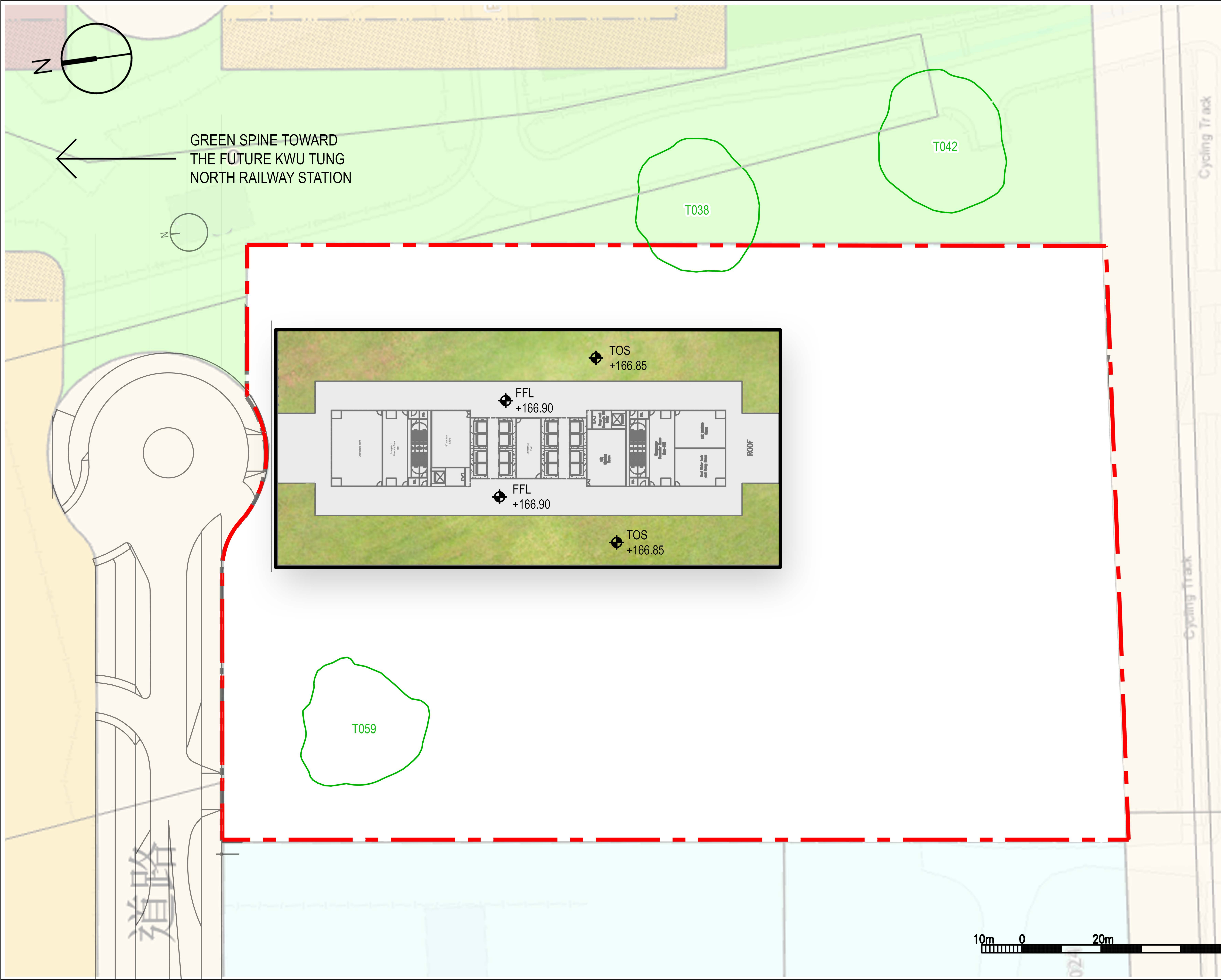












**LEGEND:**

- SITE BOUNDARY
- BUILDING LINE
- TPI TO BE RETAINED
- COMPENSATORY TREE
- OPEN LAWN
- SHRUB PLANTING
- PAVING
- DECKING
- DRIVEWAY
- BENCH
- VERTICAL GREEN
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- +###.##  
FINISHED FLOOR LEVEL (FFL) /  
TOP OF SOIL (TOS) / TOP OF KREB (TOK) /  
TOP OF BENCH (TOB)

REV	DATE	DESCRIPTION

23/F ON TIN CENTRE,  
1 SHEUNG HEI STREET,  
SAN PO KONG, HONG KONG  
Tel: 2893 0370 Fax: 2893 3139  
Email: WWW.OTHERLAND.COM.HK

CLIENT:  
ARCHITECTURAL SERVICES DEPARTMENT

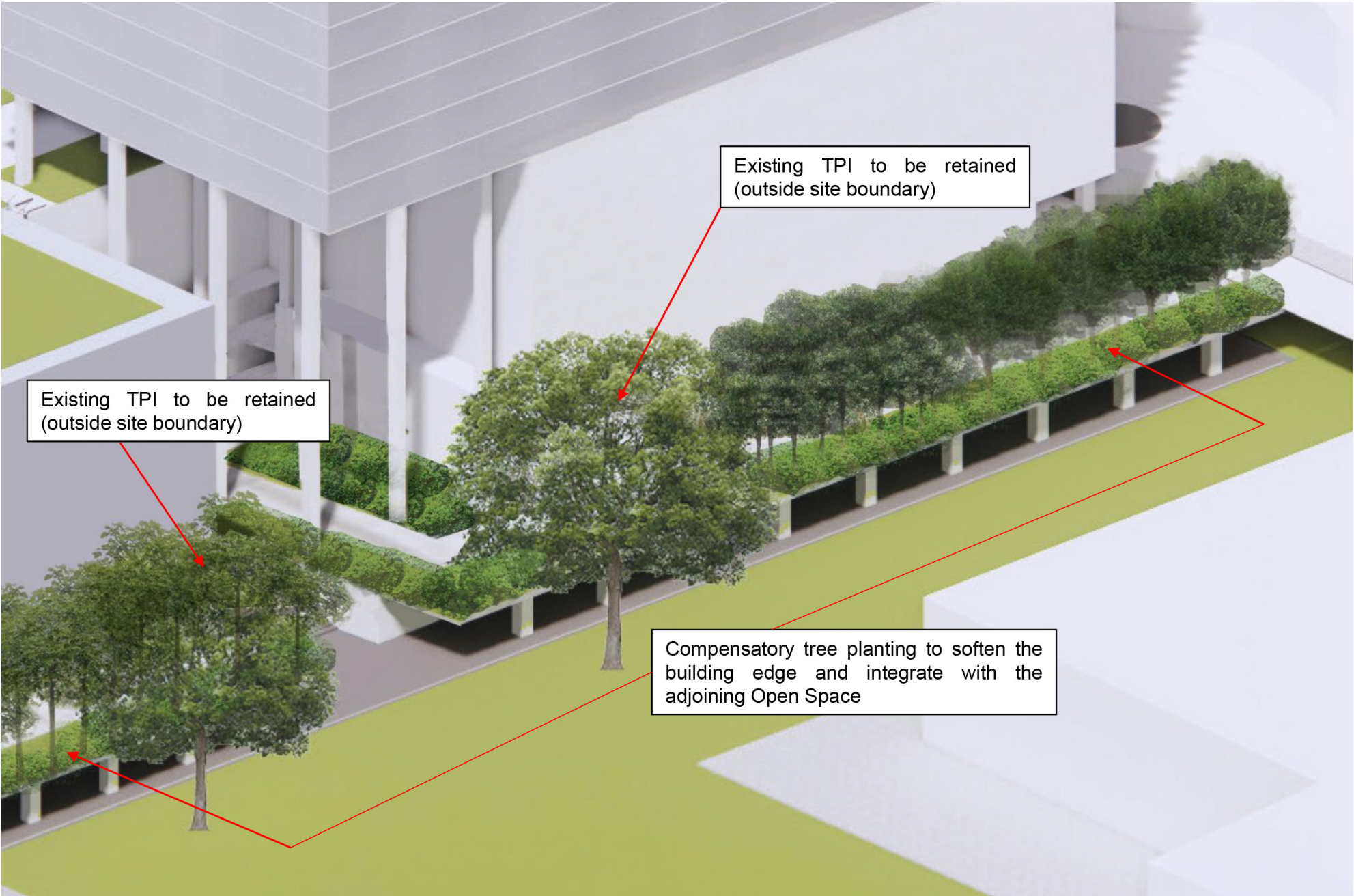
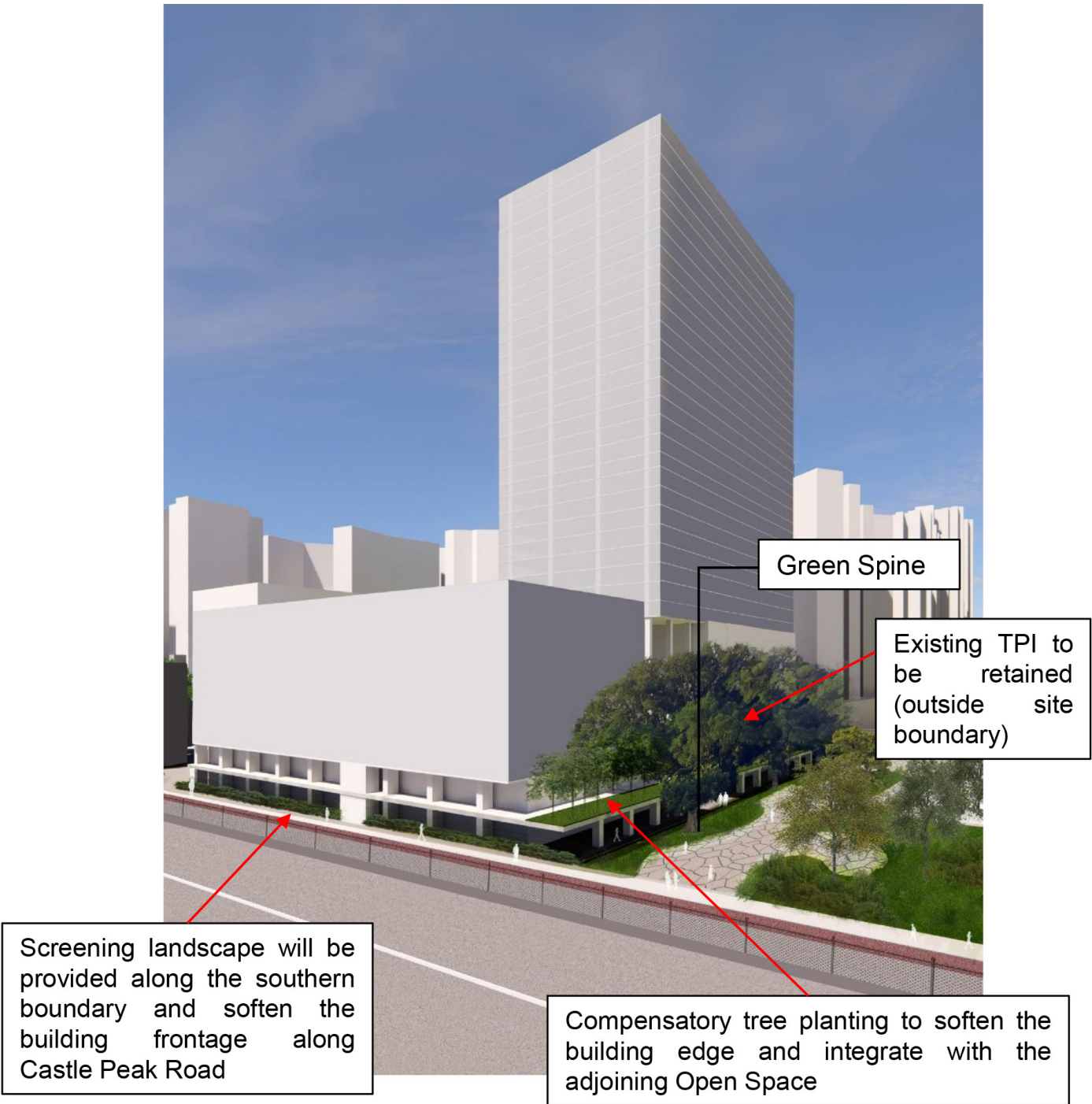
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TOPOGRAPHICAL AND TREE SURVEY, TREE  
RISK ASSESSMENT, TREE ASSESSMENT FOR  
TREE OF PARTICULAR INTEREST, TREE  
PRESERVATION AND REMOVAL PROPOSAL  
AND LANDSCAPE PLAN AT KWU TUNG

TITLE:  
  
LANDSCAPE PLAN  
(R/F)

SCALE:	1:250 @ A0
DRAWN BY:	KC
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	08 APR 2025
PROJECT No:	ARCHSD_04
SHEET No: ASD04_LP_AR	REV: B

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LANDSCAPE ARCHITECTS.







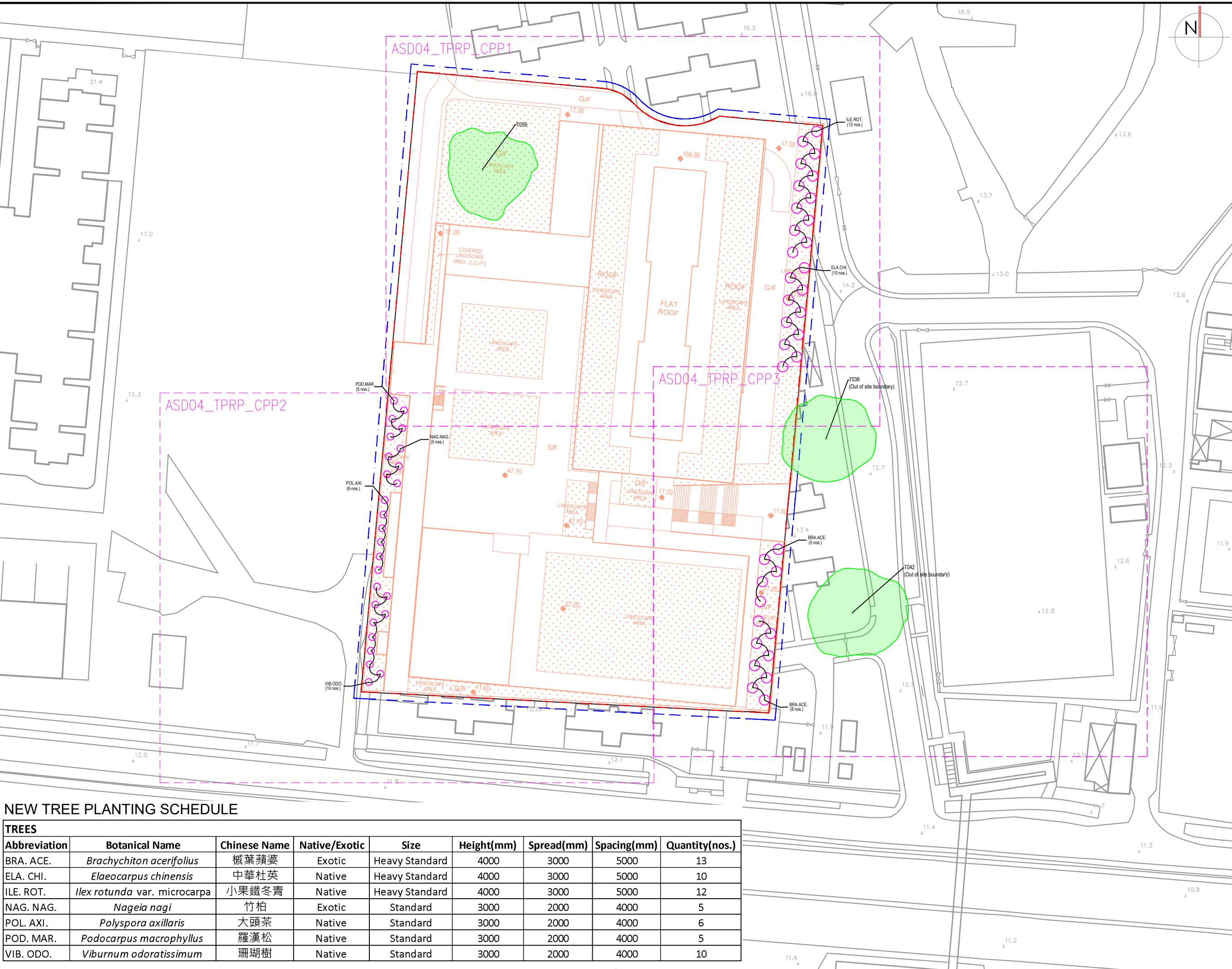
## APPENDIX VI – COMPENSATORY PLANTING PLAN

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*(PREPARED BY OTHERLAND LIMITED)*

JOINT-USER COMPLEX AND JOINT-USER GENERAL OFFICE BUILDING  
AT AREA 29, KWU TUNG NORTH





**LEGEND:**

- SITE BOUNDARY
- SURVEY BOUNDARY (OFFSET 2M)
- PROPOSED DEVELOPMENT
- T## TREE NUMBER
- TREE OF PARTICULAR INTEREST TO BE RETAINED
- COMPENSATORY TREE

REV	DATE	DESCRIPTION
-----	------	-------------

**otherland**  
23/F, ON TIN CENTRE,  
1 SHEUNG HEI STREET, SAN PO KONG,  
KOWLOON, HONG KONG.  
Tel: (852) 2893 0370 Fax: (852) 2893 3139  
WWW.OTHERLAND.COM.HK

**CLIENT:**

ARCHITECTURAL SERVICES DEPARTMENT

**PROJECT:**

TOPOGRAPHICAL AND TREE SURVEY, TREE RISK ASSESSMENT, TREE ASSESSMENT FOR TREE OF PARTICULAR INTEREST, TREE PRESERVATION AND REMOVAL PROPOSAL AND LANDSCAPE PLAN AT KWU TUNG

**TITLE:**

COMPENSATORY PLANTING PLAN  
(SHEET 1 OF 4)

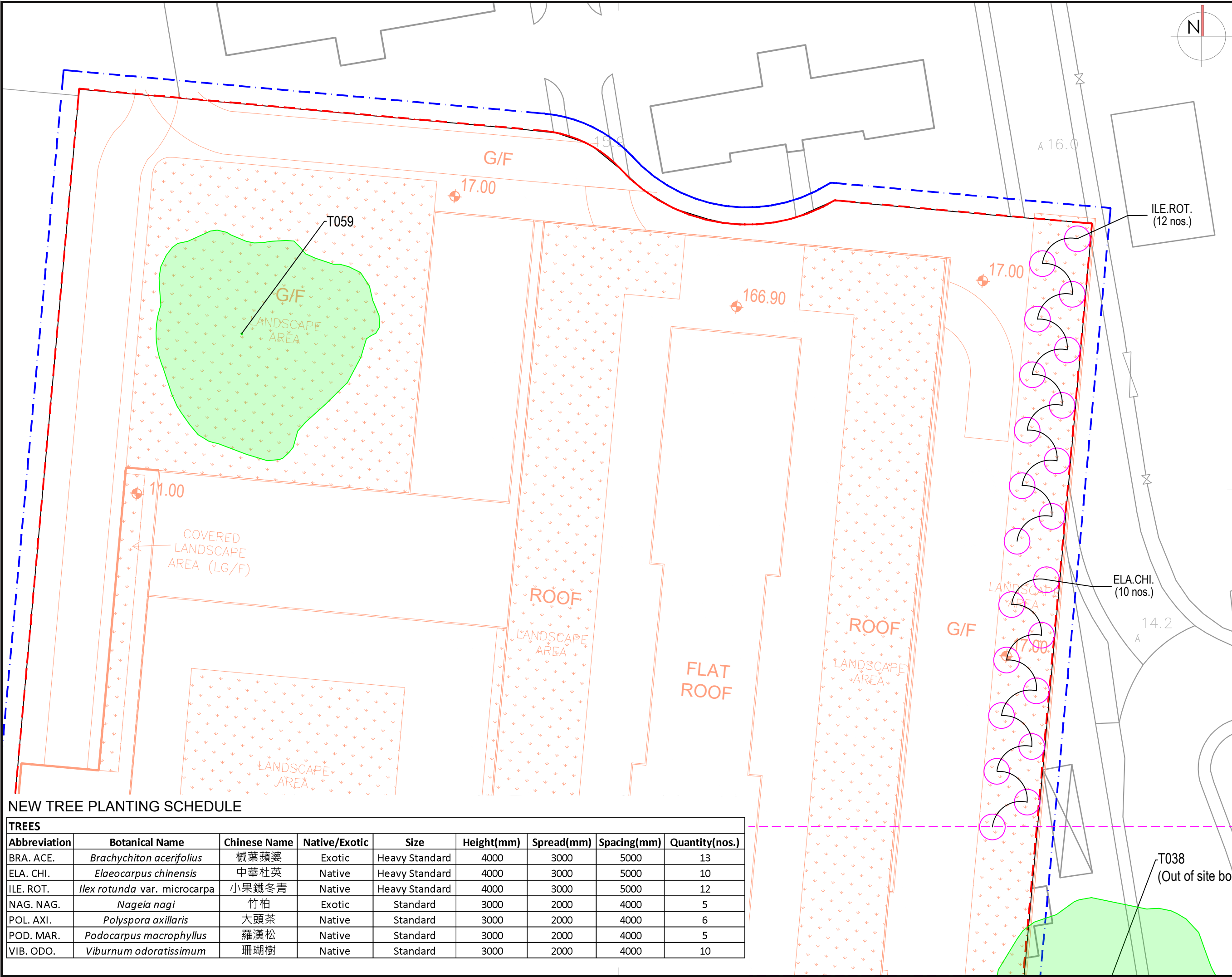
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SHEET No:	ASD04_TPRP_CPP_0
REV:	1

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NEW TREE PLANTING SCHEDULE

TREES								
Abbreviation	Botanical Name	Chinese Name	Native/Exotic	Size	Height(mm)	Spread(mm)	Spacing(mm)	Quantity(nos.)
BRA. ACE.	Brachychiton acerifolius	槭葉蘋婆	Exotic	Heavy Standard	4000	3000	5000	13
ELA. CHI.	Elaeocarpus chinensis	中華杜英	Native	Heavy Standard	4000	3000	5000	10
ILE. ROT.	Ilex rotunda var. microcarpa	小果鐵冬青	Native	Heavy Standard	4000	3000	5000	12
NAG. NAG.	Nageia nagi	竹柏	Exotic	Standard	3000	2000	4000	5
POL. AXI.	Polyspora axillaris	大頭茶	Native	Standard	3000	2000	4000	6
POD. MAR.	Podocarpus macrophyllus	羅漢松	Native	Standard	3000	2000	4000	5
VIB. ODO.	Viburnum odoratissimum	珊瑚樹	Native	Standard	3000	2000	4000	10





LEGEND:

SITE BOUNDARY

SURVEY BOUNDARY  
(OFFSET 2M)

PROPOSED DEVELOPMENT

T##

TREE NUMBER

TREE OF PARTICULAR  
INTEREST TO BE RETAINED

COMPENSATORY TREE

REV	DATE	DESCRIPTION

otherland

23/F, ON TIN CENTRE,  
1 SHEUNG HEI STREET, SAN PO KONG,  
KOWLOON, HONG KONG.  
Tel: (852) 2893 0370 Fax: (852) 2893 3139  
WWW.OTHERLAND.COM.HK

CLIENT:

ARCHITECTURAL SERVICES DEPARTMENT

PROJECT:

TOPOGRAPHICAL AND TREE SURVEY, TREE RISK  
ASSESSMENT, TREE ASSESSMENT FOR TREE OF  
PARTICULAR INTEREST, TREE PRESERVATION  
AND REMOVAL PROPOSAL AND LANDSCAPE  
PLAN AT KWU TUNG

TITLE:

COMPENSATORY PLANTING PLAN  
(SHEET 2 OF 4)

SCALE:	1:400 (A3)
DRAWN BY:	CS
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	08 APR 2025
PROJECT No:	ASD04_23
SHEET No:	ASD04_TPRP_CPP_1
REV:	1

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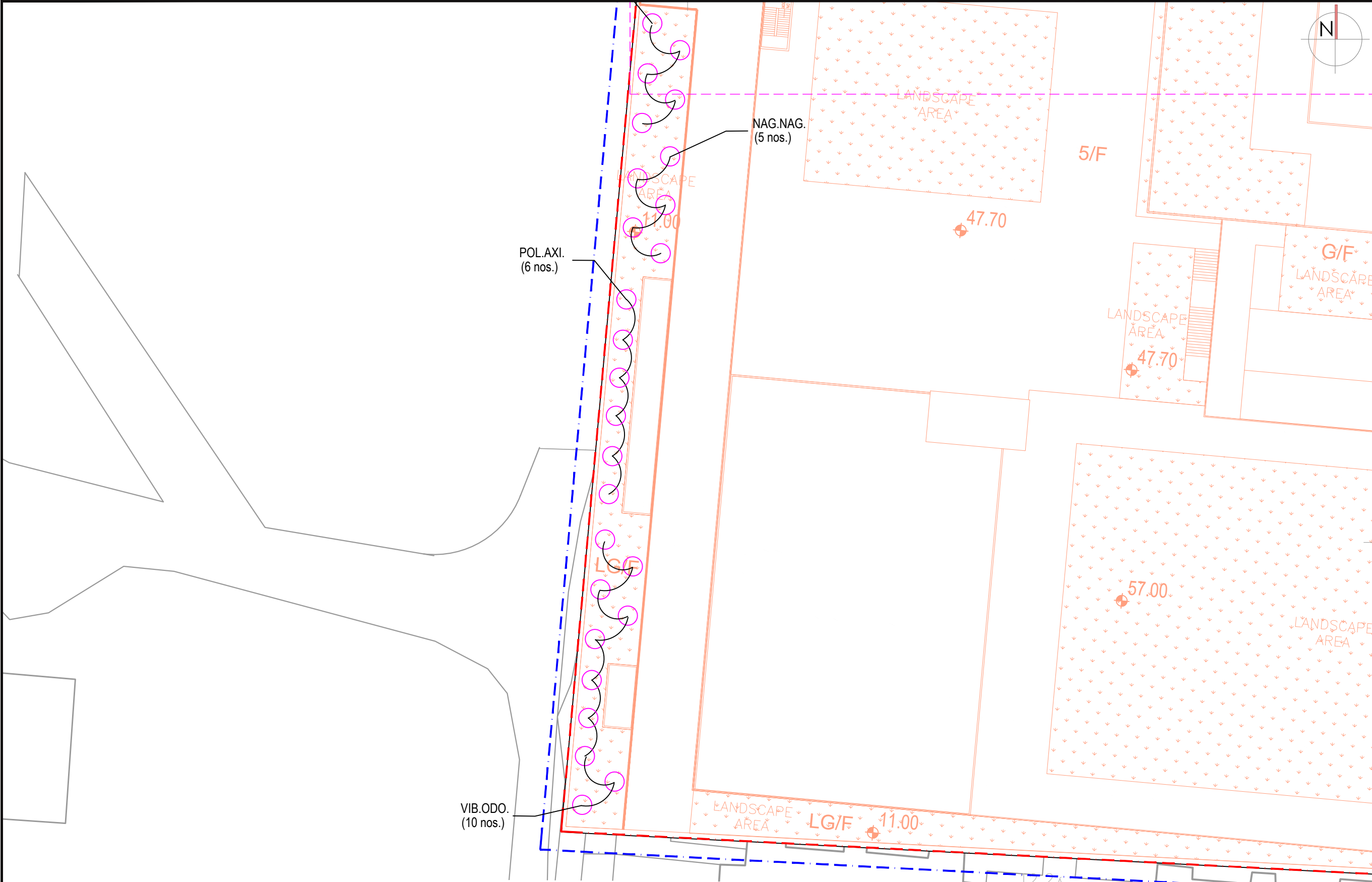
NEW TREE PLANTING SCHEDULE

TREES								
Abbreviation	Botanical Name	Chinese Name	Native/Exotic	Size	Height(mm)	Spread(mm)	Spacing(mm)	Quantity(nos.)
BRA. ACE.	Brachychiton acerifolius	槭葉蘋婆	Exotic	Heavy Standard	4000	3000	5000	13
ELA. CHI.	Elaeocarpus chinensis	中華杜英	Native	Heavy Standard	4000	3000	5000	10
ILE. ROT.	Ilex rotunda var. microcarpa	小果鐵冬青	Native	Heavy Standard	4000	3000	5000	12
NAG. NAG.	Nageia nagi	竹柏	Exotic	Standard	3000	2000	4000	5
POL. AXI.	Polyspora axillaris	大頭茶	Native	Standard	3000	2000	4000	6
POD. MAR.	Podocarpus macrophyllus	羅漢松	Native	Standard	3000	2000	4000	5
VIB. ODO.	Viburnum odoratissimum	珊瑚樹	Native	Standard	3000	2000	4000	10

PATH: Z:\ASD04\_23\_topo\IS\_IRA\_IPI\_TPRP\_LP in Area 29 KIN-ND\Submission\TPRP\CAD\TPRP CAD\_20250402.dwg

PLOT: Konichan DATE: 3 DEC 2024





**LEGEND:**

SITE BOUNDARY

SURVEY BOUNDARY  
(OFFSET 2M)

PROPOSED DEVELOPMENT

T##

TREE NUMBER

TREE OF PARTICULAR  
INTEREST TO BE RETAINED

COMPENSATORY TREE

REV	DATE	DESCRIPTION

otherland

23/F, ON TIN CENTRE,  
1 SHEUNG HEI STREET, SAN PO KONG,  
KOWLOON HONG KONG.  
Tel: (852) 2893 0370 Fax: (852) 2893 3139  
WWW.OTHERLAND.COM.HK

**CLIENT:**  
ARCHITECTURAL SERVICES DEPARTMENT

**PROJECT:**  
TOPOGRAPHICAL AND TREE SURVEY, TREE RISK ASSESSMENT, TREE ASSESSMENT FOR TREE OF PARTICULAR INTEREST, TREE PRESERVATION AND REMOVAL PROPOSAL AND LANDSCAPE PLAN AT KWU TUNG

**TITLE:**  
COMPENSATORY PLANTING PLAN  
(SHEET 3 OF 4)

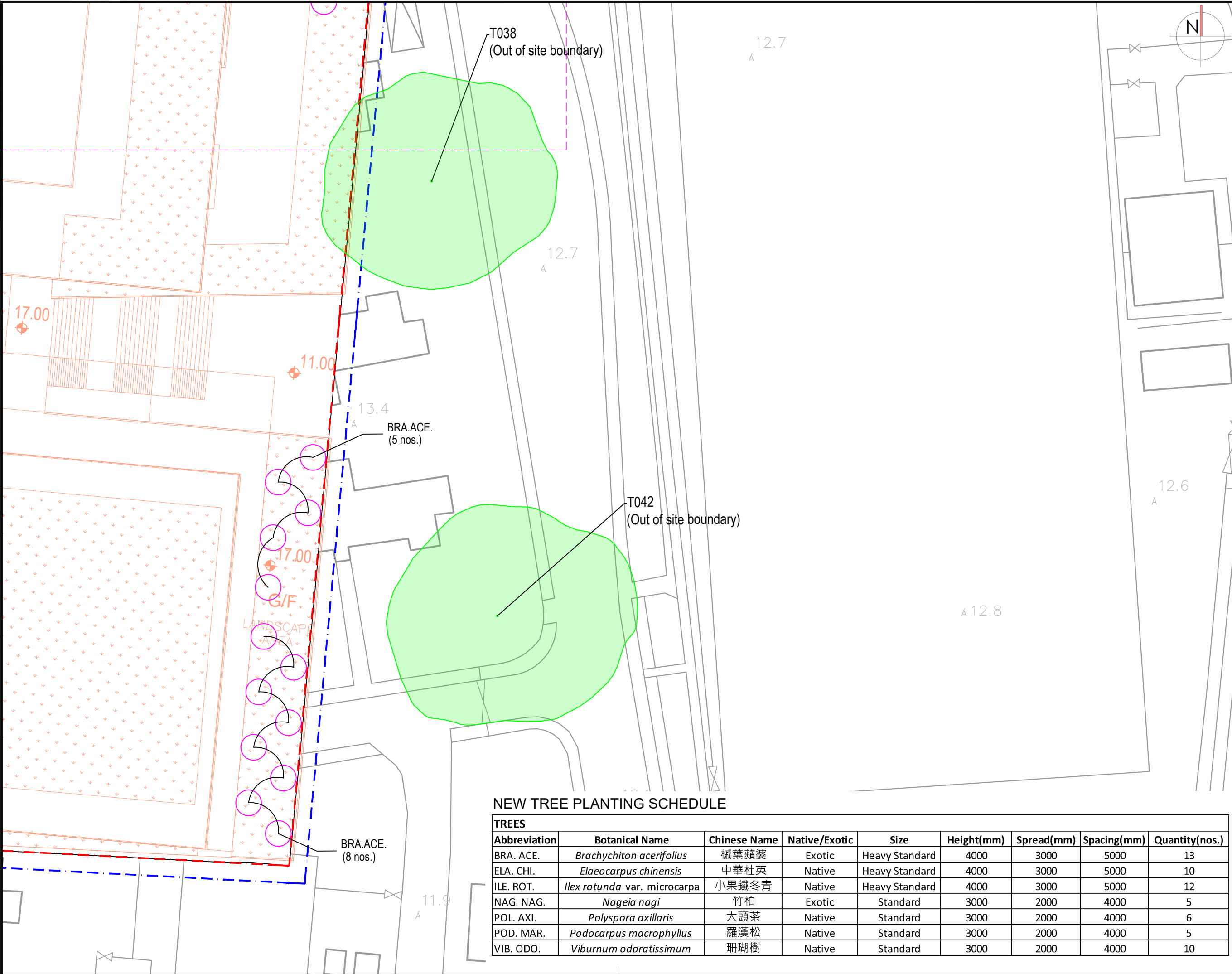
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APPROVED BY:	PC
DRAWING DATE:	08 APR 2025
PROJECT No:	ASD04_23
SHEET No:	ASD04_TPRP_CPP_2
	1

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NEW TREE PLANTING SCHEDULE

TREES								
Abbreviation	Botanical Name	Chinese Name	Native/Exotic	Size	Height(mm)	Spread(mm)	Spacing(mm)	Quantity(nos.)
BRA. ACE.	Brachychiton acerifolius	槭葉蘋婆	Exotic	Heavy Standard	4000	3000	5000	13
ELA. CHI.	Elaeocarpus chinensis	中華杜英	Native	Heavy Standard	4000	3000	5000	10
ILE. ROT.	Ilex rotunda var. microcarpa	小果鐵冬青	Native	Heavy Standard	4000	3000	5000	12
NAG. NAG.	Nageia nagi	竹柏	Exotic	Standard	3000	2000	4000	5
POL. AXI.	Polyspora axillaris	大頭茶	Native	Standard	3000	2000	4000	6
POD. MAR.	Podocarpus macrophyllus	羅漢松	Native	Standard	3000	2000	4000	5
VIB. ODO.	Viburnum odoratissimum	珊瑚樹	Native	Standard	3000	2000	4000	10






**LEGEND:**

- SITE BOUNDARY
- SURVEY BOUNDARY (OFFSET 2M)
- PROPOSED DEVELOPMENT
- T## TREE NUMBER
- TREE OF PARTICULAR INTEREST TO BE RETAINED
- COMPENSATORY TREE

REV	DATE	DESCRIPTION
-----	------	-------------



**otherland**

23/F, ON TIN CENTRE,  
1 SHEUNG HEI STREET, SAN PO KONG,  
KOWLOON, HONG KONG.  
Tel: (852) 2893 0370 Fax: (852) 2893 3139  
WWW.OTHERLAND.COM.HK

**CLIENT:**  
ARCHITECTURAL SERVICES DEPARTMENT

**PROJECT:**  
TOPOGRAPHICAL AND TREE SURVEY, TREE RISK ASSESSMENT, TREE ASSESSMENT FOR TREE OF PARTICULAR INTEREST, TREE PRESERVATION AND REMOVAL PROPOSAL AND LANDSCAPE PLAN AT KWU TUNG

**TITLE:**  
COMPENSATORY PLANTING PLAN  
(SHEET 4 OF 4)

SCALE:	1:400 (A3)
DRAWN BY:	CS
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	08 APR 2025
PROJECT No:	ASD04_23
SHEET No:	ASD04_TPRP_CPP_3
REV:	1

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NEW TREE PLANTING SCHEDULE

TREES								
Abbreviation	Botanical Name	Chinese Name	Native/Exotic	Size	Height(mm)	Spread(mm)	Spacing(mm)	Quantity(nos.)
BRA. ACE.	<i>Brachychiton acerifolius</i>	槭葉蘋婆	Exotic	Heavy Standard	4000	3000	5000	13
ELA. CHI.	<i>Elaeocarpus chinensis</i>	中華杜英	Native	Heavy Standard	4000	3000	5000	10
ILE. ROT.	<i>Ilex rotunda</i> var. <i>microcarpa</i>	小果鐵冬青	Native	Heavy Standard	4000	3000	5000	12
NAG. NAG.	<i>Nageia nagi</i>	竹柏	Exotic	Standard	3000	2000	4000	5
POL. AXI.	<i>Polyspora axillaris</i>	大頭茶	Native	Standard	3000	2000	4000	6
POD. MAR.	<i>Podocarpus macrophyllus</i>	羅漢松	Native	Standard	3000	2000	4000	5
VIB. ODO.	<i>Viburnum odoratissimum</i>	珊瑚樹	Native	Standard	3000	2000	4000	10



## APPENDIX VII – EMAIL CORRESPONDENCE BETWEEN ARCHSD AND GPA ABOUT BUILDING MANAGEMENT COMMITTEE

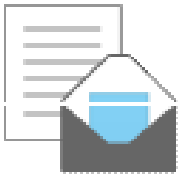
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*(PREPARED BY OTHERLAND LIMITED)*

JOINT-USER COMPLEX AND JOINT-USER GENERAL OFFICE BUILDING  
AT AREA 29, KWU TUNG NORTH



☒ Urgent   ☐ Return Receipt Requested   ☐ Sign   ☐ Encrypt   ☐ Mark Subject Restricted



**Re: KTN NDA Area 29 JUC & JUB - s.16 application for minor relaxation of building height - information required for LIA** 📎

03/03/2025 12:31 PM

From: Shirley ST LI/GPA/HKSARG@GPA  
To: Brian Chi Kwan CHAN/ARCHSD/HKSARG@ARCHSD  
Cc: Chun Chi CHEUNG/ARCHSD/HKSARG@ARCHSD, Hugo Chiu Yu MA/ARCHSD/HKSARG@ARCHSD, John Yiu Leung FUNG/ARCHSD/HKSARG@ARCHSD, Keith Ka Yiu CHENG/ARCHSD/HKSARG@ARCHSD, Osone Ka Yiu Wong/ARCHSD/HKSARG@ARCHSD, "Planning Team" <planning@udpcltd.com>, "Queenie Huang" <queenie@udpcltd.com>, Ronald SC LAI/GPA/HKSARG@GPA, Roy CY CHAN/GPA/HKSARG@GPA, Roy HK NG/GPA/HKSARG@GPA, Sarah Yan Wa CHEUNG/ARCHSD/HKSARG@ARCHSD, "Sujata Govada" <sujata@udpcltd.com>, Jasmine LH YEUNG/GPA/HKSARG@GPA, Jimmy WK CHAN/GPA/HKSARG@GPA

Dear Brian,

Please be advised that the building management committee(s) to be formed will be the maintenance agent for the soft landscaping. Thank you.

Regards,

Shirley LI  
ES(P)21 / GPA  
Tel. 3842 6873

Brian Chi Kwan CHAN   [Dear Shirley and Roy, Regarding the Landsc...](#)   03/03/2025 09:40:16

From: Brian Chi Kwan CHAN/ARCHSD/HKSARG@ARCHSD  
To: Shirley ST LI/GPA/HKSARG@GPA, Roy CY CHAN/GPA/HKSARG@GPA  
Cc: Chun Chi CHEUNG/ARCHSD/HKSARG@ARCHSD, Hugo Chiu Yu MA/ARCHSD/HKSARG@ARCHSD, John Yiu Leung FUNG/ARCHSD/HKSARG@ARCHSD, Keith Ka Yiu CHENG/ARCHSD/HKSARG@ARCHSD, Osone Ka Yiu Wong/ARCHSD/HKSARG@ARCHSD, Sarah Yan Wa CHEUNG/ARCHSD/HKSARG@ARCHSD, "Sujata Govada" <sujata@udpcltd.com>, "Planning Team" <planning@udpcltd.com>, "Queenie Huang" <queenie@udpcltd.com>, Ronald SC LAI/GPA/HKSARG@GPA, Jimmy WK CHAN/GPA/HKSARG@GPA, Roy HK NG/GPA/HKSARG@GPA  
Date: 03/03/2025 09:40  
Subject: KTN NDA Area 29 JUC & JUB - s.16 application for minor relaxation of building height - information required for LIA

Dear Shirley and Roy,

Regarding the Landscape Impact Assessment in s.16 application, please advise the future responsible maintenance department(s) for provisioned landscape areas (JUC, JUB and planting in common areas). Thanks.

Regards,  
Brian Chan  
PM181