

Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482Rp, 483, 484, 486, 487RP, 497S.A.R.P., 501, 502, 504S.B, 505 and 506 S.B RP in D.D. 89 and adjoining Government Land, Man Kam To Road, Sha Ling, New Territories Ref.:MDPC/TPP/1023/001

Tree Preservation and Landscaping Proposal

Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482Rp, 483, 484, 486, 487RP, 497S.A.R.P., 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

Mar 2025

Prepared by

C&K Land Management Company Limited

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1.0 Introduction

- 1.1 The proposed Temporary Cold Storage for Poultry and Distribution Centre (the Proposed Development) for a period of 3 years is located at Lots 471 S.B RP (Part), 472, 473, 474, 475,476, 482Rp, 483, 484, 486, 487RP, 497S.A.R.P.in D.D.89 and adjoining Government Land, Man Kam Road, Sha Ling, N.T. This report is prepared as part of the planning application for the proposed development.
- 1.2 A previous S.16 planning application at the same Site (A/NE-FTA/201& A/NE-FTA/220) was approved by Town Planning Board on 28.05.2021 & 09.11.2023. As the Site area and development parameters of the Proposed Development has been amendment, a new S.16 planning application should be submitted.
- 1.3 This report describes the concepts and principles underlying the Master Landscape Plan of the proposed development. It describes the proposed temporary cold storage and distribution centre and landscape design of the associated open space and tree preservation strategies. A more comprehensive package of proposals will be formulated during the detailed design stage of the project
- 1.4 This landscape and tree preservation proposal present
- The existing tree vegetation;
 - The Landscape Master Plan;
 - Proposal for Tree Preservation and;
 - Planting Proposal of the Development.

2.0 The Site and the Proposed Development

- 2.1 The Site is located at various lots in D.D. 89 and adjoining Government Land, Man Kam Road, Sandy Ridge, N.T.. To the north of the Site is Sandy Ridge Cemetery while Border District Police Headquarter is located on its west. It is bounded by pipelines of Dongjiang water along Man Kam To Road along the eastern boundary and Lo Wu Station Road along the southwest. The direct vehicular and pedestrian access is proposed via Lo Wu Station Road.
- 2.2 The Site itself is gentle flat land ranging from approx.+4.5mPD to +6.13mPD and comprises mostly of the abandoned agricultural fields, plantation clusters, weeds, temporary structures and disturbed areas. There are village houses and temporary structures located along the northern and northeast boundary of the Site. Trees were identified within the Site and majority of them are in semi-mature sizes. It is confirmed that no Old and Valuable Trees (OVT) and protected species were identified in accordance with the DEVB TWC No. 5/2020 - Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96) respectively.
- 2.3 The landscape character of the site is mixed ranging from villages, disturbed hillsides, i.e. Sandy Ridge, road corridors, i.e. Man Kam To Road and East Rail lines.

3.0 The Proposed Development

3.1 The development proposal comprises Three block of 2-storey cold store, E&M room, FS Facilities, Plant room, Guard house and Management Office, loading bays, parking lots, emergency vehicular access (EVA), access footpath and periphery planting areas. Drawings of proposed development could be referred to building plans in planning application and the development schedule is shown as follows:

Table 1.0 Development Schedule

Site Area	About 20,249 m ² (Including Government Land of about 1,882 m ²)
No. of Structure(s)	17
Height of Structures	About 3m - Not more than 20.675m
Total Floor Area Main Block	About 15206.84 m²
- Area for Cold Storage	About 13592 m ² (Building Height: 20.675m)
- E&M room, FS Facilities, Plant room, Guard house and Management Office	About 1614.84 m ² (Building Height: 3 - 20.675m)
Plot Ratio	0.75
Site Coverage	About 39.5%
No. of Loading/Unloading Bays	Total 30
Light Goods Vehicles (LGVs)	0
Heavy Goods Vehicles (HGVs)	22
Container Vehicles	8
No. of Parking Spaces	Total 9
Private Car Parking Spaces	7 including 1 disabled carparking space)
Motorcycle Parking Spaces	2

3.2 The vehicular road and footpath connect from the Lo Wu Station Road at +6.20mPD to the central part of the proposed development at +6.0mPD. The formation level of the site follows the local topography in order to minimize the extent of site formation works. The ground floor level of the proposed structures are slightly elevated 1.2m from the proposed ground level in order to avoid flooding. As the ground level needs to be recontoured and some of the vegetation would be affected by the site formation work. The detailed tree assessment shall refer to the Para 4.0 below.

4.0 Existing Vegetation

4.1 The tree survey conducted on October 21, 2021, does not reflect the actual situation in 2024. There are 237 trees in the adjacent areas and within the application site boundary and/or outside the adjacent boundary. As the trees in the application site are in poor health, transplanted is difficult. The current trees are summarized as follows: (Red words have been felled)

Table 2.0 Composition of Surveyed Trees

Tree Species	Chinese Name	Quantity	Tree No.
Acacia confuse	台灣相思	1	T98
Artocarpus heterophyllus	菠蘿蜜	1	T256
Averrhoa carambola	楊桃	4	T133, T135, T143, T230
Callistemon viminalis	串錢柳	2	T09, T269
Celtis sinensis	朴樹	4	T15, T27, T107, T131
Cinnamomum burmanii	陰香	5	T08, T10, T268, T270, T271
Citrus maxima	柚	1	T148
Clausena lansium	黃皮	11	T22, T150, T152, T222, T223, T224, T227, T276, T278, T281, T282
Cleistocalyx nervosum	水翁	2	T149, T266
Dead Tree	死樹	14	T42, T44, T46, T78, T88, T103, T119, T139, T207, T209, T211, T229, T246, T275
Dimocarpus longan	龍眼	48	T07, T16, T17, T18, T30, T32, T35, T36, T50, T52, T53, T54, T55, T56, T60, T67, T69, T70, T77, T94, T99, T128, T129, T132, T145, T146, T169, T170, T171, T183, T210, T213, T215, T217, T228, T245, T248, T249, T250, T252, T253, T255, T263, T272, T273, T274, T280,
Ficus hispida	細葉榕	7	T24, T74, T82, T87, T105, T106, T241
Ligustrum liukuense	臺灣女貞	1	T243

Litchi chinensis	荔枝	17	T01, T02, T03, T04, T05, T06, T76, T100, T101, T102, T104, T147, T153, T225, T226, T231, T232
Macaranga tanarius	血桐	29	T14, T23, T25, T28, T41, T45, T58, T59, T72, T79, T50, T81, T84, T85, T86, T172, T174, T176, T177, T179, T220, T235, T236, T237, T238, T239, T240, T242, T244
Mangifera indica	芒果	23	T21, T31, T34, T43, T47, T48, T49, T51, T57, T61, T68, T71, T73, T109, T110, T124, T125, T155, T168, T218, T219, T258, T277
Pongamia pinnata	水黃皮	10	T11, T12, T13, T259, T260, T261, T262, T264, T265, T267
Psidium guajava	番石榴	5	T130, T144, T156, T254, T257
Syzygium jambos	蒲桃	52	T89, T90, T91, T92, T93, T95, T113, T114, T115, T116, T117, T118, T120, T121, T122, T134, T136, T138, T157, T161, T162, T163, T164, T165, T166, T167, T180, T181, T182, T185, T186, T187, T188, T189, T190, T192, T193, T194, T195, T196, T197, T198, T199, T201, T202, T203, T204, T205, T206, T208, T214, T279
	Total:	237	

4.2 The Site is dominated by fruit tree species like Syzygium jambos 蒲桃 (52 nos.) and Dimocarpus longan 龍眼 (48 nos.), Clausena lansium 黃皮 (11 nos.), Litchi chinensis 荔枝 (17 nos.) and Mangifera indica 芒果 (23 nos.), which are probably planted by the local villagers. The remaining identified trees are also common rural species in Hong Kong.

4.3 The health condition of the bulk of these trees is generally in **Poor** condition (5%) and the remaining trees are in **fail** condition (50%) and **Dead** (45%)

4.4 For information, one Aquilaria sinensis (土沉香) was identified at the southwest part of the Application Site. Aquilaria sinensis is a protected species under Cap.586. As it is only in sapling size, i.e. DBH less than 95mm, it will not be included in the tree survey. It will be protected and maintained in proposed planting areas. Please refer to the **Location Plan of Aquilaria sinensis (DWG No. PP-02)** for reference.

Retention of Trees

4.5 Since the report was conducted in October 2021, it cannot reflect the health condition of the trees. Most of the trees on the site have dead and fail. Therefore, the arborist suggested planting new trees to avoid public safety caused by tree collapse and cancel retention of trees.

Felling and Transplantation of Trees

Trees within the application site **will not be considered for transplantation** as they do not meet the following criteria:

- a. trees have high amenity value ;
- b. trees with good form and health;
- c. suitable access;
- d. tree species able to be transplanted easily;
- e. trees have suitable size and;
- f. trees are young to semi-mature.

Table 3.0 Summary of Proposed Treatment to Existing Trees within Application Site

Proposed Treatment to Existing Trees	Number of Trees to be Retained	Number of Trees to be Felled	Number of Trees to be Transplanted	Sub-Total:
Application Site	11	180	0	191
Outside of Application Site	46	0	0	46
Total:	57 (24%)	180 (76%)	0 (0%)	237 (100%)

5.0 Landscape Proposal (Appendix I refers)

5.0.1 The aim of the landscape proposals is to respond to site conditions, building form and function of the proposed development and to provide a quality landscape scheme. The main factors to be taken into consideration are:

- Response to the site context, both in terms of landscape character;
- Response to the proposed building and its architectural style;
- Creation of a green setting by maximizing the opportunity for soft landscape;
- Establishment of pleasant landscape areas which meet the varying needs of users; and
- Minimization of future maintenance requirements.

5.0.2 Landscape drawings showing the proposed landscape treatment for the proposed development, and their underlying principles have been attached in Appendix I for ease of reference.

- Hong Kong Planning Standards and Guidelines.
- Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
- Design Manual: Barrier Free Access 2008 (Building Department);
- DEVB TC W No. 6/2015 - Maintenance of Vegetation and Hard Landscape Features; and
- LAO Practice Note No. 6/2023 - Tree Preservation and Tree Removal Application for Building Development in Private Projects Compliance of Tree Preservation Clause under Lease

5.1 Landscape Design Concept

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

Minimization of Extent of Site Formation Works

5.1.2 As the Site is generally flat with levels ranging from +4.5mPD to +6.13mPD, the proposed site formation levels of the building blocks are carefully designed to follow the natural topography of the site, so as to minimize the extent of site formation work and the landscape impact. Consequently, this has greatly reduced the amount of slope cutting/ filling required for the proposed development. There is a level difference of 1.2m between the entrance at Lo Wu Station Road at south and the existing level within Site. It is intended to raise the level of the ground floor 1.2m above existing ground in order to minimize the gradient of the vehicular access and also to reduce the risk of flooding of the Site. Please refer to the Landscape Section, dwg. no. PP01 and PP03 in Appendix I.

5.1.3 As compared to the approved scheme (Application No. A/NE-FTA/201) , the EVA should be unchanged. The EVA at northern portion will no longer be used and these areas will be utilized for preservation of existing trees and new tree plantings. Besides, the noise barriers at this northern portion will also be omitted, this will help to minimize the formation works and visual intrusion of the noise barriers.

Integration of the Proposed Development with the Surrounding Landscape

5.1.4 The buildings and associated vehicular access are strategically located at central portion of the Site. There are peripheral planting areas along the east, north and west boundary for new tree planting. This will help create a soft planted edge along the Site enhancing its interface with the surrounding natural context to blend more with the naturalistic vegetation.

- 5.1.5 The Site is surrounded by existing open storages, temporary structures, workshops, villages and road corridors which creates visual and noise impact to the Development. Metal mesh fence (2.5m high) and noise barriers (5.0m to 12.0m high) will compose of solid walls at base (2.5m high) and transparent panels on top are proposed along the Site boundary. The use of transparent panels on top is intended to alleviate the visual impact of the fence walls/ noise barriers. Besides, as the transparent panels may appear invisible to birds or mirrors the facing landscape, mitigation measures, such as using non-glaring and tinted materials, putting falcon stickers on the transparent panels to minimize bird collision due to fence walls/ noise barriers.
- 5.1.6 Landscape treatment is proposed on fence walls/ noise barriers in order to alleviate their visual intrusion. Screen planting beds ranging from 2.0m to 7.0m wide are proposed at the outer sides of the fence walls and noise barriers. They will accommodate adequate growing medium for provision of ornamental trees, shrubs, groundcover and climbing plants and will provide a natural transition between the Development and its surrounding environment. Planting will be primary evergreen in nature. Access doors are proposed at regular intervals of the fence walls/ noise barriers as the maintenance access of these proposed planting. Besides, training system is proposed on the continuous solid wall (2.5m) along boundary wall and base of noise barriers for the climbing plants which vertical green wall will be established in order to soften the hard lines of these barriers. Please refer to the typical section of noise barrier and fence wall, dwg. No. PP01 in Appendix I.
- 5.1.7 It is important to mention that the layout of the proposed buildings and vehicular access via Lo Wu Station Road has been investigated. Therefore, 114 out of a total of 237 trees within application site were surveyed. Total of 166 new trees are proposed to be planted. The environmentally friendly design will provide greenery to further enhance the overall appearance and visual quality of the development. All proposed trees within the application site boundary will be maintained by the development applicant
- Maximization of Greening Opportunities
- 5.1.8 Apart from the proposed building structures and vehicular access. Grass paver and tree planting are proposed at the reprovided footpath for the existing villagers which will fulfil the functional requirement, but also enhance the local greenery.

Planting Design

- 5.1.9 Majority of proposed plantings will be planted at the periphery of the Site. This will also help in promote a tranquil and harmonic environment to the users. The refined paving and selection of plant combination enrich the colour complexity and visual gradation of the development.
- 5.1.10 Where practicable, heavy standard trees, medium shrubs and foliage plants are proposed. These soft landscape measures will ensure that the hard lines of the built form to be visually softened. The use of planting in heavy standard size would provide a more instant greening effect. Drawings showing the soft landscape treatment such as trees, shrubs, groundcovers and climbing plants shall refer to planting plan in Appendix II.
- 5.2 Soil Depth and Drainage for Planting

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

Table 4.0 Planting Medium (Soil Depth)

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

All Planting areas on slab shall be provided with sub-soil drainage system with drainage cell with filter layer.

5.3 Common Greenery Provision

- 5.3.1 At Application Site, total **4785 m²** planting area will be provided at at-grade planting area at G/F within the Application Site Boundary (site area: **20249 m²** and the greening ratio of the Application Site is approx. **23.63%**. Please refer to the Greenery Calculation in Appendix V.

5.3.2 The summary of common greenery within Application Site is shown as follows:

Table: 5.0 Comparison Table of Common Greenery between the Last Approved Application and the Current Application

Planning Application	A/NE-FTA/201	A/NE-FTA/220	Proposed Application
Application Site Area	20,506m ²	16,060m ²	20,249m ²
Total Greenery	6,666m ²	4,105.6m ²	4,785m ²
Greenery Ratio	32.51%	25.6%	23.63%

5.4 Irrigation

The proposed irrigation system will be by tap water pipe for manual operation. Lockable water points will be provided at 40m Centre covering the entire site. The proposed source of water supply is subject to final approval from the Water Services Department.

5.5 Future.Maintenance

Soft Landscape Element

5.5.1 For the development, the softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures are in a healthy condition prior to the finished scheme being handed back to the Applicant

5.5.2 Ultimately the management office will employ maintenance staff to take care of all landscape areas within the site.

5.5.3 The maintenance schedule for soft landscape works has been included in Appendix III. It is important to mention that tree risk assessment will be conducted at appropriate time to facilitate proper tree management and maintenance.

6.0 Planting Proposals (Appendix III refers)

6.1 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria

- To compensate the loss of affected trees;
- To enhance the ecological value of the existing plantation; and
- To screen the residential building and reduce the visual impact to the nearby residents.

6.2 The proposed planting species list is shown as follows and details shall refer to the Planting Plans in Appendix II.

Table 6.0 Planting Schedule of Ornamental Trees and Shrubs

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)
TREES		Height x Spread x DBH (mm)	
<i>Senna surattensis</i>	黃槐	3500 x 150 x 100	4000
SHRUBS		Height x Spread (mm)	Spacing (mm)
Allamanda cathartica 'Allamanda'	軟枝黃蟬	400x400	300
Codiaeum variegatum 'Glorisa'	紅葉洒金榕	450x400	300
Duranta repens'Golden'	黃金金露花	300x250	250
Ixora chinensis	龍船花	500x450	300
Murraya paniculata	九里香	550x500	450
Philodendron selloum	春羽	500x500	500
Rhapis humilus	小葉棕竹	1000x400	400
Iris tectorum	篤尾	300x150	150
Scheff/era arboricola	鵝掌藤	450x300	250
Rhodomyrtus tomentosa	桃金娘	300x250	200
Rhapis excelsa	棕竹	900x450	400
Sanseveria spp	金邊虎尾蘭	500x450	400

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GROUNDCOVERS		Height x Spread (mm)	Spacing (mm)
Dieffenbachia picta	白班萬年青	500x350	300
Hymenocallis americana	蜘蛛蘭	400x500	300
Nephrolepis auriculata	腎蕨	250x150	150
Nephrolepis exaltata 'Bostoniensis'	波士頓蕨	500x300	250
setcreasea purpurea	紫錦草	300x300	300
CLIMBING PLANT			
Bauhinia glauca	羊蹄甲藤	1500x300	300
Ficus pumila	薛麓	1200x300	300
LAWN			
Axonopus compressus	大葉草	-	-

- 6.3 In this study area, **166 nos.** of trees are proposed to be felled within the proposed Application Site. No trees outside the Application site will be affected by proposed development.
- 6.4 **166** heavy standard trees with average DBH approx.80mm within the Application Site are proposed to be planted to compensate for the loss of existing trees. All the trees within the Application Site Boundary will all be maintained by the lot owner of the development.
- 6.5 The summary of tree compensation at Application Site is shown as follows

Table 7.0 Summary of Tree Compensation Proposal at Application Site

	Application Site
Quantity of Loss of Trees:	134 nos.
Quantity of Compensatory Trees:	166

7.0 Proposal for Tree Preservation

7.1 In this project, 237 nos. of trees were identified within Application Site, proposed total 11 existing trees within Application Site & 46 trees outside of Boundary. The following measures should be undertaken:

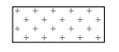
- 7.1.1 In order to determine the impact to the existing vegetation by the proposed development, a full Tree Felling Application in accordance with LAO Practice Note No. 6/2023 "Tree Preservation and Tree Removal Application for Building Development in Private Projects Compliance of Tree Preservation Clause under Lease" should be undertaken and submitted to the relevant Government departments for approval.
- 7.1.2 Retention of all trees where possible. It is proposed that unaffected trees are to be retained on site and conservation value. The contractor will need to be made aware of the need to minimize the encroachment of the construction works on the trees, so as to minimize the impact on them. The area under the drip line of the tree canopy will be fenced by 1.2m high temporary protective fencing during construction stage. Besides, all provisions for tree preservation and protection measures of retained trees should follow the details in Section 25 - Landscape Work in the General Specification for Building (2017).
- 7.1.3 The softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures within lot boundary and at open space are in a healthy condition prior to the finished scheme being handed back to the Applicant. The maintenance schedule for soft landscape works has been included in **Appendix III**.
- 7.1.4 During the construction and operation period, the Applicant should be responsible to undertake vegetation maintenance and tree risk assessment in accordance with the Handbook on Tree Management (HTM) by DEVB. Besides, the Applicant shall maintain all the preserved trees, proposed trees, shrubs, groundcovers and lawn in healthy conditions

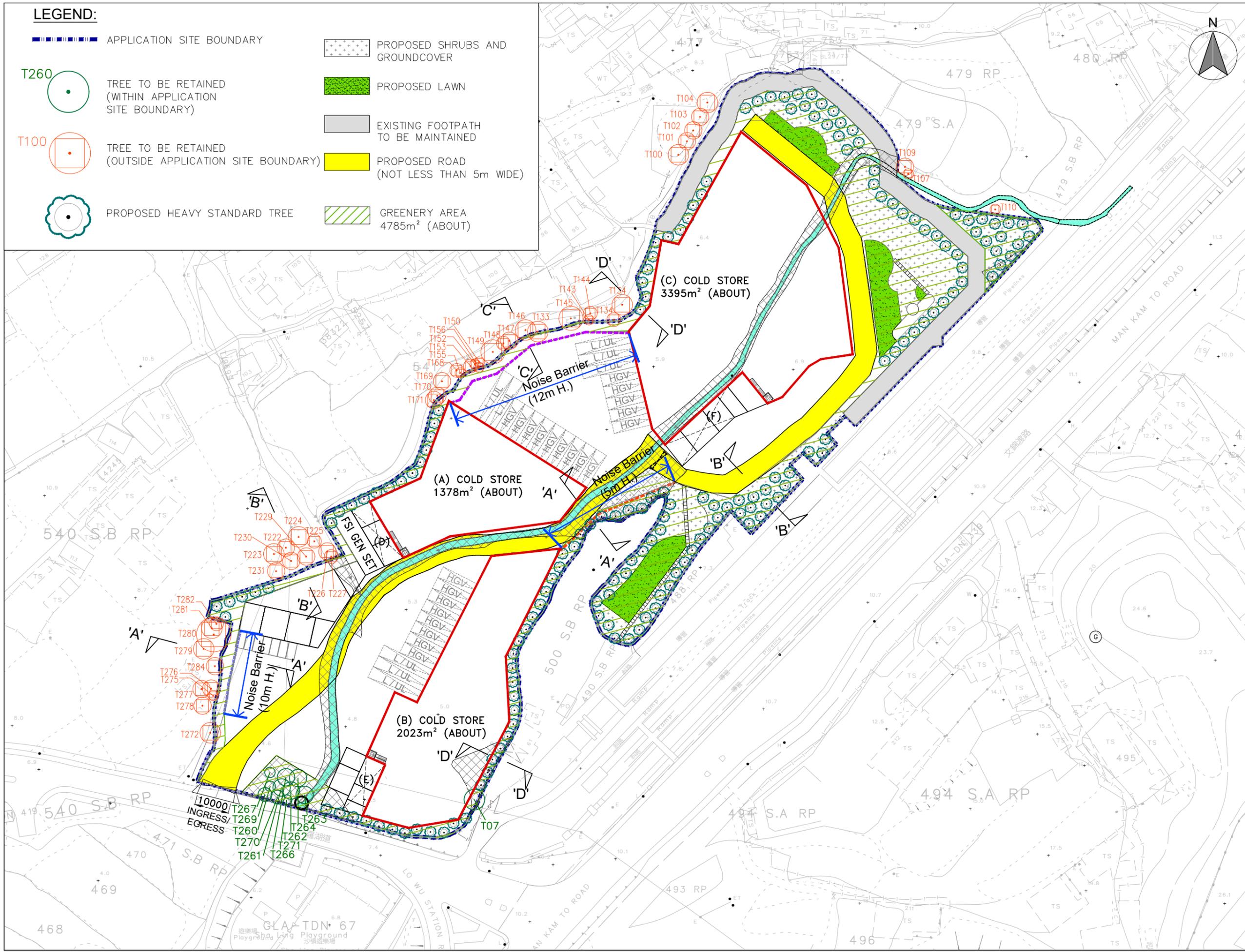
Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Various Lots in D.D.89 and Adjoining Government Land,,Man Kam To Road, Sha Ling, New Territories

Appendix I

Landscape Master Plan and Landscape Sections

LEGEND:

-  APPLICATION SITE BOUNDARY
-  T260 TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
-  T100 TREE TO BE RETAINED (OUTSIDE APPLICATION SITE BOUNDARY)
-  PROPOSED HEAVY STANDARD TREE
-  PROPOSED SHRUBS AND GROUND COVER
-  PROPOSED LAWN
-  EXISTING FOOTPATH TO BE MAINTAINED
-  PROPOSED ROAD (NOT LESS THAN 5m WIDE)
-  GREENERY AREA 4785m² (ABOUT)



B.D. Reference	
M.W. Reference	
L.D. Reference	
F.S.D. Reference	

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REV	DESCRIPTION	DATE

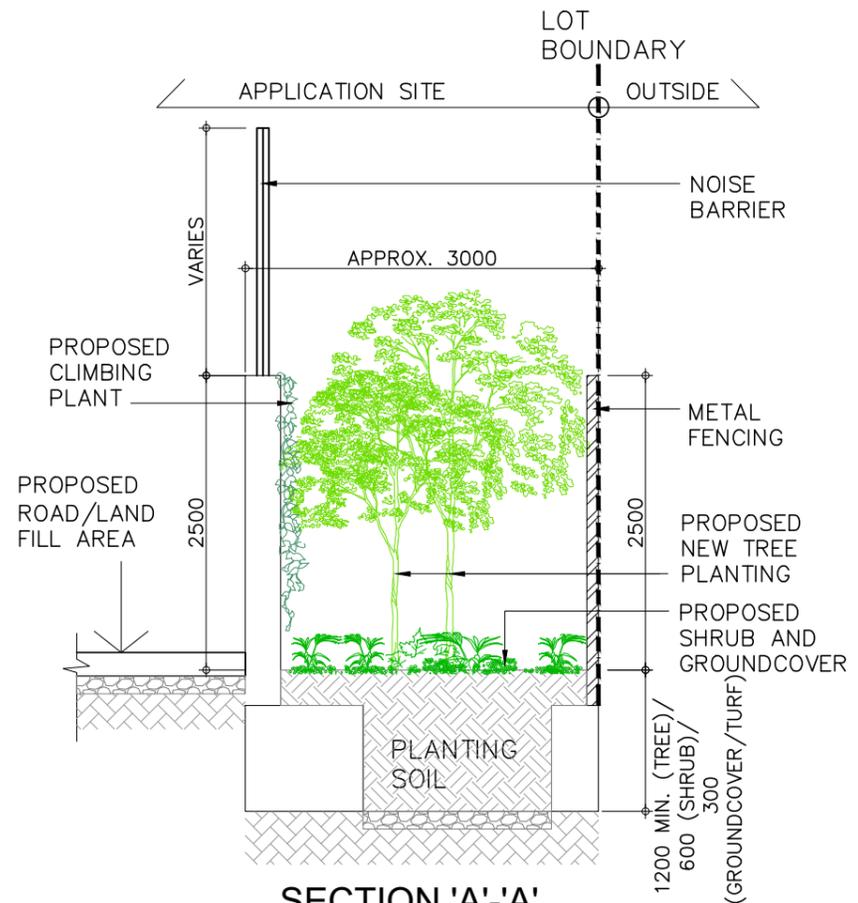
C&K Land Management Company Limited

Project
VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES

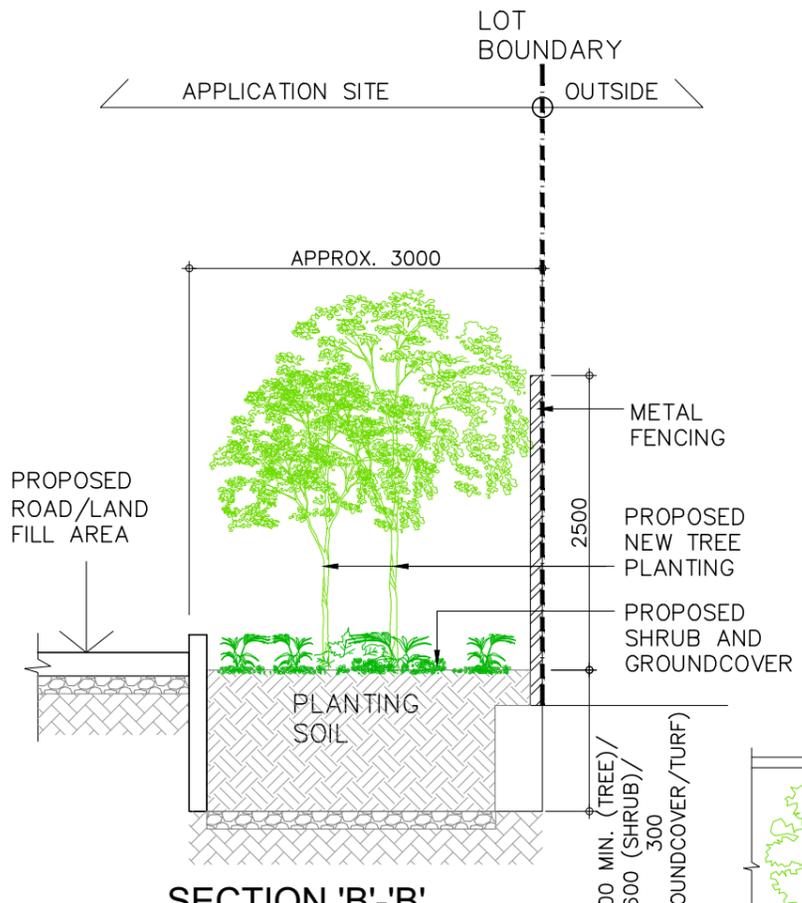
Application
PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS

Drawing Title
PLANTING PLAN-GF TREE

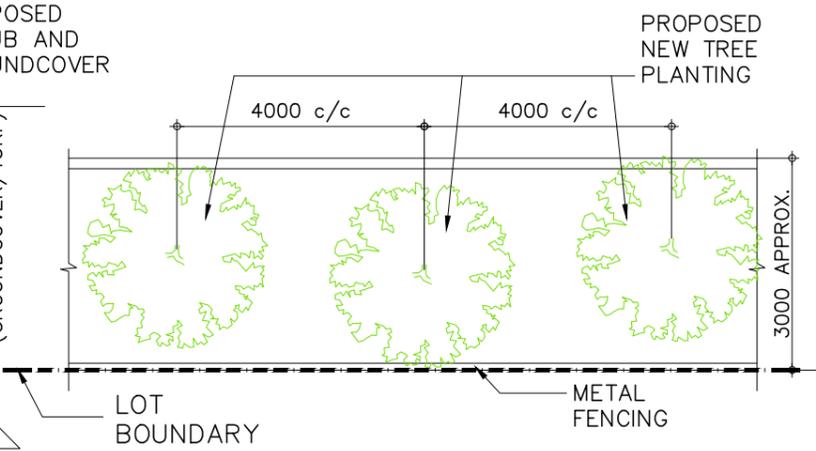
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Checked by	LW	Date	25-MAR-2025
Job No.	-	Drawing No.	PP-01



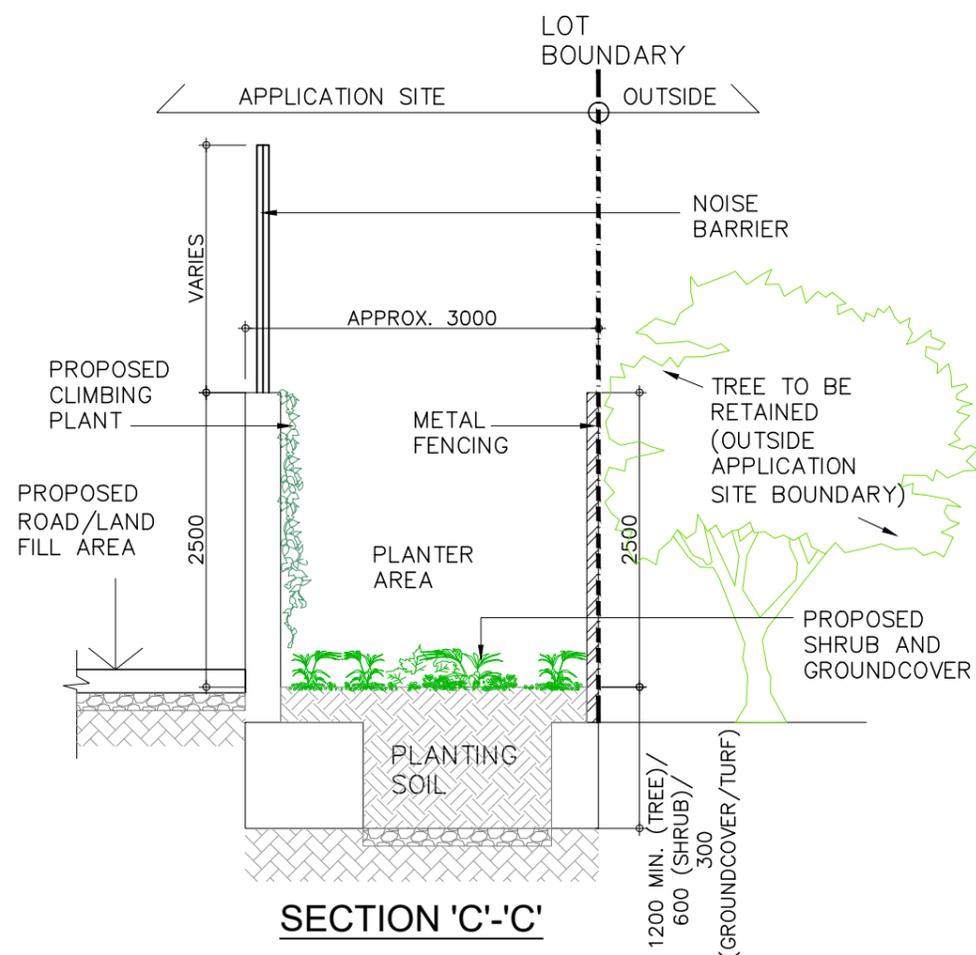
SECTION 'A'-'A'



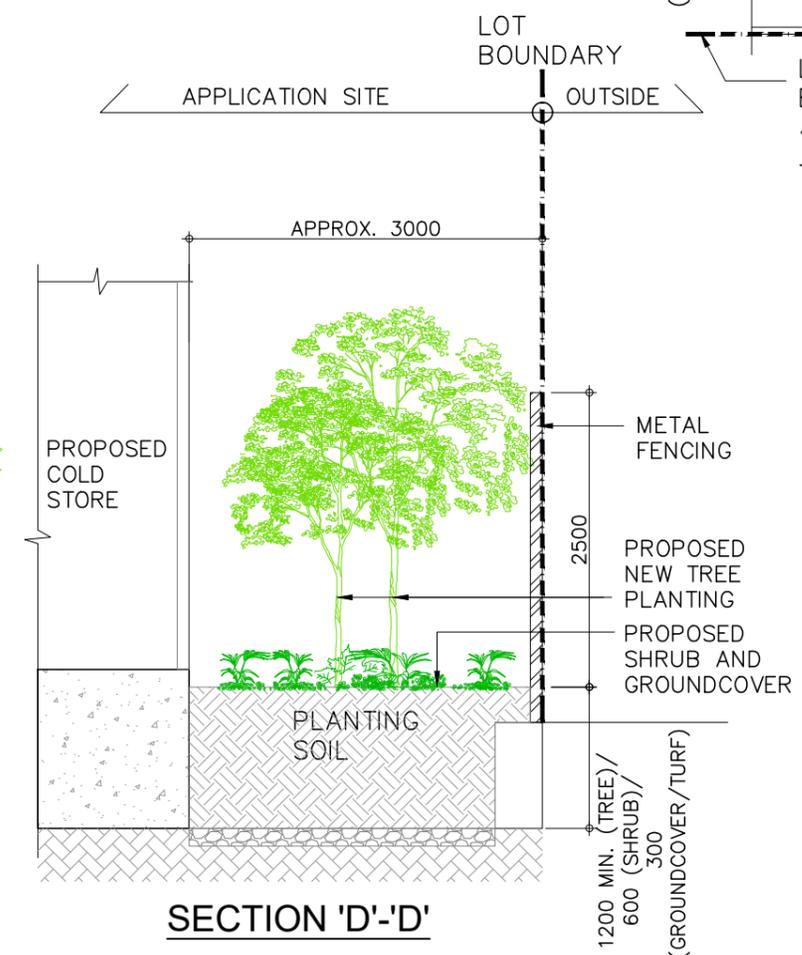
SECTION 'B'-'B'



TYPICAL PLAN OF TREE LAYOUT



SECTION 'C'-'C'



SECTION 'D'-'D'

B.D. Reference	
M.W. Reference	
L.D. Reference	
F.S.D. Reference	

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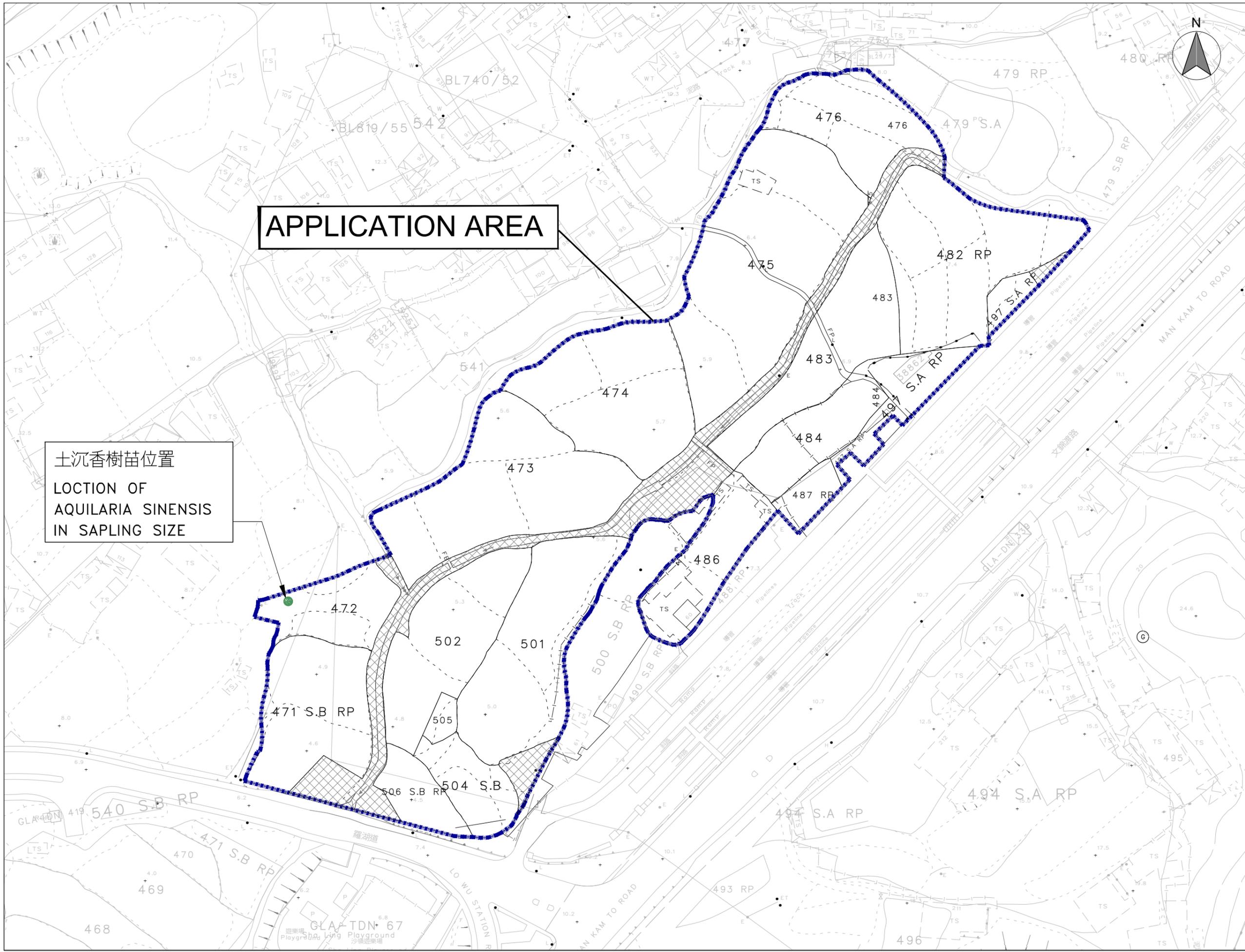
C&K Land Management Company Limited

Project
 VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES

Application
 PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS

Drawing Title
 TYPICAL PLAN OF TREE LAYOUT & SECTIONS

Scale	NTS (A3)	Revisions	-
Designed by	LW	Drawn by	Arthur
Checked by	LW	Date	25-MAR-2025
Job No.	-	Drawing No.	PP-03



APPLICATION AREA

土沉香樹苗位置
 LOCTION OF
 AQUILARIA SINENSIS
 IN SAPLING SIZE



B.D. Reference	地籍圖則
M.W. Reference	小區工程圖則
L.D. Reference	地政署圖則
F.S.D. Reference	測量圖則

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REV	DESCRIPTION	DATE

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Project
 VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES

Application
 PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS

Drawing Title
 土沉香樹苗位置
 Location Plan of Aquilaria sinensis

Scale	比例	Revisions	修訂
1:1000 (A3)		-	
Designed by	設計者	Drawn by	繪圖人
LW		Arthur	
Checked by	核對	Date	日期
LW		28-MAR-2025	
Job No.	工程項目	Drawing No.	圖號
-		PP-02	

Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Various Lots in D.D.89 and Adjoining Government Land,,Man Kam To Road, Sha Ling, New Territories

Appendix II
Planting Plans

Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Various Lots in D.D.89 and Adjoining Government Land,,Man Kam To Road, Sha Ling, New Territories

Quantity	Botanical Name	Chinese Name	Size (mm)	Spacing (mm)
	TREES		Height x Spread x DBH (mm)	
	<i>Senna surattensis</i>	黃槐	3500 x 1500 x 80	4000
	SHRUBS		Height x Spread (mm)	Spacing (mm)
	Allamanda cathartica 'Allamanda'	軟枝黃蟬	400x400	300
	Codiaeum variegatum 'Glorisa'	紅葉洒金榕	450x400	300
	Duranta repens 'Golden'	黃金金露花	300x250	250
	Ixora chinensis	龍船花	500x450	300
	Murraya paniculata	九里香	550x500	450
	Philodendron selloum	春羽	500x500	500
	Rhapis humilus	小葉棕竹	1000x400	400
	Iris tectorum	篤尾	300x150	150
	Schefflera arboricola	鵝掌藤	450x300	250
	Rhodomyrtus tomentosa	桃金娘	300x250	200
	Rhapis excelsa	棕竹	900x450	400
	Sanseveria spp	金邊虎尾蘭	500x450	400
	GROUNDCOVERS		Height x Spread (mm)	Spacing (mm)
	Dieffenbachia picta	白班萬年青	500x350	300
	Hymenocallis americana	蜘蛛蘭	400x500	300
	Nephrolepis auriculata	腎蕨	250x150	150
	Nephrolepis exaltata 'Bostoniensis'	波士頓蕨	500x300	250
	setcreasea purpurea	紫錦草	300x300	300
	CLIMBING PLANT			
	Bauhinia glauca	羊蹄甲藤	1500x300	300
	Ficus pumila	薛蘿	1200x300	300
	LAWN			
	Axonopus compressus	大葉草	-	-

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Appendix III
Maintenance Schedule Of
Soft Landscape Works

Proposed Temporary Cold Storage for Poultry and Distribution Centre
 And Land Filling for Site Formation Works in "Agriculture" Zone
 For a Period of 3 Years at Lots 471 S.B RP, 472, 473, 474, 475, 476, 482 RP,
 483, 484, 486, 487 RP, 497 S.A RP, 501, 502, 504 S.B, 505 and 506 S.B RP
 In D.D. 89 and adjoining Government Land, Man Kam To Road,
 Sandy Ridge, N.T.

Tree Preservation and Landscaping Proposal, 1st Submission

OPERATIONS													REMARKS
	SPRING			SUMMER			AUTUMN			WINTER			
	March	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
DISEASE CONTROL INSPECTION	O	O	O	O	O	O	O	O	O	O	O	O	Treatment immediately after detection
FERTILIZATION Applications	O						O						
GENERAL PLANT INSPECTION	O	O	O	O	O	O	O	O	O	O	O	O	Treatment immediately after detection
IRRIGATION Watering operation	D	D	D	D	D	D	D	D	D	D	D	D	Early morning / late afternoon, as appropriate
PROTECTION Inspection of fence, tree grates, guards, stakes & ties	O			O			O			O			Inspection also after heavy storms and adverse weather. Treatments immediately after detection
FIRMING UP of plants & supports	O			O			O			O			Inspection also after heavy storms and adverse weather. Firm-up operations immediately after detection
WEEDING Weeding operation & litter collection	O	O	O	O	O	O	O	O	O	O	O	O	Additional litter inspection & collection after heavy use
THINNING INSPECTION	O						O						Thinning operations in appropriate pruning season
MULCH Topping up	O						O						And following run off caused by rain / wind storm
PRUNING	O						O						As appropriate
FORKING OVER	O						O						As appropriate
TREE RISK ASSESSMENT	O												As appropriate

KEY:

D = once daily

W = once weekly

2W = twice weekly

Bi-W = Bi-weekly

O = once

R = repeat if necessary

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Appendix IV
Common Greenery Provision

LEGEND:

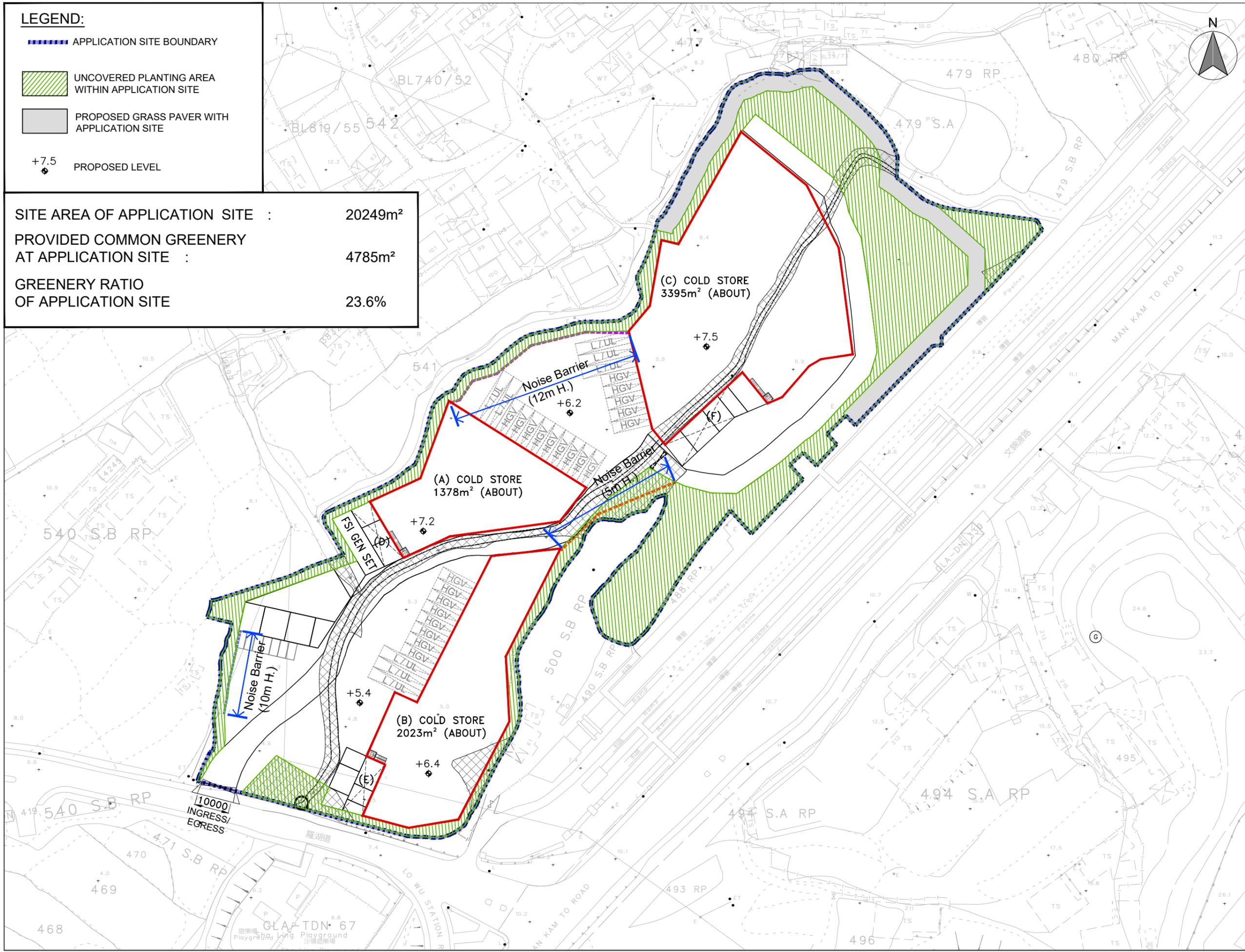
■■■■■■ APPLICATION SITE BOUNDARY

▨ UNCOVERED PLANTING AREA WITHIN APPLICATION SITE

■ PROPOSED GRASS PAVER WITH APPLICATION SITE

+7.5 PROPOSED LEVEL

SITE AREA OF APPLICATION SITE : 20249m²
 PROVIDED COMMON GREENERY AT APPLICATION SITE : 4785m²
 GREENERY RATIO OF APPLICATION SITE : 23.6%



B.D. Reference	
M.W. Reference	
L.D. Reference	
F.S.D. Reference	

Notes
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REV	DESCRIPTION	DATE

C&K Land Management Company Limited

Project
 VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES

Application
 PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS

Drawing Title
GREENERY CALCULATION

Scale	1:1000 (A3)	Revisions	—
Designed by	LW	Drawn by	Arthur
Checked by	LW	Date	25-MAR-2025
Job No.	—	Drawing No.	PP-04