

Landscape Proposal

**Proposed Temporary Warehouse (Storage of Timber and
Ancillary Uses) at Various Lots in
D.D. 86 and D.D. 90 and Adjoining Government Land,
Lin Man Hang, Sha Ling**

February 2024

(Revision has been highlighted in **Yellow Tab**)

Prepared by:

Blanc Design Studio

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1.0 Introduction

1.1 Blanc Design Studio has been commissioned by Toco Planning Consultants Ltd. to prepare a Landscape Proposal to the site covering Lots in D.D.86 and D.D.90 and Adjoining Government Lands, Lin Ma Hang Road, Sha Ling for a Proposed Temporary Warehouse under Section 16 Application.

1.2 On December 29, 2023, a comprehensive tree survey was conducted to assess the existing conditions of trees on-site. The Landscape Proposal meticulously details the methodology, outcomes, and implications of the tree survey. It provides a thorough account of the type, quantity, and health status of the existing trees within the site. Furthermore, it identifies trees that may pose conflicts with proposed developments and presents recommendations for their appropriate treatment

1.3 The tree survey and report preparation have been completed in accordance with LAO PN Issue No. 2/2020 Tree Preservation and Tree Removal Application for Building Development in Private Projects. The survey approach is presented as **Annex I** of the **Appendix I – Methodology of Tree Survey**.

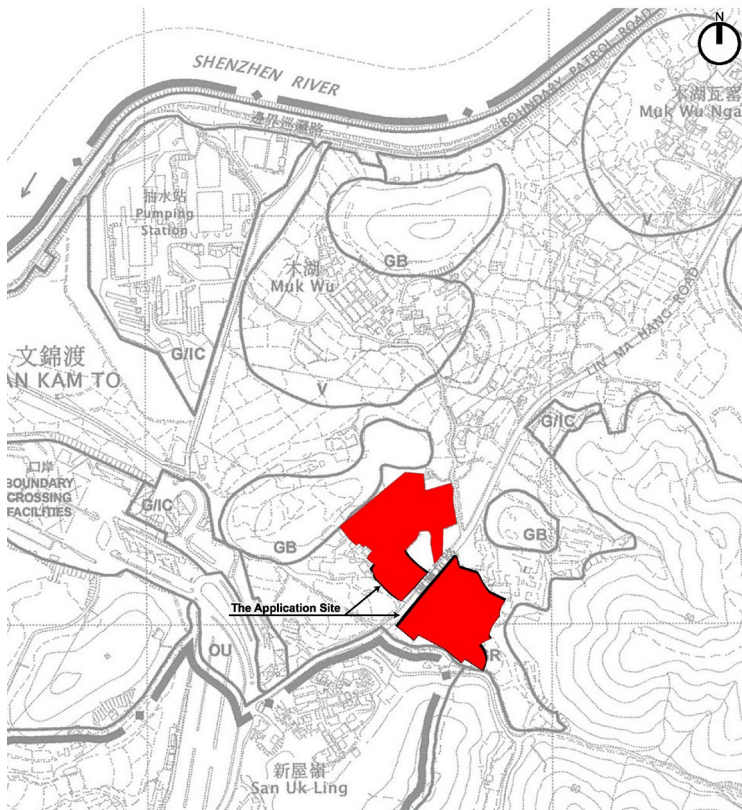


Figure 1: Application Site Location

2.0 Existing Site Description

2.1 The application site is divided into two distinct areas: The East Site and The West Site, with Lin Ma Hang Road serving as the demarcation between the two sections. The total area of the entire site spans approximately 20,513 m². A prior scheme, inclusive of a portal area, was submitted in 2021 and subsequently granted approval in September 2023. The current imperative is to integrate the extension area seamlessly, necessitating the preparation of a new submission package

3.0 Existing Vegetation

3.1 A landscape proposal for a specific portion of the application site has been formally submitted in compliance with the conditions stipulated by the Town Planning Board (TPB). The proposal entails the planting of 40 compensatory trees of the species *Lagerstroemia speciosa* along Lin Ma Hang Road. The executed work has undergone thorough review and has been deemed satisfactory by the Planning Department, as evidenced by the approval reference letter TPB/A/NE-MKT/17.

3.2 Given that this submission integrates the previously approved scheme with the extension area, our arborist conducted a comprehensive tree survey of the extension portion. The survey revealed the presence of four existing trees along the western edge, identified as *Litchi chinensis* (荔枝) and *Dimocarpus longan* (龍眼) and ten nos. of *Leucaena leucocephala* (銀合歡) along Lin Ma Hang Road. **Annex III** includes a tree assessment schedule offering intricate details on estimated tree sizes, health, form, and species. Additionally, **Annex IV** provides photographic records of the existing trees for reference and documentation.

3.3 All existing trees on the premises belong to common Hong Kong species, with no presence of a Champion Tree within the site. Primarily comprising fruit trees, especially undesirable species *Leucaena leucocephala* are invasive exotic tree in nature, these specimens pose a potential disruption to future factory operations. Collectively, the trees exhibit limited ecological value, characterized by generally poor form and fair health conditions

4.0 Recommendations

- 4.1 Considering the current poor and fair condition of the existing trees, coupled with anticipated increased vehicular activity in the vicinity, it is recommended that all existing trees be removed.
- 4.2 In an effort to maintain a verdant ambiance to the entire site, our client is committed to enhancing the greenery by proposing row of Lagerstroemia speciosa (大葉紫薇) trees along Lin Ma Hang Road and along the northern boundary to provide a landscape buffer to the site.

5.0 Planting Strategy

- 5.1 In the application, 14 nos. of trees were surveyed and all are proposed to be felled due to the conflict with the future operation of factory, especially most are invasive exotic trees. Whilst, there are 17 nos. of new trees proposed in this application.

5.2

<i>Summary Table</i>	
No. of trees to be felled	14 nos.
No. of new trees	17 nos.

Total DBH of new trees: 2550mm

(Total DBH of felled trees: 2550mm)

From our new planting scheme,

Number of tree to be felled: 14 nos. (a)

Accumulated lost in DBH: 2550mm (b)

Proposed no. of new tree: 17 nos. (c)

Accumulated DBH for new tree = 2550mm (d)

Quantity New Planting Ratio (c) / (a) = 1: 1.21

DBH New Planting Ratio (d) / (b) = 1: 1

APPENDIX I: TREE SURVEY REPORT

Annex I: Tree Methodology of Tree Survey

Annex II: Tree Preservation Plan

Annex III: Tree Assessment Schedule

Annex IV: Photographic Records of Existing Trees

1.0 Tree Survey Methodology

Annex I

1.1 Definition

In accordance with **DBVB TC(W) No. 4/2020**, all existing trees if its trunk diameter measures 95mm or more at a height of 1.3m above ground level (Diameter at Breast Height) were identified.

1.2 Legend

Every tree surveyed individually shall be recorded with the following information, with photographic record provided in **Annex IV**:

- Species
- Height
- Crown Spread
- Diameter at Breast Height (DBH)
- Health Condition
- Tree Form
- Amenity Value
- Survival Rate after Transplanting
- Special Features

1.3 Tree Assessment Schedule

A Tree Assessment Schedule recording the detailed information of existing trees together with photographic records of existing trees are provided in **Annex III** and **Annex IV** respectively. All surveyed trees shall be identified to confirm whether the trees are:

- Whether the tree is included in the Register of Old and Valuable Trees promulgated under DEVB TC(W) no.5/2020,
- Whether the tree is potentially register able in accordance with the criteria as set out in **DEVB TC(W) no.4/2020**,
- Whether the tree species is included in the latest edition of the publication: Rare and Precious Plants of Hong Kong, issued by Agriculture Fisheries and Conservation Department,
- The tree is potentially hazardous,
- The tree should be removed or treated with tree surgery to ensure safety and prevent health deterioration.

The relevant information will be indicated in the Remarks column of the Tree Assessment Schedule, and that if no such information is indicated in the Remarks column of the Tree Assessment Schedule, it means that the tree does not have such status/ characteristics/ condition or does not need to be removed or treated with tree surgery.

1.4 Terms Used in the Tree Assessment Schedule

- a) **Tree No.**
Surveyed tree reference number recorded.
- b) **Photo No.**
Photograph reference number of the tree being identified.
- c) **Species**
Botanical names and Chinese names of the surveyed tree recorded.
- d) **Height**
Full height measured from ground level to the top branch in meters.
- e) **Spread**
Diameter of tree canopy in meter.
- f) **DBH**
Diameter of the main trunk measured at a height of 1300mm above ground level.
- g) **Health Condition**
Estimate according to the Foliage, Exposed Roots, Branches and Trunk.
- | | |
|------------|---|
| (G) = Good | Without any visible disease or defect, sound and healthy tree |
| (F) = Fair | With few visible defects or health problem |
| (P) = Poor | With many visible defects or health problem such as rot, cavities in the main trunk, insect or fungi attack, lack of vigor and crown die back, etc. |
- h) **Tree Form**
Estimated according to the canopy, branch and trunk.
- | | |
|------------|---|
| (G) = Good | Well-balanced canopy and straight strong trunk(s) without any broken branch |
| (F) = Fair | Slightly unbalanced canopy and non-straight trunk(s) |
| (P) = Poor | Heavily leaning, unbalanced canopy misshapen, awkwardly-forked trunk or with any broken branch or trunk |

1.5 Possible treatments for trees

The treatment proposed of each tree is dependent on the following considerations.

a) Retain

The feasibility of retaining trees has been considered with regard to the following:

- Proximity to the area of slope re-stabilization and potential damage to trees as a result of the works.
- Changes to ground level on a macro scale which affects the ground water table and may cause severe stress.
- Special constructions to maintain the existing ground level are also considered.
- Conflict between tree roots and slope stabilization methods.

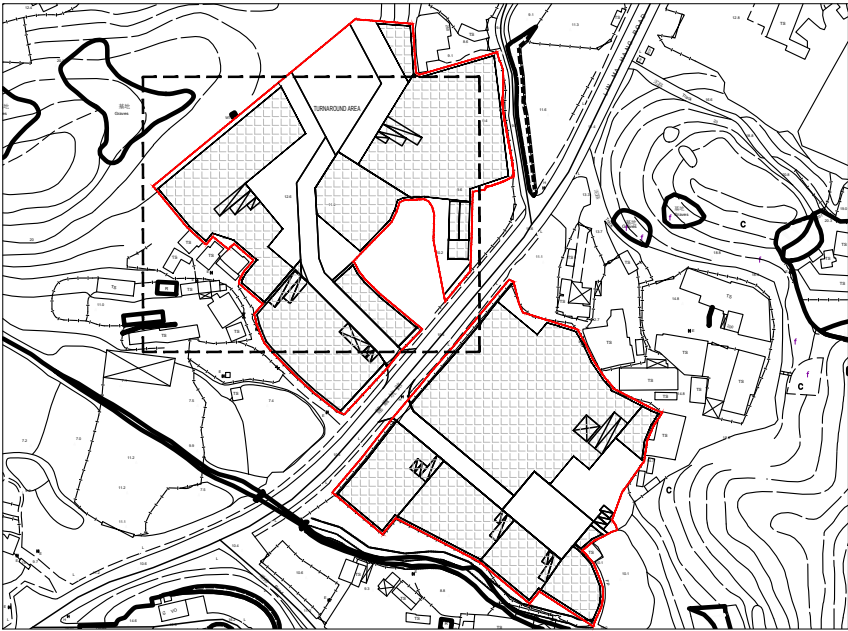
b) Transplant

In situations where it is impossible to retain trees then transplanting them is the first consideration. The criteria upon which the assessment of transplanting trees is based includes the following:

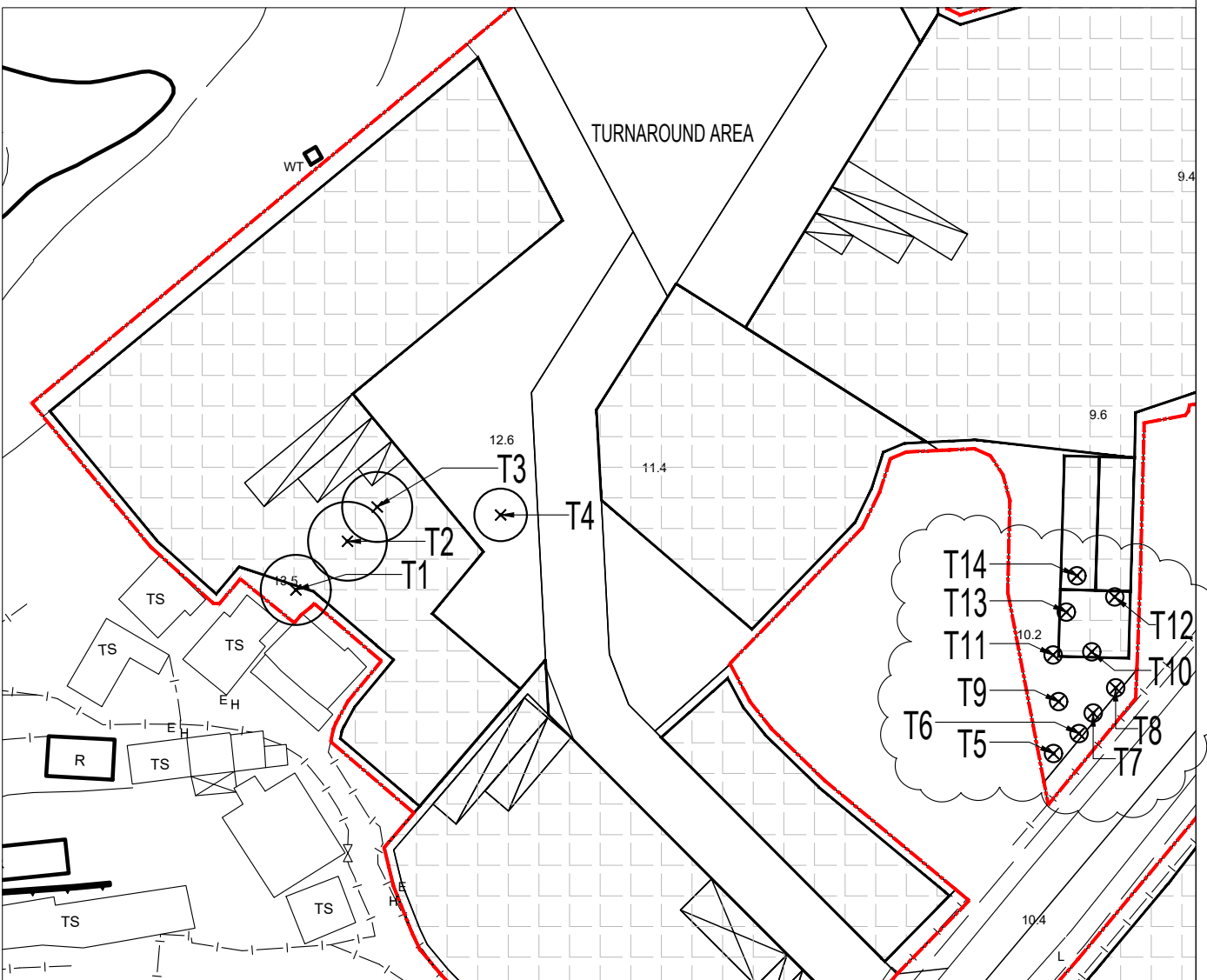
- Variety of species, rare Hong Kong species are particularly important.
- Condition of the tree, especially trees with balanced form, in good health and with high amenity value.
- Size and maturity, small and younger trees have a better chance of surviving transplanting while larger, mature trees are difficult to transplant both logistically and in terms of survival rate.
- Species, different tree species have differing rates of survival and are better suited to transplanting than others.
- Access, large machinery may be required to lift the trees, steep slopes and rocky terrain therefore make it difficult to access trees.

c) Fell

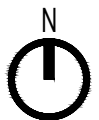
- Trees in direct conflict with slope stabilization measures; changes of level, etc., which cannot be transplanted have no option other than to be felled.
- Trees which do not conflict with slope stabilization measures shall be considered in terms of health, condition and amenity value.
- Dead, hazardous or trees with contiguous diseases are also proposed to be felled.
- Woodland trees which have had adjacent trees removed and have an unbalanced form or which are at risk of being blown over due to loss of supporting trees are considered for felling.



Key Plan SCALE 1:3000



Annex II: Tree Preservation Plan SCALE 1:750
Revision A



Tree Assessment Schedule

Annex III

Location: Lin Ma Hang Road DD90 Lot 610-622

Date of Inspection 29 December 2023 and 31 January 2024

Surveyed by: Wong Yun Keung, Beavis (ISA-CA no.: HK-0007BUM)

Tree No.	Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)	Form	Health Condition	Structural Condition	Amenity Value	Suitability for Transplanting		Recommendation		Additional Remarks
						(Good/Fair/Poor)			(High, Medium, Low)	(High, Medium, Low)	Remarks	(Retain/ Transplant/ Fell)	Justification for tree felling	
T01	<i>Litchi chinensis</i>	荔枝	7	300	8	Poor	Fair	Fair	Low	Low	a, b, c, e, f	Fell	Conflict with the future operation	Sign of senescence, forked, vined, main branch removed, codominant trunks
T02	<i>Dimocarpus longan</i>	龍眼	8	650	9	Poor	Good	Fair	Medium	Low	a, c, f	Fell	Conflict with the future operation	Leaning, imbalanced form, broken branches, wound on trunk
T03	<i>Dimocarpus longan</i>	龍眼	5	350	8	Poor	Fair	Poor	Low	Low	a, b, c, e, f	Fell	Conflict with the future operation	Sign of senescence, forked, codominant branches, wound on trunk
T04	<i>Dimocarpus longan</i>	龍眼	8	350	6	Fair	Fair	Poor	Low	Low	a, c, f	Fell	Conflict with the future operation	Broken branches, grade lowered, damage on surface root
T05	<i>Leucaena leucocephala</i>	銀合歡	5	100	2	Poor	Fair	Fair	Low	Low	g	Fell	Undesirable species	
T06	Dead Tree	枯死樹木	-	-	-	-	-	-	-	-	-	Fell	Collapsed	
T07	<i>Leucaena leucocephala</i>	銀合歡	6	100	2	Poor	Fair	Fair	Low	Low	g	Fell	Undesirable species	
T08	<i>Leucaena leucocephala</i>	銀合歡	8	100	2	Poor	Fair	Fair	Low	Low	g	Fell	Undesirable species	
T09	<i>Leucaena leucocephala</i>	銀合歡	8	95	2	Poor	Fair	Fair	Low	Low	g	Fell	Undesirable species	
T10	<i>Leucaena leucocephala</i>	銀合歡	8	100	2	Poor	Fair	Fair	Low	Low	g	Fell	Undesirable species	
T11	<i>Leucaena leucocephala</i>	銀合歡	8	100	2	Poor	Fair	Fair	Low	Low	g	Fell	Undesirable species	
T12	<i>Leucaena leucocephala</i>	銀合歡	8	100	2	Poor	Fair	Fair	Low	Low	g	Fell	Undesirable species	
T13	<i>Leucaena leucocephala</i>	銀合歡	8	105	2	Poor	Fair	Fair	Low	Low	g	Fell	Undesirable species	
T14	<i>Leucaena leucocephala</i>	銀合歡	8	100	2	Poor	Fair	Fair	Low	Low	g	Fell	Undesirable species	

* Justification for tree felling:

- A In direct conflict with the proposed works
- B Common undesirable species that are characterised by their aggressive ar
- C Tree with poor health, structure or form
- D Low amenity value
- E Low survival rate after transplplantation

Suitability for transplanting:

- a Low amenity value
- b Irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting)
- c Low survival rate after transplanting;
- d Very large size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasibility stage.
- e With evidence of over-maturity and onset of senescence;
- f With poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits)
- g Undesirable species (e.g. *Leucaena leucocephala* which is an invasive exotic tree)



T1 Ground Condition



T1 Overview



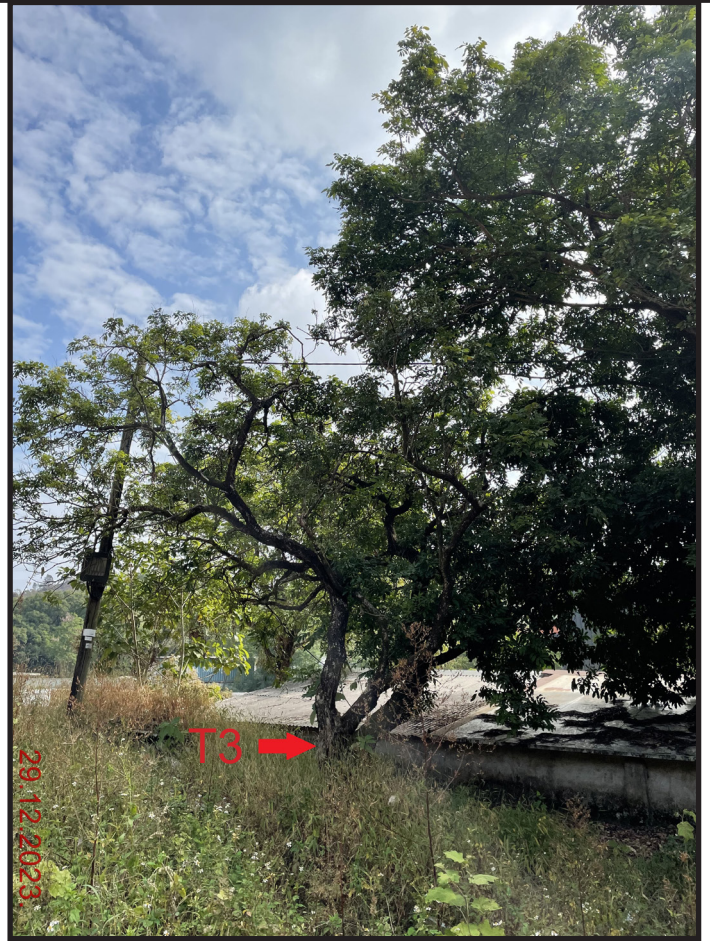
T2 Ground Condition



T2 Overview



T3 Ground Condition



T3 Overview



T4 Ground Condition



T4 Overview



T5 Ground Condition



T5 Overview



T6 (Dead Tree)



T7 Overview



T7 Ground Condition



T8 Ground Condition



T8 Overview



T9 Ground Condition



T9 Overview



T10 Ground Condition



T10 Overview



T11 Ground Condition



T11 Overview



T12 Ground Condition



T12 Overview



T13 Ground Condition



T13 Overview



T14 Ground Condition



T14 Overview

APPENDIX II: NEW PLANTING PROPOSAL

Annex V: Landscape Proposal

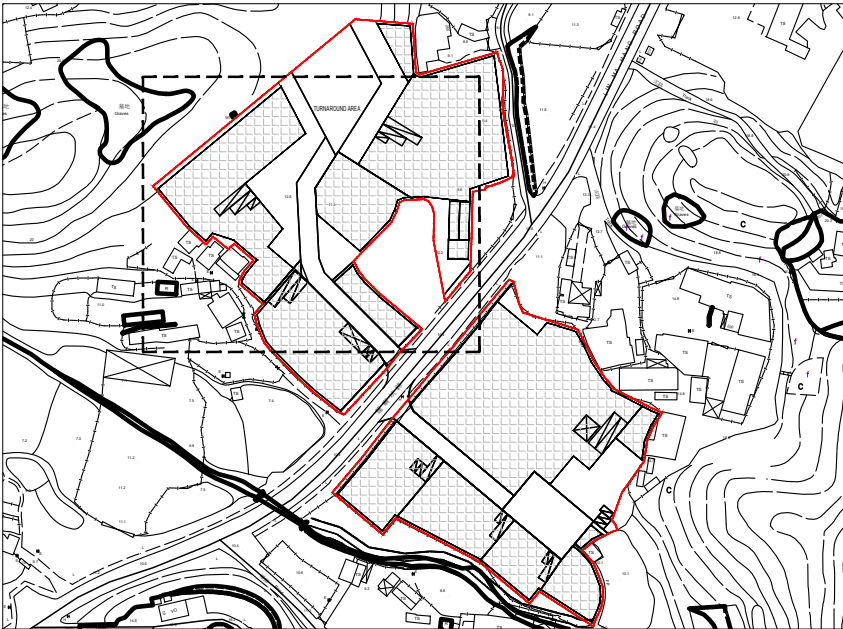
Annex VI: Compensatory Planting Plan

Annex VII: Sections

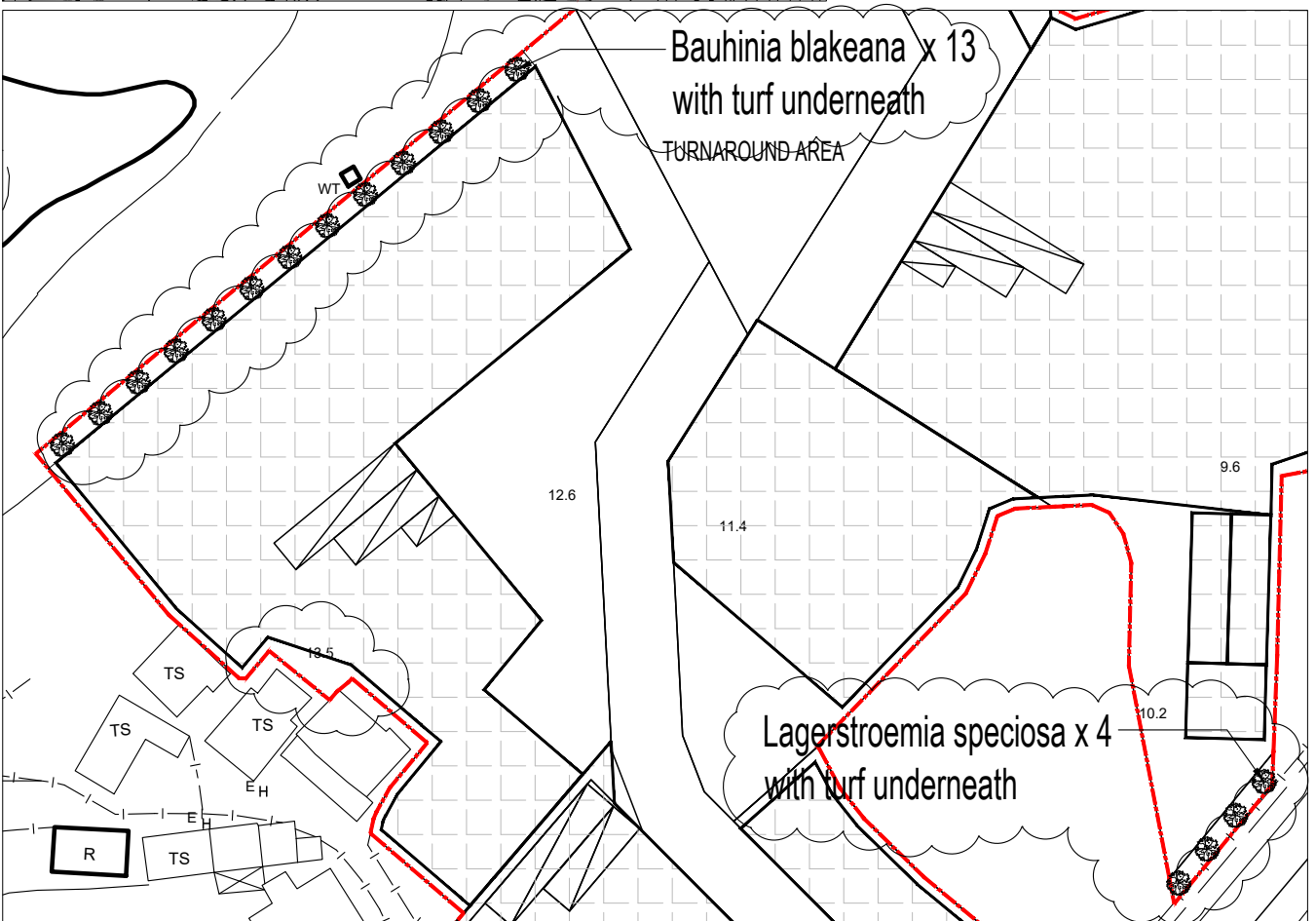


Proposed Temporary Warehouse (Storage of Timber and Ancillary Uses) at Various Lots in D.D.86 and D.D.90 and Adjoining Government Land , Lin Man Hang Road, Sha Ling

Annex V: Landscape Proposal



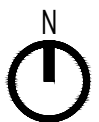
Key Plan SCALE 1:3000

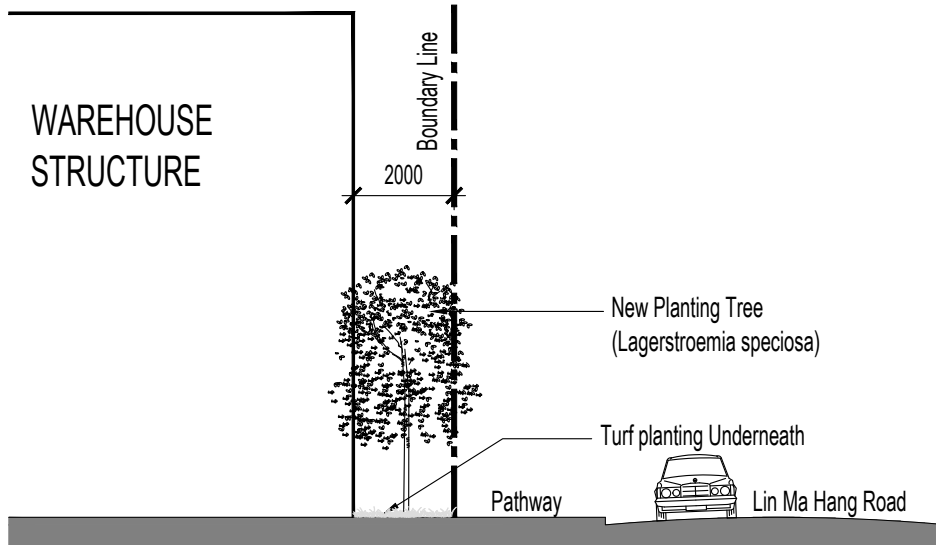


Annex VI: Compensatory Planting Plan SCALE 1:750
Revision A

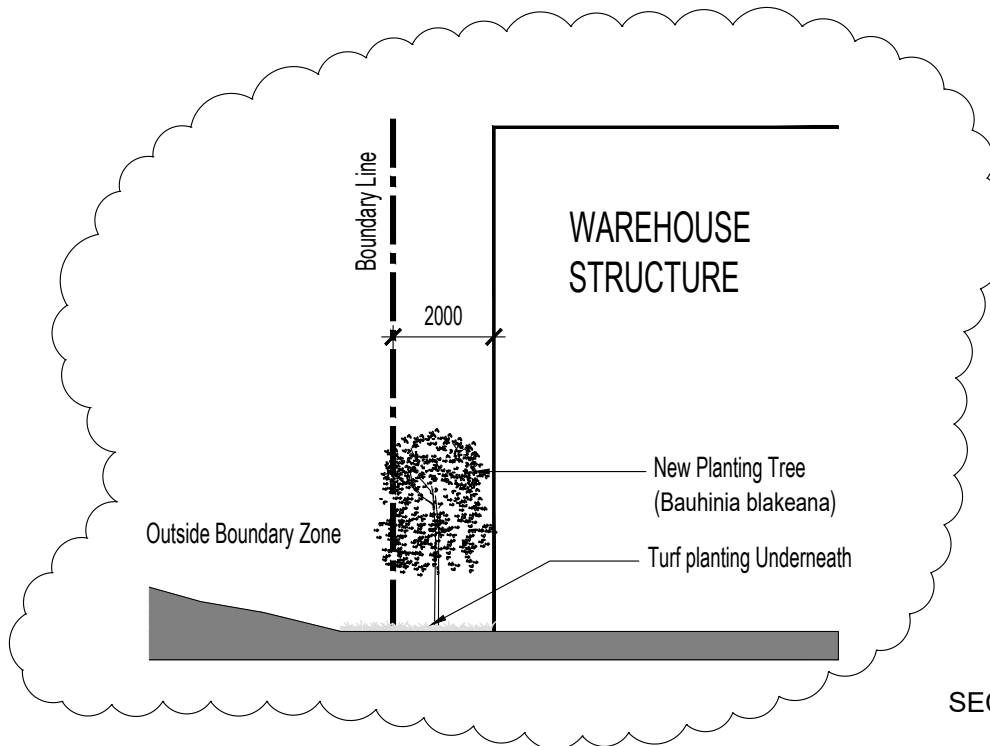
TREE SCHEDULE

Item	Botanical Name	Chinese Name	Height(mm)	Spread(mm)	DBH(mm)	Location	Spacing	Quantity
1	<i>Lagerstroemia speciosa</i>	大葉紫薇	5000	2000-2500	150	Along Lin Ma Hang Rd.	4500	4
2	<i>Bauhinia blakeana</i>	洋紫荊	5000	2000-2500	150	Along Northern Boundary	5000	13





SECTION A-A SCALE 1:150



SECTION B-B SCALE 1:150