

Appendix 2

LANDSCAPE MASTER PLAN AND TREE
PRESERVATION AND REMOVAL PROPOSAL

Project Title	Proposed Place of Recreation, Sports or Culture (Public Riding School) with Ancillary Facilities at Government Land in D.D. 233, The Restored Landfill Site (TKOL II/III) in TKO Area 105, Tseung Kwan O (GLA TSK-500 (Part))
Report Title	Landscape Master Plan and Tree Preservation and Removal Proposal For S16 Planning Application (Rev. B)
Checked By Ms. Rose Tan Registered Landscape Architect	

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1 Background

1.1 General

- 1.1.1 This Landscape Master Plan and Tree Preservation and Removal Proposal is prepared in support of the Section 16 ("S16") Planning Application to allow for the development of a Public Riding School with ancillary facilities (e.g. utility trench) (collectively as the "PRS") at Government Land in D.D. 233, The Restored Landfill Site (TKOL II/III) in TKO Area 105, New Territories ("TKOL II/III") for the HKJC Public Riding Schools Limited (the "Applicant"). The Application Site comprises of three (3) existing platforms and land required for the provision of ancillary utility trench connecting to the three (3) platforms (collectively as the "Application Site") within TKOL II/III. The PRS aligns with the Government's policy objectives in fostering more public participation in the community through wider visibility and popularity of horse riding, supporting equestrian as an elite sport, and maintaining Hong Kong as a centre for major international sports events.
- 1.1.2 The Application Site is predominately zoned "Open Space" ("O") on the Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/32 ("Approved OZP"), whilst a strip of area at the north is zoned "Green Belt" ("GB") and a minor portion abutting Chun Sing Street is zoned "Other Specified Uses" annotated "Industrial Estate" ("OU(Industrial Estate)") on the Approved OZP. The PRS with ancillary facilities ('Horse Riding School' subsumed under 'Place of Recreation, Sports or Culture' use) is a Column 2 use under the "O", "GB" and "OU(Industrial Estate)" zones that may be permitted with or without conditions on Application under S16 of the Town Planning Ordinance ("TPO"). There are no plot ratio ("PR"), building height ("BH"), and site coverage ("SC") restrictions imposed on the "O", "GB" and "OU(Industrial Estate)" zones of the Approved OZP. While a portion of TKOL II/III falls within the Clear Water Bay Country Park ("CWBCP"), the Application Site does not involve any areas falling within the Country Park Boundary.
- 1.1.3 The PRS is located on three (3) platforms, namely the Lower Platform (i.e. Reception and Hospitality Lounges) (approx.+6.0mPD), Middle Platform (i.e. Pony Paddock & Pavilion I)(approx. +40.0mPD) and Upper Platform (i.e. Horse Paddock & Pavilion II) (approx.140.0mPD), with a proposed total GFA of approx. 9,000m² and a proposed building height of 4.8m to 7.7m. An ancillary utility trench connecting to the three (3) platforms is also proposed to accommodate various essential utilities services in support of the PRS operations.

1.2 Objective

- 1.2.1 This report has the following objective;
- Demonstrate the landscape layout for the Application Site
- 1.2.2 Relevant government guidelines, practice notes, references and standards on preparation of this LMP:
- Development Bureau Technical Circular (Works) No. 4/2020 – Tree Preservation; and
 - Development Bureau (DEVB) Technical Circular (Works) No. 5/2020 – Registration and Preservation of Old and Valuable Trees.

2 Site Appraisal

2.1 General

- 2.1.1 The Environmental Protection Department (“EPD”) has long been supportive of the development of restored landfills into popular and well utilised recreational and sports facilities and of suitable proposals from organizations or groups to develop self-funded recreational facilities and operate the facilities on a non-profit-making and self-financing basis on restored landfills with the support/consent of relevant policy bureau and departments. Building on the successful precedents, the Applicant has expressed to EPD in developing the three (3) relatively flat platforms deemed technical feasible and safe for recreational use into Hong Kong's fourth PRS as outlined in the Supplementary Planning Statement (“SPS”).
- 2.1.2 The PRS will adopt an integrated design and engineering approach combining strategies as mentioned in the SPS to ensure no disruption to the ongoing waste degradation process and aftercare works and facilities of the restored landfill, in compliance to the loading capacities of the platforms, as well as ensure the safety of all riders and visitors within the PRS. Ultimately, the PRS will offer an immersive equestrian experience through visitor-centric amenities that integrates with the natural landscape and promotes horse welfare and safety.
- 2.1.3 Generally, TKOL II/III is predominantly surrounded by densely vegetated areas, except area to the west where various existing and planned high-rise residential developments, industrial buildings/ data centres are located. Various bus stops and Green Minibus stops are along Wan Po Road and Wan O Road.
- 2.1.4 The platforms have a site level difference of approx. 134m. The areas outside the Application Site consist primarily of topographical slopes equipped with landfill restoration facilities to maintain the aftercare works for TKOL II/III.

3 The Proposed Development

3.1 General

- 3.1.1 The PRS is located on three platforms, namely the Lower Platform (i.e. Reception and Hospitality Lounges) (approx.+6.0mPD), Middle Platform (i.e. Pony Paddock & Pavilion I)(approx. +40.0mPD) and Upper Platform (i.e. Horse Paddock & Pavilion II) (approx.140.0mPD). The platforms are connected by an ancillary utility trench to house the essential utilities service to enable PRS operation and an existing internal road currently used by EPD for aftercare and monitoring works of TKOL II/III. Please refer to the Landscape Master Plan in **Appendix B**.
- 3.1.2 Lower Platform sits at the southeast part of the site. Located at the lowest level and directly facing Chun Yat Street, it serves as the entrance and drop off point. The platform features Welcome Hub (administration building) and Pony Viewing Area with ancillary supporting facilities. The landscape areas mainly composed of roadside planting with ornamental species and lawn area.
- 3.1.3 Middle Platform enhances the arrival and recreational experience. It includes the Pony Paddock & Pavilion I (administration building (including Indoor Viewing Area), Stable, Wash Box, Arena,

Lungeing Pen, Horse Walker, Farrier & Veterinary Room, Spelling Yard and ancillary supporting facilities.

- 3.1.4 Upper platform is located at the northeastern part of the site. It consists of the Horse Paddock & Pavilion II (administration building (including Indoor Viewing Area)), Arena, Farrier & Veterinary Workshop, Lungeing Pen, Horse Walker, Staff Block, Spelling Yard and ancillary supporting facilities.

4 Existing Landscape Resources

4.1 General

- 4.1.1 Tree survey was conducted on between 12nd March and 22nd September 2025 to investigate the landscape impact on existing vegetation within the Application Site and adjoining areas.
- 4.1.2 Any invasive trees or dead trees within the remaining GLA TSK-500 would be separately removed by EPD during routine woodland management and will not be included in this report.
- 4.1.3 A total of **62** nos. of surveyed trees were recorded. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix A** and are summarized below:

Table 4.1 Summary of Tree Species Composition within or close to the Application Site

	Species Name	Chinese Name	No. of Trees.
1	<i>Acacia confusa</i>	台灣相思	8
2	<i>Bischofia javanica</i>	秋楓	2
3	<i>Casuarina equisetifolia</i>	木麻黃	1
4	<i>Celtis sinensis</i>	朴樹	3
5	<i>Ficus microcarpa</i>	細葉榕	9
6	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	37
7	<i>Mallotus paniculatus</i>	白楸	2
			Total : 62

- 4.1.4 7 nos. of tree species are identified; the dominant species is *Macaranga tanarius* var. *tomentosa* 血桐 (37 nos.). All of them are common woodland plantation species in Hong Kong. The general conditions of the surveyed trees are found to be poor to average.
- 4.1.5 There are no Old and Valuable Trees ("OVT").

4.2 Impact of the Proposed Development

- 4.2.1 Impact of the Proposed Development is generally caused by the site formation works, construction of the building, removal of existing vegetation for the build element and the related construction activities, excavation works for E&M reserves and structural footings. The proposed building layout has been overlaid on Tree Survey Plans in **Appendix A** to illustrate the impact on the existing trees.

4.3 Retention of Trees

- 4.3.1 No trees are proposed to be retained within the Application Boundary.

4.4 Felling and Transplantation of Trees

- 4.4.1 For Trees that will be in conflict with the proposed works shall be proposed to be transplanted if they fulfil all the criteria below:

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

- 4.4.2 Within the application site, **62** nos. of existing trees will be in direct conflict with the proposed works and cannot be retained in situ.

- 4.4.3 The affected trees (62 nos.), including 58 nos. in Open Space and 4 nos. in Green Belt, are on sloping ground or with poor form/ health/structural condition which will not be suitable for transplantation. Therefore, they are proposed to be felled and compensated by quality trees.

- 4.4.6 A summary of the proposed treatment to the existing trees is listed below:

Table 4.2 Summary of Proposed Treatment for Existing Trees

Proposed Treatment	Quantity (nos.) in Open Space	Quantity (nos.) in Green Belt	Total Quantity (nos.)
To be Retained	0	0	0
To be Transplanted	0	0	0
To be Felled	58	4	62
Total Number of Trees	58	4	62

5. Landscape Design

5.1 General

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

- Response to the site context, in terms of landscape character and visual amenity;
- Response to the proposed building and its architectural style;
- Creation of a green setting by maximizing the opportunity for soft landscape; and
- Minimization of future maintenance requirements.

5.1.2 Section diagrams showing the proposed landscape treatment, particularly for the edge treatments of the development and their underlying principles are attached in **Appendix B**.

5.2 Landscape Design Concept

This Landscape Master Plan aims to create quality landscape that fulfil the functional needs of equestrian activities while embracing aesthetics and ecological harmony. The landscape layout at the three platforms will be formulated in a holistic manner to enhance the learning and training experience while establishing an active space to attract visitors, students, and equestrian enthusiasts.

5.2.1 Enhancing Sustainability

Native trees and shrubs species would be strategically incorporated to improve site biodiversity. Whilst the greenery and tree canopies at the three platforms contribute visual and physical comfort for both human and horses.

5.2.2 Enhancing Visitors Journey and Recreation

The three platforms provide sequential and immersive recreational experience for visitors. Guests arrive/ drop-off at Lower Platforms, the linear layout and edge planting create a formal and welcoming entry. They are then directed up to the Middle Platform where is concentrated with paddocks and horse stables for horse riding activities. The Upper Platform would be provided with Arenas, viewing deck etc for visitors to enjoy opened view of surrounding Clear Water Bay Country Park. Way-finding signage would be provided at each platform to guide the circulation across the access road (in separated submission). These intend to create a cohesive recreational journey.

5.2.3 Amenity Plantings within the Development

For the entire landscape area, where practicable, ornamental trees, flowering shrubs, creeping plants are proposed. These soft landscape measures will ensure the hard lines of the built form are visually softened. Planting will be selected to produce seasonal interest and will be comprised of a mixture of native and ornamental species to enhance the character of the proposed landscape area. Planting Plans showing the soft landscape treatment such as trees, shrubs and groundcovers are shown in **Appendix C**.

5.3 Recreational Facilities

- 5.3.1 The Application Site (three existing platforms) is primarily to provide active recreational use for equestrian sports accompanied by other supporting facilities.

Lower Platform

- 5.3.2 In support of the house-riding activities in the three platforms, the Lower Platform will serve as the Main Visitor Arrival Centre for all visitors, students, and staff entering the PRS, and include the Welcome Hub (main administration building), Coach Duty Room, Central Fodder Store (Supplies Storage), E&M Block, ancillary E&M, and ancillary parking.

- 5.3.3 As a unique offering to the PRS at TKO, a 'Pony Viewing Area' is provided at the Lower Platform to offer an opportunity for the public other than riders to be in close proximity with the ponies and to educate the public about equine care and other educational topics. The Pony Viewing Area is strategically located adjacent to the administrative building for optimal accessibility, ensuring convenient access for visitors of all ages and mobility. The Pony Viewing Area will be accessible to all visitors, including those not participating in riding lessons, during operational hours.

Middle Platform

- 5.3.4 The Middle Platform will be mainly used for supporting the activities of the Riding for Disabled Association ("RDA") to support persons with disabilities, pony riding, and riding lessons for beginners. The Middle Platform is divided into two portions by the existing access road, with the Western Portion being the main area consisting of essential facilities, including Pony Paddock & Pavilion I (administration building), Arena, Stable, Wash Box, Lungeing Pen, Horse Walker, Farrier & Veterinary Room, E&M Block, Covered storage areas, and ancillary parking. The Eastern Portion of the Middle Platform consists of an extensive Spelling Yard.

Upper Platform

- 5.3.5 The 'Horse Paddock & Pavilion II' at the Upper Platform accommodates majority of the PRS riding activities and consists of the Horse Paddock & Pavilion II (administration building), three (3) Arenas, three (3) Stables, Wash Box, Farrier & Veterinary Room, Lungeing Pen, Horse Walker, Staff Block, Spelling Yard, E&M Block, Judge Box, covered storage areas, covered coach's stands, Spectator Stand, and ancillary parking.
- 5.3.6 The Horse Paddock & Pavilion II provides Indoor Viewing Areas open to the Paddocks and Spelling Yard, as well as panoramic vistas of the surrounding mountains and Junk Bay, enhancing their overall experience at PRS. The Stables provide a scenic and tranquil environment that allow for horses to enjoy an unrestricted view overlooking the natural landscape and bay views while resting.

Overall

- 5.3.7 Recreational spaces with different functions and activities are proposed across the three platforms which will cater for the recreational and equestrian needs of the visitors. The provision of recreational facilities to be provided within the Application Site are:

Table 5.1 Proposed Recreational Facilities

Location	Proposed Scheme	
Lower Platform	Recreational Open Space:	Pony Viewing Area
	Recreational and Supporting Facilities:	Welcome Hub (administration building), Coach Duty Room, Central Fodder Store, E&M Block, Ancillary Car Park
Middle Platform	Recreational Open Space:	The Pony Paddock & Pavilion I (administration building (including Indoor Viewing Area))
	Recreational and Supporting Facilities:	Arena, Arena Storeroom, Stable*1, Wash Box, Lunging Pen, Horse Walker, Farrier & Veterinary Room, E&M Block, Spelling Yard, Ancillary Car Park
Upper Platform	Recreational Open Space:	The Horse Paddock & Pavilion II (Administration Building (including Indoor Viewing Area))
	Recreational and Supporting Facilities:	Arenas, Stables, Wash Box, Farrier & Veterinary Room, Lungeing Pen, Horse Walker, Staff Block, Spelling Yard, E&M Block, Judge Box, covered storage areas, covered coach's stands, Spectator Stand, ancillary parking

5.4 Lighting

5.4.1 All the accessible and open space areas will be provided with sufficient illumination to follow the Chartered Institution of Building Services Engineers (CIBSE) lighting guide. The lighting concept includes 3 types of lighting as follows:

5.4.2 (a) Amenity Lighting

The amenity lighting design aims to provide adequate security and safety and with high amenity value. A proprietary brand of lighting shall be selected and the style of fixtures shall aim to compliment the general landscape design concept and be consistent throughout the residential area.

5.4.3 (b) Area Lighting

Low level lighting such as wall recessed wall lighting and planter up-light shall be proposed at gardens to minimize visual intrusion of high lamp poles to residents.

5.4.4 (c) Safety Lighting

For security measures at night, minimum lux level lighting will be utilised for periods between midnight and early morning.

5.5 Soil Depth and Drainage for Planting

- 5.5.1 The area outside the Application Site within TKOL II/III involves monitoring facilities to maintain the aftercare works for TKOL II/III by EPD. To preserve the functionality of these landfill facilities, the soft landscaping work in general will directly adopt the existing soiling system and it is acknowledged that the planting soil is 800mm depth above the waterproof layer.
- 5.5.2 Under the aftercare works by EPD, tree groups have been planted throughout the TKO II/III and are now observed to be moderately established, demonstrating the existing soiling system is suitable for tree/plant growth and able to support the proposed plantation within the Application Boundary.
- 5.5.3 For the trees or shrubs to be planted on structure of the three platforms, to support healthy plant growth, 1200mm soil depth for tree planting and 600mm for shrub planting will be provided accompanied by additional drainage layer.

Table 5.2 Planting Medium (Soil Depth)

Planting Type	Soil Depth
Tree	As existing; or 1200mm on structure
Shrub/ climber	As existing; or 600mm on structure
Groundcover/ Turf	As existing; or 300mm on structure

Irrigation

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

Future Maintenance

Hard Landscape Elements

- 5.5.5 Maintenance for hard landscape elements within the proposed landscaped areas shall be carried out by management office of the proposed development with maintenance intention as follows:

I – Routine Maintenance (Daily – Weekly)

- Rubbish and litter removal;
- Sweeping and cleaning; and
- Damage inspection and repair for site furniture and light bulb replacement.

II – Annual/ Long Term Maintenance

- Repainting;
- Resurfacing of worn pavements;
- Replacing worn parts site furniture, lighting fixture and other facilities; and
- Replacement of worn landscape furniture.

Soft Landscape Element

- 5.5.6 For all landscaped areas, 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 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 lot owner.

- 5.5.7 Ultimately, the lot owners will employ maintenance staff to take care of all landscaped areas within the Site.

6 Planting Proposal

6.1 General

- 6.1.1 As stipulated in LAO PN No. 6/2023, the compensation ratio of felled trees shall be not less than 1:1 in terms of quantity. All compensatory trees will be planted within the Application Boundary or within the TKOL II/III. A compensatory ratio of at least 1:1 in terms of quantity in general will be achieved. To enhance the visual and environmental quality of the restored landfill and blend into the natural environment, a matrix of native and ornamental species is proposed in this compensatory proposal.

- 6.1.2 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element in the landscaping proposal and should satisfy the following criteria:

- To compensate the loss of affected trees;
- To match or improve the landscape quality to the existing restored landfill;
- To minimize future maintenance; and,
- To be compatible with the hillside environment and the adjacent Clear Water Bay Country Park.

- 6.1.3 The proposed new tree planting schedule is listed below for reference:

Table 6.1 Proposed Planting Schedule

Botanical Name	Chinese Name	Origin	Size (mm)
Trees			
<i>Castanopsis fissa</i>	欖葉銀	Native	Whips to Standard Size
<i>Litsea glutinosa</i>	潺槁樹	Native	Whips Size
<i>Sapium discolor</i>	山烏柏	Native	Whips Size
<i>Sterculia lanceolata</i>	假蘋婆	Native	Whips to Standard Size
<i>Viburnum odoratissimum</i>	珊瑚樹	Native	Whips to Standard Size
Shrub and Groundcovers			
<i>Cenchrus ciliaris</i>	水牛草	Exotic	Medium Size
<i>Chloris gayana</i>	非洲虎尾草	Exotic	Medium Size
<i>Cuphea hyssopifolia</i>	雪茄花	Exotic	Medium Size
<i>Eragrostis curvula</i>	彎葉畫眉草	Exotic	Medium Size
<i>Miscanthus spp.</i>	芒草	Exotic	Medium Size
<i>Nephrolepis cordifolia</i>	腎蕨	Exotic	Medium Size
<i>Pennisetum alopecuroides</i>	狼尾草	Native	Medium Size
<i>Scaevola taccada</i>	草海桐	Native	Medium Size
<i>Lagurus ovatus</i>	兔尾草	Exotic	Medium Size

62 whips to standard size trees are proposed to be planted to compensate the loss of existing trees. All the trees within the Application Boundary will be maintained by the management office of the proposed development including 17 nos. of trees in Lower Platform; 5 nos. of trees in Middle Platform and 40 nos. of trees in Upper Platform.

- 6.1.4 There is excavation limit of 500mm depth within the cap zone of the restored landfill. Any tree planting proposed on existing soil system within the cap zone will be limited to whip size to avoid damaging the existing underground facilities during the horticultural work. On the contrary, standard-sized trees are proposed on new planters and flat ground without immediate underground landfill facilities.
- 6.1.5 The overall compensatory proposal is summarized in **Table 4.4** below.

Table 4.4 Overall Compensatory Proposal

	Proposed scheme
Total number of trees to be removed	62
Number of new trees within the Application Boundary	62
Overall compensatory ratio in terms of number	1:1

7 Proposal for Tree Preservation

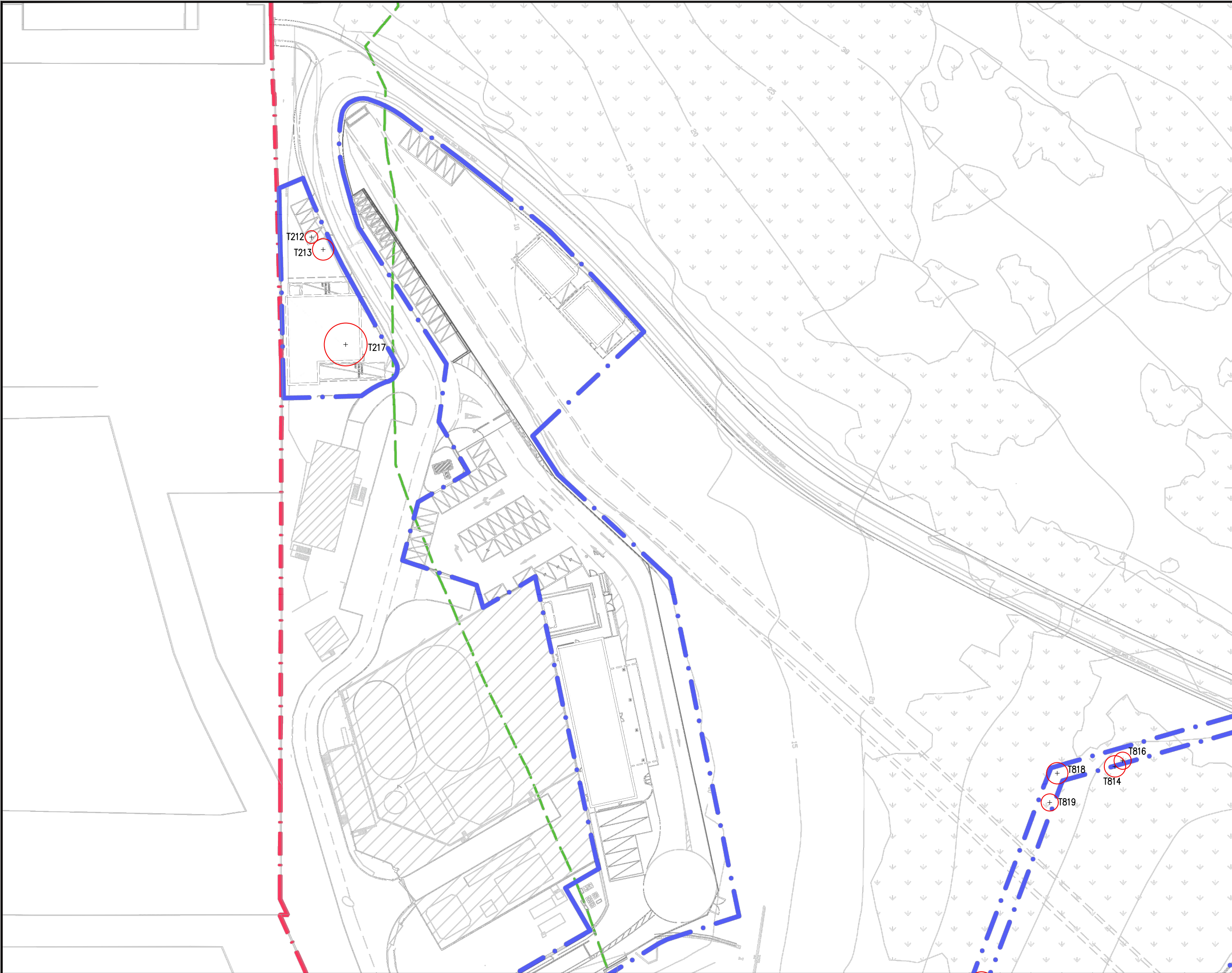
7.1 General

- 7.1.1 In this proposal, **no** surveyed tree within the Application Site will be preserved on site.
- 7.1.2 Tree Preservation and Removal Proposal is provided in this report. Tree removal work will be carried out after the necessary approval from all related department unless under emergency condition.
- 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 landscapes within the Application Boundary are in a healthy condition prior to the finished scheme being handed back to management office of the site.

-End-

Appendix A

Tree Treatment Plan, Tree Treatment Schedule and Photographic Record for Existing Trees



LEGEND:

- TKOL STAGE I/II/III (GLA-TSK 500)
- APPLICATION SITE
- NO-BUILD ZONE
- CAP ZONE
- COUNTRY PARK ZONE

T## TREE NUMBER

- TREE TO BE RETAINED
- TREE TO BE FELLED

KEY PLAN

otherland

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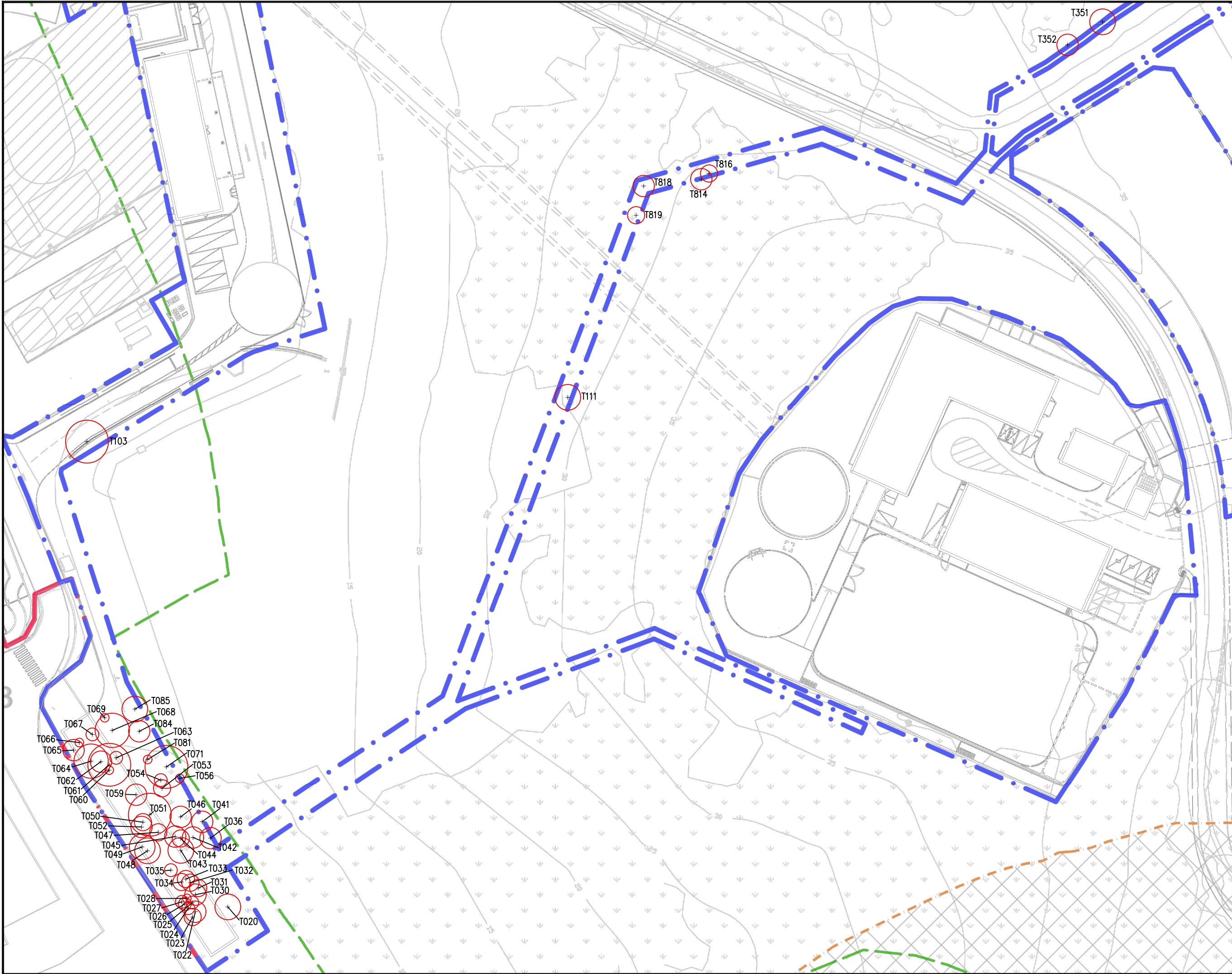
CLIENT:
THE HONG KONG JOCKEY CLUB

PROJECT:
PROPOSED PLACE OF RECREATION, SPORTS OR CULTURE (PUBLIC RIDING SCHOOL) WITH ANCILLARY FACILITIES AT GOVERNMENT LAND IN D.D. 233, THE RESTORED LANDFILL SITE (TKOL I/II/III) IN TKO AREA 105, TSEUNG KWAN O (GLA TSK-500 (PART))

TITLE:
TREE TREATMENT PLAN 01

SCALE:	1:800 (A3)
DRAWN BY:	KC
CHECKED BY:	RT
APPROVED BY:	RT
DRAWING DATE:	20260128
PROJECT No:	—
SHEET No:	WTPL17_TPRP_TTP_1
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LEGEND:

- TKOL STAGE I/II/III (GLA-TSK 500)
- APPLICATION SITE
- NO-BUILD ZONE
- CAP ZONE
- COUNTRY PARK ZONE

T## TREE NUMBER

- TREE TO BE RETAINED
- TREE TO BE FELLED

KEY PLAN

otherland

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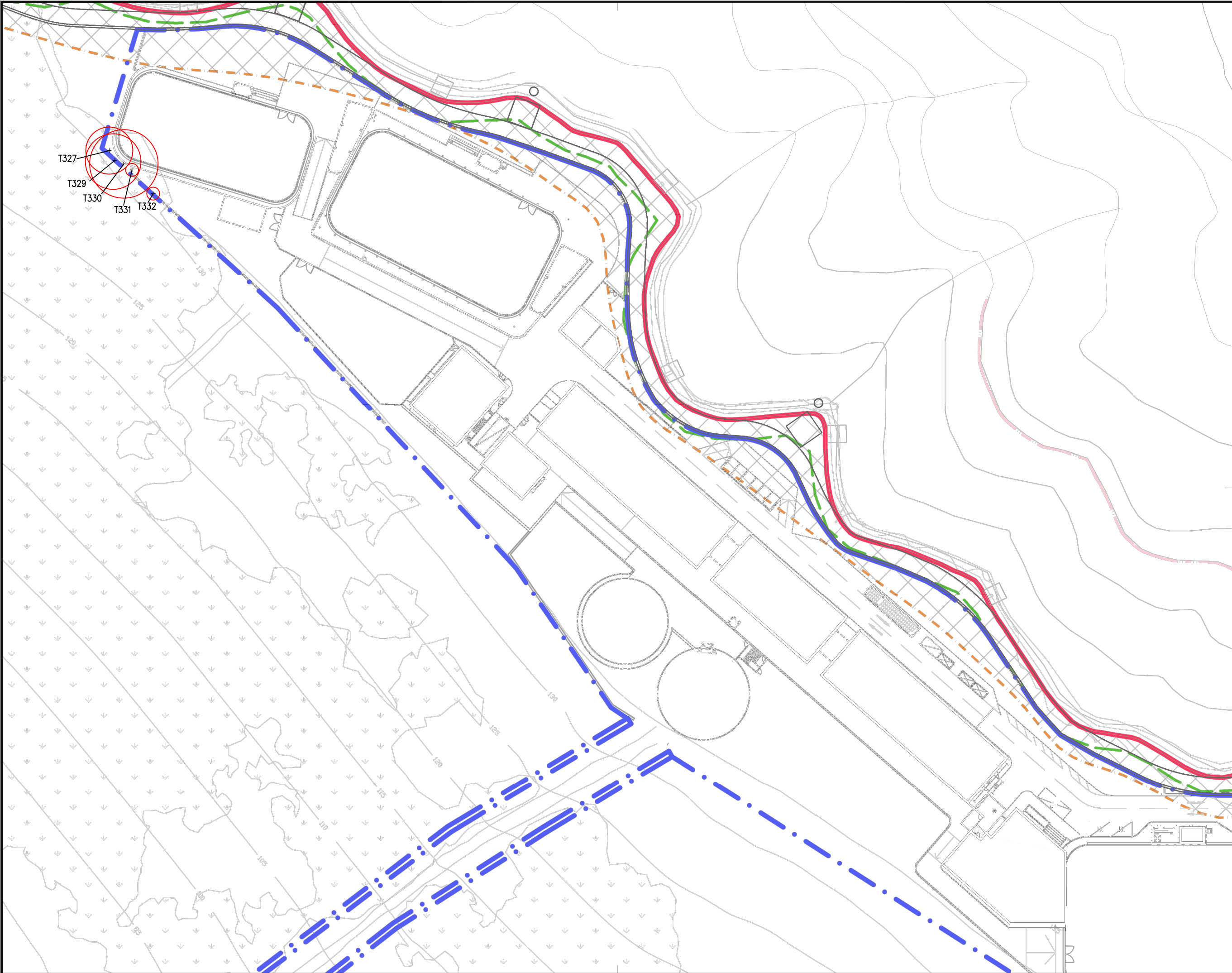
CLIENT:
THE HONG KONG JOCKEY CLUB

PROJECT:
PROPOSED PLACE OF RECREATION, SPORTS OR CULTURE (PUBLIC RIDING SCHOOL) WITH ANCILLARY FACILITIES AT GOVERNMENT LAND IN D.D. 233, THE RESTORED LANDFILL SITE (TKOL I/II/III) IN TKO AREA 105, TSEUNG KWAN O (GLA TSK-500 (PART))

TITLE:
TREE TREATMENT PLAN 02

SCALE:	1:800 (A3)
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LEGEND:

- TKOL STAGE I/II/III (GLA-TSK 500)
- APPLICATION SITE
- NO-BUILD ZONE
- CAP ZONE
- COUNTRY PARK ZONE

T## TREE NUMBER

- TREE TO BE RETAINED
- TREE TO BE FELLED

KEY PLAN

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PROJECT:
PROPOSED PLACE OF RECREATION, SPORTS OR
CULTURE (PUBLIC RIDING SCHOOL) WITH ANCILLARY
FACILITIES AT GOVERNMENT LAND IN D.D. 233,
THE RESTORED LANDFILL SITE (TKOL I/II/III) IN
TKO AREA 105, TSEUNG KWAN O (GLA TSK-500 (PART))

TITLE:
TREE TREATMENT PLAN 03

SCALE:	1:800 (A3)
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Tree Treatment Schedule

Prepared by Yeung Ho Yin Otto GMTLS, DevB - Registered Arborist (TM327832)
Date of Survey: 12,13,17,18, 26, 27 March & 20 September 2025

Tree no.	Photo no.	Species		Tree Size			Proposed Treatment (Retain/Transplant/Fell)	Remarks ¹
		Scientific name	Chinese name	Height (m)	DBH ² (mm)	Crown spread (m)		(Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
T020	T020	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	4	308	6	Fell	-
T022	T022	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	4	124	5	Fell	-
T023	T023	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	184	4	Fell	-
T024	T024	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	167	3	Fell	-
T025	T025	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	124	3	Fell	-
T026	T026	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	102	3	Fell	-
T027	T027	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	95	3	Fell	-
T028	T028	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	99	2	Fell	-
T030	T030	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6	157	5	Fell	-
T031	T031	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6	216	4	Fell	-
T032	T032	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6	134	4	Fell	-
T033	T033	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	185	4	Fell	-
T034	T034	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	213	4	Fell	-
T035	T035	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	115	3	Fell	-
T036	T036	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7	179	5	Fell	-
T041	T041	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7	187	5	Fell	-
T042	T042	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6	159	5	Fell	-
T043	T043	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6	166	6	Fell	-
T044	T044	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7	143	4	Fell	-
T045	T045	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7	183	5	Fell	-
T046	T046	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	156	5	Fell	-
T047	T047	<i>Ficus microcarpa</i>	細葉榕	9	651	4	Fell	-
T048	T048	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	111	6	Fell	-
T049	T049	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	197	6	Fell	-
T050	T050	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7	159	4	Fell	-
T051	T051	<i>Ficus microcarpa</i>	細葉榕	9	533	10	Fell	-
T052	T052	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7	126	5	Fell	-
T053	T053	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7	127	4	Fell	-
T054	T054	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6	95	3	Fell	-
T056	T056	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	108	2	Fell	-
T059	T059	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	9	260	5	Fell	-
T060	T060	<i>Bischofia javanica</i>	秋楓	5	95	2	Fell	-
T061	T061	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6	271	7	Fell	-
T062	T062	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7	194	5	Fell	-
T063	T063	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	129	3	Fell	-
T064	T064	<i>Ficus microcarpa</i>	細葉榕	7	630	7	Fell	-
T065	T065	<i>Ficus microcarpa</i>	細葉榕	7	315	5	Fell	-
T066	T066	<i>Bischofia javanica</i>	秋楓	5	99	2	Fell	-
T067	T067	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6	180	3	Fell	-
T068	T068	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7	401	7	Fell	-
T069	T069	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	3	125	2	Fell	-

Tree Treatment Schedule

Tree no.	Photo no.	Species		Tree Size			Proposed Treatment (Retain/Transplant/Fell)	Remarks ¹
		Scientific name	Chinese name	Height (m)	DBH ² (mm)	Crown spread (m)		(Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
T071	T071	<i>Acacia confusa</i>	台灣相思	6	255	6	Fell	-
T081	T081	<i>Celtis sinensis</i>	朴樹	4	111	2	Fell	-
T084	T084	<i>Celtis sinensis</i>	朴樹	8	282	5	Fell	-
T085	T085	<i>Acacia confusa</i>	台灣相思	10	351	6	Fell	-
T103	T103	<i>Acacia confusa</i>	台灣相思	5	295	5	Fell	-
T111	T111	<i>Acacia confusa</i>	台灣相思	8	398	6	Fell	-
T212	T212	<i>Casuarina equisetifolia</i>	木麻黃	6	255	3	Fell	-
T213	T213	<i>Ficus microcarpa</i>	細葉榕	6	255	5	Fell	-
T217	T217	<i>Ficus microcarpa</i>	細葉榕	9	418	7	Fell	-
T300	T300	<i>Celtis sinensis</i>	朴樹	4	131	3	Fell	-
T327	T327	<i>Ficus microcarpa</i>	細葉榕	9	294	8	Fell	-
T329	T329	<i>Ficus microcarpa</i>	細葉榕	10	436	13	Fell	-
T330	T330	<i>Ficus microcarpa</i>	細葉榕	9	760	12	Fell	-
T331	T331	<i>Mallotus paniculatus</i>	白楸	2	159	3	Fell	-
T332	T332	<i>Mallotus paniculatus</i>	白楸	3	95	3	Fell	-
T351	T351	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5	193	6	Fell	-
T352	T352	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	4	105	5	Fell	-
T814	T814	<i>Acacia confusa</i>	台灣相思	11	494	10	Fell	-
T816	T816	<i>Acacia confusa</i>	台灣相思	8	291	5	Fell	-
T818	T818	<i>Acacia confusa</i>	台灣相思	6	286	4	Fell	-
T819	T819	<i>Acacia confusa</i>	台灣相思	7	323	4	Fell	-

Summary Table

	Number of Tree(s)
Tree to be Retained	0
Tree to be Transplanted	0
Tree to be Felled	62
Total Number of Existing Tree(s)	62

Note:

¹ Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.

² DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level).

Photographic Record for Existing Trees



T020 (1)



T020 (2)



T020 (3)



T022 (1)



T022 (2)



T022 (3)



T023 (1)



T023 (2)

Photographic Record for Existing Trees



T023 (3)



T024 (1)



T024 (2)



T024 (3)



T024 (4)



T024 (5)



T025 (1)



T025 (2)

Photographic Record for Existing Trees



T025 (3)



T025 (4)



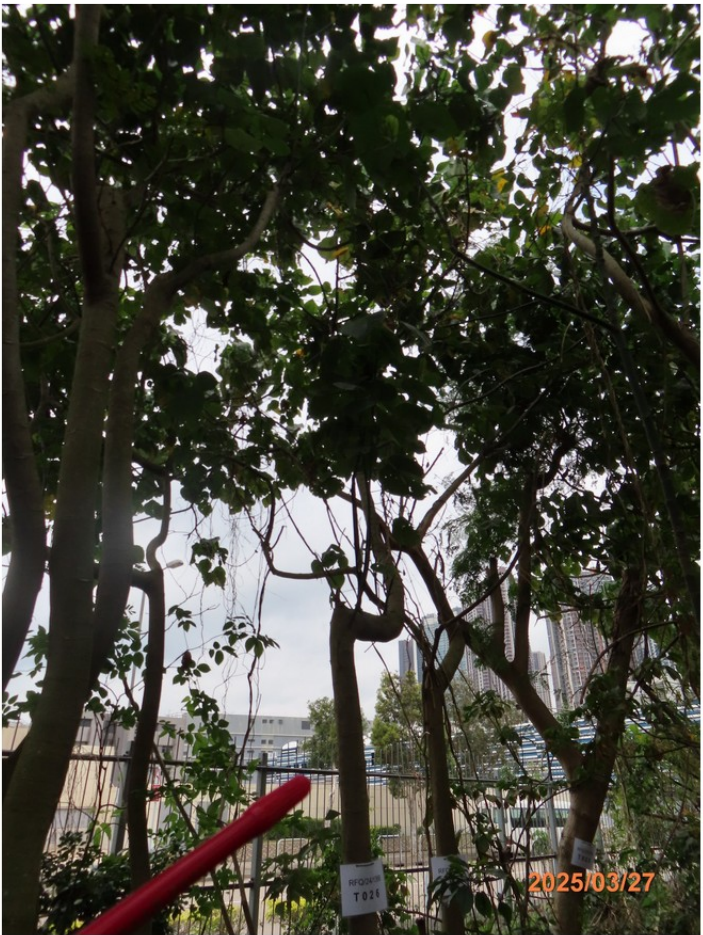
T025 (5)



T025 (6)



T026 (1)



T026 (2)



T027 (1)



T027 (2)

Photographic Record for Existing Trees



T028 (1)



T028 (2)



T030 (1)



T030 (2)



T030 (3)



T030 (4)



T030 (5)



T030 (6)

Photographic Record for Existing Trees



T031 (1)



T031 (2)



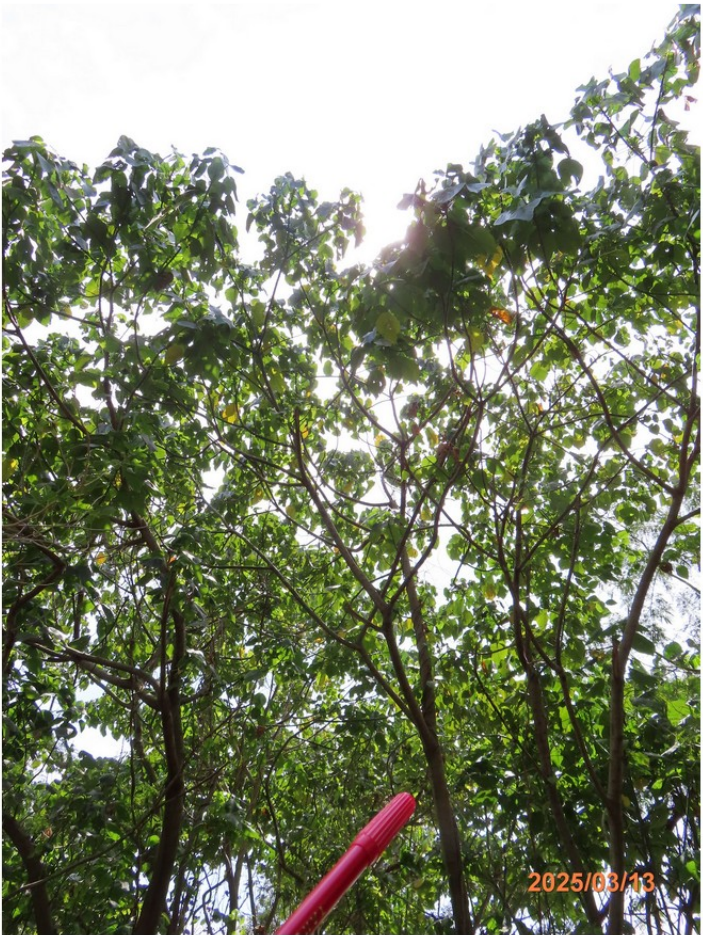
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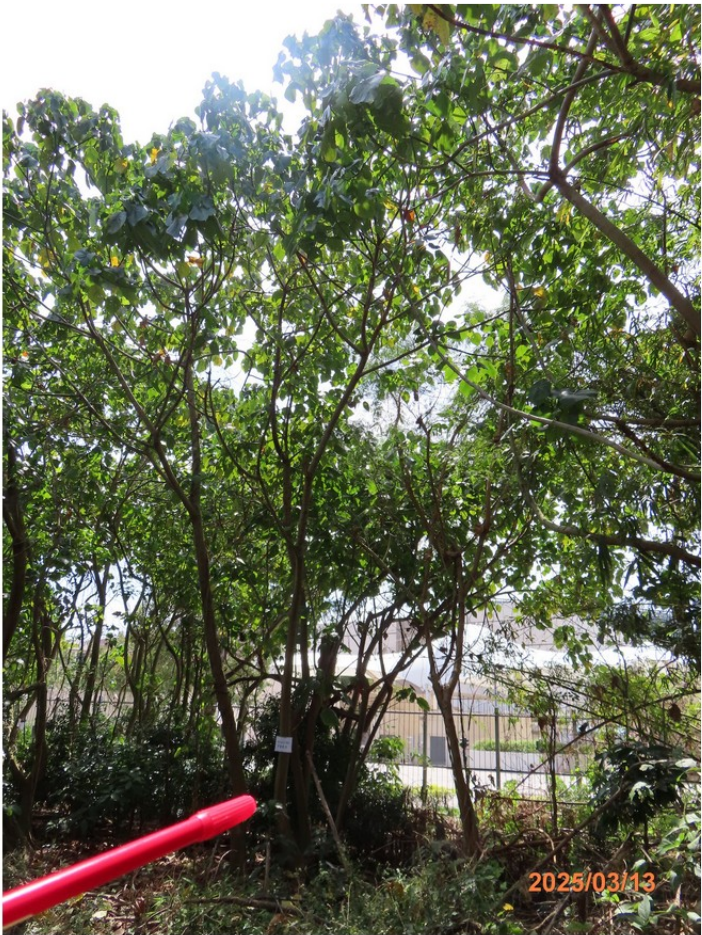
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T032 (1)



T032 (2)



T033 (1)



T033 (2)

Photographic Record for Existing Trees



T034 (1)



T034 (2)



T034 (3)



T035



T036 (1)



T036 (2)



T041 (1)



T041 (2)

Photographic Record for Existing Trees



T041 (3)



T041 (4)



T041 (5)



T042 (1)



T042 (2)



T042 (3)



T043 (1)



T043 (2)

Photographic Record for Existing Trees



T043 (3)



T044 (1)



T044 (2)



T045 (1)



T045 (2)



T045 (3)



T046 (1)



T046 (2)

Photographic Record for Existing Trees



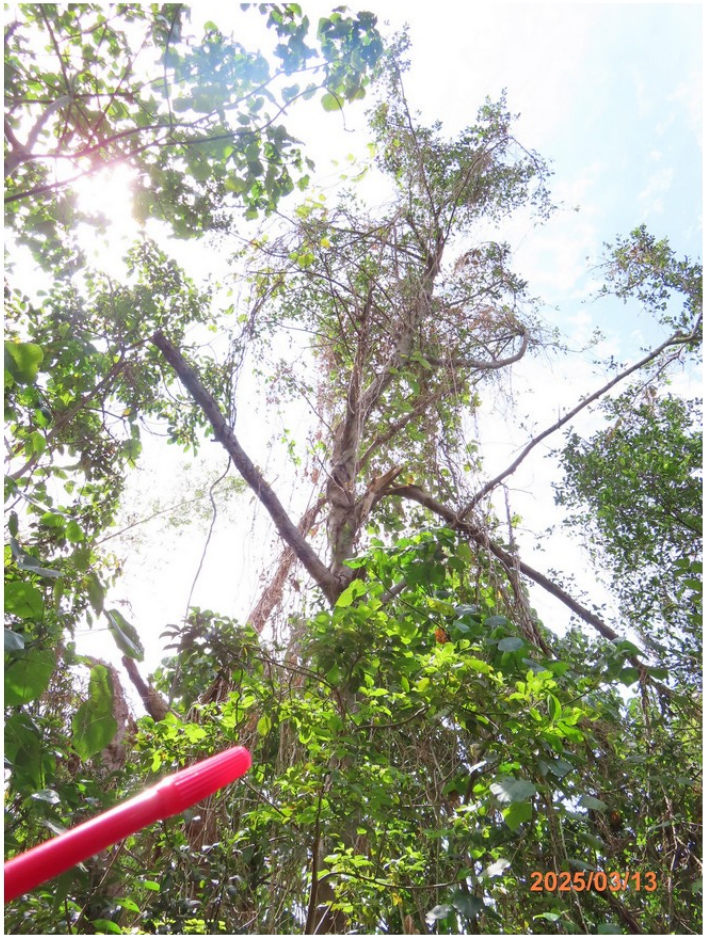
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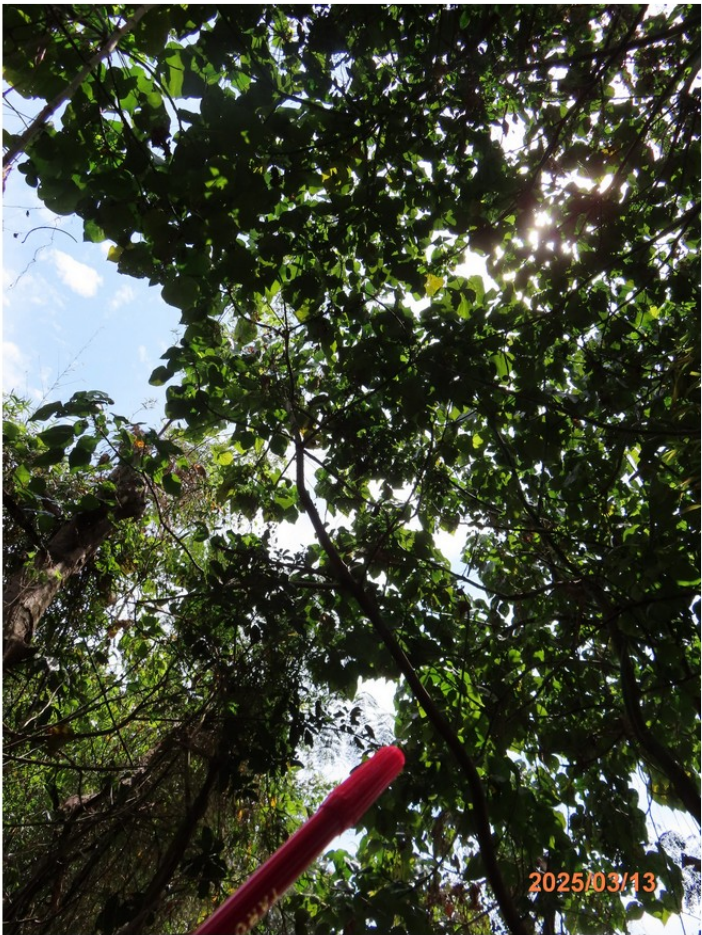
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T047 (5)



T048 (1)

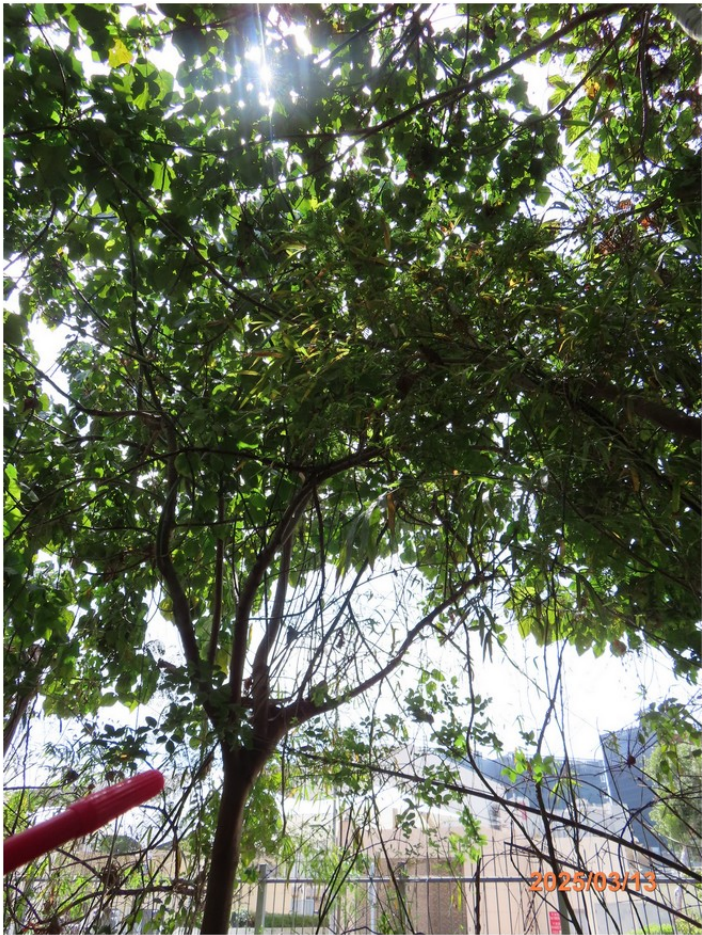


T048 (2)



T049 (1)

Photographic Record for Existing Trees



T049 (2)



T050 (1)



T050 (2)



T050 (3)



T051 (1)



T051 (2)

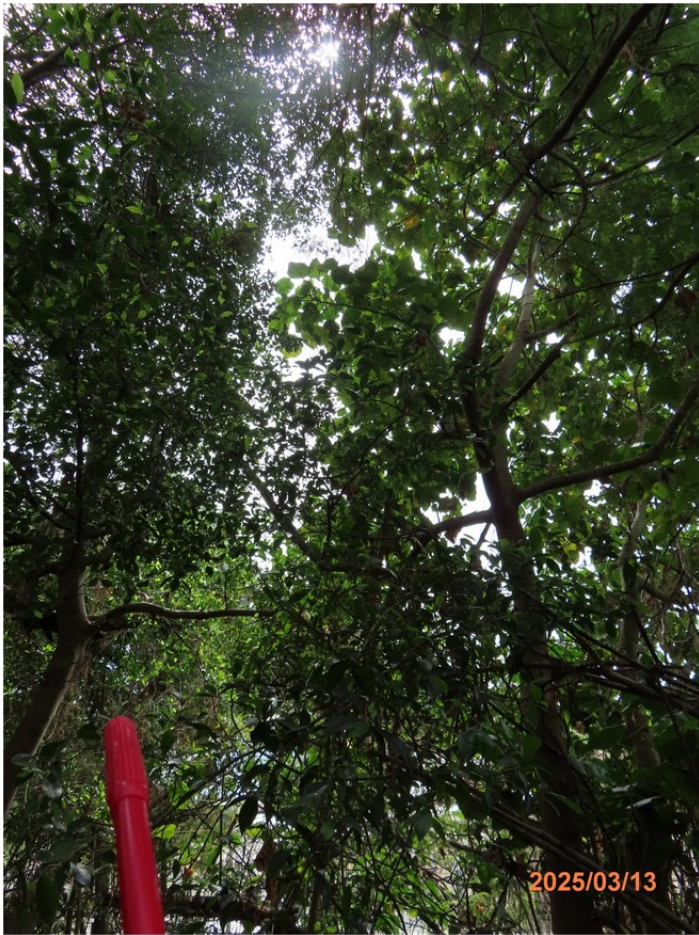


T051 (3)

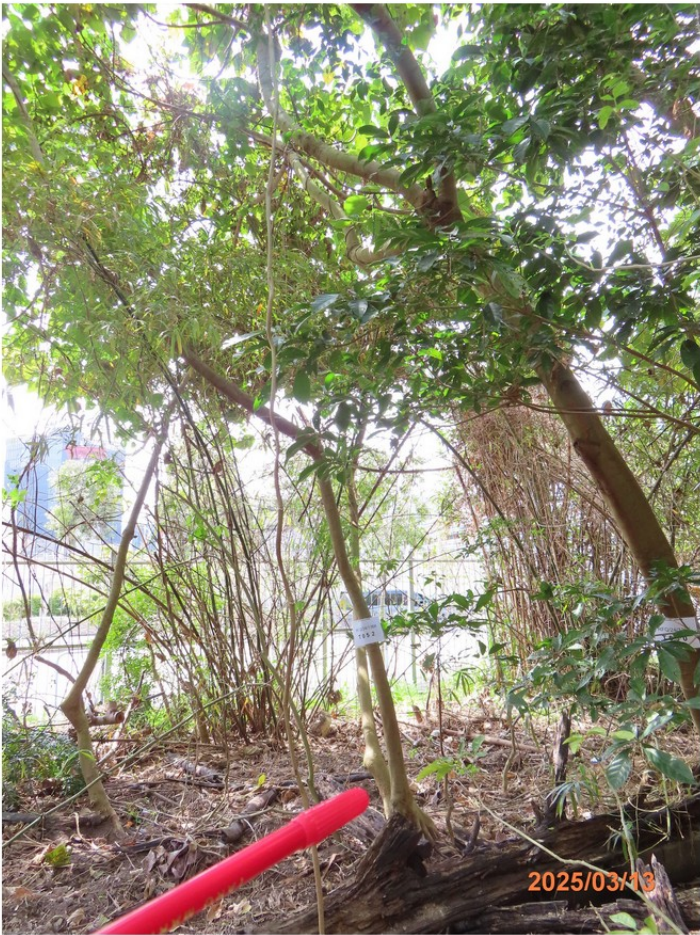


T051 (4)

Photographic Record for Existing Trees



T051 (5)



T052 (1)



T052 (2)



T053 (1)



T053 (2)



T053 (3)



T054 (1)



T054 (2)

Photographic Record for Existing Trees



T056



T059 (1)



T059 (2)



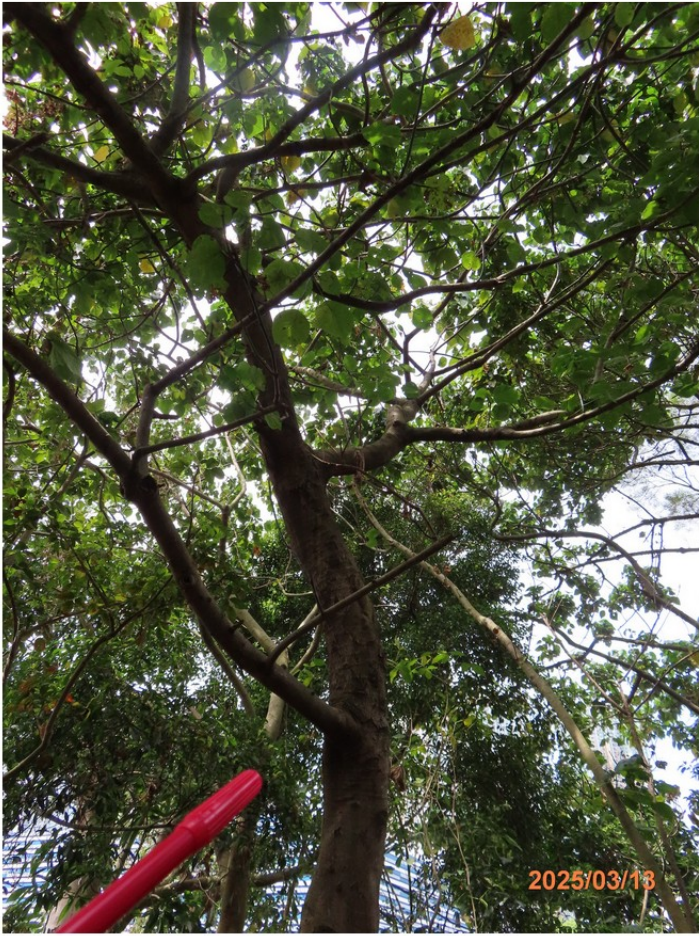
T060 (1)



T060 (2)



T061 (1)



T061 (2)



T061 (3)

Photographic Record for Existing Trees



T061 (4)



T061 (5)



T061 (6)



T062 (1)



T062 (2)



T062 (3)



T063 (1)



T063 (2)

Photographic Record for Existing Trees



T064 (1)



T064 (2)



T064 (3)



T065



T066



T067



T068 (1)



T068 (2)

Photographic Record for Existing Trees



T068 (3)



T068 (4)



T068 (5)



T069



T071 (1)



T071 (2)



T081



T084 (1)

Photographic Record for Existing Trees



T084 (2)



T085 (1)



T085 (2)



T085 (3)



T103



T111 (1)



T111 (2)



T111 (3)

Photographic Record for Existing Trees



T111 (4)



T212



T213



T217



T300 (1)



T300 (2)



T327 (1)



T327 (2)

Photographic Record for Existing Trees



T327 (3)



T327 (4)



T327 (5)



T329 (1)



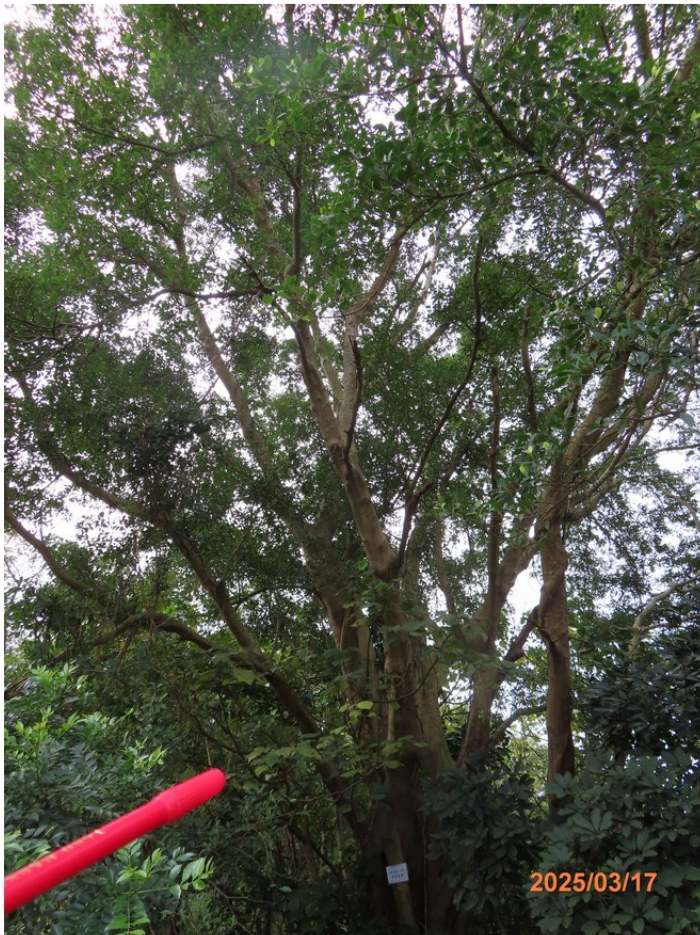
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T329 (3)



T330 (1)



T330 (2)

Photographic Record for Existing Trees



T330 (3)



T330 (4)



T330 (5)



T330 (6)



T331 (1)



T331 (2)



T332



T351

Photographic Record for Existing Trees



T352



T814 (1)



T814 (2)



T814 (3)



T814 (4)



T816 (1)



T816 (2)



T816 (3)

Photographic Record for Existing Trees



T818 (1)



T818 (2)



T818 (3)



T819 (1)



T819 (2)



T819 (3)

Appendix B

Landscape Master Plan

LANDSCAPE LEGEND

- TKOL STAGE II/ III SITE BOUNDARY (GLA-TSK 500)
- PUBLIC RIDING SCHOOL DEVELOPMENT BOUNDARY / APPLICATION SITE
- CLEARWATER BAY COUNTRY PARK
- NO-BUILD ZONE
- CAP ZONE
- SPOT LEVEL
- PEDESTRAIN ENTRANCE / EXIT
- VEHICULAR ENTRANCE / EXIT
- BUILDING / COVER / E&M
- PAVED AREA FOR PEDESTRIAN / HORSE-PATH
- VEHICULAR ACCESS / PARKING
- OUTDOOR HORSE-RELATED FACILITIES (eg. LUNGING PEN, HORSE WALKER, SPELLING YARD, ARENA, WASH BOX)
- PONY VIEWING AREA
- UNCOVERED PLANTING AREA
- COMPENSATORY TREE



LINE OF COUNTRY PARK ZONE

LINE OF NO-BUILD ZONE

CAP ZONE

LOWER PLATFORM

CHUN YAT ST. 53

CHUN SING ST.

LINE OF NO-BUILD ZONE

CAP ZONE

SITE BOUNDARY

LEGEND/NOTE

LMP SUBMISSION

REV	DATE	DESCRIPTION
-	-	-



23/F ON TIN CENTRE, SHEUNG HEI STREET,
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CLIENT:
THE HONG KONG JOCKEY CLUB

PROJECT:
PROPOSED PLACE OF RECREATION, SPORTS
OR CULTURE (PUBLIC RIDING SCHOOL) WITH
ANCILLARY FACILITIES AT GOVERNMENT LAND
IN D.D. 233, THE RESTORED LANDFILL SITE
(TKOL II/III) IN TKO AREA 105, TSEUNG KWAN O
(GLA TSK-500 (PART))

TITLE:
LANDSCAPE MASTER PLAN -
OVERALL

SCALE:	1:2500 (A3)
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DRAWN BY:	KC
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CHECKED BY:	RT
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APPROVED BY:	RT
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DRAWING DATE:	20260128
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PROJECT No:	-
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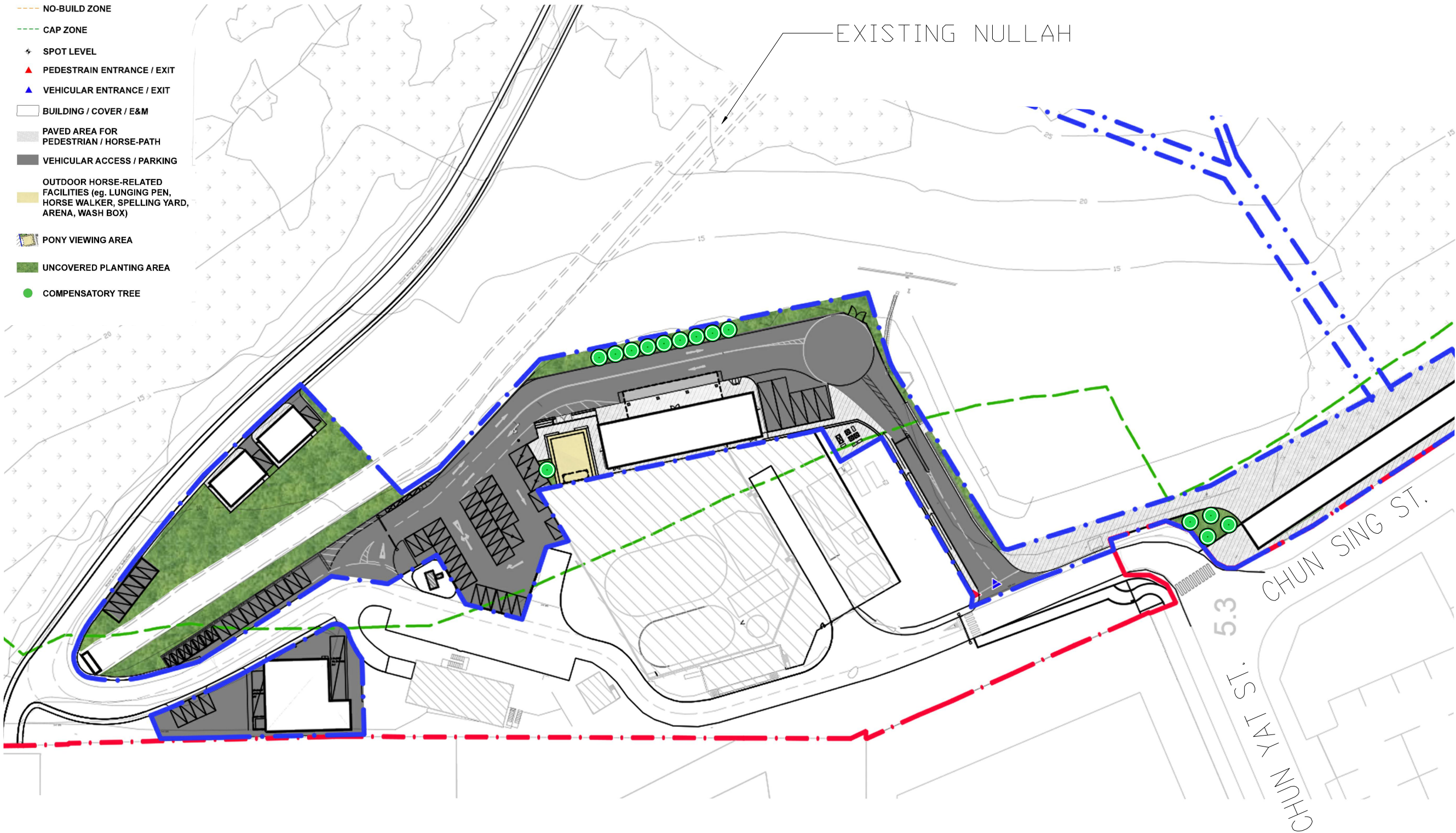
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PLOT: Konichon DATE: 2 February 2026

LANDSCAPE LEGEND

- TKOL STAGE II/ III SITE BOUNDARY (GLA-TSK 500)
- PUBLIC RIDING SCHOOL DEVELOPMENT BOUNDARY / APPLICATION SITE
- CLEARWATER BAY COUNTRY PARK
- NO-BUILD ZONE
- CAP ZONE
- SPOT LEVEL
- PEDESTRAIN ENTRANCE / EXIT
- VEHICULAR ENTRANCE / EXIT
- BUILDING / COVER / E&M
- PAVED AREA FOR PEDESTRIAN / HORSE-PATH
- VEHICULAR ACCESS / PARKING
- OUTDOOR HORSE-RELATED FACILITIES (eg. LUNGING PEN, HORSE WALKER, SPELLING YARD, ARENA, WASH BOX)
- PONY VIEWING AREA
- UNCOVERED PLANTING AREA
- COMPENSATORY TREE



LEGEND/NOTE

LMP SUBMISSION

REV	DATE	DESCRIPTION
-	-	-



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IN D.D. 233, THE RESTORED LANDFILL SITE
(TKOL II/III) IN TKO AREA 105, TSEUNG KWAN O
(GLA TSK-500 (PART))

TITLE:
LANDSCAPE MASTER PLAN -
LOWER PLATFORM

SCALE:	1:1000 (A3)
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DRAWN BY:	KC
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CHECKED BY:	RT
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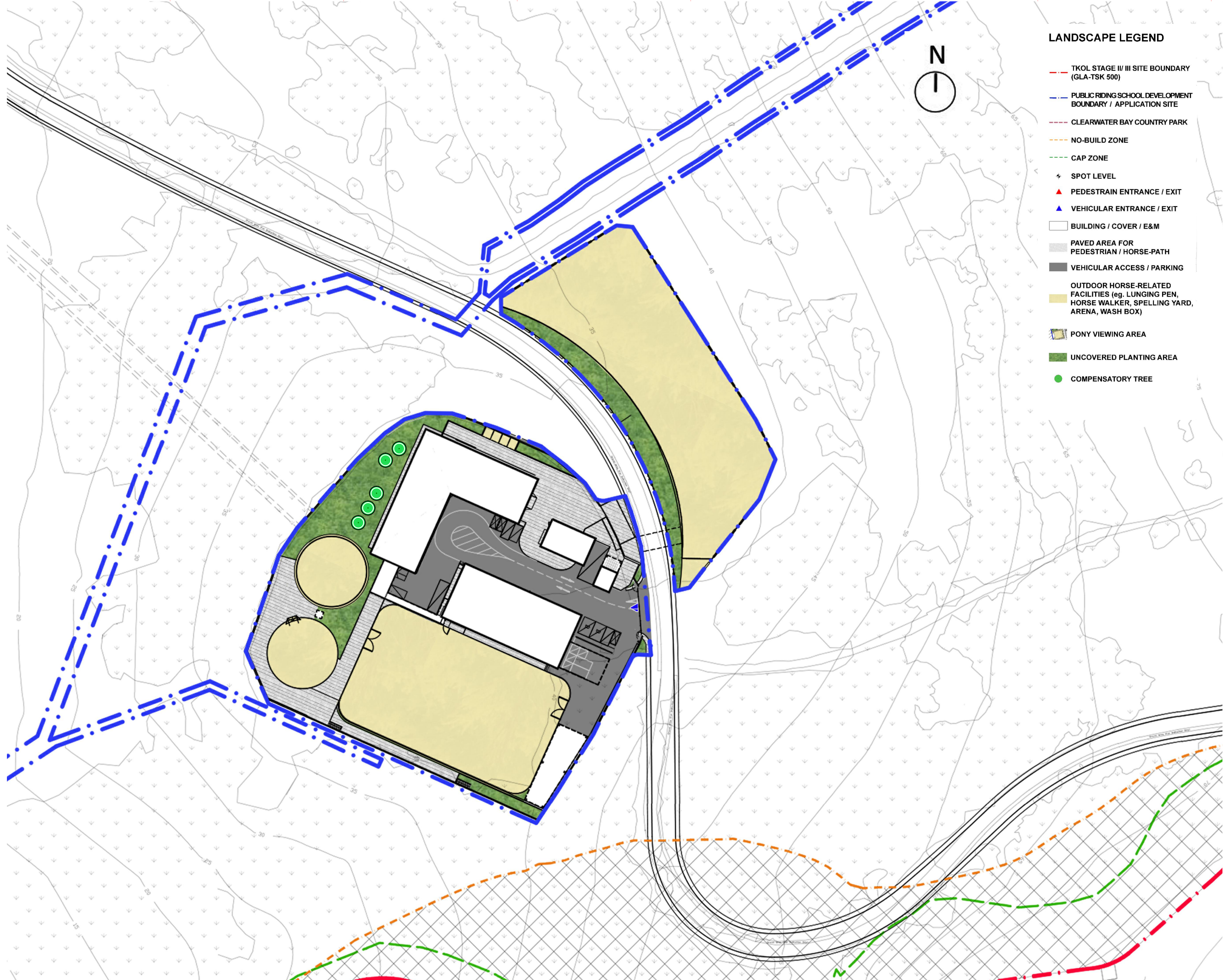
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LANDSCAPE LEGEND

- TKOL STAGE II/ III SITE BOUNDARY (GLA-TSK 500)
- PUBLIC RIDING SCHOOL DEVELOPMENT BOUNDARY / APPLICATION SITE
- CLEARWATER BAY COUNTRY PARK
- NO-BUILD ZONE
- CAP ZONE
- SPOT LEVEL
- PEDESTRAIN ENTRANCE / EXIT
- VEHICULAR ENTRANCE / EXIT
- BUILDING / COVER / E&M
- PAVED AREA FOR PEDESTRIAN / HORSE-PATH
- VEHICULAR ACCESS / PARKING
- OUTDOOR HORSE-RELATED FACILITIES (eg. LUNGING PEN, HORSE WALKER, SPELLING YARD, ARENA, WASH BOX)
- PONY VIEWING AREA
- UNCOVERED PLANTING AREA
- COMPENSATORY TREE

LEGEND/NOTE

LMP SUBMISSION

REV DATE DESCRIPTION



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PROPOSED PLACE OF RECREATION, SPORTS
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ANCILLARY FACILITIES AT GOVERNMENT LAND
IN D.D. 233, THE RESTORED LANDFILL SITE
(TKOL II/III) IN TKO AREA 105, TSEUNG KWAN O
(GLA TSK-500 (PART))

TITLE:
LANDSCAPE MASTER PLAN -
MIDDLE PLATFORM

SCALE: 1:1000 (A3)

DRAWN BY: KC

CHECKED BY: RT

APPROVED BY: RT

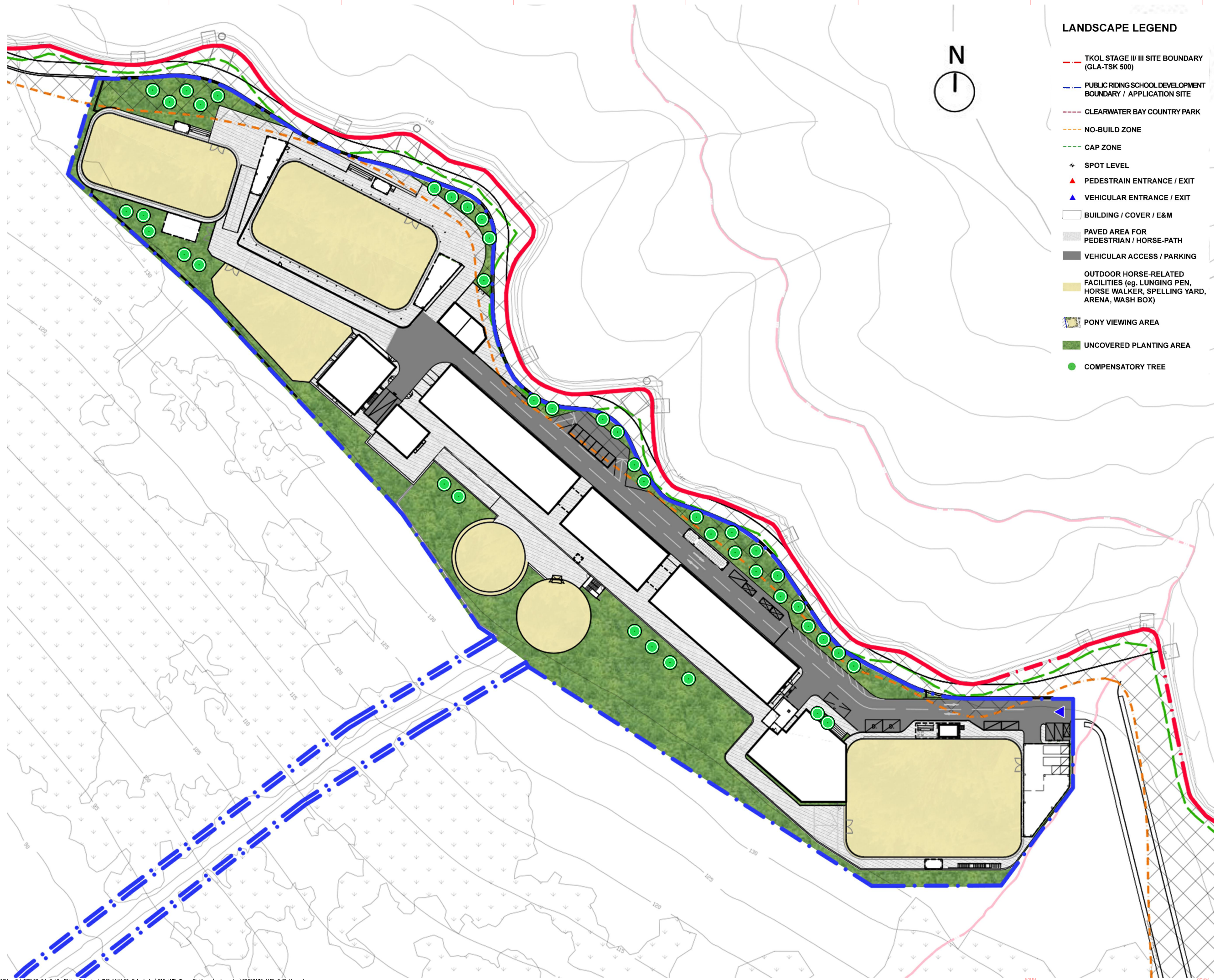
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PROJECT No: -

SHEET No: WTPL17_LMP_03 REV: B

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PLOT: Konichon DATE: 2 February 2026



LANDSCAPE LEGEND

- TKOL STAGE II/ III SITE BOUNDARY (GLA-TSK 500)
- PUBLIC RIDING SCHOOL DEVELOPMENT BOUNDARY / APPLICATION SITE
- CLEARWATER BAY COUNTRY PARK
- NO-BUILD ZONE
- CAP ZONE
- SPOT LEVEL
- PEDESTRAIN ENTRANCE / EXIT
- VEHICULAR ENTRANCE / EXIT
- BUILDING / COVER / E&M
- PAVED AREA FOR PEDESTRIAN / HORSE-PATH
- VEHICULAR ACCESS / PARKING
- OUTDOOR HORSE-RELATED FACILITIES (eg. LUNGING PEN, HORSE WALKER, SPELLING YARD, ARENA, WASH BOX)
- PONY VIEWING AREA
- UNCOVERED PLANTING AREA
- COMPENSATORY TREE

LEGEND/NOTE

LMP SUBMISSION

REV	DATE	DESCRIPTION
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PROJECT:
PROPOSED PLACE OF RECREATION, SPORTS
OR CULTURE (PUBLIC RIDING SCHOOL) WITH
ANCILLARY FACILITIES AT GOVERNMENT LAND
IN D.D. 233, THE RESTORED LANDFILL SITE
(TKOL I/II/III) IN TKO AREA 105, TSEUNG KWAN O
(GLA TSK-500 (PART))

TITLE:
LANDSCAPE MASTER PLAN -
UPPER PLATFORM

SCALE: 1:1000 (A3)

DRAWN BY: KC

CHECKED BY: RT

APPROVED BY: RT

DRAWING DATE: 20260128

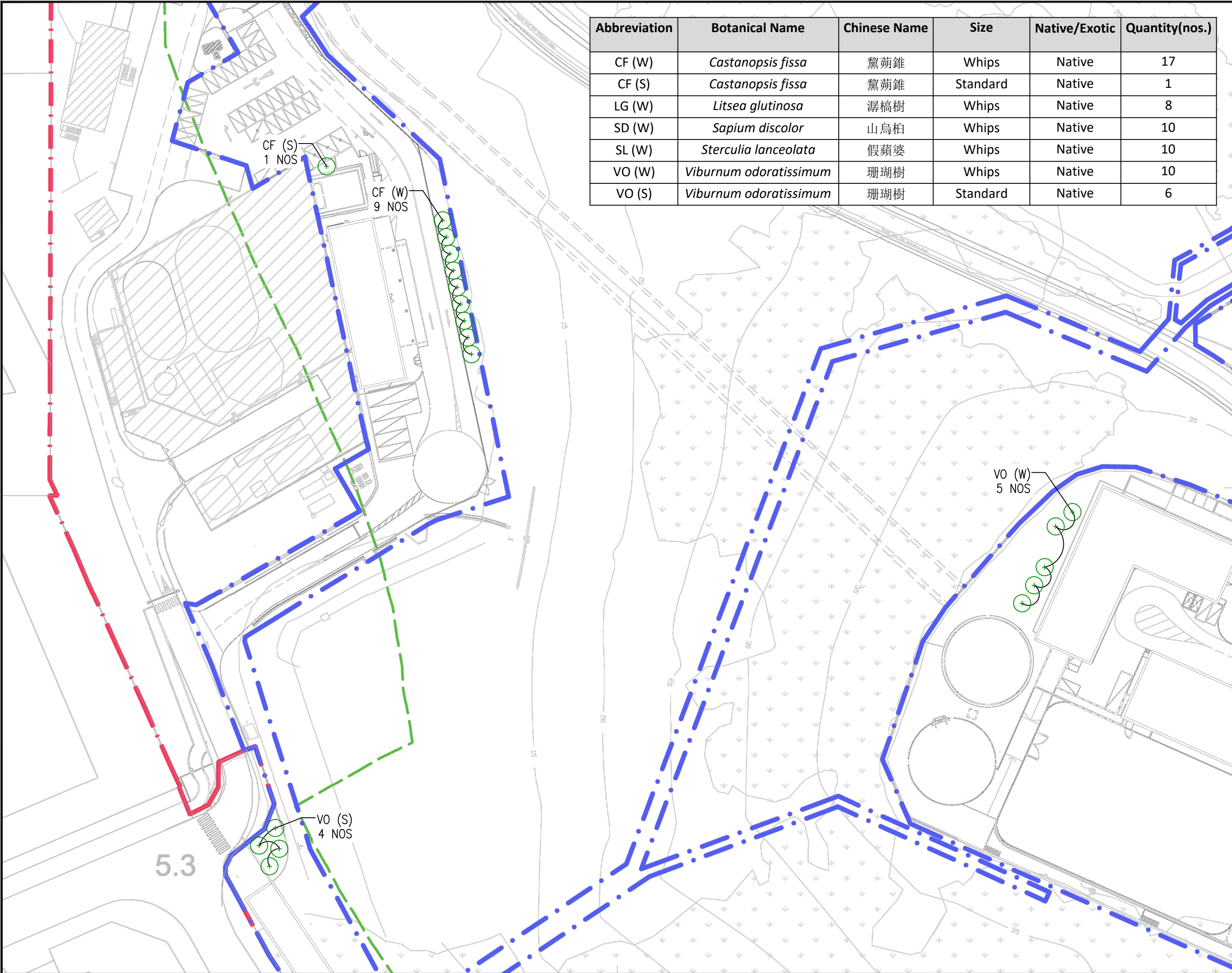
PROJECT No: -

SHEET No: WTPL17_LMP_04	REV: B
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Appendix C

Compensation Planting Plan



Abbreviation	Botanical Name	Chinese Name	Size	Native/Exotic	Quantity(nos.)
CF (W)	<i>Castanopsis fissa</i>	鰲菊錐	Whips	Native	17
CF (S)	<i>Castanopsis fissa</i>	鰲菊錐	Standard	Native	1
LG (W)	<i>Litsea glutinosa</i>	潺槁樹	Whips	Native	8
SD (W)	<i>Sapium discolor</i>	山烏柏	Whips	Native	10
SL (W)	<i>Sterculia lanceolata</i>	假蘋婆	Whips	Native	10
VO (W)	<i>Viburnum odoratissimum</i>	珊瑚樹	Whips	Native	10
VO (S)	<i>Viburnum odoratissimum</i>	珊瑚樹	Standard	Native	6

LEGEND:

TKOL STAGE I/II/III
(GLA-TSK 500)

THE APPLICATION SITE

NO-BUILD ZONE

CAP ZONE

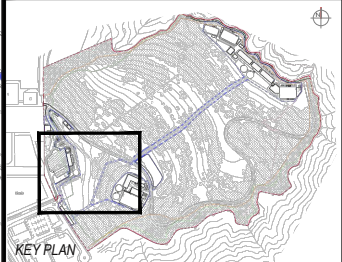
COUNTRY PARK ZONE

T##

TREE NUMBER

TREE TO BE RETAINED

COMPENSATORY TREE
(TO BE MAINTAINED BY APPLICANT)



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

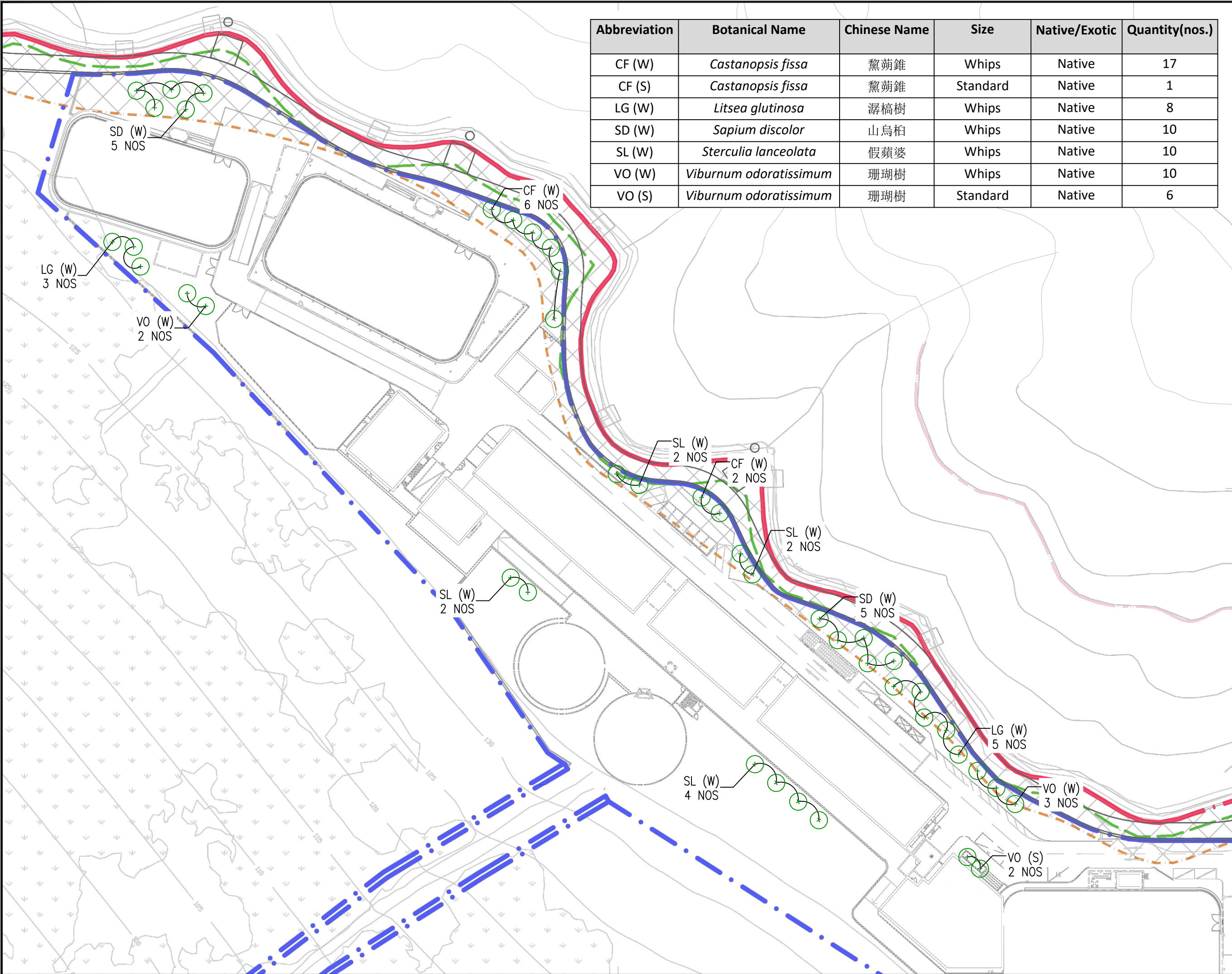
CLIENT:
THE HONG KONG JOCKEY CLUB

PROJECT:
PROPOSED PLACE OF RECREATION, SPORTS OR
CULTURE (PUBLIC RIDING SCHOOL) WITH ANCILLARY
FACILITIES AT GOVERNMENT LAND IN D.D. 233,
THE RESTORED LANDFILL SITE (TKOL I/II/III) IN
TKO AREA 105, TSEUNG KWAN O (GLA TSK-500 (PART))

TITLE:
COMPENSATION TREE PLAN 01

SCALE:	1:800 (A3)
DRAWN BY:	KC
CHECKED BY:	RT
APPROVED BY:	RT
DRAWING DATE:	20260128
PROJECT No:	—
SHEET No:	WTPL17_TPRP_CTP_1
REV:	B

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LANDSCAPE ARCHITECTS.



Abbreviation	Botanical Name	Chinese Name	Size	Native/Exotic	Quantity(nos.)
CF (W)	<i>Castanopsis fissa</i>	鰲蒴錐	Whips	Native	17
CF (S)	<i>Castanopsis fissa</i>	鰲蒴錐	Standard	Native	1
LG (W)	<i>Litsea glutinosa</i>	潺槁樹	Whips	Native	8
SD (W)	<i>Sapium discolor</i>	山烏柏	Whips	Native	10
SL (W)	<i>Sterculia lanceolata</i>	假蘋婆	Whips	Native	10
VO (W)	<i>Viburnum odoratissimum</i>	珊瑚樹	Whips	Native	10
VO (S)	<i>Viburnum odoratissimum</i>	珊瑚樹	Standard	Native	6

LEGEND:

TKOL STAGE I/II/III
(GLA-TSK 500)

THE APPLICATION SITE

NO-BUILD ZONE

CAP ZONE

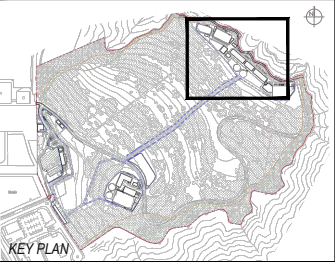
COUNTRY PARK ZONE

T##

TREE NUMBER

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COMPENSATORY TREE
(TO BE MAINTAINED BY APPLICANT)



otherland

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THE RESTORED LANDFILL SITE (TKOL I/II/III) IN
TKO AREA 105, TSEUNG KWAN O (GLA TSK-500 (PART))

TITLE:
COMPENSATION TREE PLAN 02

SCALE:	1:800 (A3)
DRAWN BY:	KC
CHECKED BY:	RT
APPROVED BY:	RT
DRAWING DATE:	20260128
PROJECT No:	—
SHEET No:	WTPL17_TPRP_CTP_2
REV:	B

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