

**Section 16 Planning Application for
Proposed Minor Relaxation of Plot Ratio Restriction
For a Permitted House Development
At Lot No. 405 in D.D. 399,
No. 313 Castle Peak Road, Ting Kau**

Tree Survey Report

30 Sep 2025

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Position	Registered Arborist No. TM422516
Date:	30 Sept 2025
Signature:	
Revision No.:	0

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INTRODUCTION

The Proposed Development of a Permitted House (The Proposed Development) is located at Lot No. 405 in D.D. 399, No. 313 Castle Peak Road, Ting Kau. This report is prepared in support of the Proposed Development under this Section 16 Planning Application.

This report outlines the approach and findings of the tree survey and describes the type, number and condition of all existing trees found within the Application Site. Effort was also made to advise the values of the existing vegetation and necessary protection approach. The tree survey was conducted on **25 September 2025**.

The following legislation, standards and guidelines are applicable to the tree survey, felling, and compensatory planting associated with the proposed building works for the project.

- DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees; and
- LAO Practice Note No. 6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease.

This Tree Preservation Proposal presents:

- The existing tree vegetation; and
- Planting Proposal of the Proposed Development.

2

THE PROPOSED REDEVELOPMENT

The site is situated on a hillside of Ting Kau beside Castle Peak Road – Ting Kau. The existing house is located on a podium, with a retaining wall between the house and the main access road.

The Proposed Redevelopment comprises a 2-storey domestic house. Drawings of the Proposed Redevelopment could be referred to Architect's drawings submitted under the same application.

Due to the construction works, vegetation within the Application Site boundary would be affected by the site formation work. The detailed tree survey shall refer to Section 3 below.

3 RESULTS OF THE TREE SURVEY

3.1 EXISTING VEGETATION

A tree survey was carried out on **25 September 2025** in accordance with LAO PN No. 6/2023. A total of 7 trees within the Site were recorded. The photographic records of these existing trees are in Appendix C. The surveyed existing tree species are outlined below:

Table 1.0 Existing Tree Species Summary (Surveyed Trees)

Scientific Name	Chinese Name	Quantity	Tree No.
<i>Platycladus orientalis</i>	側柏	2	TR8, TR8A
<i>Syzygium jambos</i>	蒲桃	1	TR36
<i>Plumeria rubra</i>	雞蛋花	1	TR21
<i>Dimocarpus longan</i>	龍眼	1	TR27
<i>Averrhoa carambola</i>	楊桃	1	TR26
<i>Dypsis lutescens</i>	散尾葵	1	TR38
Total:		7	

The Site is dominated by *Platycladus orientalis* 側柏 (2 nos.) which is common species in Hong Kong planted for landscape use.

No OVT or protected species has been identified in accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees, and the Forests and Countryside Ordinance respectively.

3.2 RECOMMENDATION

In this Proposed Redevelopment, the construction works will lead to disturbance of seven surveyed existing trees. The trees are growing at the edge of the Site and are close to the building. The proposed building layout has been overlaid on Tree Survey Plan in Appendix A to illustrate the conflict of development and impact on the existing trees. Table 2.0 provides a summary of the recommendation for the treatment of these surveyed existing trees.

Table 2.0 Summary of Tree Recommendation

Recommendation	Number of Trees	Percentage of Trees
Trees to be Retained	0	-
Trees to be Transplanted	0	-
Trees to be Felled	7	100%
Total Number of Trees	7	100%

Felling and Transplanting of Trees

For trees that will be in conflict with the proposed development shall be proposed to be transplanted if they fulfil all the criteria below:

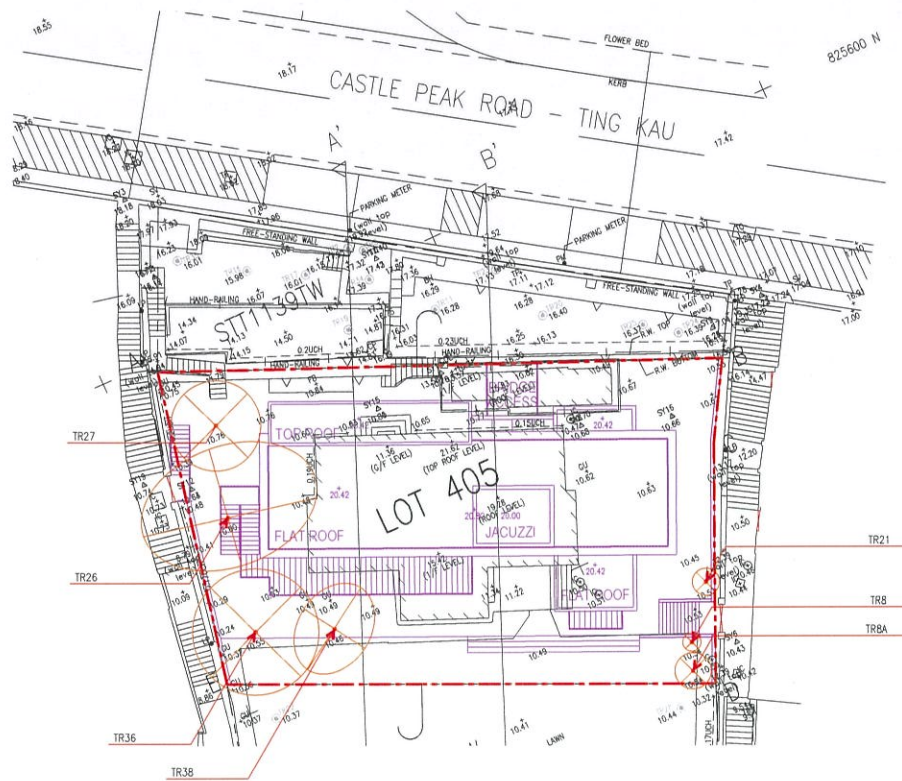
- a. Trees have high amenity value;
- b. Trees with good form and health;
- c. Suitable access;
- d. Tree species able to be transplanted easily;
- e. Trees have suitable size and;
- f. Trees are young to semi-mature.

None of the disturbed trees within the Application Site boundary can fulfil the above requirement and are recommended to be transplanted.

Please refer to the supporting information as follows:

- The existing locations of surveyed trees are shown on the Tree Survey Plan (**Appendix A**)
- The schedule of surveyed trees, together with their size and condition assessment is presented in Tree Assessment Schedule (**Appendix B**)
- Photographic records of Trees are marked on photos (**Appendix C**)

Appendix A – Tree Survey Plan



A TREE SURVEY PLAN
SCALE: 1:100 (A1)
1:200 (A2)

LEGEND

HATCH/CODE	DESCRIPTION
	SITE BOUNDARY
	EXISTING LAYOUT
	PROPOSED LAYOUT
	TREE TO BE FELLED



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CLIENT

PROJECT:
PROPOSED DEVELOPMENT AT
NO. 113 CASTLE PEAK ROAD
TING KAU

NO.	DESCRIPTION	DATE
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REVISION REFERENCE



SCALE:	AS SHOWN
DRAWN BY:	AC
CHECK BY:	A.S. LAM
DESIGNED BY:	TA
APPROVED BY:	AC
DRAWING DATE:	28 SEP 2018
SHEET TITLE:	TREE SURVEY PLAN

PROJECT NO:	20180323
SHEET NO:	0
DATE:	20180323
DESIGNED BY:	TA
CHECKED BY:	AC
APPROVED BY:	AC
DRAWING DATE:	28 SEP 2018
SHEET TITLE:	TREE SURVEY PLAN

Appendix B – Tree Survey Schedule

Tree Assessment Schedule

Address: Lot 405 in D.D.399, No. 313 Castle Peak Road, Ting Kau
 Prepared by Registered Arborist
 Field Survey conducted on 25 Sep 2025
 To be read in conjunction with drawing number: 3404/01

Tree No.	Botanical Name	Chinese Name	Survey Size			Form	Health Condition		Structural Condition	Amenity Value		Survival Rate after Transplantation	Justification	Recommendation			Remarks	
			Height (m)	DBH (mm)	Spread (m)		Good / Average / Poor / Dead				Excellent / High / Medium / Low			High (H) / Medium (M) / Low (L)	Retain	Transplant		Fell
TR8	<i>Platycladus orientalis</i>	侧柏	5.0	168.0	1.0	Poor	Average		Average	Medium	Low				1	in tree pit, codominant trunks, wounds from hard pruning		
TR8A	<i>Platycladus orientalis</i>	侧柏	5.0	199.6	2.0	Average	Average		Average	Medium	Low				1			
TR21	<i>Plumena rubra</i>	雞蛋花	2.5	175.0	1.5	Poor	Average		Average	Medium	Low				1	in tree pit, wounds from hard pruning		
TR26	<i>Averrhoa carambola</i>	楊桃	7.0	350.0	8.0	Average	Average		Average	Medium	Low				1	in tree pit, codominant trunks, crown close to the house, crown pruning recommended		
TR27	<i>Dimocarpus longan</i>	龍眼	6.0	389.2	5.0	Average	Average		Average	Medium	Low				1	in tree pit, codominant trunks		
TR36	<i>Scygyium jambos</i>	蒲桃	10.0	730.0	7.0	Average	Average		Average	Medium	Low				1	in tree pit, codominant trunks		
TR38	<i>Dypsis lutescens</i>	散尾葵	9.0	95.0	5.0	Average	Average		Average	Medium	Low				1	multi-stems		
						Good	Average	Poor	Dead	Good	Average	Poor	Dead	Good	Average	Poor	Dead	
						0	5	2	0	7	0	0	0	0	7	0	0	0
						0%	71%	25%	0%	100%	0%	0%	0%	0%	100%	0%	0%	0%
Surveyed Total no. of trees																		
7																		

Legend

Tree Condition / Health

G Good
 F Fair
 P Poor
 D Dead

Tree Form

G Good
 F Fair
 P Poor

Structural Condition

G Good
 F Fair
 P Poor

Justification for Tree Felling

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

Suitability for Transplanting

H High Survival Rate expected after transplantation
 M Medium Survival Rate expected after transplantation
 L Low Survival Rate expected after transplantation

Amenity Value

E Excellent
 G Good
 F Fair
 P Poor

With cultural significance or high functional value or high visual impact, or mature and good health, good condition and good form
 Common species and good health, good condition and good form
 Common species and average health, average condition and average form
 Common species and little or no functional or visual value and poor health, poor condition and poor form

Appendix C – Photographic Record of Trees

Section 16 Planning Application for Proposed Redevelopment of a House
At Lot 405 in D.D.399, No. 313 Castle Peak Road, Ting Kau

Appendix C - Photographic Records of Existing Trees



TR8(F) - Overview



TR8(F) - Wounds from hard pruning



TR8(F) - Trunk



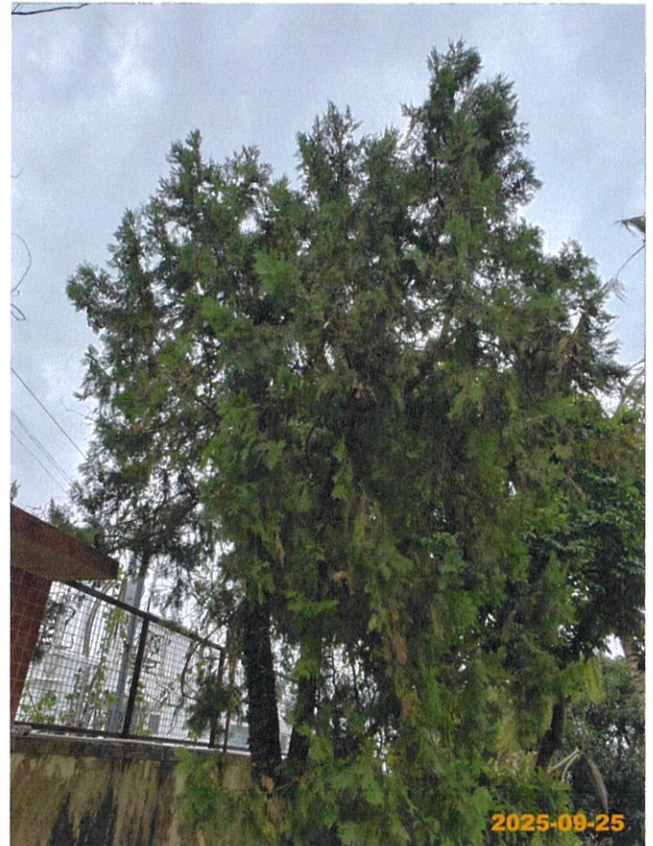
TR8(F) -Codominant trunks

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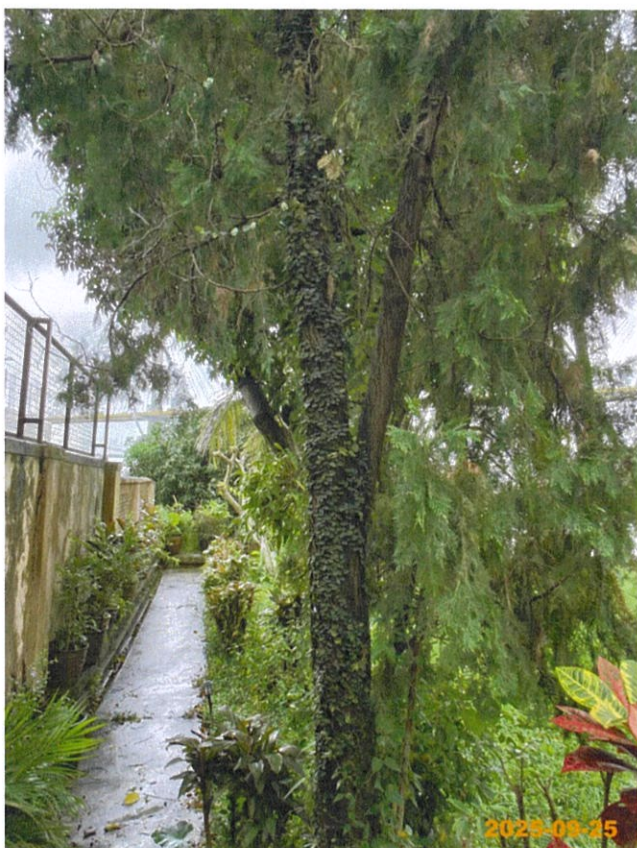
Appendix C - Photographic Records of Existing Trees



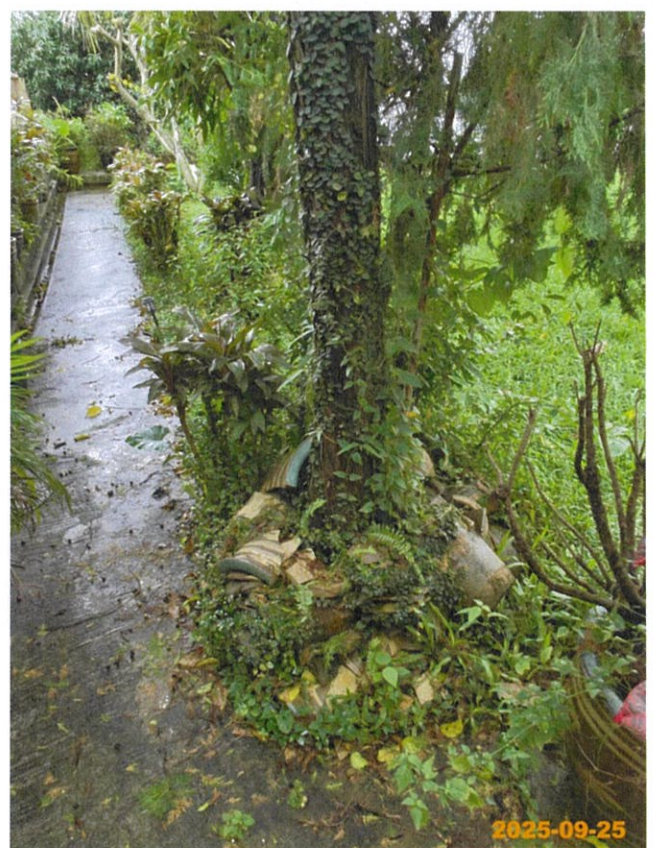
TR8A(F) - Overview



TR8A(F) -Crown



TR8A(F) - Trunk



TR8A(F) - Root plate

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Appendix C - Photographic Records of Existing Trees



TR21(F) - Overview



TR21(F) - Wounds from hard pruning



TR21(F) - Root plate



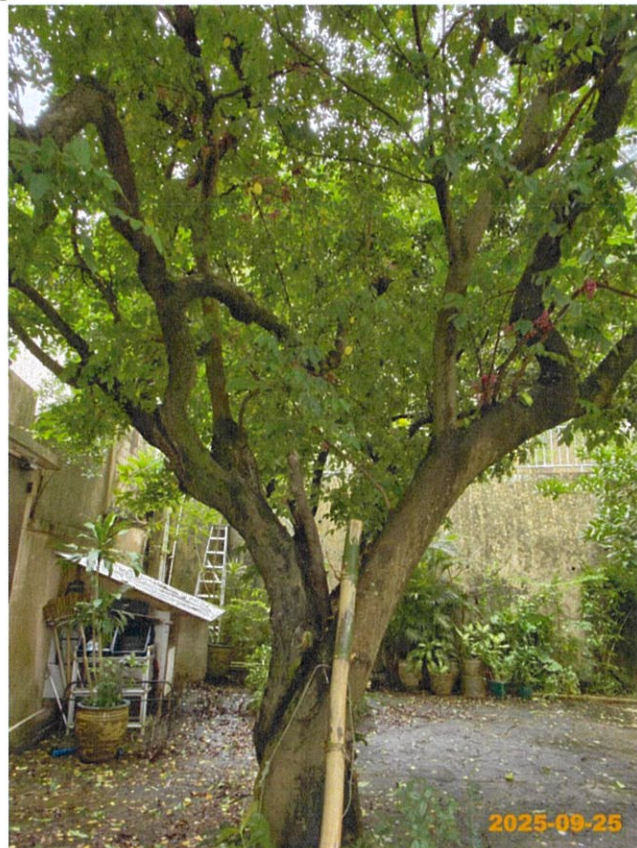
TR21(F) - Trunk

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Appendix C - Photographic Records of Existing Trees



TR26(F) - Overview



TR26(F) -Codominant trunks



TR26(F) -Crown close to the house



TR26(F) - Root plate

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Appendix C - Photographic Records of Existing Trees



TR27(F) - Overview



TR27(F) -Crown



TR27(F) - Root plate



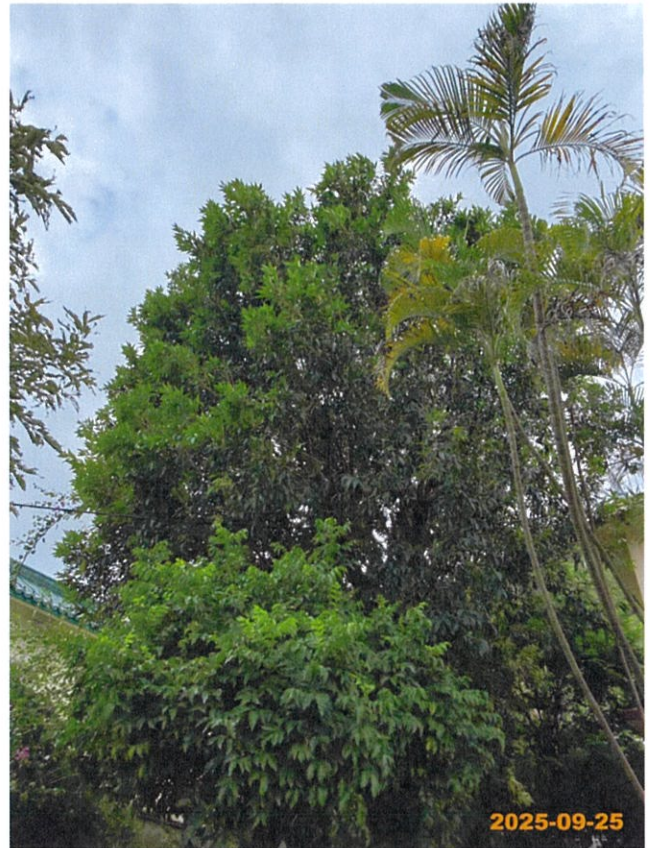
TR27(F) -Codominant trunks

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Appendix C - Photographic Records of Existing Trees



TR36(F) - Overview



TR36(F) -Crown



TR36(F) - Root plate



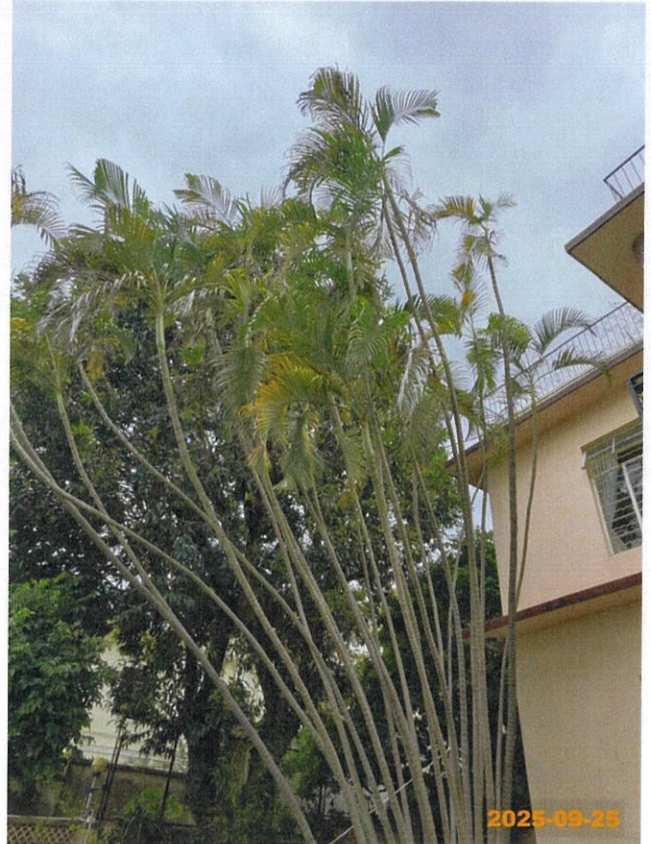
TR36(F) -Codominant trunks

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Appendix C - Photographic Records of Existing Trees



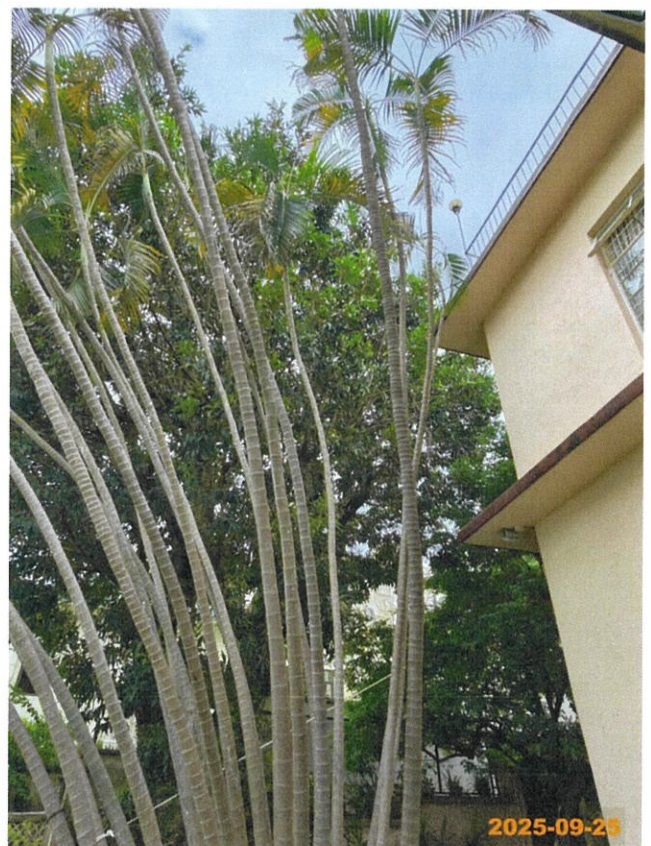
TR38(F) - Overview



TR38(F) -Crown



TR38(F) - Root plate



TR38(F) - Trunk