

**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

Prepared by:	LUK Ka Chun, Ray
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.

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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, some of the vegetation 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>Dyopsis 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 one surveyed existing tree which can be solved by mitigation measure. The proposed building layout has been overlaid on Tree Survey Plan in Appendix A to illustrate the 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	7 (1 needed pruning)	100%
Trees to be Transplanted	0	-
Trees to be Felled	0	-
Total Number of Trees	7	100%

7 of total 7 existing trees within Site will be unaffected by the Proposed Redevelopment. They are growing at the edge of the Site, close to the building. The retained trees will be protected and maintained in accordance with the details in Section 25 – Landscape Work in the General Specification for Building (2017) and relevant guidelines promulgated by DEVB. Please also refer to the Tree Protection Plan in Appendix D.

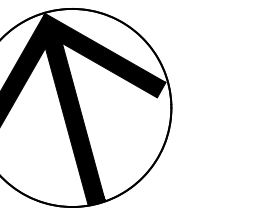
1 no. of tree no. TR26 was grown close to the building in conflict with the works. Pruning of tree crown can avoid future disturbance

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)**
- The protection plan of surveyed trees is shown on the Tree Protection Plan **(Appendix D)**
- Photographic records of Proposed Treatment are marked on photos **(Appendix E)**

Appendix A – Tree Survey Plan

NO	DESCRIPTION	DATE
REVISION REFERENCE		



SCALE: AS SHOWN

DESIGNED BY: AC

DRAWN BY: K.C. LUK

CHECKED BY: TM

APPROVED BY: AC

DRAWING DATE: 25 SEP 2025

SHEET TITLE:

TREE SURVEY PLAN

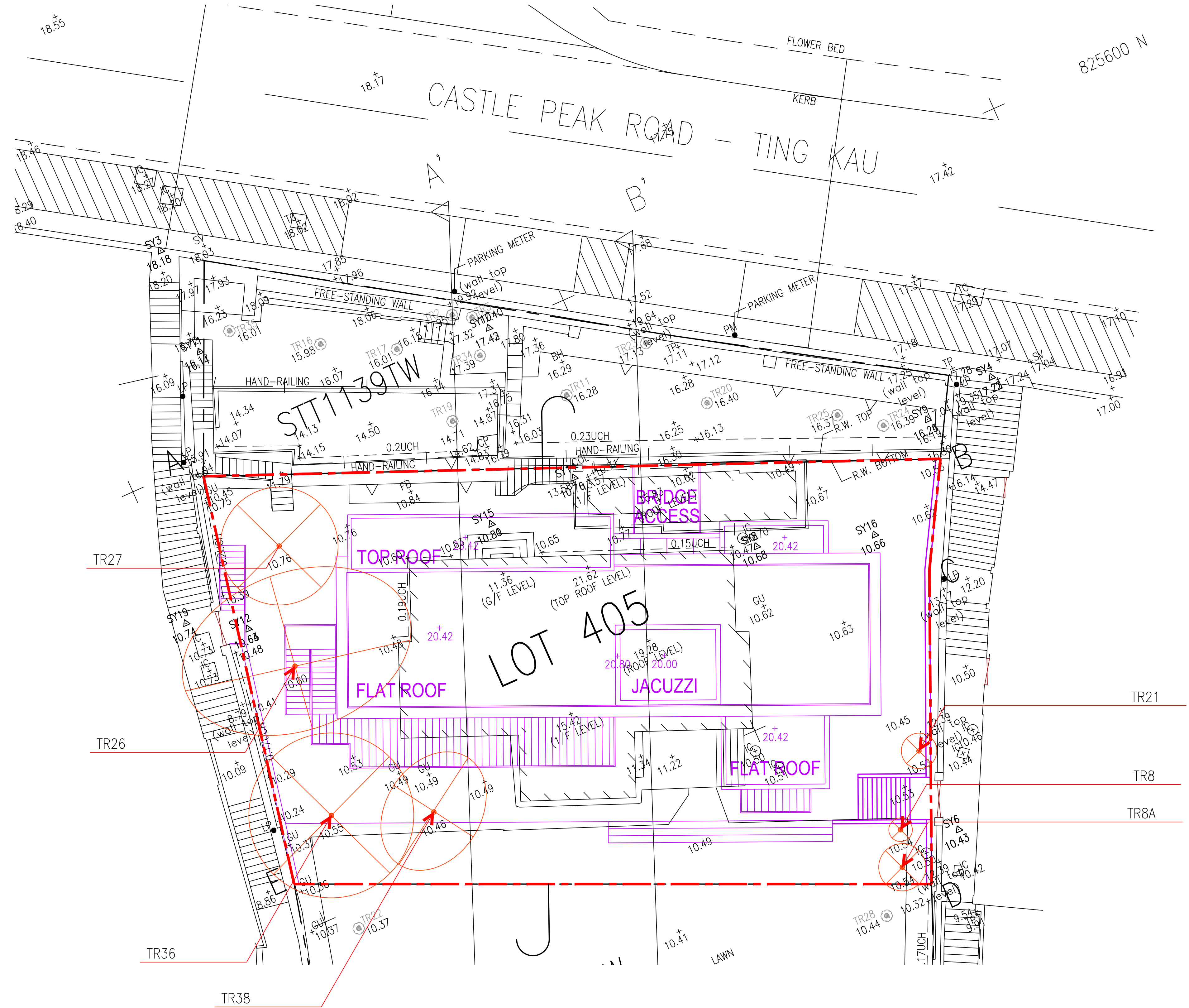
PROJECT No: 2025033

SHEET No: _____ REV: _____

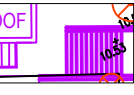
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A TREE SURVEY PLAN

L	E	G	E	N	D
HATCH/CODE		DESCRIPTION			
		SITE BOUNDARY			
		EXISTING LAYOUT			
		PROPOSED LAYOUT			
		TREE TO BE FELLED			

Appendix B – Tree Assessment Schedule

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
TR8	<i>Platycladus orientalis</i>	側柏	5.0	168.0	1.0	Poor	Average			Average	Medium	Low	B,F			1	in tree pit, codominant trunks, forked trunks wounds from hard pruning, root restricted by tree pit, grown in confined area covered by concrete that formation of proper root ball is not feasible for transplanting	
TR8A	<i>Platycladus orientalis</i>	側柏	5.0	199.6	2.0	Average	Average			Average	Medium	Low	F			1	in tree pit, root restricted by tree pit, grown in confined area covered by concrete that formation of proper root ball is not feasible for transplanting	
TR21	<i>Plumeria rubra</i>	雞蛋花	2.5	175.0	1.5	Poor	Average			Average	Medium	Low	B,D,F			1	in tree pit, wounds from hard pruning, sparse foliage, root restricted by tree pit, grown in confined area covered by concrete that formation of proper root ball is not feasible for transplanting	
TR26	<i>Averrhoa carambola</i>	楊桃	7.0	350.0	8.0	Average	Average			Average	Medium	Low	C,F			1	in tree pit, codominant trunks, fungal fruiting bodies on limb, crooked trunk, root restricted by tree pit, grown in confined area covered by concrete that formation of proper root ball is not feasible for transplanting	
TR27	<i>Dimocarpus longan</i>	龍眼	6.0	389.2	5.0	Average	Average			Average	Medium	Low	C,F			1	in tree pit, codominant trunks, included bark, cavity at trunk base, root restricted by tree pit, grown in confined area covered by concrete that formation of proper root ball is not feasible for transplanting	
TR36	<i>Syzygium jambos</i>	蒲桃	10.0	730.0	7.0	Average	Average			Average	Medium	Low	C,F			1	in tree pit, codominant trunks, forked trunk, vined trunk, decay at main trunk, root restricted by tree pit, grown in confined area covered by concrete that formation of proper root ball is not feasible for transplanting	
TR38	<i>Dyopsis lutescens</i>	散尾葵	9.0	95.0	5.0	Average	Average			Average	Medium	Low	C,F			1	multi-stems, root plate protruding above ground, root restricted by tree pit, grown in confined area covered by concrete that formation of proper root ball is not feasible for transplanting	
						Good	Average	Poor	Dead	Good	Average	Poor	Excellent	High	Average	Low		
						0	5	2	0	0	7	0	0	0	0	0	Surveyed Total no. of trees	
						0%	71%	29%	0%	0%	100%	0%	0%	0%	0%	0%	7	

Tree Condition / Health

Tree Form

Structural Condition

Justification for Tree Felling

Page 1 of 2

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	

Suitability for Transplanting

- HHigh Survival Rate expected after transplantation
- MMedium Survival Rate expected after transplantation
- LLow Survival Rate expected after transplantation

Amenity Value

- EExcellentWith cultural significance or high functional value or high visual impact ,or mature and good health, good condition and good form.
- GGoodCommon species and good health, good condition and good form.
- FFairCommon species and average health, average condition and average form.
- PPoorCommon species and little or no functional or visual value and poor health, poor condition and poor form.

Appendix C – Photographic Record of Trees

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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



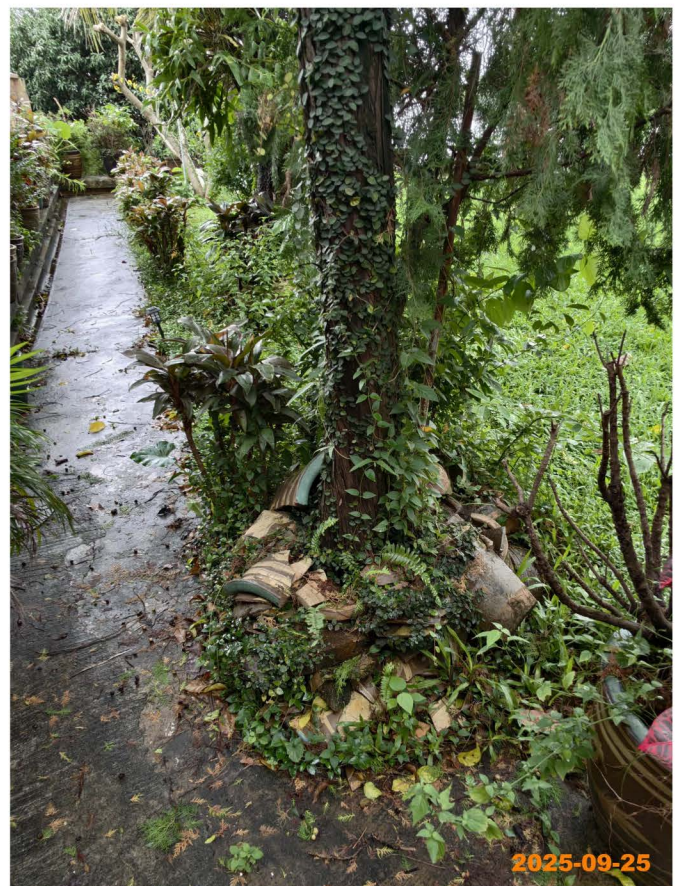
TR8A(F) - Overview



TR8A(F) -Crown



TR8A(F) - Trunk



TR8A(F) - Root plate

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Appendix C - Photographic Records of Existing Trees



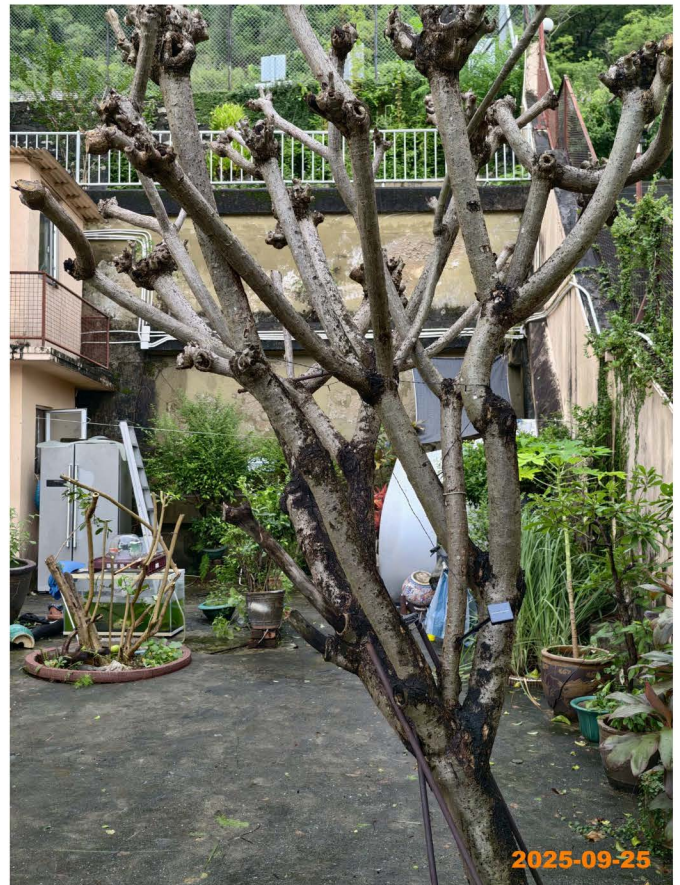
TR21(F) - Overview



TR21(F) - Wounds from hard pruning



TR21(F) - Root plate



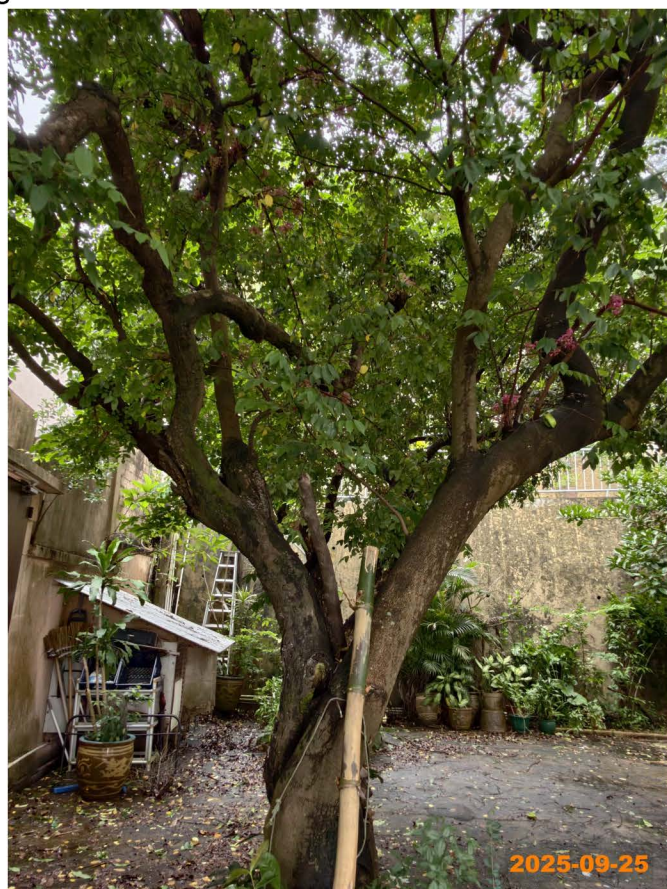
TR21(F) - Trunk

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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

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

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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At Lot 405 in D.D.399, No. 313 Castle Peak Road, Ting Kau

Appendix C - Photographic Records of Existing Trees



TR38(F) - Overview



TR38(F) - Crown



TR38(F) - Root plate



TR38(F) - Trunk