

Appendix 6

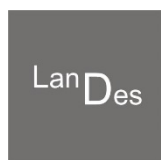
Tree Preservation and Landscape Proposal

**Proposed Temporary Rebar Workshop and Warehouse for
Storage of Construction Materials and Machineries
for a Period of 3 Years and associated Filling of Land and Pond
and Excavation of Land in “GB” and Area shown as Road
at Various Lots in D.D.125 and Adjoining Government Land,
Ha Tsuen, Yuen Long, New Territories**

Tree Preservation and Landscape Proposal

1st Submission

by



Landes Limited

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1.0 INTRODUCTION

- 1.1 The proposed Temporary Rebar Workshop and Warehouse for storage of construction materials and machineries for a period of 3 years and associated filling of land and pond and excavation of land in "GB" and zone and Area shown as Road (the Proposed Development) is located at Lots 1366 (Part), 1373, 1374, 1375, 1376, 1377, 1378 (Part), 1380 (Part), 1381, 1382 (Part), 1383, 1384, 1385, 1386, 1387 (Part), 1389, 1390 (Part), 1391 (Part), 1392 (Part), 1393 (Part), 1395 (Part), 1396, 1397 (Part), 1398 S.A, 1398 S.B, 1399 S.A (Part), 1399 S.B (Part), 1401 (Part), 1402, 1403, 1414, 1415 and 1417 in D.D. 125 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories. This proposal is prepared as part of the planning application for the proposed development.
- 1.2 This proposal describes the concepts and principles underlying the Landscape Master Plan of the Proposed Development. It describes the proposed temporary rebar workshop and warehouses as well as the 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.
- 1.3 This landscape and tree preservation proposal present:
- The existing tree vegetation;
 - The Landscape Master Plan;
 - Proposal for Tree Preservation;
 - Planting Proposal of the Development; and
 - Landscape Impact Assessment

2.0 THE SITE CONTEXT

- 2.1 The Site is located at San Wai, Ha Tsuen, Yuen Long and has been vacant for many years. To the west of the Site is Yuen Tau Shan while Tin Shui Wai is located to its east. Existing Ling To Tsz is located to the southwest of the Site. It is bounded by elevated Kong Sham Western Highway to its east. The main vehicular and pedestrian access to the Site is via the public access road under the Highway to the east of the Site.
- 2.2 The Site itself is slightly elevated from the access road. It was formed and is occupied by temporary warehouses currently. Existing trees are mainly identified at periphery of the Site. Most of them are in semi-mature size and exhibited fair tree forms and health conditions. No Old and Valuable Trees (OVT) have been identified in accordance with the DEVB TCW No. 5/2020 – Registration and Preservation for Old and Valuable Trees while 2 nos. of protected species, i.e. *Dalbergia odorifera* under Cap. 586 were found.
- 2.3 The landscape character of the Site and its surroundings is a mixture of various land uses, including natural and disturbed slopes, e.g. Yuen Tau Shan, villages, e.g. Sik Kong Tsuen, Lo Uk Tsuen, road corridors, e.g. Kong Sham Western Highway, Tin Ying Road, open storages and temporary structures.

3.0 THE PROPOSED DEVELOPMENT

3.1 The comparison table of key development parameters and proposed floor uses of the proposed development in previous Planning Application No. A/YL-HTF/1183 and in current scheme is provided in **Tables 1.0** below.

Table 1.0 Key Development Parameters of the Proposed Development

	Previous Planning Application No. A/YL-HTF/1183	Subject Planning Application
Site Area	About 41,569m ²	About 42,497 m ²
Applied Uses	Temporary Warehouse for Storage of Construction Materials and Machineries, Parking of Special Purpose Vehicles (SPVs) and Rural Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land	Temporary Rebar Workshop and Warehouse for Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land
Total Floor Area	About 11,299m ²	About 14,199 m ²
No of Structures	Total:7 Tenant A • 2 nos. of warehouse for storage of construction materials • 1 no. of warehouse for storage of construction machineries and office Tenant B • 1 no. of warehouse for storage of construction materials and machineries • 1 no. of special purpose vehicles repair workshop Tenant C • 1 no. of warehouse for storage of construction material and machineries and office • 1 no. of construction machinery repair workshop	Total:9 Tenant D • 1 no. of rebar workshop • 1 no. of supporting facilities to rebar workshop • 3 nos. of warehouse for storage of construction materials / ancillary office to rebar workshop Tenant A • 4 nos. of warehouse for storage of construction materials / machineries and office

Height of Structures	Maximum 8m (1 storey)	Tenant D ▪ Maximum 11m (1-storey) for rebar workshop ▪ Maximum 8m (1 to 2-storeys) for warehouse for storage of construction materials / ancillary office to rebar workshop Tenant A • Maximum 8m (1-storey)
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- 3.2 Due to the temporary nature of the project, no permanent building structures are proposed. Drawings of the proposed development can be referred to in the indicative layout plan in the planning application.
- 3.3 The Proposed Development is intended to facilitate the relocation of the rebar workshop from Tsing Yi to the northern and eastern portions of the Site due to the Government's land resumption, while the existing Tenant A will be moved to the southern portion of the Site. The other existing Tenants B and C will be relocated to another site approved under A/YL-HTF/1166.
- 3.4 The vehicular road and footpath connect the existing road to the eastern part of the Proposed Development. The formation level of the Site follows the local topography, from the lowest point at **+22.0mPD** in the north to the highest point at **+26.0mPD** in the south, in order to minimize the extent of site formation works. As the ground level needs to be recontoured, some vegetation will be affected by the site formation works. The detailed tree assessment is provided in Para. **4.0** below.

4.0 EXISTING VEGETATION

- 4.1 A tree survey has been carried out on **21.08.2026**. A total of **53** nos. of trees, including **1** dead tree within the Application Site Boundary were recorded. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix A** and are outlined below:

Table 2.0 Composition of Surveyed Trees

Species No.	Tree Species	Chinese Name	Qty	Tree No.
1	<i>Alstonia scholaris</i>	糖膠樹	4	T122, T125, T452, T455
2	<i>Dalbergia odorifera</i>	降香黃檀	2	T482, T484
3	<i>Ficus benjamina</i>	垂葉榕	22	T190, T192, T193, T195, T197, T199, T200, T202, T204, T235, T237, T239, T240, T241, T243, T245, T246, T247, T248, T474, T475, T476
4	<i>Ficus microcarpa</i>	細葉榕	1	T01
5	<i>Leucaena leucocephala</i>	銀合歡	1	T450
6	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	2	T383, T495
7	<i>Roystonea regia</i>	王棕	20	T146, T147, T148, T158, T191, T196, T198, T201, T203, T236, T238, T249, T270, T285, T448, T449, T451, T454, T464, T465
	<i>Dead Tree</i>	死樹	1	T483
		Total:	53	

- 4.2 The tree species recorded are mostly common species found in Hong Kong. A total of **7** species were identified, with heights ranging from **5.0** m to **15.0** m, crown spreads from **4.0** m to **15.0** m, and DBH (Diameter at Breast Height) from **95** mm to **446** mm. No Registered Old and Valuable Trees (OVTs) were recorded while **2** nos. of protected species under Cap. 586 were identified in this tree survey.

- 4.3 The surveyed tree species is dominated by *Ficus microcarpa* 垂葉榕 (22 nos.) and *Roystonea regia* 王棕 (20 nos.) which are common plantation species in Hong Kong.
- 4.4 2 nos. of *Dalbergia odorifera* 降香黃檀, (i.e. **T482** and **T484**) were defined as protected species under Cap. 586 The finding of protected tree species is shown in Table 3.0 below for reference:

Table 3.0. Summary of Protected Tree Species

Tree No.	Botanical Name:	Chinese Name:	Size (Height(m) x Crown Spread(m) x DBH(mm))	Remarks
T482	<i>Dalbergia odorifera</i>	降香黃檀	5000x1000x136	Protected Under Cap.586
T484	<i>Dalbergia odorifera</i>	降香黃檀	8000x5000x95	Protected Under Cap.586

Retention of Trees

- 4.5 As the Site has been formed for the temporary open storage under approved Application No. A/YL-HTF/1183, 50 of total 53 surveyed trees within Site can be retained. They will be protected and maintained during the construction stage and operation phase, in accordance with the details in Section 25 - Landscape Work in the General Specification for Building (2022) by the Applicant.
- 4.6 It is important to mention that **T482** and **T484** – *Dalbergia odorifera*, are protected tree species under Cap. 586 which is valuable landscape resources on Site. Both trees will be retained in situ under the proposed layout, with appropriate protection measures during construction. The Applicant shall monitor and maintain the retained trees during construction and operation to safeguard their health and long-term viability.

Felling and Transplantation of Trees

- 4.7 Trees in conflict with the proposed development shall be proposed to be transplanted if they fulfil all the criteria below:
- trees have high amenity value;
 - trees with good form and health;
 - suitable access;

- d. tree species able to be transplanted easily;
 - e. trees have suitable size and;
 - f. trees are young to semi-mature.
- 4.8 **None** of the affected trees which fulfilled the above criteria is recommended for transplantation.
- 4.9 When there is direct conflict with the proposed works and when the trees are not transplantable as described in the above criteria, trees are proposed to be felled.
- 4.10 Revision on the architectural layout has been implemented to reduce the impact to existing trees, although minor conflicts are inevitable. Decisions are therefore made to fell any tree that is assessed to be of poor health condition and form and not cost effective for transplanting, **6** nos. of affected trees within Application Site are proposed to be felled. The justification for felling of trees has been shown in **Tree Schedule** in **Appendix A**. The factor for felling of trees are:
- a. In direct conflict with the proposed permanent works or area required for construction;
 - b. Not transplantable; and
 - c. With poor health, form and amenity value.
- 4.11 **3** surveyed trees, i.e. **T202, T239, T240** – *Ficus benjamina* are in poor tree form and health conditions. Signs of health deterioration including decay trunks, included bark and decayed branches are identified. Although they will not be affected by the proposed works, it is proposed to remove them for sake of public safety.
- 4.12 **1** affected tree is common hillside species, i.e. **T495** – *Macaranga tanarius car. tomentosa*. In view of the tree species, it is probably propagated from the surrounding hillsides. As it has been growing in their location for a long time, its root system is very susceptible to change of environment. Thus, this renders it a relatively low survival rate after transplantation. Therefore, it is recommended that this tree is to be felled, instead of being transplanted.
- 4.13 Besides, **1** dead trees, (i.e. **T483**) and **1** undesirable species – *Leucaena leucocephala*, (i.e. **T450**) are found within the Application Site. Their presence may pose potential danger to the users in future. For the sake of public safety, these trees will be removed.

4.14 The proposed development will can result in approx. **88.68%** retention of existing trees.

The proposed treatment to the existing trees is summarized as follows:

Table 4.0 Summary of Treatment to Existing Trees

Proposed Treatment to Existing Trees	No. of Trees
Number of Trees to be Retained	47
Number of Trees to be Transplanted	0
Number of Trees to be Felled	6 (Including 1 undesirable species – <i>Leucaena leucocephala</i>)
Total Number of Trees in Survey	53

5.0 LANDSCAPE PROPOSAL

5.0.1 The aim of the landscape proposals is to respond to site conditions, development layout 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 and visual amenity;
- Creation of a green setting by maximising 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 B** for ease of reference.

- Hong Kong Planning Standards and Guidelines;
- Design Manual: Barrier Free Access 2008 (Building Department);
- PNAP APP 152 – Sustainable Building Design Guidelines (2023 version);
- 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;
- PlanD's PNPP No. 1/2026 – Processing and Compliance Checking of Landscape Submissions related to Planning Applications; and
- Guidance Notes for Application for Permission under Section 12A of the Town Planning Ordinance (Cap. 131).
- Guidance Notes for Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131).

5.1 Landscape Design Concept

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

Minimisation of the Extent of Site Formation Works

5.1.2 As the Site comprises gently sloping land with levels ranging from **+22.0mPD** in the north to **+26.0mPD** in the south, the proposed site formation levels have been carefully designed to follow the natural topography of the Site, so as to minimise the extent of site

formation works and the landscape impact. Consequently, this has greatly reduced the amount of cutting and filling required for the proposed development.

Integration of the Proposed Development with the Surrounding Landscape

5.1.3 In order to provide a buffer area between the Proposed Development and the surrounding context, edge planting beds, with a minimum width of **3m**, are proposed along major portions of the Site boundary where possible. This will help preserve more existing trees in situ and provide opportunities for new tree planting and final recipient locations for transplanted trees. More importantly, the majority of the dense tree clusters at the southwest corner of the Site, which are important landscape resources, can be preserved in situ. It is intended that a soft planted edge be created along the Site boundary to enhance its interface with the surrounding natural context and to blend more effectively with the naturalistic vegetation. Please refer to the landscape section, Dwg. No. **LD101** in **Appendix B**, for reference.

5.1.4 As a consequence, **47** of the total **53** surveyed trees, i.e. **88.68%**, will be retained. Together with a total of **324** new trees to be planted, the conscious green design will provide higher-quality greening to further enhance the overall appearance and visual quality of the development. All retained trees, transplanted trees and proposed trees within the Application Site Boundary will be maintained by the Applicant.

Planting Design

5.1.5 New planting will be predominantly native and primarily evergreen in nature. This will also help promote a tranquil and harmonious environment for users. The selected plant combination will enrich the colour complexity and visual gradation of the Proposed Development.

5.1.6 Where practicable, standard trees and grass are proposed. These soft landscape measures will ensure that the hard lines of the built form are visually softened. The use of standard-size planting will provide a more instant greening effect. Drawings showing the soft landscape treatment, such as trees, shrubs, groundcovers and climbing plants, are provided in the planting plan in **Appendix C**.

5.2 Soil Depth and Drainage for Planting

- 5.2.1 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 5.0 Planting Medium (Soil Depth)

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

5.3 Irrigation

- 5.3.1 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 site. The proposed source of water supply is subject to final approval from the Water Services Department.

5.4 Future Maintenance

Soft Landscape Element

- 5.4.1 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.
- 5.4.2 Ultimately the management office will employ maintenance staff to take care of all landscape areas within the site.
- 5.4.3 The maintenance schedule for soft landscape works has been included in **Appendix D**. 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 PROPOSAL

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 temporary storage area and reduce the visual impact to the nearby occupants.

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

Table 6.0 Planting Schedule of Ornamental Trees and Shrubs

Botanical Name	Chinese Name	Size (mm) Height x Spread x DBH	Spacing (mm)	Native/ Exotic
TREES				
<i>Bischofia javanica</i>	秋楓	2000x1000x50	4000	Native
<i>Elaeocarpus chinensis</i>	中華杜英	2000x1000x50	4000	Native
<i>Millettia pinnata</i>	水黃皮	2000x1000x50	4000	Exotic
<i>Hibiscus tiliaceus</i>	黃槿	2000x1000x50	4000	Native
<i>Sterculia lanceolata</i>	假蘋婆	2000x1000x50	4000	Native
LAWN				
<i>Axonopus compressus</i>	大葉草	-	-	Exotic

6.3 In this study area, **53** nos. of trees within the Application Site Boundary were surveyed. No trees outside the Application Site Boundary will be affected by the proposed development. **5** nos. of trees excluding **1** no. of *Leucaena leucocephala* within Application Site Boundary are proposed to be felled while **47** trees are proposed to be retained.

6.4 In accordance with para. 42 of Guidance Notes of LAO PN No. 6/2023, the compensatory planting for removal of *Leucaena leucocephala* is not required, due to its aggressive and invasive growing habits. **324** standard trees with average DBH approx. **50** mm are proposed to be planted to compensate the loss of **5** existing trees, excluding *Leucaena leucocephala*. All new trees within the Application Site Boundary will all be maintained by the Applicant.

6.5 Upon the above, the tree compensation proposal can achieve a ratio not less than 1:1 in terms of quantity as shown as follows:

Quantity of loss of trees:	5 nos.
Quantity of compensatory trees:	324 nos.

7.0 PROPOSAL FOR TREE PRESERVATION

- 7.1 In this project, **47** existing trees are preserved and protected on site while **324** standard trees will be planted. 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 "Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with 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 due to their amenity 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 (2022).
- 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 D**.
- 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.

8.0 LANDSCAPE IMPACT ASSESSMENT

8.0.1 This Landscape Impact Assessment (LIA) evaluates the landscape compatibility and degree of impacts of the Proposed Development on the existing Landscape Resources ("LR") and Landscape Character Areas ("LCA"). Reference has been made to the "Landscape Value Mapping of Hong Kong" Report in defining the various LRs and LCAs. It is understood that different individual small LRs have their unique landscape value, and that when they come together, they can form larger individual LCAs that define the character of a wider geographic area, that may be unique from other surrounding LCAs.

8.1 SCOPE AND CONTENT OF THE LA

Assessment Area

8.1.1 The Assessment Area covers the LRs and LCAs within a 500m radius of the Application Site as illustrated in **Figure 8.1** and **8.2**.

Assessment Methodology

8.1.2 The methodology is based on an evaluation of the landscape sensitivity and the magnitude of impact of the Proposed Development compared with the existing baseline condition.

Landscape Sensitivity

8.1.3 The degree of sensitivity is determined by the properties of the landscape. Factors which affect the sensitivity include the quality of LR / LCA; importance and rarity of special landscape elements; ability of the landscape to accommodate change; significance of the change in the local and regional context; and the maturity of the landscape.

Table 7.0 The sensitivity of the LRs and LCAs:

Degree of Sensitivity	Description
High	Important landscape resource or landscape characterized as distinctive or highly important, sensitive to relatively small changes
Medium	Moderately valued landscape characteristics which are reasonably tolerant to change
Low	Landscape resource or landscape which is highly tolerant to change

Magnitude of Impact

- 8.1.4 The magnitude of the impact is the degree of intrusion on the landscape elements. Factors which affect the magnitude of impact include compatibility of the Project with the surrounding landscape, duration of impacts (including whether it is temporary or permanent), scale of the development and reversibility of the change.
- 8.1.5 The magnitude of impact is classified as follows:

Table 8.0 Magnitude of Impact

Magnitude of Impact	Description
Large	Landscape elements will experience a major change
Intermediate	Landscape elements will experience a moderate change
Small	Landscape elements will experience a slight change
Negligible	Landscape elements will experience no discernible change

Impact Significance Without and With Mitigation Measures

- 8.1.6 Based on the landscape sensitivity and the magnitude of impact, a matrix is derived to assess the impact on the identified landscape elements. The significance threshold of landscape impacts is based on the following classification:

Table 9.0 Impact Significance

Magnitude of Impact	Sensitivity of Landscape Resource / Landscape Character Area		
	High	Medium	Low
Large	Substantial	Moderate / Substantial	Moderate
Intermediate	Moderate / Substantial	Moderate	Slight / Moderate
Small	Moderate	Slight / Moderate	Slight
Negligible	Insubstantial	Insubstantial	Insubstantial

- 8.1.7 The description for the impact significance is as follows:
- Substantial** – If the Proposed Development will in overall terms create adverse / beneficial impact which will cause significant deterioration / improvement to the existing landscape quality

Moderate – If the Proposed Development will in overall terms create adverse / beneficial impact which will cause noticeable deterioration / improvement to the existing landscape quality

Slight - If the Proposed Development will in overall terms create adverse / beneficial impact which will cause a perceivable deterioration / improvement to the existing landscape quality

Insubstantial – If the Proposed Development will in overall terms create adverse / beneficial impact which will cause barely discernible deterioration / improvement to the existing landscape

Landscape Impact Classification

- 8.1.8 The landscape impact may be classified into 5 categories: beneficial; acceptable; acceptable with mitigation measures; unacceptable or undetermined.

8.2 BASELINE STUDY

Introduction

- 8.2.1 The baseline LRs that will be potentially affected are described in Sub-sections **8.2** and **8.3**. The sensitivity to change for each of the LR will also be explained. The locations and images of key LRs are illustrated in Figures **8.3** and **8.4** respectively.

Landscape Resources Within the Application Site

LR1.1 (On-Site) – Vacant/ Disturbed Land

- 8.2.2 This LR has an area of approx. **41,569 m²**/ **3.87%** of the total Assessment Area. This LR is mainly open storage areas, derelict agricultural structures and disturbed land. There is total **53** trees growing within the Application Site. **6** trees, including **1** no. of *Leucaena leucocephala*, in poor health conditions, are proposed to be felled and **47** trees are proposed to be retained and transplanted respectively as a result of the Proposed Development. No Old and Valuable Trees (OVT) and 2 nos. of protected species under Cap.586, i.e. *Dalbergia odorifera* were found within Site. This LR comprises of mainly vacant/ disturbed lands with semi-mature trees with low amenity. Thus, the sensitivity of this LR is **Low**.

Landscape Resources Outside the Application Site

LR1.2 (Off-Site) – Vacant / Disturbed Land

- 8.2.3 This LR has an area of **70,561 m²**/ **6.57%** of the total Assessment Area. It represents the abandoned agricultural fields, vacant/disturbed lands, temporary structures at the downhill of Yuen Tau Shan. Tree species include *Roystonea regia*, *Ficus benjamina*, *Ficus microcarpa*, *Macaranga tanarius* var. *tomentosa*, *Ficus altissima* and *Mangifera indica*. Majority of them are planted by the local villagers and exhibited fair tree form and health conditions. This LR appear to be unmaintained, which decreases the quality of this LR. As the sensitivity of this LR is **Low**.

LR2 – Agricultural Land

- 8.2.4 This LR is approximately **22,201.7m²**/ **2.07%** of the total Assessment Area. This LR refers to continuous agricultural plots of various sizes growing a variety of crops, numerous stands of trees varying in age as well as sheds and rural buildings of varying functions. Tree species include *Artocarpus heterophyllus*, *Clausena lansium*, *Litchi chinensis*, *Dimocarpus longan*, *Mangifera indica*, and *Musa paradisiaca*. The dominant tree species are fruit trees, i.e. *Clausena lansium*, *Musa paradisiaca*... which are planted by the locals. The small dilapidated houses and overgrown agricultural terraces within this LR appear to be unmaintained, which decreases the quality of this LR, the sensitivity of this LR is **Low**.

LR3 – Drainage Channel

- 8.2.5 This LR represents several manmade drainage channels traverse from southern hillsides to the eastern storage areas. The area of this LR is approximately **5,214.4m²**/ **0.49%** of the total Assessment Area. These low base-flow drainage channels, specifically those in closest proximity to the Application Site, tend to hold less ecological value because they may not have reliable discharge to support aquatic life. Tree species include *Broussonetia papyrifera*, *Ficus variegata*, *Litsea glutinosa*, *Leucaena leucocephala* and *Macaranga tanarius* var. *tomentosa*. Majority of the surveyed trees are self-propagated species with low amenity values. Given the lower quality of the drainage channels, the sensitivity of this LR is **Low**.

LR4 – Open Storage

- 8.2.6 This LR has an area of **161,992.1m²/ 15.07%** of the total Assessment Area. It represents the open storages on the northern and eastern sides of Hong Kong Shenzhen Western Corridor. Few trees were identified in this LR and tree species include *Dimocarpus longan*, *Clausena lansium*, *Psidium guajava*, *Leucaena leucocephala*, *Macaranga tanarius* var. *tomentosa* and *Ficus hispida*. They are in semi-mature size and exhibited poor health conditions and low amenity value. Given that the open storages are man-made and highly disturbed, the sensitivity of this LR is **Low**.

LR5 – Hillside Secondary Woodland

- 8.2.7 This LR refers to part of the hillside of Yuen Tau Shan that forms a distinctive green backdrop of Ha Tsuen area. The hillsides comprise dense woodland stands on lower elevation and more open, hillside shrub on higher elevation. Vegetation consists of mature and semi-mature tree canopies of various species forming an interconnected tree canopy. The vegetation consists of predominantly native tree species growing naturally with some understory vegetation, or plantation style forest. Tree species include *Leucaena leucocephala*, *Macaranga tanarius* var. *tomentosa*, *Ficus hispida*, *Melia azedarach*, *Bridelia tomentosa*, *Pinus massoniana*, *Acacia auriculiformis*, *Acacia confusa*, *Cratogeomys cochinchinense*, *Schefflera heptaphylla*, *Litsea cubeba*, *Eucalyptus citriodora*, *Eucalyptus torelliana* and *Lophostemon confertus*. The area of this LR is approximately **696,764.9m²/ 64.846%** of the total Assessment Area. The quality and maturity of the LR is medium due to the maturity of tree group within the LR is relative mature. The LR has medium ability to accommodate change. The sensitivity of this LR is **Medium**.

LR6 – Road Development

- 8.2.8 This LR represents the intermittent stands of trees located along major road distributors, e.g. Hong Kong Shenzhen Western Corridor and Deep Bay Road. It is approximately **80,859.6m²/ 7.52%** of the total Assessment Area. Vegetation consists of mature and semi-matures of locally common amenity tree species. Tree species include *Bischofia javanica*, *Macaranga tanarius* var. *tomentosa*, *Ficus hispida*, *Melia azedarach*, *Celtis sinensis*, *Leucaena leucocephala*, and *Lagerstroemia speciosa*. However, this LR is man-made road with low amenity value, thus the sensitivity of this LR is **Low**.

Landscape Character Areas

- 8.2.9 **3** LCAs are identified within the Assessment Area. The location and the extent of the LCAs are demonstrated in Figures **8.5** and **8.6**. Each of the LCAs and their sensitivity to change are described below:

LCA1 – Settled Valley Landscape

- 8.2.10 This LCA is characterized with rural settlements, vacant/abandoned parcels of agricultural plots, water ponds, and mostly unmaintained rural settlements that accommodate a small number of villagers within the Assessment Area. This LCA has an area of approximately **112,435.4m²/ 10.46%** of the total Assessment Area. Through time, changes in the land uses have led to sprawling, resulting fragmentation in land use and landscape patterns has become more incoherent. The sensitivity of this LCA to change is **Medium**.

LCA2 – Miscellaneous Rural Fringe Landscape

- 8.2.11 This LCA is dominant by open storage, workshops, cottages, temporary/permanent structures and road corridors within the Assessment Area. This LCA has an area of approximately **308,604.4m²/ 28.72%** of the total Assessment Area. This LCA possess low amenity value as the landscape is predominantly hard-paved and fragmented with few vegetation. The sensitivity of this LCA to change is **Low**.

LCA3 –Upland and Hillside Landscape

- 8.2.12 This LCA represents the disturbed/ natural hillsides of Yau Tau Shan to the north, west and south of the Application Site. This LCA has an area of **653,568.4m²/ 60.82%** of the total Assessment Area. The hillsides consist of exposed soils, scrub vegetation with rocky outcrops or boulder and pockets of woodland cover at low elevations. There are a few human features within this LCA, apart from footpaths, powerlines and hiking trails. This LCA is of high importance in the district as it forms the green backdrop for Ha Tsuen. The rarity of the LCA is low as most of the trees within the LR are common species. The quality and maturity of the LCA is medium. This LR has low ability to accommodate change. Upland and Hillside Landscape has a **Medium** sensitivity.

8.3 POTENTIAL SOURCES OF IMPACTS

Potential Sources of Impacts

8.3.1 Sources of potential landscape impacts during construction of the Proposed Development include the following sources:-

- Tree Felling and Transplanting;
- Excavation Works;
- Construction of New Building.

8.3.2 Sources of potential landscape impacts during operation of the Proposed Development include the following sources:-

- Physical structure of the Proposed Development;
- Noise;
- Lighting; and
- Landscaping works (including new tree planting and soft and hard landscaping works).

8.4 IMPACT ASSESSMENT

Nature and Magnitude of Landscape Impact Without Mitigation

- 8.4.1 The Nature and magnitude of the landscape impact on the identified LRs and LCAs without the implementation of mitigation measures that will occur are explained and summarized below (Table 8.4 refers for details).

Landscape Resources

Landscape Resources within the Application Site

LR1.1 (On-Site) – Vacant/ Disturbed Land

- 8.4.2 This LR has an area of approx. **41,569 m²**/ **3.87%** of the total Assessment Area. The Application Site has lower amenity value as it is disturbed and unmaintained. There are total **53** trees surveyed within the Application Site. **6** trees, including **1** no. of *Leucaena leucocephala*, in poor health conditions, are proposed to be felled and **47** trees are proposed to be retained and transplanted respectively as a result of the Proposed Development. No Old and Valuable Trees (OVT) and **2** nos. of protected species under Cap.586, i.e. *Dalbergia odorifera* were found within Site. In this regard, the Proposed Development has been carefully designed to preserve existing trees as much as possible and respect the sensitivity of the Site to minimize noticeable disturbance. The design includes a greening buffer, i.e. min. **3m** to create separation space with the surrounding LRs to improve compatibility with the environment. Without mitigation measures, the magnitude of impact is **Intermediate** and the impact significance is considered **Moderate**.

Landscape Resources Outside the Application Site

LR1.2 (Off-Site) – Vacant / Disturbed Land

- 8.4.3 This LR has an area of **75,420 m²**/ **7.01%** of the total Assessment Area. Similar to LR 1.1, it is separated by the edge planting strips with preserved trees and newly planted trees. Given this LR comprises only the disturbed lands and abandoned agricultural fields with low amenity value, the magnitude of impact is **Small** and the impact significance is considered **Slight**.

LR2 – Agricultural Land

- 8.4.4 This LR is approximately **9,497 m²**/ **0.88%** of the total Assessment Area and is mostly found to the south of the Application Site. Construction and operation of the Proposed

Development may render moderate disturbance upon this LR as they are located in proximity to the Proposed Development. Without mitigation, the magnitude of impact is **Intermediate** and the impact significance is **Moderate**.

LR3 – Drainage Channel

- 8.4.5 The area of this LR is approximately **5,214.4m²**/ **0.49%** of the total Assessment Area. There is one drainage channel to the edges of the Application Site. Construction and operation of the Proposed Development may render no discernible disturbance upon this LR as the Proposed Development includes vegetated buffers along the boundary edge that acts as a visual and physical barrier. Without mitigation measures, the magnitude of impact on this LR is **Small** and impact significance is **Slight**.

LR4 – Open Storage

- 8.4.6 This LR has an area of **161,992.1m²**/ **15.07%** of the total assessment area and represents the open storages on northern and eastern sides Hong Kong Shenzhen Western Corridor and one cluster is abut to the northeast corner of the Application Site. It will be separated by the wide road corridors to obstruct impacts of the construction and operation of the Proposed Development as well as it is located far from the Proposed Development, there will be no discernible disturbance to this LR. Thus, the magnitude of impact on this LR is **Negligible** and impact significance is **Insubstantial**.

LR5 – Hillside Secondary Woodland

- 8.4.7 The area of this LR is approximately **696,764.9m²**/ **64.846%** of the total assessment area. It consists of vegetated hills of Yuen Tau Shan to the north, south and west of the Application Site. The design of the Proposed Development considers the sensitivity of these woodland to disturbance, this integrates sufficient edge treatments/buffers to alleviate potential negative impacts of construction or operation. Without mitigation measures, the magnitude of impact on this LR is **Small** as there may be a perceivable disturbance and the impact significance is **Slight**.

LR6 – Road Development

- 8.4.8 This LR represents major road distributors, e.g. Hong Kong Shenzhen Western Corridor and Deep Bay Road. It is approximately **80,859.6m²**/ **7.52%** of the total Assessment Area. As these highway structures are located quite far from the Proposed Development and the Proposed Development will have no effect on the context of this LR, the magnitude of impact is **Negligible** and the impact significance is **Insubstantial**.

Landscape Character Areas

LCA1 – Settled Valley Landscape

- 8.4.9 This LCA includes rural settlements vacant/ abandoned parcels of agricultural plots, water ponds and open storages within the Assessment Area. The total area of this LCA is approximately **112,435.4m²/ 10.46%** of the total assessment area. The Proposed Development has certain site formation works but only few structures are proposed within Site and this will only impact a minor portion of the LCA. Various design methods will be implemented in order to blend the Proposed Development into its surroundings, such as careful site formation levels, edge planting area for retained trees and new trees. Without mitigation measures, the magnitude of impact on this LCA is **Intermediate** and the impact significance is **Moderate**.

LCA2 – Miscellaneous Rural Fringe Landscape

- 8.4.10 This LCA includes open storage, workshops, cottages, temporary/permanent structures and road corridors within the Assessment Area. This LCA has an area of approximately **308,604.4m²/ 28.72%** of the total Assessment Area. As this LCA is located quite far from the Proposed Development and the Proposed Development will have no effect on the context of this LCA, the magnitude of impact is **Negligible** and the impact significance is **Insubstantial**.

LCA3 –Upland and Hillside Landscape

- 8.4.11 This LCA refers to the vegetated hillsides of Yau Tau Shan to the south of the Application Site. This LCA has an area of **653,568.4m²/ 60.82%** of the total Assessment Area. The vegetated hillside is assessed as an important amenity, but is not within proximity of the Proposed Development, as such it will receive negligible impact. Together the magnitude of impact on this LCA is **Small** and the impact significance is **Slight**.

8.5 MITIGATION MEASURES

- 8.5.1 The following recommendations are proposed for the preliminary design in response to potential landscape impacts. At the planning stage, measures to avoid, reduce and/or compensate for the potential impacts should be considered with priority given to avoidance of impacts.
- 8.5.2 Proposed mitigation measures during construction and operation phases are summarized in the below Table and mitigation measures are demonstrated in Landscape Mitigation Plan in **Figure 8.7**.

Table 10.0 Proposed Landscape Mitigation Measures

ID No.	Landscape Mitigation Measures
Construction Phase	
CM1	Preservation of Existing Vegetation – Any existing vegetations, trees not affected by the Project and within the river buffer area shall be carefully preserved and protected in accordance with DEVB TC(W) No. 4/2020 and the latest Guidelines on Tree Preservation during Development by GLTMS of DEVB. If needed, they shall be transplanted to a suitable location with the Application as far as possible.
CM2	Good Site Practice – Construction areas' control, such as reducing the extent of working areas, temporary working areas, storage area and shortening construction period, shall be enforced to minimize potential landscape impact arising from construction activities. The proposed site should reduce topographical/ landform changes to reduce disturbance with the natural terrain. Earthworks and engineered slopes should be designed to be visually interesting and compatible with the surrounding landscape, mimic contouring and terrain. Temporary landscape treatment such as hydroseeding temporary stockpiles is recommended. Protection measures for the nearby water bodies, will be conducted in accordance with ETWB TC(W) No. 5/2005. Avoidance of polluted liquid or solid wastes falling into river waters will be implemented with reference to ProPECC PN1/94.
Operation Phase	
OM1	Provision of Vegetated Buffer along the edge of the Site – Planting should be provided along the edge to provide green buffer to adjacent context. The planting edge will also help to retain the existing trees within Site. The choice of planting species selected should take careful consideration to the GMP of the North District, Street Tree Selection Guide by GLTMS, DEVB and the surrounding environment.
OM2	Compensatory Tree Planting – Minimum 324 nos. of new trees in standard size are proposed for compensation for loss of 5 existing trees, excluding 1 no. of <i>Leucaena leucocephala</i> , in accordance with LAO PN No. 6/2023. The proposed compensatory trees species will be native in nature.

Table 11.0 Significance of Landscape Impacts

Item	Landscape Resource/ Landscape Character	Sensitivity to Change (Low, Medium, High)	Magnitude of Impact without Mitigation (Negligible, small, intermediate, large)	Impact Significance Without Mitigation (Insubstantial, slight, moderate, substantial)	Recommended Enhancement Measures
Section 1 – Landscape Resources					
On-Site Landscape Resources					
LR1.1	Vacant/ Disturbed Land	Low	Intermediate	Moderate	CM1, CM2, OM1, OM2
Off-Site Landscape Resources					
LR1.2	Vacant/ Disturbed Land	Low	Small	Slight	None
LR2	Agricultural Land	Low	Intermediate	Moderate	None
LR3	Drainage Channel	Low	Small	Slight	None
LR4	Open Storage	Low	Negligible	Insubstantial	None
LR5	Hillside Secondary Woodland	Medium	Small	Slight	None
LR6	Road Development	Low	Negligible	Insubstantial	None
Section 2 – Landscape Character Areas					
LCA1	Settled Valley Landscape	Medium	Intermediate	Moderate	CM1, CM2, OM1, OM2
LCA2	Miscellaneous Rural Fringe Landscape	Low	Negligible	Insubstantial	None
LCA3	Upland and Hillside Landscape	Medium	Small	Slight	None

8.6 NATURE AND MAGNITUDE OF LANDSCAPE IMPACT AFTER MITIGATION

Residual Landscape Impact

- 8.6.1 The potential significance of landscape impacts during construction and operation phase area summarized in **Table 9.0**, the mitigation measures proposed to mitigate these impacts and the residual impact significance upon implementation of the mitigation measures suggested. LRs/ LCAs are mainly affected by the change in land use and loss of trees.
- 8.6.2 LR1.1 – Vacant/Disturbed Land – The loss of vegetation is inevitable during construction for the Project. The OM2 will compensate for **5** trees, excluding **1** no. of *Leucaena leucocephala* felled, by providing minimum **324** new trees as well as the retention of **47** existing trees. Given that LR1.1 is currently Vacant/Disturbed Land with a majority of trees possessing low amenity value, the quality of LR1.1 will be upgraded due to the Proposed Development. The residual impact will be reduced to **Slight**. LR1.2 which constitutes the offsite Vacant/Disturbed Land is improved by OM1 and OM2, where the provision of a vegetated edge treatment with carefully selected species will screen on-going activities occurring on the Application and mitigates potential disturbances on surrounding LRs. The residual impact will be reduced to **Insubstantial**.
- 8.6.3 LR2 – Agricultural Land – This LR comprises mainly temporary structures, rural settlements and active agricultural lands within the Application Site. The OM1 landscape design will allow min. **3m** buffer planting area along the site boundary. The buffer area will be utilized for new tree planting and preservation of existing trees, which enhance the existing biodiversity and also provide physical buffer between the human and wildlife activities. The residual impact will be reduced to **Slight**.
- 8.6.4 LR 3 – Drainage Channel – This LR consists several manmade drainage channels abut to the Site. The OM1 and OM2 mitigation measures will positively mediate the impacts of the Proposed Development on the LR3 and the residual impacts will be **Insubstantial**.
- 8.6.5 LR5 – Hillside Secondary Woodland – The residual impact during construction and operation phase will remain **Slight**. Although there is no physical disturbance on this LR and the mitigation measures, i.e. OM1 and OM2 will positive mediate the landscape impact to the adjacent LRs, there will still some perceivable impact to this LR.
- 8.6.6 There will be no difference in landscape impact after mitigation measures implemented for LR4, LR6 and LCA2.
- 8.6.7 LCA 1 – Settled Valley Landscape – The residual impact in the construction phase remains **Moderate**. As the landscape setting of this LCA will be slightly affected by the Proposed Development, the residual impact will be reduced to **Slight** in the operation phase by OM1 and OM2.
- 8.6.8 LCA 3 – Rural Upland and Hillside Landscape – There will be no change to the landscape setting of this LCA. The residual impact in the operation phase remains **Slight**.
- 8.6.9 In general, the incorporation of mitigation measures into the Proposed Development will effectively reduce the residual impact and provide landscape enhancement. With mitigation measures in place, the landscape impact in respect to the Project will range from **Insubstantial to Slight**.

8.7 CONCLUSION

- 8.7.1 Total of six (6) LRs and three (3) LCAs were identified within the Assessment Area. The proposed development will inevitably result in some landscape impacts in relation to loss of trees, for the affected LRs and LCAs in construction stage, mainly as long periods of time are required to sufficiently compensate for the associated impacts.
- 8.7.2 However, the impacts have been reduced through minimization of construction and temporary works area with construction control, incorporation of green buffer area around the Application site and associated infrastructure works. Residual impacts to LRs and LCAs is considered as acceptable when the proposed mitigation measures are in full effect.

Proposed Temporary Open Storage of New Vehicles (Private Cars,
Construction Materials, Machineries and Equipment and
Storage of Tools and Part with Ancillary Site Office
for a Period of 3 Years and Filling of Land at Various Lots
in D.D.128 and Adjoining Government Land, Ha Tsuen,
Yuen Long, New Territories

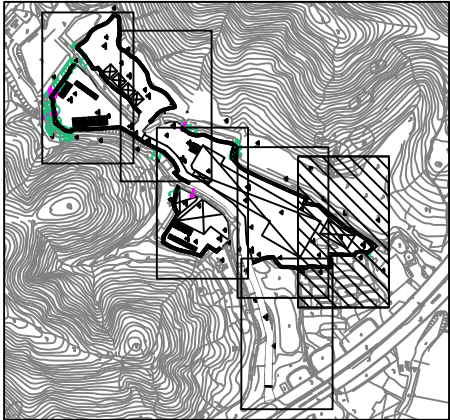
Tree Preservation and Landscaping Proposal

Appendix A

Tree Schedule, Tree Survey Plan

And

Photographic Record of Existing Trees



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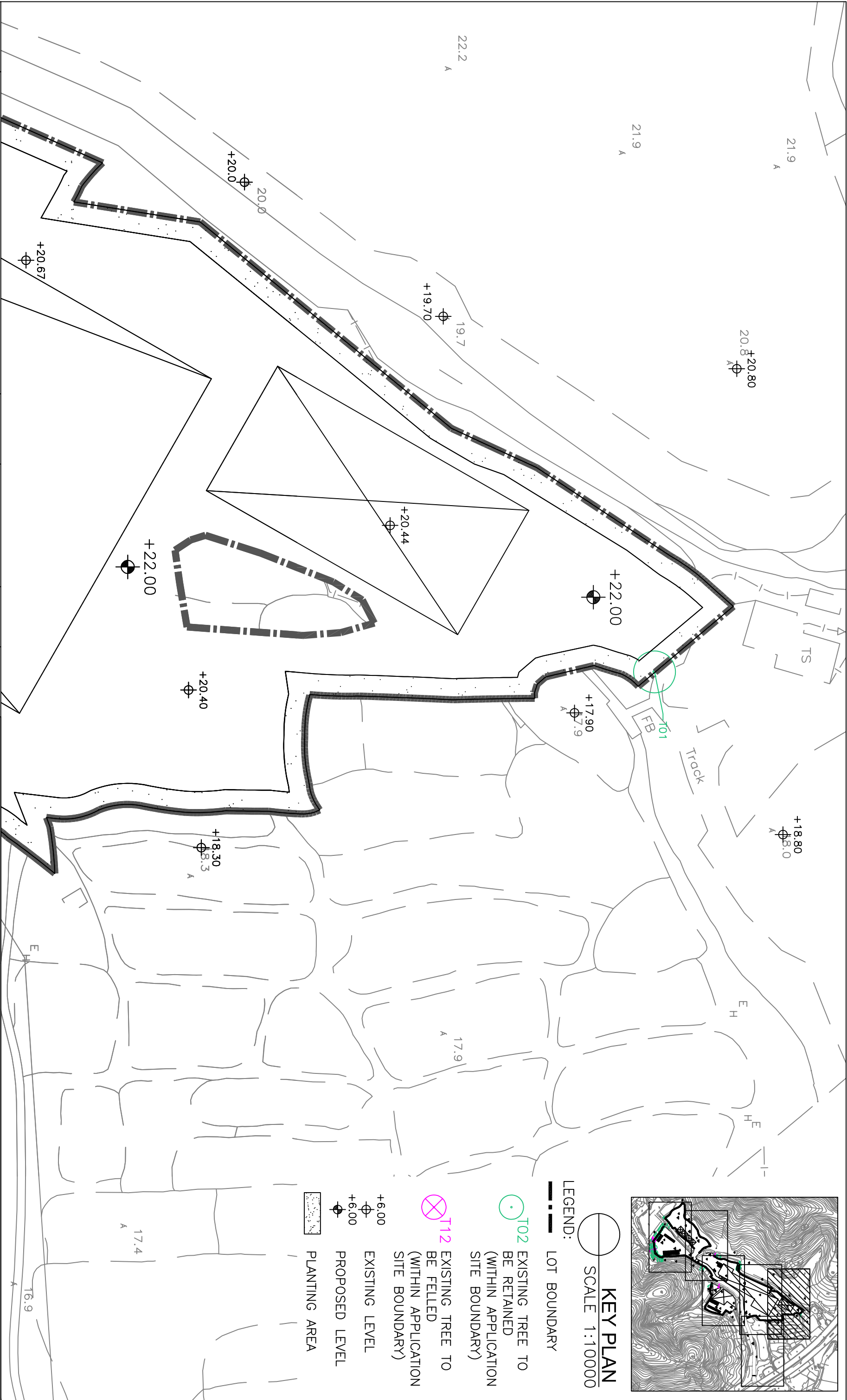
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SITE BOUNDARY)

T12 EXISTING TREE TO
BE FELLED
(WITHIN APPLICATION
SITE BOUNDARY)

+6.00
EXISTING LEVEL

+6.00
PROPOSED LEVEL

PLANTING AREA



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
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PROJECT 工程項目
PROPOSED TEMPORARY REPAIR WORKSHOP AND WAREHOUSE FOR
ROAD PROJECT AND ASSOCIATED FENCING AND PLANTING
WORKS
ZONE AND AREA SHOWN AS ROAD AT VARIOUS LOTS IN R.O. 125
NEW TERRITORIES
DRAWING TITLE 圖紙名稱
TREE SURVEY PLAN
(SHEET 1 OF 6)

DATE 日期
AUG 2026

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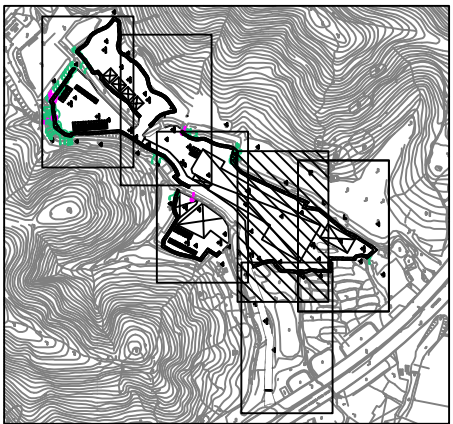
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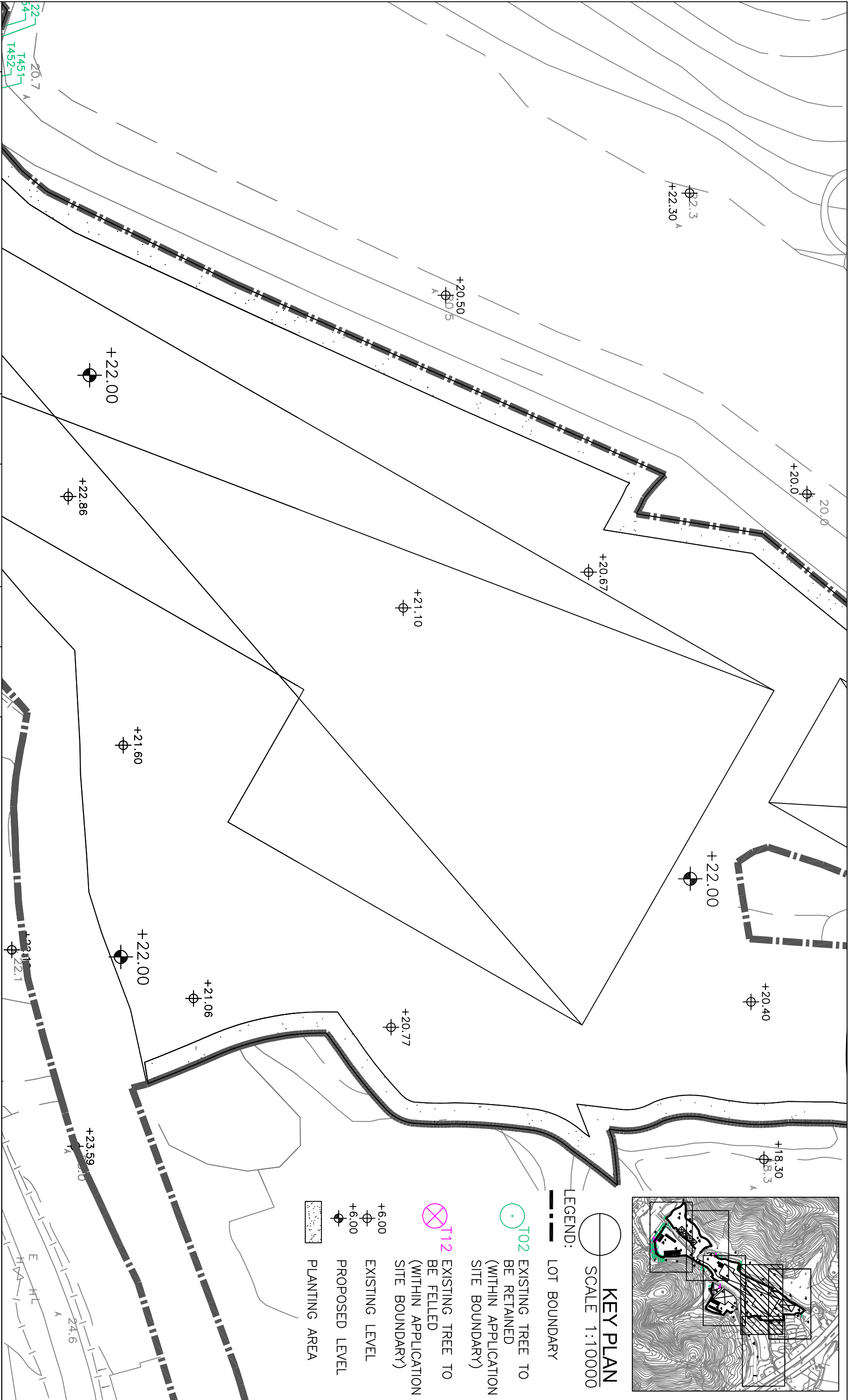
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+6.00 PROPOSED LEVEL

PLANTING AREA

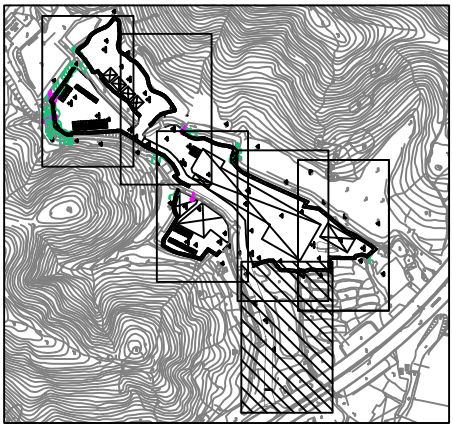


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PROJECT 工程項目
PROPOSED TEMPORARY REPAIR WORKSHOP AND WAREHOUSE FOR
STORAGE OF 3 CARGOES AND ASSOCIATED FILING OFFICE FOR
NEW TERRITORIES
DRAWING TITLE 圖紙名稱
TREE SURVEY PLAN
(SHEET 2 OF 6)

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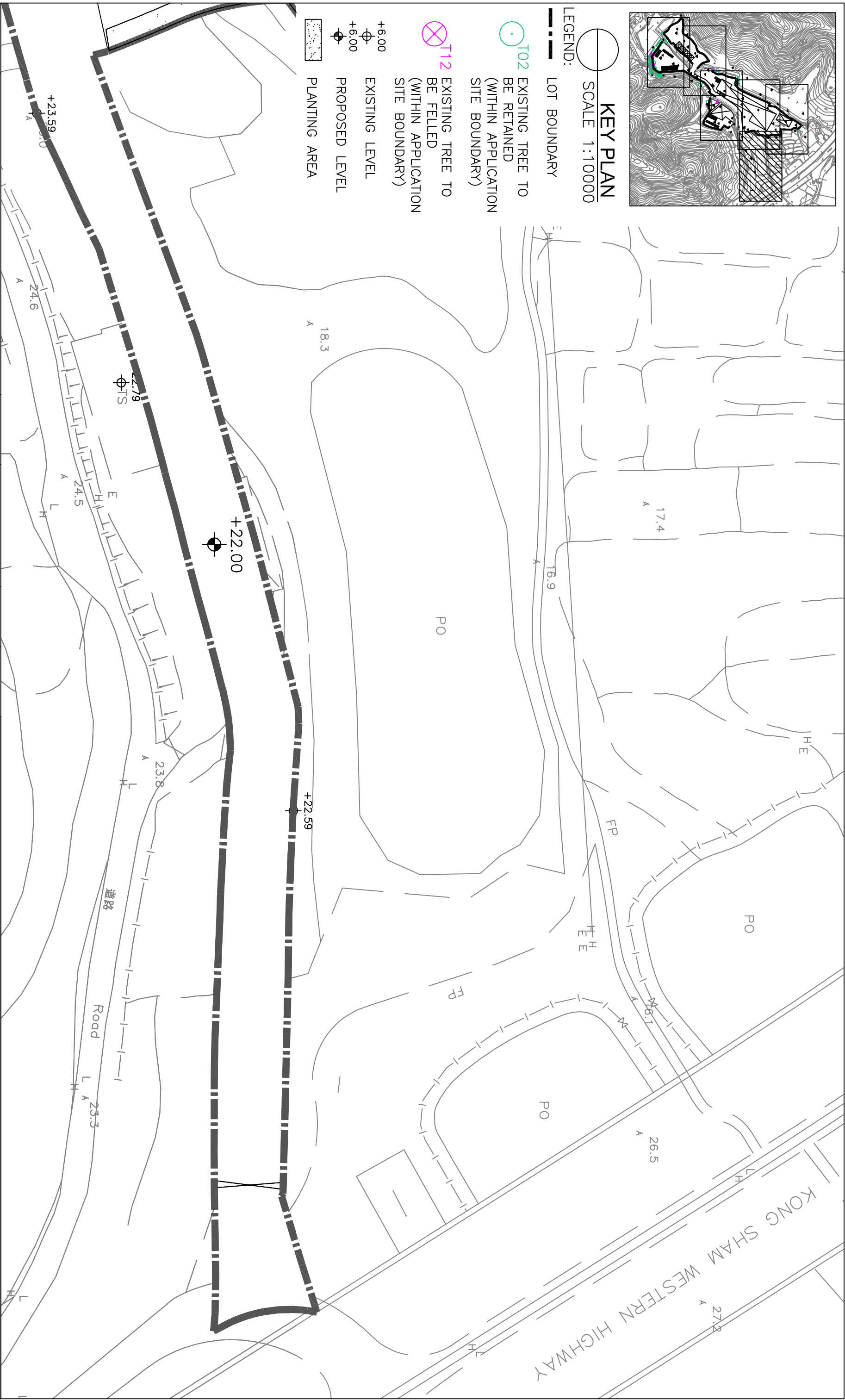
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PLANTING AREA



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PROJECT 工程項目
PROPOSED TEMPORARY REPAIR WORKSHOP AND WAREHOUSE FOR
STORAGE OF 3 CARGOES AND ASSOCIATED FILING OFFICE AND
ZONE AND AREA SHOWN AS ROAD AT VARIOUS LOTS IN R.O. 125
NEW TERRITORIES

DRAWING TITLE 圖紙名稱
TREE SURVEY PLAN
(SHEET 3 OF 6)

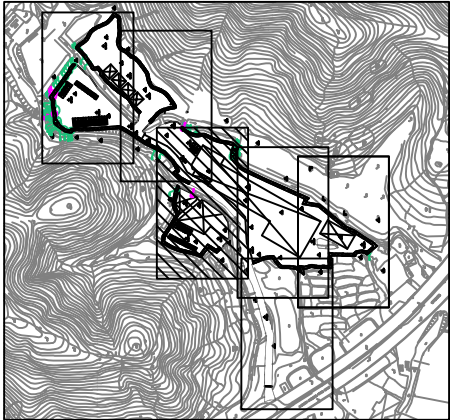
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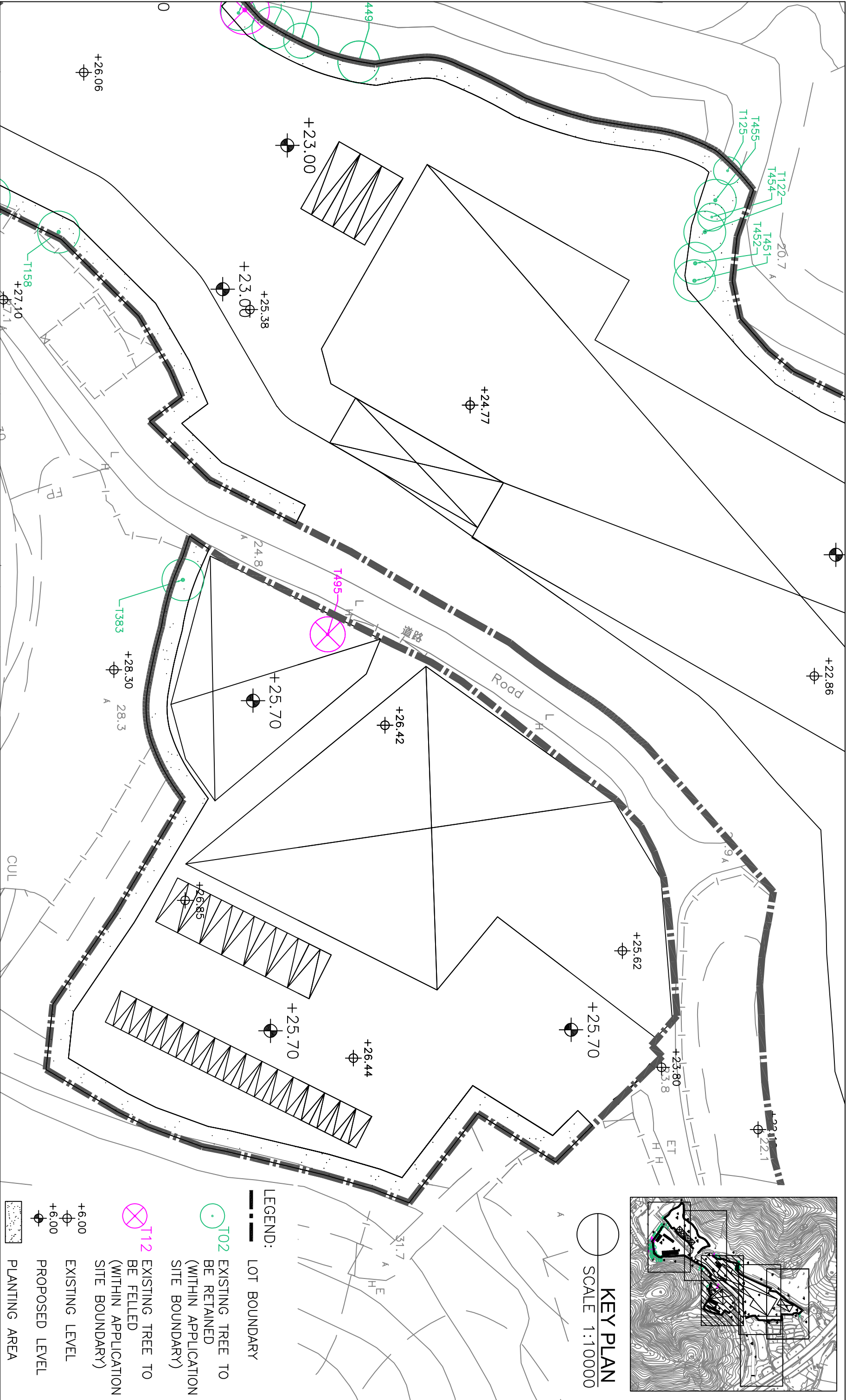
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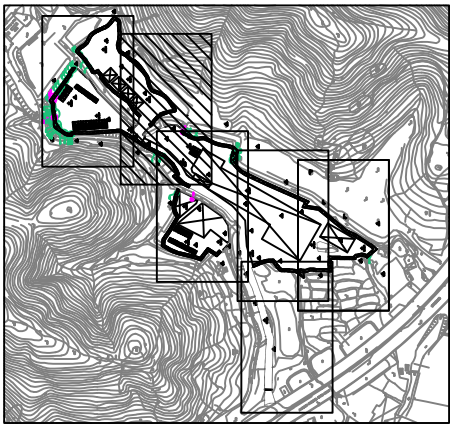
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PROJECT 工程項目
PROPOSED TEMPORARY REPAIR WORKSHOP AND WAREHOUSE FOR
STORAGE OF 3 CARS AND ASSOCIATED FILLING OF LAND, ROAD AND
ZONE AND AREA SHOWN AS ROAD AT VARIOUS LOTS IN R.O. 125
NEW TERRITORIES
DRAWING TITLE 圖紙名稱
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(SHEET 4 OF 6)
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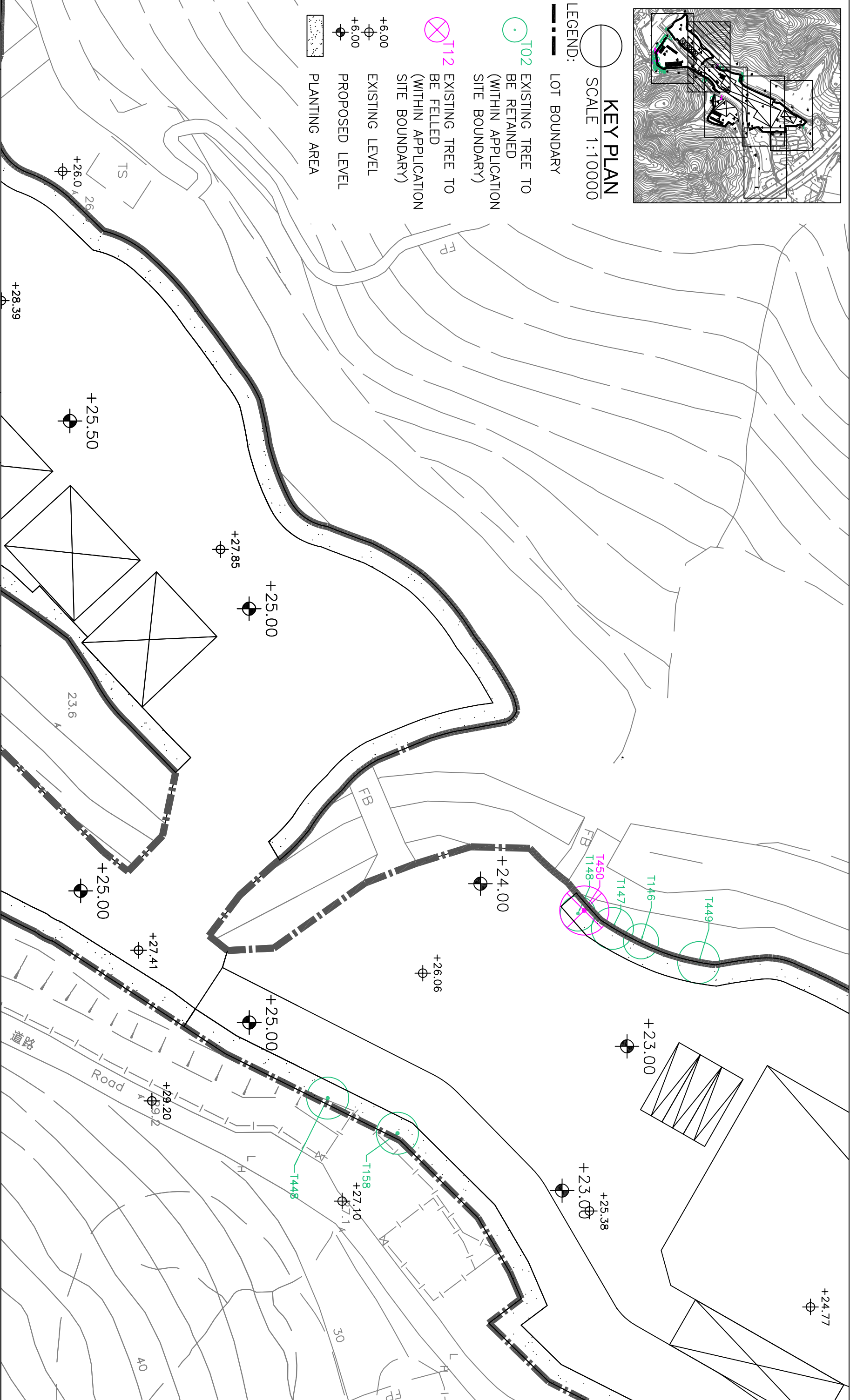
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T12 EXISTING TREE TO BE FELLED
(WITHIN APPLICATION SITE BOUNDARY)

+6.00 EXISTING LEVEL
+6.00 PROPOSED LEVEL

PLANTING AREA

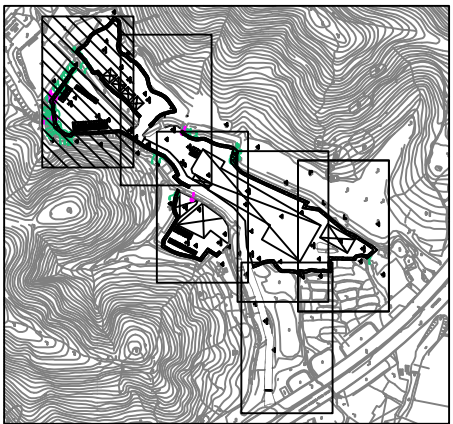


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PROJECT 工程項目
PROPOSED TEMPORARY REPAIR WORKSHOP AND WAREHOUSE FOR
STORAGE OF 3 CARS AND ASSOCIATED FILING SHEDS, FUEL AND
ZONE AND AREA SHOWN AS ROAD AT VARIOUS LOTS IN R.O.D. 125
NEW TERRITORIES
DRAWING TITLE 圖紙名稱
TREE SURVEY PLAN
(SHEET 5 OF 6)

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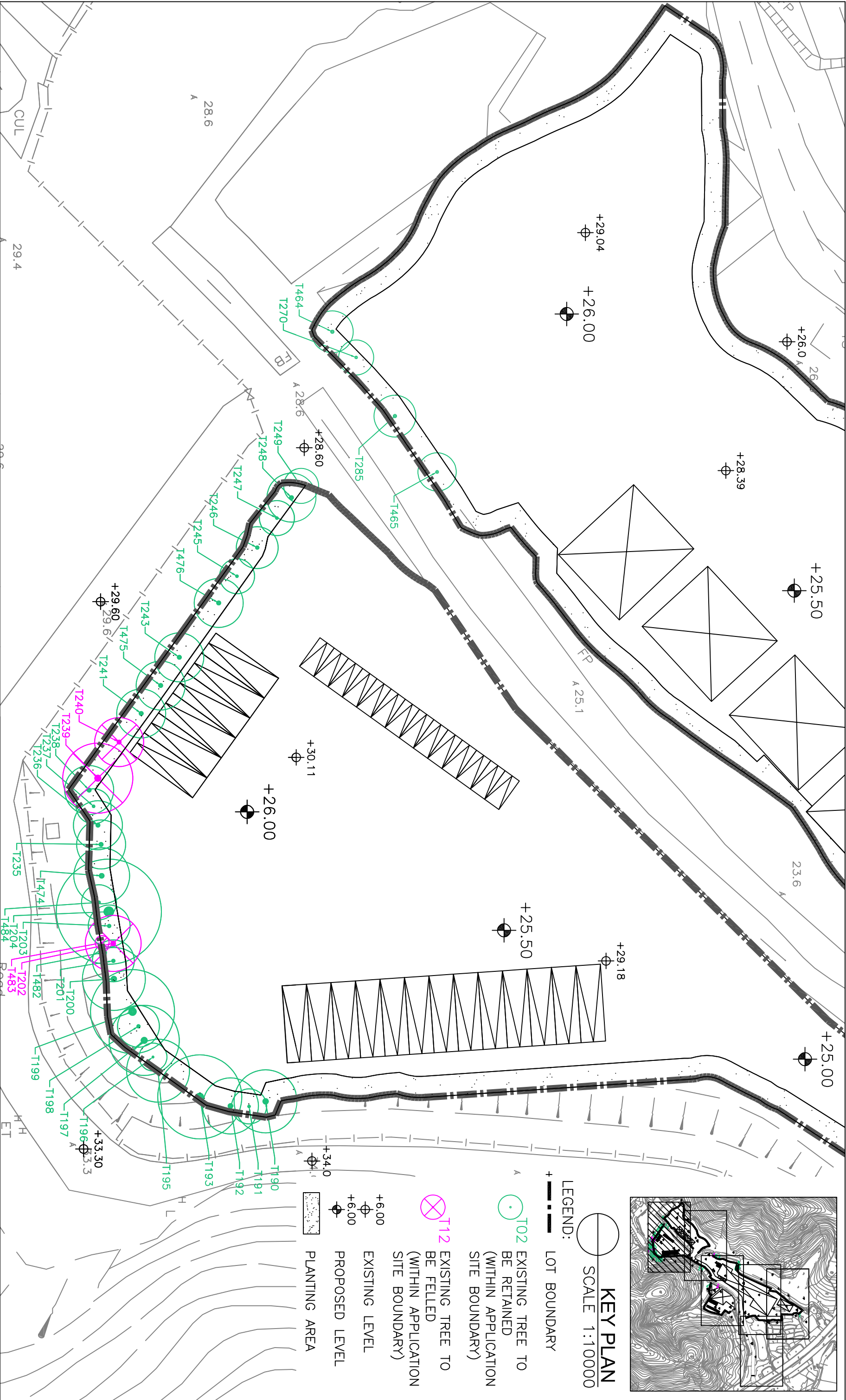
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(WITHIN APPLICATION SITE BOUNDARY)

EXISTING LEVEL
PROPOSED LEVEL

PLANTING AREA



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PROJECT 工程項目
PROPOSED TEMPORARY REPAIR WORKSHOP AND WAREHOUSE FOR
STORAGE OF 3 CARS AND ASSOCIATED FILING OFFICE, ROAD AND
ZONE AND AREA SHOWN AS ROAD AT VARIOUS LOTS IN R.O. 125
NEW TERRITORIES
DRAWING TITLE 圖紙名稱
TREE SURVEY PLAN
(SHEET 6 OF 6)

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Land D@S

Tree Treatment Schedule at

Proposed Temporary Rebar Workshop and Warehouse for Stoage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land and Pond and Excavation of Land in "GB" and Area shown as Road, at various Lots in D.D.125 and adjoining Government Land, Ha Tsuen, Yuen Long

Prepared by Ted Lam (R.L.A. No. R-073) on 21/08/2026

To be read in conjunction with Tree Survey Plan, dwg. no. C2634-TS01 to C2634-TS06

Tree	Species					Proposed Treatment	Remark ¹
No.	Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplant/Fell)	
T01	<i>Ficus microcarpa</i>	細葉榕	6.0	390	6.0	Retain	restricted root by U-channel, multiple attachments, truncated branch, imbalanced crown
T122	<i>Alstonia scholaris</i>	糖膠樹	10.0	365	6.0	Retain	restricted root by U-channel, multiple stems, included bark, multiple attachments, broken branch, crossed branch with trunk
T125	<i>Alstonia scholaris</i>	糖膠樹	8.0	280	4.0	Retain	restricted root by U-channel, multiple stems, included bark, crossed trunks, dead branch
T146	<i>Roystonea regia</i>	王棕	9.0	323	5.0	Retain	restricted root by U-channel
T147	<i>Roystonea regia</i>	王棕	8.0	382	6.0	Retain	restricted root by U-channel
T148	<i>Roystonea regia</i>	王棕	10.0	310	5.0	Retain	restricted root by U-channel
T158	<i>Roystonea regia</i>	王棕	9.0	324	6.0	Retain	restricted root by U-channel
T190	<i>Ficus benjamina</i>	垂葉榕	15.0	580	9.0	Retain	restricted root by U-channel, leaning form, multiple stems, included bark, broken trunk
T191	<i>Roystonea regia</i>	王棕	7.0	365	5.0	Retain	restricted root by U-channel
T192	<i>Ficus benjamina</i>	垂葉榕	14.0	418	8.0	Retain	co-dominant trunks, included bark, decay in trunk, imbalanced crown
T193	<i>Ficus benjamina</i>	垂葉榕	15.0	500	12.0	Retain	co-dominant trunks, included bark, broken branch, crossed branch with T473
T195	<i>Ficus benjamina</i>	垂葉榕	14.0	345	9.0	Retain	restricted root by U-channel, multiple attachments
T196	<i>Roystonea regia</i>	王棕	12.0	446	4.0	Retain	restricted root by U-channel
T197	<i>Ficus benjamina</i>	垂葉榕	13.0	355	10.0	Retain	restricted root by U-channel, multiple stems, included bark, heartwood damaged in trunk, imbalanced crown
T198	<i>Roystonea regia</i>	王棕	11.0	350	6.0	Retain	restricted root by U-channel
T199	<i>Ficus benjamina</i>	垂葉榕	15.0	455	12.0	Retain	restricted root by U-channel, multiple stems, included bark, decay in trunk, imbalanced crown
T200	<i>Ficus benjamina</i>	垂葉榕	15.0	470	9.0	Retain	restricted root by U-channel, multiple stems, included bark, broken branch, imbalanced crown
T201	<i>Roystonea regia</i>	王棕	10.0	346	6.0	Retain	restricted root by U-channel
T202	<i>Ficus benjamina</i>	垂葉榕	6.0	500	8.0	Fell	restricted root by U-channel, multiple stems, included bark, decay trunk
T203	<i>Roystonea regia</i>	王棕	9.0	347	6.0	Retain	restricted root by U-channel

Tree	Species					Proposed Treatment	Remark ¹
No.	Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplant/Fell)	
T204	<i>Ficus benjamina</i>	垂葉榕	13.0	520	15.0	Retain	restricted root by U-channel, multiple stems, included bark. heartwood damaged in trunk
T235	<i>Ficus benjamina</i>	垂葉榕	9.0	208	7.0	Retain	restricted root by U-channel, decay branch, imbalanced crown
T236	<i>Roystonea regia</i>	王棕	12.0	340	7.0	Retain	restricted root by U-channel
T237	<i>Ficus benjamina</i>	垂葉榕	8.0	319	5.0	Retain	restricted root by U-channel, leaning form, broken trunk
T238	<i>Roystonea regia</i>	王棕	10.0	342	7.0	Retain	restricted root by U-channel
T239	<i>Ficus benjamina</i>	垂葉榕	10.0	455	10.0	Fell	restricted root by U-channel, multiple stems, included bark, dead trunk, decay branch
T240	<i>Ficus benjamina</i>	垂葉榕	8.0	520	7.0	Fell	restricted root by U-channel, multiple stems, included bark, decay trunk, imbalanced crown
T241	<i>Ficus benjamina</i>	垂葉榕	7.0	430	7.0	Retain	restricted root by U-channel, multiple stems, included bark, imbalanced crown
T243	<i>Ficus benjamina</i>	垂葉榕	7.0	375	7.0	Retain	restricted root by U-channel, multiple stems, included bark, imbalanced crown
T245	<i>Ficus benjamina</i>	垂葉榕	5.0	260	5.0	Retain	restricted root by U-channel, multiple stems, included bark, dead branch, imbalanced crown
T246	<i>Ficus benjamina</i>	垂葉榕	6.5	190	6.0	Retain	restricted root by U-channel, leaning form, co-dominant trunks, included bark, imbalanced crown
T247	<i>Ficus benjamina</i>	垂葉榕	6.0	310	5.0	Retain	restricted root by U-channel, multiple stems, included bark, decay trunk, heartwood damaged in trunk
T248	<i>Ficus benjamina</i>	垂葉榕	7.0	290	7.0	Retain	restricted root by U-channel, multiple attachments, heartwood damaged in trunk, imbalanced crown
T249	<i>Roystonea regia</i>	王棕	8.0	308	5.0	Retain	restricted root by U-channel
T270	<i>Roystonea regia</i>	王棕	8.0	363	5.0	Retain	restricted root by U-channel
T285	<i>Roystonea regia</i>	王棕	6.0	375	6.0	Retain	restricted root by U-channel
T383	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	150	6.0	Retain	restricted root by fence, leaning form
T448	<i>Roystonea regia</i>	王棕	9.0	384	6.0	Retain	-
T449	<i>Roystonea regia</i>	王棕	9.0	350	6.0	Retain	restricted root by catch pit
T450	<i>Leucaena leucocephala</i>	銀合歡	6.0	157	7.0	Fell	invasive species, restricted root by U-channel, topped trunk
T451	<i>Roystonea regia</i>	王棕	9.0	308	6.0	Retain	-
T452	<i>Alstonia scholaris</i>	糖膠樹	8.0	349	6.0	Retain	co-dominant trunks, included bark, decay in trunk, imbalanced crown
T454	<i>Roystonea regia</i>	王棕	10.0	340	4.0	Retain	-

Tree	Species					Proposed Treatment	Remark ¹
No.	Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplant/Fell)	
T455	<i>Alstonia scholaris</i>	糖膠樹	11.0	340	6.0	Retain	co-dominant trunks, included bark, cavity in trunk basal, crossed trunks
T464	<i>Roystonea regia</i>	王棕	7.0	422	6.0	Retain	restricted root by catch pit
T465	<i>Roystonea regia</i>	王棕	8.0	427	5.5	Retain	restricted root by U-channel
T474	<i>Ficus benjamina</i>	垂葉榕	12.0	403	8.0	Retain	restricted root by U-channel, co-dominant trunks, included bark, decay in trunk, imbalanced crown
T475	<i>Ficus benjamina</i>	垂葉榕	8.0	391	7.0	Retain	restricted root by U-channel, multiple stems, included bark, decay trunk, imbalanced crown
T476	<i>Ficus benjamina</i>	垂葉榕	7.0	354	7.0	Retain	restricted root by U-channel, multiple stems, included bark, broken trunk
T482	<i>Dalbergia odorifera</i>	降香黃檀	5.0	136	1.0	Retain	protected under Cap. 586, restricted root by concrete slope, leaning form, topped trunk
T483	<i>Dead Tree</i>	死樹	3.5	159	2.0	Fell	restricted root by concrete slope, co-dominant trunks, included bark, decay trunk
T484	<i>Dalbergia odorifera</i>	降香黃檀	8.0	95	5.0	Retain	protected under Cap. 586, restricted root by concrete slope, imbalanced crown
T495	<i>Macaranga tanarius var. tomentosa</i>	血桐	5.0	185	5.0	Fell	restricted root by U-channel, leaning form, heartwood damaged in trunk

Summary Table

Tree to be Retained	47
Tree to be Transplanted	0
Tree to be Felled	6 (including 1 no. of <i>Leucaena leucocephala</i>)
Total Number of Existing Trees	53

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. measuprooted at 1.3m above ground level)



T01 (R)



T01 (R)



T01 - Truncated Branch (R)



T122 (R)



T122 (R)



T122 - Broken Branch (R)



T125 (R)



T125 (R)



T125 - Crossed Trunks (R)



T146 (R)



T146 (R)



T147 (R)



T147 (R)



T148 (R)



T148 (R)



T158 (R)



T158 (R)



T190 (R)



T190 (R)



T190 - Broken Trunk (R)



T191 (R)



T191 (R)



T192 (R)



T192 (R)



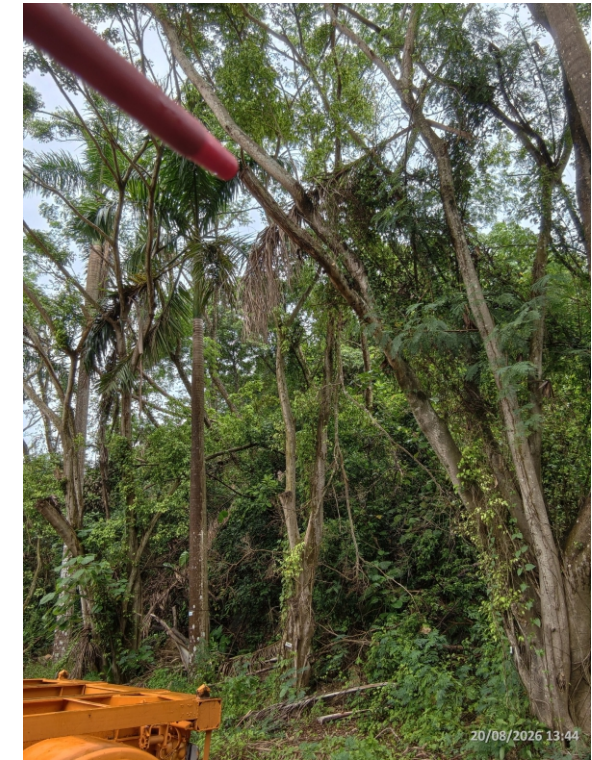
T192 - Decay in Trunk (R)



T193 (R)



T193 (R)



T193 - Broken Branch (R)



T195 (R)



T195 (R)



T195 - Decay in Trunk (R)



T196 (R)



T196 (R)



T197 (R)



T197 (R)



T197 - Heartwood Damaged in Trunk (R)



T198 (R)



T198 (R)



T199 (R)



T199 (R)



T199 - Decay in Trunk (R)



T200 (R)



T200 (R)



T200 - Broken Branch (R)



T201 (R)



T201 (R)



T202 (F)



T202 (F)



T202 - Decay Trunks (F)



T203 (R)



T203 (R)



T204 (R)



T204 (R)



T204 - Heartwood Damaged in Trunks (R)



T235 (R)



T235 (R)



T236 (R)



T236 (R)



T237 (R)



T237 (R)



T237 - Broken Trunks (R)



T238 (R)



T238 (R)



T239 (F)

PROPOSED TEMPORARY REBAR WORKSHOP AND WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND AND EXCAVATION OF LAND IN "GB" AND ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN DD125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

Photographic Record of Existing Trees

(R) - Retain , (F) - Fell , (T) - Transplant

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T239 (F)



T239 - Dead Trunk (F)



T240 (F)



T240 (F)



T240 - Decay Trunk (F)



T241 (R)



T241 (R)



T243 (R)



T243 (R)



T245 (R)



T245 (R)



T245 - Dead Branch (R)



T246 (R)



T246 (R)



T247 (R)



T247 (R)



T247 - Heartwood Damaged in Trunk (R)



T248 (R)



T248 (R)



T248 - Heartwood Damaged in Trunk (R)



T249 (R)



T249 (R)



T270 (R)



T270 (R)



T285 (R)



T285 (R)



T383 (R)



T383 (R)



T448 (R)



T448 (R)



T449 (R)



T449 (R)



T450 (F)



T450 (F)



T451 (R)



T451 (R)



T452 (R)



T452 (R)



T452 - Decay in Trunk (R)



T454 (R)



T454 (R)



T455 (R)



T455 (R)



T455 - Cavity in Trunk Basal (R)



T464 (R)



T464 (R)



T465 (R)



T465 (R)



T474 (R)



T474 (R)



T474 - Decay in Trunk (R)



T475 (R)



T475 (R)



T475 - Decay Trunk (R)



T476 (R)



T476 (R)



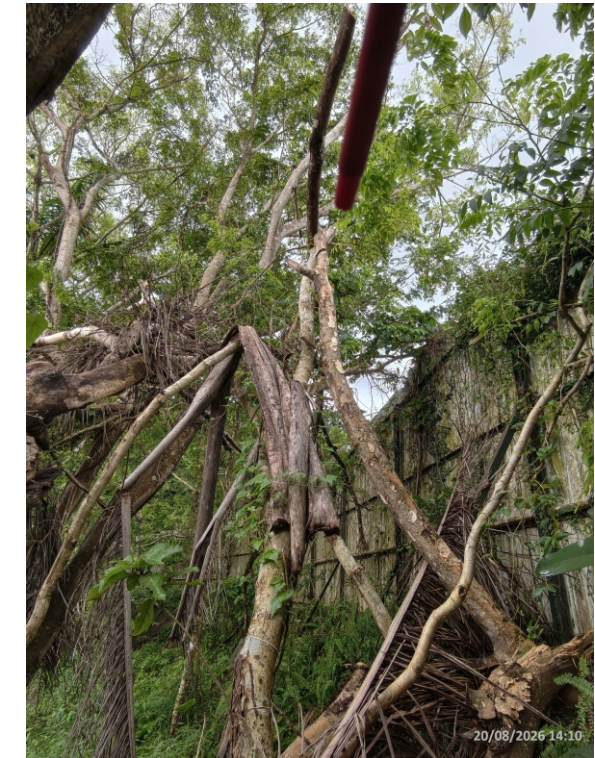
T476 - Broken Trunk (R)



T482 (R)



T482 (R)



T482 - Topped Trunk (R)



T483 (F)



T483 (F)



T483 - Decay Trunk (F)



T484 (R)

PROPOSED TEMPORARY REBAR WORKSHOP AND WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND AND EXCAVATION OF LAND IN "GB" AND ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN DD125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

Photographic Record of Existing Trees

(R) - Retain , (F) - Fell , (T) - Transplant

LanDes



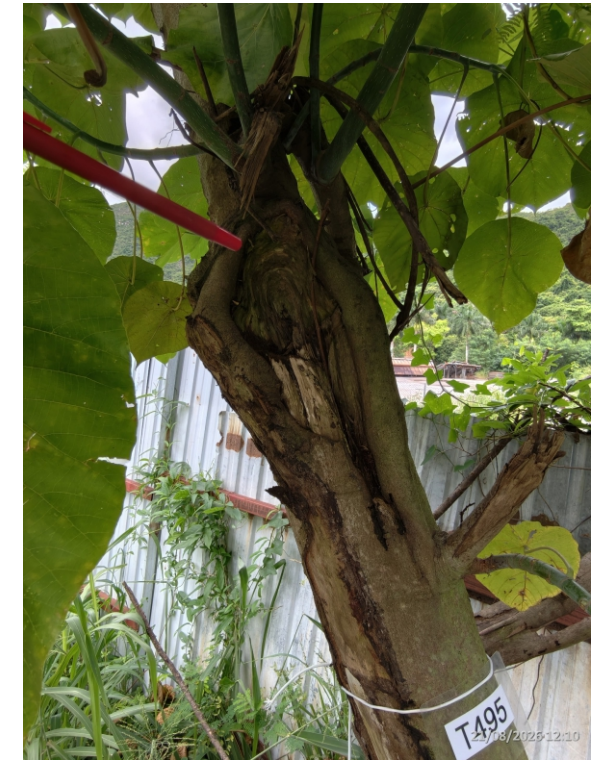
T484 (R)



T495 (F)



T495 (F)



T495 - Heartwood Damaged in Trunk (F)

PROPOSED TEMPORARY REBAR WORKSHOP AND WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND POND AND EXCAVATION OF LAND IN “GB” AND ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN DD125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

Photographic Record of Existing Trees

(R) - Retain , (F) - Fell , (T) - Transplant

LanDes

Proposed Temporary Open Storage of New Vehicles (Private Cars,
Construction Materials, Machineries and Equipment and
Storage of Tools and Part with Ancillary Site Office
for a Period of 3 Years and Filling of Land at Various Lots
in D.D.128 and Adjoining Government Land, Ha Tsuen,
Yuen Long, New Territories

Tree Preservation and Landscaping Proposal

Appendix B

Landscape Master Plan

And

Landscape Sections

TENANT A

**B7 Warehouse for Storage of Construction Materials /
Machineries
(1-storey, About 8m high)**

B8 Warehouse for Storage of Construction Materials / Machineries
(1-storey, About 8m high)

**B9 Warehouse for Storage of Construction Materials /
Machineries
(1-storey, About 8m high)**

TENANT D

B1 Warehouse for Storage of Construction Materials (1-storey, About 8m high)

B2 Rebar Workshop
(1-storey, About 11m high)

B3 Supporting Facilities to Rebar Workshop
(1-storey, About 8m high)

B4 Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)

B5 Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)

LMP02

- **Planting Buffer Area (min. 3m wide) at majority portion of the Site boundary for Retention of Existing Trees and Provision of New Trees to create a Soft-planted Edges along Site Boundary and to blend in with the adjacent Natural Context.**

LMP03

LMP04

Preservation of Existing Trees by edge planting verges and individual planters to retain the Important Landscape Resources within Site

LEGEND:

SITE BOUNDARY

EXISTING TREES TO BE
RETAINED
(WITHIN APPLICATION
SITE BOUNDARY)



PROPOSED STANDARD TREE

 PROPOSED GRASS

PROPOSED STRUCTURE

 PARKING FACILITIES

 AREA OF TENANT A

 AREA OF TENANT D

VEHICULAR ROAD

 SITE ENTRANCE

+3.80 PROPOSED LEVEL

CAD FILENAME : C2634-LMP01

TENANT A

B7 Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)

B8 Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)

Rebar Workshop

(1-storey, About 11m high)

**B3 Supporting Facilities to Rebar Workshop
(1-storey, About 8m high)**

B4 Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)

B5 Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)



 **KEY PLAN**
SCALE 1:10000

■■■■■

SITE BOUNDARY

EXISTING TREES TO BE
RETAINED
(WITHIN APPLICATION
SITE BOUNDARY)

PROPOSED STANDARD
TREE

PROPOSED GRASS

PROPOSED STRUCTURE

PARKING FACILITIES

AREA OF TENANT A

AREA OF TENANT D

VEHICULAR ROAD

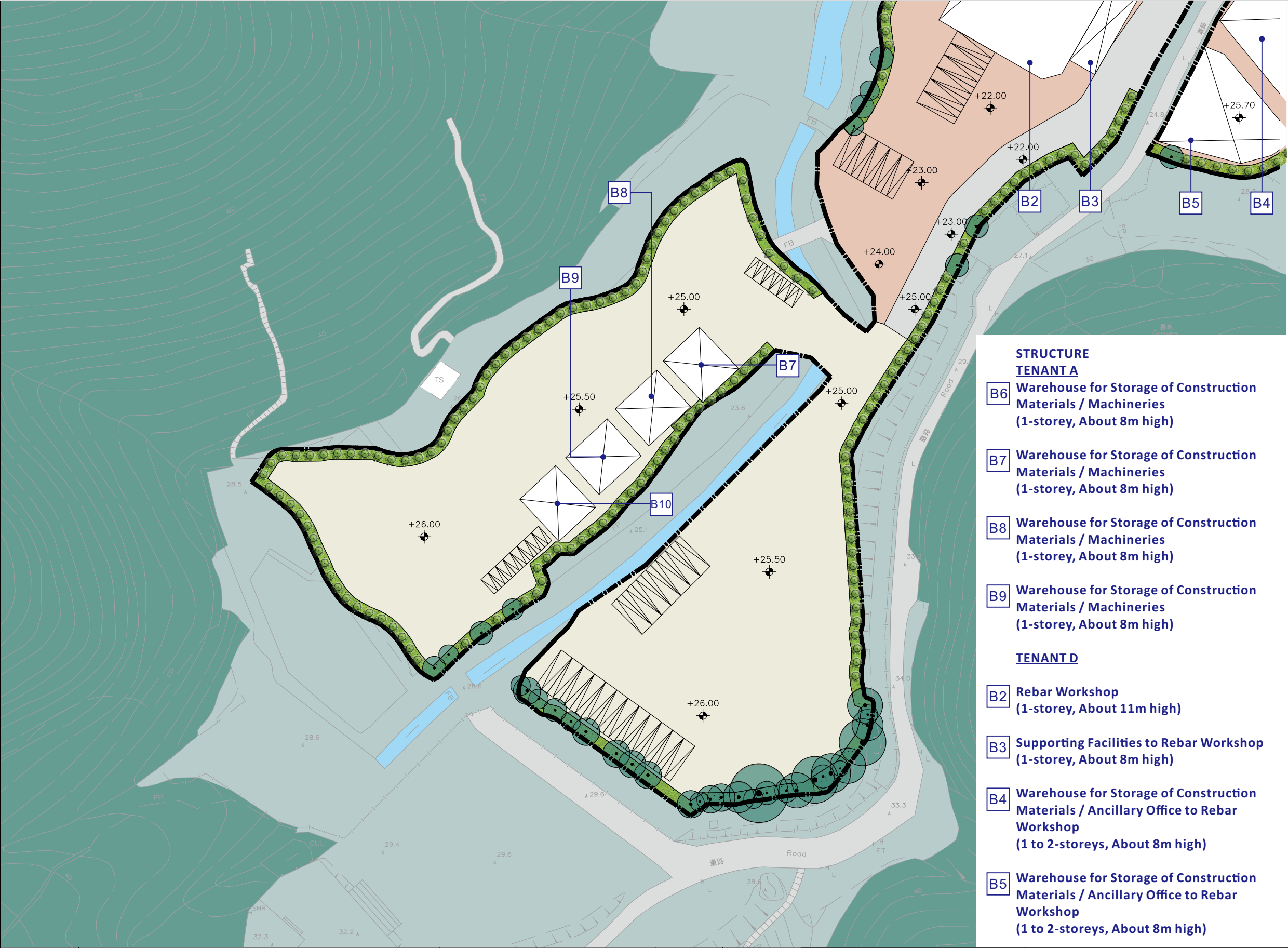
SITE ENTRANCE

PROPOSED LEVEL

+3.8



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例			COPYRIGHT RESERVED 保留版權	
						PROJECT 工程項目 PROPOSED TEMPORARY REBAR WORKSHOP AND WARESHOP FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "GBA" AND ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN (SHEET 2 OF 3)	SCALE 比例 1:1000 DATE 日期 AUG 2026 REVISION 校訂 — DRAWING NUMBER 圖號 LMP03	DESIGNED 設計 TEL DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL	LanDes CAD FILENAME : C2634-LMP03	

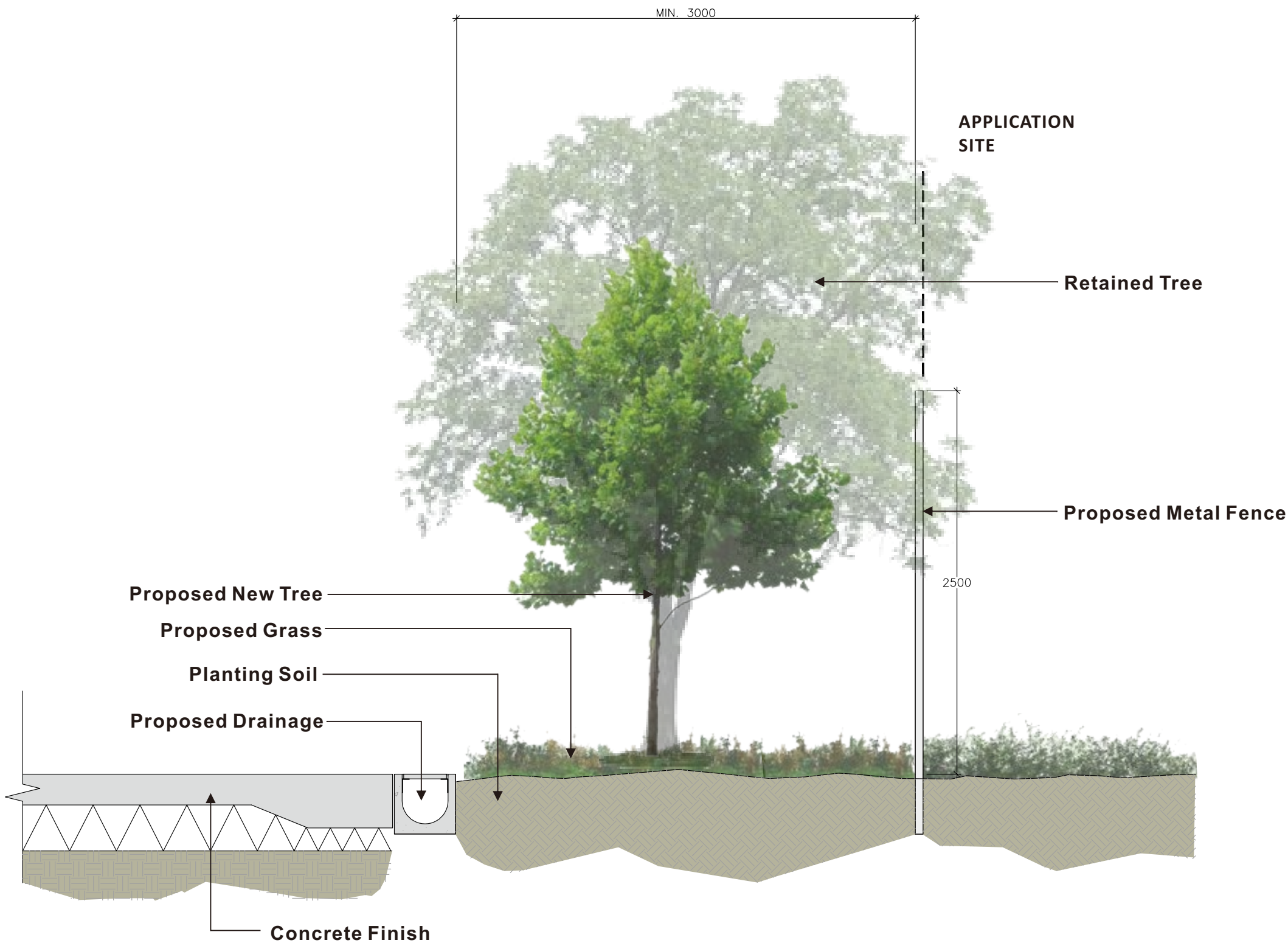


KEY PLAN
SCALE 1:10000

- STRUCTURE**
TENANT A
- B6** Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)
- B7** Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)
- B8** Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)
- B9** Warehouse for Storage of Construction Materials / Machineries (1-storey, About 8m high)
- TENANT D**
- B2** Rebar Workshop (1-storey, About 11m high)
- B3** Supporting Facilities to Rebar Workshop (1-storey, About 8m high)
- B4** Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)
- B5** Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)

- LEGEND:
- SITE BOUNDARY
 - EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
 - PROPOSED STANDARD TREE
 - PROPOSED GRASS
 - PROPOSED STRUCTURE
 - PARKING FACILITIES
 - AREA OF TENANT A
 - AREA OF TENANT D
 - VEHICULAR ROAD
 - SITE ENTRANCE
 - PROPOSED LEVEL

REVISION	校訂	DESCRIPTION	內容摘要	DRAWN	繪圖	DATE	日期	CHECKED	審核	APPROVED	審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
												PROJECT 工程項目 PROPOSED TEMPORARY REBAR WORKSHOP AND WARESHOP FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "GB" ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES	1:1000	TEL	LanDes
												DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN (SHEET 3 OF 3)	AUG 2026	CAD	
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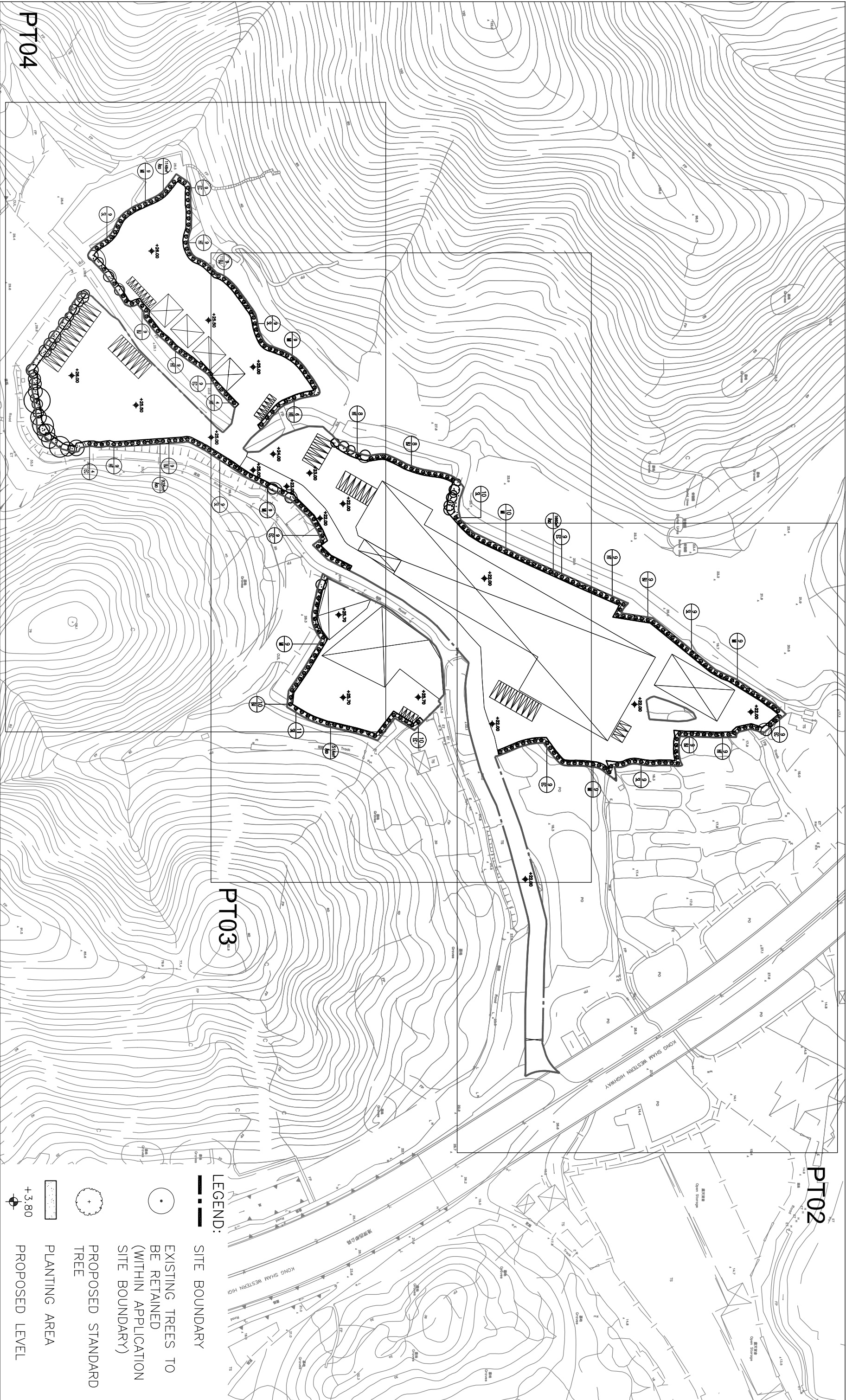
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Proposed Temporary Open Storage of New Vehicles (Private Cars,
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Storage of Tools and Part with Ancillary Site Office
for a Period of 3 Years and Filling of Land at Various Lots
in D.D.128 and Adjoining Government Land, Ha Tsuen,
Yuen Long, New Territories

Tree Preservation and Landscaping Proposal

Appendix C

Planting Plans



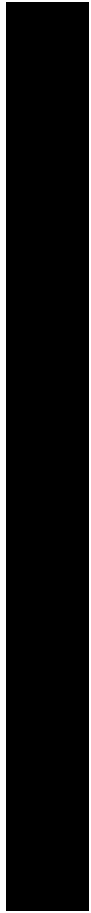
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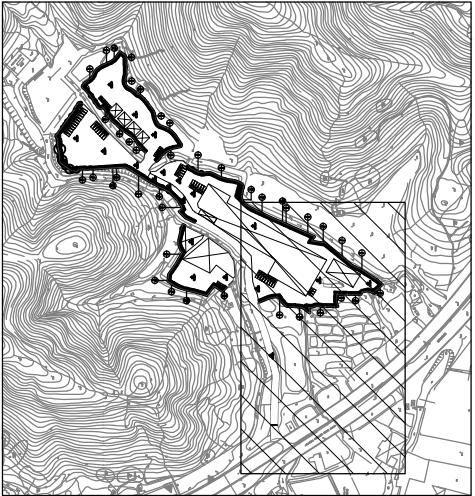
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NEW TERRITORIES
DRAWING TITLE 圖紙名稱
REVISION 校訂
DATE 日期
AUG 2026

PLANNING PLAN
(OVERALL VIEW)
DRAWING NUMBER 圖號
PT01

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TEL
DRAWN 繪圖
CAD
CHECKED 審核
TEL
APPROVED 審批
TEL

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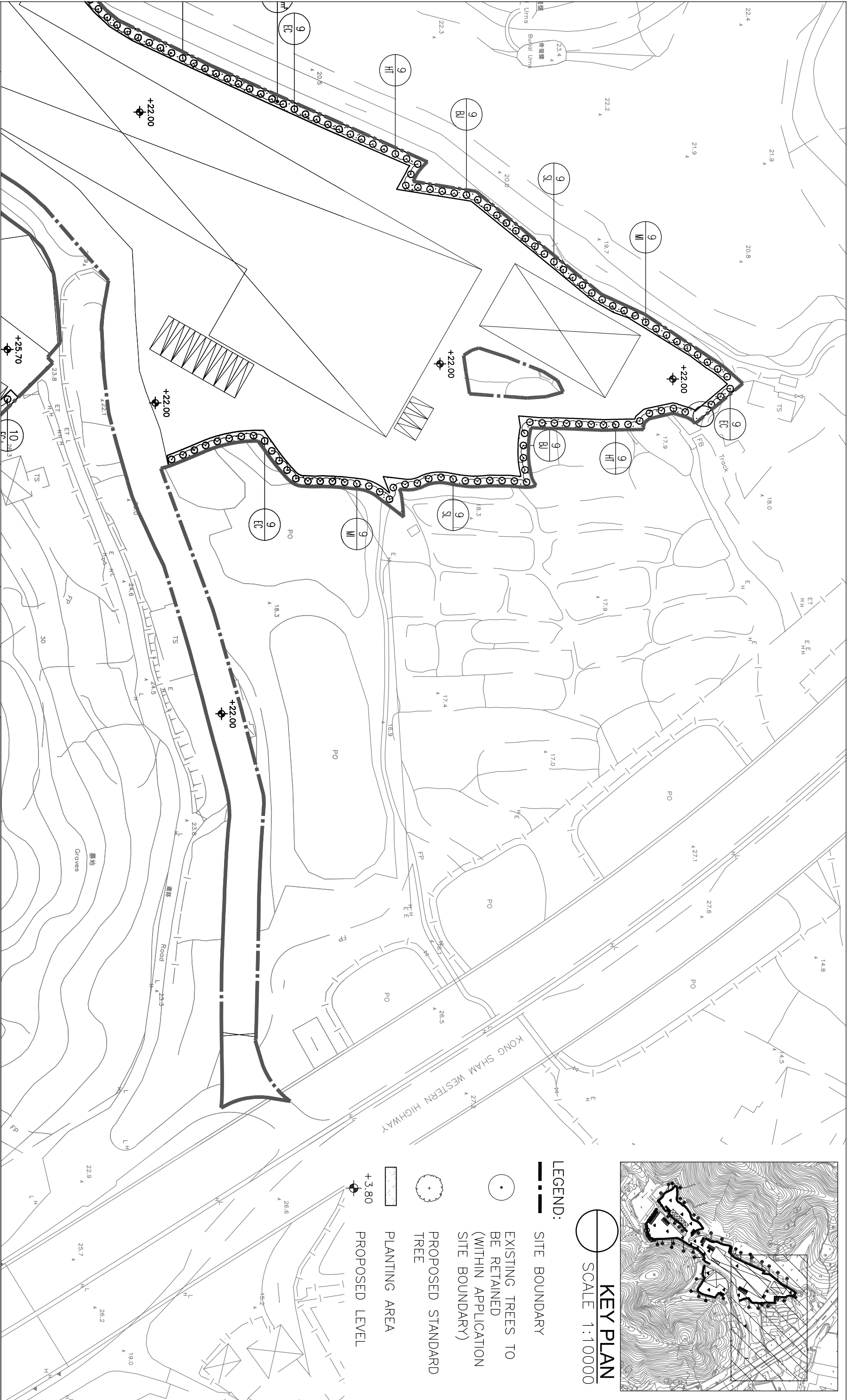




KEY PLAN
SCALE 1:10000

LEGEND:

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED STANDARD TREE
- PLANTING AREA
- PROPOSED LEVEL

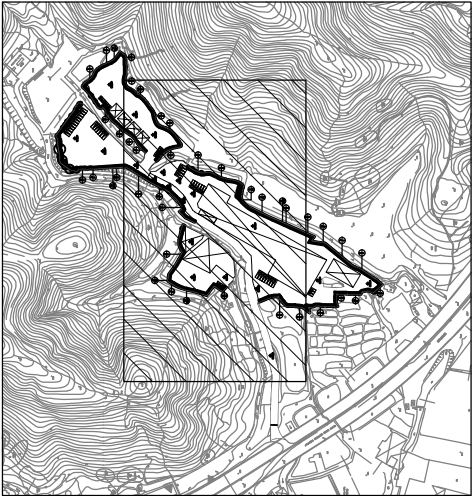


REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
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PROJECT 工程項目
PROPOSED TEMPORARY REPAIR WORKSHOP AND WAREHOUSE FOR
PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AND
ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN D.D. 125
NEW TERRITORIES
DRAWING TITLE 圖紙名稱
PLANNING PLAN
(SHEET 1 OF 3)
REVISION 校訂
DATE 日期
AUG 2026
DRAWING NUMBER 圖號
PT02

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Lan Des



KEY PLAN
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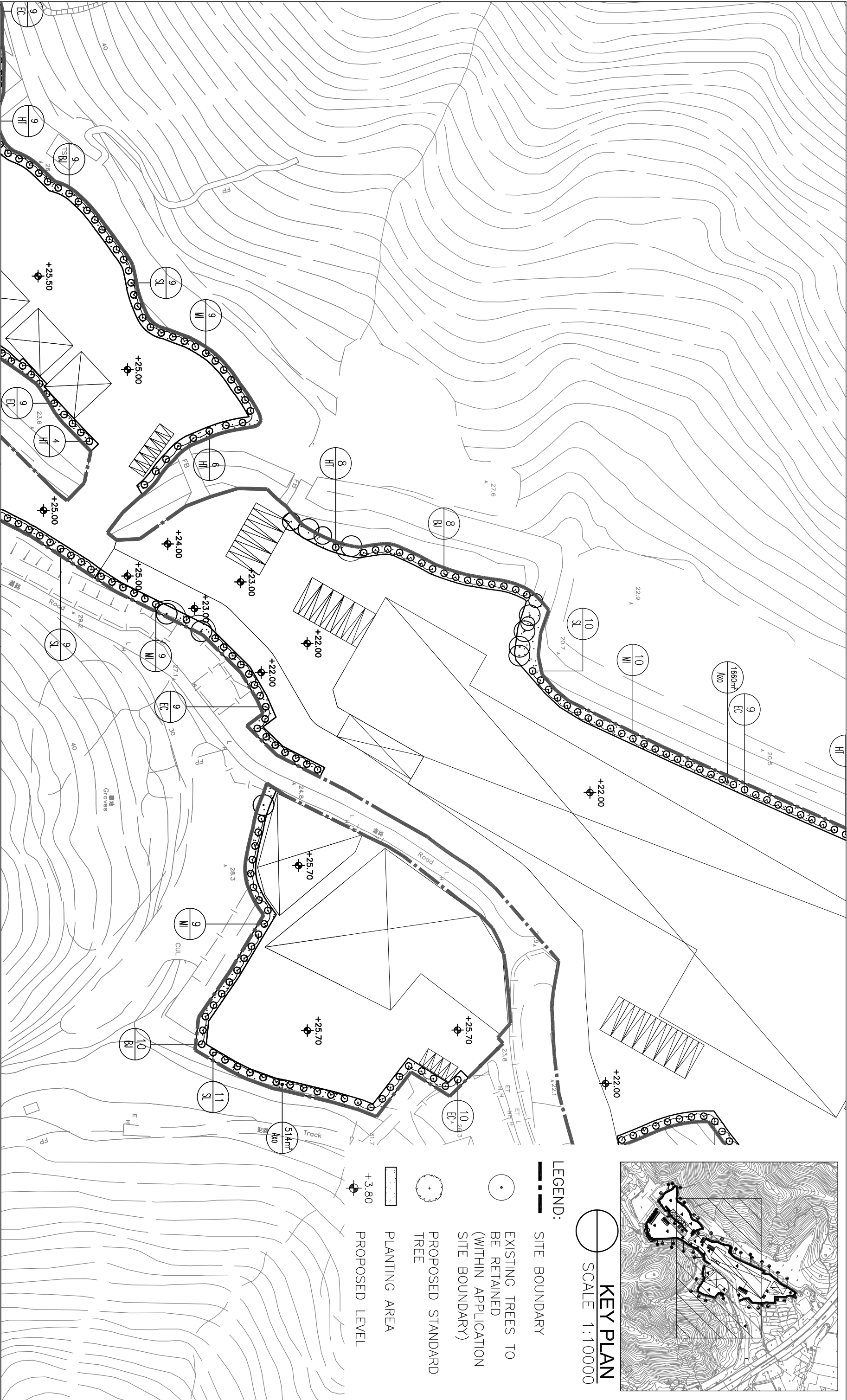
--- SITE BOUNDARY

○ EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)

⊕ PROPOSED STANDARD TREE

▨ PLANTING AREA

⬮ PROPOSED LEVEL



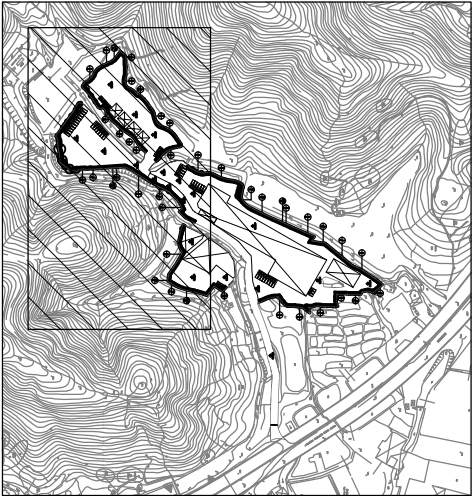
REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計
							1:1000	TEL

PROJECT 工程項目
PROPOSED TEMPORARY REPAIR WORKSHOP AND WAREHOUSE FOR
PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILL AND
ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN R.O. 125
NEW TERRITORIES
DRAWING TITLE 圖紙名稱
PLANTING PLAN
(SHEET 2 OF 3)

DATE 日期
AUG 2026
REVISION 校訂
DRAWING NUMBER 圖號
PT03

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Lan Des



KEY PLAN
SCALE 1:10000

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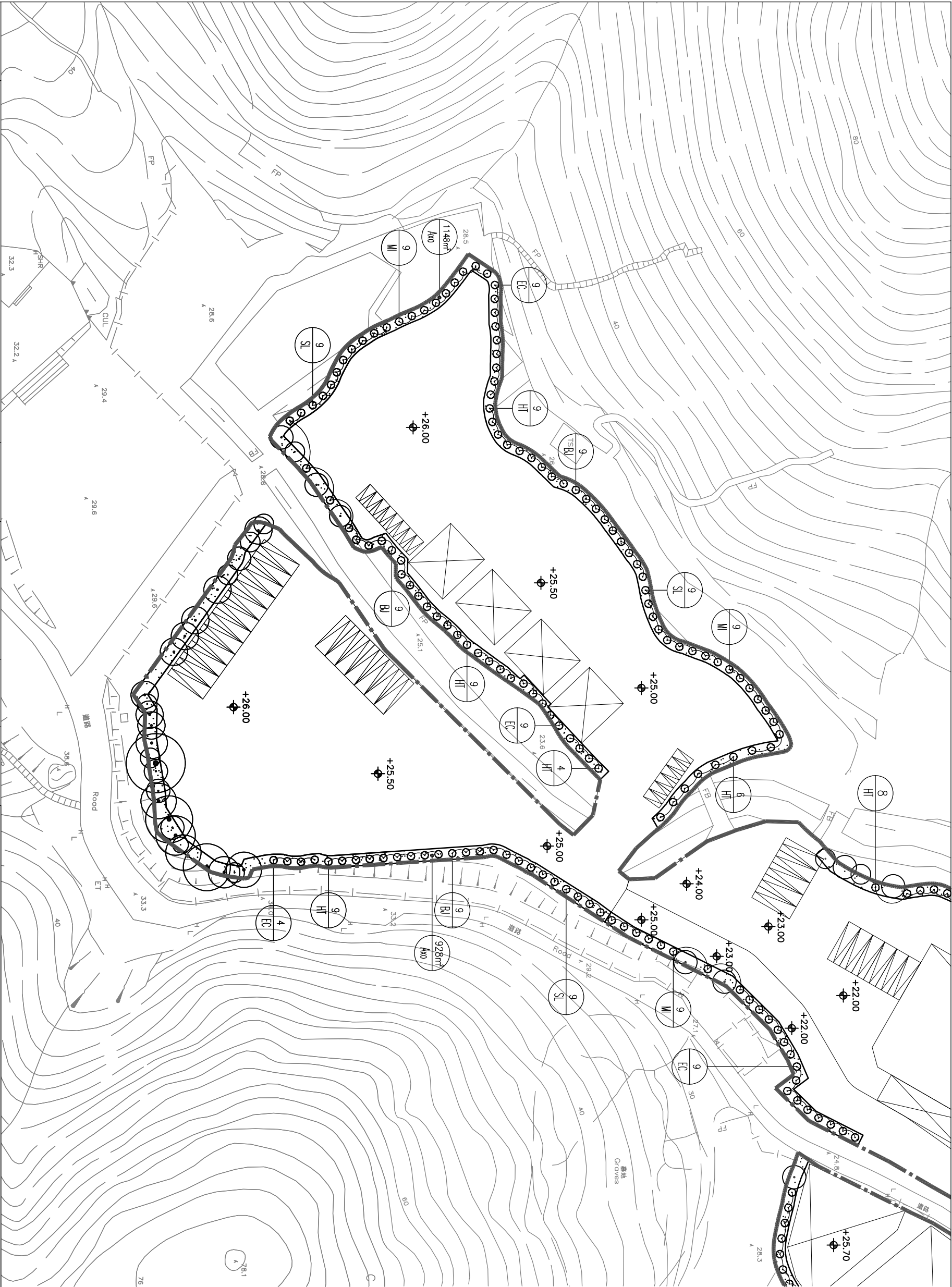
--- SITE BOUNDARY

○ EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)

⊕ PROPOSED STANDARD TREE

▨ PLANTING AREA

⬮ PROPOSED LEVEL



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例 1:1000	DESIGNED 設計 TEL	COPYRIGHT RESERVED 保留版權
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PROJECT 工程項目
PROPOSED TEMPORARY REPAIR WORKSHOP AND WAREHOUSE FOR
PERIOD OF 3 YEARS AND ASSOCIATED FILLING, GRADING AND
ZONE AND AREA SHOWN AS ROAD AT VARIOUS LOTS IN D.D. 125
NEW TERRITORIES
DRAWING TITLE 圖紙名稱
PLANTING PLAN
(SHEET 3 OF 3)
REVISION 校訂
DATE 日期
AUG 2026
DRAWING NUMBER 圖號
PT04
CHECKED 審核
APPROVED 審批

Lan Des

Proposed Temporary Open Storage of New Vehicles (Private Cars,
Construction Materials, Machineries and Equipment and
Storage of Tools and Part with Ancillary Site Office
for a Period of 3 Years and Filling of Land at Various Lots
in D.D.128 and Adjoining Government Land, Ha Tsuen,
Yuen Long, New Territories

Tree Preservation and Landscaping Proposal

Appendix D

Maintenance Schedule

Of

Soft Landscape Works

Proposed Temporary Open Storage of New Vehicles (Private Cars,
Construction Materials, Machineries and Equipment and
Storage of Tools and Part with Ancillary Site Office
for a Period of 3 Years and Filling of Land at Various Lots
in D.D.128 and Adjoining Government Land, Ha Tsuen,
Yuen Long, New Territories

Tree Preservation and Landscaping Proposal

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
Bi-W = Bi-weekly

W = once weekly
O = once

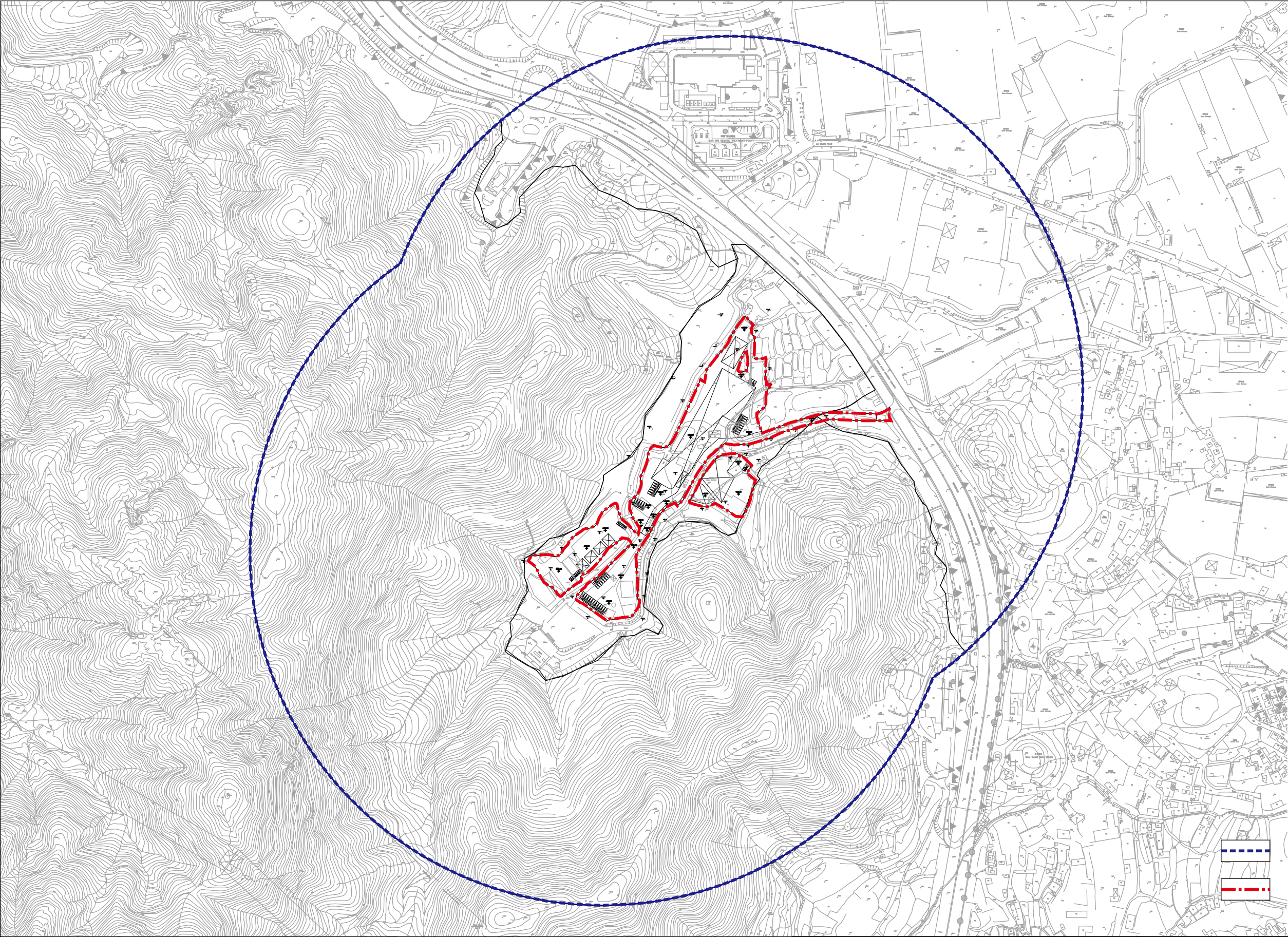
2W = twice weekly
R = repeat if necessary

Proposed Temporary Open Storage of New Vehicles (Private Cars,
Construction Materials, Machineries and Equipment and
Storage of Tools and Part with Ancillary Site Office
for a Period of 3 Years and Filling of Land at Various Lots
in D.D.128 and Adjoining Government Land, Ha Tsuen,
Yuen Long, New Territories

Tree Preservation and Landscaping Proposal

Appendix E

Landscape Impact Assessment



LEGEND:

500m Assessment Area

Application Site Boundary

REVISION校訂	DESCRIPTION內容摘要	DRAWN繪圖	DATE日期	CHECKED審核	APPROVED審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例			COPYRIGHT RESERVED 保留版權		
						PROJECT 工程項目 PROPOSED TEMPORARY REBAR WORKSHOP AND WARESHOP FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN GB AND ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES DRAWING TITLE 圖紙名稱 SITE LOCATION PLAN	SCALE 比例 1:5500 DATE 日期 AUG 2026 REVISION 校訂 — DRAWING NUMBER 圖號 FIGURE 8.1	DESIGNED 設計 TEL DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL	LanDes		
						LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION FLAT B, 16/F, YUE ON COMMERCIAL BUILDING, 385 - 387 LOCKHART ROAD, WAI CHAI, HONG KONG TELEPHONE 2868 0980 FACSIMILE 2868 2203			LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 香港灣仔藍花道385-387號裕安商業大廈16樓B室 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三		
									CAD FILENAME : C2331-FIG.8.1		



LEGEND:



500m Assessment Area



Application Site Boundary

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED TEMPORARY REBAR WORKSHOP AND WARESHOP FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "GB" AND ZONE, AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES DRAWING TITLE 圖紙名稱 AERIAL PHOTO SCALE 比例 DATE 日期 AUG 2026 REVISION 校訂 — DRAWING NUMBER 圖號 FIGURE 8.2 DESIGNED 設計 TEL DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL  LanDes CAD FILENAME : C2331-FIG.8.2	

LR1-Vacant/ Disturbed Land



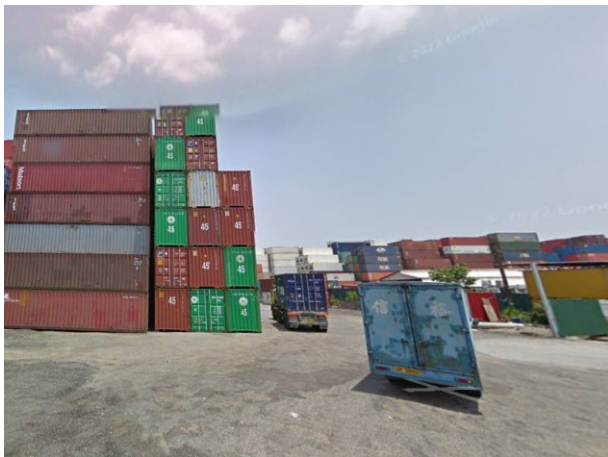
LR2-Agricultural Land



LR3-Drainage Channel



LR4-Open Storage



LR5-Hillside Secondary Woodland



LR6-Road Development



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例			COPYRIGHT RESERVED 保留版權		
						PROJECT 工程項目 PROPOSED TEMPORARY REBAR WORKSHOP AND WARESHOP FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "GB" ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES DRAWING TITLE 圖紙名稱 PHOTOGRAPHIC RECORD OF EXISTING LANDSCAPE RESOURCES	SCALE 比例 DATE 日期 REVISION 校訂 DRAWING NUMBER 圖號 FIGURE 8.4	DESIGNED 設計 DRAWN 繪圖 CHECKED 審核 APPROVED 審批	LanDes CAD FILENAME : C2331-FIG.8.4		

LCA1-Settled Valley Landscape



LCA2-Miscellaneous Rural Fringe Landscape



LCA3-Upland and Hillside Landscape



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例			COPYRIGHT RESERVED 保留版權	
						PROJECT 工程項目 PROPOSED TEMPORARY REBAR WORKSHOP AND WARESHOP FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "GB" AND ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES DRAWING TITLE 圖紙名稱 PHOTOGRAPHIC RECORD OF EXISTING LANDSCAPE CHARACTER AREAS	SCALE 比例 DATE 日期 AUG 2026 REVISION 校訂 — DRAWING NUMBER 圖號 FIGURE 8.6	DESIGNED 設計 TEL DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL	LanDes CAD FILENAME : C2331-FIG.8.6	

TENANT A

- B9 Warehouse for Storage of Construction Materials /
Machineries**
(1-storey, About 8m high)

TENANT D

- B5 Warehouse for Storage of Construction Materials / Ancillary Office to Rebar Workshop (1 to 2-storeys, About 8m high)**

LMP02

- **Planting Buffer Area (min. 3m wide) at majority portion of the Site boundary for Retention of Existing Trees and Provision of New Trees to create a Soft-planted Edges along Site Boundary and to blend in with the adjacent Natural Context.**

ID No.	Landscape Mitigation Measures
Construction Phase	
CM1	Preservation of Existing Trees
CM2	Good Site Practice
Operation Phase	
OM1	Provision of Vegetated Buffer along Edge of Site
OM2	Compensatory Tree Planting

LEGEND:

- | | |
|--|---|
|  | SITE BOUNDARY |
|  | EXISTING TREES TO BE
RETAINED
(WITHIN APPLICATION
SITE BOUNDARY) |
|  | PROPOSED STANDARD
TREE |
|  | PROPOSED GRASS |
|  | PROPOSED STRUCTURE |
|  | PARKING FACILITIES |
|  | AREA OF TENANT A |
|  | AREA OF TENANT D |
|  | VEHICULAR ROAD |
|  | SITE ENTRANCE |
| +3.80
 | PROPOSED LEVEL |

LMP04

LMP03

Preservation of Existing Trees by edge planting verges and individual planters to retain the Important Landscape Resources within Site

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED TEMPORARY REBAR WORKSHOP AND WARESHOP FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "GB" AND ZONE AND AREA SHOWN AS ROAD, AT VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES DRAWING TITLE 圖紙名稱 LANDSCAPE MITIGATION PLAN SCALE 比例 1:2000 DATE 日期 AUG 2026 REVISION 校訂 — DRAWING NUMBER 圖號 FIGURE 8.7 DESIGNED 設計 TEL DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL CAD FILENAME : C2331-FIG.8.7	Lan Des