

Proposed 'Social Welfare Facility' (Residential Care Home for Persons with Disabilities) ("RCHD") and Proposed Excavation of Land associated with the Proposed RCHD in "Village Type Development" Zone, at portion of Former Wa Fung School and adjoining Government Land, Lam Hau Tsuen, Yuen Long, New Territories

Landscape Proposal

Revision A

by



Landes Limited

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Proposed 'Social Welfare Facility' (Residential Care Home for Persons with Disabilities)

("RCHD") and Proposed Excavation of Land associated with

the Proposed RCHD in "Village Type Development" Zone,

at portion of Former Wa Fung School and adjoining Government Land,

Lam Hau Tsuen, Yuen Long, New Territories

Landscape Proposal, Rev. A

CONTENTS

- 1.0 Introduction
- 2.0 The Site and Its Context
- 3.0 The Proposed Development
- 4.0 Existing Vegetation
- 5.0 Landscape Proposal
 - 5.1 Landscape Design Concept
 - 5.2 Soil Depth and Drainage for Planting
 - 5.3 Irrigation
 - 5.4 Future Maintenance
- 6.0 Planting Proposal
- 7.0 Proposed for Tree Preservation

APPENDICES

Appendix A	Tree Survey Plan	, Tree Assessment Schedule and Photographic Record of	:

Existing Trees

Appendix B Landscape Master Plan and Landscape Details

Appendix C Planting Plans

Appendix D Maintenance Schedule of Soft Landscape Works

Lam Hau Tsuen, Yuen Long, New Territories

Landscape Proposal, Rev. A

1.0 INTRODUCTION

- 1.1 The Proposed Development under application is a single-storey 'Social Welfare Facility' (Residential Care Home for Persons with Disabilities) ("RCHD") which partly via conversion of portion of the Former Wa Fung School and partly via making the best use of the Government land adjoining the school at Lam Hau Tsuen Tsuen, Yuen Long. This report is prepared in support of the Proposed Development under this S16 planning application.
- 1.2 This report describes the concepts and principles underlying the Landscape Master Plan of the Proposed Development. It describes the proposed RCHD and the associated landscape design as well as tree preservation strategies. A more comprehensive package of proposals will be formulated at the detailed design stage of the Project.
- 1.3 This landscape proposal presents:
 - The existing tree vegetation;
 - The Landscape Master Plan; and
 - Planting Proposal of the Proposed Development.

2.0 THE SITE CONTEXT

- 2.1 The Site is located to the south of Lam Hau Tsuen and north of Shan Ha Road. It is accessible only via a local track leading from Sha Ha Road to its west.
- 2.2 The Site itself is a piece of gently sloping area, with a flat level of +14.2mPD at the School Site. The Proposed Development is partly converted by two vacant one-storey former school buildings and is partly built on vacant Government Land overgrown with vegetation. Existing trees are evenly scattered within the Site, most of which are of semi-mature size and exhibit poor tree forms and health conditions. No Old and Valuable Trees (OVTs) or protected species have been identified in accordance with DEVB TCW No. 5/2020 Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96) respectively.
- 2.3 The Site is surrounded by village houses, scattered storage pens/yards, logistics centers/warehouses, car parks, car service centers, a construction site, a plant nursery, burial urns, graves, shrubland, vacant land/structures and scattered tree groups to the north.

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Lam Hau Tsuen, Yuen Long, New Territories

Landscape

Landscape Proposal, Rev. A

3.0 THE PROPOSED DEVELOPMENT

- 3.1 In the current proposal, two former school buildings will be renovated and merged with new buildings to form a single-storey Residential Care Home for Persons with Disabilities (RCHD) compound. Additionally, the Proposed Development will also contain a sewerage facility, Emergency Vehicular Access (EVA), ancillary facilities, open spaces, and greenery. Drawings of the proposed development can be referred to in the architect's drawings submitted under the same application.
- 3.2 The architectural layout has been overlaid on the Tree Survey Plan to illustrate the impact of the Proposed Development on existing vegetation. The tree survey plan, tree assessment schedule, and photographic record of the trees are included in **Appendix A** for reference.

Landscape Proposal, Rev. A

4.0 EXISTING VEGETATION

4.1 A tree survey was carried out on **20 March 2025** in accordance with LAO PN No. 6/2023. A total of **78**, including **6** dead trees were recorded within the Application Site Boundary. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix A** and are outlined below:

Table 1.0 Species Composition of Existing Trees

No.	Scientific Name	Chinese Name	Qty	Tree No.
1	Acacia confusa	台灣相思	1	T61
2	Albizia lebbeck	大葉合歡	8	T11, T58, T60, T71, T73, T77, T79, T81
3	Allicarpa kochiana	枇杷葉紫珠	1	T17
4	Bauhinia purpurea	紅花羊蹄甲	4	T55, T57, T59, T69
5	Bischofia javanica	秋楓	2	T32, T56
6	Bombax ceiba	木棉	4	T7, T8, T36, T63
7	Bridelia tomentosa	土蜜樹	1	T2
8	Celtis sinensis	朴樹	6	T4, T9, T19, T45, T72, T82
9	Delonix regia	鳳凰木	3	T91, T94, T95
10	Dimocarpus longan	龍眼	3	T20, T48, T49
11	Ficus hispida	對葉榕	2	T39, T64
12	Ficus microcarpa	細葉榕	3	T23, T33, T96
13	Ficus variegata	青果榕	3	T6, T27, T29
14	Leucaena leucocephala	銀合歡	3	T42, T44, T46
15	Liquidambar formosana	楓香	1	T24
16	Litchi chinensis	荔枝	2	T70, T75
17	Litsea monopetala	假柿樹	1	T43
18	Macaranga tanarius var. tomentosa	血桐	17	T3, T5, T10, T21, T22, T31, T35, T38, T41, T47, T52, T54, T65, T76, T80, T92, T93
19	Melia azedarach	苦楝	3	T26, T28, T53
20	Michelia x alba	白蘭	1	T37

the Proposed RCHD in "Village Type Development" Zone,

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Lam Hau Tsuen, Yuen Long, New Territories

Landscape Proposal, Rev. A

21	Platycladus orientalis	側柏	2	T25, T30
22	Sterculia lanceolata	假蘋婆	1	T34
	Dead tree	死樹	6	T18, T40, T50, T62, T74, T78
		Total:	78	

- 4.2 The tree species recorded are mostly common species found in Hong Kong. A total of 22 species were identified, with heights ranging from 3 m to 13 m, crown spreads from 1 m to 15 m, and DBH (Diameter at Breast Height) from 95 mm to 950 mm. No Registered Old and Valuable Trees (OVTs) or protected species were recorded in this tree survey.
- 4.3 The Site is dominated by *Macaranga tanarius var. tomentosa* 血桐 (**17** nos.), *Albizia lebbeck* 大葉合歡 (**8** nos.) and *Celtis sinensis* 朴樹 (**6** nos.) which are common hillside species in Hong Kong. They are probably propagated from the surrounding natural hillsides.

Impact of the Proposed Development

4.4 The impact of the Proposed Development is generally caused by site formation works, construction of new buildings, the vehicular access/EVA, removal of existing vegetation for construction elements, and related construction activities, including excavation works for E&M reserves and structural footings. The proposed building layout has been overlaid on the Tree Survey Plan in Appendix A to illustrate the impact on the existing trees.

Retention of Trees

4.5 The Site is elongated in shape. The construction of new buildings, underground septic tank and soakaway pit system, traffic provisions, and a 3 m tall boundary fence with associated structural footings will almost take up all outdoor areas within the Site. As a result, none of the existing trees can be retained in situ.

Felling and Transplantation of Trees

- 4.6 For trees that will be in conflict with the proposed works shall be proposed to be transplanted if they fulfil all the criteria below:
 - a. Trees have high amenity value;
 - Trees with good form and health;
 - c. Suitable access;
 - d. Tree species able to be transplanted easily;
 - e. Trees have suitable size and;
 - f. Trees are young to semi-mature.
- 4.7 In this project, **78** existing trees (including **6** dead trees) within the Site Boundary are in direct conflict with the proposed works and cannot be retained in situ. None of the disturbed trees meet the criteria for transplantation.

Landscape Proposal, Rev. A

- 4.8 25 affected trees, namely T61 Acacia confusa, T17 Allicarpa kochiana, T39, T64 Ficus hispida, T6, T27, T29 Ficus variegata, T43 Litsea monopetala, T3, T5, T10, T21, T22, T31, T35, T38, T41, T47, T52, T54, T65, T76, T80, T92, T93 Macaranga tanarius var. tomentosa are common hillside species in Hong Kong. As they are propagated from the adjacent hillsides, their root systems are very susceptible to environmental changes. This renders them a relatively low survival rate after transplantation. Hence, all of these trees are also proposed to be felled.
- 4.10 **5** fruit trees, i.e. **T20**, **T48**, **T49** *Dimocarpus longan*, and **T70**, **T75** *Litchi chinensis* are in conflict with the proposed works. Due to the nature of fruit tree species, its anticipated survival rate after transplantation is generally low. Therefore, it is proposed to be felled, instead of transplanted.
- 4.11 Another 39 disturbed trees, i.e. T11, T58, T60, T71, T73, T77, T79, T81 Albizia lebbeck, T55, T57, T59, T69 Bauhinia purpurea, T32, T56 Bischofia javanica, T7, T8, T36, T63 Bombax ceiba, T2 Bridelia tomentosa, T4, T9, T19, T45, T72, T82 Celtis sinensis, T91, T94, T95 Delonix regia, T23, T33, T96 Ficus microcarpa, T24 Liquidambar formosana, T26, T28, T53 Melia azedarach, T37 Michelia x alba, T25, T30 Platycladus orientalis, and T34 Sterculia lanceolata exhibited either poor tree form or health conditions. The transplantation of them would require substantial deformation of the trees and this would lead to irrecoverable tree form after transplantation. It is proposed to fell them and be compensated by quality trees.
- 4.12 Apart from the above, **6** dead trees, (i.e. **T18, T40, T50, T62, T74** and **T78**) and **3** undesirable species *Leucaena leucocephala*, (i.e. **T42, T44** and **T46**) are found within the Application Site. Its presence may pose potential danger to the occupants in future. It will be removed, for sake of public safety.

Table 2.0 Summary of Treatment to Existing Trees

Proposed Treatment to Existing Trees	No. of Trees
Number of Trees to be Retained	0
Number of Trees to be Felled	78
	(including 3 undesirable species –
	Leucaena leucocephala)
Number of Trees to be Transplanted	0
Total Number of Trees in Survey	7 8

the Proposed RCHD in "Village Type Development" Zone,

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Lam Hau Tsuen, Yuen Long, New Territories

Landscape Proposal, Rev. A

5.0 LANDSCAPE PROPOSAL

- 5.0.1 The aim of the landscape proposals is to respond to site conditions, development layout and nature of the proposed development (solely for persons in mental recovery) 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
 - Creation of a green setting by maximising the opportunity for soft landscape;
 - Establishment of pleasant landscape areas which meet the varying needs of users;
 - 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 II for ease of reference.
 - Hong Kong Planning Standards and Guidelines;
 - Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No.
 - Design Manual: Barrier Free Access 2008 (Building Department);
 - DEVB TC W No. 6/2015 Maintenance of Vegetation and Hard Landscape
 - 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. 1/2019 Processing and Compliance Checking of Landscape Submissions related to Planning Applications; and
 - 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 has been considered as being general to the whole landscape design.

Minimisation of Extent of Site Formation Works

5.1.2 Apart from the School building areas, the rest of the Site is gently sloping area. The Site area is elongated and small, i.e. only 2,945 m2 in extent. To accommodate new buildings, ancillary facilities, a sewerage facility, Emergency Vehicular Access (EVA), common landscape areas, E/M reserves and traffic provisions, taking into account all design requirements such as building separation, lighting penetration, air flow, and firefighting services, the whole site has been already fully utilised the entire on-site land resources. The proposed site formation levels are carefully designed to follow the natural topography of the site in order to minimize the extent of site formation work and

Landscape Proposal, Rev. A

landscape impact. In doing so, this approach will greatly reduce the amount of cutting and filling required for the Proposed Development.

Screening Plantation on the Periphery of the Proposed Development

5.1.3 Given the nature of the Residential Care Home for Persons with Disabilities (RCHD), it is intended to create a cozy and healing environment for persons in mental recovery. Portions of the 3-meter tall fence walls along the northern and eastern edges, which face the surrounding village houses have been recessed from the boundary to provide effective screening planting. Additionally, planters are proposed along the inner edges of the boundary for the enjoyment of the users. These planting strips, consisting of ornamental trees, shrubs, and groundcover, are intended to create soft-planted edges along the periphery of the site, responding to the site context both in terms of landscape character and visual amenity. Please refer to the Landscape Master Plans and Landscape Sections in Appendix B. This design will help provide a smooth transition between the development and the adjacent natural and built environment, integrating with the existing site context. Planting verges will accommodate adequate growing mediums for the proposed planting, which will primarily consist of evergreen species.

Landscaped Garden at G/F

5.1.4 Several landscaped open spaces, including Sitting Gardens, Gathering Courtyards, and a Ball Court, are proposed in vacant locations on the ground floor. Outdoor furniture, recreational facilities, and planting will be provided in these gardens. The refined paving and selection of plant combinations will enhance the color complexity and visual gradation of the development.

Planting Design

- 5.1.5 Due to the building configuration, proposed planting is mainly located in planting strips along the site boundary, which will also serve to create a landscape and visual buffer to the new building. This will provide a soft segregation between the Site and the surrounding environment. Species should be selected for their pollution tolerance, drought resistance, and capability to provide a strong visual buffer.
- 5.1.6 Where practicable and feasible, standard trees, medium shrubs, and foliage plants are proposed. These soft landscape measures will soften the hard lines of the Proposed Development. The use of heavier standard-sized vegetation will provide a more immediate greening effect. Planting Plans are included in **Appendix C**.

5.2 Soil Depth 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:

Lam Hau Tsuen, Yuen Long, New Territories

Landscape Proposal, Rev. A

Table 3.0 Planting Medium (Soil Depth)

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

5.2.2 The soil volume and growing space has been considered with reference to the "Guidelines on Soil Volume for Urban Trees" by GLTMs, DEVB. The recommended Minimum Soil Volumes (MSV) and Shared Soil Volume (SSV) Targets for tree is extracted as follows:

Table 4.0 Recommended MSV and SSV Targets for different desired tree sizes

Desired Tree Size	MSV Target (cu.m.)	SSV Target per tree (cu.m.) (A 30% reduction of MSV Target)
Small (< 5m crown diameter)	6	4.2
Medium (5m-8m crown diameter)	13	9.1
Large (>8m crown diameter)	24	16.8

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

Hard Landscape Elements

- 5.4.1 Maintenance for hard landscape elements shall be carried out by the future operator of the Proposed Development with maintenance intention as follows:
 - I Routine Maintenance (Daily Weekly)
 - a. Rubbish and litter removal
 - b. Sweeping and cleaning

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Lam Hau Tsuen, Yuen Long, New Territories

Landscape F

Landscape Proposal, Rev. A

- c. Damage inspection and repair for site furniture and light bulb replacement
- II Annual/ Long Term Maintenance
- a. Repainting
- b. Resurfacing of worn pavements
- c. Replacing worn parts site furniture, lighting fixture and other facilities
- d. Replacement of worn landscape furniture.

Soft Landscape Element

- 5.4.2 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 scheme's operational phase. This will ensure that the soft landscape measures are in healthy condition prior to the finished scheme being handed back to the future operator.
- 5.4.3 Ultimately the future operator will employ skilled maintenance staff to take care of all landscape areas within the Site.
- 5.5.4 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.

Landscape Proposal, Rev. A

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 screen the proposed building and reduce the visual impact to the nearby residents:
 - To meet the safety criteria required by the operator;
 - To minimize future maintenance; and
 - To be compatible with the hillside environment.
- 6.2 The proposed planting species list is shown as follows and details shall refer to the Planting Plans in **Appendix C.**

Table 5.0 Proposed Planting Schedule

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)	Native/ Exotic
TREES		Height x Spread x DBH (mm)		
Bauhinia blakeana	洋紫荆	2500x1500x50	4000	Native
Pongamia pinnata	水黃皮	2500x1500x50	4000	Native
Michelia chapensis	樂昌含笑	3000x1500x50	4000	Native
Syzygium cumini	海南蒲桃	3000x1500x50	4000	Native
Sterculia lanceolata	假蘋婆	2500x1500x50	4000	Native
Sapium dicolor	山烏桕	2500x1500x50	4000	Native
SHRUBS		Height x Spread (mm)		
Codiaeum variegatum 'Glorisa'	紅葉洒金榕	450x400	300	Exotic
Duranta repens 'Golden'	黃金金露花	300x250	250	Exotic
Ixora chinensis	龍船花	500x450	300	Native
Philodendron selloum	春羽	500x500	500	Exotic
Rhapis humilus	小葉棕竹	300x150	150	Exotic
Rhaphiolepis indica	石斑木	450x300	250	Native
Rhododendron simsii	紅杜鵑	300x250	200	Native

at portion of Former Wa Fung School and adjoining Government Land,

Lam Hau Tsuen, Yuen Long, New Territories

Landscape Proposal, Rev. A

GROUNDCOVERS		Height x Spread (mm)		
Dieffenbachia picta	白班萬年青	400x350	300	Exotic
Lantana montevidensis	小葉馬櫻丹	400x350	300	Native
Ligustrum sinense	山指甲	350x300	250	Native
Nephrolepis auriculata	腎蕨	350x300	250	Native

- 6.3 In this study area, a total of **78** trees within the Application Site Boundary were recorded. **None** of the surveyed trees will be retained in-situ while the **78** trees inside the Site will be felled due to in conflict with the Proposed Development and the associated works.
- 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. 58 standard trees with average DBH approx. 50 mm are proposed to be planted to compensate the loss of 75 existing trees, excluding *Leucaena leucocephala*. All new trees within the Application Site Boundary will all be maintained by the Applicant.
- 6.5 In view of the above, the tree compensation proposal cannot achieve a ratio not less than 1:1 in terms of quality and quantity but only the follows:

Quantity of loss of trees: 75 nos.

(excluding 3 Leucaena leucocephala)

Quantity of compensatory trees: 58 nos.

Quantity compensation ratio approx. 1:0.77

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

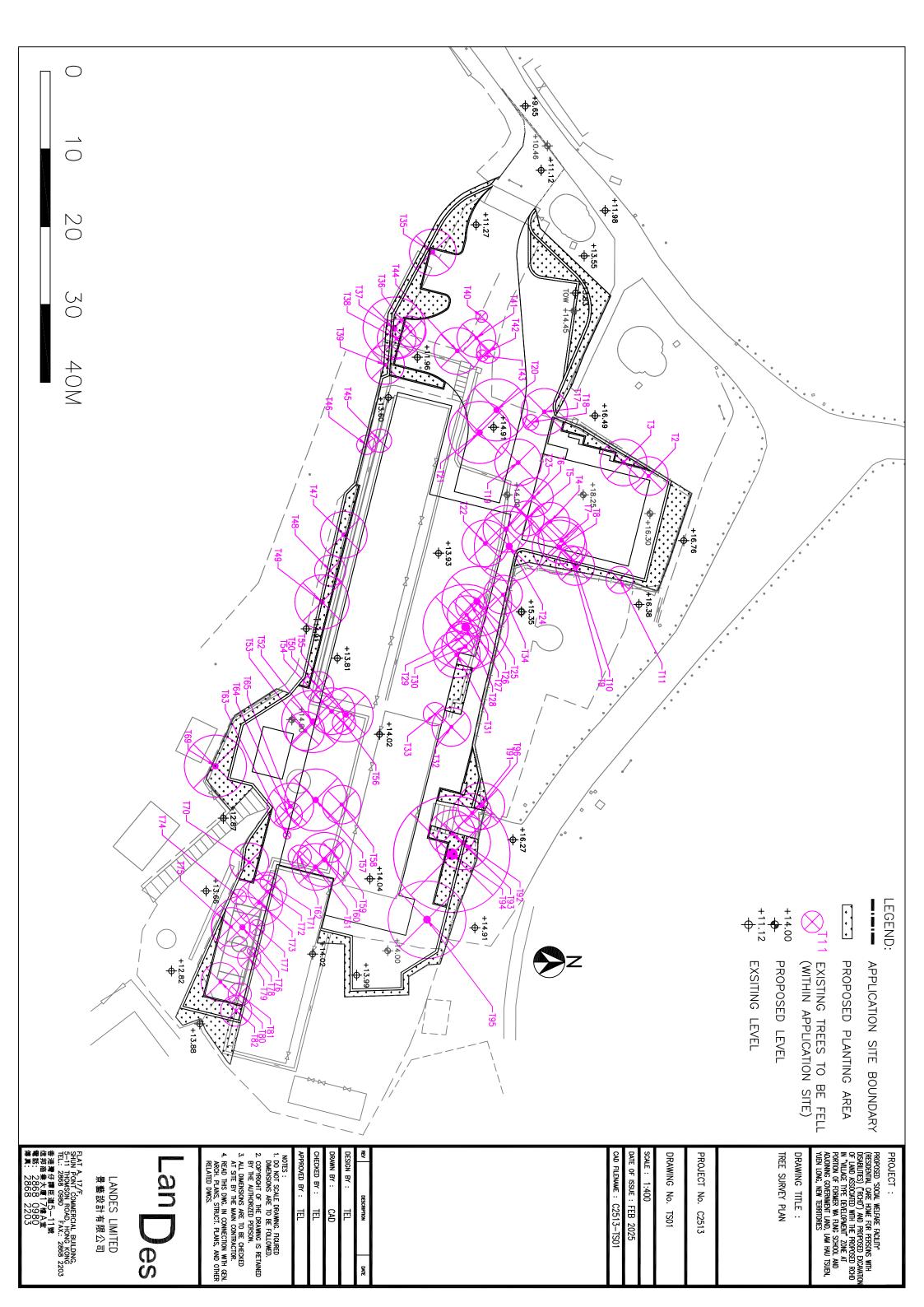
Tree Preservation and Landscaping Proposal

Appendix A

Tree Survey Plan, Tree Assessment Schedule

and

Photographic Record of Existing Trees



Tree Treatment Schedule at

Proposed 'Social Welfare Facility' (Residential Care Home for Persons with Disabilities) ("RCHD") and Proposed Excavation of Land associated with the Proposed RCHD in "Village Type Development" Zone, at portion of Former Wa Fung School and adjoining Government Land, Lam Hau Tsuen, Yuen Long, New Territories

Prepared by Ted Lam (R.L.A. No. R-073) on 21/03/2025

To be read in conjunction with Tree Survey Plan, dwg. no. C2513-TS01

							Proposed	
Tree	Photo No.	Species				1	Treatment	
No.		Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplan t/Fell)	Remark ¹
T2	T2	Bridelia tomentosa	土蜜樹	4.5	195	5.0	Fell	restricted root, trunk conflicted with fence
Т3	T3	Macaranga tanarius var. tomentosa	血桐	5.0	320	6.0	Fell	restricted root
T4	T4	Celtis sinensis	朴樹	6.0	222	5.0	Fell	restricted root, sign of borer at trunk
T5	T5	Macaranga tanarius var. tomentosa	血桐	5.5	130	4.5	Fell	restricted root, leaning
T6	T6	Ficus variegata	青果榕	7.0	160	5.0	Fell	restricted root
T7	T7	Bombax ceiba	木棉	8.0	234	6.0	Fell	restricted root
T8	T8	Bombax ceiba	木棉	12.0	290	7.0	Fell	restricted root
Т9	Т9	Celtis sinensis	朴樹	4.5	114	3.0	Fell	restricted root, dieback over 50%
T10	T10	Macaranga tanarius var. tomentosa	血桐	7.0	178	5.0	Fell	restricted root
T11	T11	Albizia lebbeck	大葉合歡	5.0	135	3.5	Fell	restricted root, mesh embedded in trunk, leaning
T17	T17	Allicarpa kochiana	枇杷葉紫珠	4.5	114	6.0	Fell	restricted root
T18	T18	Dead tree	死樹	4.0	272	2.0	Fell	dead tree
T19	T19	Celtis sinensis	朴樹	7.0	411	6.0	Fell	restricted root, decay in branch
T20	T20	Dimocarpus longan	龍眼	8.0	402	8.0	Fell	restricted root, multiple trunks
T21	T21	Macaranga tanarius var. tomentosa	血桐	5.0	222	8.0	Fell	leaning, branch conflicted with the roof
T22	T22	Macaranga tanarius var. tomentosa	血桐	5.0	190	6.0	Fell	restricted root, leaning
T23	T23	Ficus microcarpa	細葉榕	7.0	185	6.0	Fell	restricted root, uproot
T24	T24	Liquidambar formosana	楓香	10.0	485	9.0	Fell	restricted root
T25	T25	Platycladus orientalis	側柏	9.0	700	9.0	Fell	restricted root, fungal fruiting bodies at trunk base, trunk strungled by ficus
T26	T26	Melia azedarach	苦楝	8.0	137	4.0	Fell	restricted root, leaning
T27	T27	Ficus variegata	青果榕	5.0	103	5.0	Fell	restricted root
T28	T28	Melia azedarach	苦楝	9.0	358	11.0	Fell	restricted root, co-dominant trunks
T29	T29	Ficus variegata	青果榕	6.5	215	4.0	Fell	restricted root, girdling root, leaning
T30	T30	Platycladus orientalis	側柏	9.0	546	6.0	Fell	restricted root, girdling root, fungal fruiting bodies at trunk base
T31	T31	Macaranga tanarius var. tomentosa	血桐	5.0	192	6.0	Fell	restricted root, leaning, multiple trunks
T32	T32	Bischofia javanica	秋楓	8.0	260	5.0	Fell	restricted root, multiple trunks
T33	T33	Ficus microcarpa	細葉榕	5.0	141	3.0	Fell	restricted root, root plate movement
T34	T34	Sterculia lanceolata	假蘋婆	5.0	151	5.0	Fell	restricted root, mesh embedded in trunk, trunk topped
T35	T35	Macaranga tanarius var. tomentosa	血桐	6.0	350	6.0	Fell	restricted root, truncated branches, leaning
T36	T36	Bombax ceiba	木棉	9.0	205	4.0	Fell	restricted root, cross trunks with T37
T37	T37	Michelia x alba	白蘭	8.0	405	8.0	Fell	restricted root, cross trunks with T36
T38	T38	Macaranga tanarius var. tomentosa	血桐	5.0	200	5.0	Fell	restricted root, leaning
T39	T39	Ficus hispida	對葉榕	4.0	173	5.0	Fell	restricted root, trunk conflicted with fence

Tree	Photo No.	Species					Proposed Treatment	
No.		Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplan t/Fell)	Remark ¹
T40	T40	Dead tree	死樹	5.0	280	1.5	Fell	dead tree
T41	T41	Macaranga tanarius var. tomentosa	血桐	5.5	170	5.0	Fell	restricted root, leaning
T42	T42	Leucaena leucocephala	銀合歡	5.0	120	3.0	Fell	invasive species, restricted root, leaning
T43	T43	Litsea monopetala	假柿樹	5.5	113	1.5	Fell	restricted root
T44	T44	Leucaena leucocephala	銀合歡	5.0	163	6.0	Fell	invasive species, restricted root, root plate movement
T45	T45	Celtis sinensis	朴樹	3.5	95	3.0	Fell	restricted root, leaning
T46	T46	Leucaena leucocephala	銀合歡	5.0	126	2.5	Fell	invasive species, restricted root, leaning
T47	T47	Macaranga tanarius var. tomentosa	血桐	7.5	285	6.0	Fell	restricted root, branch conflicted with the roof
T48	T48	Dimocarpus longan	龍眼	7.5	185	4.0	Fell	restricted root, leaning, branch conflicted with the roof
T49	T49	Dimocarpus longan	龍眼	8.5	300	7.0	Fell	restricted root, leaning
T50	T50	Dead tree	死樹	6.0	135	4.0	Fell	dead tree
T52	T52	Macaranga tanarius var. tomentosa	血桐	7.0	185	8.0	Fell	restricted root, uproot
T53	T53	Melia azedarach	苦楝	8.0	290	5.0	Fell	restricted root, leaning
T54	T54	Macaranga tanarius var. tomentosa	血桐	8.0	133	6.0	Fell	restricted root
T55	T55	Bauhinia purpurea	紅花羊蹄甲	8.0	255	7.0	Fell	restricted root, branch conflicted with the building
T56	T56	Bischofia javanica	秋楓	7.5	138	3.0	Fell	restricted root
T57	T57	Bauhinia purpurea	紅花羊蹄甲	8.0	278	8.0	Fell	restricted root, leaning
T58	T58	Albizia lebbeck	大葉合歡	8.0	225	5.0	Fell	restricted root, decay branch
T59	T59	Bauhinia purpurea	紅花羊蹄甲	6.0	95	3.0	Fell	restricted root, leaning, cross trunks with T60
T60	T60	Albizia lebbeck	大葉合歡	7.0	252	7.0	Fell	restricted root, girdling root, cross trunks with T59
T61	T61	Acacia confusa	台灣相思	7.0	182	6.0	Fell	restricted root, trunk crooked
T62	T62	Dead tree	死樹	7.0	100	3.0	Fell	dead tree
T63	T63	Bombax ceiba	木棉	5.0	125	1.0	Fell	branch topped, broken branch
T64	T64	Ficus hispida	對葉榕	4.0	117	3.5	Fell	restricted root, leaning, broken branch
T65	T65	Macaranga tanarius var. tomentosa	血桐	5.0	160	6.0	Fell	leaning, broken branch
T69	T69	Bauhinia purpurea	紅花羊蹄甲	8.0	241	8.0	Fell	restricted root, multiple trunks, trunk split
T70	T70	Litchi chinensis	荔枝	4.0	208	5.0	Fell	restricted root, multiple trunks
T71	T71	Albizia lebbeck	大葉合歡	6.0	118	2.0	Fell	restricted root, leaning
T72	T72	Celtis sinensis	朴樹	7.0	223	5.0	Fell	restricted root, multiple trunks, decay trunk
T73	T73	Albizia lebbeck	大葉合歡	8.0	372	6.0	Fell	restricted root, root plate movement
T74	T74	Dead tree	死樹	3.5	183	2.0	Fell	dead tree
T75	T75	Litchi chinensis	荔枝	5.0	115	5.0	Fell	cross branches with T76
T76	T76	Macaranga tanarius var. tomentosa	血桐	7.0	293	8.0	Fell	uproot, cross branches with T75
T77	T77	Albizia lebbeck	大葉合歡	6.0	123	2.0	Fell	restricted root
T78	T78	Dead tree	死樹	6.0	200	1.0	Fell	dead tree
T79	T79	Albizia lebbeck	大葉合歡	5.0	137	3.0	Fell	restricted root, root plate movement
T80	T80	Macaranga tanarius var. tomentosa	<u></u>	5.5	257	5.0	Fell	restricted root, uproot
T81	T81	Albizia lebbeck	大葉合歡	5.0	100	3.0	Fell	restricted root, decay in branch
T82	T82	Celtis sinensis	朴樹	4.5	219	4.0	Fell	restricted root, trunk topped

Tree	Photo No.	Species					Proposed Treatment	
No.		Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplan t/Fell)	Remark ¹
T91	T91	Delonix regia	鳳凰木	10.0	240	5.0	Fell	restricted root, leaning, girdling root
T92	T92	Macaranga tanarius var. tomentosa	血桐	9.0	190	7.0	Fell	restricted root, heartwood damaged at trunk
T93	T93	Macaranga tanarius var. tomentosa	血桐	8.0	155	6.0	Fell	restricted root, leaning, branch conflicted with the roof
T94	T94	Delonix regia	鳳凰木	12.0	950	15.0	Fell	restricted root, inrolled crack at trunk base
T95	T95	Delonix regia	鳳凰木	13.0	695	10.0	Fell	restricted root, multiple trunks, trunk strungled by ficus
T96	T96	Ficus microcarpa	細葉榕	6.0	213	6.0	Fell	restricted root

Summary Table

Tree to be Retained	0
Tree to be Transplanted	0
Tree to be Felled	78 nos.
Total Number of Existing Trees	78 nos.

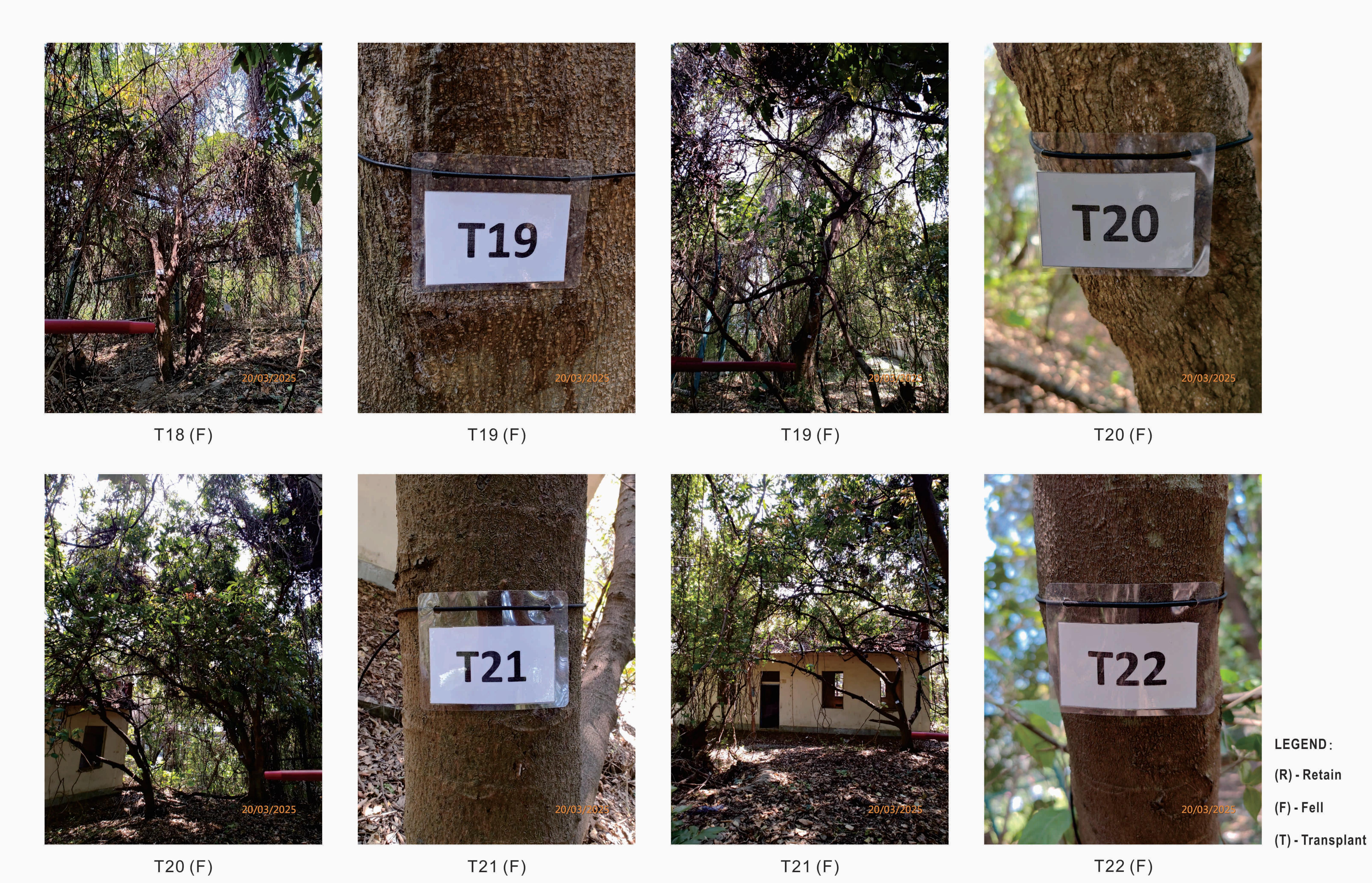
¹ Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.

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









Photographic Record of Existing Trees



P.04





Photographic Record of Existing Trees

LanDes

P.06









T29 (F)

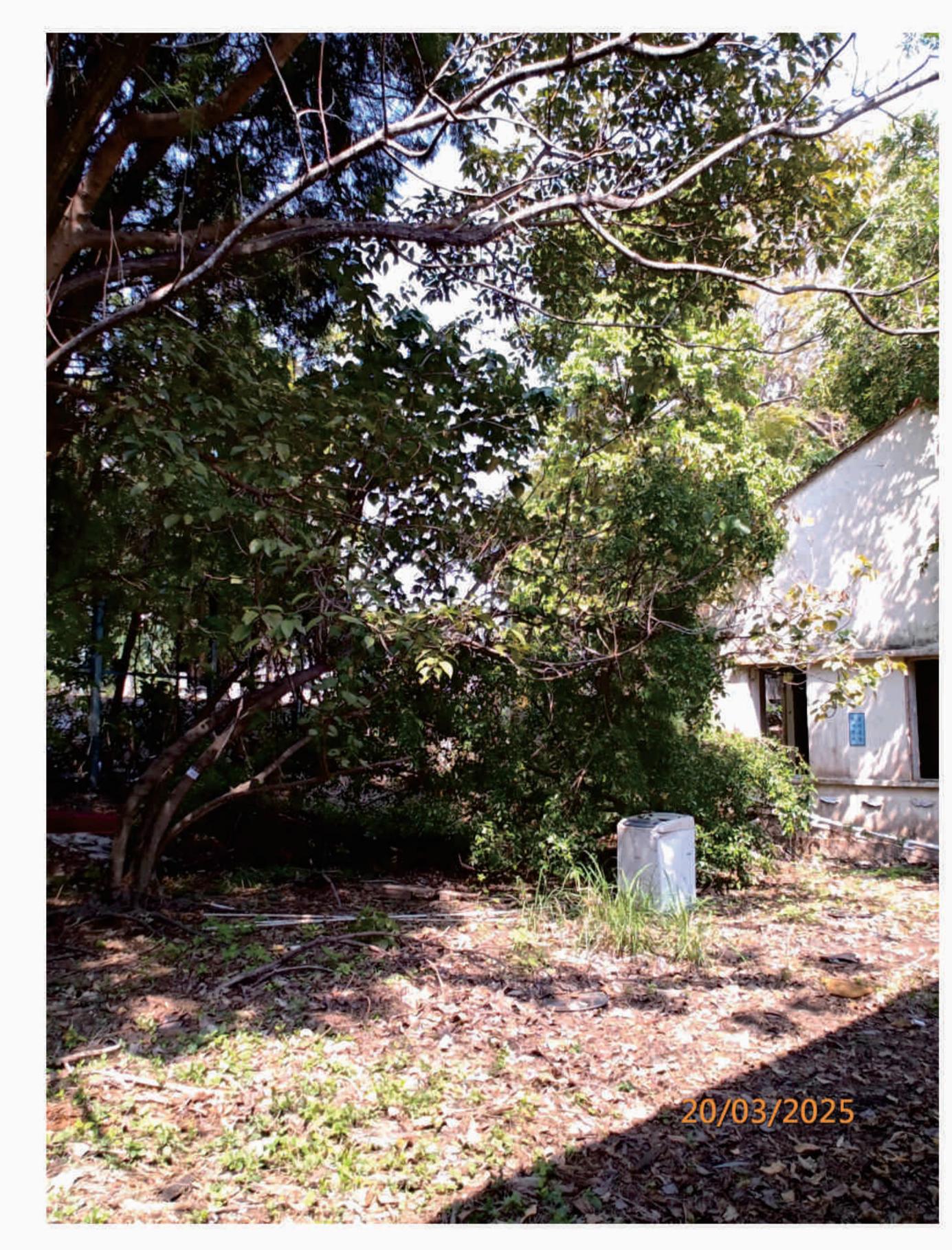
T30 (F)

T30 (F)

T30 (F) - Fungal Fruiting Bodies at Trunk Base









LEGEND:

(R) - Retain

(F) - Fell

(T) - Transplant

T30 (F) - Girdling Root

P.07

T31 (F)

T32 (F)

Photographic Record of Existing Trees

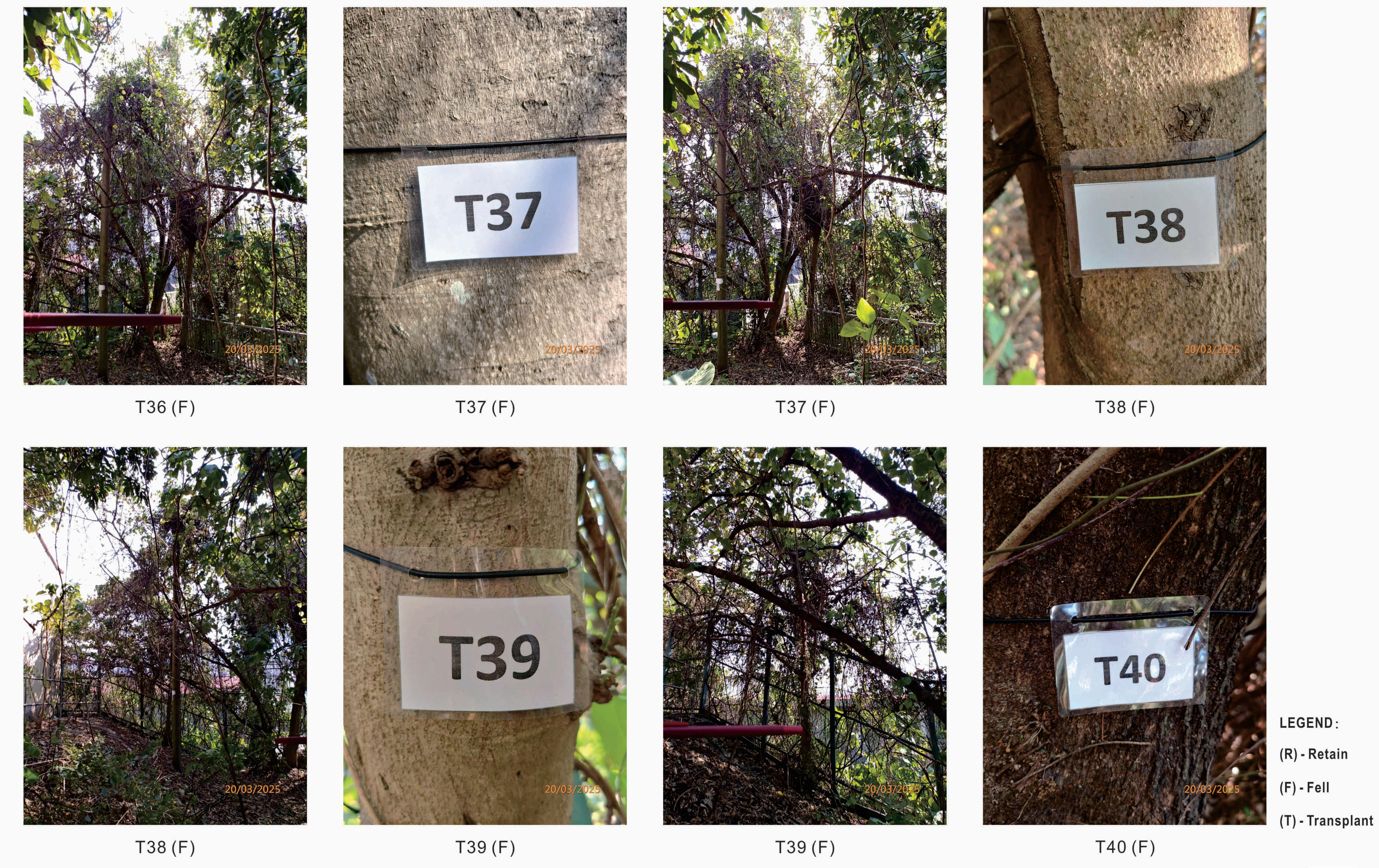




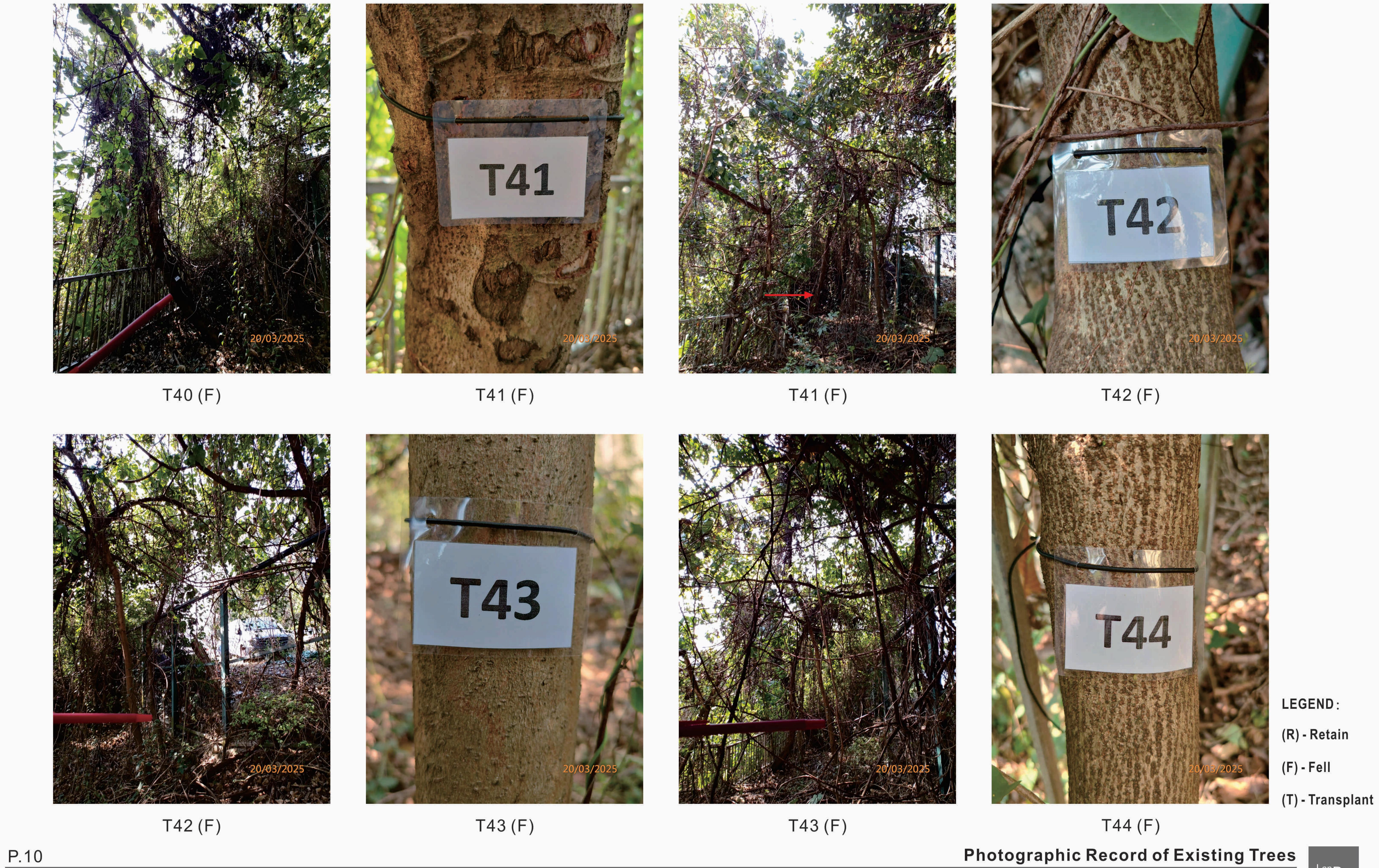
Photographic Record of Existing Trees



P.08



P.09









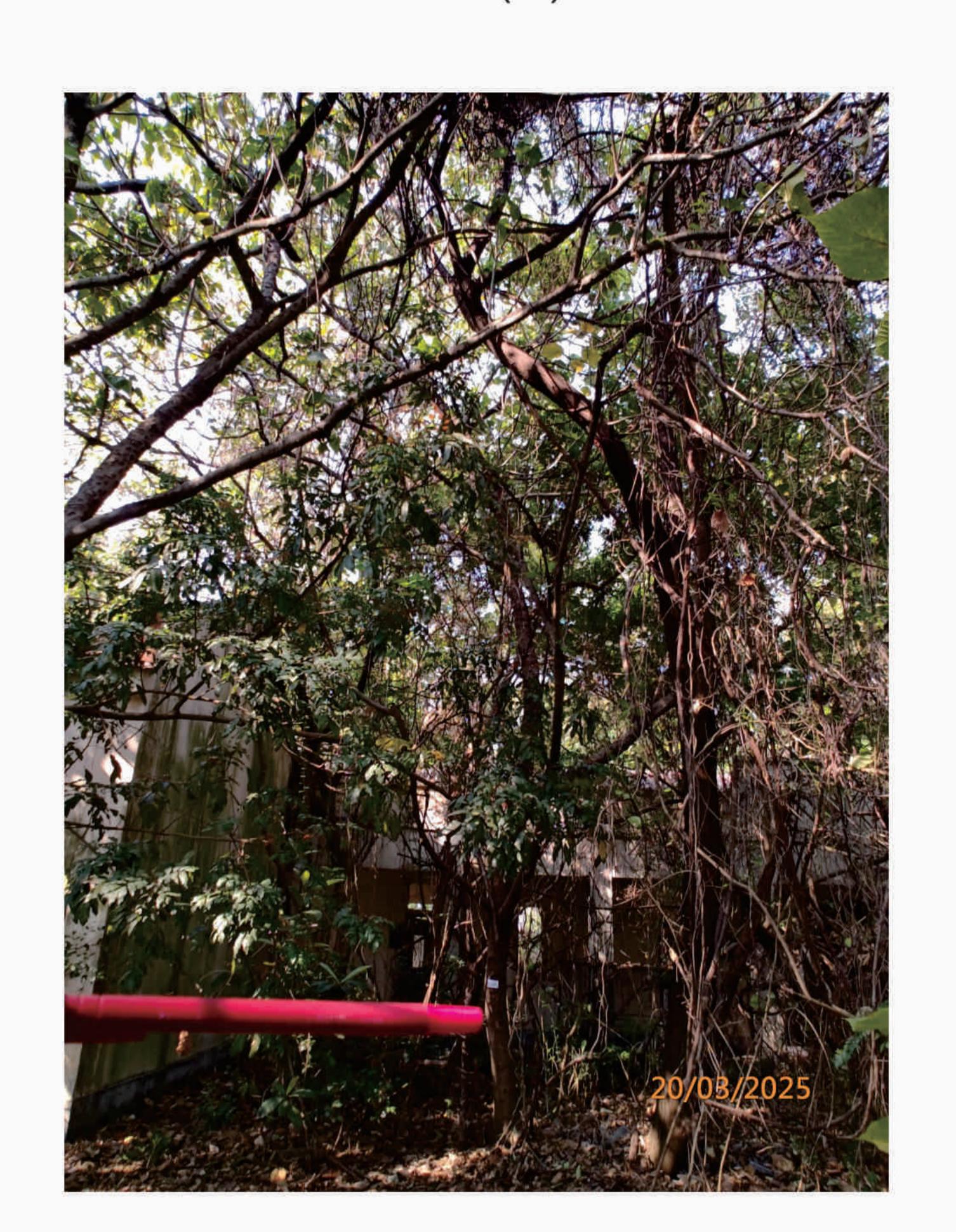


T49 (F)



P.12







LEGEND:

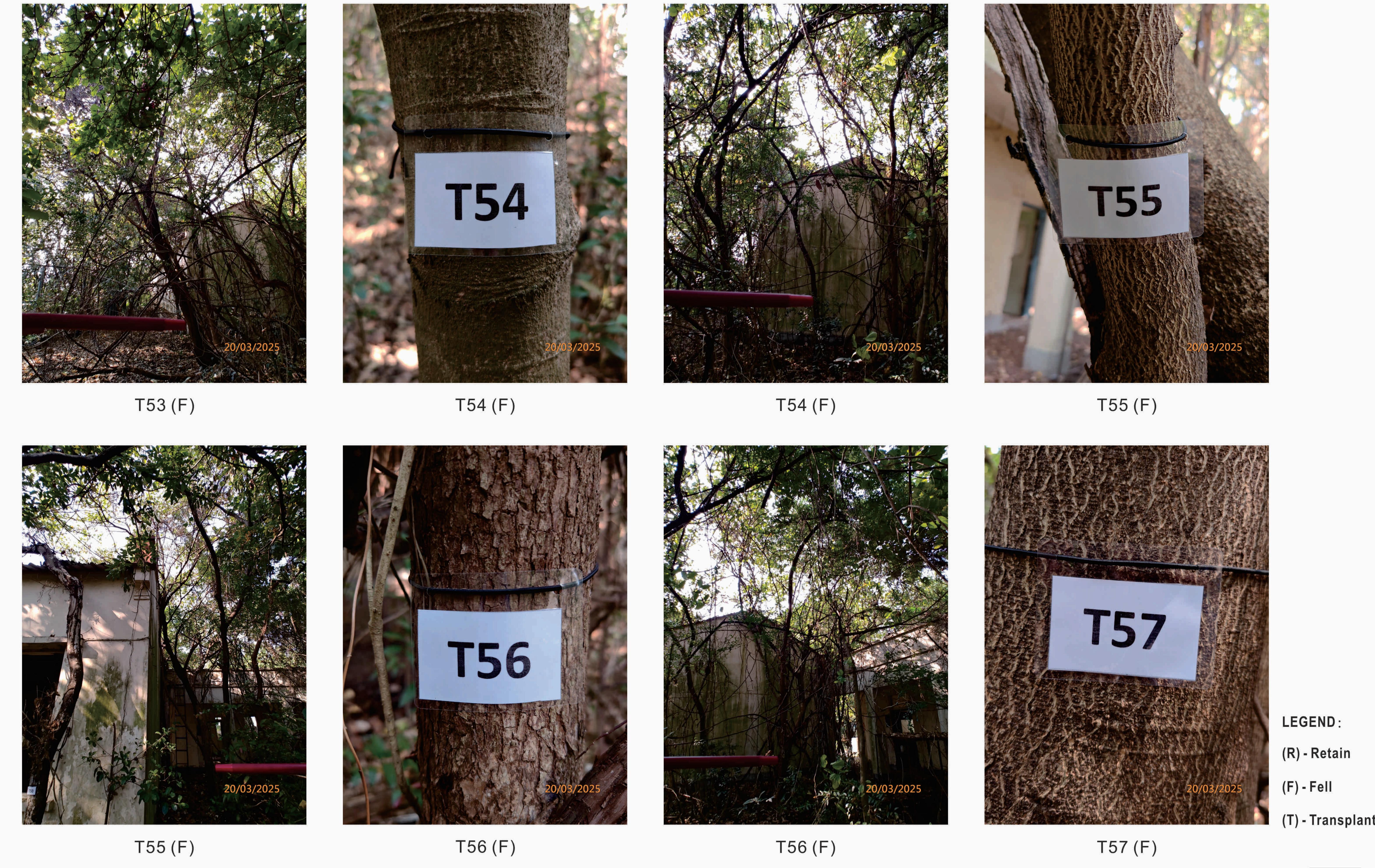
(R) - Retain

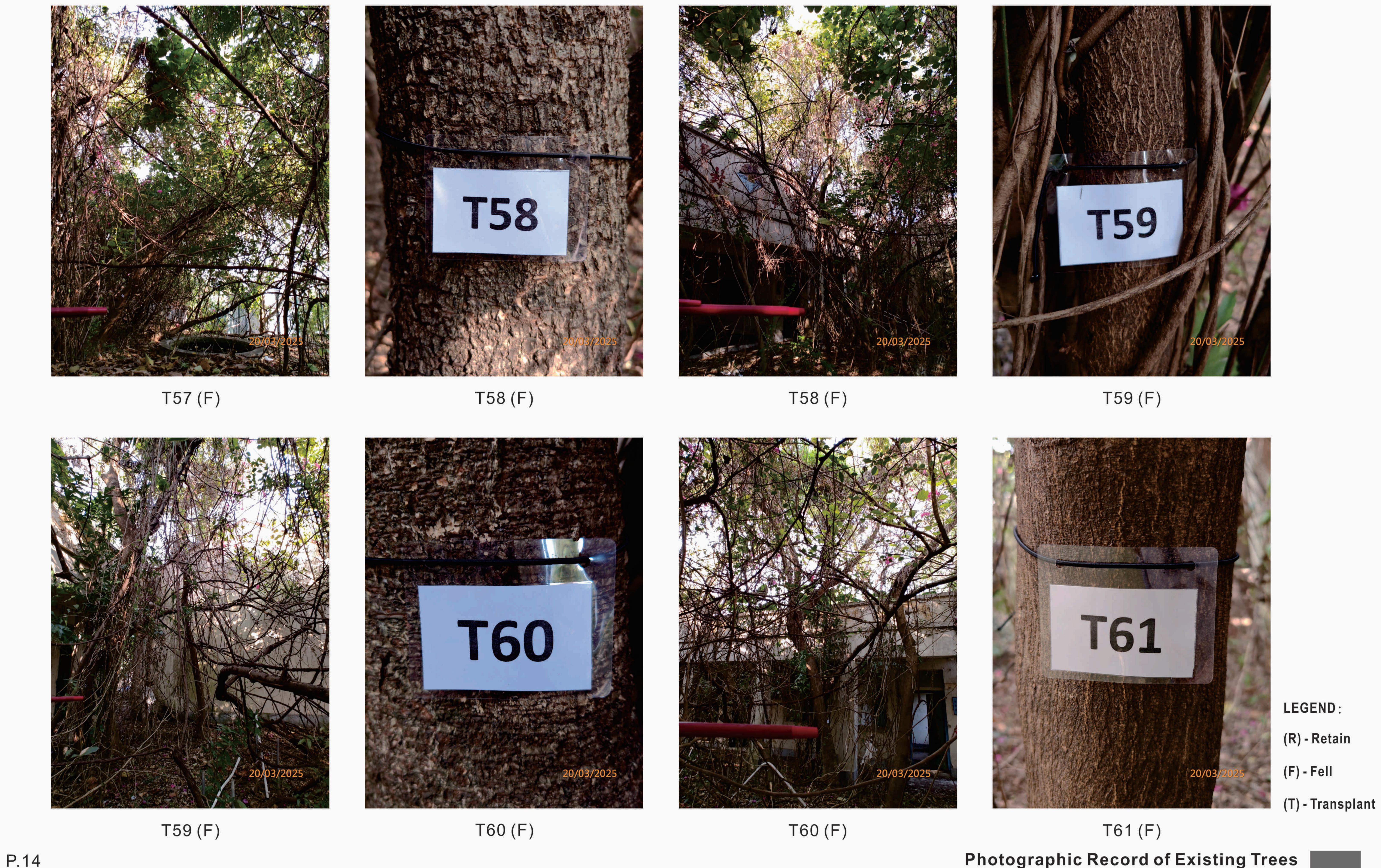
(F) - Fell

T) - Transplant

T50 (F) T52 (F) T53 (F)

Photographic Record of Existing Trees
Lan







LanDes









T65 (F)

T69 (F)

T69 (F)









LEGEND:

(R) - Retain

(F) - Fell

(T) - Transplant

T69 (F) - Trunk Split

T70 (F)

T71(F)

v.



LanDes



Photographic Record of Existing Trees

LanDes

P.18



Photographic Record of Existing Trees



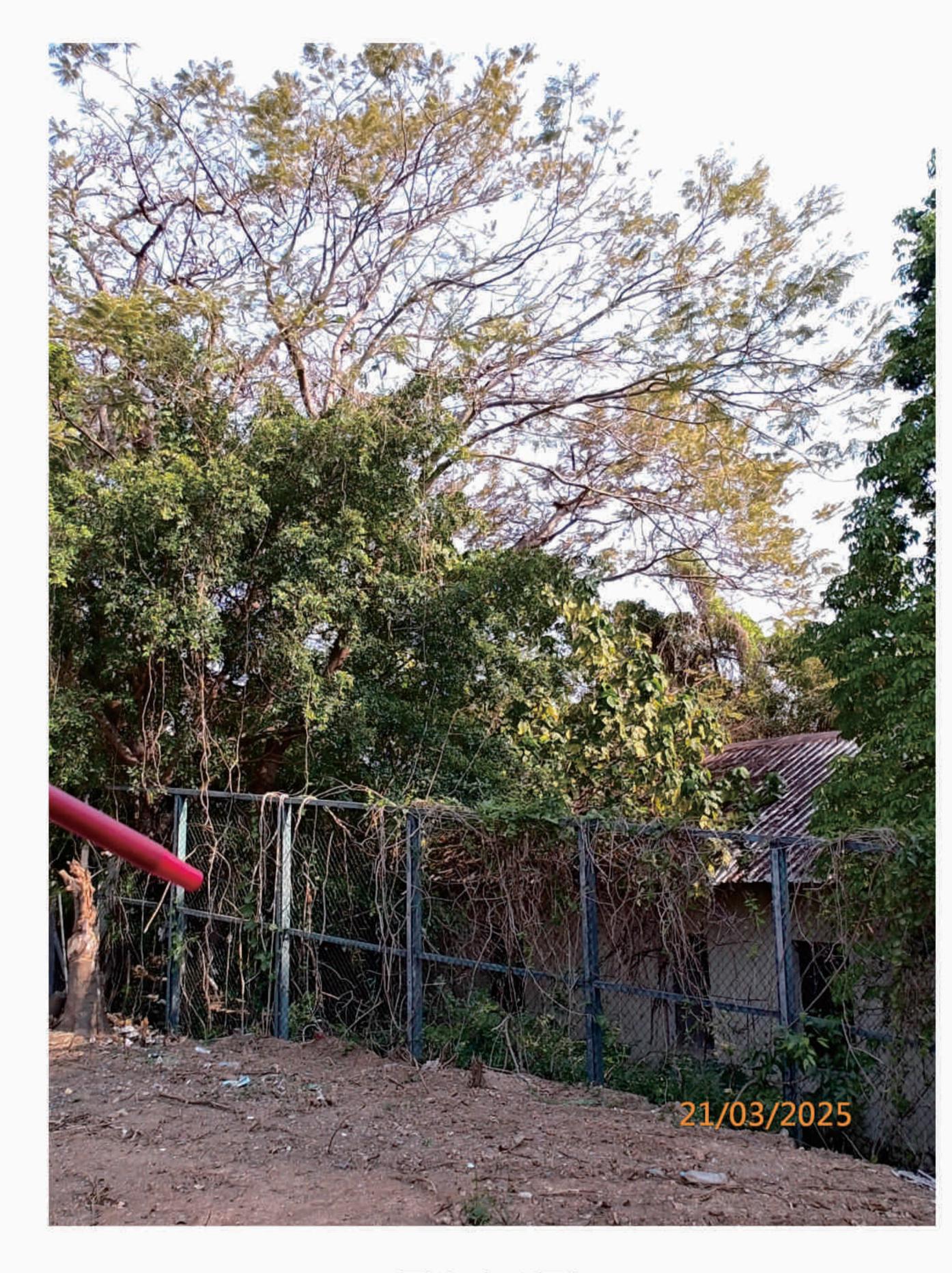
P.19







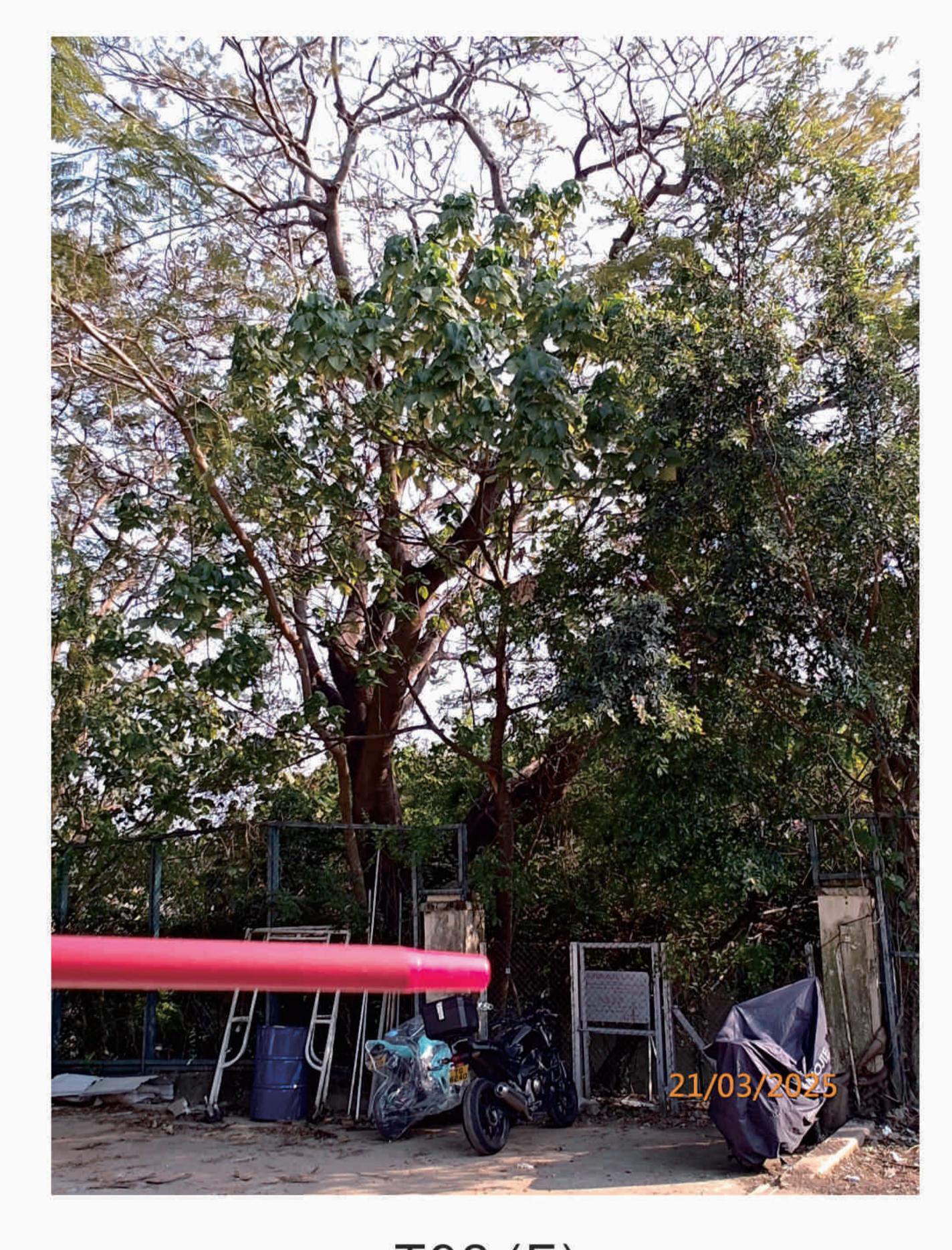
T91(F)



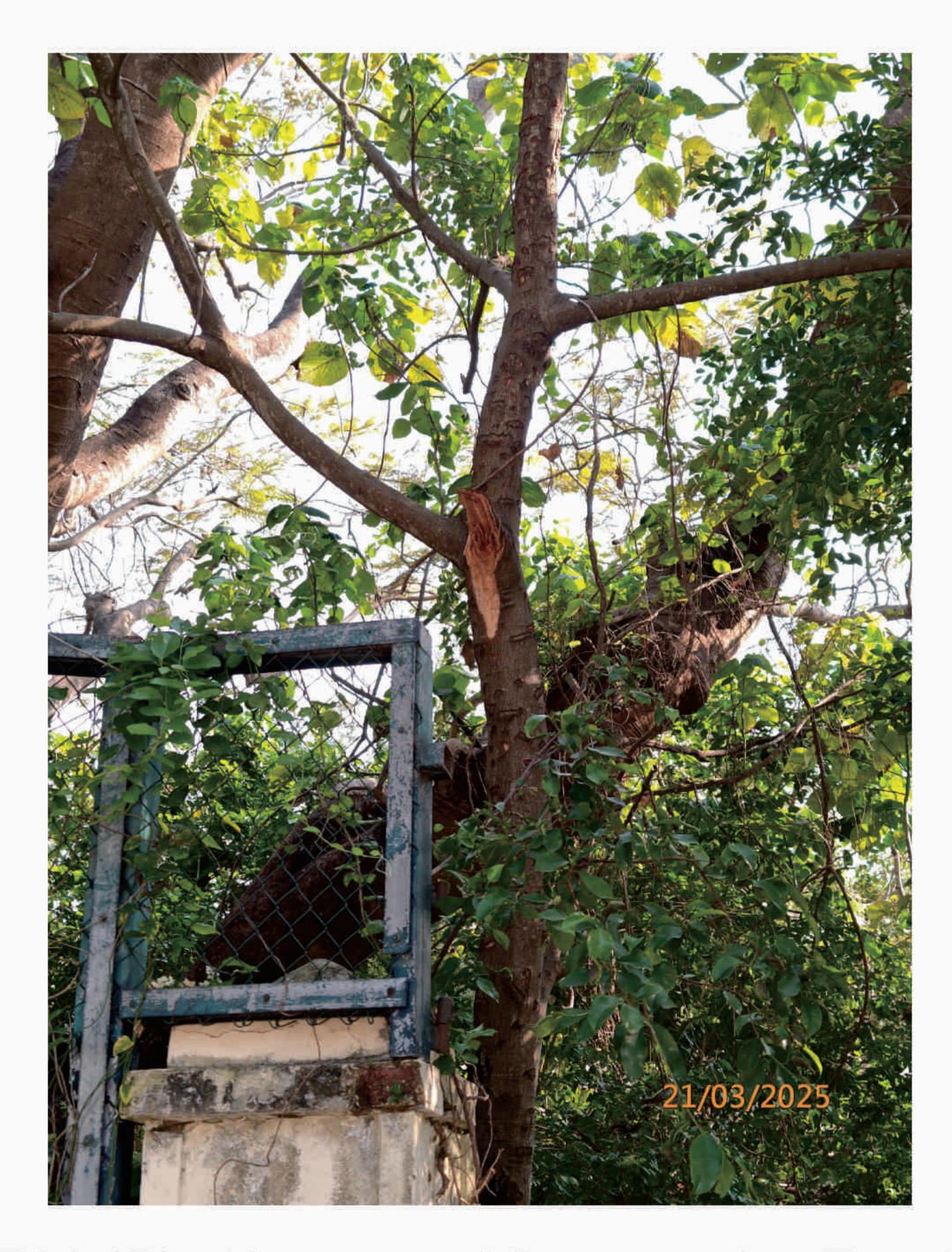
T91(F)



T92 (F)



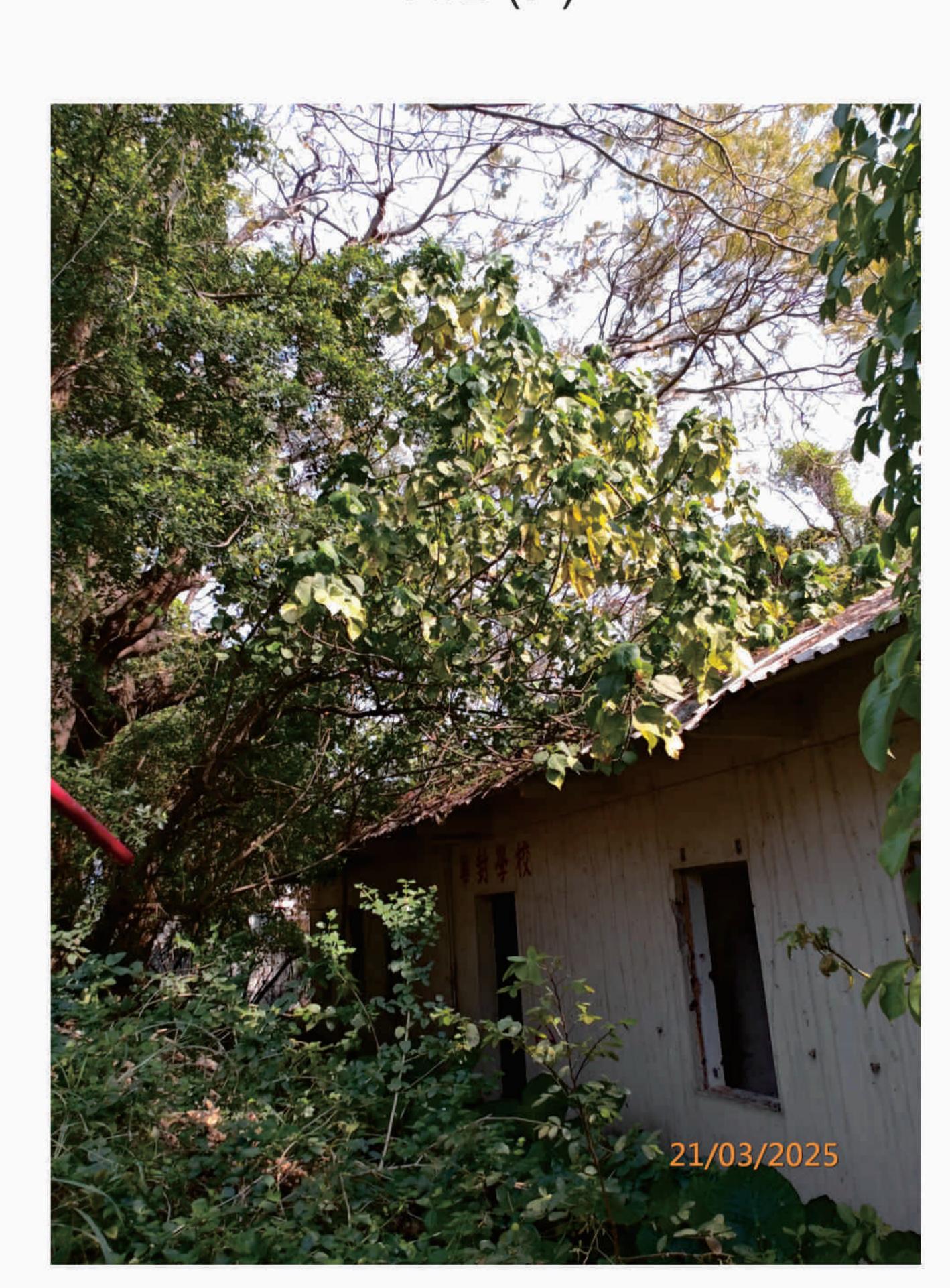
T92 (F)



T92 (F) - Heartwood Damaged at Trunk



T93 (F)



LEGEND:

(R) - Retain

(F) - Fell

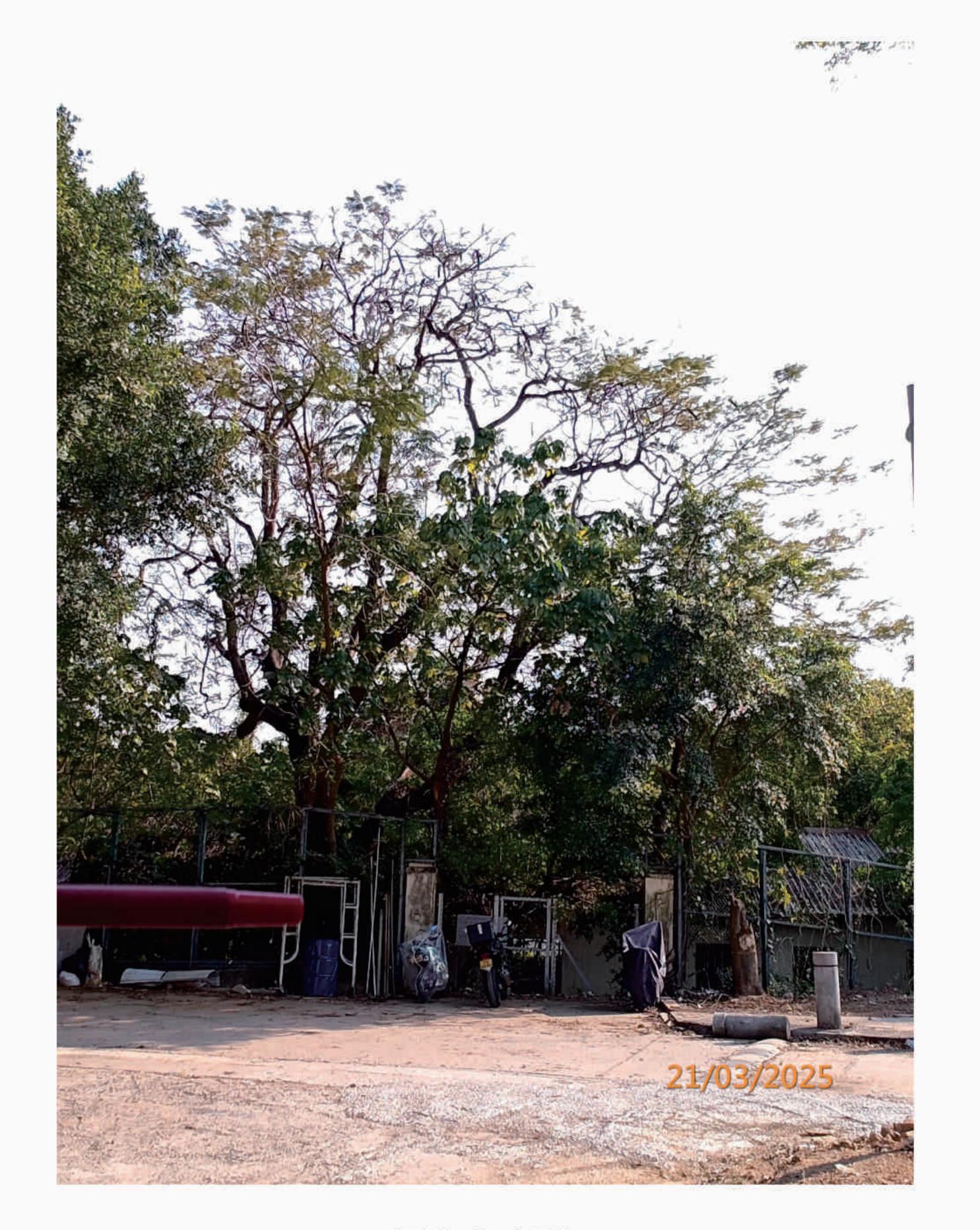
(T) - Transplant

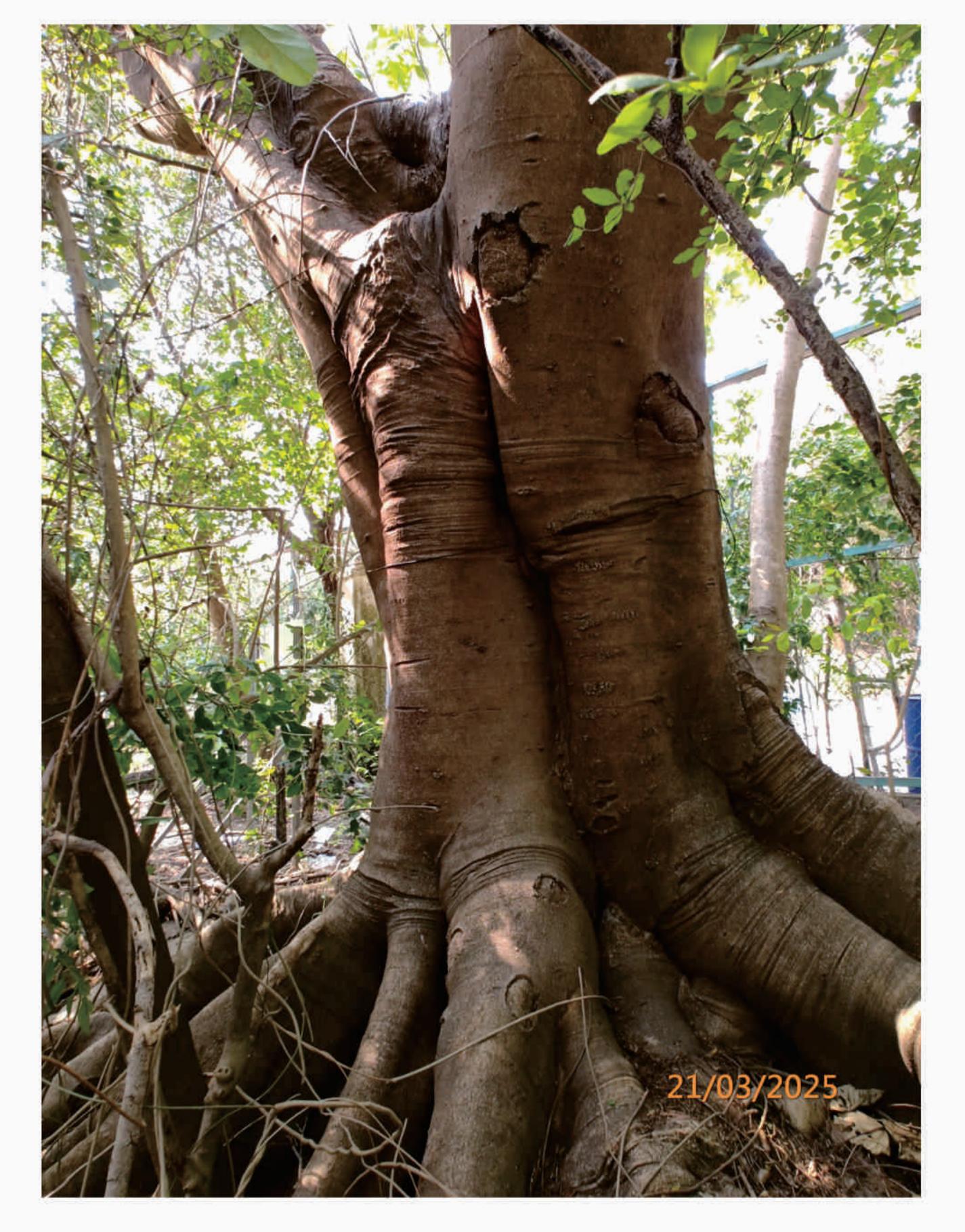
Photographic Record of Existing Trees

T93 (F)









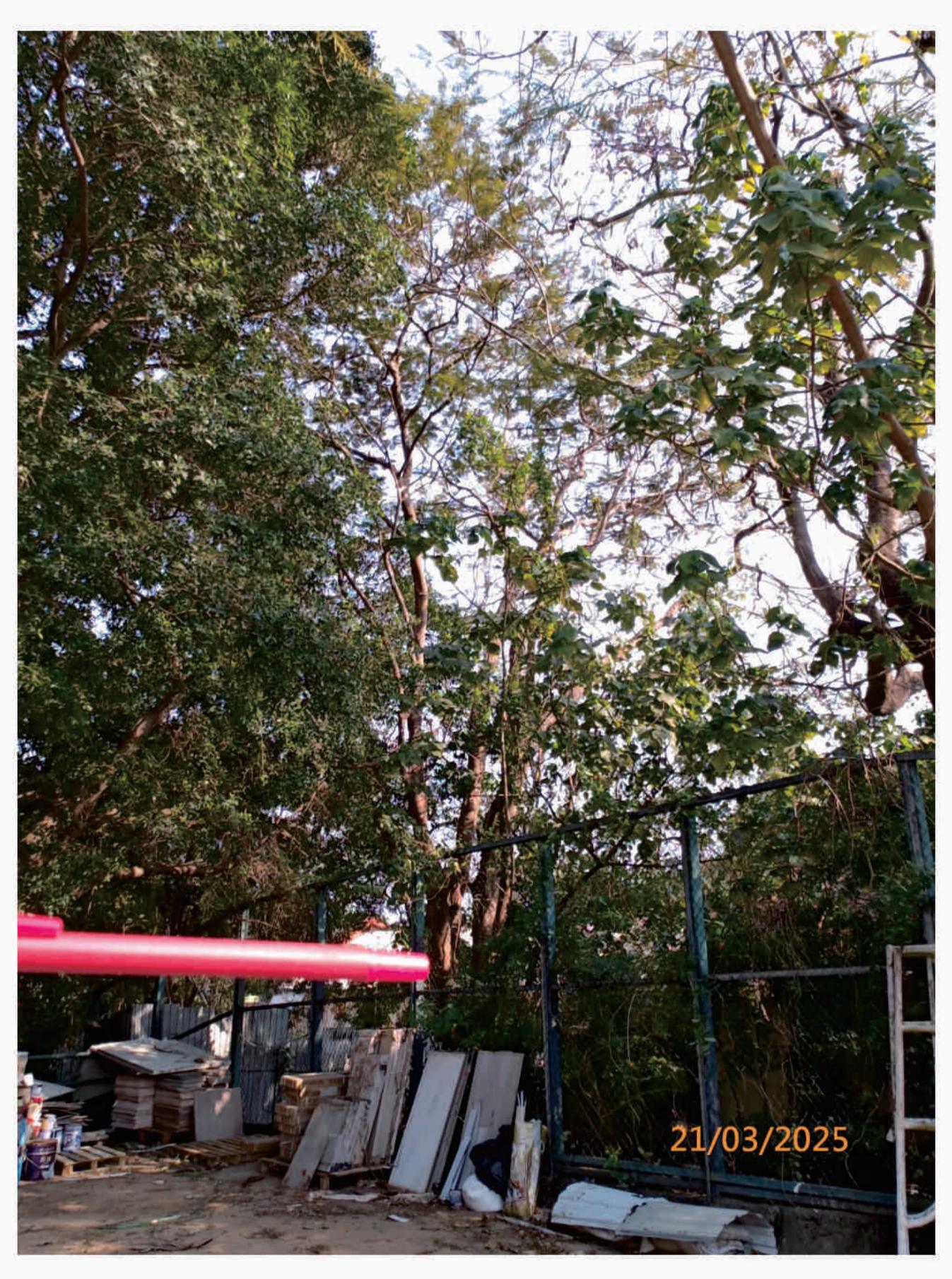


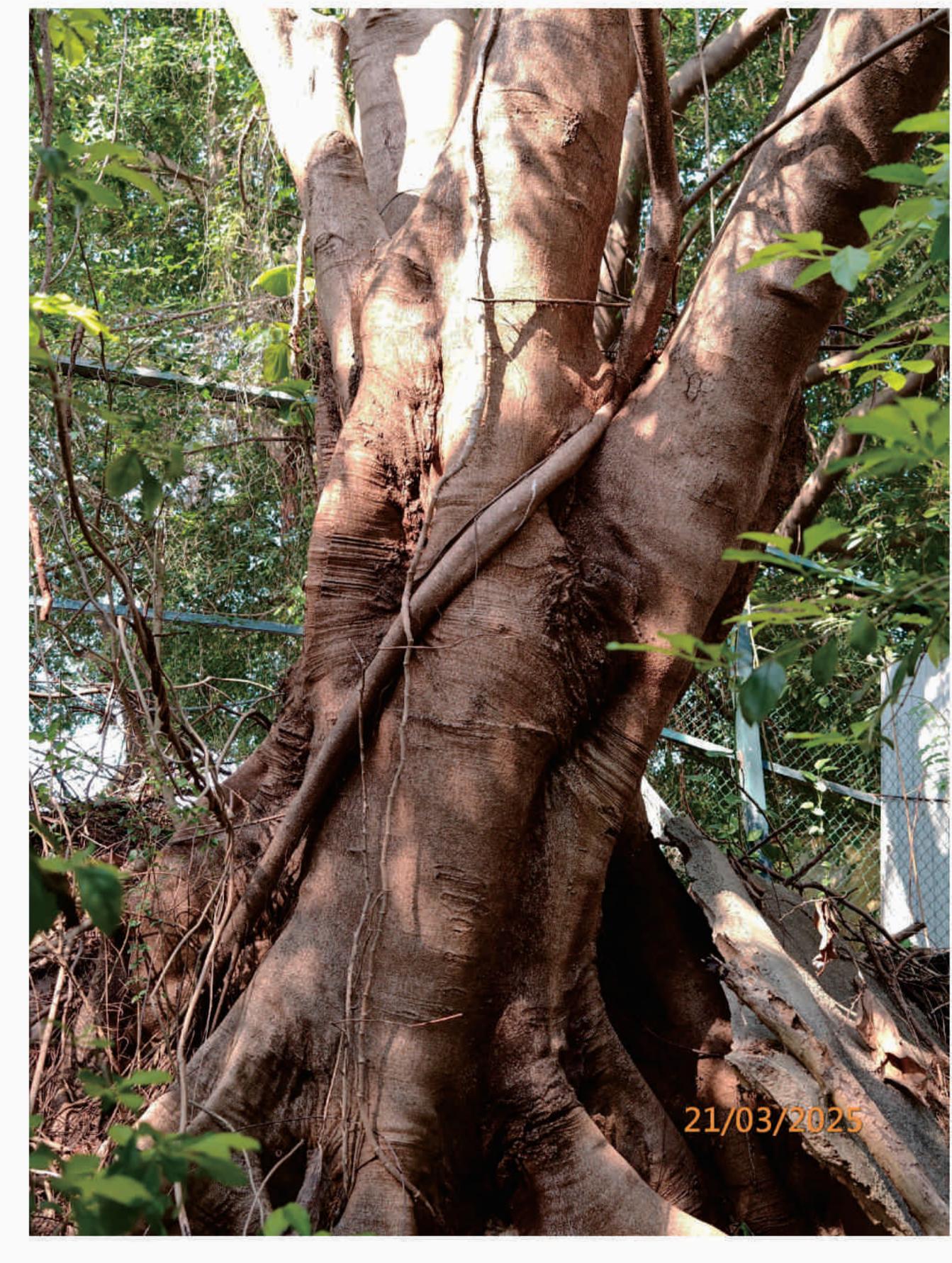


T94 (F)

T94 (F) - Inrolled Crack at Trunk Base

T95 (F)









LEGEND:

(R) - Retain

(F) - Fell

(T) - Transplant

T95 (F) - Trunk Strungled by Ficus

T95 (F) - Trunk Strungled by Ficus

T96 (F)





T96 (F)

LEGEND:

(R) - Retain

(F) - Fell

(T) - Transplant

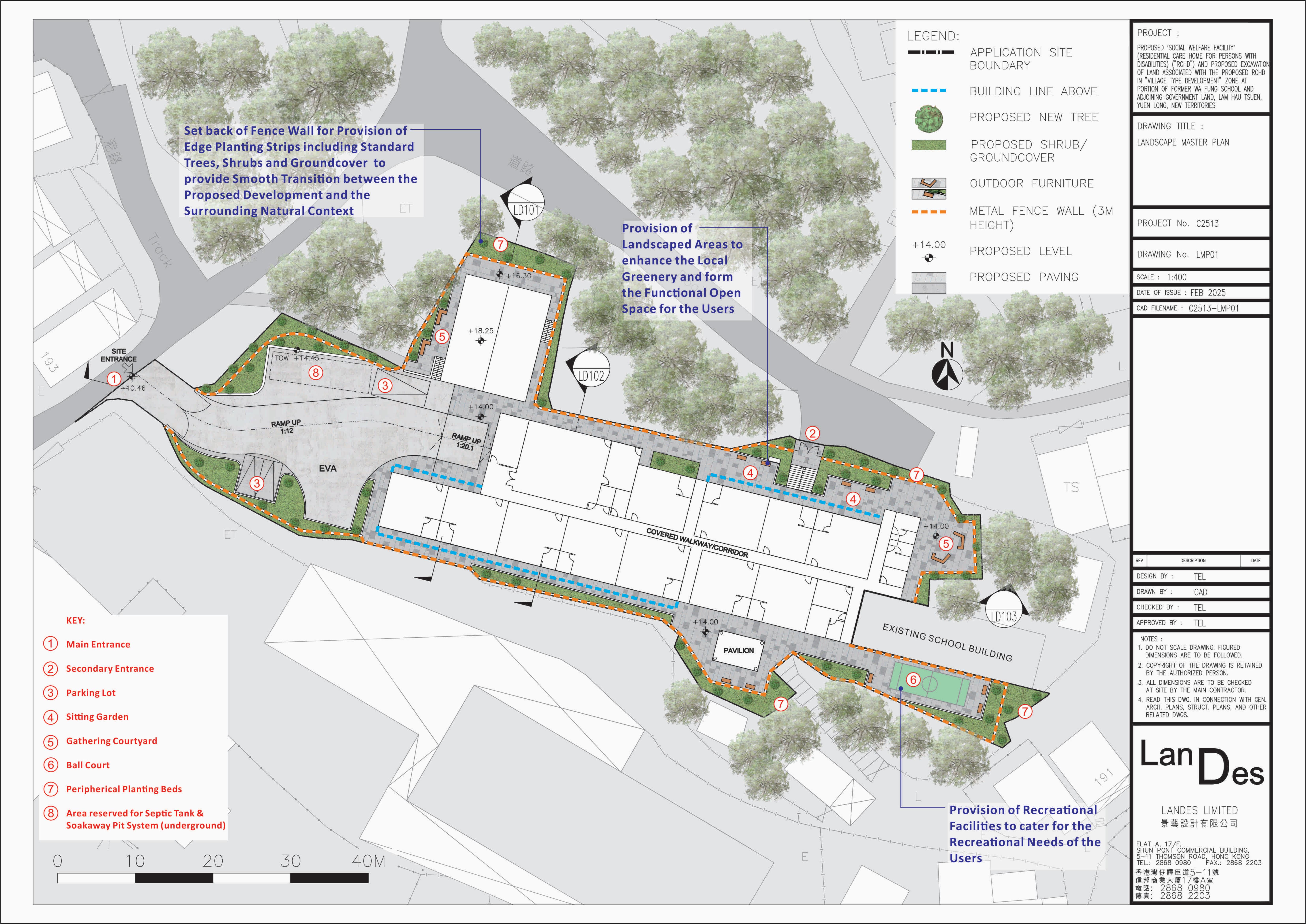
Tree Preservation and Landscaping Proposal

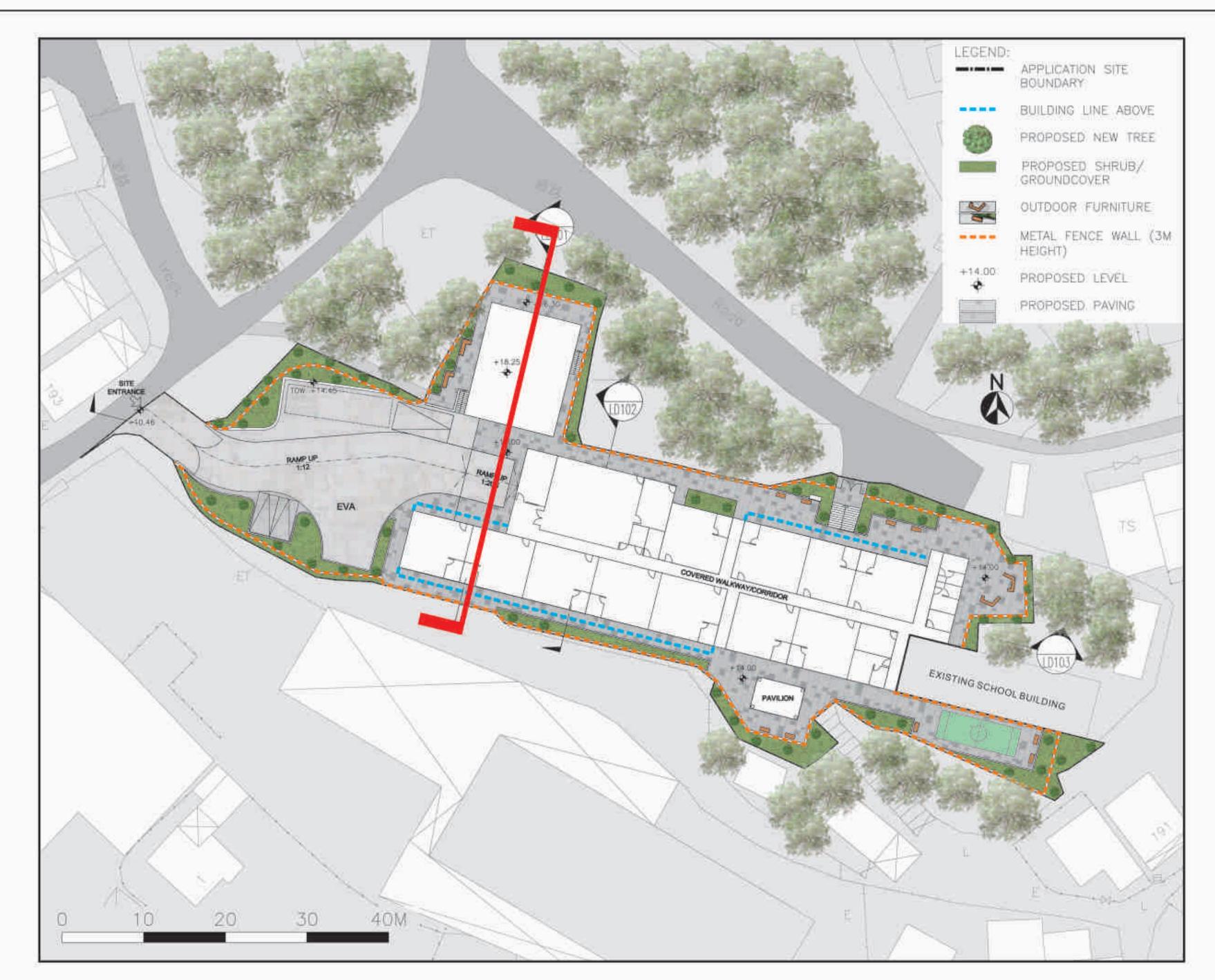
Appendix B

Landscape Master Plan

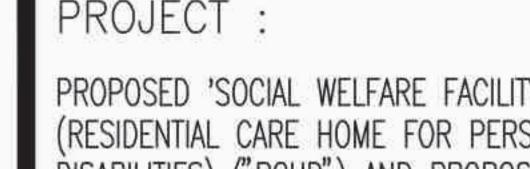
And

Landscape Details





KEY PLAN



ADJOINING GOVERNMENT LAND, LAM YUEN LONG, NEW TERRITORIES

DRAWING TITLE :

LANDSCAPE SECTION

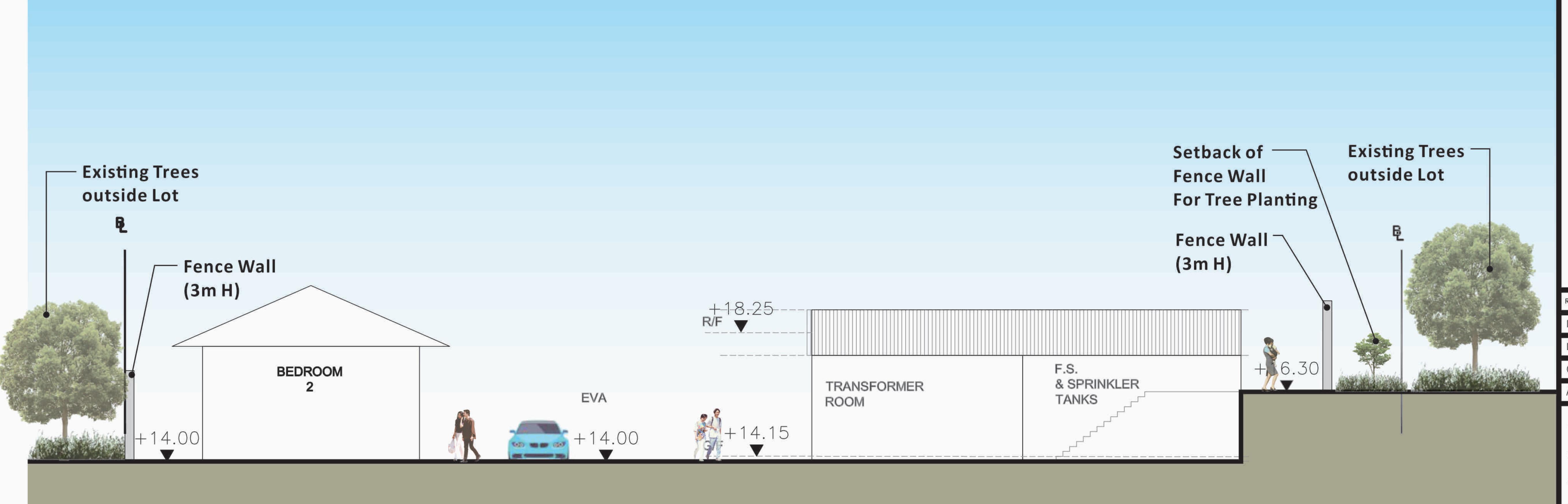
PROJECT No. C2513

DRAWING No. LD101

SCALE: 1:150

DATE OF ISSUE : FEB 2025

CAD FILENAME: C2513-LD101



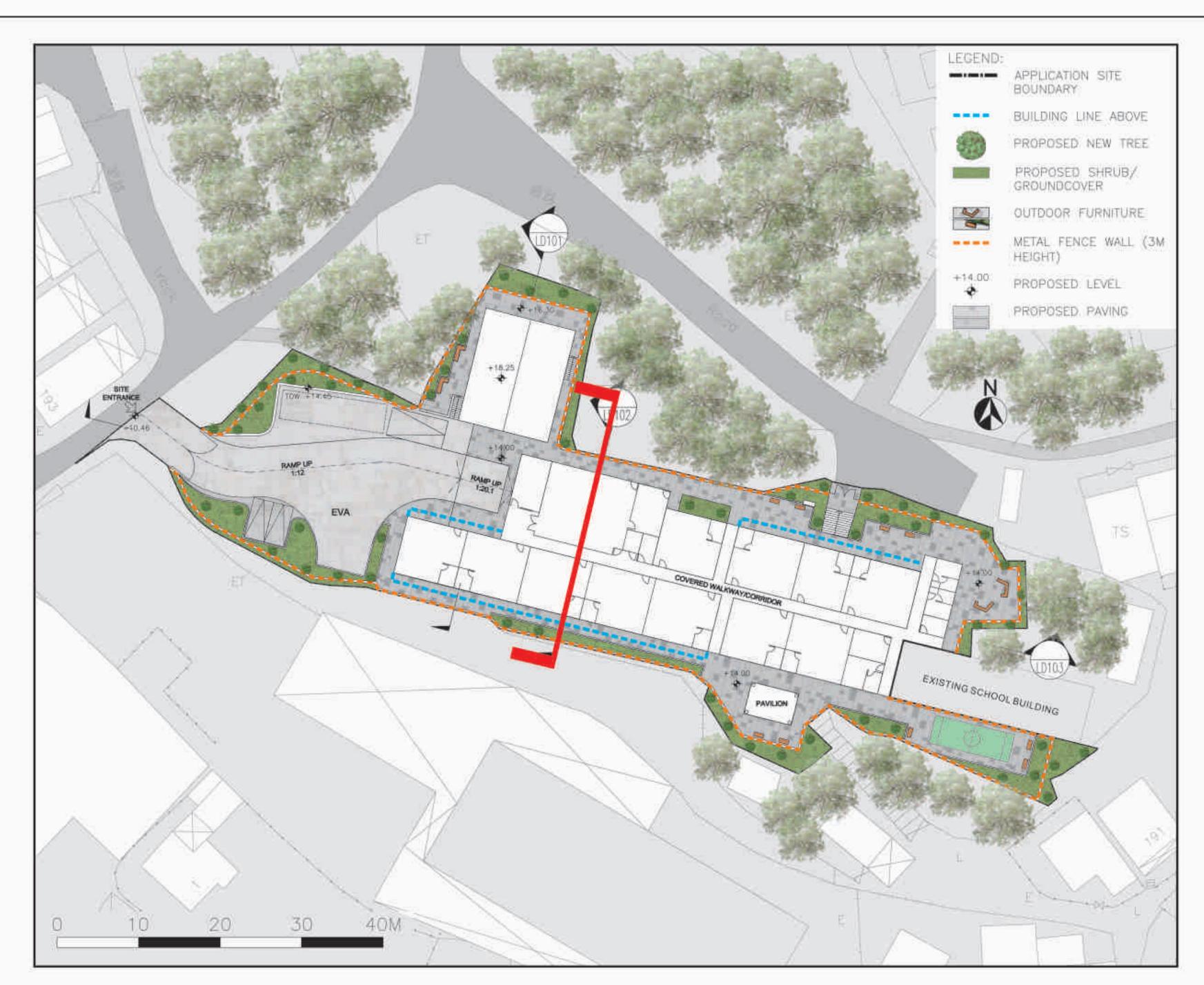
DESCRIPTION DESIGN BY: DRAWN BY: CAD CHECKED BY : TEL

APPROVED BY: TEL

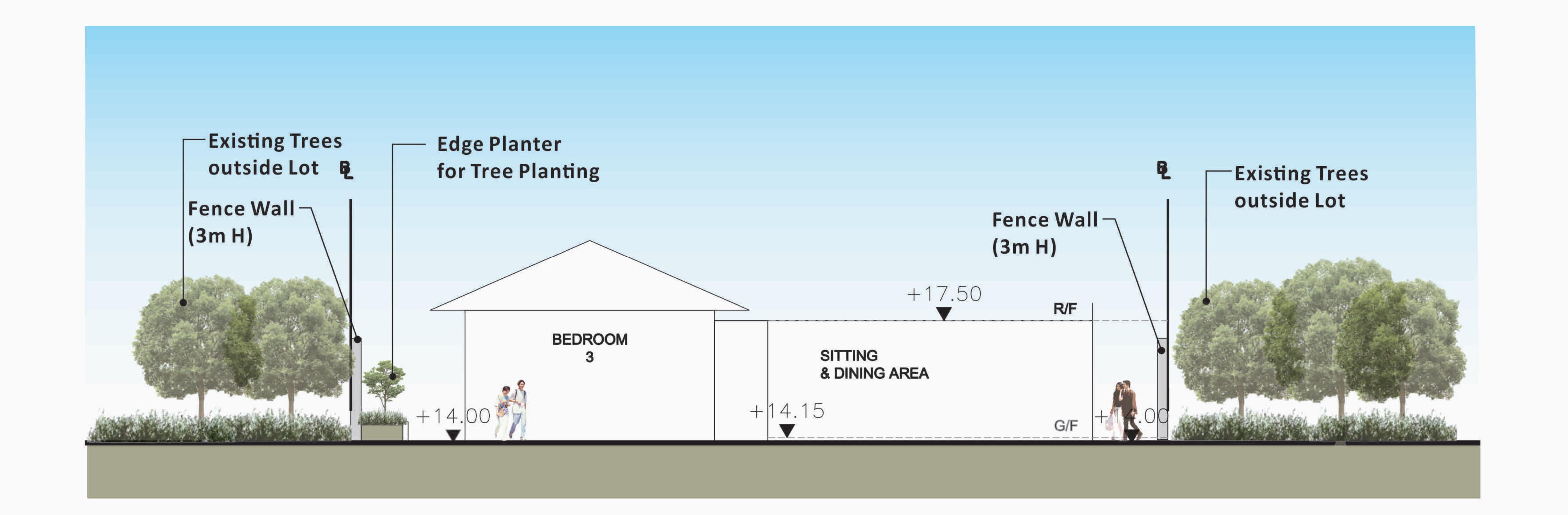
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KEY PLAN



ADJOINING GOVERNMENT LAND, LAM HAU TSUEN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE :

LANDSCAPE SECTION

PROJECT No. C2513

DRAWING No. LD102

SCALE: 1:150

DATE OF ISSUE : FEB 2025

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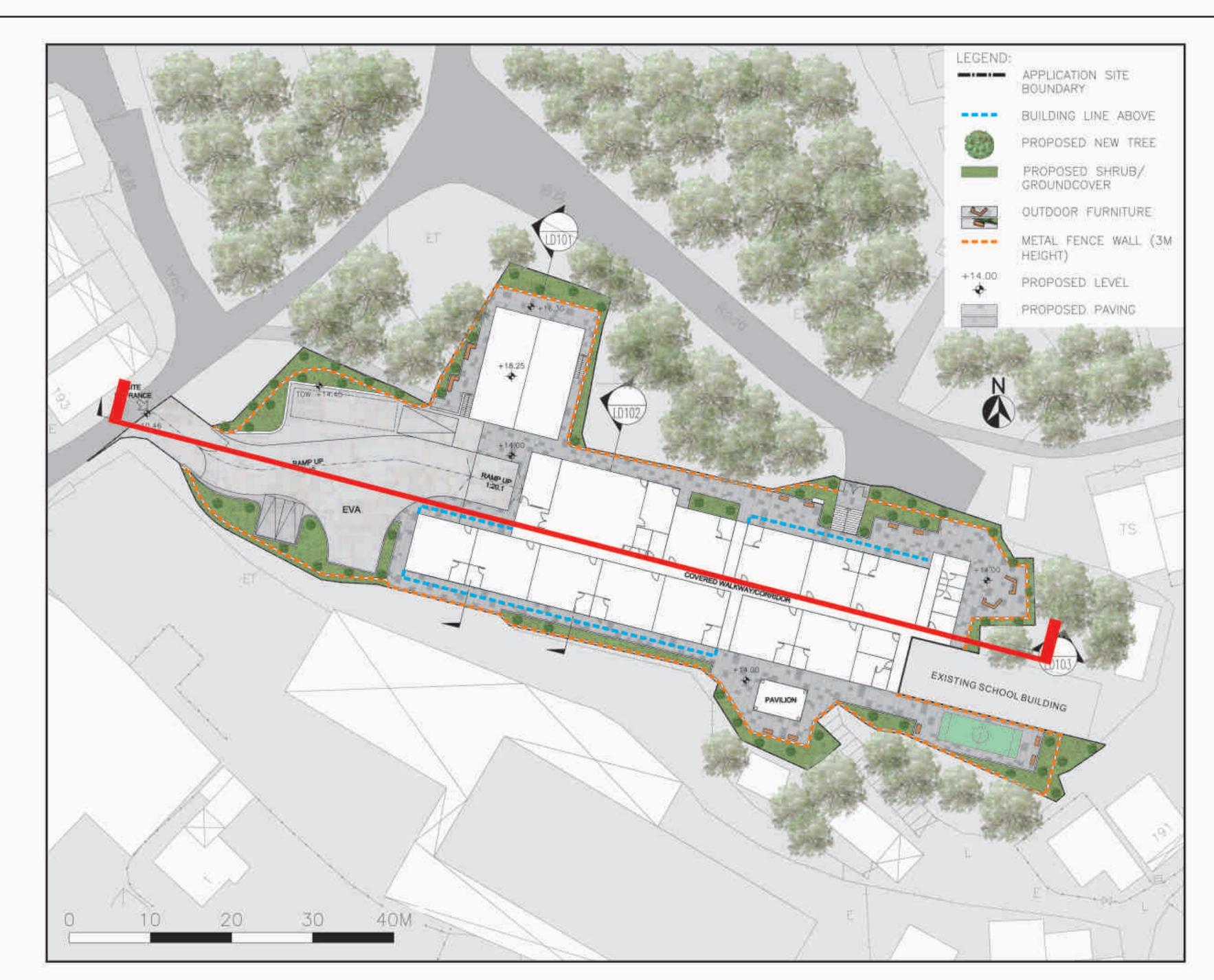
REV				DESCRIPTION	DATE
DESIG	GN	BY	:	TEL	
DRAW	/N	BY	:	CAD	

APPROVED BY: TEL

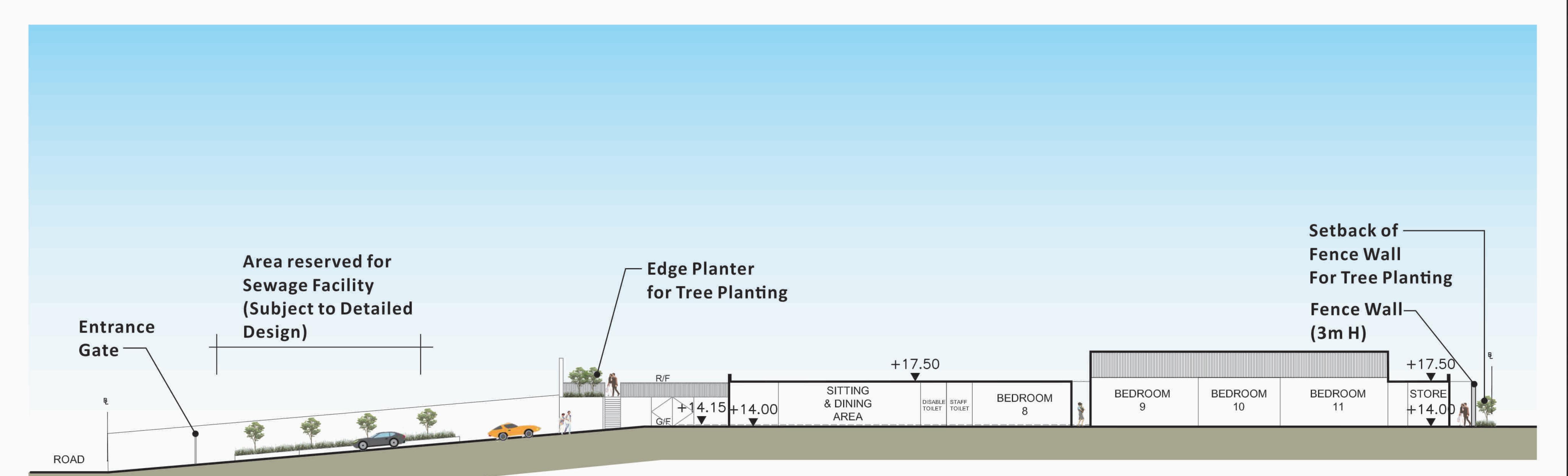
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KEY PLAN



PROJECT :

ADJOINING GOVERNMENT LAND, LAM HAU TSUEN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE :

LANDSCAPE SECTION

PROJECT No. C2513

DRAWING No. LD103

SCALE: 1:350

DATE OF ISSUE: FEB 2025

CAD FILENAME: C2513-LD103

DESCRIPTION DESIGN BY: DRAWN BY: CAD

CHECKED BY : TEL

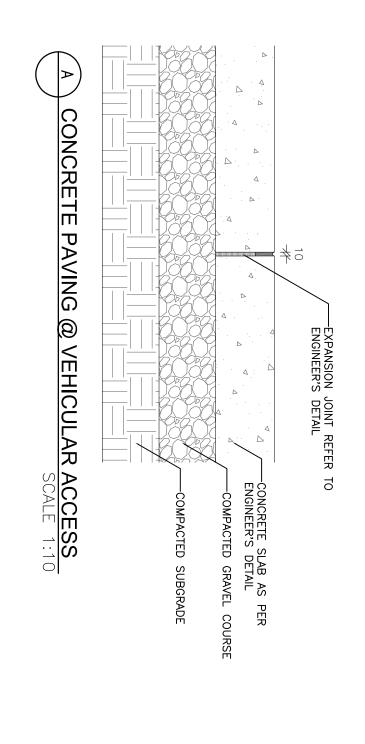
APPROVED BY: TEL

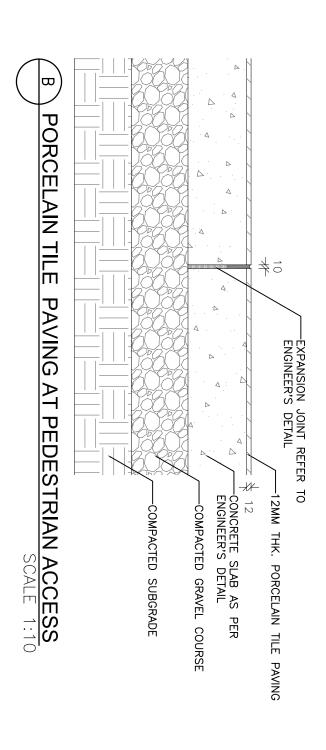
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PROJECT:

PROPOSED 'SOCIAL WELFARE FACILITY'
(RESIDENTIAL CARE HOME FOR PERSONS WITH
DISABILITES) ("RICHD") AND PROPOSED EXCANATION
OF LAND ASSOCIATED WITH THE PROPOSED RICHD
IN "VILLAGE TYPE DEVELOPMENT" ZONE AT
PORTION OF FORMER WA FUNG SCHOOL AND
ADJOINING COMMENT LAND, LAM HAU TSUEN,
YUEN LONG, NEW TERRITORIES

DRAWVING TITLE:

TYPICAL PAVING DETAILS

PROJECT No. C2513

DRAWING No. LD104

SCALE: 1:10

DATE OF ISSUE: JUL 2025

CAD FILENAME: C2513—LD104

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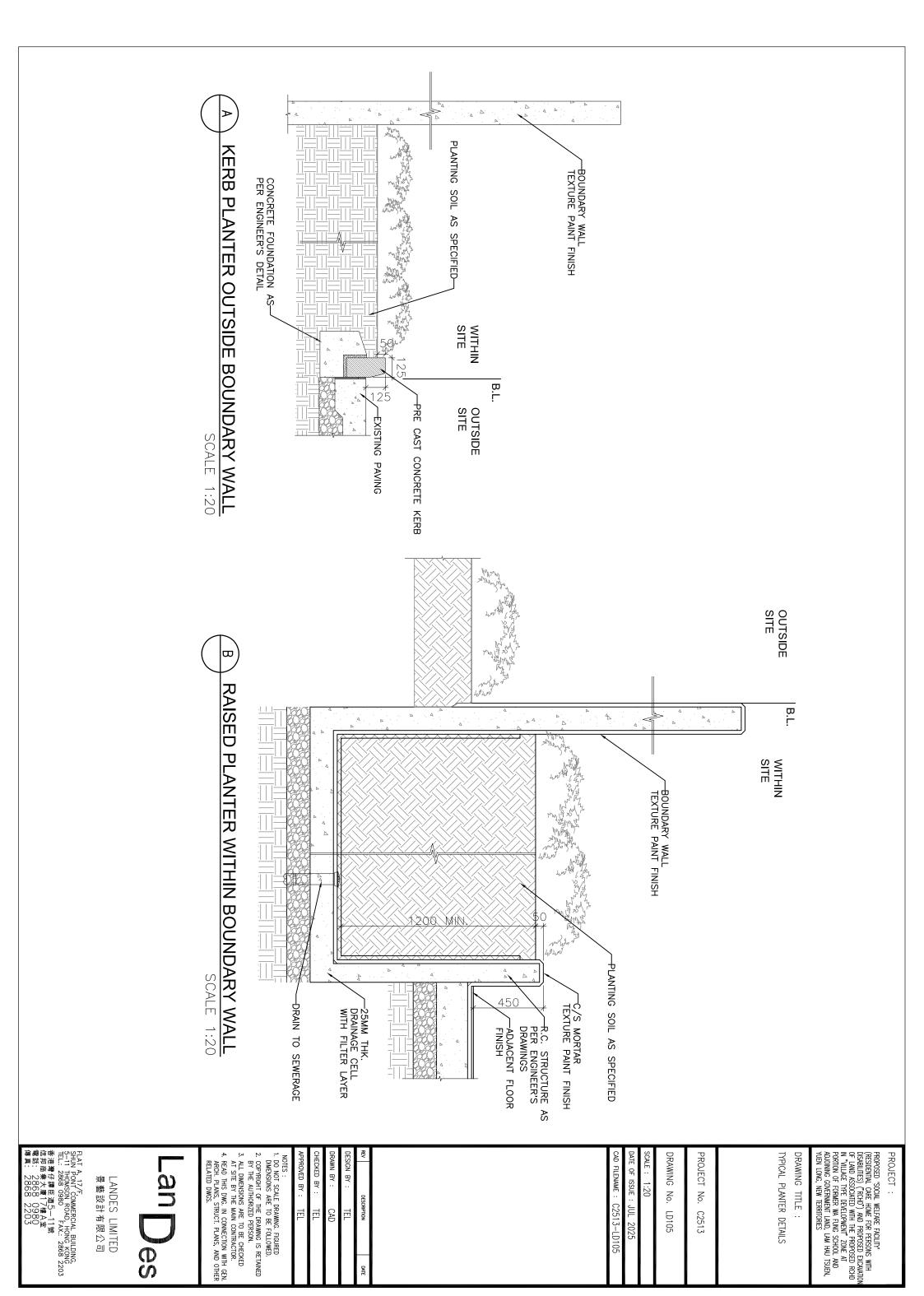
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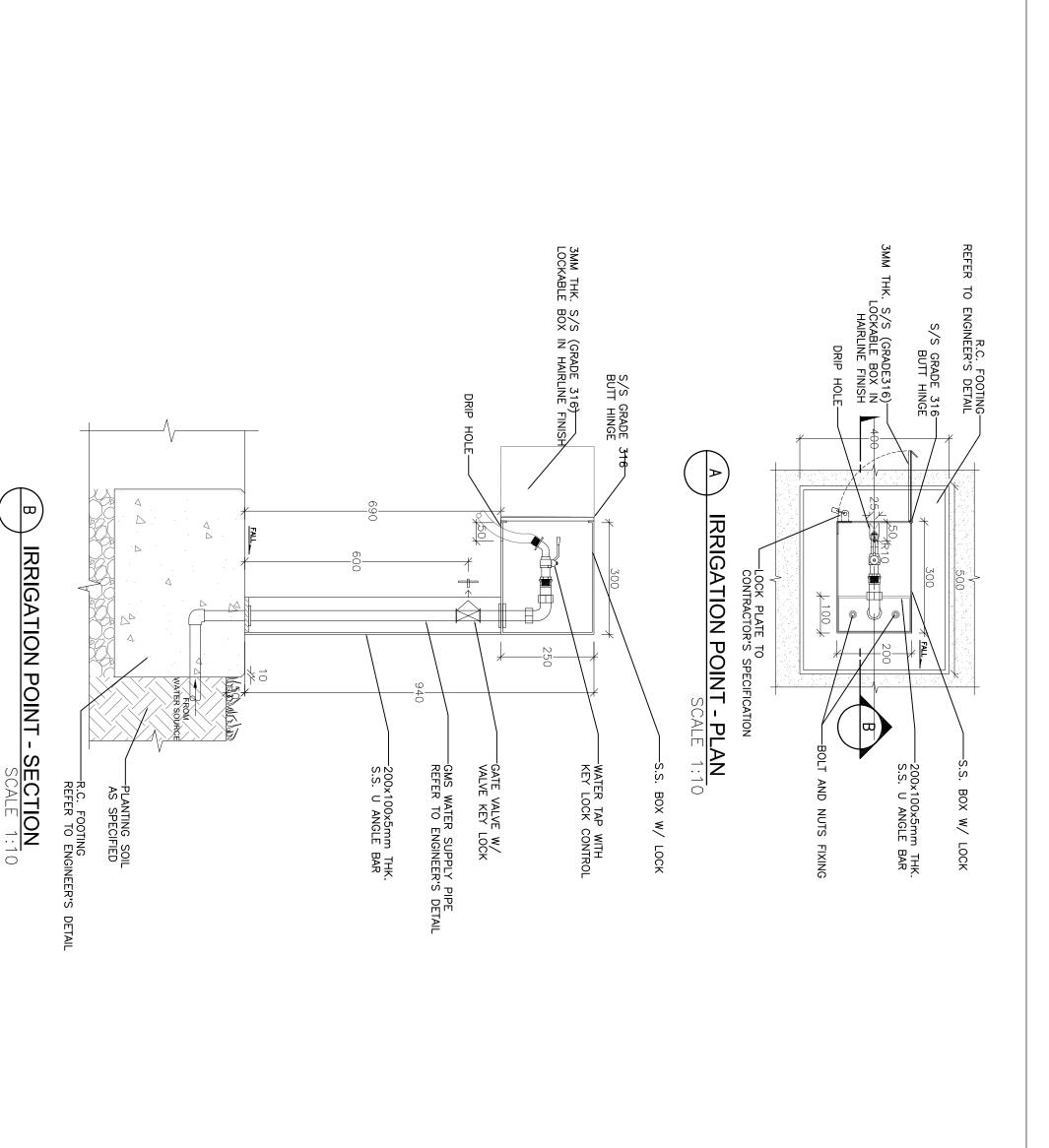
ESIGN BY :

ECKED BY:

LANDES LIMITED 景藝設計有限公司

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PROPOSED "SOCIAL WELFARE FACILITY" (RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILITIES) ("RCHE") AND PROPOSED EXCAVATION OF LAND ASSOCIATED WITH THE PROPOSED RCHD IN "MILLAGE TYPE DEVELOPMENT" ZONE AT PORTION OF FORMER WA FUNG SCHOOL AND ADJOINING GOVERNMENT LAND, LAM HAU TSUEN, YUEN LONG, NEW TERRITORIES PROJECT :

DRAWING TITLE :

WATER POINT DETAILS

PROJECT No. C2513

DRAWING No. LD106

DATE OF ISSUE : JUL 2025

RAWN BY : SIGN BY : ECKED BY : 픧 CAD 퓓

PPROVED BY :

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Tree Preservation and Landscaping Proposal

Appendix C

Planting Plans

-	1	1	1	GROU	1	1	1	1	1	1	1	SHRUBS	5	9	10	7	13	14	STAN	Quantity
Nau	Lis	La	D	GROUNDCOVERS	Rhs	Rhi	Rh	Pse	lch	Drg	Ç	BS	SD	SL	SC	M	PP	BB	STANDARD TREES	tity Code
au	is	Lam	Dip	RS	hs	hi	'n	se	Н	rg	Cov		D	_	С	11	P	Φ.	RES	de
腎蕨	山指甲	小葉馬櫻丹	白班萬年青		紅杜鵑	石斑木	小葉棕竹	春羽	龍船花	黃金金露花	紅葉洒金榕		山烏桕	假蘋婆	海南蒲桃	樂昌含笑	水黃皮	洋紫荆		Chinese Name
Nephrolepis auriculata	Ligustrum sinense	Lantana montevidensis	Dieffenbachia picta		Rhododendron simsii	Rhaphiolepis indica	Rhapis humilus	Philodendron selloum	lxora chinensis	Duranta repens 'Golden'	Codiaeum variegatum 'Glorisa'		Sapium dicolor	Sterculia lanceolata	Syzygium cumini	Michelia chapensis	Pongamia pinnata	Bauhinia blakeana		Botanical Name
Native	Native	Native	Exotic		Native	Native	Exotic	Exotic	Native	Exotic	Exotic		Native	Native	Native	Native	Native	Native		Native/Exotic
350	350	400	400		300	450	300	500	500	300	450		2500	2500	3000	3000	2500	2500		Height (mm)
300	300	350	350		250	300	150	500	450	250	400		1500	1500	1500	1500	1500	1500		Spread (mm)
_	-	1	1		-	-	-	-	-	-	-		50	50	50	50	50	50		DBH (mm)
250	250	300	300		200	250	150	500	300	250	300		4000	4000	4000	4000	4000	4000		Spacing (mm)
-	•	•	•		•		•	•	•	•	•		Abundance of Foliage, Well-Formed, Full Spread Formed		Remark					

PROPOSED 'SOCIAL WELFARE FACILITY' (RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILITIES) ("RCIP") AND PROPOSED EXCAVATION OF LAND ASSOCIATED WITH THE PROPOSED RCHD IN "VILLAGE TYPE DEVELOPMENT" ZONE AT PORTION OF FORMER WA FUNC SCHOOL AND ADJOINING GOVERNMENT LAND, LAM HAU TSUEN, YUEN LONG, NEW TERRITORIES PROJECT :

PLANTING SCHEDULE DRAWING TITLE :

PROJECT No. C2513

DRAWING No. PS01

DATE OF ISSUE: FEB 2025

CHECKED BY :
APPROVED BY : DRAWN BY : DESIGN BY : TEL 邑

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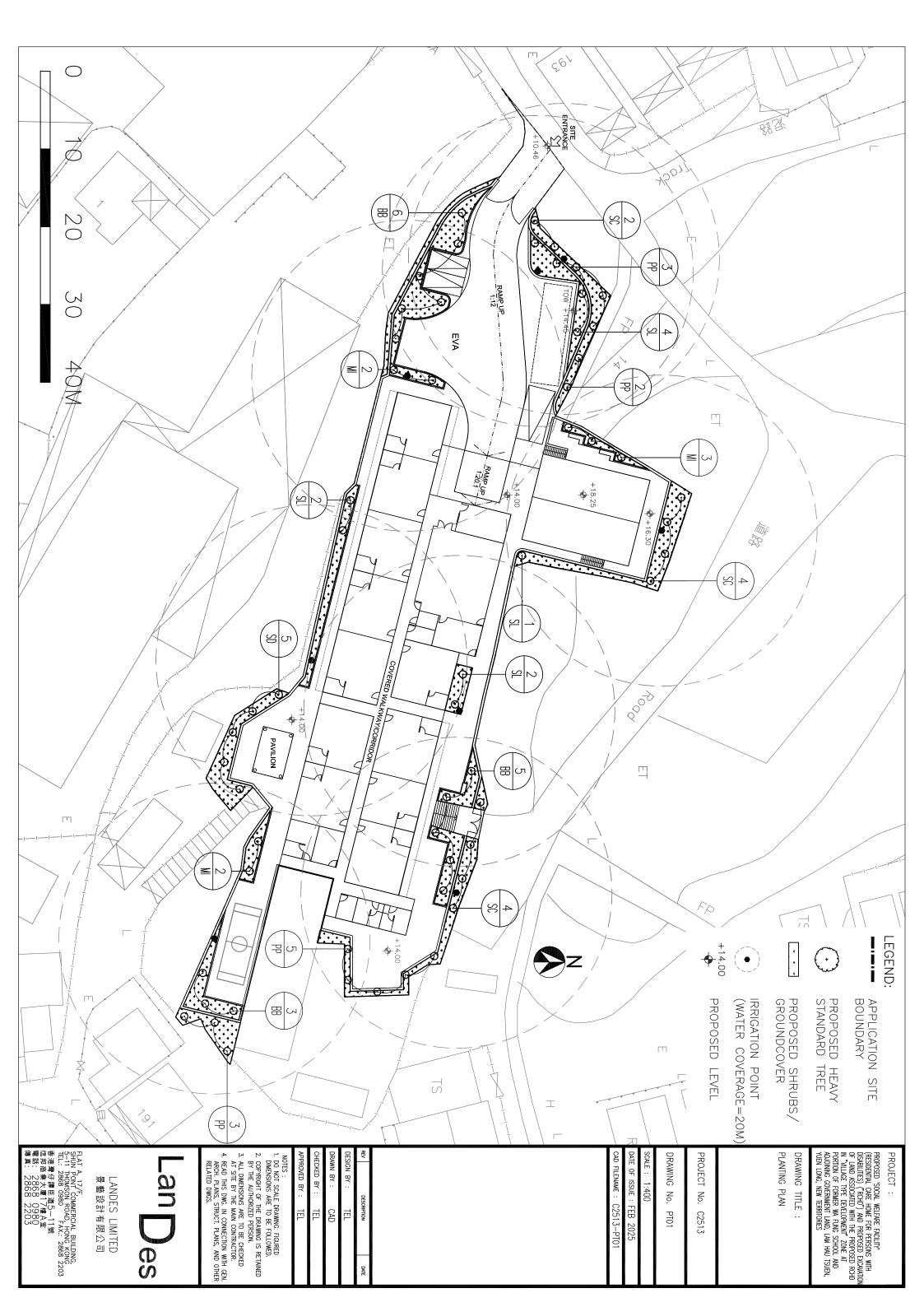
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轉真: 2868 2203



Tree Preservation and Landscaping Proposal

Appendix D

Maintenance Schedule

Of

Soft Landscape Works

Tree Preservation and Landscaping Proposal

OPERATIONS	5	SPRING	3	S	UMME	R	AUTUMN			١	WINTER	3	REMARKS
	March	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
DISEASE CONTROL INSPECTION	0	0	0	0	0	0	0	0	0	0	0	0	Treatment immediately after detection
FERTILIZATION Applications	0												
GENERAL PLANT INSPECTION	0	0	0	0	0	0	0	0	0	0	0	0	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		0		0			0			0			Inspection also after heavy storms and adverse weather. Treatments immediately after detection
FIRMING UP of plants & supports	0			0			0			0			Inspection also after heavy storms and adverse weather. Firm- up operations immediately after detection
WEEDING Weeding operation & litter collection	0	0	0	0	0	0	0	0	0	0	0	0	Additional litter inspection & collection after heavy use
THINNING INSPECTION	0								Thinning operations in appropriate pruning season				
MULCH Topping up	0						0						And following run off caused by rain / wind storm
PRUNING	0						0						As appropriate
FORKING OVER	0						0						As appropriate
TREE RISK ASSESSMENT	0								As appropriate				

KEY:

D = once daily Bi-W = Bi-weekly W = once weekly O = once 2W = twice weekly R = repeat if necessary