Appendix 3

Landscape Proposal

S.12A APPLICATION FOR AMENDMENT OF PLAN –
PROPOSED EV MOBILITY CITY WITH
ANCILLARY STAFF QUARTERS AND TALENT ACCOMMODATION
AT VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND,
FANLING, NEW TERRITORIES

Landscape Proposal

1st Submission

by



Date: 13 August 2025

Fanling, New Territories

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Landscape Proposal

1.0 INTRODUCTION

- 1.1 The proposed development with Innovation and Technology uses (The Proposed Development) is located at various lots in D.D. 51 and adjoining Government Land, Fanling, New Territories. This proposal is prepared as part of the rezoning application for the Proposed Redevelopment.
- 1.2 This report describes the concepts and principles underlying the Landscape Master Plan of the Proposed Development. It describes the proposed composite development and the associated landscape design. 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;
 - · Site Coverage of Greenery;
 - · Communal Open Space Provision and
 - Planting Proposal of the Proposed Development.

2.0 THE SITE CONTEXT

- 2.1 The Site is located at various lots in D.D. 51 and adjoining Government Land, Fanling, New Territories. To the south of the Site is Wo Hop Shek Cemetery while Tong Hang is located to the north of the Site. It is bounded by Tai Wo Service Road West to its east and north, which is the main pedestrian and vehicular access to the Site.
- 2.2 The Site was previously occupied by a local factory and temporary structures, and the majority of the area is hard-paved with concrete. It is a gently flat land, with a level of approximately +14.60mPD in the north and +14.90mPD in the south. Existing trees are mainly located around the periphery of the site, most of which are semi-mature and exhibit poor tree form and health conditions. Several mature specimens have also been identified. 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 landscape character of the Site and its surroundings is mixed, comprising residential developments such as Dawning View and Flora Plaza; public housing estates like Yan Shing Court and Cheong Shing Court; villages such as Wo Hop Shek San Tsuen and Tong Hang Tung Chuen; and cemetery grounds, including Wo Hop Shek Cemetery.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 EV (R&D Centre) showroom, workshop, research laboratory, training centre, staff quarters and residential institution are proposed at the Application Site.
- 3.2 The development comprises a **12**-storey residential institution (talent accommodation) and a **6**-storey staff quarters, both situated on top of an **7**-storey EV Mobility City. A podium garden is proposed at the flat roof of the 7th floor, while ancillary facilities such as a carpark are located in the basement. Drawings of the proposed development can be referred to the building plans submitted with the planning application, and the development schedule is outlined as follows:

Table 1.0 Development Schedule

Site Area	About 5,480 m ²
Building Height	99.55mPD (84.8m)
Plot Ratio	5.0 (ND: 3.50 + D1.5)
GFA:	27,400 m ²
No. of Flat (SQ)	48 nos.
No. of Flat (RI)	90 nos.
No. of Population:	414 pax (household size of 3.0 assumed)

3.3 The vehicular road and footpath connect from Wo Hing Road at +15.10mPD to the central part of the proposed development at +14.75mPD. The formation level of the site follows the local topography in order to minimize the extent of site formation works. As the ground level needs to be recontoured and some vegetation will be affected by the site formation work, a detailed tree assessment will be provided in Paragraph 4.0 below.

4.0 EXISTING VEGETATION

A tree survey was carried out on **4 June 2025** in accordance with LAO PN No. 6/2023.

A total of **36**, including **3** 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 auriculiformis	耳果相思	1	T17
2	Bischofia javanica	秋楓	1	T14
3	Ficus hispida	對葉榕	3	T11, T26, T41
4	Ficus microcarpa	細葉榕	3	T20, T29, T43
5	Ficus virens	大葉榕	9	T27, T30, T35, T36, T37, T38, T39, T42, T46
6	Leucaena leucocephala	銀合歡	9	T6, T9, T10, T16, T19, T23, T24, T25, T28
7	Macaranga tanarius var. tomentosa	血桐	7	T12, T13, T15, T18, T21, T34, T40
	Dead tree	Dead tree 死樹		T22, T44, T45
		Total:	36	

- 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 3 m to 14 m, crown spreads from 1 m to 15 m, and DBH (Diameter at Breast Height) from 95 mm to 696 mm. No Registered Old and Valuable Trees (OVTs) or protected species were recorded in this tree survey.
- 4.3 The Site is dominated by *Ficus virens* 大葉榕 (**9** nos.), *Leucaena leucocephala* 銀合 歡 (**9** nos.) and *Macaranga tanarius var. tomentosa* 血桐 (**7** nos.) which are common hillside species in Hong Kong. They are probably propagated from the surrounding natural hillsides.

Impact of the Proposed Development

The impact of the Proposed Development is generally caused by site formation works, construction of new building, 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 construction of the new building, which includes a basement, as well as associated traffic provisions, and the demolition of existing structures, will occupy nearly all outdoor areas within the Site. Due to the development activities and limited space remaining, it will not be feasible to retain any of the existing trees 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;
 - b. Trees with good form and health;
 - c. Suitable access:
 - d. Tree species able to be transplanted easily;
 - e. Trees have suitable size and;
 - f. Trees are young to semi-mature.
- 4.7 In this project, **36** existing trees (including **3** 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.
- 4.8 **11** affected trees, namely **T14** *Acacia auriculiformis*, **T11**, **T26**, **T41** *Ficus hispida*, and **T12**, **T13**, **T15**, **T18**, **T21**, **T34**, **T40** *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.
- 4.9 Another **13** disturbed trees, namely **T14** *Bischofia javanica*, **T20**, **T29**, **T43** *Ficus microcarpa*, **T27**, **T30**, **T35**, **T36**, **T37**, **T38**, **T39**, **T42**, **T46** *Ficus virens*, have exhibited poor tree form or health conditions. Transplanting these trees would require significant

deformation, which would likely result in irreversible damage to their form. It is proposed to fell these trees and compensate by planting high-quality replacements.

- 4.10 It is important to note that tree nos. **T20** *Ficus microcarpa*, **T30**, and **T39** *Ficus virens* are mature specimens with DBH over 500mm. Since these trees are growing on existing structures in conflict with the Proposed Development and they show signs of health deterioration, it is difficult to demonstrate that they are growing in sustainable and safe conditions. Therefore, their removal is also proposed.
- Apart from the above, 3 dead trees, (i.e. T22, T44 and T45) and 9 undesirable species

 Leucaena leucocephala, (i.e. T6, T9, T10, T16, T19, T23, T24, T25 and T28) 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	36
	(including 9 undesirable species –
	Leucaena leucocephala)
Number of Trees to be Transplanted	0
Total Number of Trees in Survey	36

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 and to provide a quality landscape scheme.

 The main factors to be taken into consideration are:
 - Responsive 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;
 - Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
 - Design Manual: Barrier Free Access 2008 (Building Department);
 - DEVB TC W No. 6/2015 Maintenance of Vegetation and Hard Landscape Features;
 - 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.

Landscape Proposal

Integration of the Development with the Surrounding Context

5.1.2 The Site is surrounded by existing road corridors, namely Fanling Highway and Pak Wo Road to the east and north of the proposed development. Additionally, low-rise residential developments such as Regala Villa and Woodlands Garden, as well as the local village Wo Hop Shek San Tsuen, are located to the south of the Site. The buildings and associated vehicular access are strategically positioned at the central portion of the site. There are peripheral planting areas along the east, south, and west boundaries designated for new planting. These planting strips, consisting of ornamental trees, shrubs, and groundcover, are intended to create soft-planted edges along the site's periphery. Please refer to the Landscape Master Plans and Landscape Sections in Appendix B. This design will help provide a seamless transition between the development and the adjacent natural and built environment. The planting verges will be designed with adequate growing mediums to support the proposed vegetation, which will primarily be evergreen species.

Landscaped Garden at G/F and P/F

- 5.1.3 Landscape open spaces are proposed at ground floor (G/F) and podium floor (P/F) levels to cater to the recreational needs of both users and visitors. Several landscaped open spaces, including an entrance garden, a gathering courtyard, and an amphitheatre, are planned in vacant locations on the ground floor, creating inviting areas for social interaction and community activities. At the podium level, outdoor spaces comprising a multi-functional lawn, a yoga area, sitting gardens, fitness equipment zones, an outdoor dining area, and a viewing platform are designed to offer a variety of recreational and relaxation options. These gardens will be equipped with outdoor furniture and recreational facilities, and will feature a diverse selection of plants to create attractive green spaces. The refined paving materials and carefully curated plant combinations are intended to enhance the development's visual appeal by adding richness in color, texture, and visual gradation, ensuring a vibrant and aesthetically pleasing environment for all users.
- 5.1.4 In addition to the aforementioned landscaped open spaces, a portion of the same private Lot No. 4250RP, located outside the application site and owned by the applicant, lies to the southwest of the site. This area is proposed to serve as an Amenity Area for the enjoyment of both occupants and visitors of the application site. The proposed Amenity Area will primarily feature green open spaces, including seating areas, and greenery, creating a tranquil and natural environment for relaxation, social interaction, and recreational activities. This will help enhance the overall landscape character and provide additional verdant space that integrates with the surrounding environment.

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, heavy 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:

Table 3.0 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 Communal Open Spaces

- 5.4.1 Recreational facilities like entrance garden, gathering courtyard and amphitheatre at G/F as well as multi-functional lawn, yoga place, sitting garden, fitness equipment, outdoor dinning area, viewing platform are provided at P/F level, in order to cater for the recreational need of the occupants and visitors.
- 5.4.2 It is expected that there will be about **414** occupants at the Proposed Development while the proposed area of the communal open spaces under application shall not be less than **414** m². Hence, the provision of the communal open space can meet the requirement set out in HKPSG, i.e. 1 m² per person. Please refer to the Communal Open Space Calculation in **Appendix D**.

5.5 Site Coverage of Greenery

5.5.1 The current landscape proposal aims to provide more greenery within the site boundary.

The calculation of greening ratio in accordance with PNAP APP No. 152 is shown as follows and the common greenery calculation shall refer to **Common Greenery Provision in Appendix D**:

Table 4.0 Common Greenery Calculation

Required Common Greenery	
Site Area:	5,480.0m ²
Minimum Total Common	5,480.0m ² x 20%
Greenery:	$= 1,096.0m^2$
Minimum Common Greenery at	5,480.0m ² x 10%
Primary Zone:	$= 548.0 \text{m}^2$
Provided Common Greenery	
Common Greenery Area at	798.90m² (>548.0m²)
Primary Zone (G/F):	
Common Greenery Area at	456.60m ²
Other Areas (P/F)	
Total Common Greenery Area:	1,255.50m ² (>1,096.0 m ²)
Total Green Coverage in	1,255.50/5,480.0 x 100%
Common Area	= <u>22.91%</u>

5.5.2 The proposed greenery at common area is approx. **1,255.50m²** which exceeds the required 20% greenery requirement, i.e. **1,096.0m²**. Besides, all the proposed greenery are easily accessible and visible by the users and visitors and is counted as "common greenery area at Primary Zone", i.e. **798.90m²** which also exceeds the required **548.0m²**.

5.6 Future Maintenance

Fanling, New Territories

Hard Landscape Elements

- 5.6.1 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
 - 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

5.6.2 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.

- 5.6.3 Ultimately the future operator will employ skilled maintenance staff to take care of all landscape areas within the Site.
- 5.6.4 The maintenance schedule for soft landscape works has been included in **Appendix**E. 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 screen the proposed building and reduce the visual impact to the nearby residents/ visitors;
 - 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	3500x1500x75	4000	Native
Pongamia pinnata	水黃皮	3500x1500x75	4000	Native
Sterculia lanceolata	假蘋婆	4000x1500x75	4000	Native
Sapium dicolor	山烏桕	3500x1500x75	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
GROUNDCOVERS		Height x Spread (mm)		
Dieffenbachia picta	白班萬年青	班萬年青 400x350		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 **36** trees including **3** dead trees within the Application Site Boundary were recorded. **None** of the surveyed trees will be retained in-situ while all **36** trees inside the Site will be felled due to in conflict with the Proposed Development and the associated works.
- 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. 37 heavy standard trees with average DBH approx. 75 mm are proposed to be planted to compensate the loss of 27 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: 27 nos.

(excluding 9 Leucaena leucocephala)

Quantity of compensatory trees: 37 nos.

Quantity compensation ratio approx. 1:1.37

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

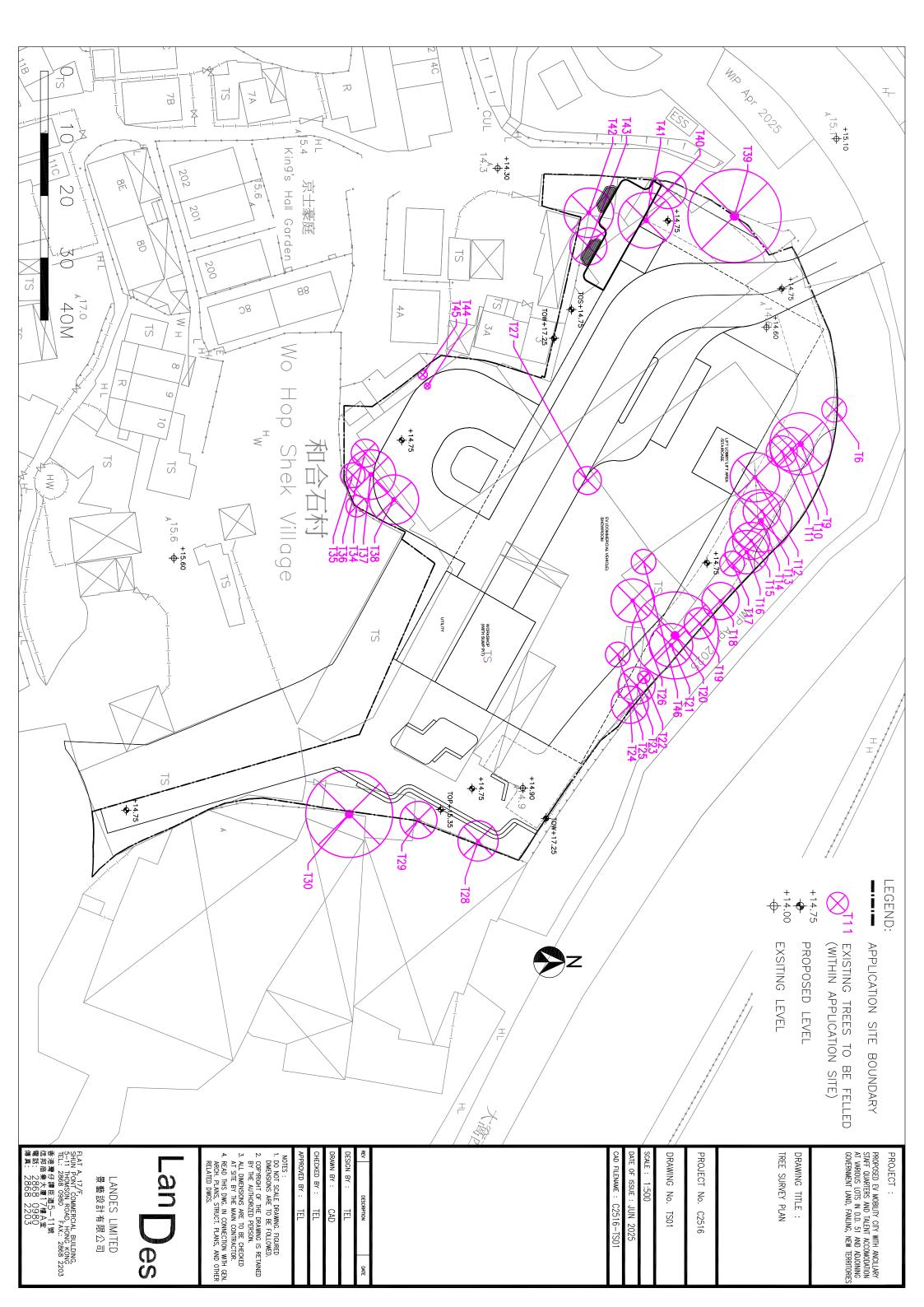
Tree Preservation and Landscaping Proposal

Appendix A

Tree Survey Plan, Tree Assessment Schedule

and

Photographic Record of Existing Trees



Tree Treatment Schedule at S.12A Application for Amendment of Plan - Proposed EV Mobility City with Ancillary Staff Quarters and Talent Accommodation at Various Lots in D.D. 51 and Adjoining Government Land, Fanling, New Territories Prepared by Ted Lam (R.L.A. No. R-073) on 04/06/2025

To be read in conjunction with Tree Survey Plan, dwg. no. C2516-TS01

Tree	Species					Proposed Treatment	Remark ¹
No.	Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplan t/Fell)	
T17	Acacia auriculiformis	耳果相思	5.5	120	4.0	Fell	restricted root, leaning
T14	Bischofia javanica	秋楓	10.0	431	10.0	Fell	trunk base conflicted with wall
T22	Dead tree	死樹	3.0	172	2.0	Fell	decay trunk, decay branch
T44	Dead tree	死樹	3.0	124	1.0	Fell	decay trunk, decay branch
T45	Dead tree	死樹	5.0	130	1.5	Fell	decay trunk, decay branch
T11	Ficus hispida	對葉榕	4.0	105	5.0	Fell	trunk conflicted with wall and building
T26	Ficus hispida	對葉榕	5.0	180	7.0	Fell	trunk base conflicted with building, leaning
T41	Ficus hispida	對葉榕	8.0	350	9.0	Fell	trunk base conflicted with building, leaning
T20	Ficus microcarpa	細葉榕	12.0	692	14.0	Fell	tree grows on building, leaning, multiple trunk with included bark, dense exposed root on building
T29	Ficus microcarpa	細葉榕	5.0	232	6.0	Fell	tree grows on building, multiple trunk with included bark, cross branches
T43	Ficus microcarpa	細葉榕	5.5	103	6.0	Fell	tree grows on wall, multiple trunk with included bark
T27	Ficus virens	大葉榕	3.5	121	4.5	Fell	tree grows on surface drainage channel
T30	Ficus virens	大葉榕	12.0	696	14.0	Fell	tree grows on roof, multiple trunk with included bark, imbalanced crown
T35	Ficus virens	大葉榕	8.0	145	4.0	Fell	trunk base conflicted with building, branch conflicted with metal
T36	Ficus virens	大葉榕	8.0	148	4.5	Fell	scaffold trunk base conflicted with building, branch conflicted with metal scaffold
T37	Ficus virens	大葉榕	10.0	226	8.0	Fell	trunk conflicted with building
T38	Ficus virens	大葉榕	10.0	357	8.0	Fell	trunk conflicted with building
T39	Ficus virens	大葉榕	14.0	667	15.0	Fell	tree grows on wall, multiple trunk with included bark, dense exposed root on building
T42	Ficus virens	大葉榕	11.0	260	8.0	Fell	tree grows on wall, multiple trunk with included bark
T46	Ficus virens	大葉榕	3.5	96	4.0	Fell	trunk base conflicted with building, leaning
Т6	Leucaena leucocephala	銀合歡	7.0	112	4.0	Fell	invasive species, trunk base conflicted with wall, leaning
Т9	Leucaena leucocephala	銀合歡	11.0	311	10.0	Fell	invasive species, restricted root, leaning
T10	Leucaena leucocephala	銀合歡	10.0	293	7.0	Fell	invasive species, restricted root, decay trunk, leaning

Tree	Species					Proposed Treatment	Remark ¹
No.	Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplan t/Fell)	
T16	Leucaena leucocephala	銀合歡	7.0	192	7.0	Fell	invasive species, restricted root, uproot, decay in trunk base
T19	Leucaena leucocephala	銀合歡	6.0	124	5.0	Fell	invasive species, cross trunks
T23	Leucaena leucocephala	銀合歡	6.0	167	6.0	Fell	invasive species, trunk base conflicted with fence, trunk crooked
T24	Leucaena leucocephala	銀合歡	5.5	115	6.0	Fell	invasive species, restricted root, leaning
T25	Leucaena leucocephala	銀合歡	5.0	111	4.0	Fell	invasive species, trunk base conflicted with building, leaning
T28	Leucaena leucocephala	銀合歡	5.5	135	6.5	Fell	invasive species, trunk base conflicted with building
T12	Macaranga tanarius var. tomentosa	血桐	7.5	184	8.0	Fell	trunk base conflicted with building, branch conflicted with fence
T13	Macaranga tanarius var. tomentosa	血桐	6.0	122	6.0	Fell	trunk base conflicted with wall, exposed dead wood at branch
T15	Macaranga tanarius var. tomentosa	血桐	5.5	116	6.0	Fell	restricted root, exposed dead wood at branch
T18	Macaranga tanarius var. tomentosa	血桐	4.5	126	6.0	Fell	trunk base conflicted with fence
T21	Macaranga tanarius var. tomentosa	血桐	8.0	295	7.0	Fell	trunk strangled by T20 aerial root, leaning
T34	Macaranga tanarius var. tomentosa	血桐	6.0	95	3.5	Fell	trunk base conflicted with wall, trunk bending
T40	Macaranga tanarius var. tomentosa	血桐	5.0	112	6.0	Fell	trunk base conflicted with building, leaning

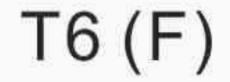
Summary Table

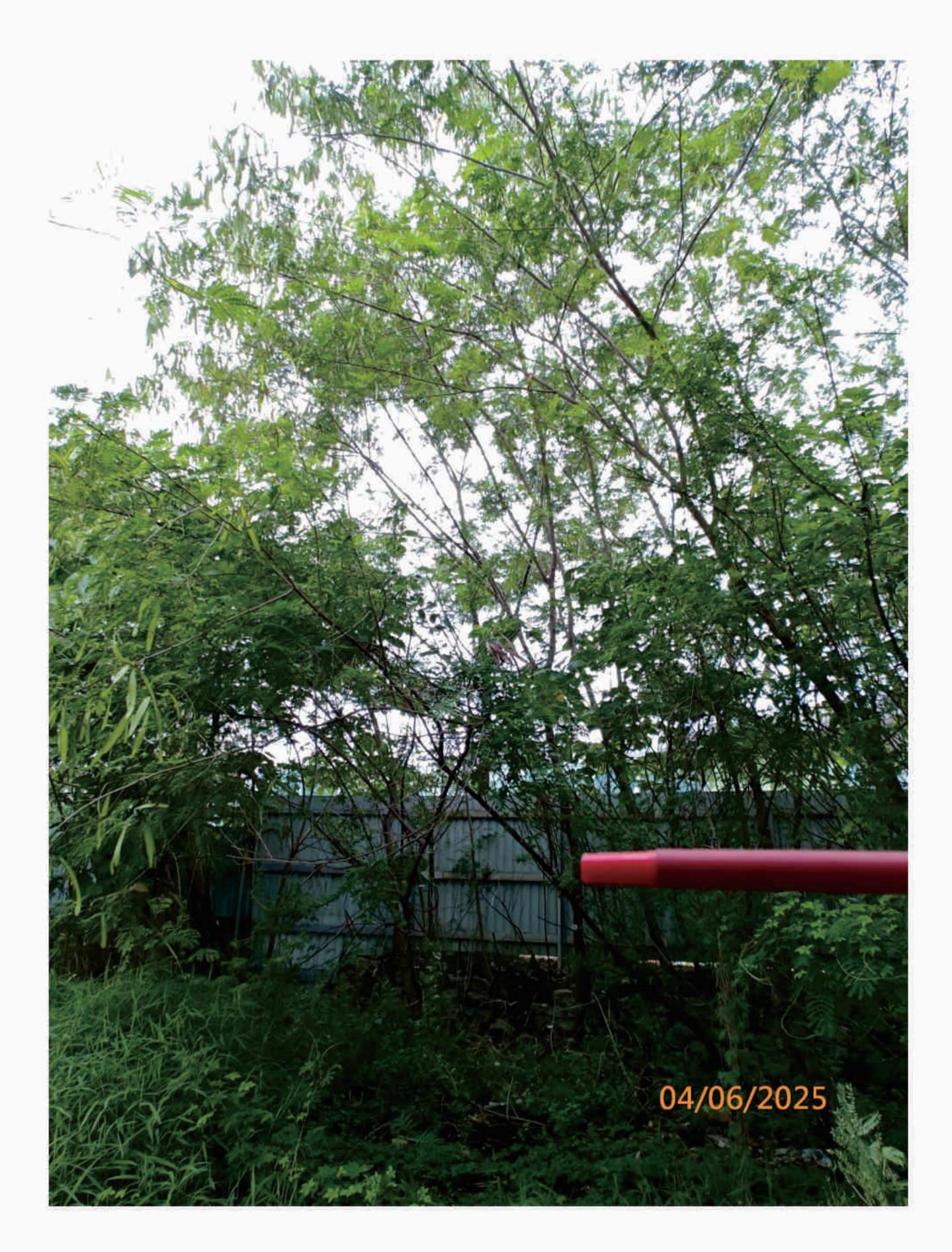
Tree to be Retained	0
Tree to be Transplanted	0
Tree to be Felled	36 nos. (including 9 nos. of <i>Leucaena</i> leucocephala)
Total Number of Existing Trees	36 nos.

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)







T6 (F)



LEGEND:

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



T6 (F) - Trunk Base Conflicted With Wall

Photographic Record of Existing Trees

Lan Des



T9 (F)



T9 (F)





T9 (F)
LEGEND:

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

Photographic Record of Existing Trees

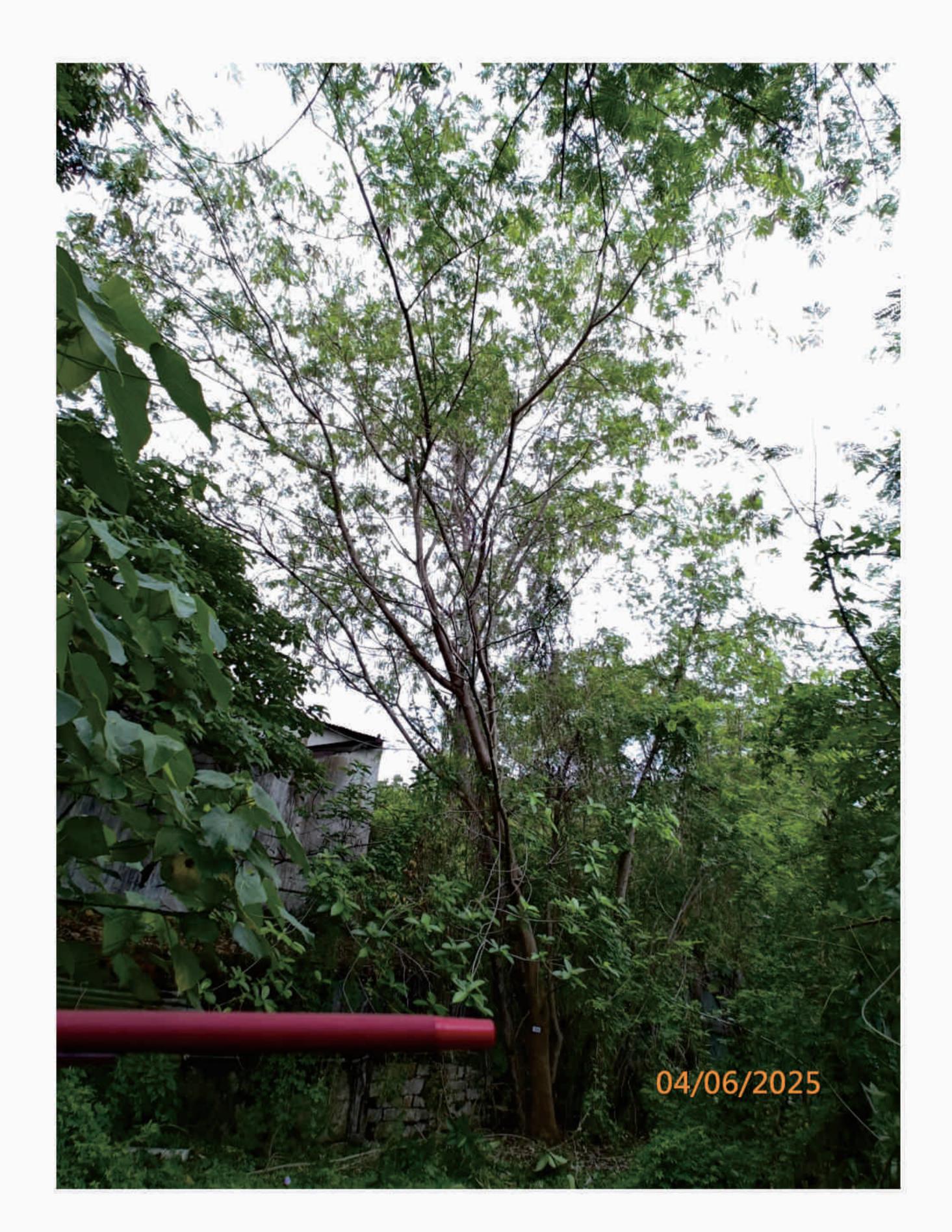
Lan Des







T10 (F) LEGEND: (R) - Retain, (F) - Fell, (T) - Transplant



T10 (F)

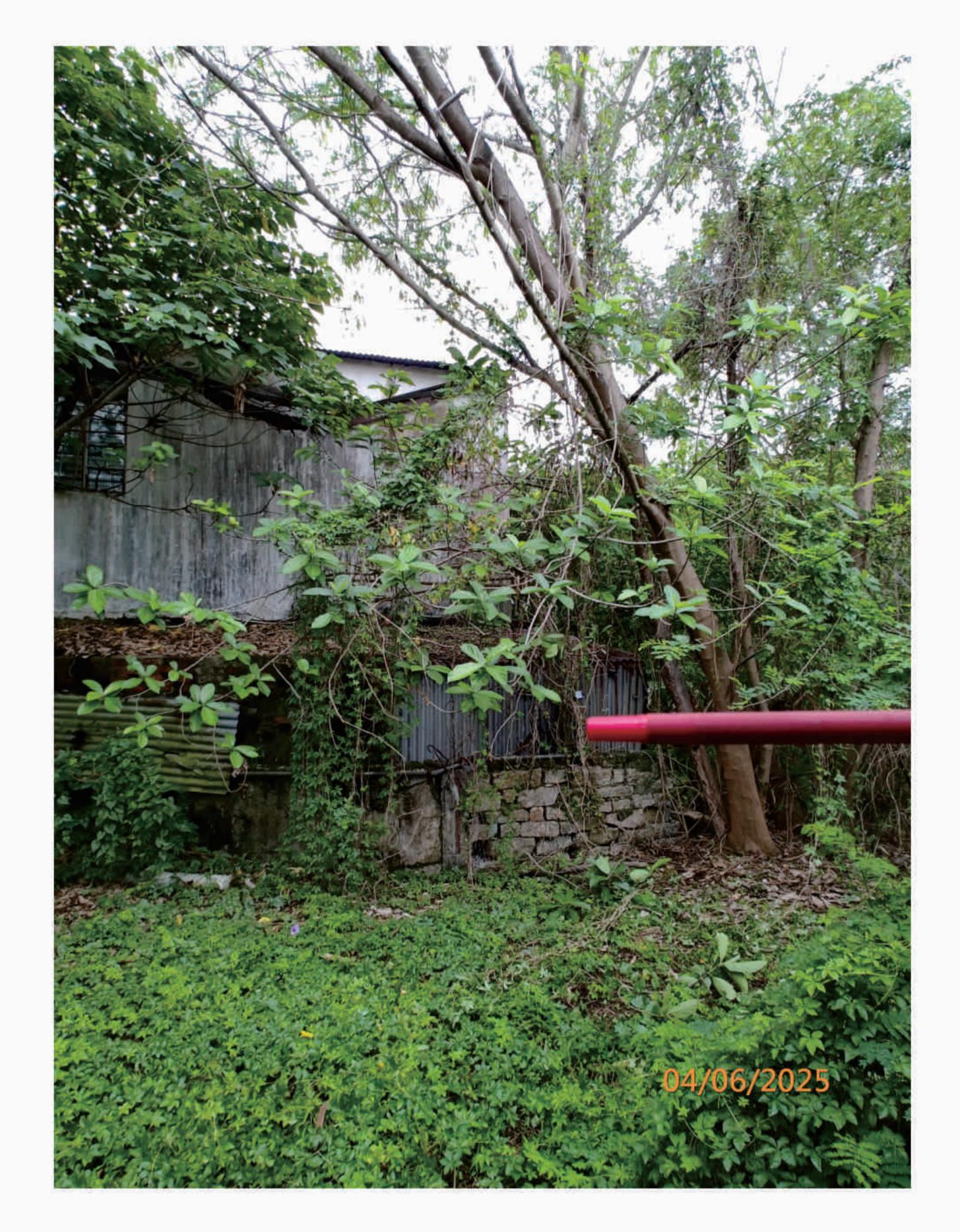


T10 (F) - Decay Trunk

Photographic Record of Existing Trees



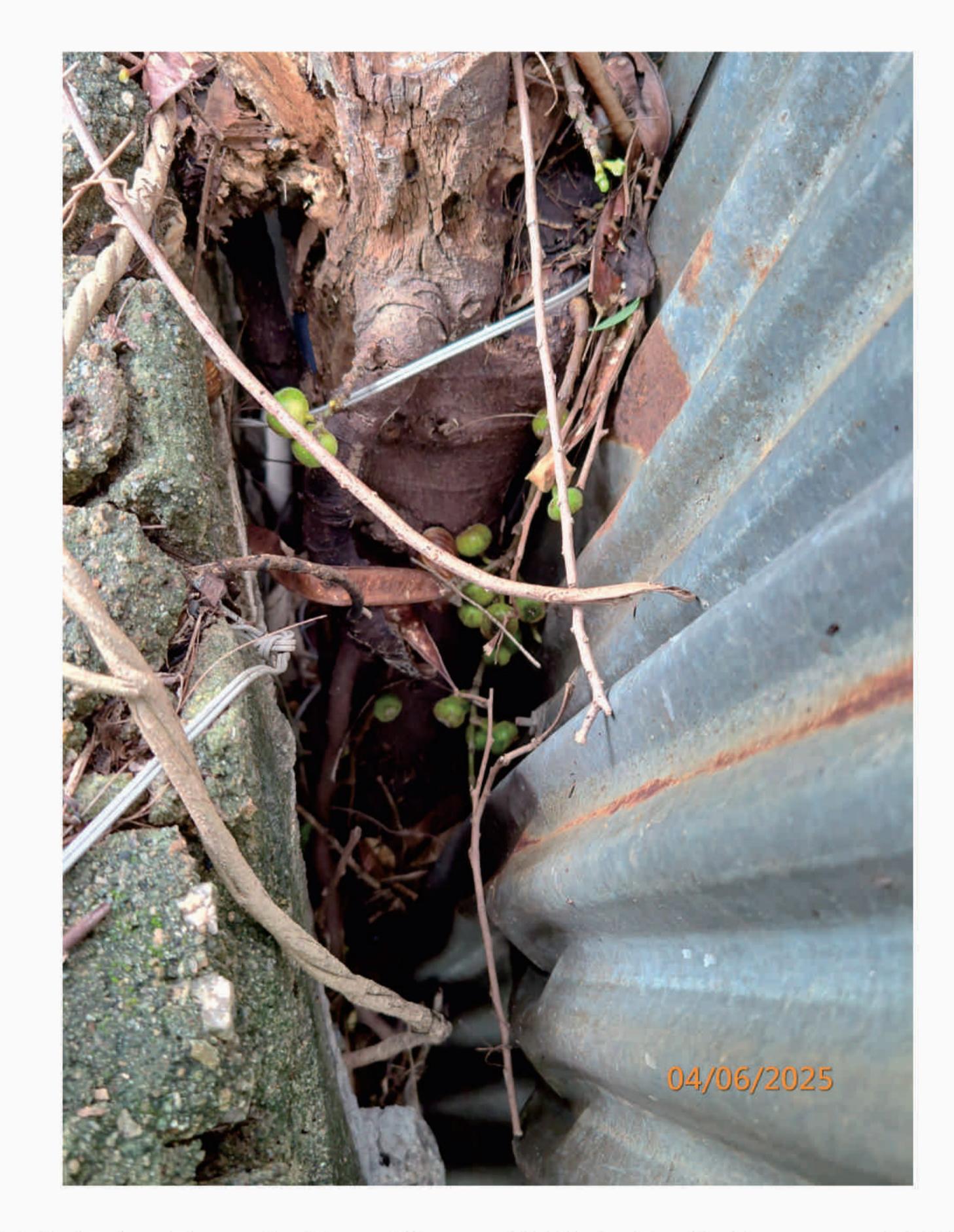




T11 (F)



_ T11 (F)



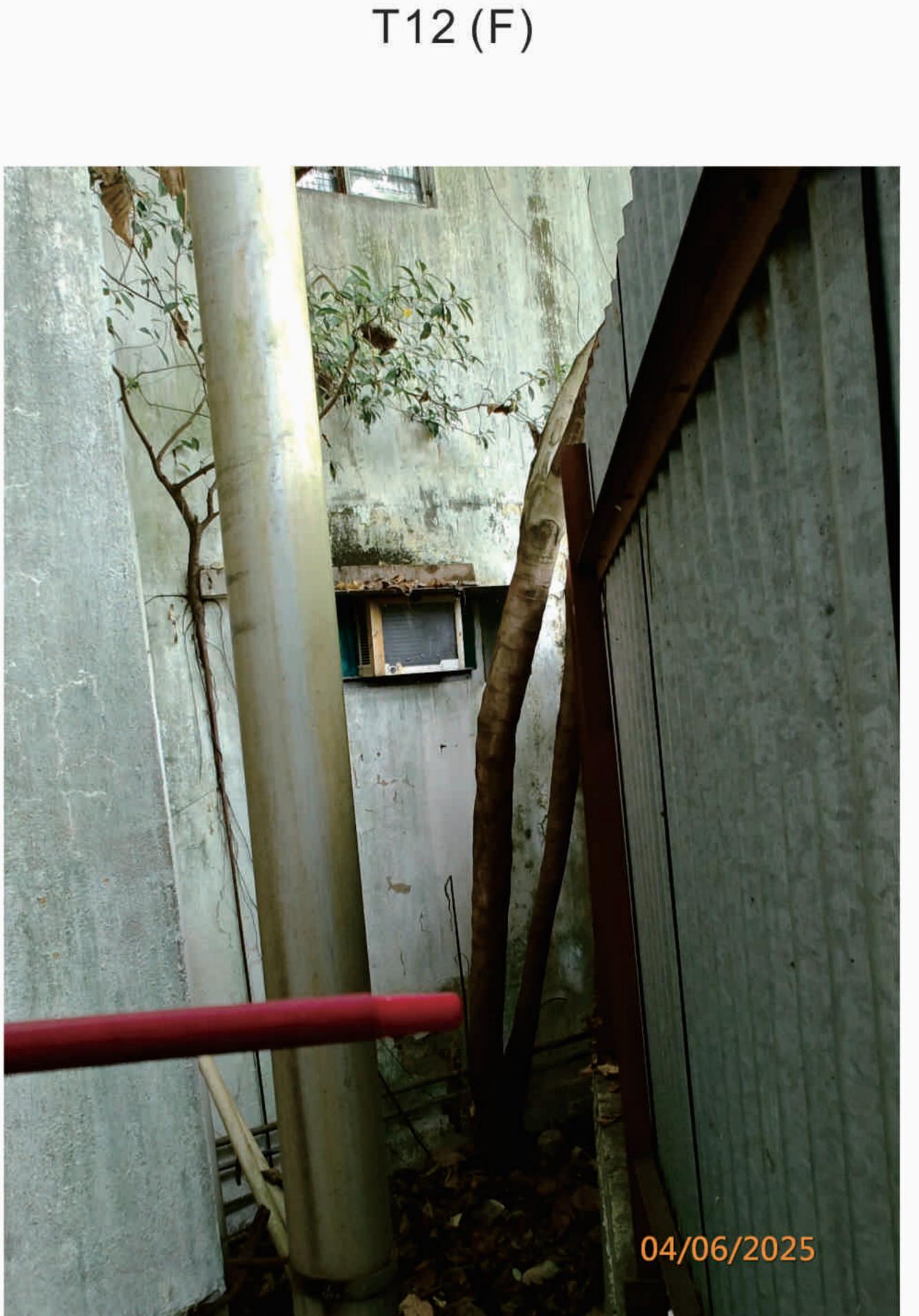
T11 (F) - Trunk Conflicted With Building and Wall

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

Photographic Record of Existing Trees

Lan Des





T12(F)
LEGEND:

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



T12 (F)



T12 (F) - Branch Conflicted With Fence

Photographic Record of Existing Trees

Lan Des



T13 (F)

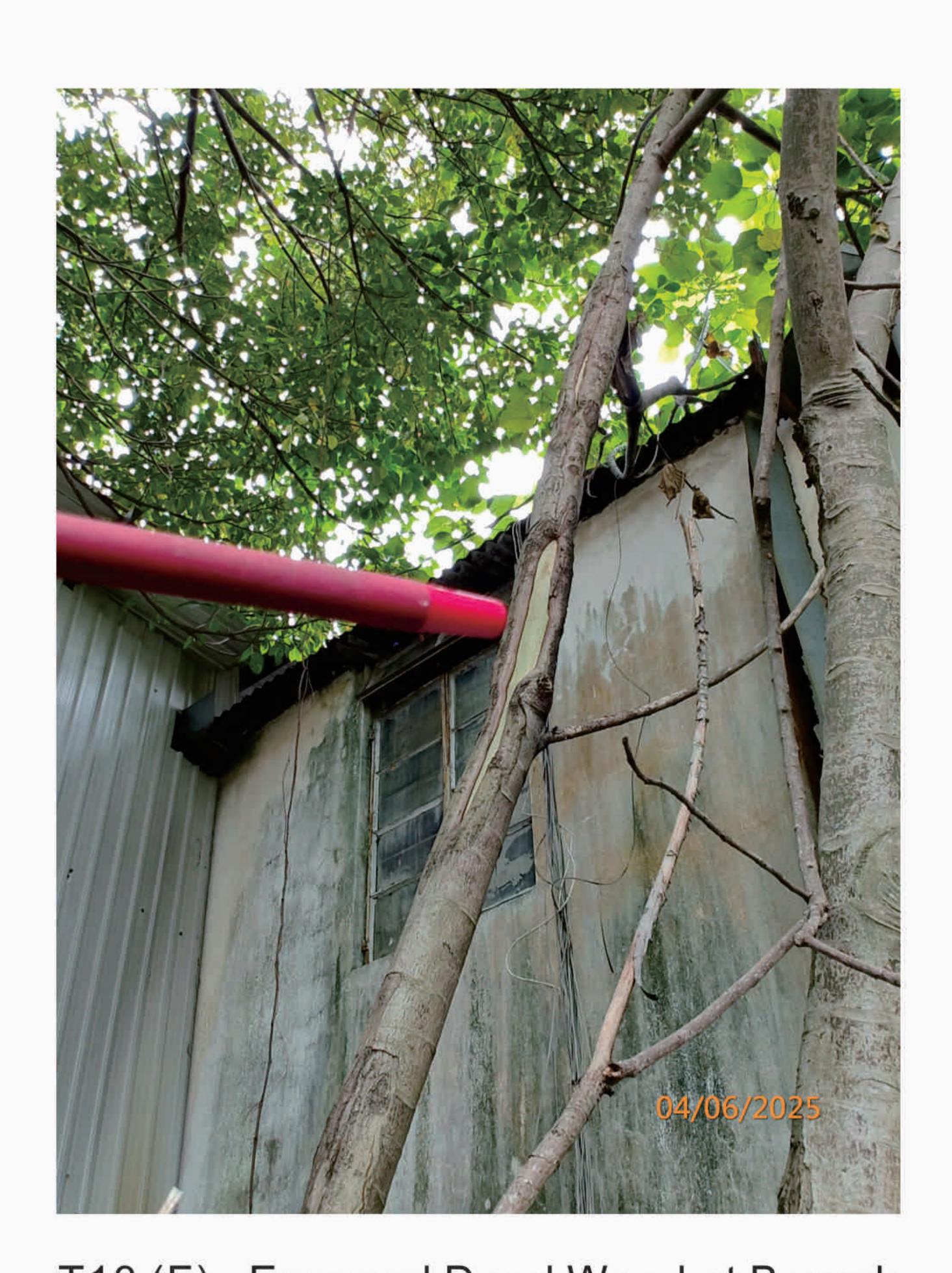


T13 (F) LEGEND:

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



T13 (F)



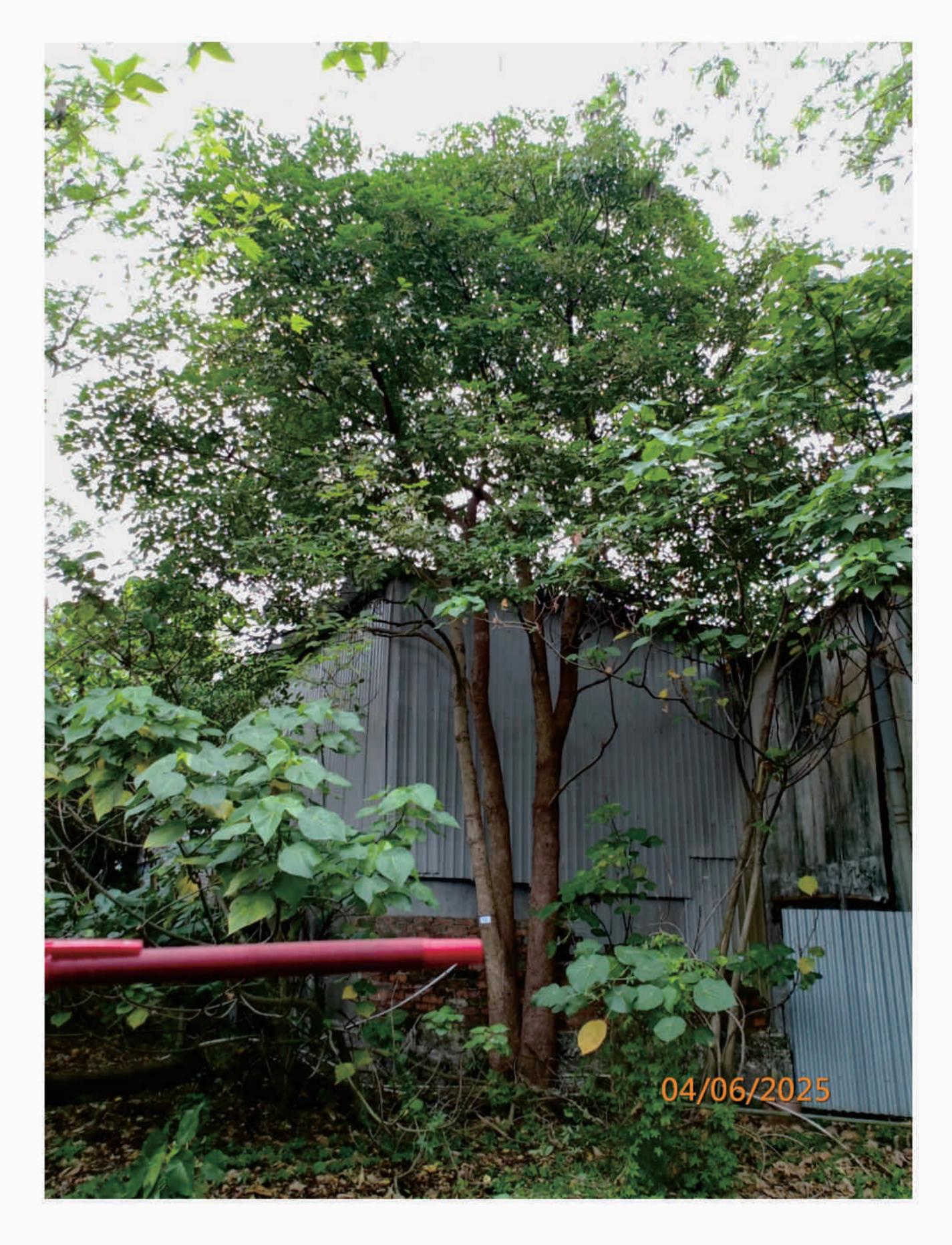
T13 (F) - Exposed Dead Wood at Branch

Photographic Record of Existing Trees

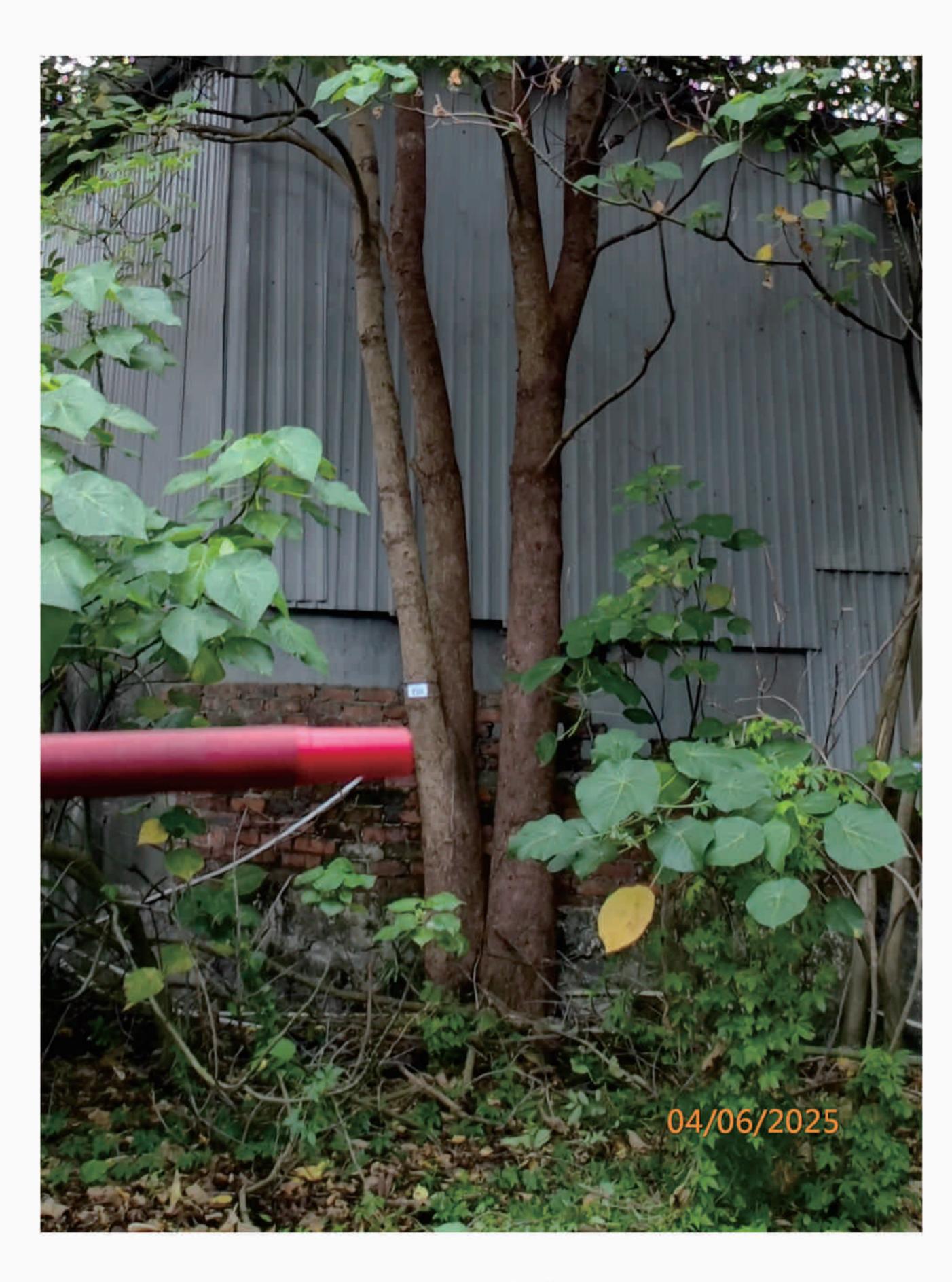
Lan Des







T14 (F)



T14 (F) LEGEND:

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



T14 (F) - Trunk Conflicted With Wall

Photographic Record of Existing Trees

Lan Des











T15 (F)



T15 (F) - Exposed Dead Wood at Branch

Photographic Record of Existing Trees

Lan Des







T16 (F)



T16(F) LEGEND:

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



T16 (F) - Uproot

Photographic Record of Existing Trees

^{Lan}Des





T17 (F)



T17 (F)



T17 (F) - Restricted Root

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

Photographic Record of Existing Trees

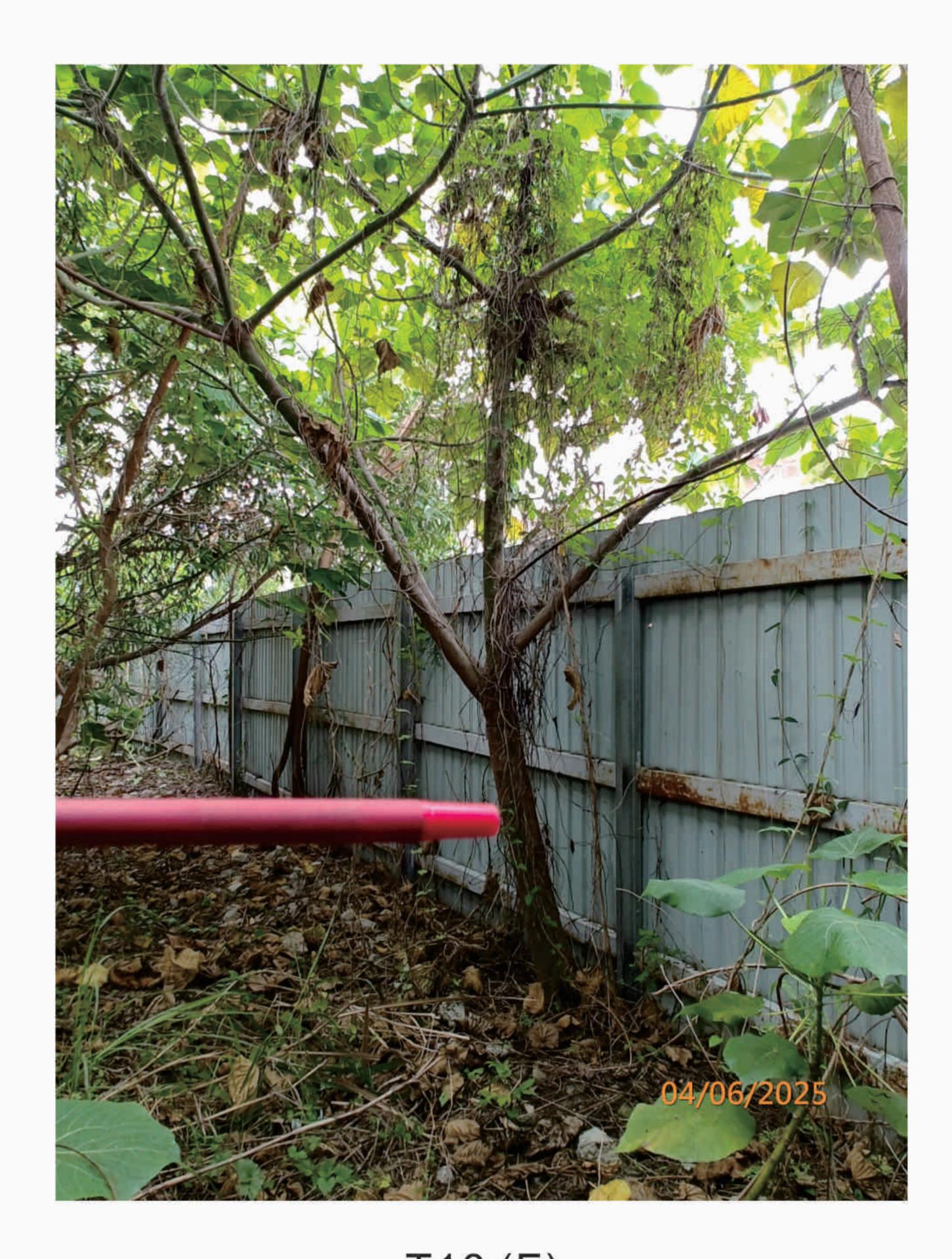
^{Lan}Des



T18 (F)



T18 (F)



T18 (F) LEGEND: (R) - Retain, (F) - Fell, (T) - Transplant



T18 (F) - Trunk Base Conflicted With Fence

Photographic Record of Existing Trees



T19 (F)



T19 (F)



T19(F)
LEGEND:

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



T19 (F) - Cross Trunks

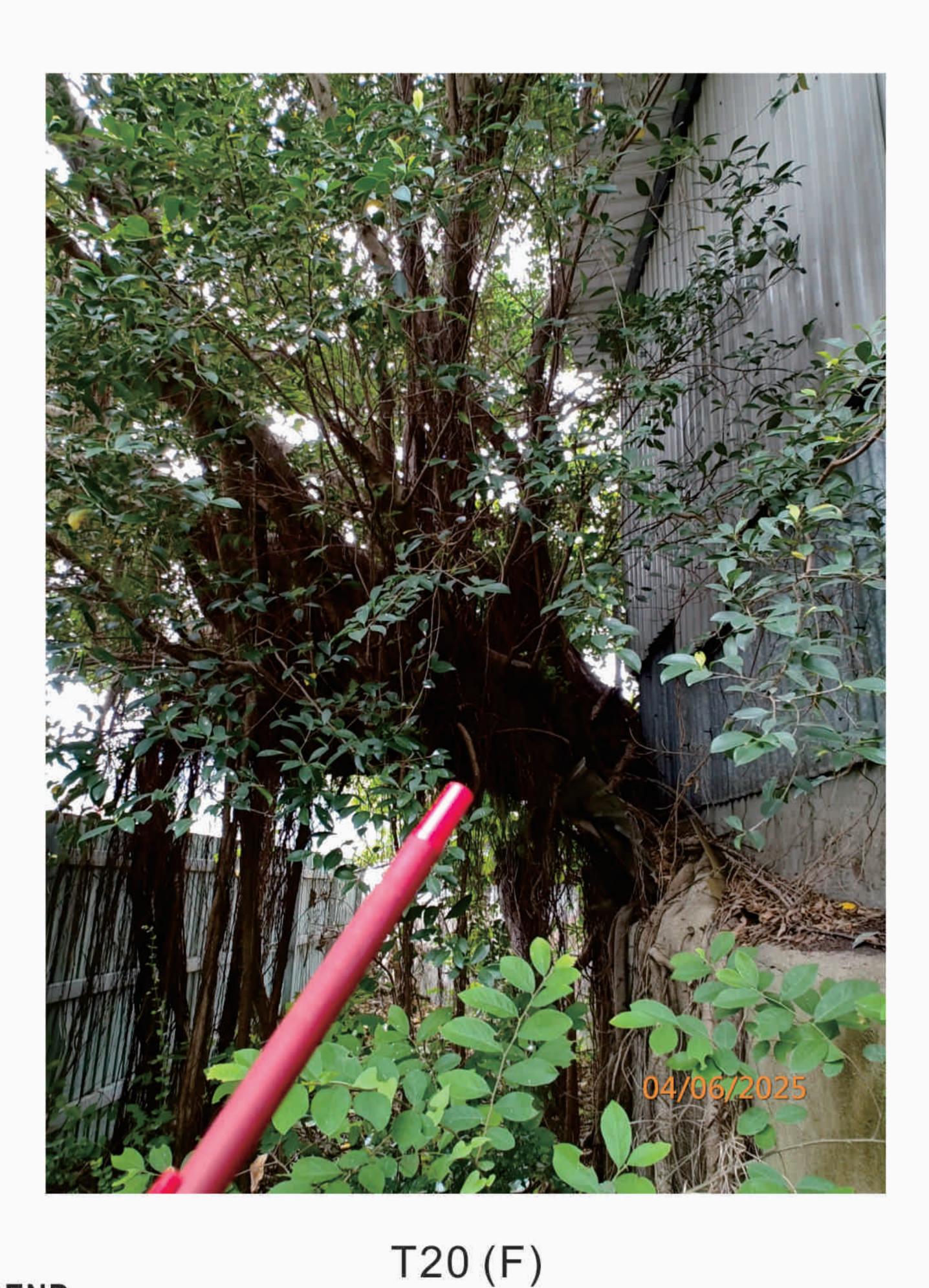
Photographic Record of Existing Trees

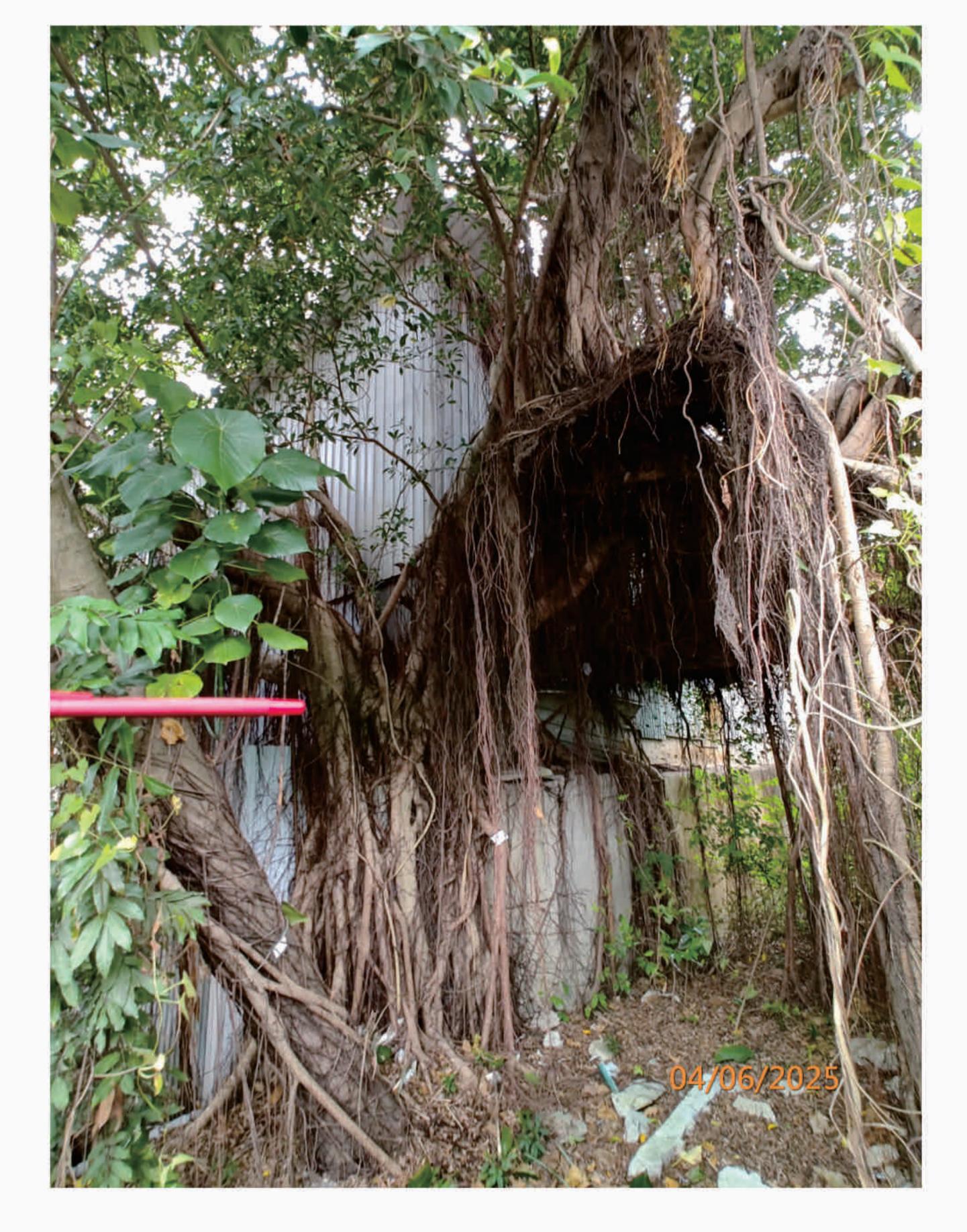
Lan Des



04/06/2025

T20 (F)





T20 (F) - Tree Grows on Building

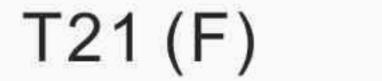
LEGEND:
(R) - Retain, (F) - Fell, (T) - Transplant

Photographic Record of Existing Trees

Lan Des

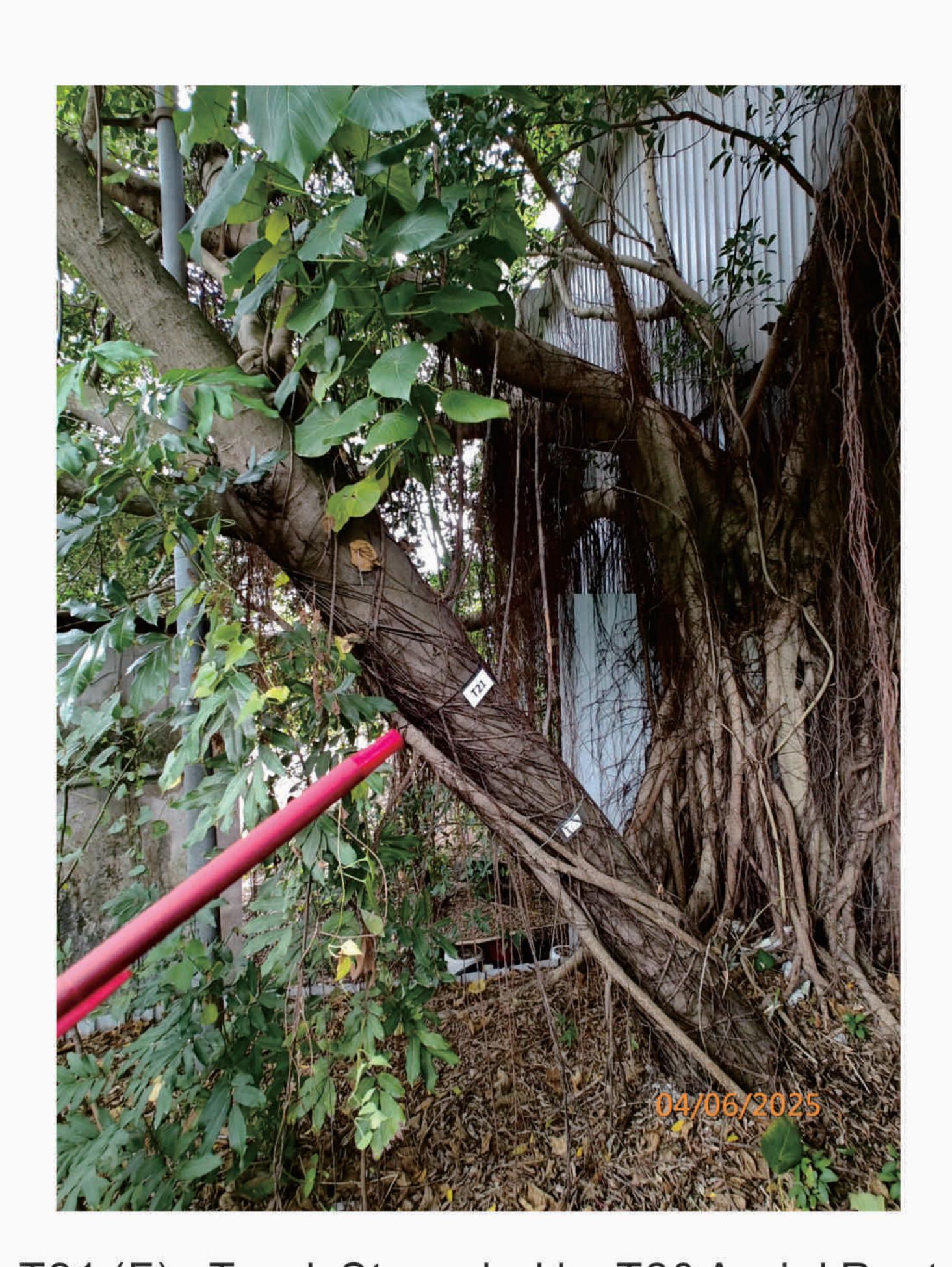








T21(F)



T21(F)

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

T21 (F) - Trunk Strangled by T20 Aerial Root

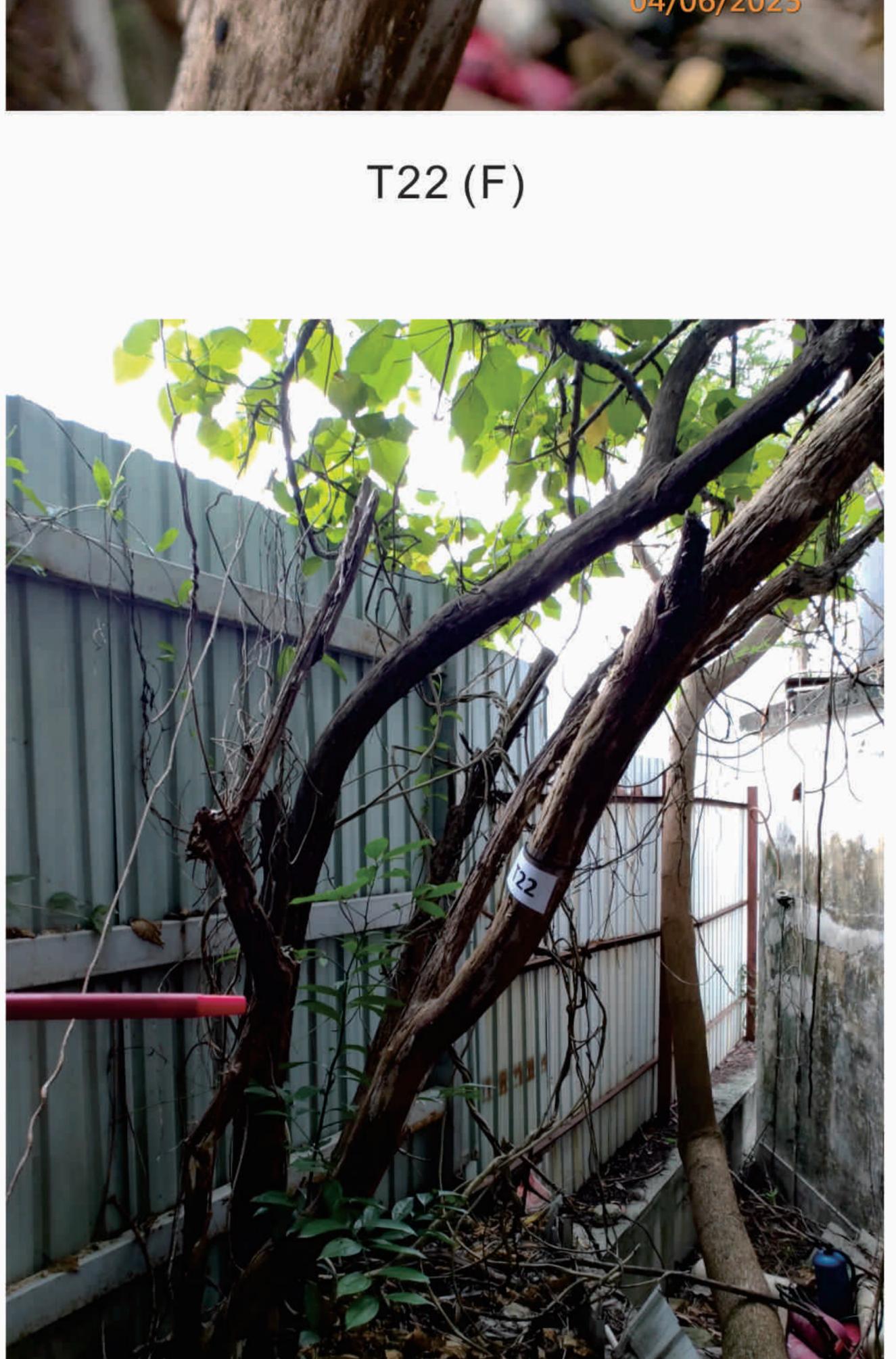
Photographic Record of Existing Trees

Lan Des

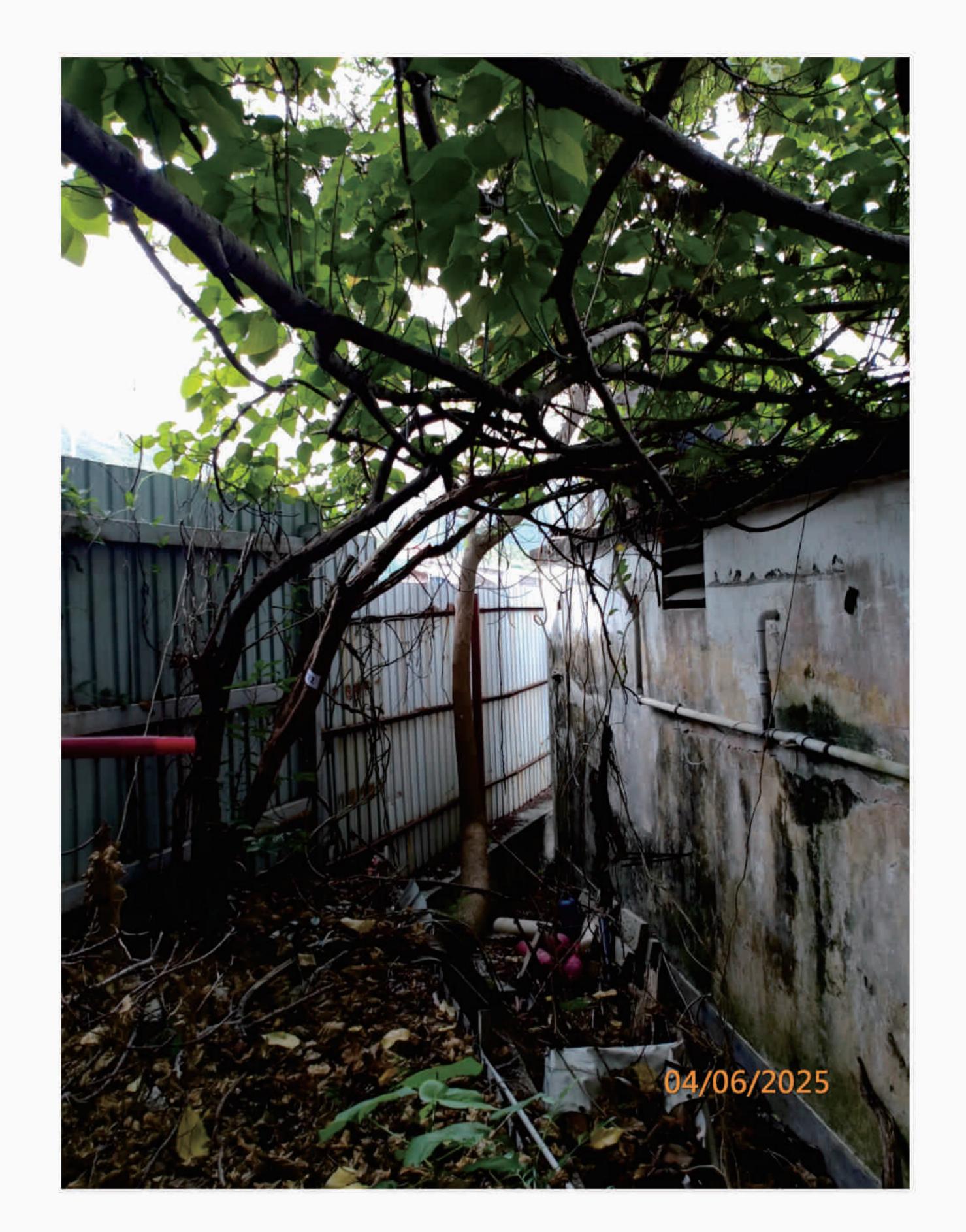
PROPOSED EV MOBILITY CITY WITH ANCILLARY STAFF QUARTERS AND TALENT ACCOMMODATION AT VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND, FANLING, NEW TERRITORIES

LEGEND:

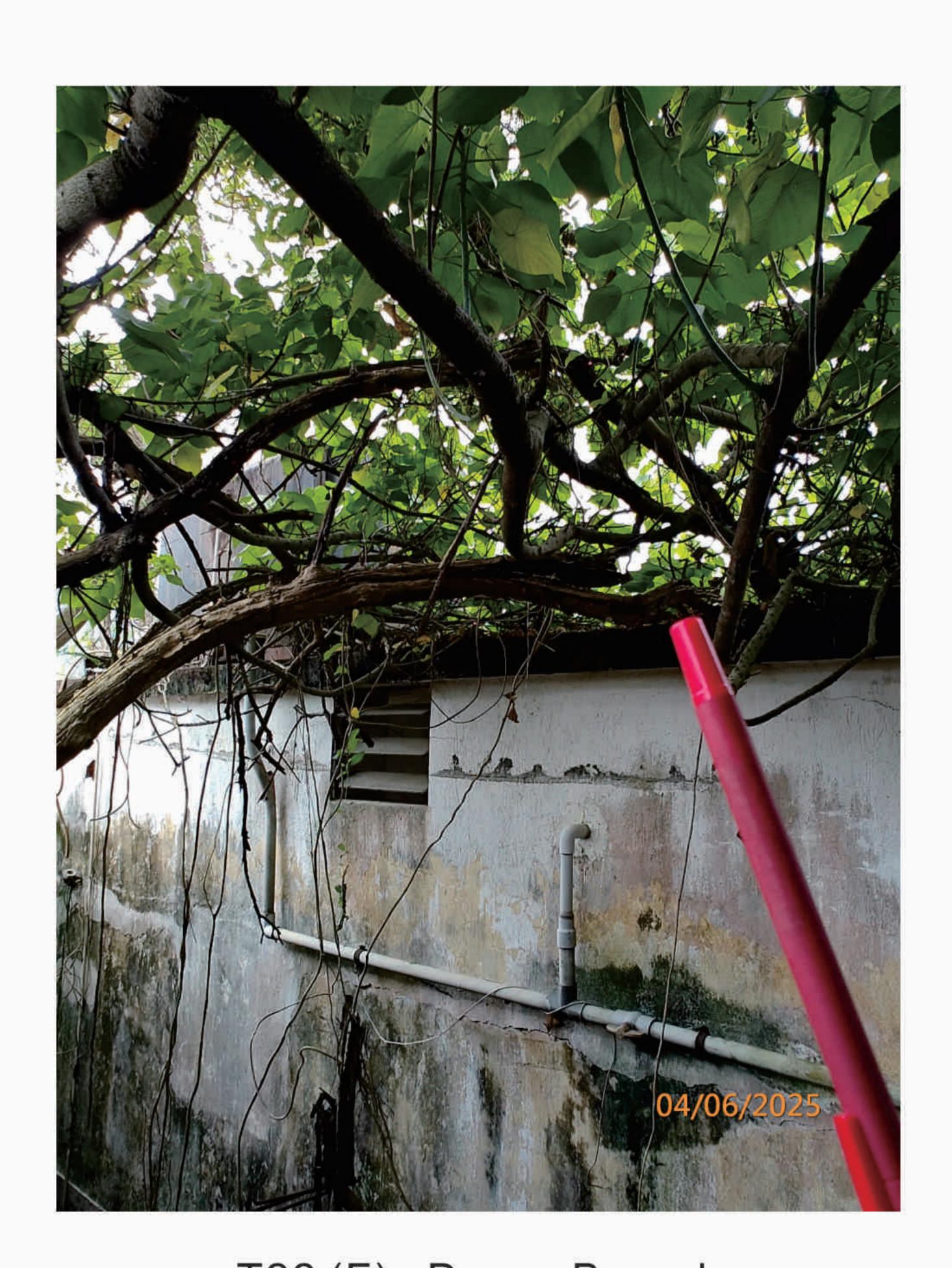




T22 (F) LEGEND: (R) - Retain, (F) - Fell, (T) - Transplant



T22 (F)

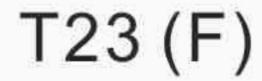


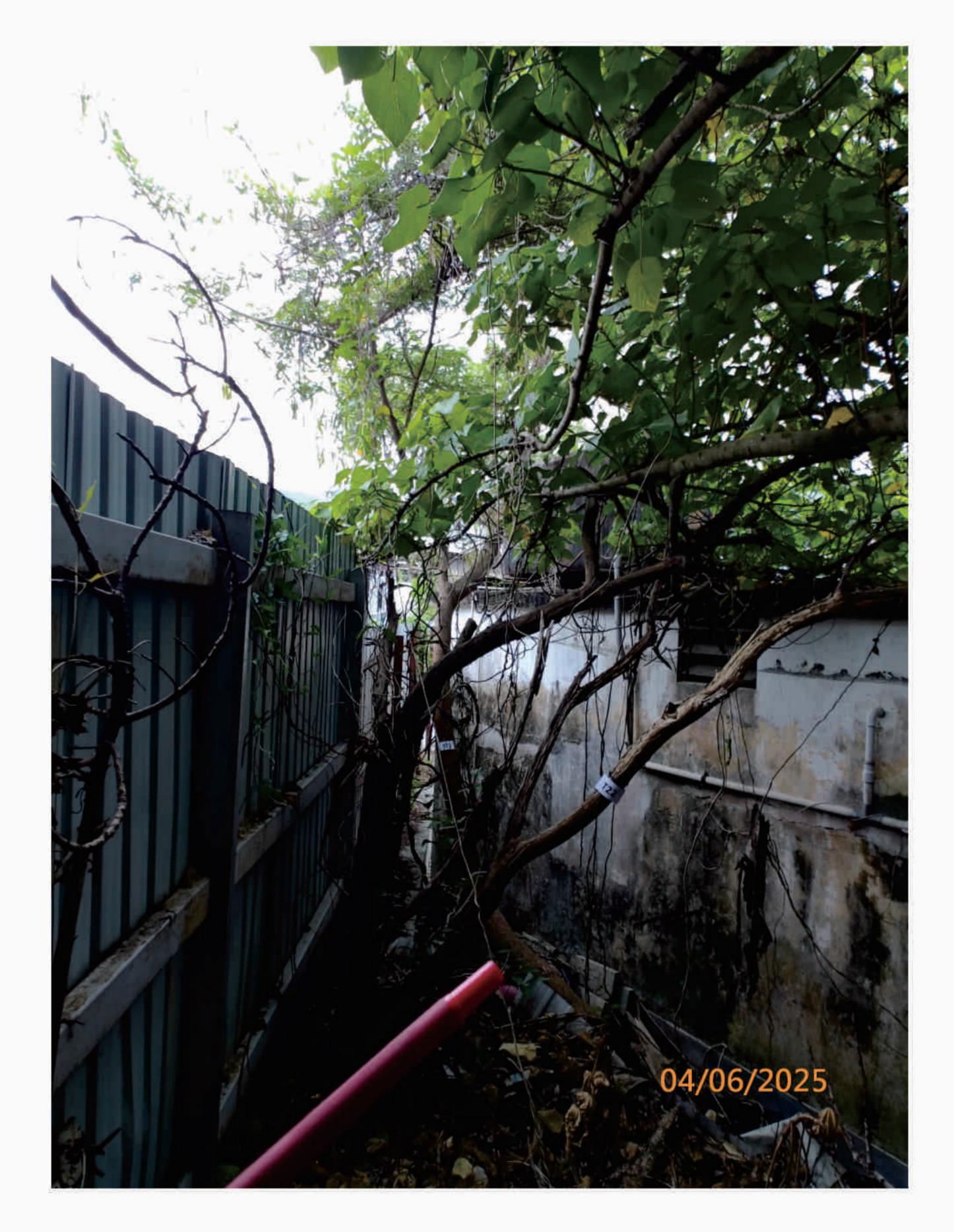
T22 (F) - Decay Branch

Photographic Record of Existing Trees

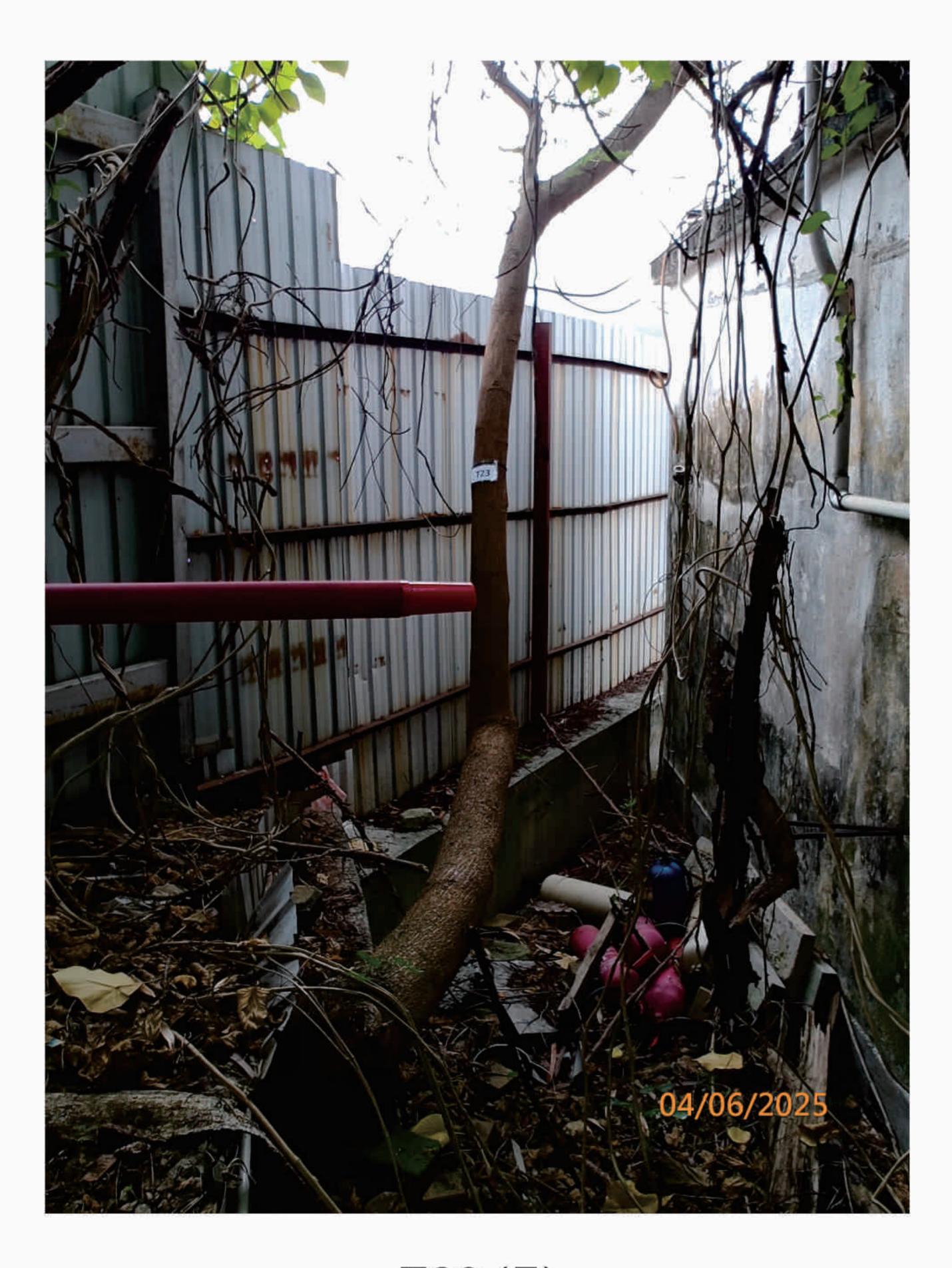
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T23 (F)



T23 (F)



T23 (F) - Trunk Base Conflicted With Fence

Photographic Record of Existing Trees

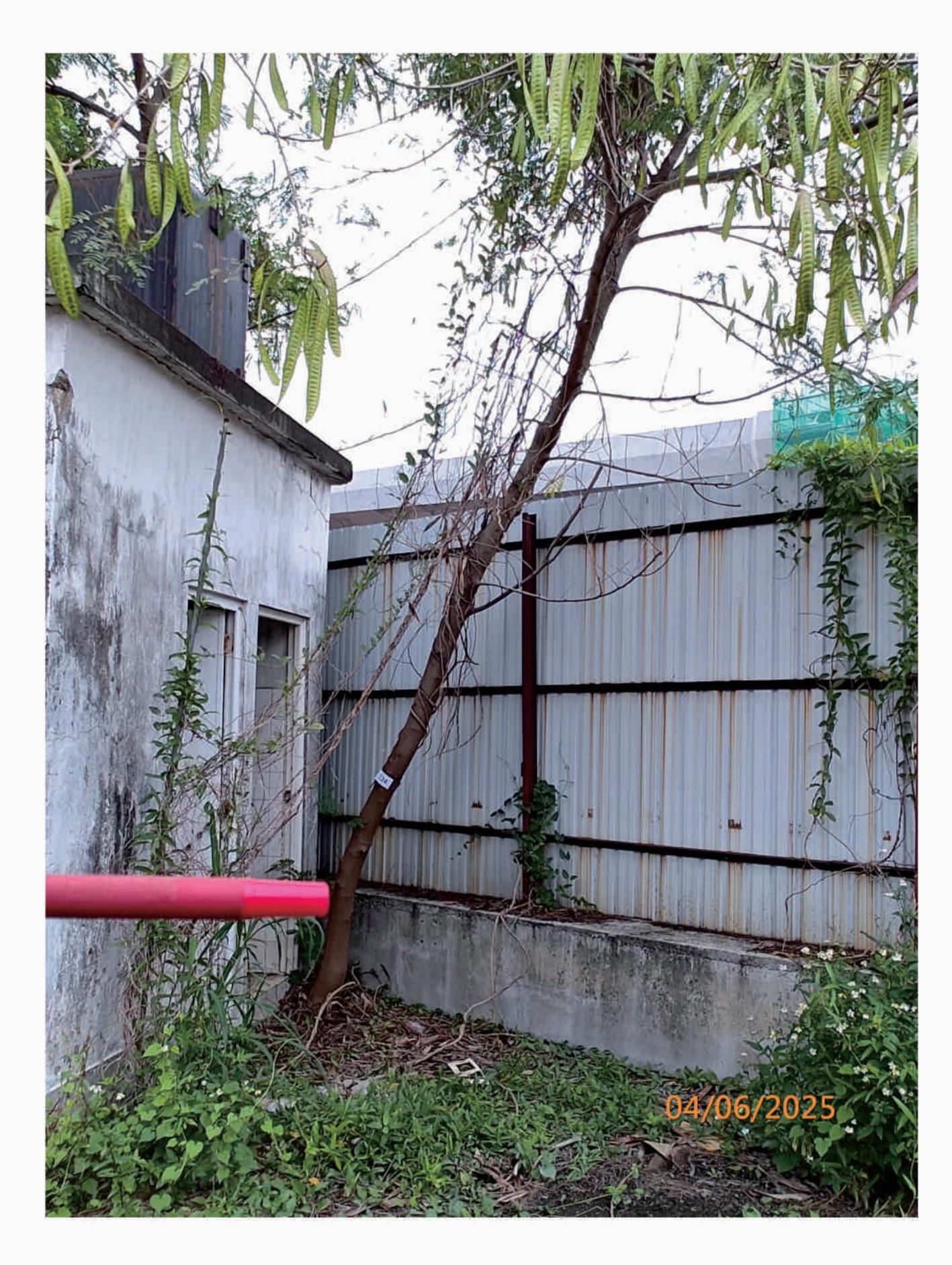
Lan Des



T24 (F)



T24 (F)



T24 (F) LEGEND:

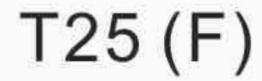


T24 (F) - Restricted Root

Photographic Record of Existing Trees

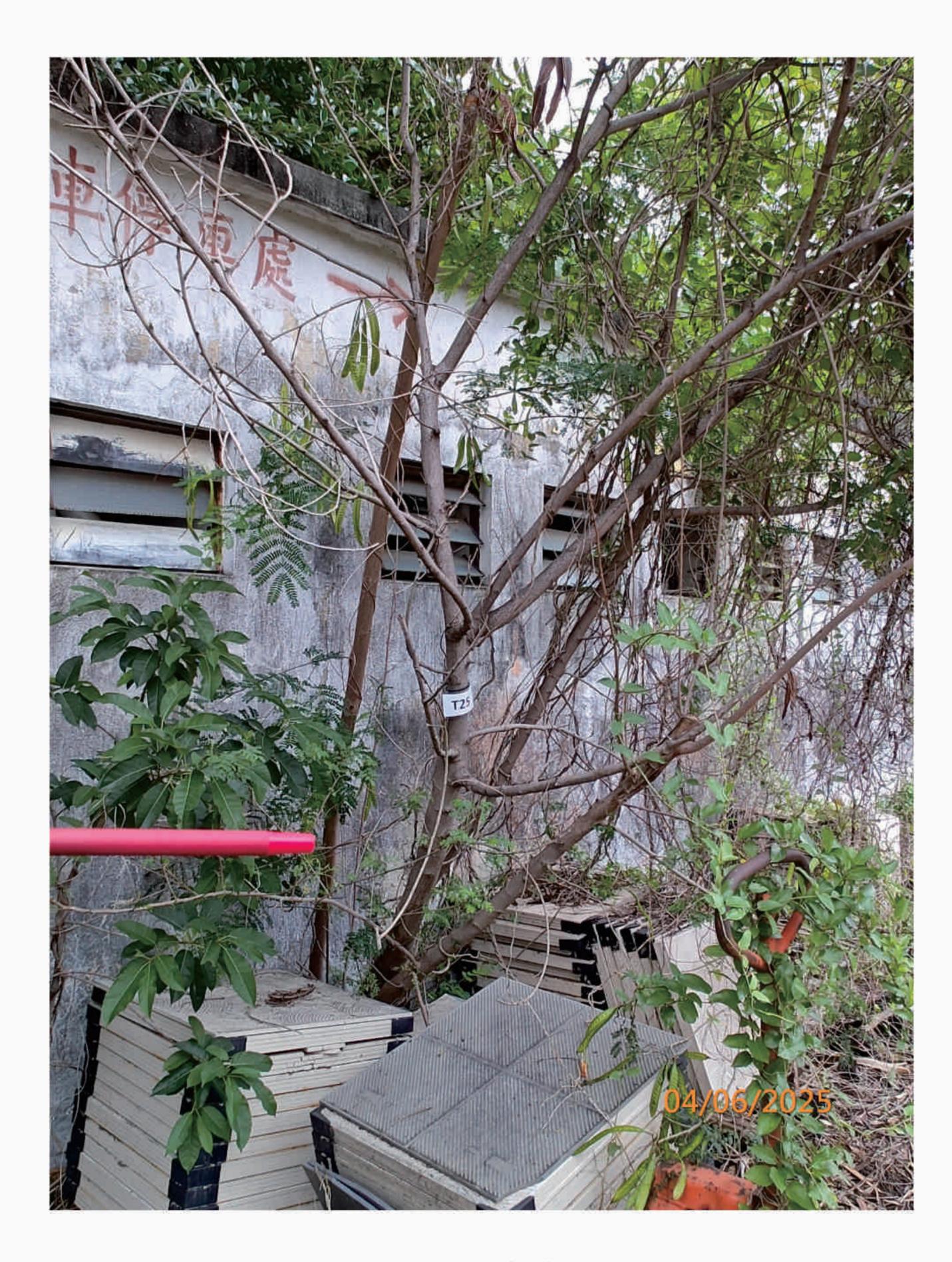
Lan Des







T25 (F)



T25 (F) LEGEND:

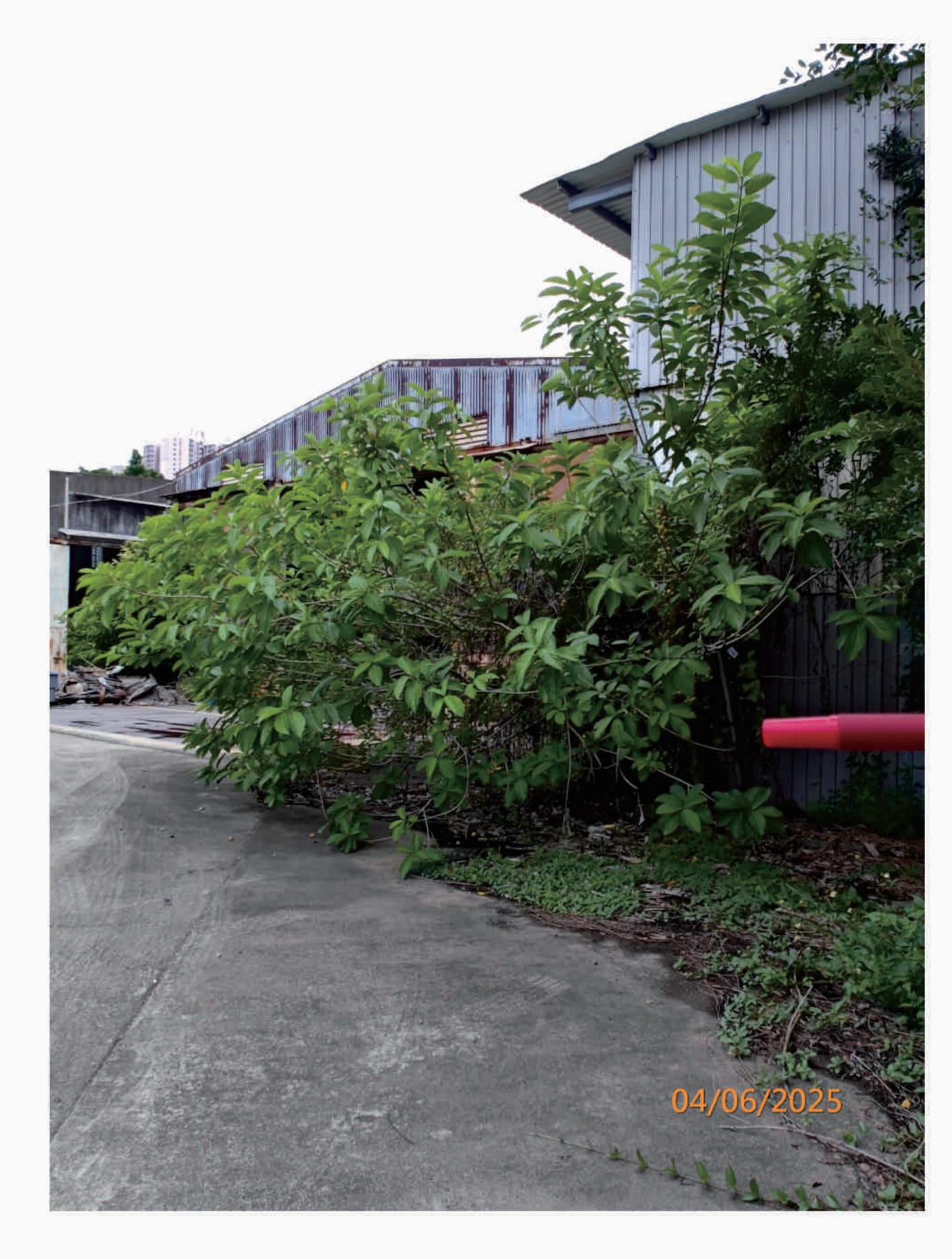
04/06/2025

T25 (F) - Trunk Base Conflicted With Building

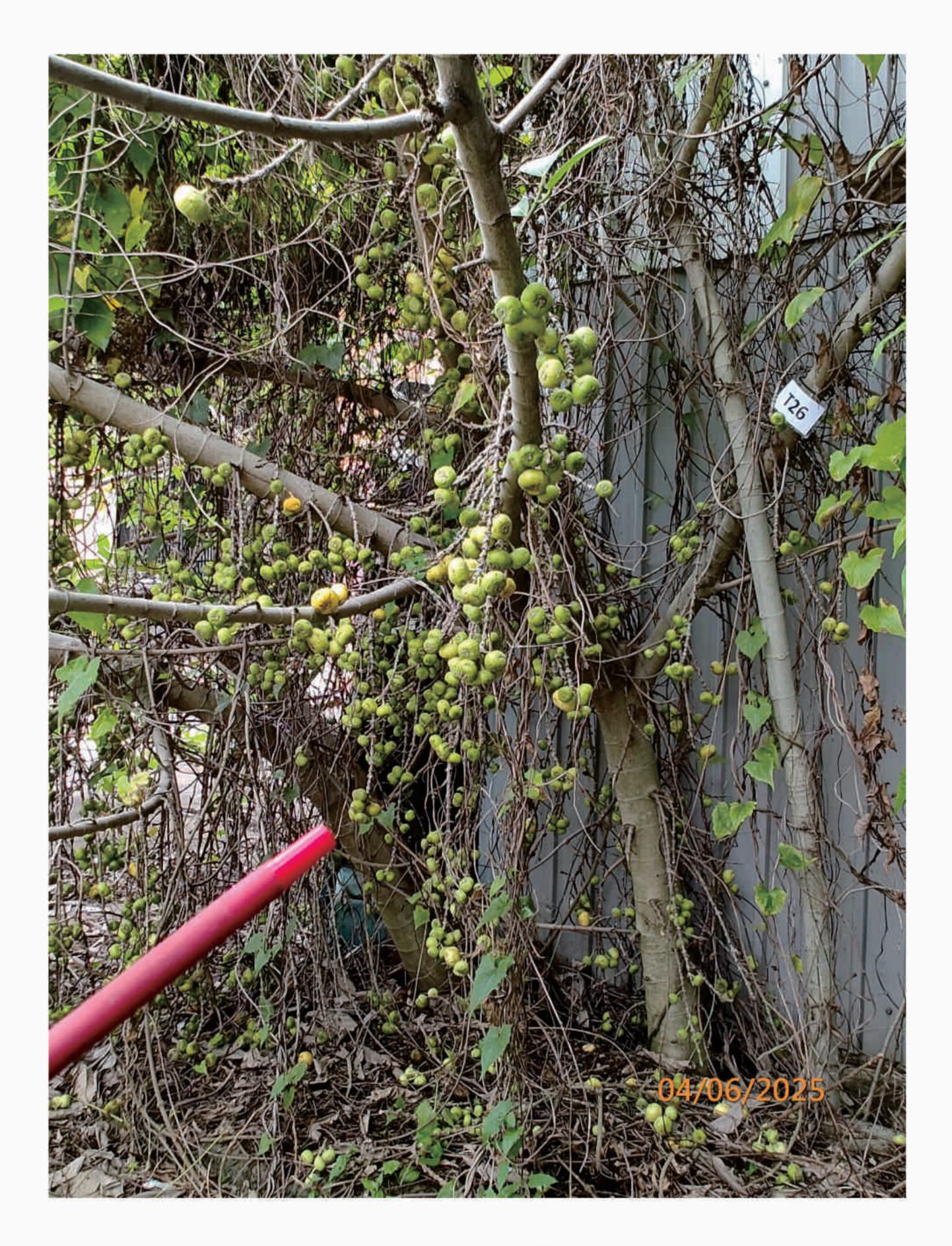
Photographic Record of Existing Trees

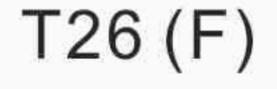
Lan Des





T26 (F)





T26 (F) - Trunk Base Conflicted With Building

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

Photographic Record of Existing Trees

Lan Des





T27 (F)





T27 (F) - Tree Grows on Surface Drainage Channel

T27 (F) LEGEND: (R) - Retain, (F) - Fell, (T) - Transplant

Photographic Record of Existing Trees

Lan Des



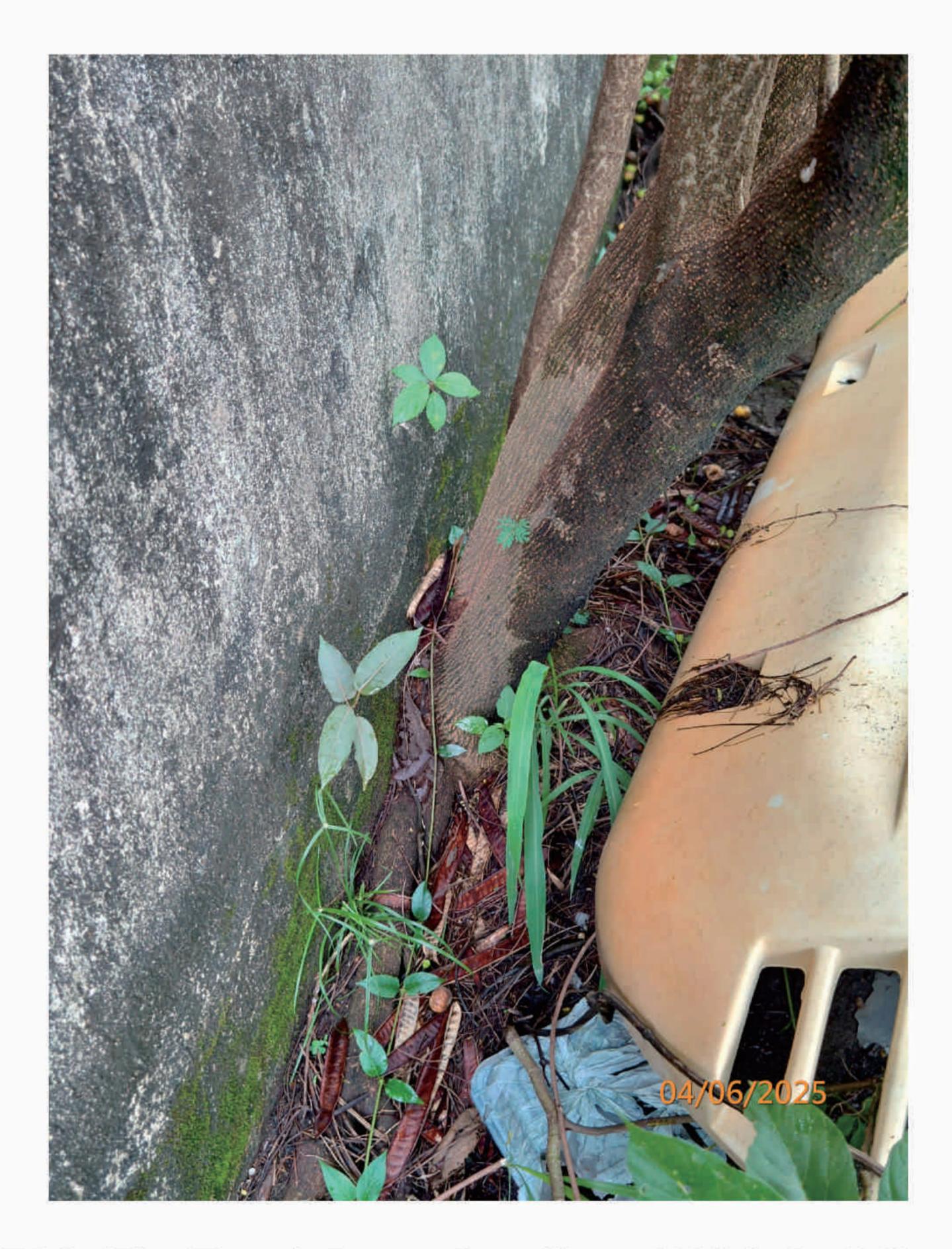




T28 (F)



T28 (F)



T28 (F) - Trunk Base Conflicted With Building

Photographic Record of Existing Trees

Lan Des

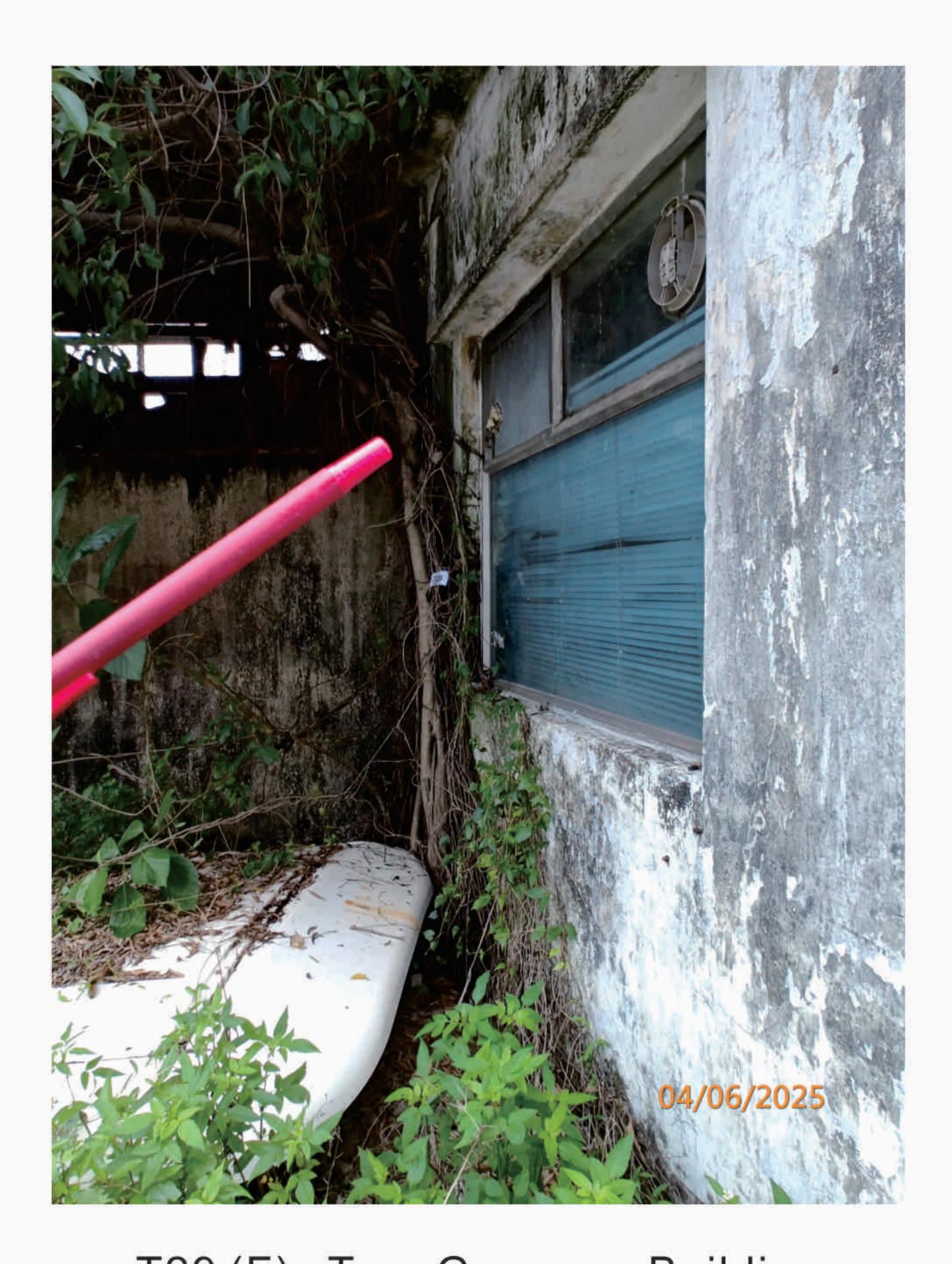




T29(F) LEGEND:



T29 (F)

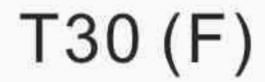


T29 (F) - Tree Grows on Building

Photographic Record of Existing Trees

Lan Des







T30 (F)



T30(F) LEGEND:

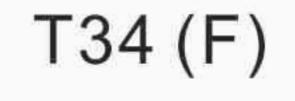
T30 (F) - Tree Grows on Roof

Photographic Record of Existing Trees

Lan Des

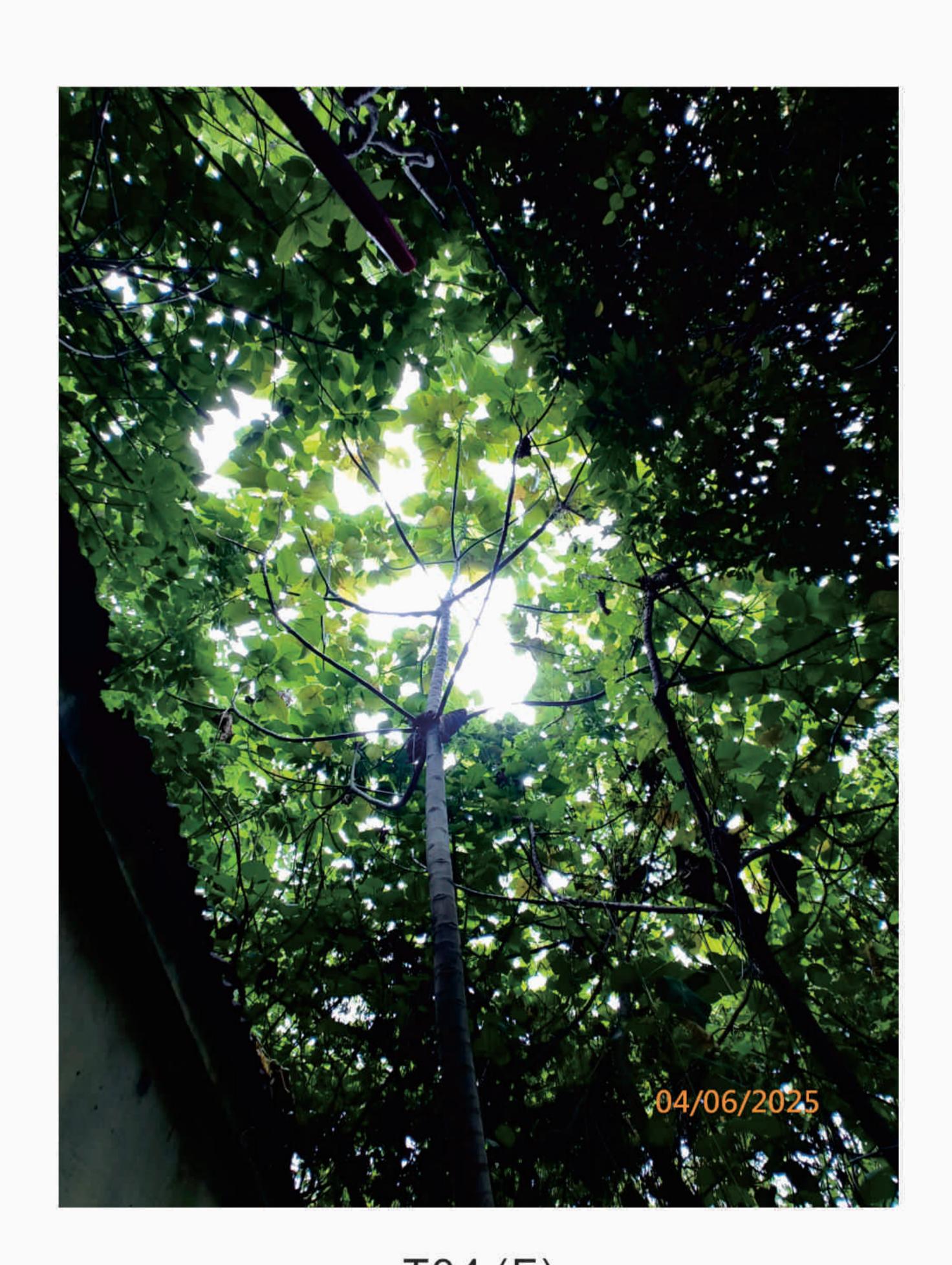








T34 (F)



T34 (F)

Photographic Record of Existing Trees

PROPOSED EV MOBILITY CITY WITH ANCILLARY STAFF QUARTERS AND TALENT ACCOMMODATION AT VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND, FANLING, NEW TERRITORIES

LEGEND:

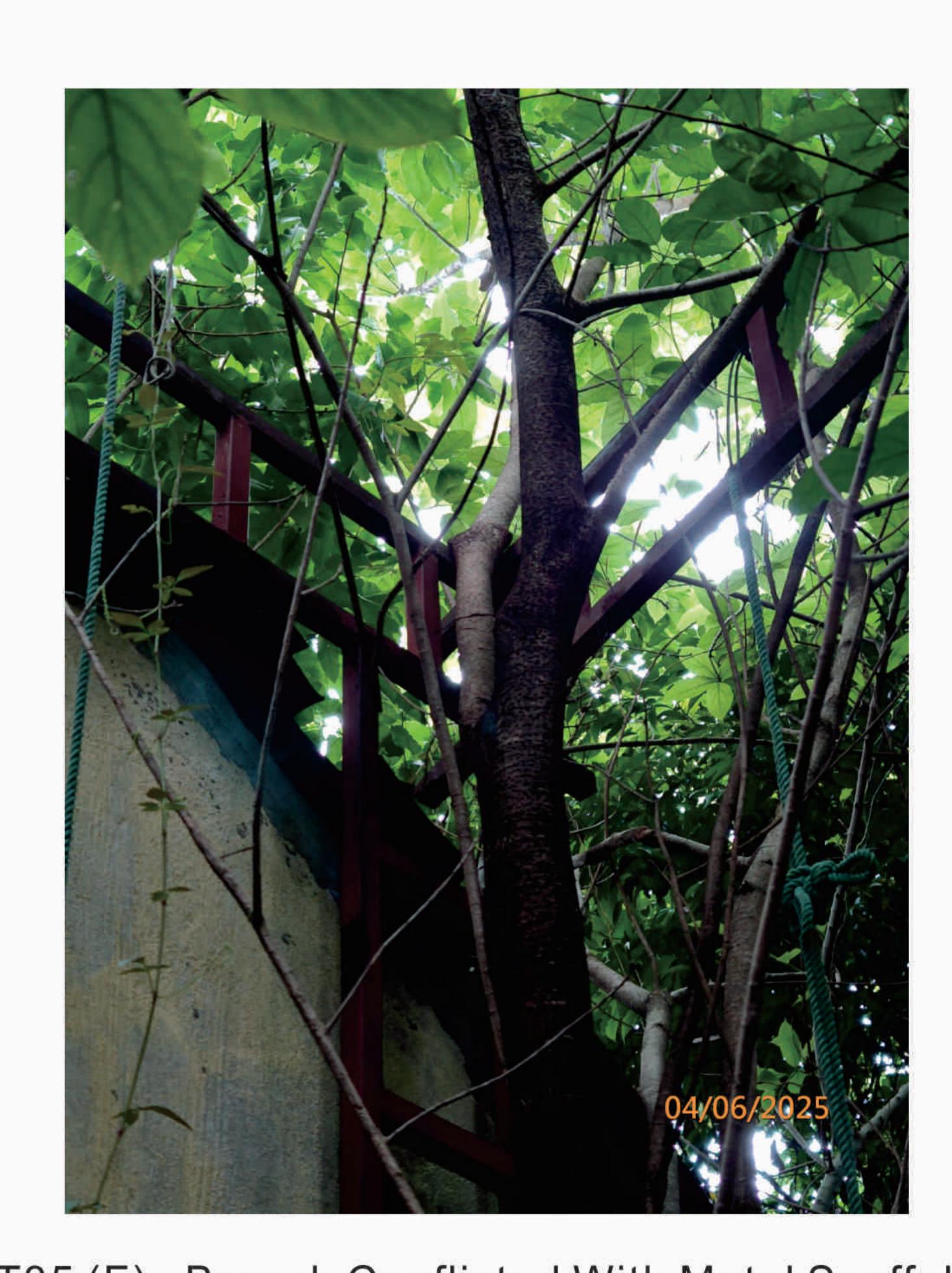




T35 (F)



T35 (F)



T35 (F) - Branch Conflicted With Metal Scaffold

Photographic Record of Existing Trees

Lan Des

PROPOSED EV MOBILITY CITY WITH ANCILLARY STAFF QUARTERS AND TALENT ACCOMMODATION AT VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND, FANLING, NEW TERRITORIES

LEGEND:



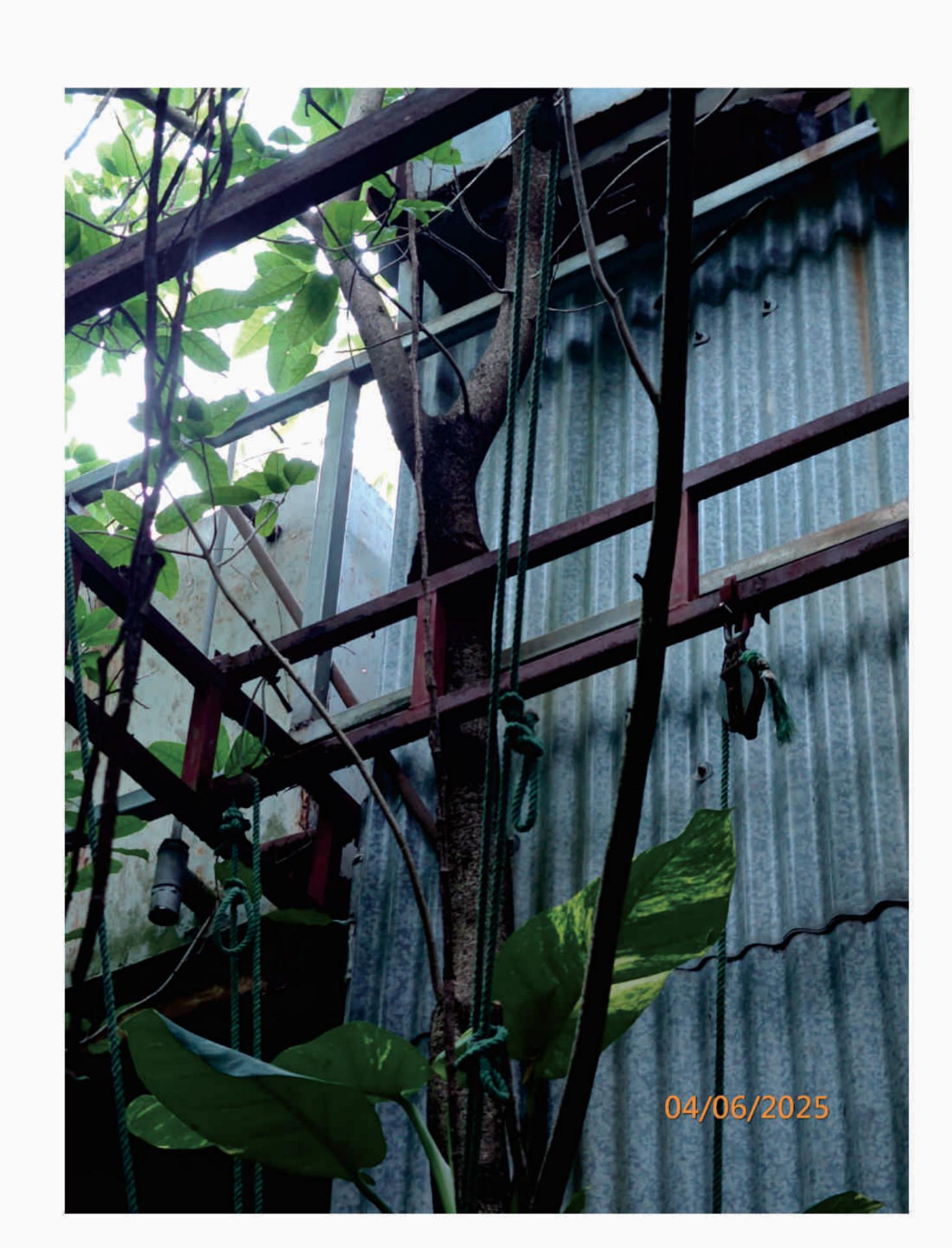




T36 (F)



T36 (F)



T36 (F) - Branch Conflicted With Metal Scaffold

LEGEND:

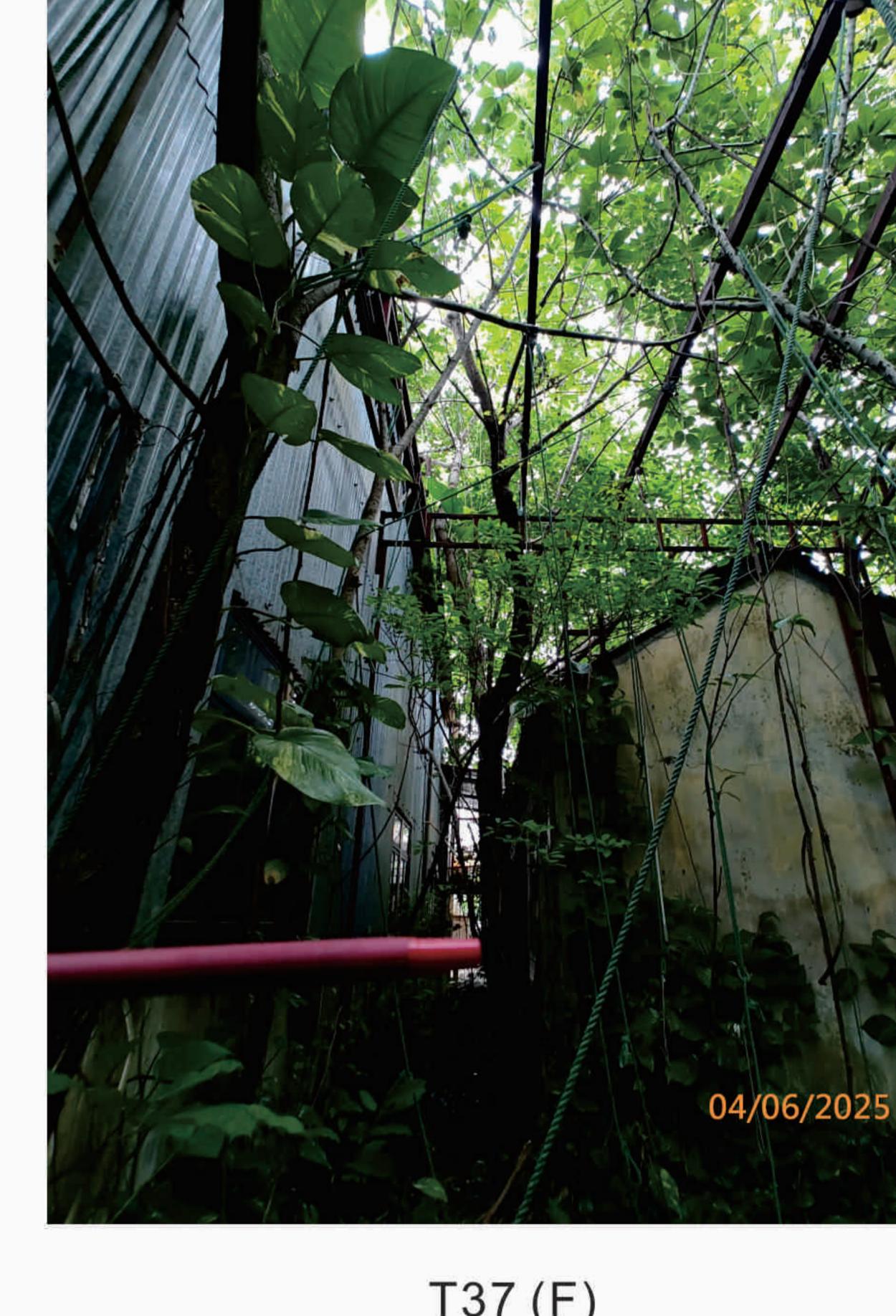
(R) - Retain, (F) - Fell, (T) - Transplant

Photographic Record of Existing Trees

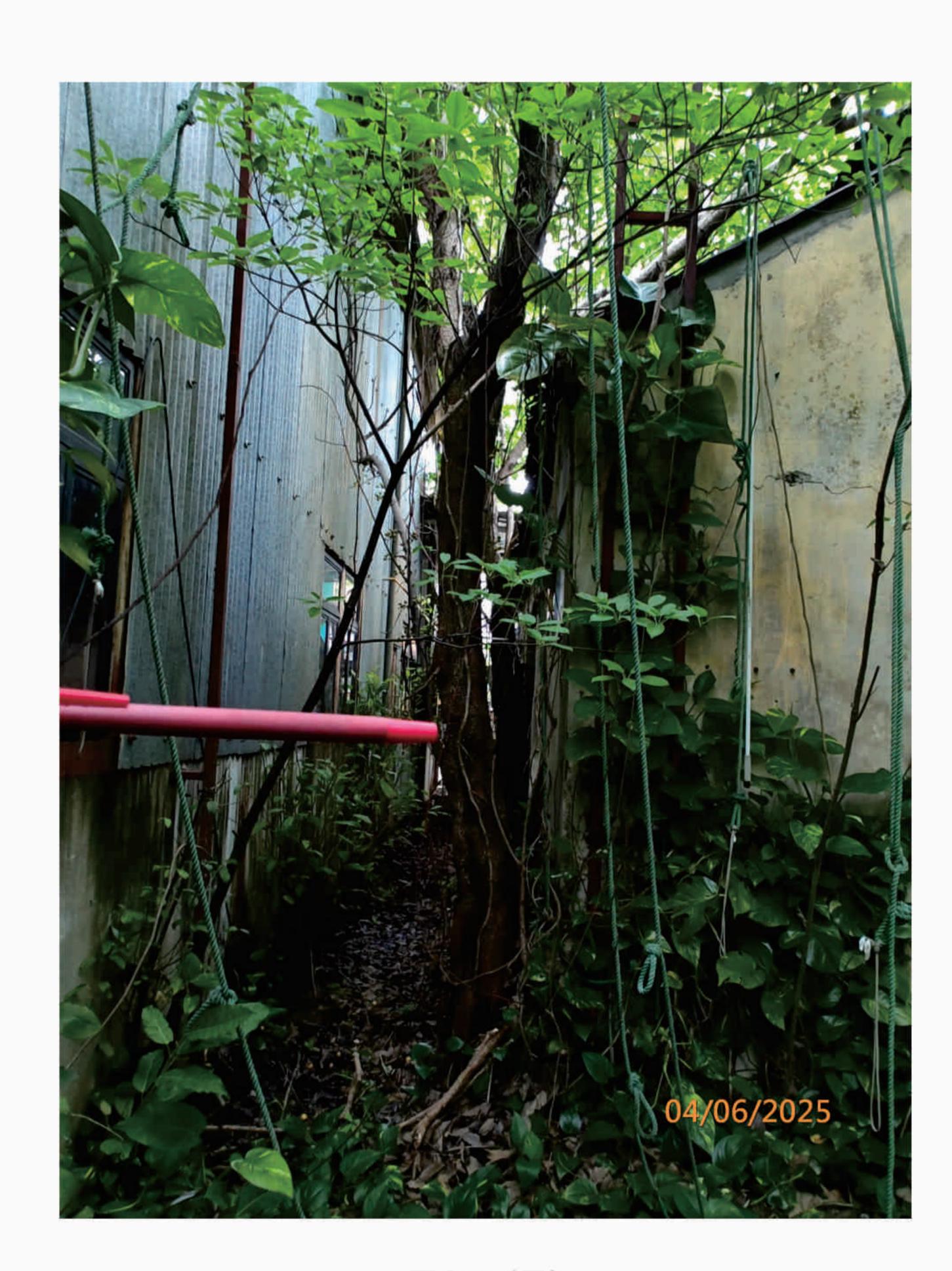
Lan Des



T37 (F)



T37 (F)



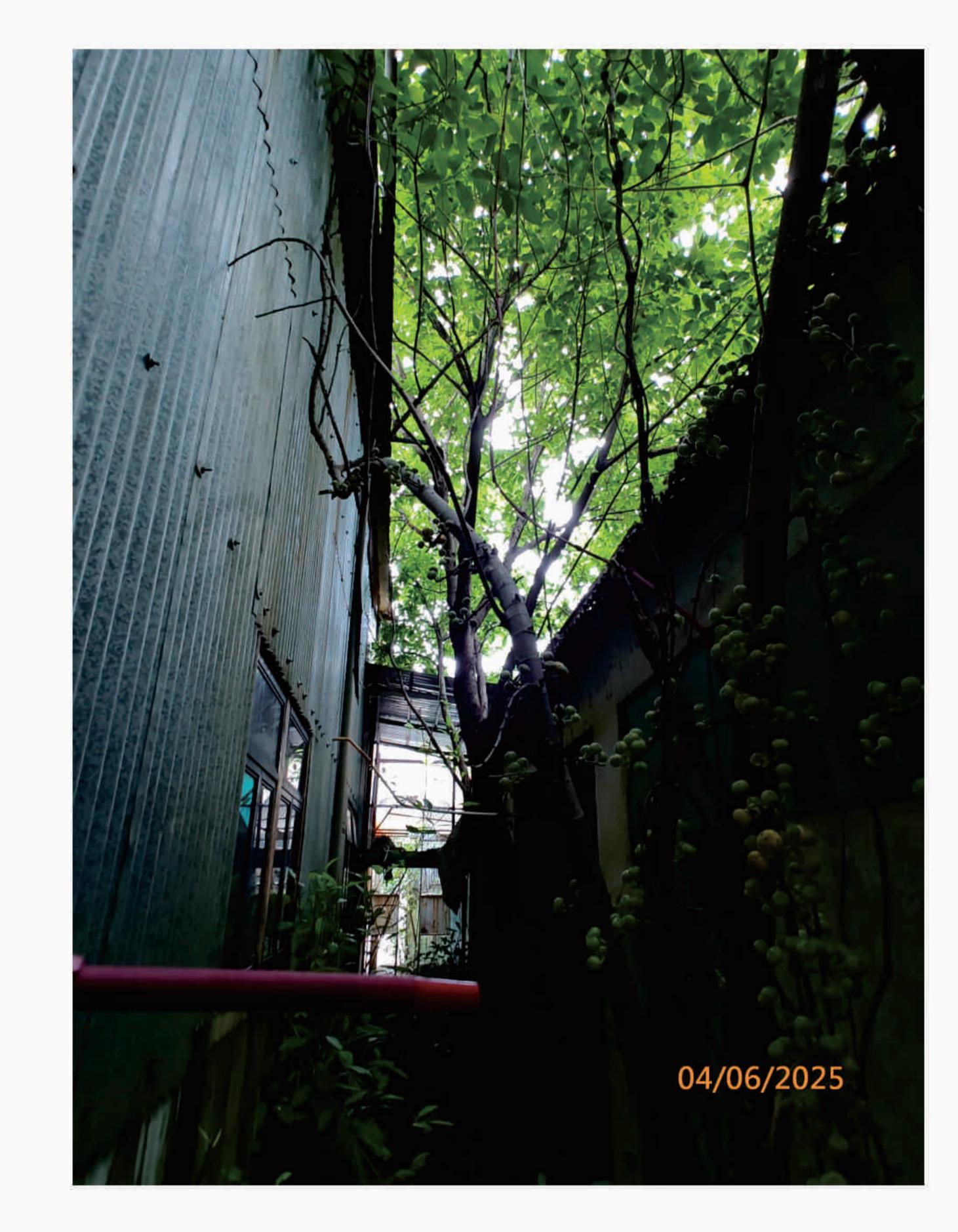
T37 (F) LEGEND:



T37 (F) - Trunk Conflicted With Building

Photographic Record of Existing Trees





T38 (F)





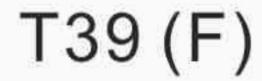


T38 (F) - Trunk Conflicted With Building

Photographic Record of Existing Trees

Lan Des







T39 (F) LEGEND:

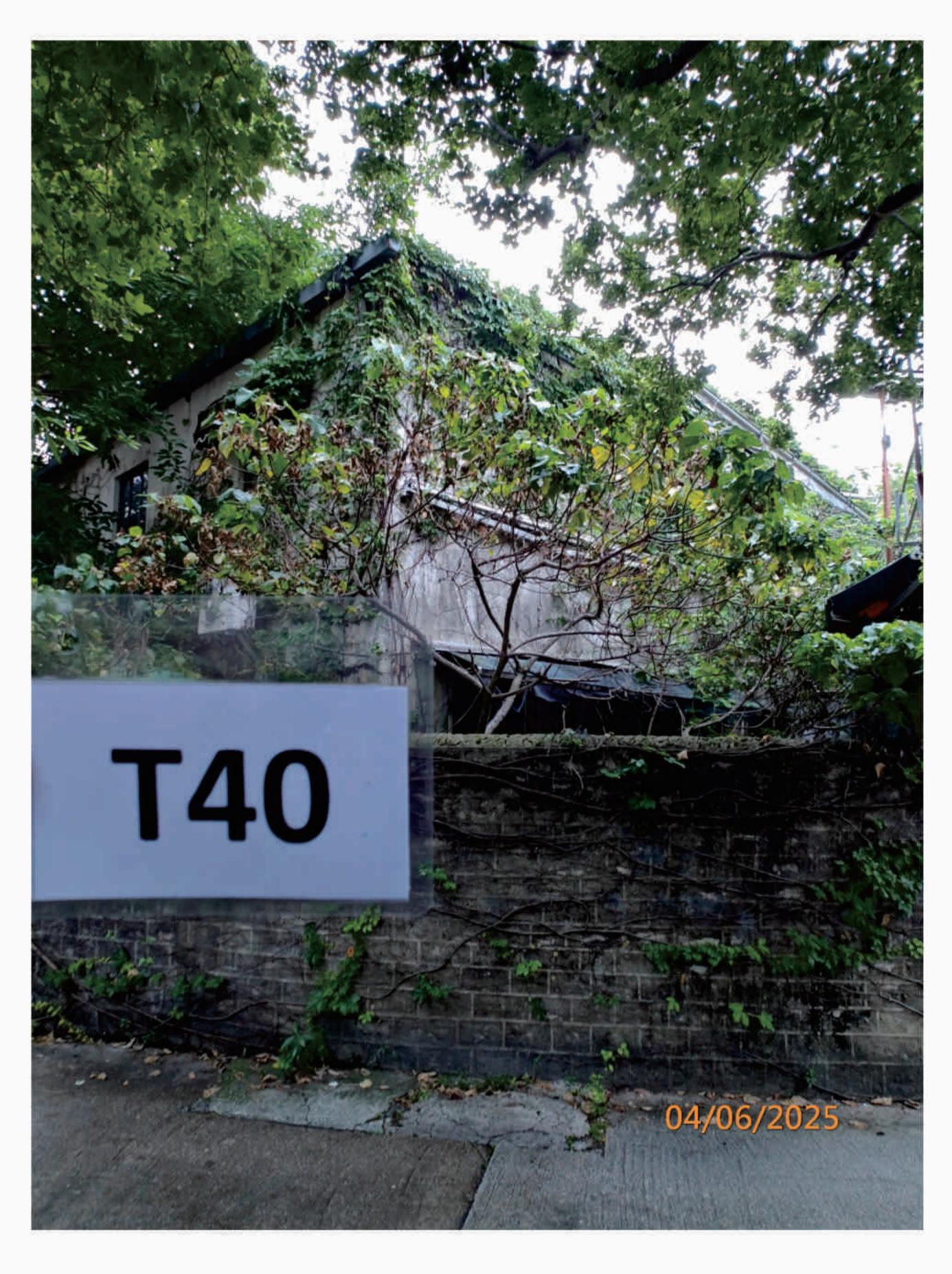


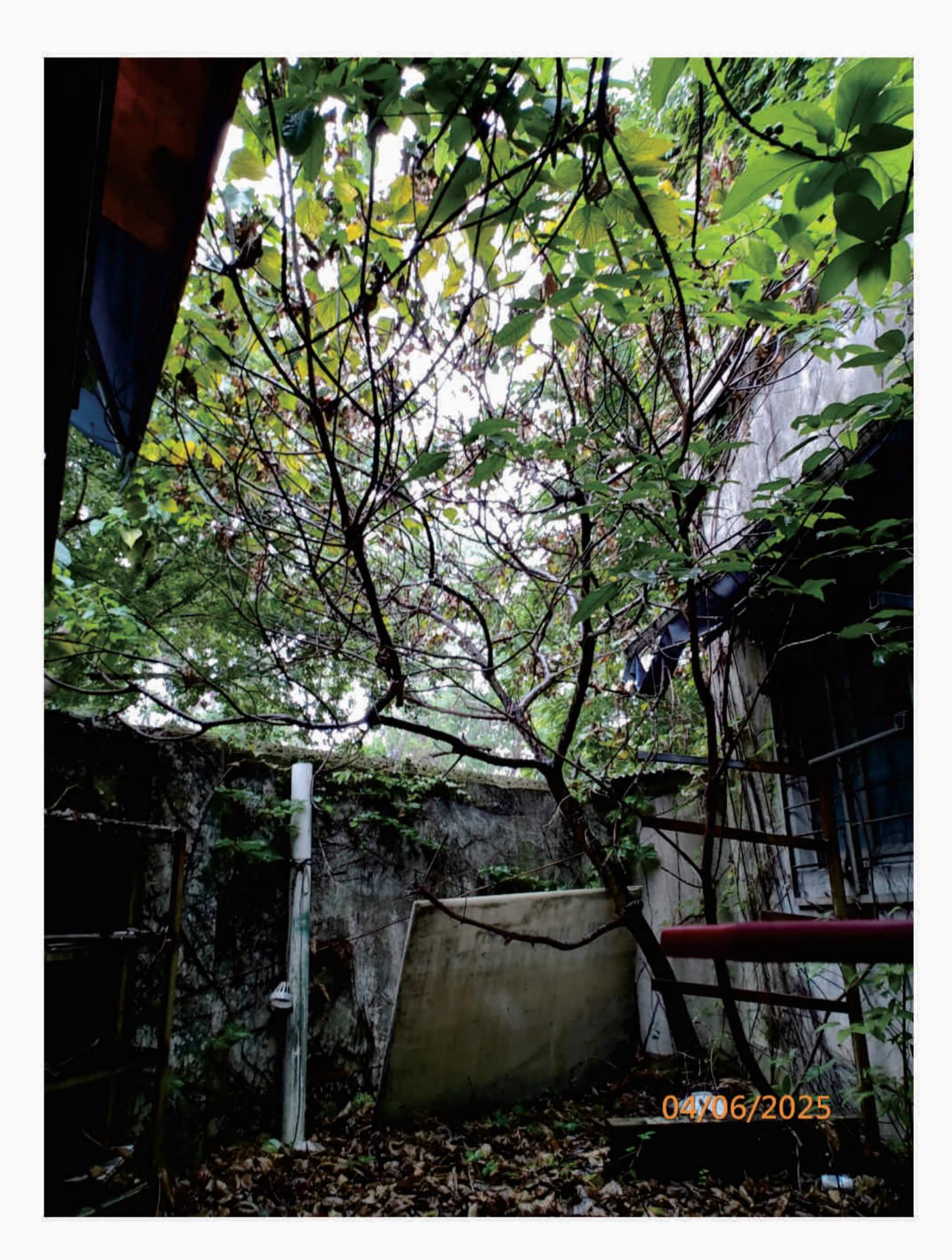
T39 (F)



T39 (F) - Tree Grows on Wall

Photographic Record of Existing Trees





T40 (F)





T40 (F) - Trunk Base Conflicted With Building

LEGEND:

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

Photographic Record of Existing Trees

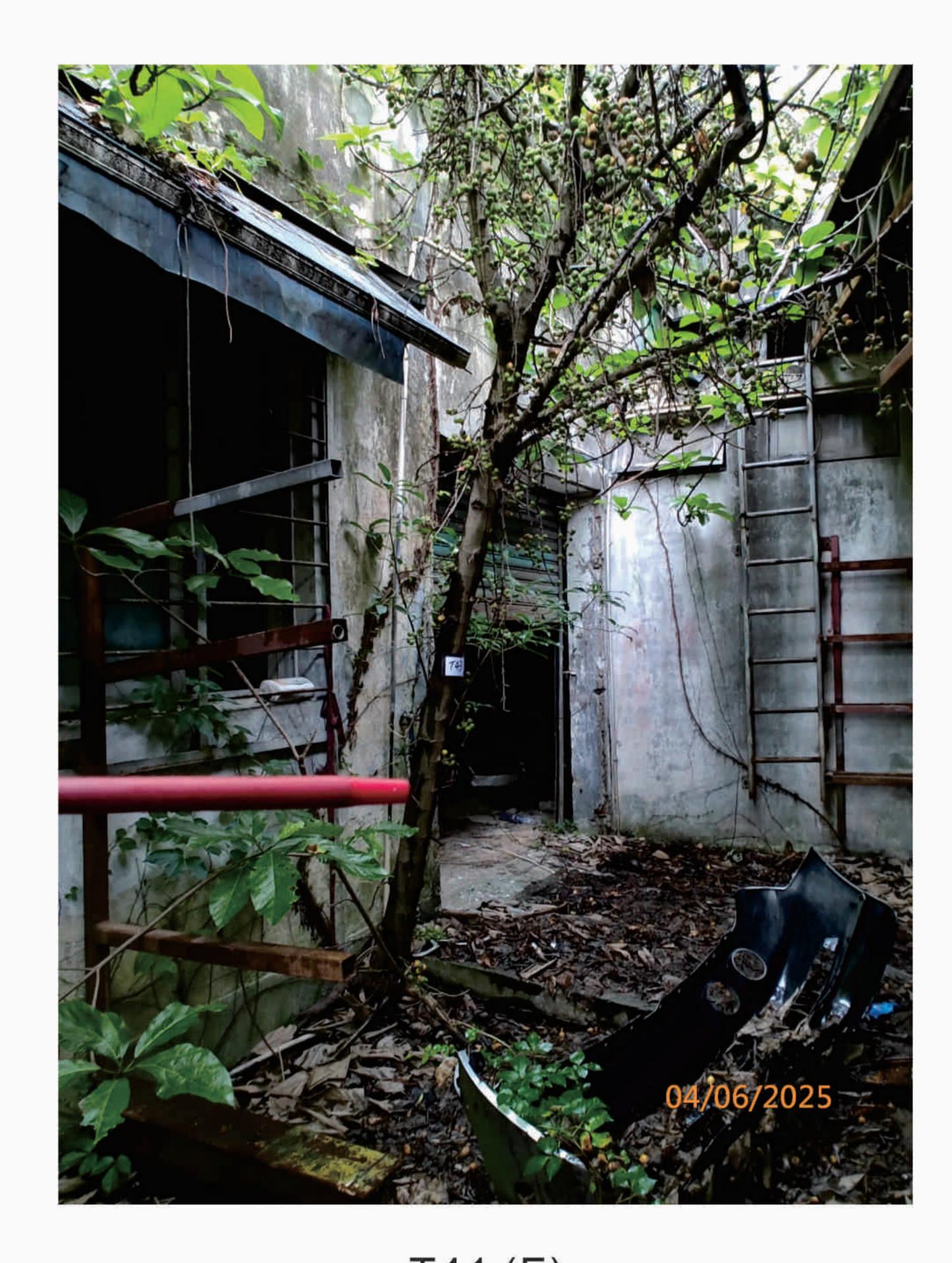
Lan Des



T41 (F)



T41(F)



T41(F) LEGEND:

02/05/2025

T41 (F) - Trunk Base Conflicted With Fence

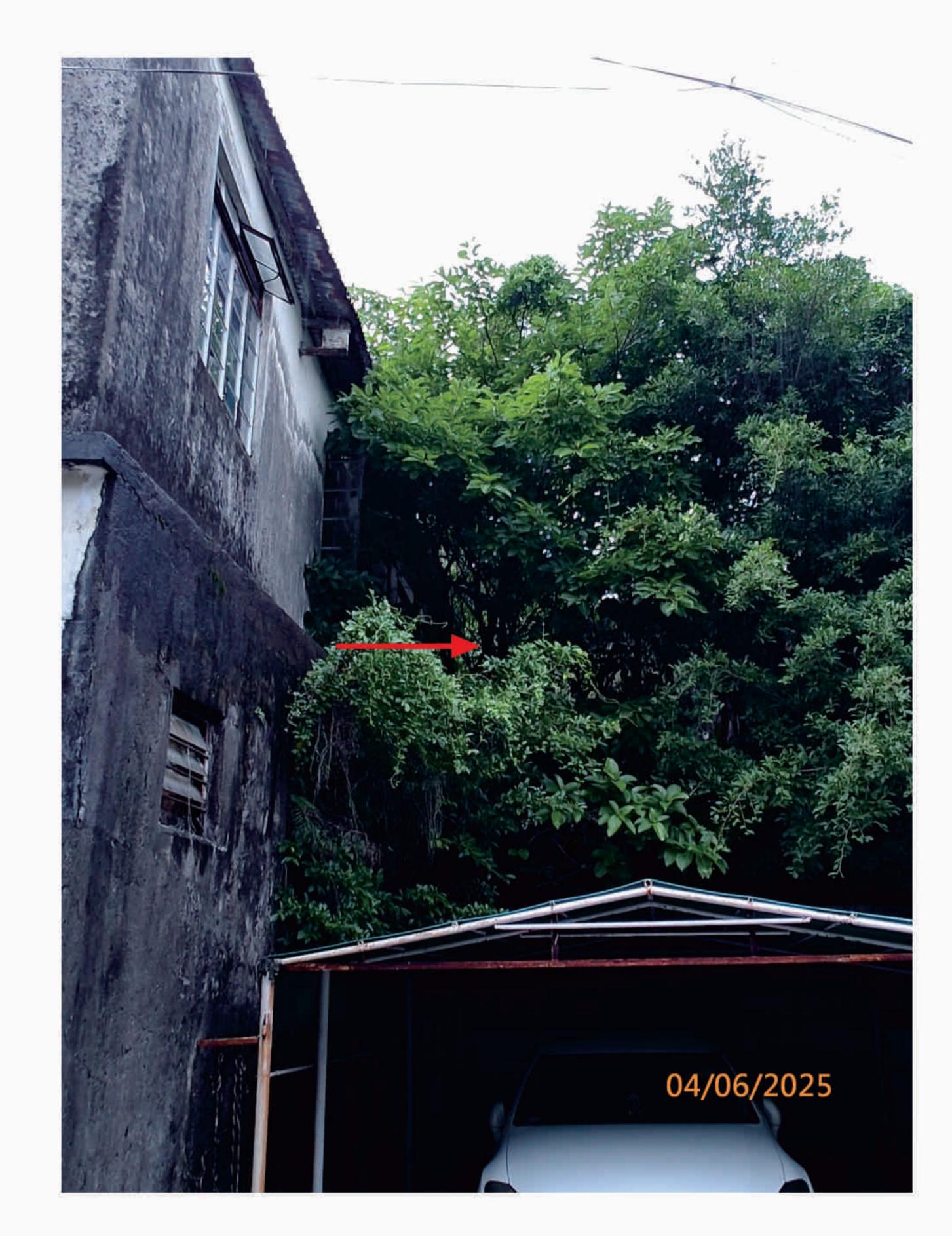
(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

Lan Des







T42 (F)



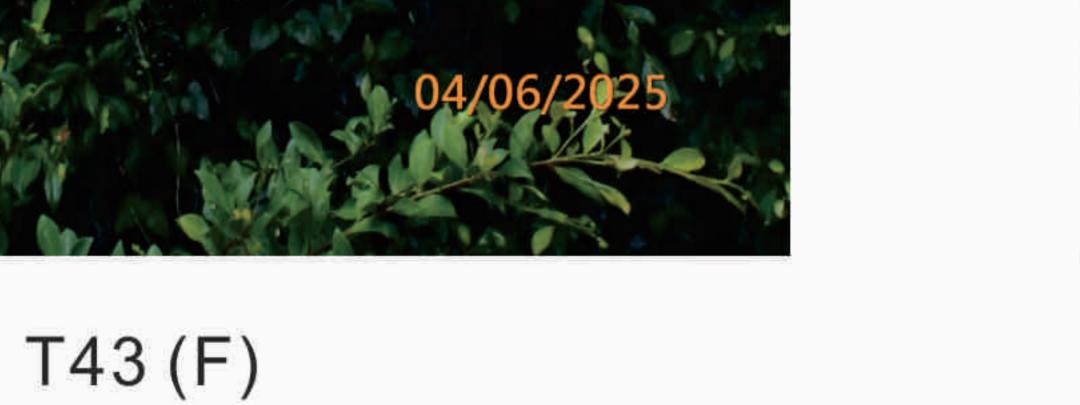
T42 (F)



T42 (F) - Tree Grows on Wall

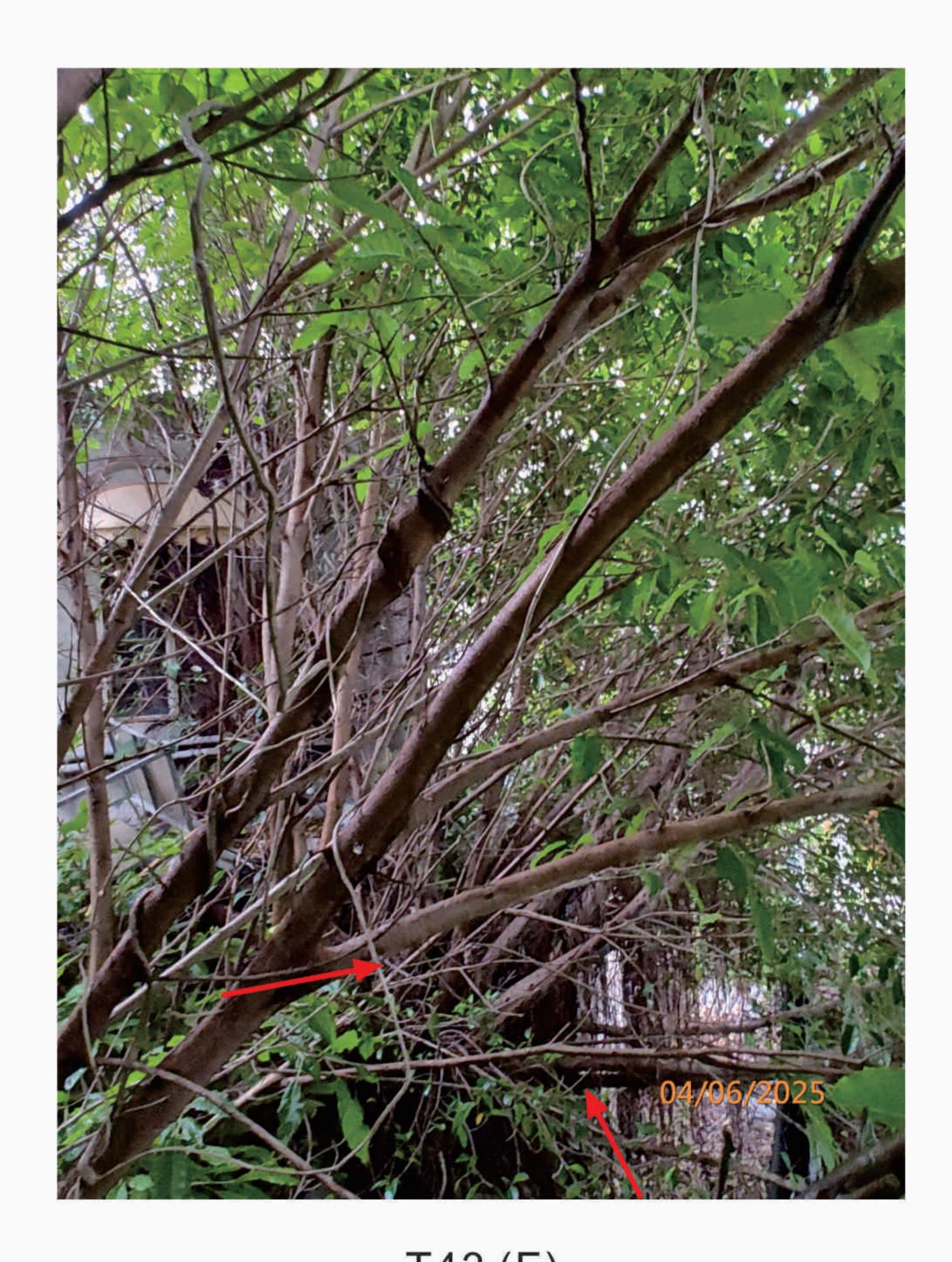
Photographic Record of Existing Trees



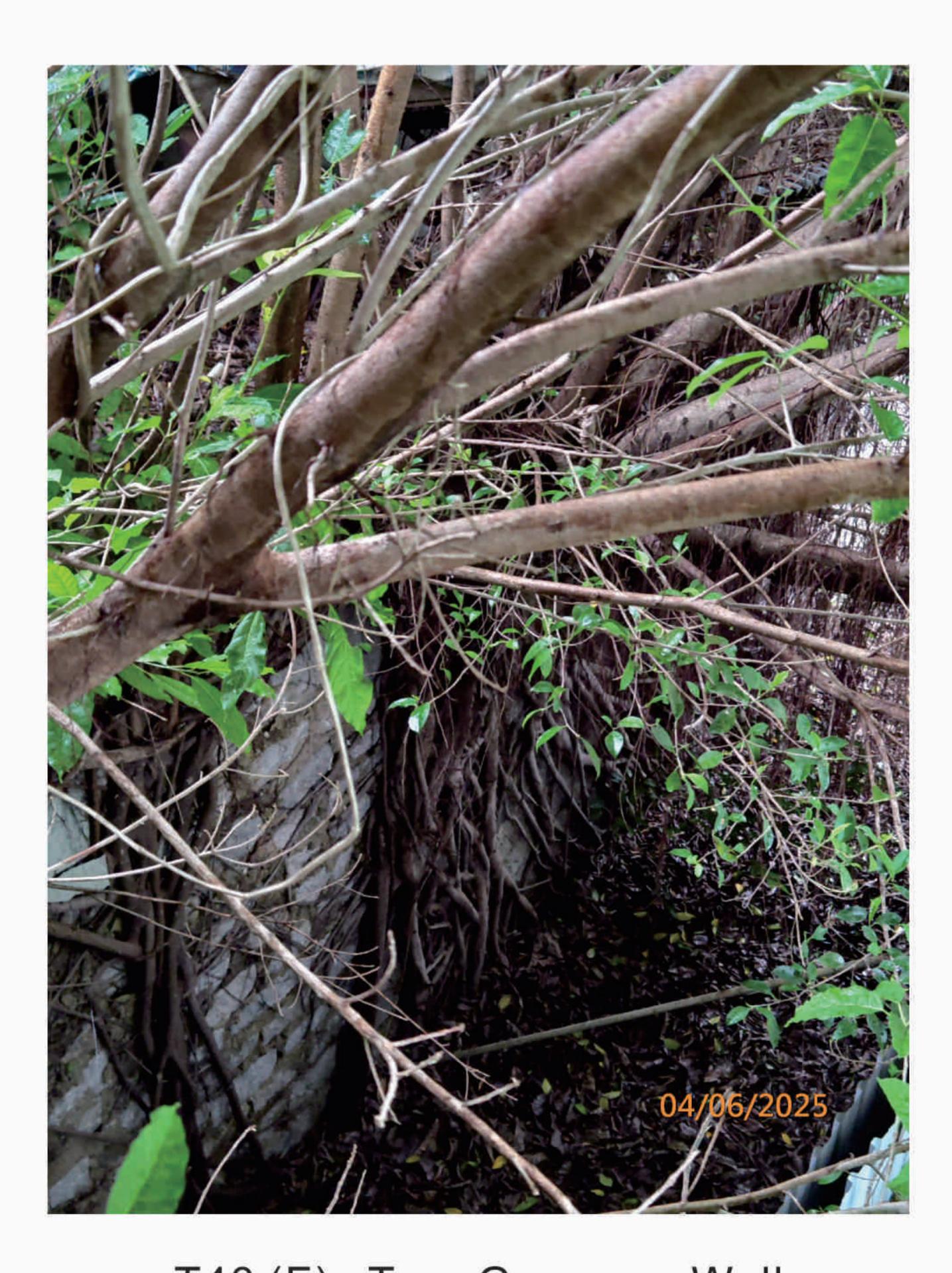




T43 (F)



T43 (F) LEGEND: (R) - Retain, (F) - Fell, (T) - Transplant



T43 (F) - Tree Grows on Wall

Photographic Record of Existing Trees



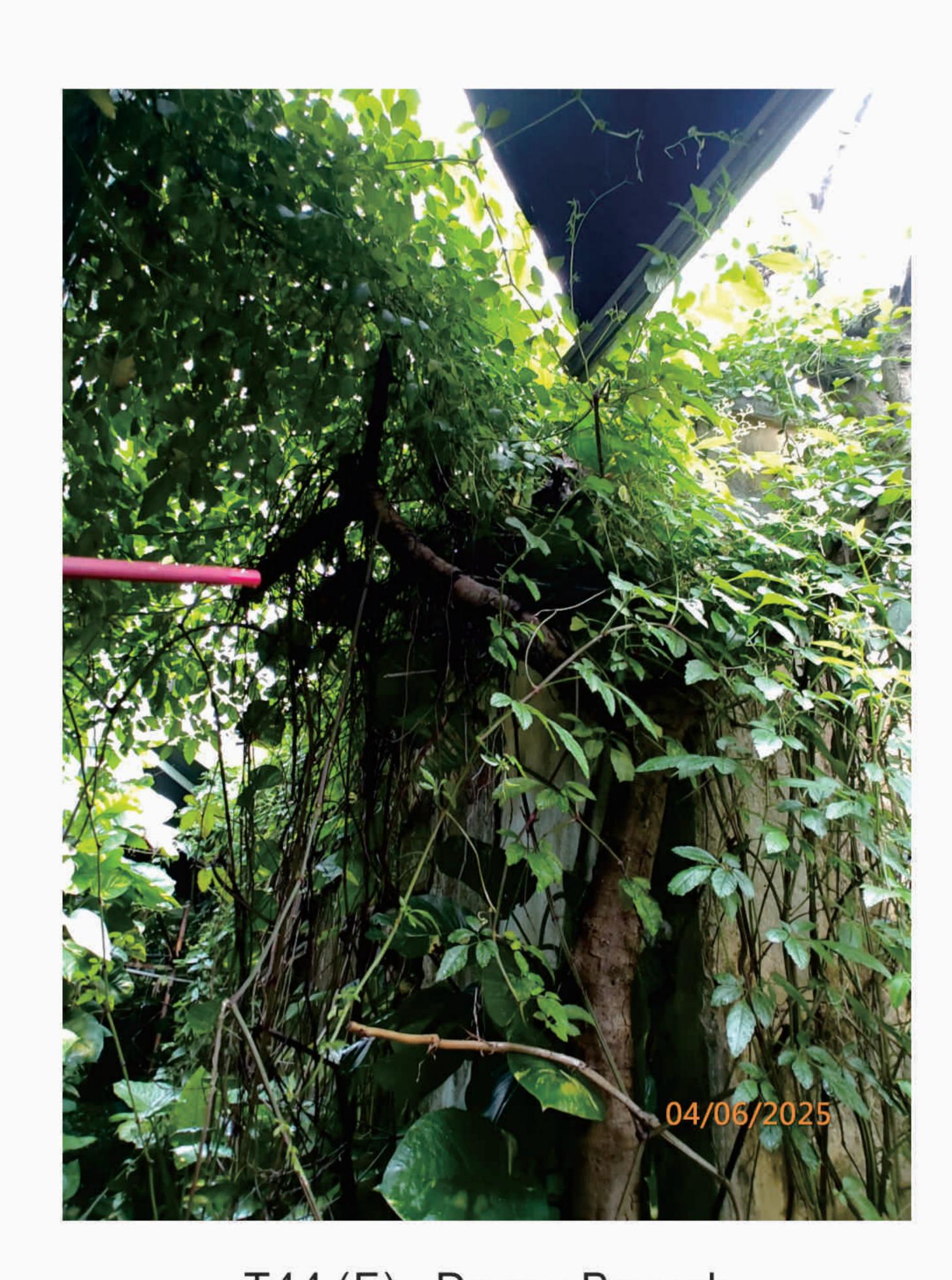




T44 (F)



T44 (F) LEGEND:



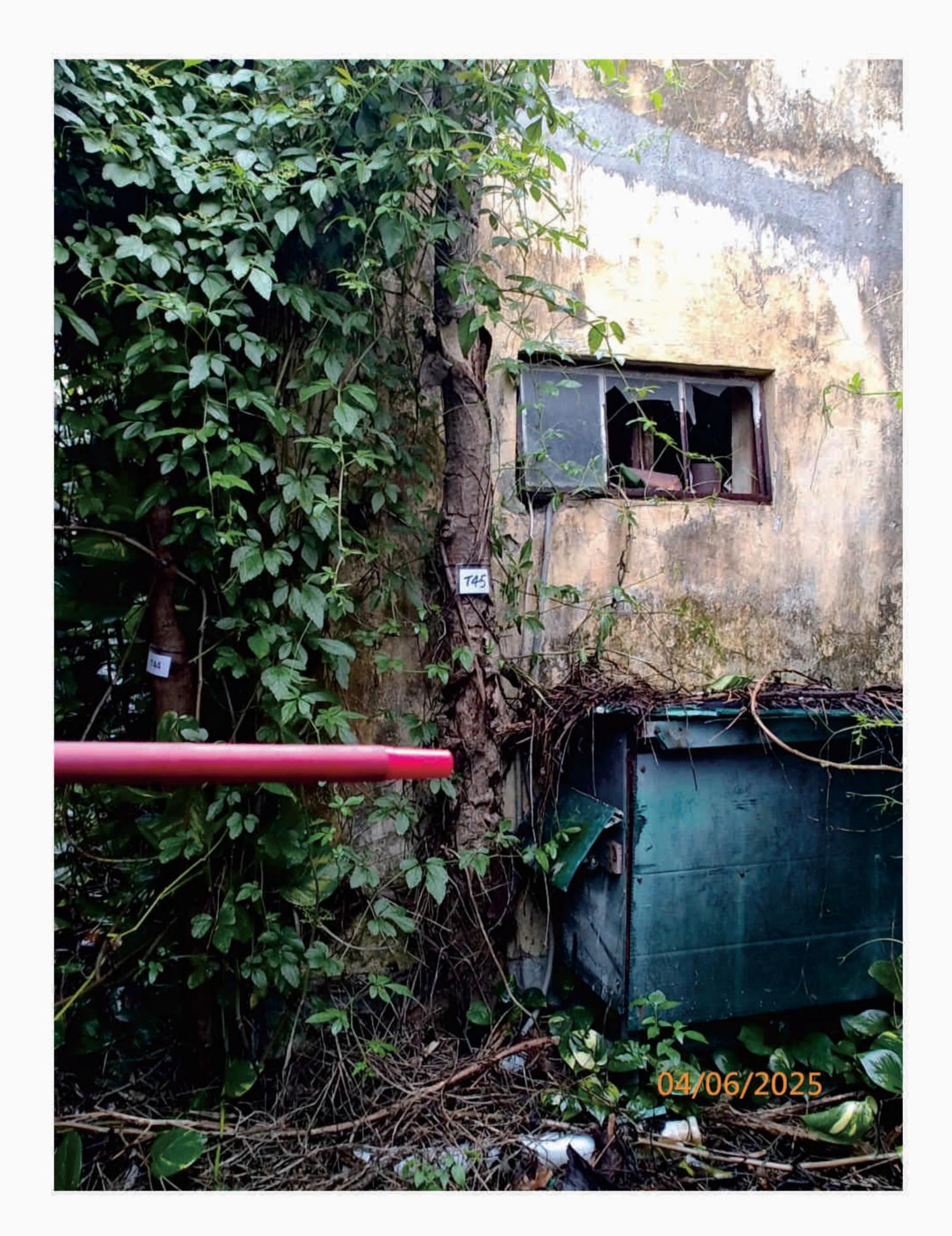
T44 (F) - Decay Branch

Photographic Record of Existing Trees

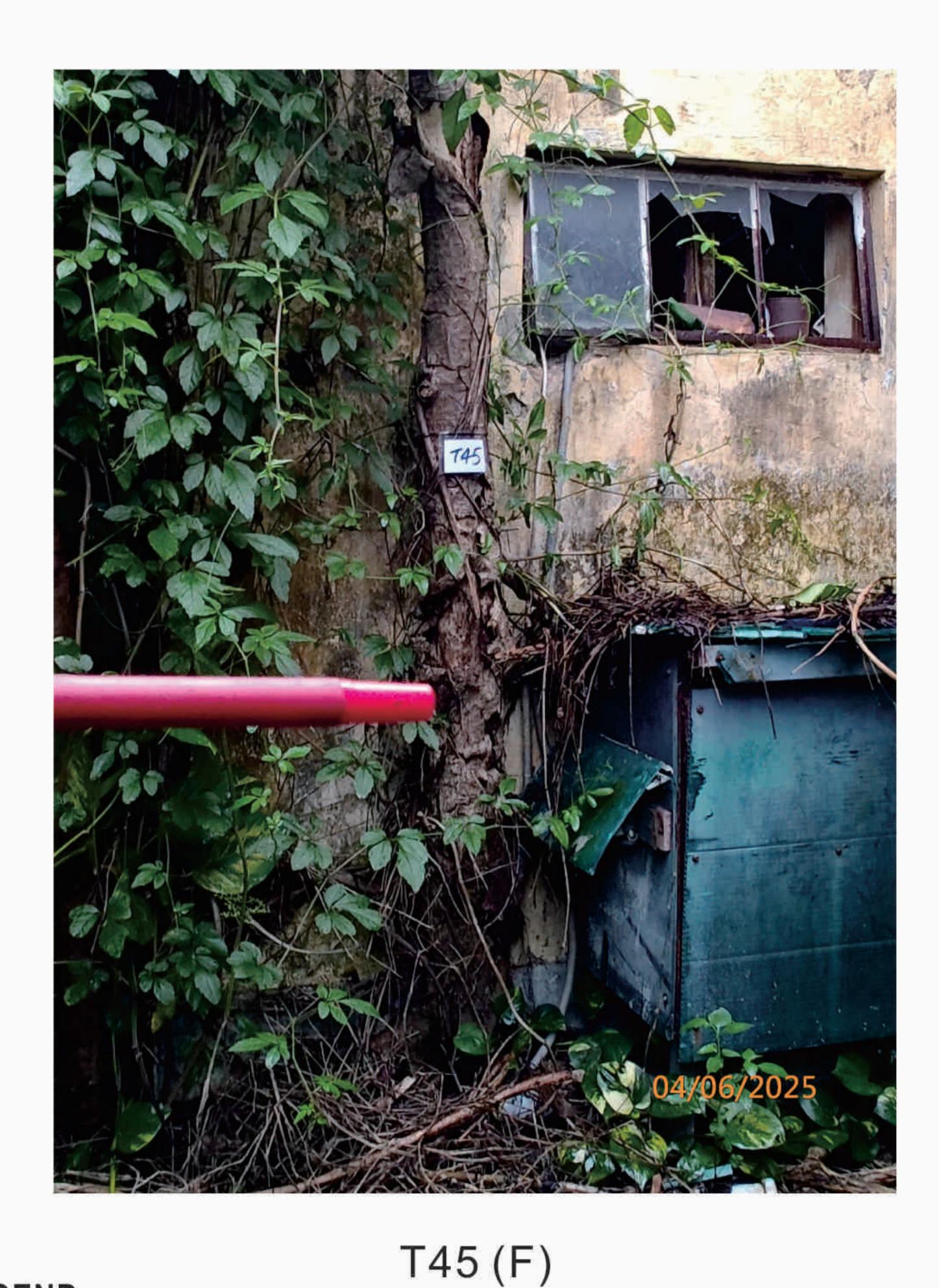
Lan Des



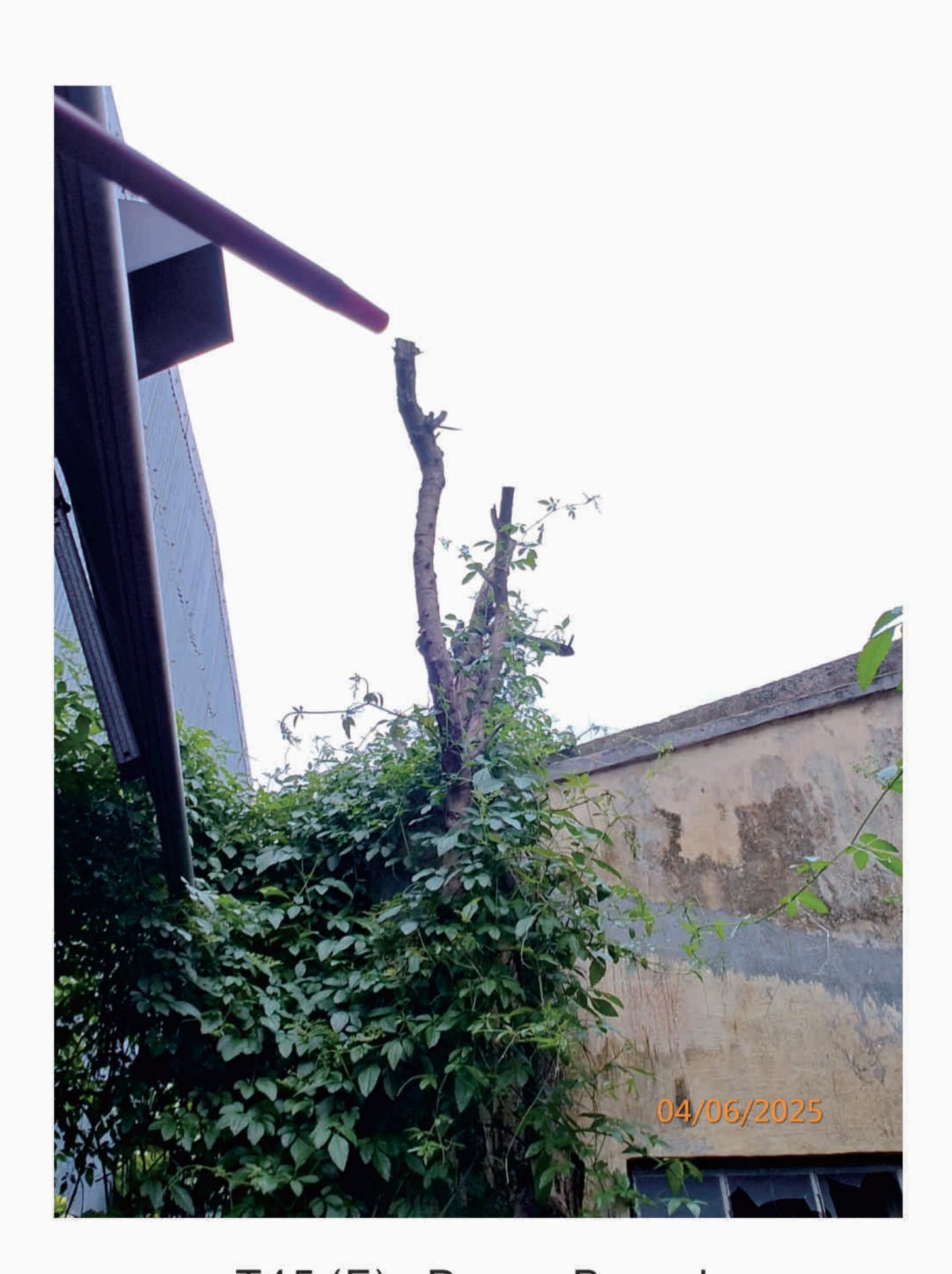
T45 (F)



T45 (F)



LEGEND:



T45 (F) - Decay Branch

Photographic Record of Existing Trees

Lan Des



T46 (F)



T46 (F)



T46 (F) LEGEND:

04/06/2025

T46 (F) - Trunk Base Conflicted With Building

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

Photographic Record of Existing Trees

Lan Des

Tree Preservation and Landscaping Proposal

Appendix B

Landscape Master Plan

And

Landscape Details







---- APPLICATION SITE BOUNDARY

PROPOSED HEAVY STANDARD

PROPOSED SHRUBS AND GROUNDCOVERS

PROPOSED LEVEL

PROPOSED PAVING

ARTIFICIAL LAWN

PROJECT No. C2516

DRAWING TITLE :

LANDSCAPE MASTER PLAN (P/F)

PROJECT :

PROPOSED EV MOBILITY CITY WITH ANCILLARY STAFF QUARTERS AND TALENT ACCOMODATION AT VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND, FANLING, NEW TERRITORIES

DRAWING No. LMP03

DATE OF ISSUE : JUN 2025

CAD FILENAME: C2516-LMP03

- 1 Multi-functional Lawn
- 2 Yoga Place
- 3 Sitting Garden
- 4 Movable Sand Bags
- 5 Fitness Equipment
- 6 Outdoor Dining Area
- **7** Viewing Platform

CHECKED BY : TEL

APPROVED BY: TEL

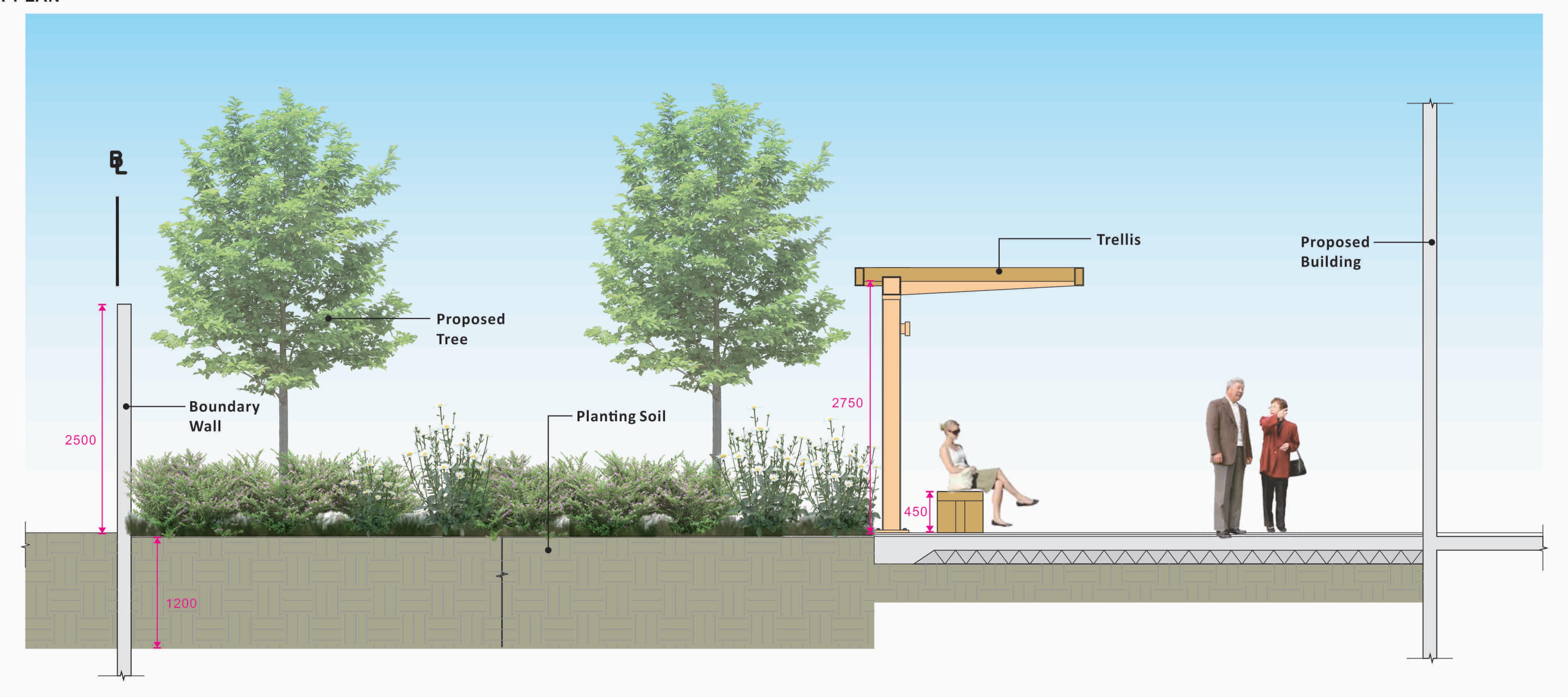
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KEY PLAN



PROJECT :

PROPOSED EV MOBILITY CITY WITH ANCILLARY STAFF QUARTERS AND TALENT ACCOMODATION AT VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND, FANLING, NEW TERRITORIES

DRAWING TITLE : LANDSCAPE SECTION

PROJECT No. C2516

DRAWING No. LD101

F . 1.EO

DATE OF ISSUE : JUN 2025

CAD FILENAME: C2516-LD101

ESIGN BY: TEL

APPROVED BY: TEL

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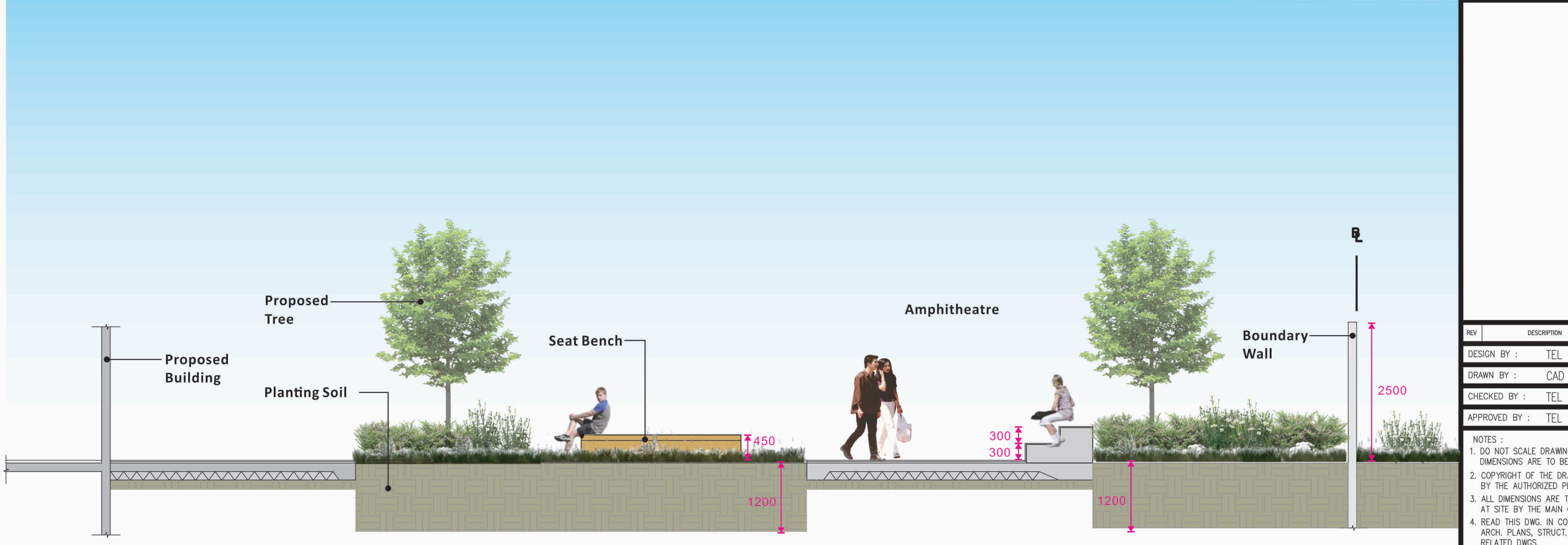
LANDES LIMITED 景藝設計有限公司

FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5-11 THOMSON ROAD, HONG KONG TEL.: 2868 0980 FAX.: 2868 220

香港灣仔譚臣道5-11號 信邦商業大廈17樓A室 電話: 2868 0980



KEY PLAN



PROJECT :

PROPOSED EV MOBILITY CITY WITH ANCILLARY STAFF QUARTERS AND TALENT ACCOMODATION AT VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND, FANLING, NEW TERRITORIES

DRAWING TITLE :

LANDSCAPE SECTION

PROJECT No. C2516

DRAWING No. LD102

DATE OF ISSUE : JUN 2025

CAD FILENAME: C2516-LD102

DESCRIPTION DESIGN BY : TEL DRAWN BY:

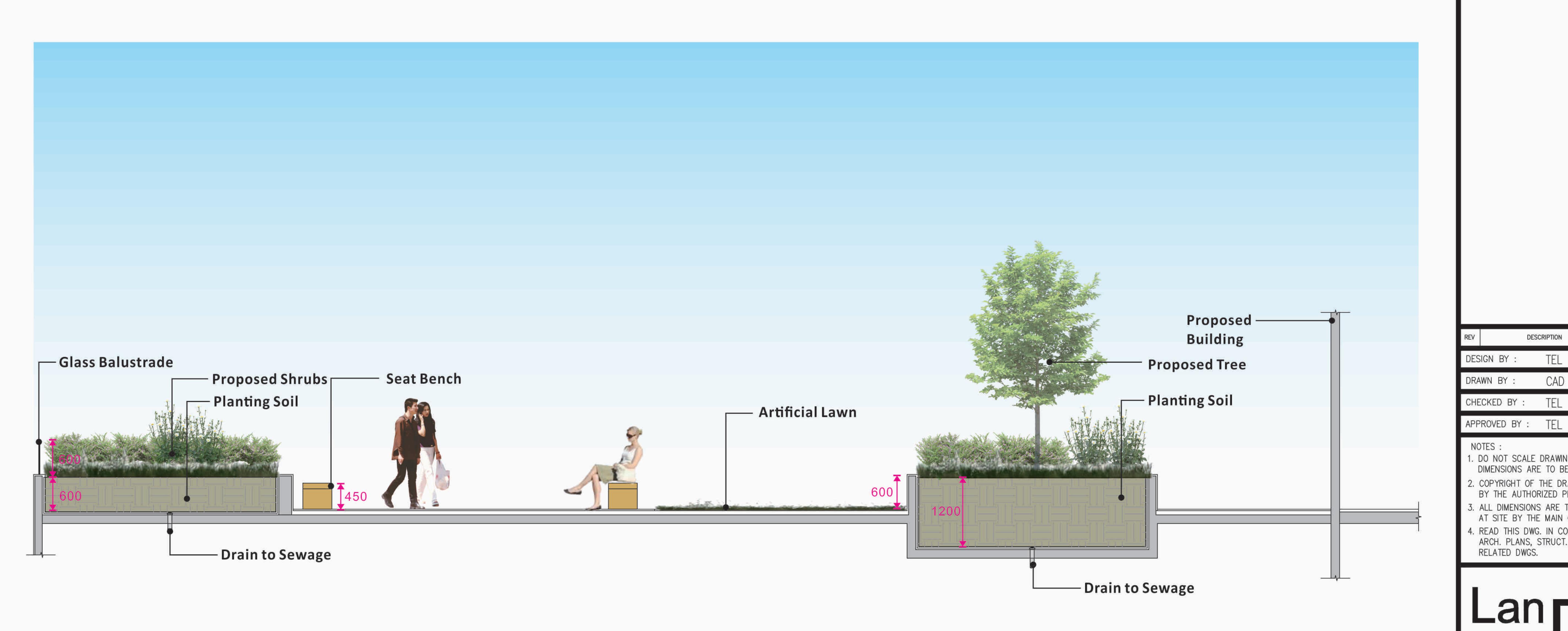
CHECKED BY : TEL

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KEY PLAN



PROJECT :

PROPOSED EV MOBILITY CITY WITH ANCILLARY STAFF QUARTERS AND TALENT ACCOMODATION AT VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND, FANLING, NEW TERRITORIES

DRAWING TITLE : LANDSCAPE SECTION

PROJECT No. C2516

DRAWING No. LD103

DATE OF ISSUE : JUN 2025

CAD FILENAME: C2516-LD103

DESCRIPTION DESIGN BY: DRAWN BY: CAD

APPROVED BY: TEL

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Tree Preservation and Landscaping Proposal

Appendix C

Planting Plans

Quantity Code	Code	Chinese Name	Botanical Name	Native/Exotic	Height (mm)	Spread (mm)	DBH (mm)	DBH (mm) Spacing (mm)	Remark
STANDARD TREES	D TREES								
8	BB	洋紫荆	Bauhinia blakeana	Native	3500	1500	75	4000	Abundance of Foliage, Well-Formed, Full Spread Formed
8	PP	水黃皮	Pongamia pinnata	Native	3500	1500	75	4000	Abundance of Foliage, Well-Formed, Full Spread Formed
14	SL	假蘋婆	Sterculia lanceolata	Native	4000	1500	75	4000	Abundance of Foliage, Well-Formed, Full Spread Formed
7	SD	山鳥柏	Sapium dicolor	Native	3500	1500	75	4000	Abundance of Foliage, Well-Formed, Full Spread Formed
SHRUBS									
-	Cov	紅葉洒金榕	Codiaeum variegatum 'Glorisa'	Exotic	450	400	_	300	•
	Drg	黃金金露花	Duranta repens 'Golden'	Exotic	300	250	-	250	
	lch	龍船花	lxora chinensis	Native	500	450	-	300	•
	Pse	春羽	Philodendron selloum	Exotic	500	500	-	500	-
	Rh	小葉棕竹	Rhapis humilus	Exotic	300	150	-	150	•
•	Rhi	石斑木	Rhaphiolepis indica	Native	450	300	_	250	•
	Rhs	紅杜鵑	Rhododendron simsii	Native	300	250	-	200	•
GROUNDCOVERS	OVERS								
	Dip	白班萬年青	Dieffenbachia picta	Exotic	400	350	-	300	•
	Lam	小葉馬櫻丹	Lantana montevidensis	Native	400	350	_	300	•
	Lis	山指甲	Ligustrum sinense	Native	350	300	-	250	•
1	Nau	腎 蕨	Nephrolepis auriculata	Native	350	300	_	250	

PROPOSED EV MOBILITY CITY WITH ANCILLARY STAFF QUARTERS AND TALENT ACCOMODATION AT VARIOUS LOTS IN D.D. 51 AND ADJOINING GOVERNMENT LAND, FANLING, NEW TERRITORIES PROJECT :

PLANTING SCHEDULE DRAWING TITLE :

PROJECT No. C2516

DRAWING No. PS01

DATE OF ISSUE: JUN 2025

DRAWN BY: DESIGN BY : CAD TEL

CHECKED BY:
APPROVED BY:

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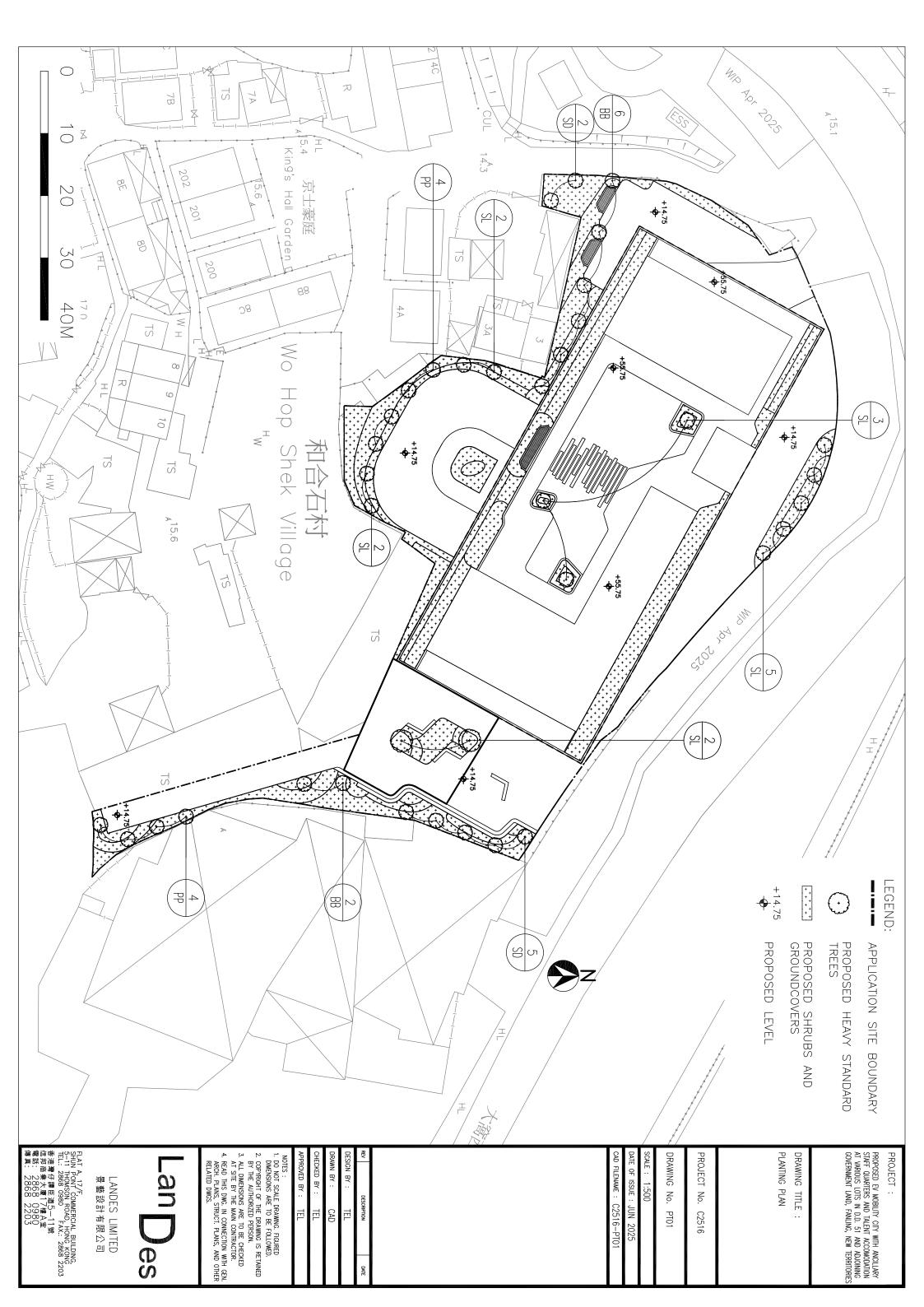
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LanD OS

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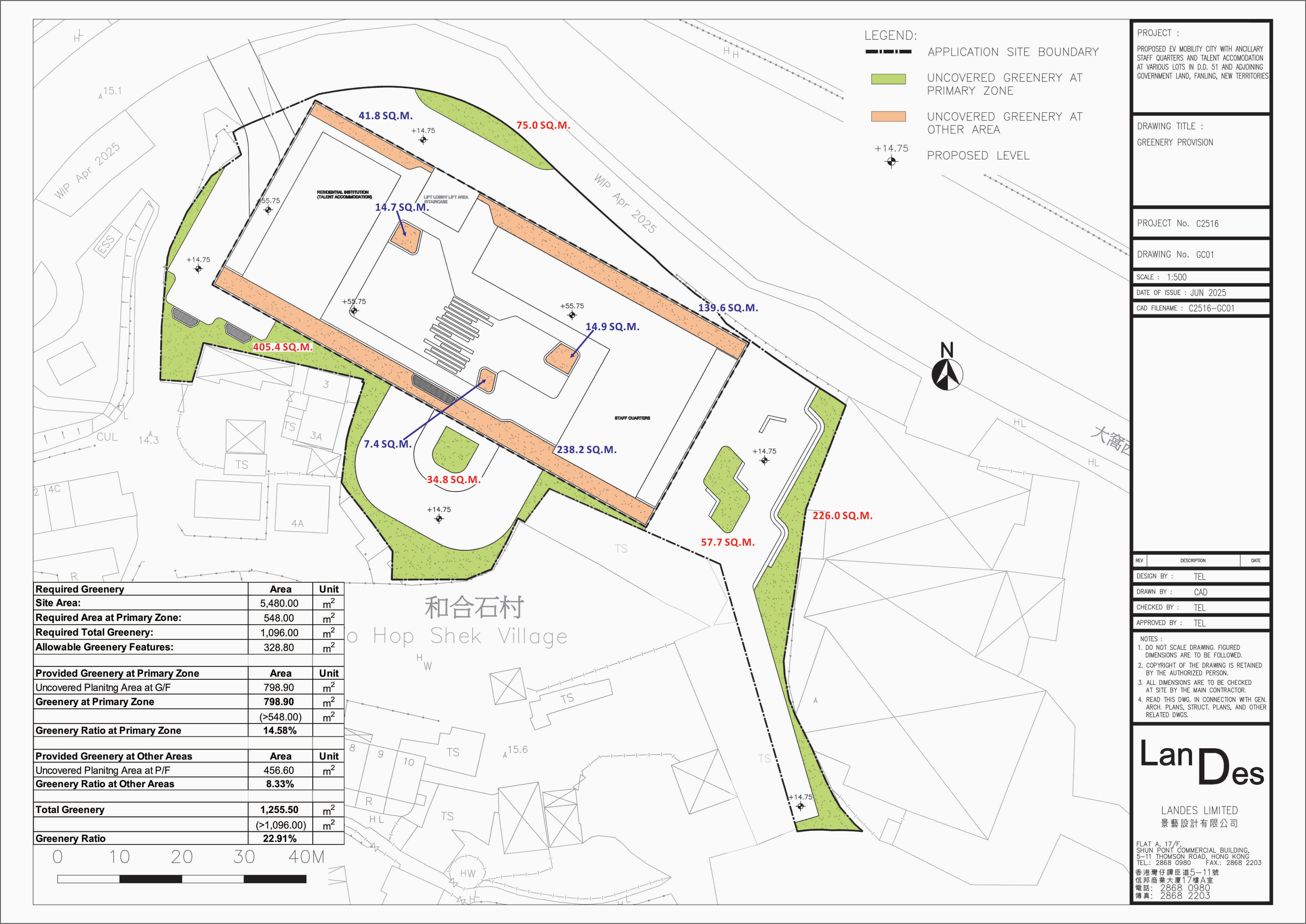
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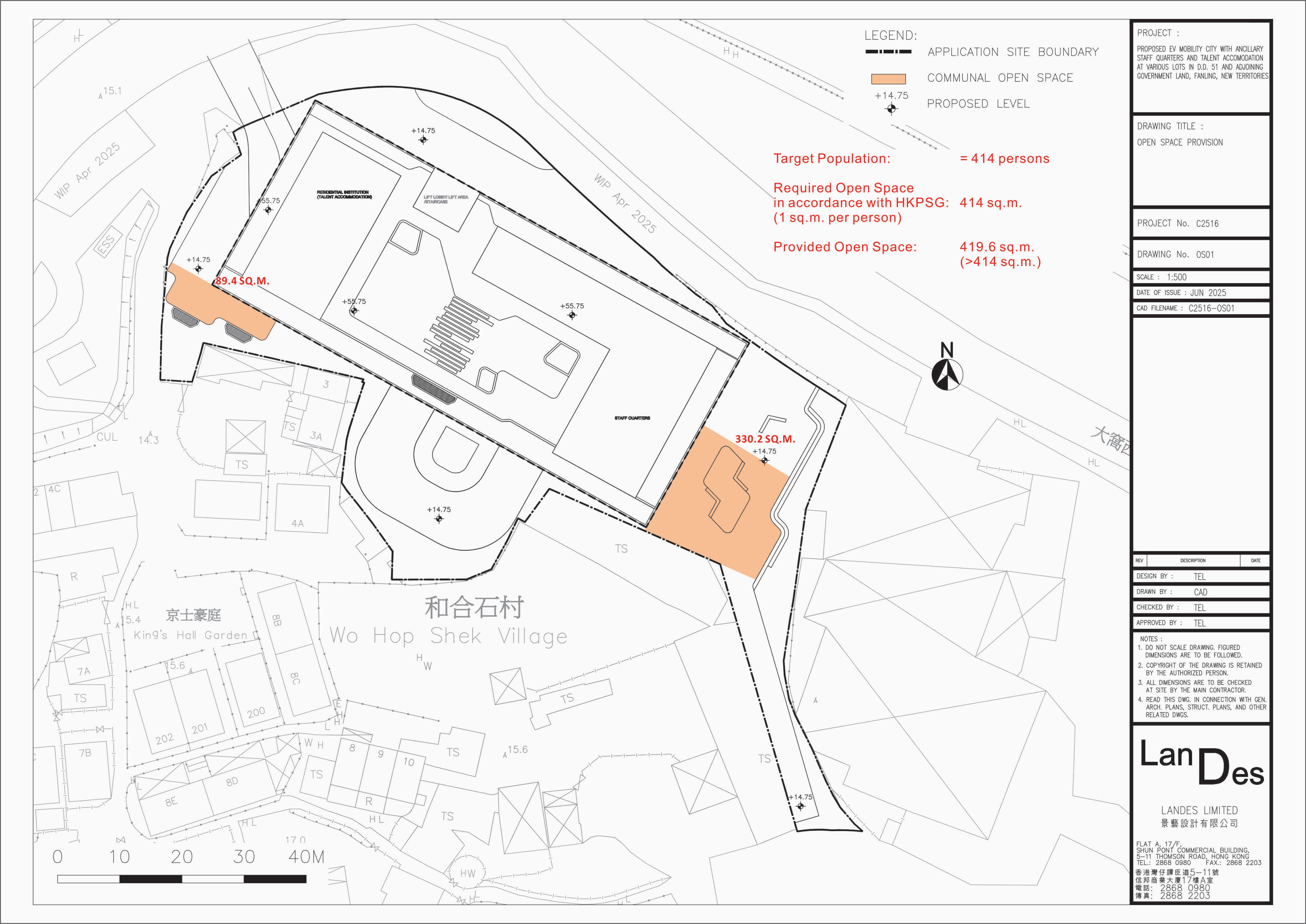


Tree Preservation and Landscaping Proposal

Appendix D

Common Greenery and Open Space Provision





Tree Preservation and Landscaping Proposal

Appendix E

Maintenance Schedule

Of

Soft Landscape Works

Tree Preservation and Landscaping Proposal

OPERATIONS	SPRING			SUMMER			AUTUMN			WINTER			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			()			()			
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						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	C						0						As appropriate

KEY:

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