

Appendix 2

Landscape Impact Assessment and Landscape Proposal

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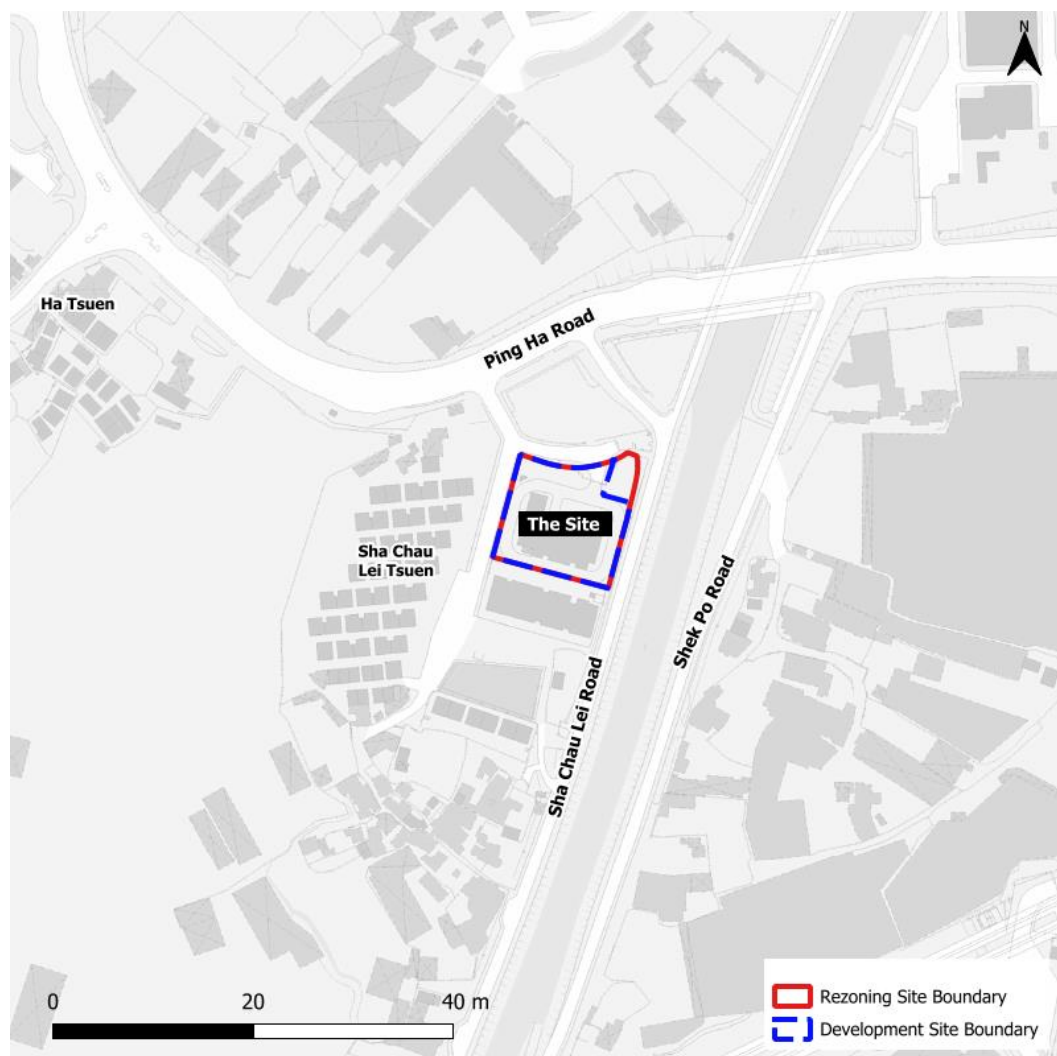
A	Preliminary tree survey findings
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1 INTRODUCTION

1.1 Background

- 1.1.1 The Project comprises the demolition of existing building and construction of new block for the Pok Oi Hospital Yeung Chun Pui Care and Attention Home at 58 Sha Chau Lei Tsuen, Ha Tsuen, Ping Ha Road, and Yuen Long at Lot No. 2273 and the Extension thereto in Demarcation District 125, bounded by Sha Chau Lei Road in the east, and a nullah running adjacent to Sha Chau Lei Road. The Rezoning Site Area is about 3,388.7 m² while the Development Site Area (for calculation of plot ratio and site coverage) is about 3,090 m².



- 1.1.2 The proposed redevelopment includes social welfare facilities to cater the increasing demand for elderly, rehabilitation and child care services, by providing more floor area and better and upgraded facilities, under The Special Schemes on Privately Owned Sites for Welfare Uses, administrated by Social Welfare Department (SWD) and self-financing welfare related ancillary facilities.

1.2 Purpose of the Report

- 1.2.1 The purpose of the Landscape Impact Assessment and Landscape Proposal is to review and evaluate any potential landscape impact arising from the the demolition of existing building and construction of new block for the Pok Oi Hospital Yeung Chun Pui Care and Attention Home in Yuen Long, and to propose mitigation measures where necessary to alleviate any potential adverse impact identified; and is to support the S12A Application for Proposed Demolition of existing building and Construction of new block for the Pok Oi Hospital Yeung Chun Pui Care and Attention Home at 58 Sha Chau Lei Tsuen, Ha Tsuen, Ping Ha Road, Yuen Long at Lot No. 2273 and the Extension in DD 125. The preparation of Landscape Proposal has made reference to the guideline of JPN No.3 "Landscape and Site Coverage of Greenery".
- 1.2.2 Preliminary Tree Survey findings is also included in the report.

1.3 Structure of this Report

- 1.3.1 This Report contains a tree survey, tree assessment schedule, tree survey plan, tree treatment plan and photographic records. Following this introductory section, the remainder of this Report for Landscape Impact Assessment and Landscape Proposal is arranged as follows:
- Section 2 describes legislations, standards and guidelines related to tree survey and tree preservation and removal proposal, landscape impact assessment and landscape proposal; and
 - Section 3 presents the tree survey baseline findings; and
 - Section 4 presents the landscape impact assessment; and
 - Section 5 presents the landscape proposal; and
 - Section 6 summarises the findings of this Report.

2 PROPOSED DEVELOPMENT

2.1 Planning and Lands Requirements

- 2.1.1 The Site is zoned “Government, Institution or Community” on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 and is subjected to a building height restriction of 3 storeys. According to the Statutory Notes of the Approved OZP, ‘Social Welfare Facility’ is a column 1 use which is an always permitted use.
- 2.1.2 As shown in the latest proposed layout, the building height of the Proposed Development is +47.90mPD. The increase in building height from 3 storeys to +47.90mPD may not be considered ‘minor’ thus seeking a building height relaxation by lodging a S16 planning application for minor relaxation of the building height restrictions may not applicable. Hence, a S12A Amendment of Plan Application to amend the building height restriction of the “G/IC” zone may be required.
- 2.1.3 Planning merits and justifications including meeting the acute demand for the much needed social welfare facilities and efficient use of scarce land resources will be required in support of the Planning Application.
- 2.1.4 Building bulk would have a fundamental visual impact. Building height and disposition of building blocks of the Proposed Development at the Site should be carefully considered in order to be compatible with the adjacent buildings and avoid possible visual impact onto the sensitive receivers. Various appropriate and thoughtful building design i.e. setback and employment of landscape treatment may be considered as mitigation measures to alleviate the possible visual impact onto the surrounding area and maintain visual permeability from key viewing points. The potential visual impact from various public sensitive viewpoints in the area shall be identified and assessed in the visual impact assessment exercise in support of the S12A Planning Application.

3 PRELIMINARY TREE SURVEY FINDINGS

3.1 Findings of Preliminary Tree Survey

- 3.1.1 Based on the preliminary tree survey, a total of 3 nos. of existing tree observed on site. There are no OVTs identified in accordance with DEVB TC(W) No. 5/2020 identified within the project boundary. There are also no trees of particular interest, such as large size trees with DBH over 1m, rare and protected species identified. They are generally in poor to average form, average health and average amenity value, with species include *Artocarpus heterophyllus*, *Dimocarpus longan* and *Manilkara zapota*.

3.2 Preliminary Tree Treatment Recommendations

- 3.2.1 Among the tree surveyed, all 3 trees are proposed to be retained. No tree is recommended to be removed or transplanted. Tree Assessment Schedule and Photos of trees surveyed are shown in Appendix A.

3.3 Preliminary Tree Planting Plan

- 3.3.1 Considered the limited site area, the opportunity of tree planting is maximised where appropriate balancing the functional needs of the development and “right tree right place” principles.
- 3.3.2 Trees/shrub are proposed for visual screening purpose as far as possible in order to improve visual amenity wherever appropriate as part of the landscape proposal.

4 LANDSCAPE IMPACT ASSESSMENT

4.1 Introduction

- 4.1.1 This chapter is to review and evaluate any potential landscape impact arising from the proposed development, and to propose mitigation measures where necessary to alleviate any potential adverse impact identified.

4.2 Environmental Legislation, Standards and Guidelines

- 4.2.1 The following legislation, standards and guidelines are applicable to landscape and visual impact assessment associated with the construction and operation of the project: -

- Town Planning Ordinance (Cap.131);
- Guidance Notes on Application for Amendment of Plan under Section 12A;
- Hong Kong Planning Standards and Guidelines Chapters 4, 10 and 11;
- DEVB TCW No. 2/2012 - Allocation of Space for Quality Greening on Roads;
- DEVB TCW No. 6/2015 - Maintenance of Vegetation and Hard Landscape Features;
- DEVB TCW No. 5/2020 - Registration of Old and Valuable Trees, and Guidelines for their Preservation;
- LAO PN No. 6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects; and
- Study on Landscape Value Mapping of Hong Kong.

4.3 Assessment Methodology

- 4.3.1 The assessment methodologies for landscape impact assessment are described as below:

- Identification of the construction and operation activities of the demolition and construction works which would cause potential landscape impacts;
- Identification of the key Landscape Resources (LRs) that might subject to the impact by the demolition and construction works;
- Assessment of landscape impact due to the proposed demolition and construction works;
- Recommendation of preliminary landscape mitigation measures to the demolition and construction works to minimize any potential adverse impact identified; and
- Evaluation of the residual landscape impact.



4.4 Baseline Findings



4.4.1 General



- 4.4.1.1 In view of the confined site area, it is anticipated no Landscape Resources (LRs) would be affected out of 100m from the project boundary. Therefore, key LR within 100m assessment boundary would be identified and discussed under this Landscape Impact Assessment.

- 4.4.1.2 The identified landscape resources which would be potentially affected by the proposed development, together with their sensitivities are described in **Table 4.1**. Based on the desktop study, there is no OVT identified. Locations of these landscape resources are mapped in **Figure 4.1**.

Table 4.1 – Baseline Landscape Resources (LRs) and their Sensitivity

LRs	Description	Sensitivity
LR1	<p>Watercourse</p> <p>This landscape resource refers to the channelised watercourse, namely Tin Shui Wai Main Nullah. This LR also includes some walkways along the watercourse and the vegetation associated with the watercourse, both within the channel and along the banks as well as the ridge of the banks. The vegetation mainly consists of grasses and shrubs, and also includes trees in some areas.</p> 	Low
LR2	<p>Vegetation in Sha Chau Lei Sitting Out Area</p> <p>This open space landscape is located at the south outside the site boundary with an area of around 1,000m² with a few number of existing trees, all in species <i>Archontophoenix alexandrae</i>. It includes a sitting out area ground and a playground. No registered OVT is identified.</p> 	Medium

LRs	Description	Sensitivity
LR3	<p>Vegetation in Village</p> <p>This landscape resources refers to the traditional villages, modern villages and small scale, low rise residential areas of lower density dominated by domestic structures (mainly of 2-3 storeys) interwoven with roads and paths, namely Sha Chau Lei Tsuen. This LR often has small orchard areas, private gardens, as well as amenity planting among the built structures. No registered OVT is identified.</p> 	Low
LR4	<p>Vegetation in Industrial Land and Open Storage</p> <p>This landscape resources refers to areas that are heavily adapted for human industrial use such as open areas for storage, parking, or other associated activities such as factory facilities, waste processing plants and other industrial buildings. There is very little existing vegetation within this LR with the exception of self-seeded trees and shrubs scattered around the areas. Generally, vegetation is found along the periphery of the boundary lot lines where trees and understory form rows of vegetation circumscribing the industrial uses within the site. No registered OVT is identified.</p> 	Low

LRs	Description	Sensitivity
LR5	<p>Vegetation in Care and Attention Home</p> <p>This landscape resource refers to landscape area within the care and attention home, namely Yeung Chun Pui Care and Attention Home within site boundary, and Ching Chung Care and Attention Home for the Aged located at the south outside of site boundary. This LR has limited planting areas with trees and shrubs for amenity purposes. No registered OVT is identified.</p> 	Medium
LR6	<p>Roadside Vegetation</p> <p>This landscape resources refers to all the associated major intersections and key adjacent roads, namely Ping Ha Road within the assessment boundary. There are tree and shrub planting along the sides of the roads for slope greening and amenity purposes. No registered OVT is identified, the ability to accommodate change for this LR is considered as high.</p> 	Low

4.5 Landscape Impact Assessment

- 4.5.1 The potential landscape impacts due to the proposed Works are itemized and assessed below.
- 4.5.2 The magnitude of unmitigated impacts on LRs associated with the Project are assessed and described in Table 4.2.

Table 4.2 – Magnitude of Changes on LRs during Construction and Operation

LRs/ LCAs	Description	Potential Source of Impact	Magnitude of Change (Large/Intermediate/Small/Negligible)
Landscape Resources			
LR1	Watercourse	Negligible	Negligible
LR2	Vegetation in Sha Chau Lei Sitting Out Area	Negligible	Negligible
LR3	Vegetation in Village	Negligible	Negligible
LR4	Vegetation in Industrial Land and Open Storage	Negligible	Negligible
LR5	Vegetation in Care and Attention Home	No existing trees would be affected by the proposed development. Only small amount of pot plants and shrubs would be removed.	Negligible to Small
LR6	Roadside Vegetation	Negligible	Negligible

4.6 Landscape Mitigation Measures

- 4.6.1 Based on the potential landscape impacts identified, a series of mitigation measures are recommended below to mitigate any adverse impacts. The mitigation measures are illustrated in Figure 5.1.
- a. **MM1: Preservation of existing vegetation** – All existing trees to be retained or not be affected by the project shall be carefully protected during construction in accordance with the latest guidelines on tree preservation during development issued by GLTM Section of DEVB.

- b. **MM2: Reinstatement of affected landscape areas** – To reinstate all landscape areas disturbed temporarily during construction on like to like basis or for better quality.
- c. **MM3: Provision of buffer planting** – To provide buffer planting with tree and shrub where appropriate for visual screening and soft transition to the adjacent landscape context.
- d. **MM4: Maximizing greenery opportunity** – To provide amenity planting and terrace planting as far as possible for leisure and visual amenity.

4.7 Evaluation of Residual Impacts

- 4.7.1 Only a small amount of LR5 with medium sensitivity will be affected with all existing trees can be preserved. The magnitude of change is negligible to small and the unmitigated landscape impact is insubstantial to slight. By assuming the proposed mitigation measures are implemented, the predicted residual landscape impact of the proposed development shall be reduced to insubstantial.

5 LANDSCAPE PROPOSAL

5.1 Design Objectives

5.1.1 The Landscape Design Objectives include the followings:

- To preserve existing trees as much as possible within the proposed development;
- To provide tree planting for improving visual amenity; and
- To maximize greenery opportunities for the enjoyment of the users.

5.2 Landscape Proposals

5.2.1 The Landscape Proposal for the proposed development are illustrated in Figure 5.1. Landscape Design Proposals for the proposed development include the followings: -

- Provision of buffer planting with tree and shrub where appropriate to provide visual screening and soft transition to the adjacent landscape context.
- Sitting out and amenity areas on several floor levels that enable different users to engage in outdoor activities.
- Amenity trees species are proposed as follows:

Table 5.1 Indicative Tree Planting Species

Species Name	Chinese Name	Size	Approx. Quantity
<i>Cinnamomum burmannii</i> *	陰香	Heavy Standard / Standard	2
<i>Sterculia lanceolata</i> *	假蘋婆	Heavy Standard / Standard	4
<i>Podocarpus macrophyllus</i> *	羅漢松	Standard	9
<i>Viburnum odoratissimum</i> *	珊瑚樹	Standard	3
Total (nos.)			18

* Native

5.3 Greenery Calculation

5.3.1 Based on the proposed Landscape Proposal, approximately 800m² is proposed as greenery areas, which achieves 20% site coverage of greenery with lawn and amenity planting in accordance to PNAP APP-152 and DEVD TCW No.3/2012 based on the Rezoning Site Area of 3,388.7m². The greenery areas are illustrated in Figure 5.2.

5.4 Hard and Soft Landscape Proposals

5.4.1 The hard landscape elements include footpath, planters, landscape furniture. These elements will be designed and / or selected using the following general criteria:

- Reasonable Cost and maintenance requirement – materials shall be easily

maintained and managed.

- Visual compatibility with existing developments.

5.4.2 The soft landscape elements include plant materials, soil media and planter drainage. These elements will be selected using the following general criteria:

- Fast Growing – able to provide the desired landscape design intent within short period of time.
- Use of Native Species where possible to enhance local biodiversity.
- Seasonal Interest – providing seasonal variety or special seasonal flowers, fruit or foliage colour
- Non-Toxic – relatively safe and non-poisonous materials.
- Appropriate spacing for tree planting according to the different tree species and mature size is required.
- Adequate soil depth shall be allowed for tree/shrub/groundcover planting.

5.5 Irrigation Strategy

5.5.1 For generally flat accessible areas, hand operated water points will be provided.

6 CONCLUSIONS

6.1 Conclusions

- 6.1.1 This Landscape Impact Assessment and Landscape Proposal has provided a review of the potential landscape impacts associated with the construction and operation of the proposed development, based on the architectural design information available at this technical feasibility stage.
- 6.1.2 The proposed development only affects a small amount of existing potted plants and shrubs with all existing trees to be preserved. These impacts have been minimized to an insubstantial level through careful consideration of proposed mitigation measures and landscape treatments of proposed development works.
- 6.1.3 Landscape Proposal is proposed to optimise the living environment of the proposed development and mitigate the potential impact on existing landscape resources due to the proposed development.
- 6.1.4 Proposed buffer planting at the periphery of the development forms a visual screen to the development on at grade level and provide green transition to adjacent landscape context.
- 6.1.5 It is concluded with the landscape proposals for the proposed development as illustrated in the Landscape Proposal, would blend in well with the existing and planned landscape context of the area.

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TECHNICAL FEASIBILITY STUDY FOR
THE PROPOSED DEVELOPMENT
OF POK OI HOSPITAL YEUNG CHUN
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圖紙名稱

LANDSCAPE RESOURCES

SHEET NUMBER
圖紙編號

Figure 4.1



SHA CHAU LEI ROAD

LEGEND

Application Boundary

- Existing Trees to be Retained
- Proposed Tree Planting
- Proposed Shrub Planting

- 1 Sitting Out Area
- 2 Amenity Area
- 3 Buffer Planting
- 4 Terrace Planting with Shrubs and Lawn
- 5 Planter at Balcony

- MM1 Preservation of existing vegetation
- MM2 Reinstatement of affected landscape areas
- MM3 Provision of buffer planting
- MM4 Maximizing greenery opportunities



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SHEET TITLE

LANDSCAPE PROPOSAL &
PROPOSED MITIGATION MEASURE
OVERALL LAYOUT PLAN

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Figure 5.1



SHA CHAU LEI ROAD

LEGEND

- Application Boundary
- Building Outline Above

- Existing Trees to be Retained
- Proposed Tree Planting
- Proposed Shrub Planting

- ① Sitting Out Area
- ② Amenity Area
- ③ Buffer Planting
- ④ Terrace Planting with Shrubs and Lawn
- ⑤ Planter at Balcony

- MM1 Preservation of existing vegetation
- MM2 Reinstatement of affected landscape areas
- MM3 Provision of buffer planting
- MM4 Maximizing greenery opportunities

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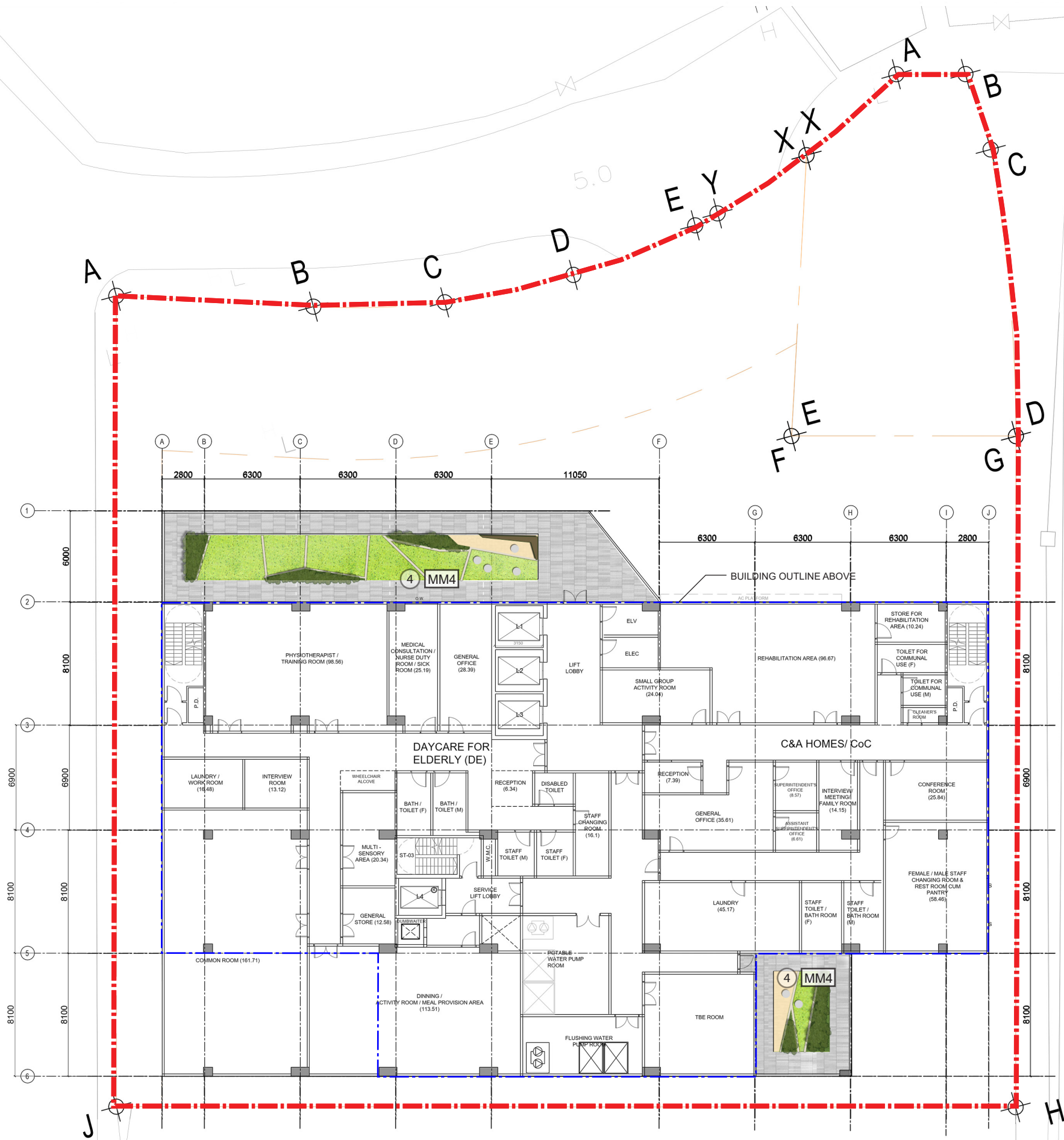
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LANDSCAPE PROPOSAL &
PROPOSED MITIGATION MEASURE
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Figure 5.1.1



SHA CHAU LEI ROAD

LEGEND

- Application Boundary
- Buidling Outline Above

- Existing Trees to be Retained
- Proposed Tree Planting
- Proposed Shrub Planting

- 1 Sitting Out Area
- 2 Amenity Area
- 3 Buffer Planting
- 4 Terrace Planting with Shrubs and Lawn
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- MM1 Preservation of existing vegetation
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- MM3 Provision of buffer planting
- MM4 Maximizing greenery opportunities

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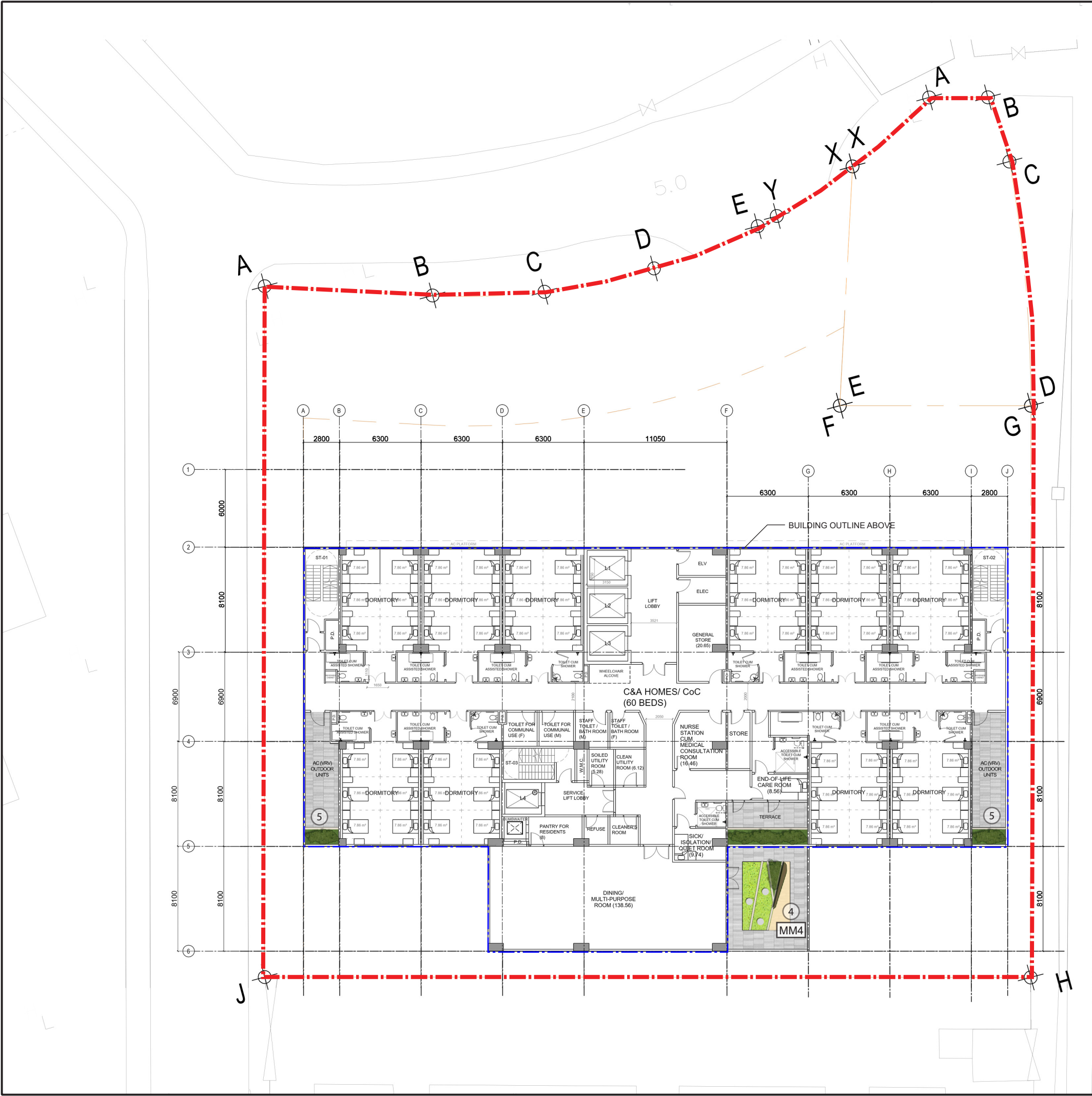
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PROPOSED MITIGATION MEASURE
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Figure 5.1.2



SHA CHAU LEI ROAD

LEGEND

- Application Boundary
- Buidling Outline Above

- Existing Trees to be Retained
- Proposed Tree Planting
- Proposed Shrub Planting

- 1 Sitting Out Area
- 2 Amenity Area
- 3 Buffer Planting
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- 5 Planter at Balcony

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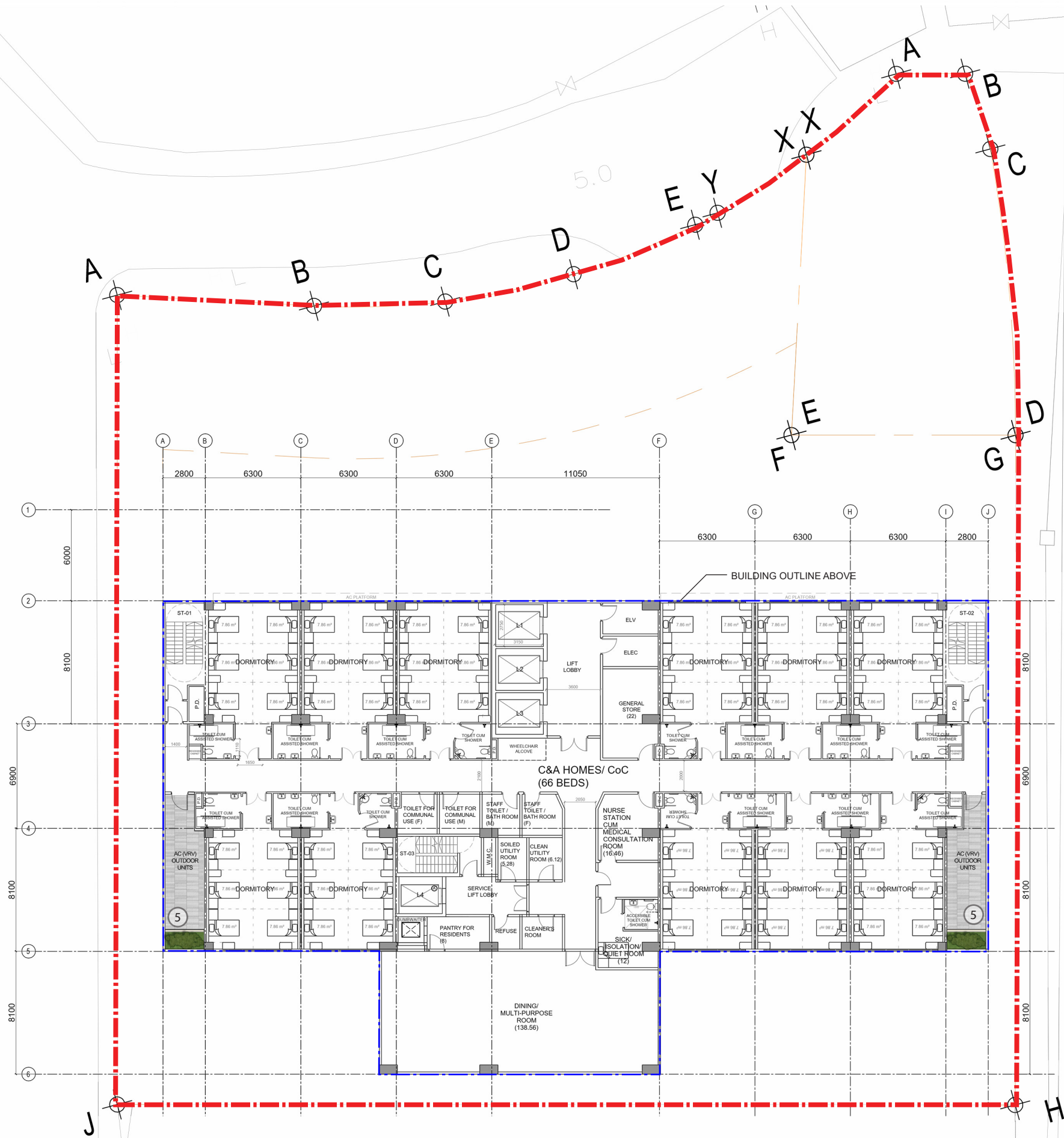
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LANDSCAPE PROPOSAL &
PROPOSED MITIGATION MEASURE
2/F

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Figure 5.1.3



SHA CHAU LEI ROAD

LEGEND

- Application Boundary
- Buidling Outline Above

- Existing Trees to be Retained
- Proposed Tree Planting
- Proposed Shrub Planting

- 1 Sitting Out Area
- 2 Amenity Area
- 3 Buffer Planting
- 4 Terrace Planting with Shrubs and Lawn
- 5 Planter at Balcony

- MM1 Preservation of existing vegetation
- MM2 Reinstatement of affected landscape areas
- MM3 Provision of buffer planting
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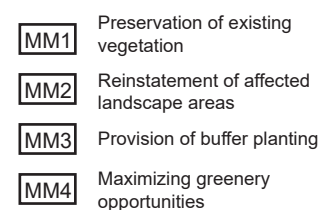
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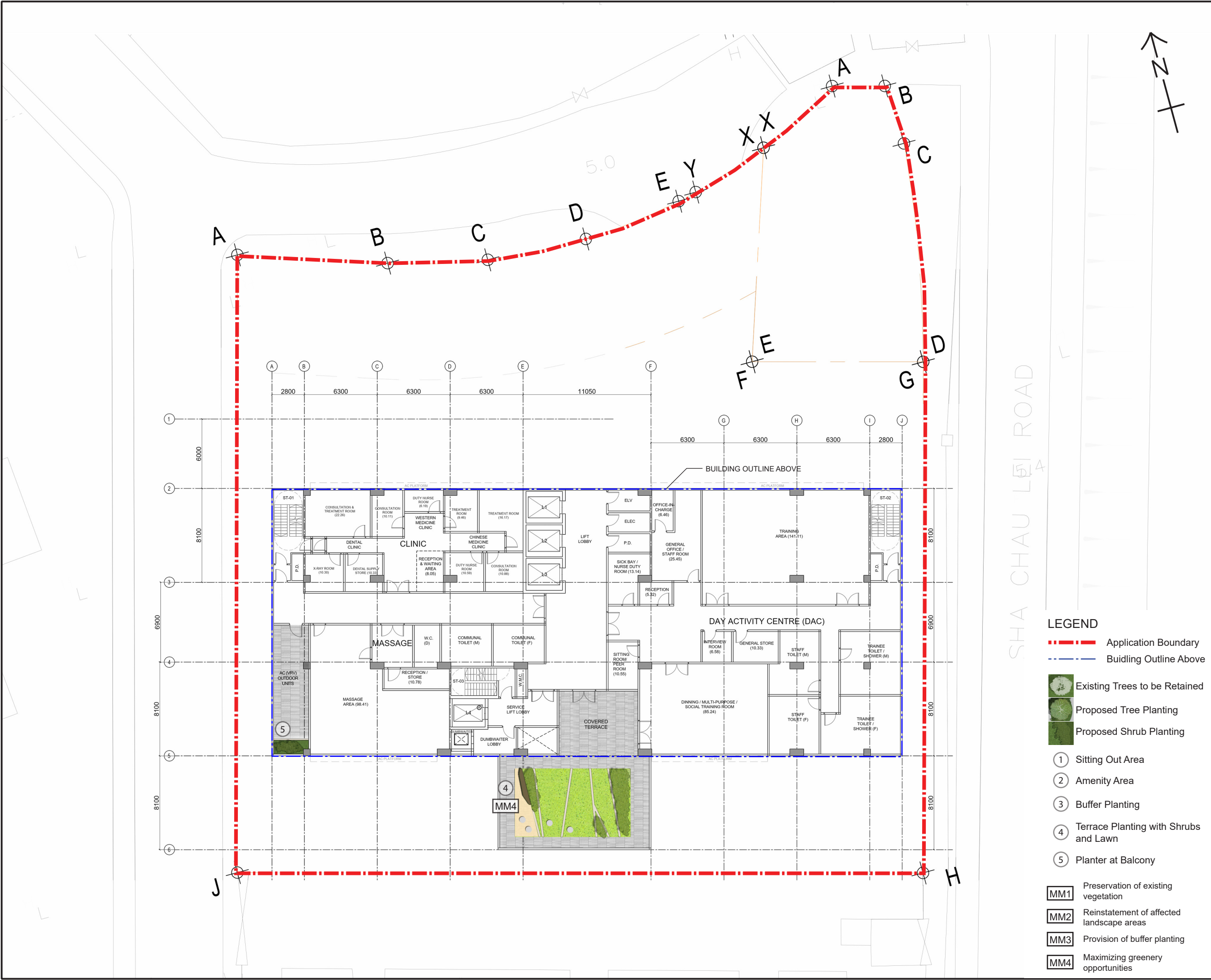
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Figure 5.1.4





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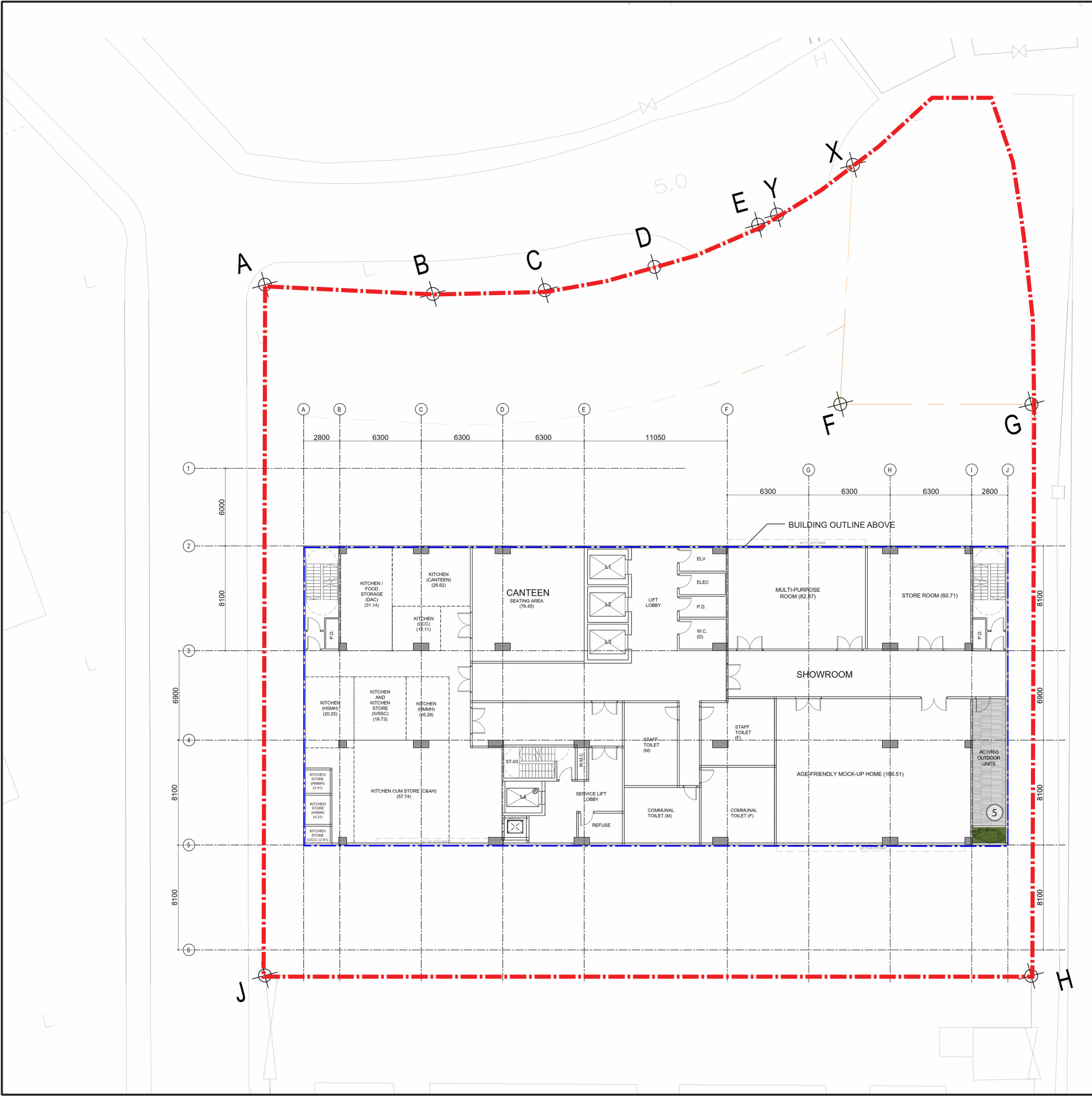
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Figure 5.1.6



SHA CHAU LEI ROAD

LEGEND

--- Application Boundary
--- Building Outline Above

Existing Trees to be Retained
 Proposed Tree Planting
 Proposed Shrub Planting

① Sitting Out Area
② Amenity Area
③ Buffer Planting
④ Terrace Planting with Shrubs and Lawn
⑤ Planter at Balcony

MM1 Preservation of existing vegetation
MM2 Reinstatement of affected landscape areas
MM3 Provision of buffer planting
MM4 Maximizing greenery opportunities



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合約編號

SHEET TITLE
圖紙名稱
LANDSCAPE PROPOSAL &
PROPOSED MITIGATION MEASURE
8/F

SHEET NUMBER
圖紙編號
Figure 5.1.7



LEGEND
Application Boundary

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STATUS

SCALE

A3 1:300

DIMENSION UNIT

METRES

PROJECT NO.

CONTRACT NO.

SHEET TITLE

GREENERY AREA
OVERALL LAYOUT PLAN

SHEET NUMBER

Figure 5.2



SHA CHAU LEI ROAD

LEGEND

- Application Boundary
- Building Outline Above
- Greenery Area

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A3 1:300

DIMENSION UNIT

METRES

PROJECT NO.

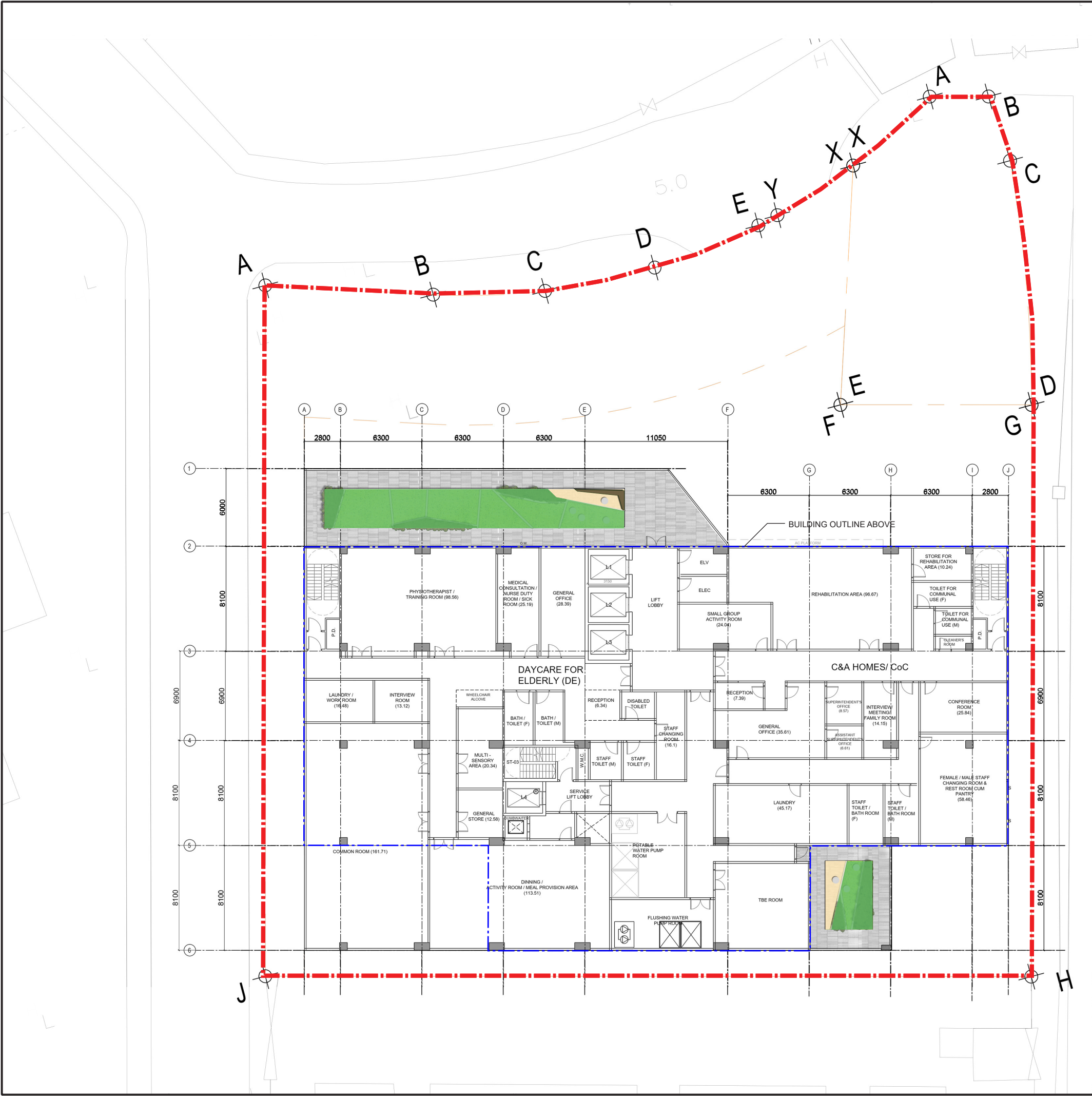
CONTRACT NO.

SHEET TITLE

GREENERY AREA
G/F

SHEET NUMBER

Figure 5.2.1



SHA CHAU LEI ROAD

LEGEND

- Application Boundary
- Building Outline Above
- Greenery Area



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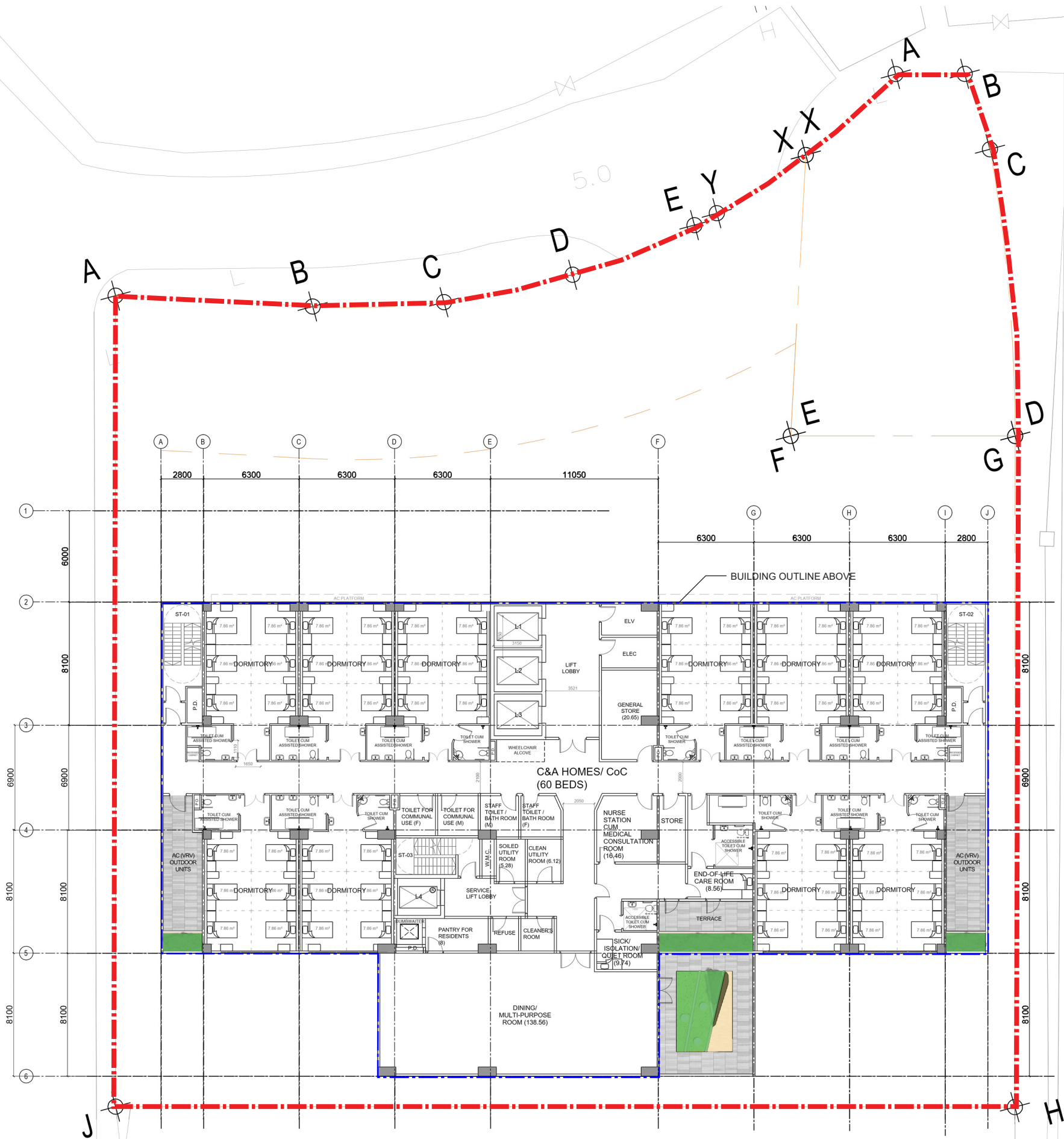
SCALE
A3 1:300

DIMENSION UNIT
METRES

PROJECT NO.
CONTRACT NO.

SHEET TITLE
GREENERY AREA
1/F

SHEET NUMBER
Figure 5.2.2



- LEGEND
- Application Boundary
 - Building Outline Above
 - Greenery Area

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DIMENSION UNIT

METRES

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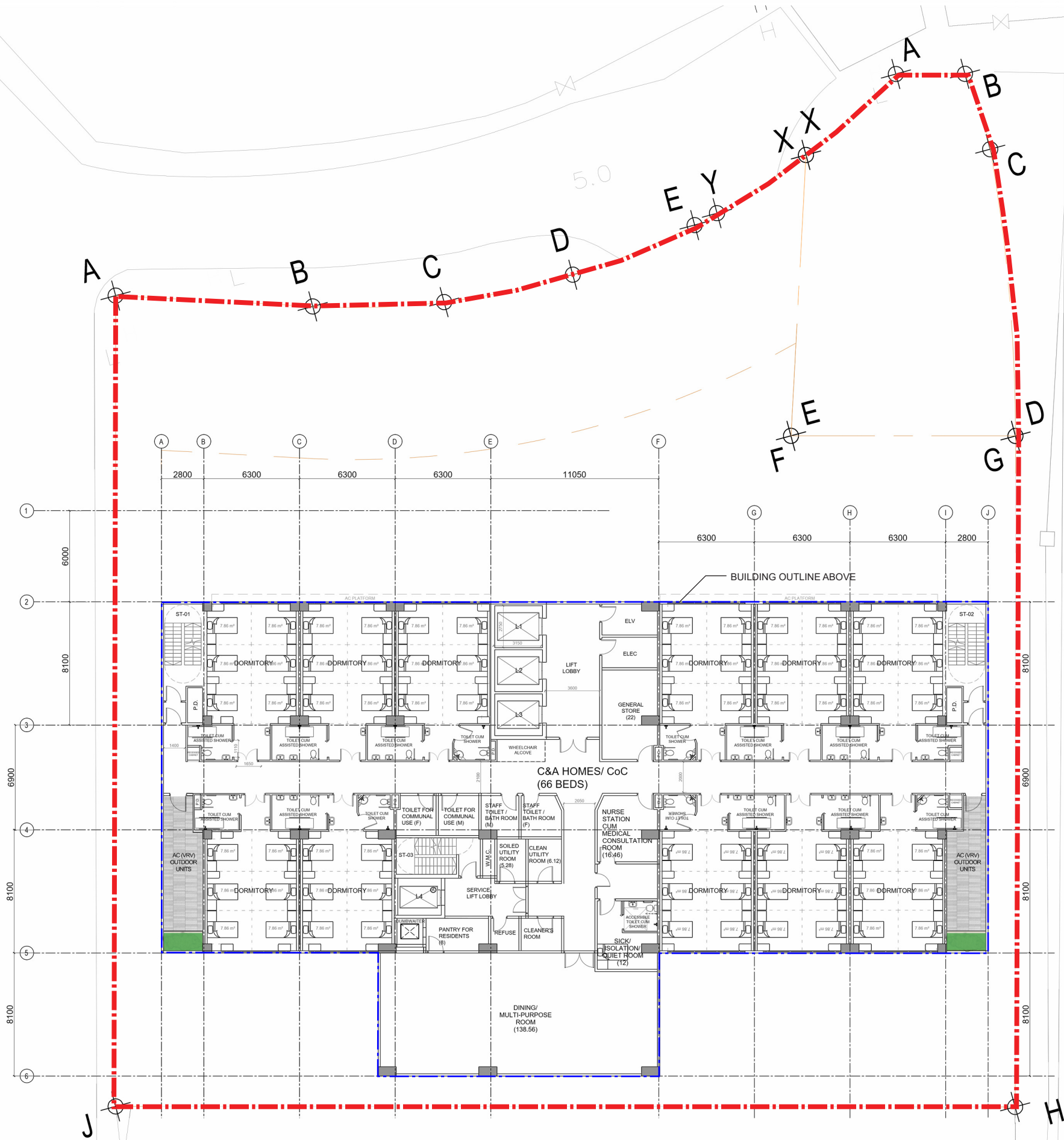
CONTRACT NO.

SHEET TITLE

GREENERY AREA
2/F

SHEET NUMBER

Figure 5.2.3



LEGEND

- Application Boundary
- Building Outline Above
- Greenery Area



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SCALE
A3 1:300

DIMENSION UNIT
METRES

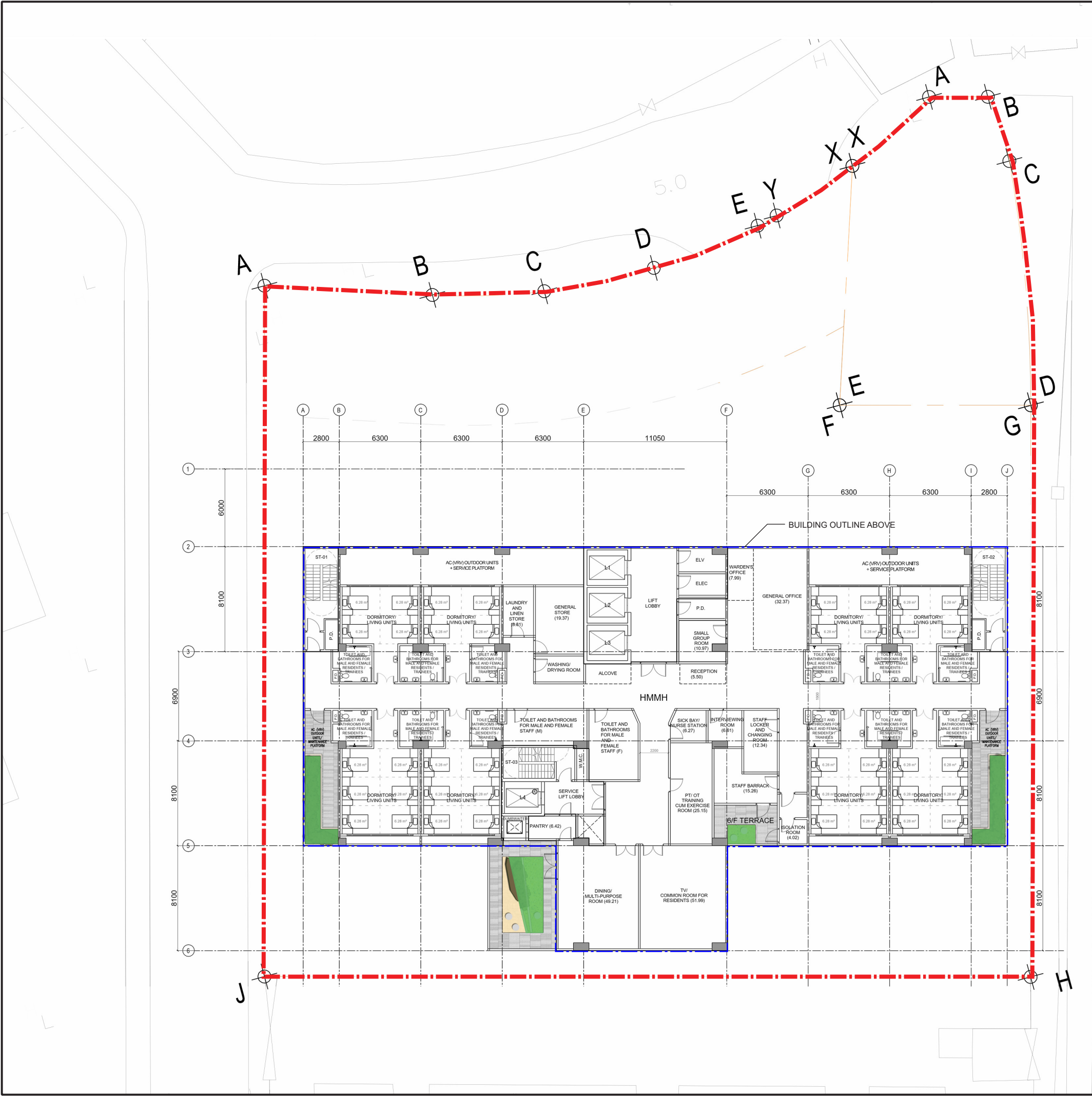
PROJECT NO.
CONTRACT NO.

SHEET TITLE

GREENERY AREA
3-4/F

SHEET NUMBER

Figure 5.2.4



SHA CHAU LEI ROAD

LEGEND

- Application Boundary
- Building Outline Above
- Greenery Area

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校核

SCALE
比例
A3 1:300

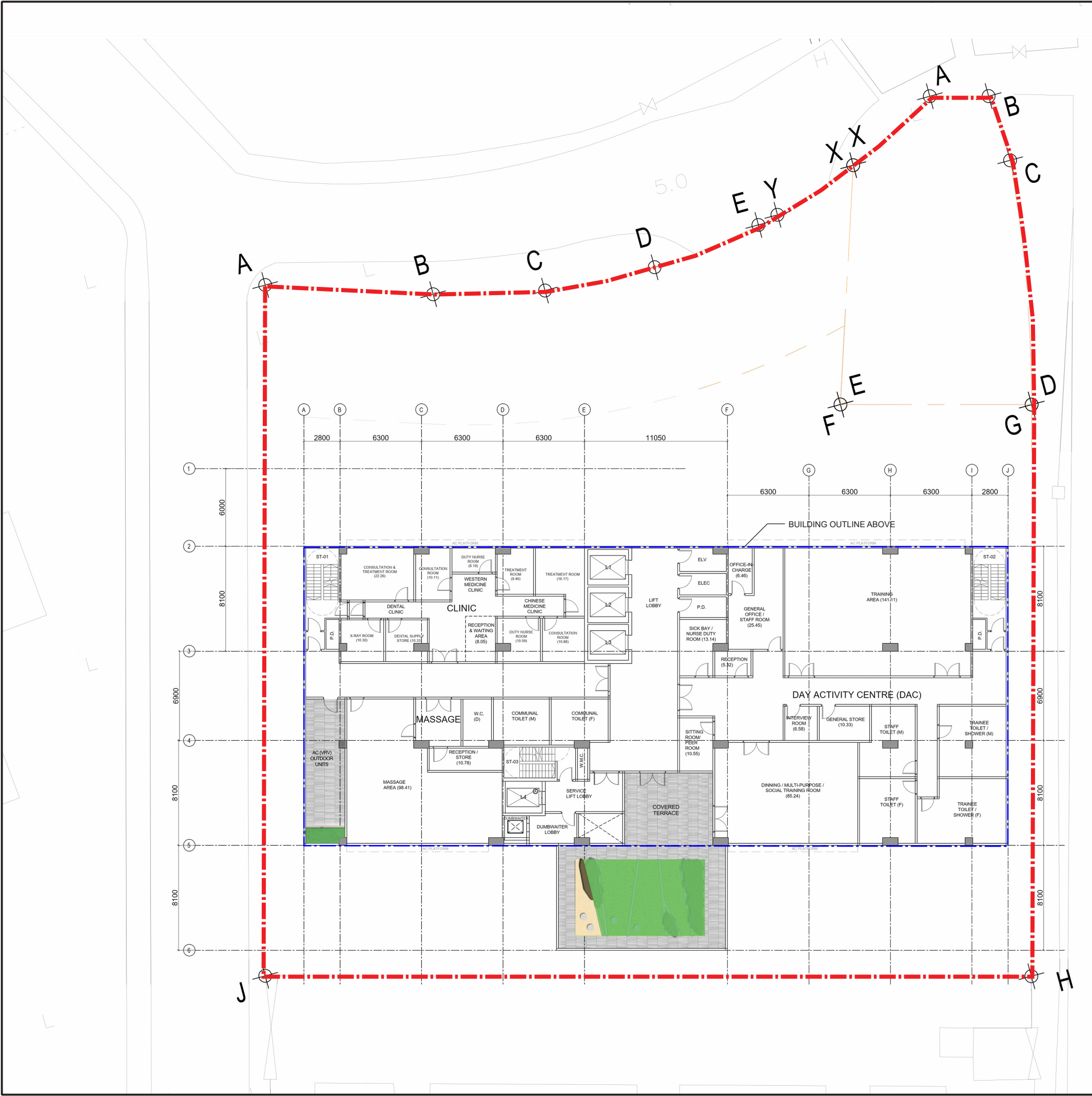
DIMENSION UNIT
尺寸單位
METRES

PROJECT NO.
項目編號

CONTRACT NO.
合約編號

SHEET TITLE
圖紙名稱
GREENERY AREA
6/F

SHEET NUMBER
圖紙編號
Figure 5.2.5



SHA CHAU LEI ROAD

LEGEND

- Application Boundary
- Building Outline Above
- Greenery Area



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狀態

SCALE
比例
A3 1:300

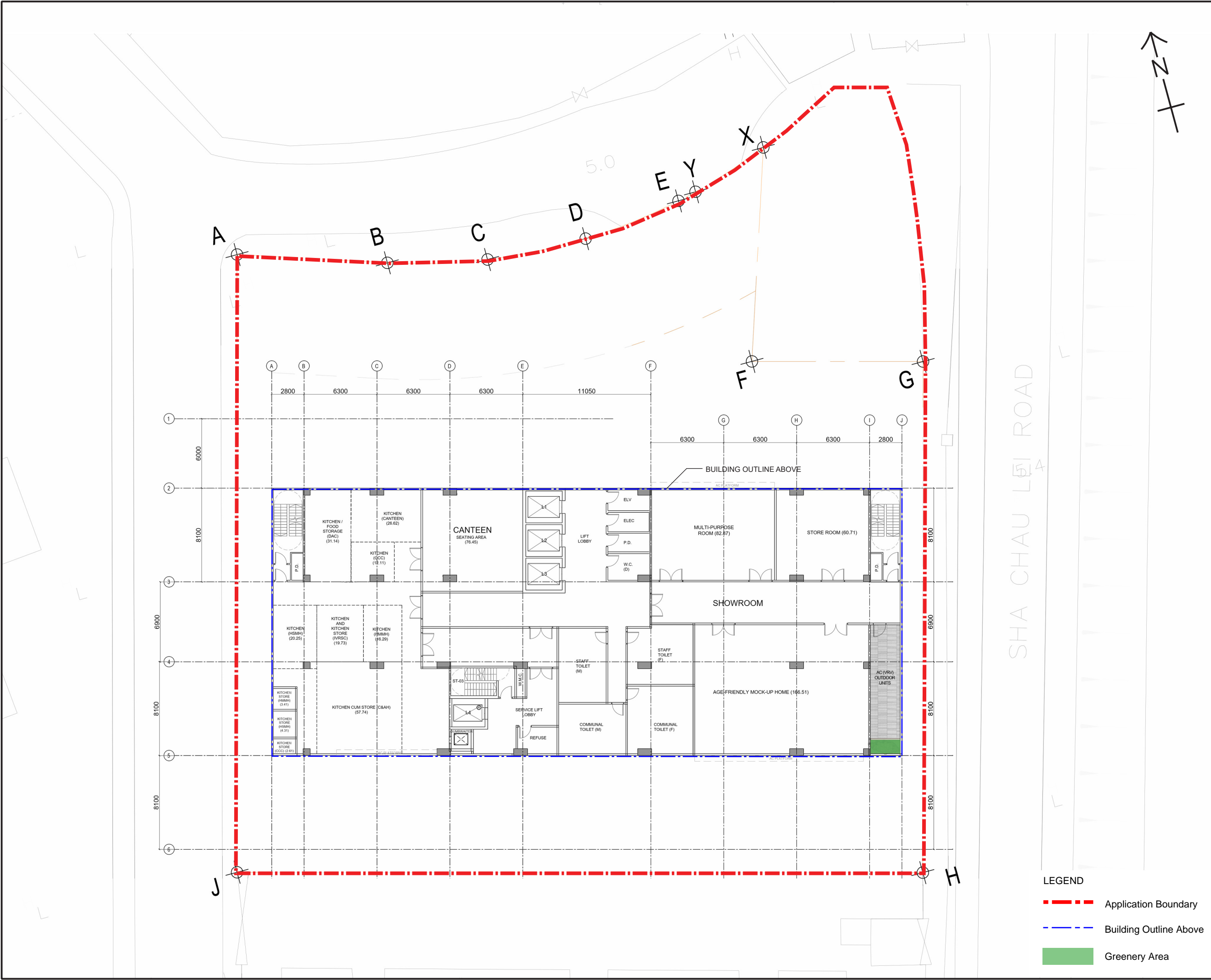
DIMENSION UNIT
尺寸單位
METRES

PROJECT NO.
項目編號

CONTRACT NO.
合約編號

SHEET TITLE
圖紙名稱
GREENERY AREA
7/F

SHEET NUMBER
圖紙編號
Figure 5.2.6



LEGEND

- Application Boundary
- Building Outline Above
- Greenery Area

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校核

SCALE
比例
A3 1:300

DIMENSION UNIT
尺寸單位
METRES

PROJECT NO.
項目編號

CONTRACT NO.
合約編號

SHEET TITLE
圖紙名稱
GREENERY AREA
8/F

SHEET NUMBER
圖紙編號
Figure 5.2.7

Appendix A

Preliminary Tree Survey Findings

Tree No.	Species		Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting		Conservation status	Additional Remarks
	Scientific name	Chinese name	Height (m)	DBH (mm)	Crown Spread (m)	(High/ Medium /Low)	(Good /Average /Poor)	(Good /Average /Poor)	(Good /Average /Poor)	(High/ Medium /Low)	Remarks		
T001	Dimocarpus longan	龍眼	8.0	390	6.0	Medium	Average	Average	Average	Low	c	Nil	Co-dominant trunks, dieback
T002	Artocarpus heterophyllus	菠蘿蜜	5.0	180	5.0	Medium	Poor	Average	Average	Low	c,f,h	Nil	Dieback twigs, low branching, restricted root, imbalanced crown
T003	Manilkara zapota	人心果	7.0	330	5.0	Medium	Average	Average	Average	Low	c,h	Nil	Co-dominant trunks, restricted roots, topped, epicormics, dieback twigs

- # Remarks for Suitability for Transplanting:
- (a) Low amenity value;
 - (b) Irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting);
 - (c) Low chance of survival upon transplanting;
 - (d) Very large size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasibility stage);
 - (e) With evidence of over-maturity and onset of senescence;
 - (f) With poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits); or cavity/cracks/splits); or
 - (g) Undesirable species (e.g. *Leucaena leucocephala* which is an invasive exotic tree).
 - (h) Trees grown under poor conditions which have limited the formation of proper root ball necessary for transplanting (e.g. on steep slope conflict with structure).
 - (i) Not cost -effectiveness



T001_Dimocarpus longan_Overview



T001_Dimocarpus longan_Crown



T001_Dimocarpus longan_Trunk



T001_Dimocarpus longan_Base



T002_Artocarpus heterophyllus_Overview



T002_Artocarpus heterophyllus_Crown



T002_Artocarpus heterophyllus_Trunk



T002_Artocarpus heterophyllus_Base



T003_Manilkara zapota_Overview



T003_Manilkara zapota_Crown



T003_Manilkara zapota_Trunk



T003_Manilkara zapota_Base