Appendix 14

Tree Survey

VARIOUS LOTS IN D.D. 8, LAM TSUEN, TAI PO

Tree survey report

SEPTEMBER 2026

PREPARED BY:
Registered Arborist (DEVB)
Leung Pik Kei
(TM523213)
Sign:

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SECTION 1
BACKGROUND INFORMATION

1.1 Introduction

On 11 September 2026, arborist Leung Pik Kei (Peggy Leung, TM523213) was engaged to carry out a tree survey and assessment at Various Lots in D.D. 8, Lam Tsuen, Tai Po. A total of 10 trees were identified and assessed on site. The purpose of the inspection was to record the species, dimensions, amenity value, form, health condition, structural condition, and to provide recommendations for each tree, together with relevant additional remarks.

1.2 Description of the Tree Condition

It is recommended to retain 3 trees (T1, T2, and T3). T1 and T3 are in good health. T2 is in poor health, it is recommended to retain because it is located outside the development boundary and no pedestrian access to the area is expected in the future.

The remaining 7 trees (T4 to T10) have various structural problems (including leaning, root-plate movement, dieback, decay, co-dominant branches, imbalanced crown and other defects) and are recommended for removal.

Findings of tree inspection are described in **Section 2**. Detailed tree assessment schedule and photographic records of trees are given in **Appendix B** and **Appendix C** respectively. Tree Treatment Plan in **Appendix A**.

SECTION 2
TREE SURVEY METHODOLOGY

2.1 Tree Survey Methodology

A tree survey has been conducted to ascertain the extent of existing trees within the proposed site that would be affected directly and indirectly by the proposed building works. Every tree surveyed individually shall be recorded with the surveyed information in the tree survey plan (**Appendix A**), tree assessment schedule (**Appendix B)** and photographic record provided in (**Appendix C).**

2.1.1 Definition

In accordance with Lands Department's Practice Note Issue No. 2/2020, all existing trees if its trunk diameter measures 95mm or more at a height of 1.3m above ground level were identified.

2.1.2 Individual Tree Survey

Every tree surveyed individually shall be recorded with the following information.

- Species
- Height
- Crown Spread
- Trunk Diameter
- Health Condition
- Structural Condition
- Justification for proposed Treatment
- Proposed Treatment
- Remarks

2.1.3 Tree Assessment Schedule

A Tree Assessment Schedule recording the detailed information of existing trees together with photographic records of existing trees. All surveyed trees shall be identified to confirm whether the trees are:

- Included in the Registration and Preservation of Old and Valuable Trees promulgated under Development Bureau Technical Circular (Works) No. 5/2020,
- Potentially registrable in accordance with the criteria as set out in Development Bureau Technical Circular (Works) No. 5/2020,
- Tree species included in the latest edition of the publication: *Rare and Precious Plants of Hong Kong,* issued by Agriculture Fisheries and Conservation Department, and /or
- Potentially hazardous.

2.2 Terms Used in the Tree Assessment Schedule

2.2.1 Tree ID Number
Surveyed tree reference number recorded

2.2.2 Tree Species
Botanical names and Chinese names of the surveyed tree recorded

2.2.3 Overall Height
Full height measured from ground level to the top branch in meters

2.2.4 Average Crown Spread
Diameter of tree canopy in meter

2.2.5 Trunk diameter
Diameter at breast height (DBH) of the main trunk measured at a height of 1300mm above ground level

2.2.6 Health Condition
Estimate according to the Foliage, Exposed Roots, Branches and Trunk

(G) = Good	Without any visible disease or defect, sound and healthy tree
(F) = Fair	With few visible defects or health problem
(P) = Poor	With many visible defects or health problem such as rot, cavities in the main trunk, insect or fungi attack, lack of vigour and crown die back, etc.

2.2.7 Form
Estimated according to the canopy, branch and trunk

(G) = Good	Well-balanced canopy and straight strong trunk(s) without any broken branch
(F) = Fair	Slightly unbalanced canopy and non-straight trunk(s)
(P) = Poor	Heavily leaning, unbalanced canopy misshapen, awkwardly-forked trunk or with any broken branch or trunk

2.2.8 Structural Condition
Estimated according to the surface / exposed roots, branches and trunk

(G) = Good	Trees that are without any visible structural defects (e.g. large cavity or co-dominant branches with included bark) that can lead to tree failure causing collapse of tree parts or the whole tree and with a high chance of recovery and self-correction.
(F) = Fair	Trees with incidence of intermediate extent of defects (e.g. large cavity or co-dominant branches with included bark) that can lead to tree failure causing collapse of tree parts or the whole tree and with chance of recovery with remedial measures and self-correction.

(P) = Poor	Trees that are badly damaged, with critical structural defects (e.g. large cavity or co-dominant branches with included bark) and/ or clearly suffering from advanced decay with a low chance of recovery, even with remedial measures.

2.2.9 Remarks

Supplementary special features identified on site and having status / characteristics / condition as stated in the bullet points of Section 2.1.3 ***Tree Assessment Schedule***.

SECTION 3
FINDINGS OF TREE INSPECTION

3.1 General Description of Findings of Tree Inspection

The inspection for the trees was conducted on 11th September 2026.

For the inspected **10** nos. of trees, 3 trees recommended for retention, T1 and T3 are in normal health and are recommended for retention. T2 is in poor health (fungal fruiting bodies, dead wood and lean), but is recommended for retention solely because it is located outside the development project area and future pedestrian access is not expected.
The 7 numbers of trees, T4–T10 all display structural defects of varying severity (leaning, root-plate movement, dieback, decay, co-dominant stems, imbalanced crown, etc.) and are therefore recommended for removal.

A summary of tree for retaining is given in Table 3.1. Please also refer to **Appendix B** and **Appendix** C for the detailed Tree Assessment and photographic records of the trees.

Table 3.1 – Summary of Trees for retaining

Botanical Name	Chinese Name	Quantity (nos.)	Tree no.
Celtis sinensis	朴	1	T2
Bauhinia spp.	羊蹄甲屬	5	T4 - T8
Macaranga tanarius	血桐	1	T9
Ficus variegata	青果榕	1	T10
Bischofia javanica	秋楓	2	T1 & T3
	Total No. of Tree	**10**	

Among the inspected trees, no Old and Valuable Tree is present and no tree is potentially registrable in accordance with the criteria as set out in Development Bureau Technical Circular (Works) No. 5/2020. No tree species is included in the latest edition of the publication *Rare and Precious Plants of Hong Kong* issued by Agriculture, Fisheries and Conservation Department.

If any of the trees surveyed is a tree having status / characteristics / condition as:

- The tree is included in the Register of Old and Valuable Trees promulgated under Development Bureau Technical Circular (Works) No. 5/2020,
- The tree is potentially registrable in accordance with the criteria as set out in Development Bureau Technical Circular (Works) No. 5/2020, and
- The tree species is included in the latest edition of the publication *Rare and Precious Plants of Hong Kong* issued by Agriculture, Fisheries and Conservation Department.

The relevant information will be indicated in the “Remarks” column of the Tree Assessment Schedule, and that if no such information is indicated in the “Remarks” column of the Tree Assessment Schedule, it means that the tree does not have such status/characteristics/condition or does not need to be removed or treated with tree surgery.

3.2 Reference

1. *LANDS DEPARTMENT LAO PRACTICE NOTE ISSUE NO. 6/2023 – TREE PRESERVATION AND REMOVAL PROPOSAL FOR BUILDING DEVELOPMENT IN PRIVATE PROJECTS COMPLIANCE OF TREE PRESERVATION CLAUSE UNDER LEASE*
2. *DEVELOPMENT BUREAU TECHNICAL CIRCULAR (WORKS) NO. 6/2015 - MAINTENANCE OF VEGETATION AND HARD LANDSCAPE FEATURES*
3. *DEVELOPMENT BUREAU TECHNICAL CIRCULAR (WORKS) NO. 5/2017 - COMMUNITY INVOLVEMENT IN PLANTING WORKS*
4. *DEVELOPMENT BUREAU TECHNICAL CIRCULAR (WORKS) NO. 5/2020 - REGISTRATION AND PRESERVATION OF OLD AND VALUABLE TREES*
5. *ENVIRONMENT, TRANSPORT AND WORKS BUREAU TECHNICAL CIRCULAR (WORKS) NO. 11/2004 - CYBER MANUAL FOR GREENING*
6. *THROWER, S.L.HONG KONG TREES, THE URBAN COUNCIL HONG KONG 1998*
7. *WEBB, R. (ED.) TREE PLANTING & MAINTENANCE IN HONG KONG, HONG KONG GOVERNMENT PRINTER, HONG KONG 1991*
8. *CHECK LIST OF HONG KONG PLANTS, AFCD, 2012*
9. *RARE AND PRECIOUS PLANTS OF HONG KONG, AFCD, 2012*

APPENDIX A

TREE LOCATION PLAN



LAM TSUEN SHUI WO ROAD – TREE SURVEY
TREE LOCATION PLAN

DATE: SEPTEMBER 2026
DIAGRAM NOT TO SCALE

LEGEND:

T1 Existing tree and tree no.

DeSPACE (International) Limited

APPENDIX B

TREE ASSESSMENT SCHEDULE

TREE ASSESSMENT SCHEDULE

Project Title: Tree survey at Various Lots in D.D. 8, Lam Tsuen, Tai Po
Date of Tree Survey: 11-9-2026 **Surveyed by: Peggy Leung (TM523213)**

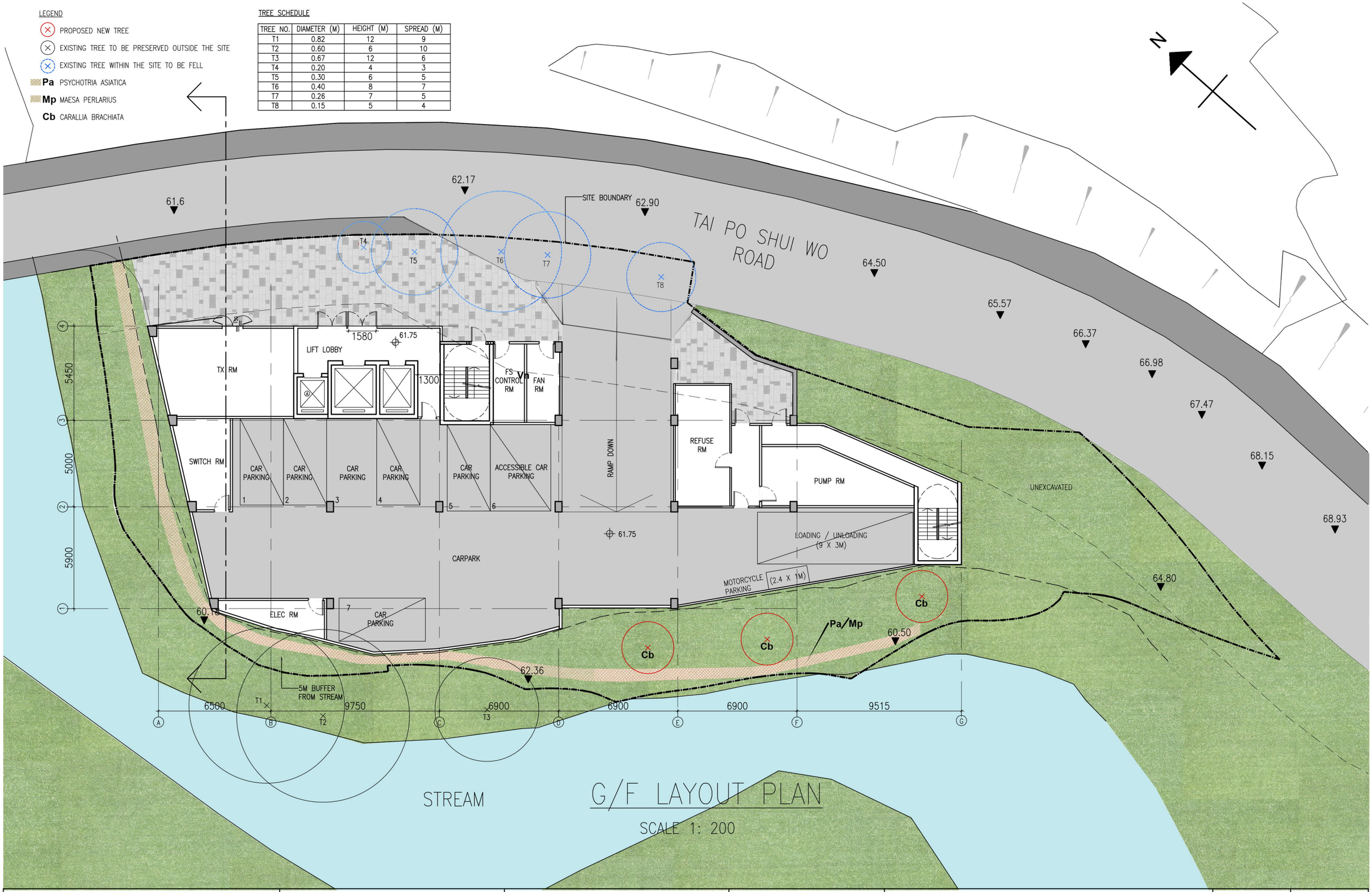
No.	Tree No.	Species		Measurements			Form	Health condition	Structural condition	Recommendation	Additional Remarks
		Scientific name	Chinese name	Height (m)	DBH (mm)	Crown Spread (m)	(Good/Fair/Poor)			(Retain/Transplamt/Fell)	
1	T1	*Bischofia javanica*	秋楓	12	820	9	Fair	Fair	Fair	Retain	Restricted root, on slope, crown density sparse, wound on trunk
2	T2	*Celtis sinensis*	朴	6	600	10	Fair	Poor	Fair	Retain	Restricted root, fungal fruiting bodies, dead wood, crown density sparse, leaning 15°
3	T3	*Bischofia javanica*	秋楓	12	670	6	Fair	Fair	Fair	Retain	Restricted root, low live crown ratio, on slope
4	T4	*Bauhinia spp.*	羊蹄甲屬	4	200	3	Poor	Fair	Poor	Fell	Restricted root, leaning 25° , epicormics
5	T5	*Bauhinia spp.*	羊蹄甲屬	6	300	5	Fair	Fair	Fair	Fell	Restricted root, epicormics, bending and crack on branches
6	T6	*Bauhinia spp.*	羊蹄甲屬	8	400	7	Fair	Fair	Fair	Fell	Restricted root, epicormics
7	T7	*Bauhinia spp.*	羊蹄甲屬	7	260	5	Fair	Fair	Fair	Fell	Restricted root, dieback, wound with decay, exposed dead wood, epicormics
8	T8	*Bauhinia spp.*	羊蹄甲屬	5	150	4	Poor	Fair	Poor	Fell	Restricted root, root-plate movement, epicormics, co-dominant branches
9	T9	*Macaranga tanarius*	血桐	6	300	5	Fair	Fair	Fair	Fell	On slope, epicormics, wound
10	T10	*Ficus variegata*	青果榕	6	300	5	Fair	Fair	Fair	Fell	Restricted root, co-dominant branches, imbalanced crown

LEGEND

- PROPOSED NEW TREE
- EXISTING TREE TO BE PRESERVED OUTSIDE THE SITE
- EXISTING TREE WITHIN THE SITE TO BE FELL
- Pa PSYCHOTRIA ASIATICA
- Mp MAESA PERLARIUS
- Cb CARALLIA BRACHIATA

TREE SCHEDULE

TREE NO.	DIAMETER (M)	HEIGHT (M)	SPREAD (M)
T1	0.82	12	9
T2	0.60	6	10
T3	0.67	12	6
T4	0.20	4	3
T5	0.30	6	5
T6	0.40	8	7
T7	0.26	7	5
T8	0.15	5	4



G/F LAYOUT PLAN

SCALE 1: 200

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REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	12102026

BD. REF. NO. -	PROJECT NAME PROPOSED RESIDENTIAL CARE HOME FOR PERONS WITH DISABILITIES (RCHD) AT LAM TSUEN	DESIGNED BY CALVIN FUNG	DRAWN BY E.T.
F.S.D. REF. NO. -	DRAWING TITLE LANDSCAPE MASTER PLAN (G/F)	APPROVED BY CALVIN FUNG	DATE 12-10-2026
FILE REF.	PROJECT NO. 1918	DRAWING NO LAY021 / REVISION -	SCALE 1:200

LEGEND

Vn VITEX NEGUNDO

Jl JASMINUM LANCEOLARIA

RAISED BED PLANTING GARDEN

N

SITE BOUNDARY

TAI PO SHUI WO ROAD

Vn

5M BUFFER FROM ROAD CURB

SENSORY GARDEN

PLAYGROUND 72.95

FIREMAN'S LIFT LOBBY

TERRACE

PARAPET

DORM. 3 PAX 25.96sq.m

FOOD SERVICE RM

DUMB WAITER

SOIL UTILITY RM 4.12sq.m

CLEAN UTILITY RM 1.90sq.m

PANTRY

GEN. STORE 6.00sq.m

END-OF-LIFE CARE RM. 8.06sq.m

2.04sq.m

WALKING TRIAL

MULTI- PURPOSE/ DINING 76.04sq.m

NURSING STATION 8.98sq.m

MEDIC. RM 3.57sq.m

MEDICAL CONSULT. RM. 9.62sq.m

3.42sq.m

SICK ROOM 6.80sq.m

DORM. 3 PAX 23.11sq.m

DORM. 6 PAX 42.19sq.m

DORM. 6 PAX 41.98sq.m

DORM 5 PAX 34.91sq.m

DORM 4 PAX 26.51sq.m

GLASSHOUSE

1/F FLAT ROOF

Jl

5M BUFFER FROM STREAM

STREAM

1900 1380 2200 1600 1800 1800 1800 1800 1800 1800 1400

1560 2250 1300 1150 1550 1300 1300 1300 1300

5450 5000 5900

6500 9750 6900 6900 6900 9515

A B C D E F G

1 2 3 4

3/F LAYOUT PLAN

SCALE 1: 200

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REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	12102026

BD. REF. NO. -	PROJECT NAME PROPOSED RESIDENTIAL CARE HOME FOR PERONS WITH DISABILITIES (RCHD) AT LAM TSUEN
F.S.D. REF. NO. -	DRAWING TITLE LANDSCAPE MASTER PLAN (3/F)
FILE REF.	PROJECT NO. 1918

DESIGNED BY CALVIN FUNG	DRAWN BY E.T.	
APPROVED BY CALVIN FUNG	DATE 26-06-2026	
DRAWING NO LAY022	REVISION -	SCALE 1:200

LEGEND

- PROPOSED NEW TREE
- EXISTING TREE WITHIN THE SITE TO BE FELL
- **Pa** PSYCHOTRIA ASIATICA
- **Mp** MAESA PERLARIUS
- **Vn** VITNEX NEGUNDO
- **Ab** ANTIDESMA BUNIUS
- **Cb** CARALLIA BRACHIATA
- **Ed** ELAEOCARPUS DUBIUS

TREE SCHEDULE

TREE NO.	DIAMETER (M)	HEIGHT (M)	SPREAD (M)
T9	0.30	6	5
T10	0.30	6	5

STREAM
WALKING TRAIL
5M BUFFER FROM STREAM
5M BUFFER FROM ROAD CURB
SITE BOUNDARY
SENSORY GARDEN
GLASSHOUSE
SHELTERED VISITORS' AREA
GENERAL STORE 3.921sq.m
ASSISTED SHOWER & TOILET
SOILED UTILITY ROOM 4.023sq.m
NURSING STATION CUM MEDICAL CONSULTATION ROOM 11.516sq.m
INTERVIEW ROOM 13.085sq.m
FOOD SERVICE ROOM
SWITCH ROOM
F.S. CONTROL ROOM
F.S. PUMP ROOM
TRANSFORMER ROOM
A/C PLANT ROOM
RECEPTION 9.296sq.m
ENTRANCE LOBBY
REFUSE ROOM
RAMP UP
RAMP DOWN
BUILDING LINE ABOVE
ACCESSIBLE CAR PARKING (5 X 3.5M)
LOADING / UNLOADING (8 X 3.5M)
LOADING / UNLOADING (9 X 3M)
CAR PARKING (5 X 2.5M)
MOTORCYCLE PARKING (2.4 X 1M)
SEWERAGE COLLECTION AREA FOR TRUCK
PUMP ROOM 18.674sq.m
Slope Top
Slope Bottom
Pa / Mp
Cb
Ed
Ab
Vn
T9 T10

G/F LAYOUT PLAN
SCALE 1: 300

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REV.	DESCRIPTION	DATE
-	PLANNING STATEMENT	12102026

BD. REF. NO. -	PROJECT NAME PROPOSED RESIDENTIAL CARE HOME FOR THE ELDERLY (RCHE) AT LAM TSUEN	DESIGNED BY CALVIN FUNG	DRAWN BY E.T.
F.S.D. REF. NO. -	DRAWING TITLE LANDSCAPE MASTER PLAN	APPROVED BY CALVIN FUNG	DATE 12-10-2026
FILE REF.	PROJECT NO. 1918	DRAWING NO LAY023	REVISION - / SCALE 1:300

APPENDIX C

PHOTOGRAPHIC RECORDS OF TREES

Photo record



T1



T1_crown condition



T1_root condition



T1_trunk condition

Photo record



T2



T2_crown condition



T2_dead branches



T2_dead wood

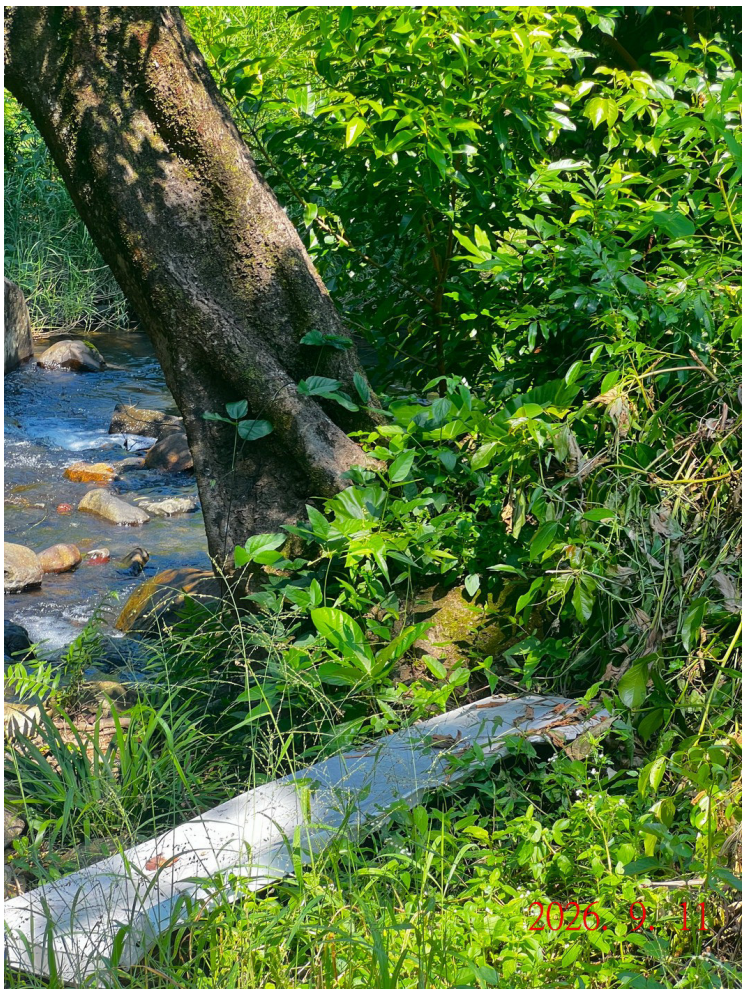
Photo record



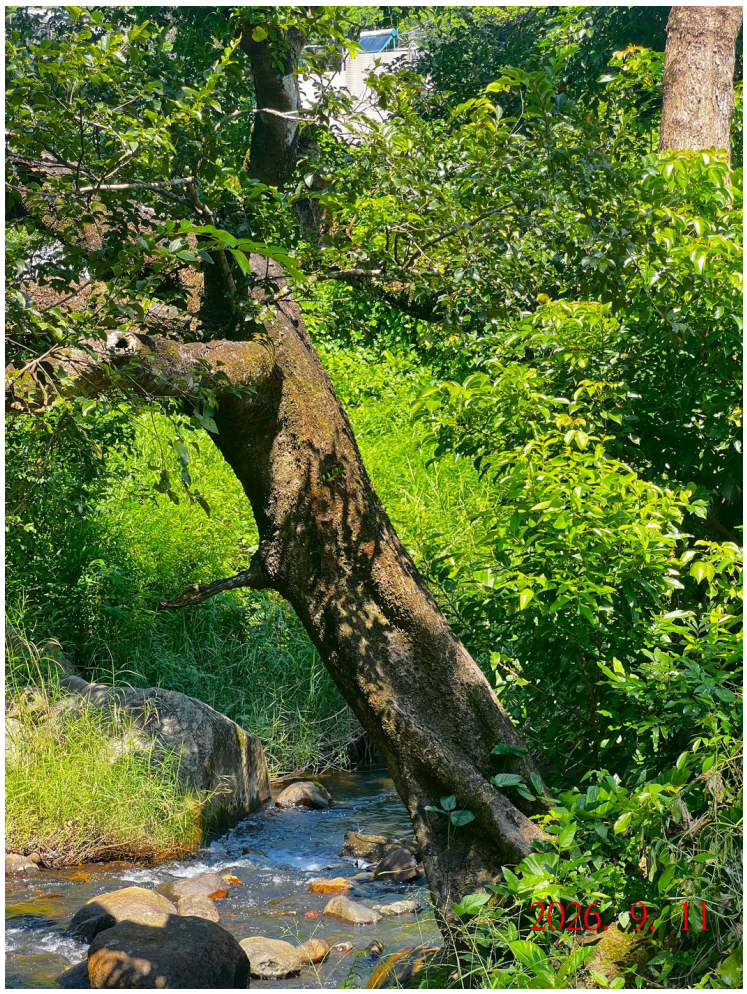
T2_fungal fruiting bodies_1



T2_fungal fruiting bodies_2



T2_root condition



T2_trunk condition

Photo record



T3



T3_crown condition



T3_root condition



T3_trunk condition

Photo record



T4



T4_crown condition



T4_root condition



T4_trunk condition

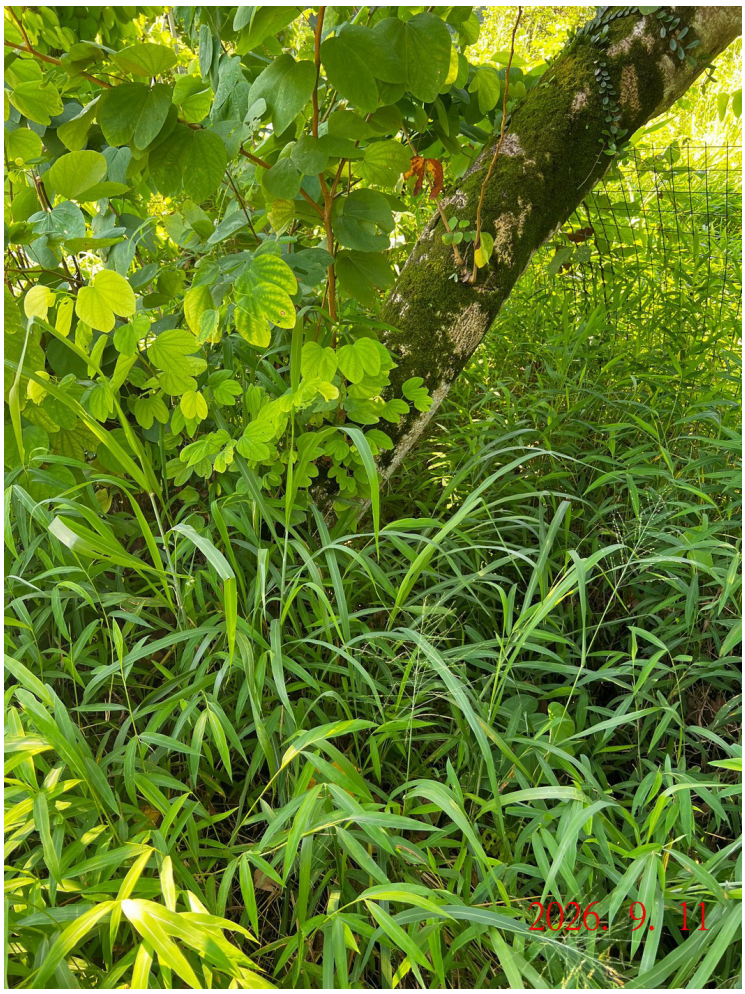
Photo record



T5



T5_crown condition

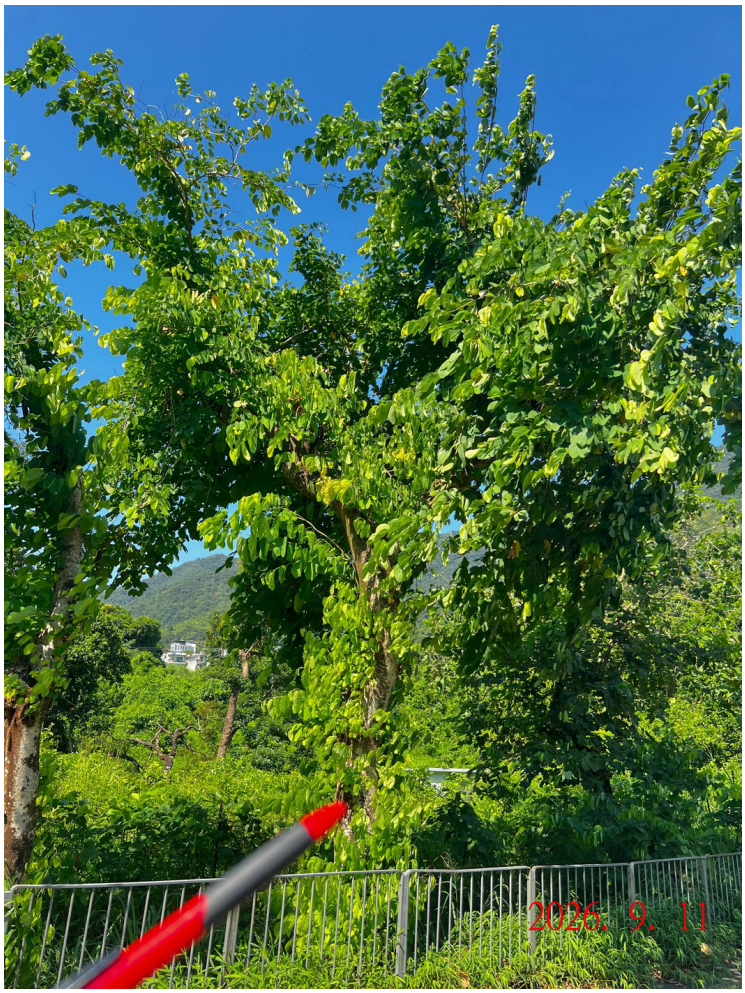


T5_root condition



T5_trunk condition

Photo record



T6



T6_crown condition



T6_root condition



T6_trunk condition

Photo record



T7



T7_crown condition



T7_root condition



T7_trunk condition

Photo record



T8



T8_crown condition



T8_root condition_root-plate movement



T8_trunk condition

Photo record



T9



T9_crown condition

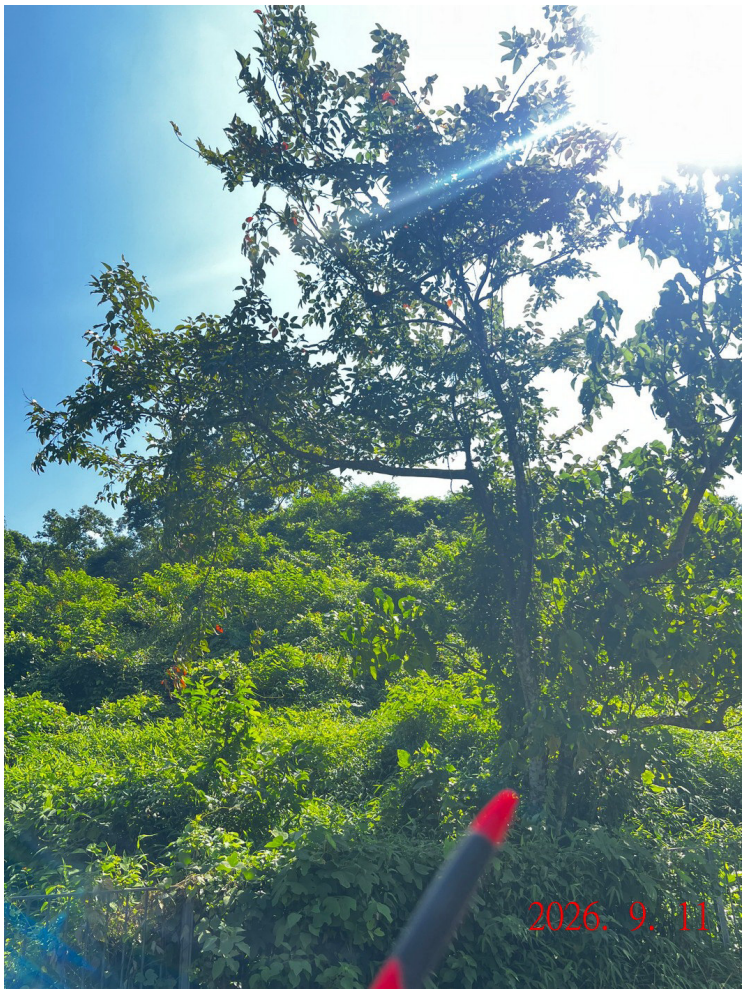


T9_root condition



T9_trunk condition

Photo record



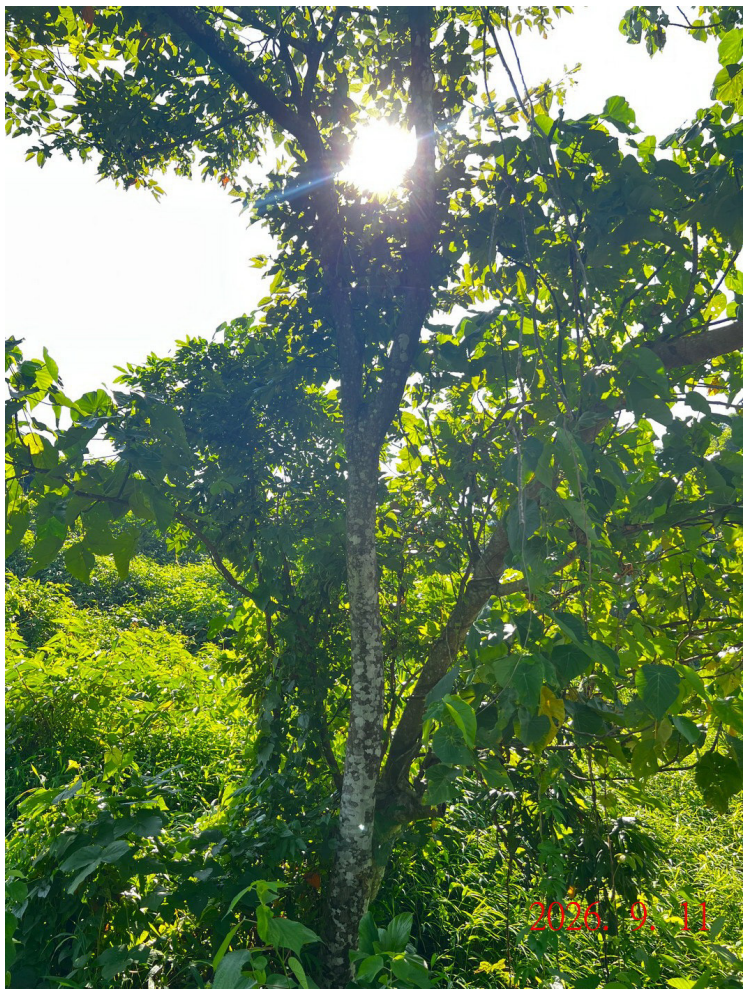
T10



T10_crown condition



T10_root condition



T10_trunk condition