Section 12A Rezoning Application - Request for Amendment to the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A) 2" Zone at Various Lots in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories (Y/NE-LYT/16)

Ref.: ADCL/PLG-10248/L005

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Replacement pages of revised Tree Preservation and Landscape Proposal

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1.0 Introduction

- 1.1 The proposed residential Flat, Shop and Services and Eating Place (The Proposed Development) is located at various Lot Nos. 755, 756, 782 S.A, 789 S.A, 789 RP, 790 S.A ss.1, 790 S.A RP, 791 S.A ss.1, 791 S.A ss.2, 791 S.A ss.3, 791 S.A RP, 791 RP, 792 S.A RP, 792 RP, 793, 794 S.A, 794 RP, 800 S.A RP, 801 S.A, 803 RP, 835 S.B ss.1 S.A, 835 S.B ss.1 RP, 836 S.A, 836 RP, 837, 838 S.A, 838 RP, 839, 840, 841 S.A, 841 S.B, 841 RP, 842 S.A, 842 S.B, 842 RP, 843, 844 S.A, 844 RP and 854 in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau, New Territories. This report is prepared in support of the Proposed Development under this rezoning application.
- 1.2 This report describes the concepts and principles underlying the Landscape Master Plan of the Proposed Development. It describes the proposed residential development, shop and services, and eating place as well as the associated landscape design as well as tree preservation strategies. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.3 This landscape proposal presents:
 - The existing tree vegetation;
 - The Landscape Master Plan; and
 - Planting Proposal of the Proposed Development.

2.0 The Site and Its Context

- 2.1 The Site is situated at various Lots in D.D. 83 and Adjoining Government Land, Lung Yuek Tau, New Territories. To the immediate north of the Application Site across Sha Tau Kok Road Lung Yeuk Tau, sees San Wai Barracks and a recycling centre to the further northeast. To the immediate eastern side of the Application Site is the Tung Chun Soy Sauce factory place zoned as "Comprehensive Development Area" and some farmland. To the immediate west and northwest are vacant land and scattered low-rise residential structures, such as the Park Villa and King Chong. Further to the west and southwest across Dao Yang Road are predominantly warehouses, open storage yards, some residential structures and farmland. High-rise public housing development, e.g. Queen Hill Estate and Shan Lai Court is located to the south of the Site. Castle Peak Road Lung Yeuk Tau is located to its north, which serves as the main vehicular and pedestrian access to the Site.
- 2.2 The Site is generally flat, being occupied for the use of workshop, storage and warehouses. The northern portion of the Application Site is currently occupied by one permanent domestic structure, some temporary structures for open storage yards, storage of construction materials and workshops, open carparks and vacant land with little vegetation cover. The southern portion of the Application Site is currently occupied by the Applicant using as warehouse purposes. There is total of **4** warehouses currently in operation. Overall, the Application Site is featured by brownfield undertakings and evidenced with little vegetation cover. Trees are mainly found along boundary at southern portion. They are generally in semi-mature size and exhibited fair tree form and health conditions. It is confirmed that no OVT or protected species has been identified within the Site in accordance with the DEVB TCW No. 5/2020 Registration and Preservation of Old and Valuable Trees (OVT) and the Forests and Countryside Ordinance respectively.
- 2.3 The landscape character of the Site and its surrounding is mixed and comprised of villages, e.g. Ma Liu Shui San Tsuen, Wing Hing Wai, high-rise residential development, i.e. Queen Hill Estate, Shan Lai Court, barracks, warehouses and storages.

3.0 The Proposed Development

- 3.1 The proposed development involves the development of five 43-storeys residential blocks comprising of **3,305** flats on top of **2** basement carpark, a clubhouse, a 4-storey commercial complex comprising of **5,570**m² for shop and services and eating place, emergency vehicular access (EVA) and common landscape areas. The typical floor plan and schematic section shall refer to drawings in same Rezoning Application.
- 3.2 As the ground surface within the Site needs to be recontoured and some of the vegetation would be affected by the site formation work. The detailed tree assessment shall refer to the Para 4.0 below. The architectural layout has overlaid on the Tree Survey Plan to illustrate the impact of the Proposed Development on existing vegetation. The tree survey plan, tree assessment schedule and photographic record of the trees are included in **Appendix A** for reference.

4.0 Existing Vegetation

4.1 A tree survey was carried out on **14 February 2023** in accordance with LAO PN No. 2/2020. A total of **190** living trees were recorded. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix A** and are outlined below:

Scientific Name	Chinese Name	Quantity	Tree No.
Adenanthera microsperma	海紅豆	1	Т89
Bauhinia x blakeana	洋紫荊	26	T31, T32, T33, T36, T37, T38, T75, T78, T79, T80, T81, T82, T83, T85, T87, T127, T128, T129, T130, T131, T132, T133 T155, T156, T157, T165
Bombax ceiba	木棉	23	T40, T41, T42, T43, T44, T45, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T59, T60, T61, T62, T84, T86, T126
Carica papaya	番木瓜	1	T169
Celtis sinensis	朴樹	1	Т63
Chorisia speciose	絲木棉	1	T07
Dimocarpus longan	龍眼	2	T09, T77
Ficus benjamina	垂葉榕	92	T01, T02, T03, T05, T06, T08, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T25, T26, T27, T28, T29, T30, T74, T76, T92, T93, T94, T95, T96, T97, T98, T99, T100, T101, T102, T103, T104, T105, T106, T107, T108, T109, T111 T112, T113, T114, T115, T116, T117, T118, T119, T120, T121 T122, T123, T124, T125, T138 T139, T140, T141, T142, T143 T144, T145, T146, T147, T148 T149, T150, T151, T152, T153 T154, T158, T162, T163, T164 T166, T167, T173, T174, T175, T176, T177, T178, T179, T180 T190

Table 1.0 Species Composition of Existing Trees

Landes Limited

	1	1	
Ficus microcarpa	細葉榕	8	T65, T66, T67, T183, T184,
	加未怕	-	T185, T186, T187
			1105, 1100, 1107
Ficus variegate	青果榕	1	T88
0	月不旧		
Hibiscus tiliaceus	黃槿	6	T159, T160, T161, T170, T171,
	史 佳	•	
			T172
Lagerstroemia speciose	大花紫薇	6	T47, T48, T90, T91, T188, T189
_agerea com a opecieee	八16条似	•	
Leucaena leucocephala	四个品	14	T34, T35, T39, T68, T69, T70,
	銀合歡	17	
			T71, T110, T134, T135, T136,
			T137, T181, T182
Litabi abinancia		2	
Litchi chinensis	荔枝	2	T10, T11
		4	T O (
Litsea monopetala	假柿樹	1	T04
-			
Mangifera indica	杧果	3	T72, T73, T168
9			, ,
Pterocarpus indicus	紫檀	1	T64
r torooarpuo maiouo	条恒		101
Senna surattensis		1	T46
Conna Surattonsis	黃槐決明	1	146
	Total:	190	
	iotai.	190	

- 4.2 The Site is dominated by *Ficus benjamina* 垂葉榕 (92 nos.), *Ficus microcarpa* 細葉榕 (**7** nos.), *Bauhinia x blakeana* 洋紫荊 (26 nos.) and *Bombax ceiba* 木棉 *(23 nos.)* which are common plantation species in Hong Kong and they are planted at the southern portion by the Lot Owner.
- 4.3 The health condition of the bulk of these trees is generally in <u>Fair</u> condition (**82.11**%) and the remaining trees are in <u>Poor</u> condition (**17.89**%).
- 4.4 No OVT or protected species has been identified in accordance with the DEVB TCW No. 5/2020 Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance respectively.

Impact of the Proposed Development

4.5 Impact of the Proposed Development is generally caused by the site formation works, construction of the internal roads and building, removal of existing vegetation for the build element and the related construction activities, excavation works for E&M reserves and structural footings. The proposed building layout has been overlaid on **Tree Survey Plans** in **Appendix A** to illustrate the impact on the existing trees.

Retention of Trees

4.6 **182** out of total **190** surveyed existing trees within Application Site will be in conflict with the proposed works while **8** of the surveyed existing trees will be unaffected by the Proposed Development. The retained trees will be protected and maintained in accordance with the details set out in Section 25 – Landscape Work in the General Specification for Building (2017) and relevant guidelines promulgated by GLTM.

Felling and Transplantation of Trees

- 4.7 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.

- 4.8 182 existing trees within the Application Site Boundary are in direct conflict with the proposed works and cannot be retained in situ. 26 nos. of disturbed trees, i.e. T31, T32, T80, T83, T85, T87 Bauhinia x blakeana, T42, T43, T53, T54, T56, T58, T86 Bombax ceiba, T47, T90, T91, T188, T189 Lagerstroemia speciosa, T64 Pterocarpus indicus and T97, T109, T115, T177, T183, T184, T185 Ficus microcarpa fulfilled the above criteria and are recommended for transplantation. The trees are proposed to be transplanted directly to their final location within Site, in accordance to the latest guidelines propagated by DEVB, in order to enhance their survival rate after transplantation.
- 4.9 **3** affected trees including **T89** Adenanthera microsperma, **T07** Chorisia speciosa and **T04** Litsea monopetala are common hillside species in Hong Kong. As their root systems are vulnerable to environmental change, this renders them a relatively low survival rate after transplantation. Hence, all of these trees are also proposed to be felled.
- 4.10 Tree nos. **T169** *Carica papaya*, **T09**, **T77** *Dimocarpus longan*, **T10**, **T11** *Litchi chinensis* and **T72**, **T73**, **T168** *Mangifera indica* are common fruit tree species in Hong Kong and they will be in direct conflict with the Proposed Development. Due to the nature of fruit tree, their survival rate after transplantation is generally low. Therefore, all these **8** disturbed fruit trees are proposed to be felled.
- 4.11 Majority of the existing trees are growing at the edge brick planters and tree pits at southern portion. Although 22 nos. of the disturbed trees, i.e. T06, T14, T25, T98, T102, T106, T108, T111, T150, T152, T175, T178, T179 – *Ficus benjamina*, T40, T41, T44, T45, T50, T59, T61, T62, T84 – *Bombax ceiba*, exhibited fair tree form and health conditions, their root systems are restricted either by raised up planters or tree pits. This will make them impossible to form a well-balanced rootballs for transplantation. They are proposed to be felled and compensated by quality trees.
- 4.12 Another 109 disturbed trees, i.e. T33, T36, T37, T38, T75, T78, T79, T81, T82, T127, T128, T129, T130, T131, T132, T133, T155, T156, T157, T165 Bauhinia x blakeana, T49, T51, T52, T55, T57, T60, T126 Bombax ceiba, T63 Celtis sinensis, T01, T02, T03, T05, T08, T12, T13, T15, T16, T17, T18, T19, T20, T21, T22, T23, T24, T26, T27, T28, T29, T30, T74, T76, T92, T93, T94, T95, T96, T99, T100, T101, T103, T104, T105, T107, T112, T113, T114, T116, T117, T138, T139, T140, T141, T142, T143, T144, T145, T146, T147, T148, T149, T151, T153, T154, T158, T162, T163, T164, T166, T167, T173, T174, T176, T180, T190 Ficus benjamina, T65, T66, T67, T186, T187 Ficus macrocarpa, T88 Ficus variegata, T159, T160, T161, T170, T171, T172 Hibiscus tiliaceus, T48 Lagerstroemia speciosa, T45 Senna surattensis exhibited either poor tree form or health conditions. The transplantation of them would require substantial deformation of the trees and would lead to irrecoverable tree form after transplantation. It is proposed to fell them as well.
- 4.13 Apart from the above, **14** disturbed trees, i.e. **T34**, **T35**, **T39**, **T68**, **T69**, **T70**, **T71**, **T110**, **T134**, **T135**, **T136**, **T137**, **T181** and **T182** is *Leucaena leucocephala* which is self-propagated and undesirable species. Their presence may pose potential danger to the occupants in future. All of them are proposed to be removed, for sake of public safety.
- 4.14 In this project, **156** out of total **190** nos. identified existing trees are proposed to be felled.
- 4.15 A summary of the tree proposals for the Proposed Development is provided in Table 2.0 below.

Area		Number of Trees to be Retained	Number of Trees to be Felled	Number of Trees to be Transplanted	Number of Trees in Survey
Within Application Boundary	Site	8	156	26	190

Table 2.0 Summary of Proposed Treatment for Existing Trees

5.0 Landscape Proposals (Refer to Appendix B)

- 5.0.1 The aim of the landscape proposals is to respond to site conditions, building form and function of the Proposed Development and to provide a quality landscape scheme. The main factors to be taken into consideration are:
 - Response to the site context, both in terms of landscape character and visual amenity;
 - Response to the proposed building and its architectural style;
 - Creation of a green setting by maximising the opportunity for soft landscape;
 - Establishment of pleasant landscape areas which meets the varying needs of occupants and satisfy the recreational requirements of them; 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 (Buildings Department);
 - LAO Practice Note No. 2/2020 Tree Preservation and Tree Removal Application for Building
 Development in Private Projects Compliance of Tree Preservation Clause under Lease; and
 - BD PNAP APP-152 Sustainable Building Design Guidelines (2019 version)

5.1 Landscape Design Concept

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

Screening Plantation on the Periphery of the Proposed Development

- 5.1.2 The Site is in narrow slender form but it accommodated residential towers, clubhouse, shopping arcade, EVA and common landscape areas. The disposition of the proposed building and EVA has taken into account the design requirement like building separation, lighting penetration, air path and fire services. Besides, there are open storages, workshops, temporary structures and village houses about to the Proposed Development, with their normal access within the Application Site boundary. Footpaths should be allowed along the south and west boundaries for daily use of the Locals. Edge planting strips in form of vertical green walls, ornamental trees and shrubs are proposed along the boundary to form a soft-planted edges along the periphery of the Site. Please refer to the Landscape Master Plans and Landscape Sections, dwg. No. LD101, LD102, LD106 and LD107 in Appendix B. This will help to provide smooth transition between the development and the adjoining neighbors. Planting verges will accommodate adequate growing medium for provision of retained and transplanted trees, ornamental trees, shrubs and groundcover and planting will be primary evergreen in nature.
- 5.1.3 The main entrance for the Site will be via Sha Tau Kok Road. In order to improve the existing streetscape, the proposed commercial complex is **12.75**m setback from the site boundary to accommodate a 10m wide planting beds for provision of ornamental trees and shrubs. This will also help to provide a smooth transition between the Proposed Development and the road corridor.

Maximization of Greenery within Site

- 5.1.4 Car parking is mainly located at basement floors while the driveway at G/F will be utilized mainly for footpath and EVA. Planting verges with ornamental plants are proposed along the internal access in order to provide shade and visual amenity to the occupants and visitors. Heavy standard trees and medium shrubs are proposed to enhance the instant greening effect and to form a green boulevard along the internal access. Please refer to landscape drawing no. **LD103** in **Appendix B**.
- 5.1.5 In order to enhance the local greenery, flat roofs of residential flats, commercial complex and clubhouse will be planted with ornamental vegetation. Please refer to the landscape drawings. Nos.

LD104 and **LD105**, in **Appendix B** for reference. These green roofs will also form as visual courtyards to the occupants and adjoining neighbours.

5.1.6 Moreover, vertical green wall in form of wire system is proposed along the eastern boundary wall, in order to enhance the local greenery. The proposed vertical green wall, ornamental trees and shrubs at toe of the boundary walls will help to soften the hard lines of the structures. Please refer to the landscape drawings. Nos. **LD106** and **LD107**, in **Appendix B** for reference.

Planting Design

- 5.1.7 A majority of proposed plantings will be planted along the internal access, common planting beds, and planting strips along the periphery of the Site. This will create a tranquil and harmonic environment for enjoyment of future residents. The use of tree planting in heavy standard size and in good quality would be encouraged to provide a more instant effect.
- 5.1.8 Where practicable and feasible, heavy standard trees, medium shrubs and foliage plants are proposed. These soft landscape measures will enable to soften the hard lines of the Proposed Development. The use of planting heavy standard sized vegetation would offer a more instant greening effect. Planting Plans shall refer to **Appendix C**.
- 5.1.9 In order to enhance the local biodiversity, local species or broad-leaf species will be selected for tree planting.

Compensation for Vegetation Disturbed due to the Development

- 5.1.10 The Proposed Development will require vegetation clearance for construction of the basement, EVA, clubhouse and building blocks. Some of the on-site existing trees will inevitably be disturbed. The proposal aims to compensate the loss of vegetation, in particular, through planting of new trees. Further details of the compensatory planting proposal are in **Section 6.0** and **Appendix C**.
- 5.1.11 **209** new trees with average **100mm, 120mm** and **150mm** DBH are proposed to be planted to compensate the loss of **156** existing trees. All proposed trees will be maintained by the individual house owners and the future management office of the Proposed Development.

5.2 Recreational Facilities

- 5.2.1 Recreational facilities like gathering courtyard, swimming pool, meandering path, multi-functional lawn, yoga place... are provided at G/F level while terrace gardens and sitting gardens are proposed at flats roofs at shopping arcade and clubhouse, in order to cater for the recreational need of the occupants and visitors. Besides, the roof gardens are proposed at top of residential towers for the enjoyment of the occupants. They can enjoy the open ambience at these rooftop gardens.
- 5.2.2 It is expected that there will be about **9,915** occupants at the Proposed Development while the proposed area of the communal open spaces under application will be around **10,780.0** 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**.

5.3 Site Coverage of Greenery

5.3.1 The landscape proposal aims to strengthen the local greenery within the Site. The common greenery calculation is based on BD PNAP-APP 152 – Sustainable Building Design Guidelines the present scheme is shown in the schedule below, and drawing showing the greenery calculation shall refer to dwg. No. GC01 in **Appendix D**.

Table 3.0 Greenery Calculation

Site Area:	22,445.0 m ²
	· · · · · · · · · · · · · · · · · · ·
Required Total Greenery	22,445.0 m ² x 30%
	$= 6,733.50 \text{ m}^2$
Required Greenery at Primary Zone	22,445.0 m ² x 15%
	$= 3,366.75 \text{ m}^2$
Allowable Greenery Features:	6,733.50 m ² x 30%
	$= 2,020.05 \text{ m}^2$
Provided Greenery:	
Uncovered Planting Area at G/F:	4,298.20 m ²
Greenery Features	1,542.50m ²
- Vertical Green Walls	(<2,020.05 m ²)
Greenery at Primary Zone:	(4,298.20+1,542.50) m ²
	= 5,840.70 m ² (>3,366.75 m ²)
Greenery at Other Areas (Flat Roofs of	2,702.50 m ²
commercial complex and clubhouse)	
Total Greenery:	(5,840.70+2,702.50) m ²
	= 8,543.20 m ² (>6,733.50 m ²)
Greenery Ratio	8,543.20/22,445.0 x 100%
-	= 38.06%

5.3.2 Total Greenery Area is approx. 8,543.20 m² (i.e. more than the required 30% greenery requirement, 6,733.50 m²), as set out in PNAP APP-152 – Sustainable Building Design Guidelines. Besides, the proposed greenery areas are easily accessible by the public is referred to "Greenery at Primary Zone", i.e. 5,840.70 m² (i.e. more than the required 3,366.75 m²).

5.4 Soil Depth and Drainage for Planting

5.4.1 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 screeding exclusive is listed below:

Table 4.0 Planting Medium (Soil Depth)

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

All Planting areas on slab shall be provided with sub-soil drainage system.

5.5 Irrigation

5.5.1 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.

5.6 Future Maintenance

Hard Landscape Elements

- 5.6.1 Maintenance for hard landscape elements shall be carried out by the future management office 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 schemes operational phase. This will ensure that the soft landscape measures are in a healthy condition prior to the finished scheme being handed back to the lot owner.
- 5.6.3 Ultimately the future management office will employ skilled maintenance staff to take care of all landscape areas within the Site.

6.0 PLANTING PROPOSALS (Refer to Appendix C)

- 6.1 In order to provide quality landscape for the Proposed Development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:
 - To compensate the loss of affected trees;
 - To screen the residential building and reduce the visual impact to the nearby residents/ visitors;
 - 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.**

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)
TREES		Height x Spread x DBH (mm)	
Bischofia javanica	秋楓	5500x2000x120	4000
Camellia Japonica	山茶	3500x1500x100	4000
Garcinia Subelliptica	菲島福木	6000x1500x100	4000
Lagerstroemia indica	紫薇	4500x2000x100	4000
Osmanthus fragran	桂花	4500x2000x120	4000
Osmanthus fragran	桂花	6500x2500x150	4000
Plumeria rubra	紅雞蛋花	4000x2000x120	4000
Sapium dicolor	山烏桕	5500x2000x100	4000
Terminalia mantaly	細葉欖仁	6500x2000x150	4000
SHRUBS		Height x Spread (mm)	
Carmona microphylla	福建茶	450x400	400
Codiaeum variegatum	黃洒金	350x300	300
Codiaeum variegatum 'mixed'	洒金榕	600x500	450
Iris tectorum	鳶尾	500x350	200
Juniperus chinensis	龍柏	1200x600	As shown
Melastoma candidum	野牡丹	350x300	300
Madagascar jasmine stephanotis floribumda	非洲茉莉	500x500	400
Murraya paniculata	九里香	600×500	450
Rhapis excelsa	小葉棕竹	1200x600	600
Ruellia coerulea	翠蘆莉	400x400	350
Schefflera arboricola	鵝掌藤	600x500	450
Schefflera arboricola "Trinette"	黃金鵝掌藤	500x500	450
GROUNDCOVERS		Height x Spread (mm)	
Lantana montevidensis	小葉馬纓丹	300×300	250

Table 5.0 Proposed Planting Schedule

Nephrolepis auriculata	腎蕨	250x150	150
Ophiopogon bodinieri	沿階草	250x250	200
Phyllanthus myrtifolius	錫蘭葉下珠	200x300	300
Sansevieria spp.	虎尾蘭	300x300	300
CLIMBING PLANT			
Bauhinia glauca	羊蹄甲藤	900x300	300
Parthenocissus himalayana	爬牆虎	1000x300	300
GRASS			
Zoysia japonica	朝鮮草	-	-

- 6.3 In this study area, a total of **190** trees were recorded within the Application Site Boundary. **8** nos. of them will be retained in-situ (as unaffected by the Proposed Development) while the **156** trees inside the Site will be felled and **26** trees will be transplanted due to in conflict with the Proposed Development and the associated works.
- 6.4 **209** heavy standard trees with average DBH approx. 100mm, 120mm and 150mm are proposed to be planted to compensate the loss of the **156** existing trees. They will be planted at the common landscape areas, peripherical planting strips and roadside planting verge within the site boundary. All these new trees within the lot boundary will all be maintained by the future management office and the individual Lot owners of the Proposed Development.
- 6.5 Upon the above, the compensation ratio in terms of quantity and quality is shown as follows:

Quantity of loss of trees: Accumulated DBH loss of trees:	156 nos. 33.358 m
Quantity of compensatory trees:	209 nos.
Quantity compensation ratio:	1:1.34
DBH compensation:	23.810m
DBH compensation ratio:	1:0.71

6.6 Although the compensation ratio in terms of aggregated DBH cannot achieve 1:1, the planting strategy follows that sufficient space should be provided for the planting of compensatory trees taking into account the adequate space required to cater for the establishment and healthy growth of the trees up to maturity, in order to ensure that the greenery opportunity within the site is optimized where practicable.

7.0 PROPOSAL FOR TREE PRESERVATION

- 7.1 In this project, **8** retained trees within the Site will be retained on site. The following measures should be undertaken for the preservation and protection of existing trees in surrounding areas:
- 7.2 In order to determine the impact to the existing vegetation by the proposed development, a full Tree Felling Application in accordance with DEVB TCW No. 6/2015 "Maintenance of Vegetation and Hard Landscape Features" and LAO Practice Note No. 2/2020 "Tree Preservation and Tree Removal Application for Building Development in Private Projects Compliance of Tree Preservation Clause under Lease" should be undertaken and submitted to the relevant Government departments for approval.
- 7.3 It is proposed that unaffected trees are to be retained on site due to their amenity and conservation value. The contractor will need to be made aware of the need to minimize the encroachment of the construction works on the trees. The area under the drip line of the tree canopy will be fenced by 1.2m high temporary protective fencing during construction stage. Besides, all provisions for tree preservation and protection measures of retained trees should follow the details in Section 25 Landscape Work in the General Specification for Building (2017).
- 7.4 Appropriate protection to these trees, e.g. wrapping of the tree stems with protective cover will be adopted during the construction process. As a precautionary measure and only if necessary, pruning of branches of existing trees identified for retention will be on an absolute need basis and strictly adhere to the principle of crown thinning in maintaining their form and amenity value. The tree preservation works will be implemented by approved Landscape Contractors and inspected and approved on site by a qualified Landscape Architect. The site situation will be carefully monitored, including the key stages in the preparation of the trees, the implementation of protection measures and health monitoring throughout the construction period. A tree protection specification would be included within the contract document.
- 7.5 The softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures within lot boundary and at open space are in a healthy condition prior to the finished scheme being handed back to management office of the site.

Appendix A

Tree Survey Plan, Tree Assessment Schedule

And

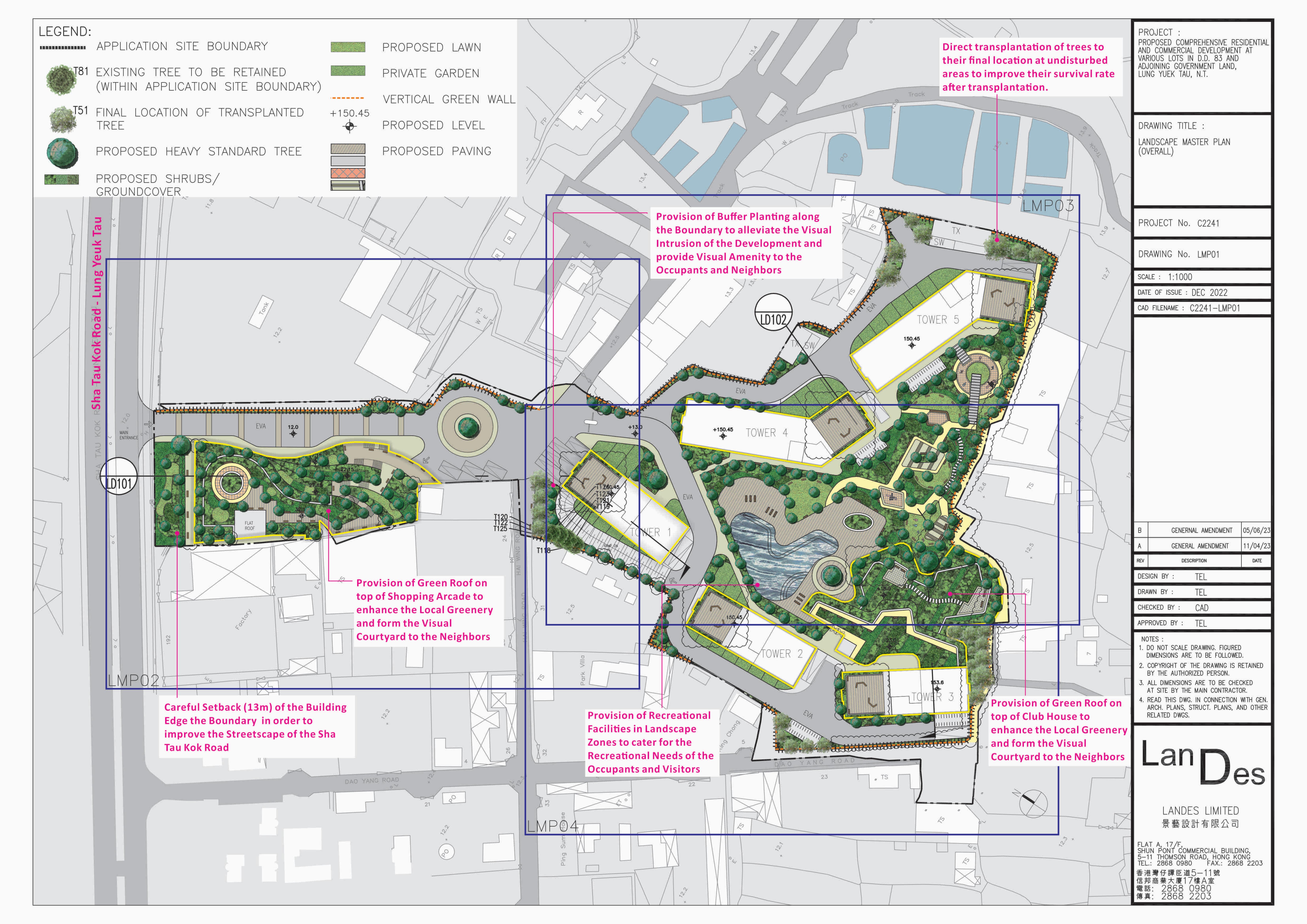
Photographic Record of Existing Trees

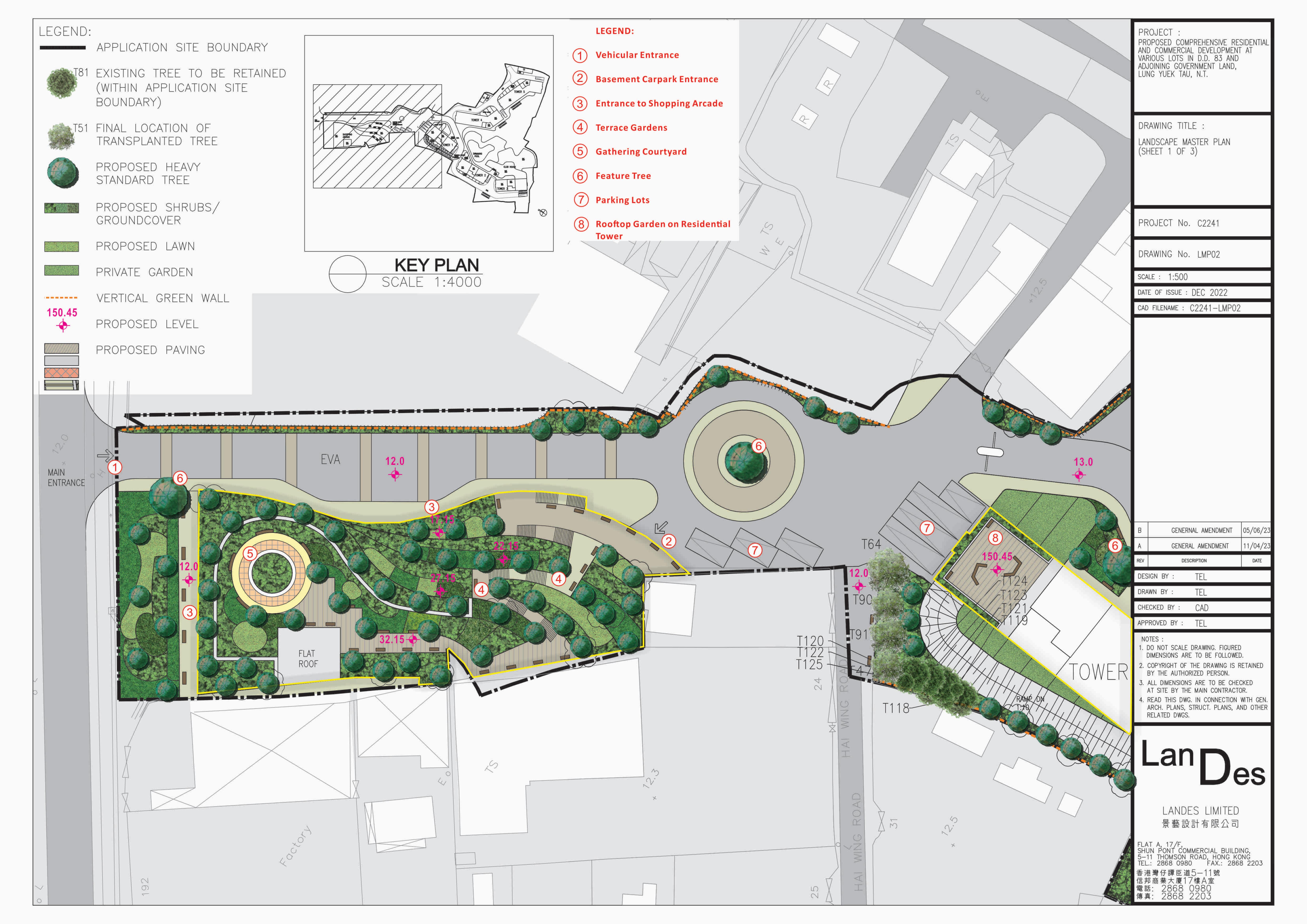
Appendix B

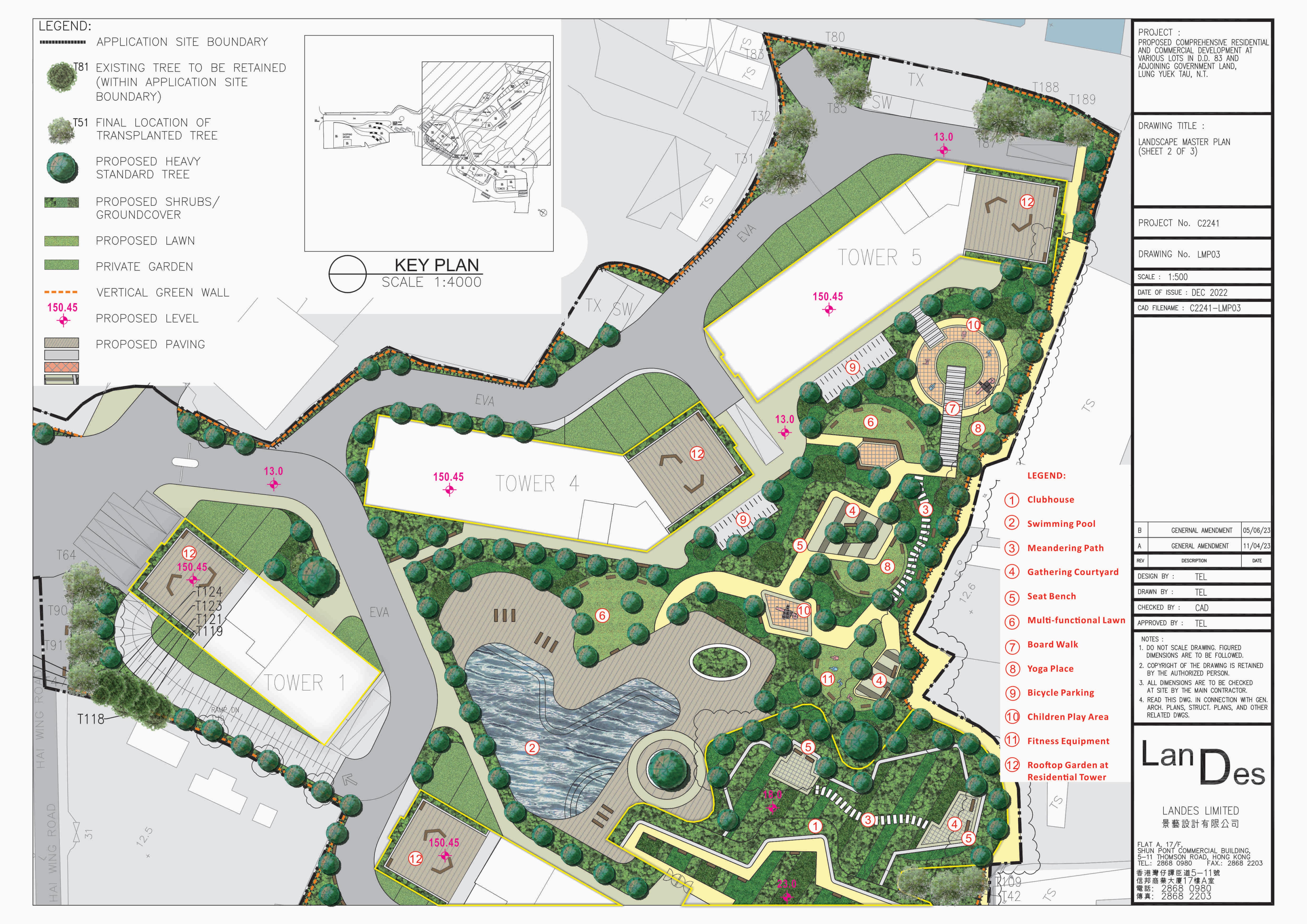
Landscape Master Plan

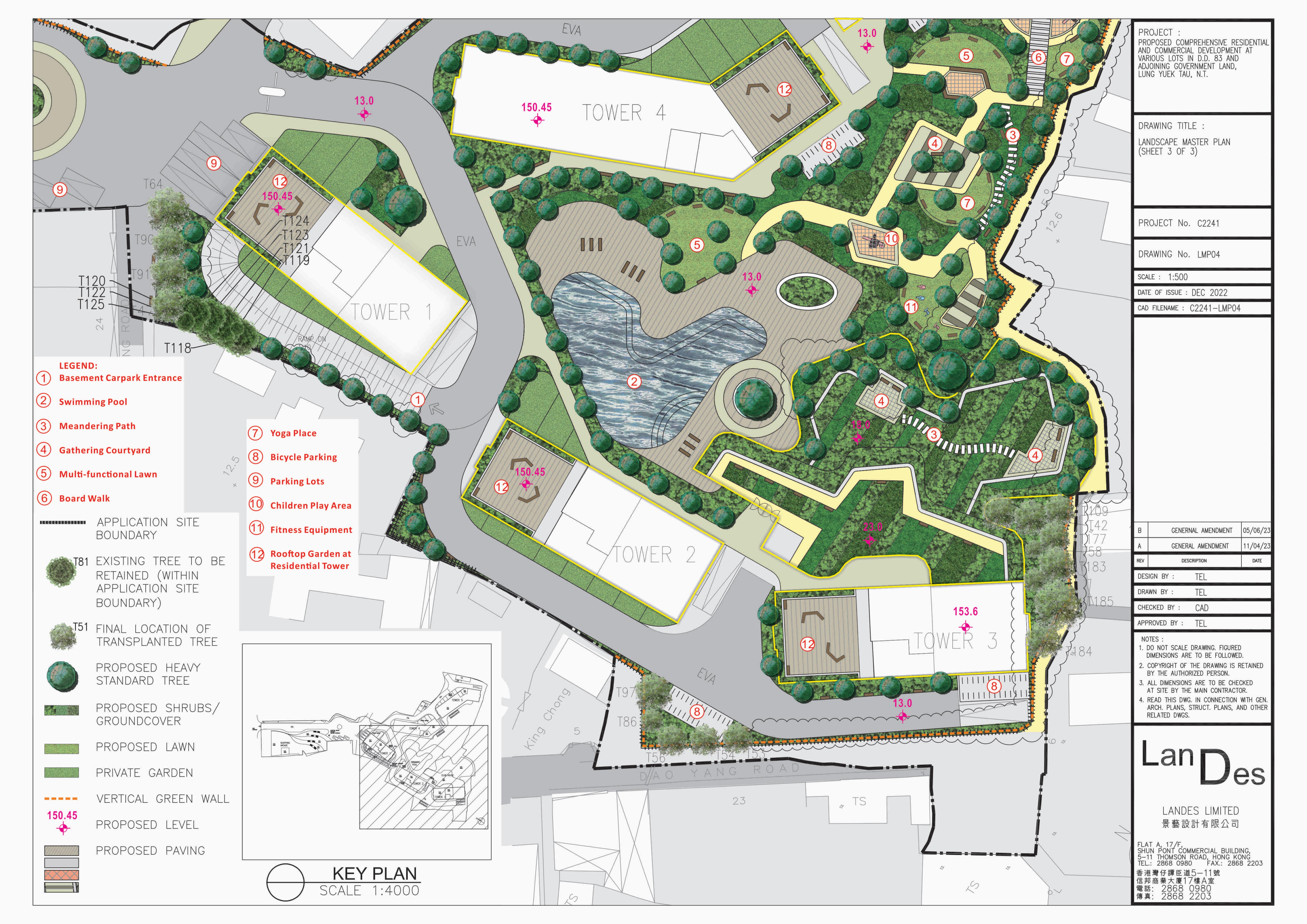
And

Landscape Details

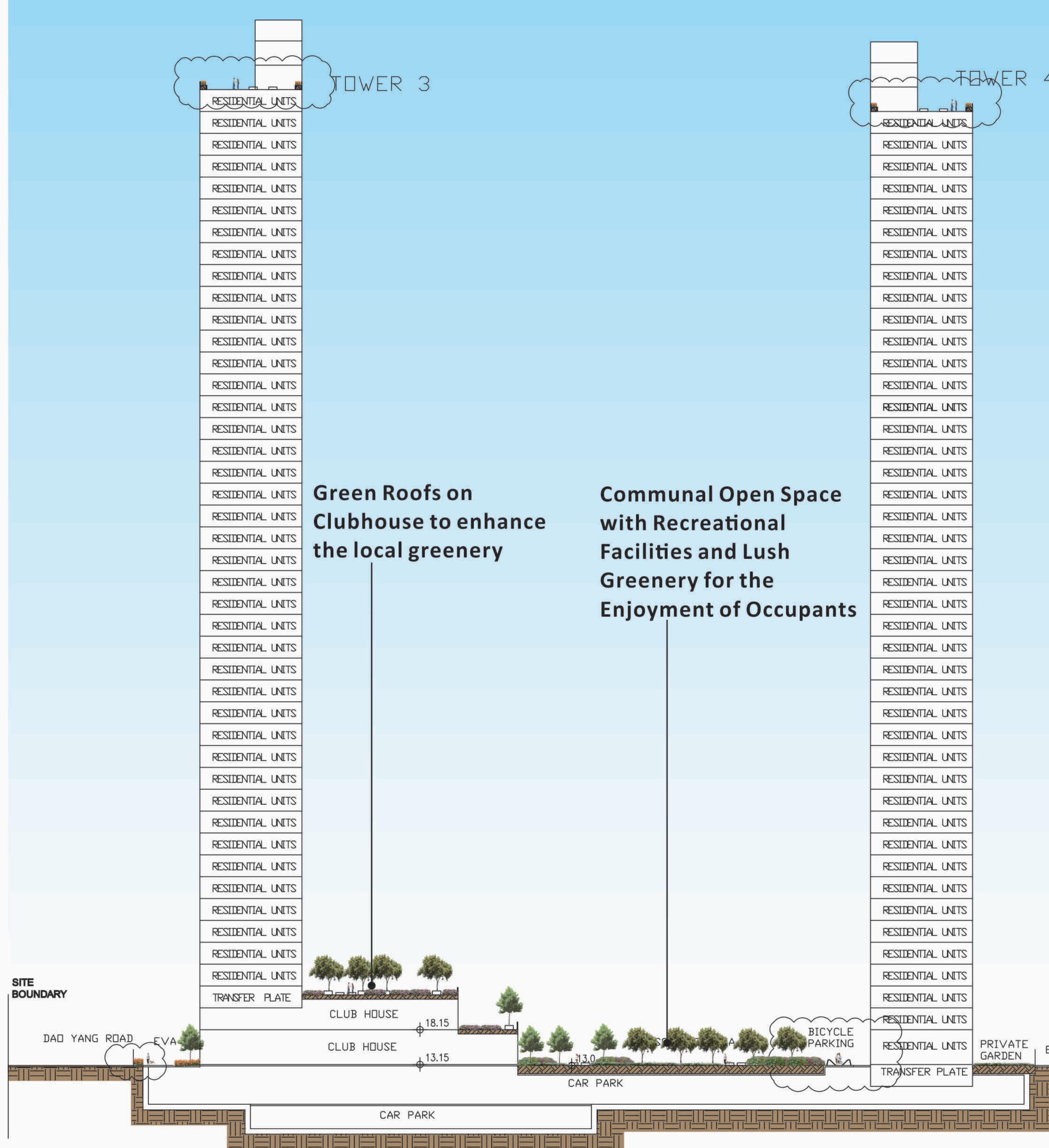




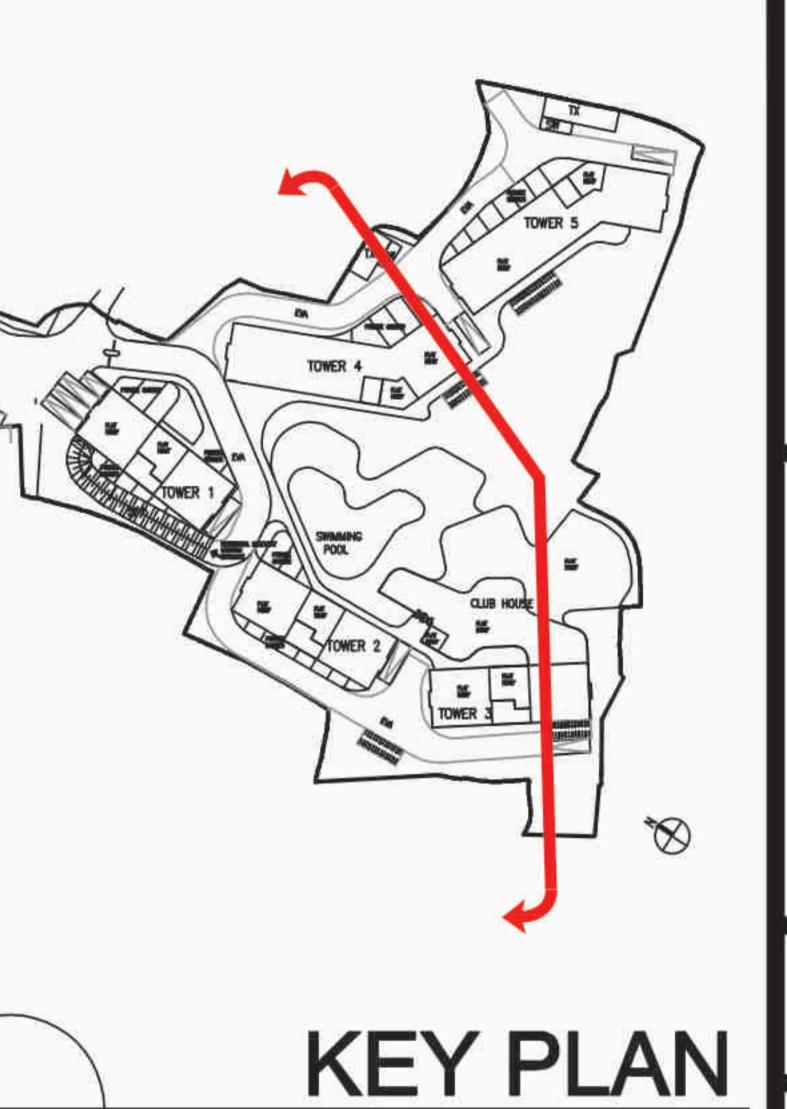




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+ 153.60R/F + 150.4542/F + 147.3041/F + 147.3041/F
+ 147 3041/F
ф.144.1540/F
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ф 137.8538/F
-⊕-134.70 ³⁷ /F
- Φ - -Φ ⁻ 131.5536/F
- φ - -φ ⁻ 128.4035/F
-φ- 125.2534/F
φ 122.10 ³ /F
φ 118.9532/F
φ 115.80 ^{31/F}
φ 112.6530/F
↔ + 109.5029/F
106.3528/F
φ 103.2027/F
+ + 100.0526/F
φ 96.90 25/F
93.75 24/F
+ + 90.60 23/F + 87.45 22/F +
- ⊕ 87.45 22/F
-0-84.30 21/F
-⊕ ^{81.15 20/F}
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+ 71.70 17/F
↔ 65.40 15/F
<u>ф 62.25 14/г</u>
φ ^{59.10} 13/F
-
- ∲ 52.80 11/F
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↔ 46.50 9/F
+ 40.20 7/F
+ 37.05 6/F
+ 33.90 5/F + 30.75 4/F
- 0 30.75 4/F
+ 27.60 3/F
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PROJECT : ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.

DRAWING TITLE : LANDSCAPE SECTION

PROJECT No. C2241

SCALE 1:4000 DRAWING No. LD102

SCALE : 1:800

DATE OF ISSUE : DEC 2022

CAD FILENAME : C2241-LD102

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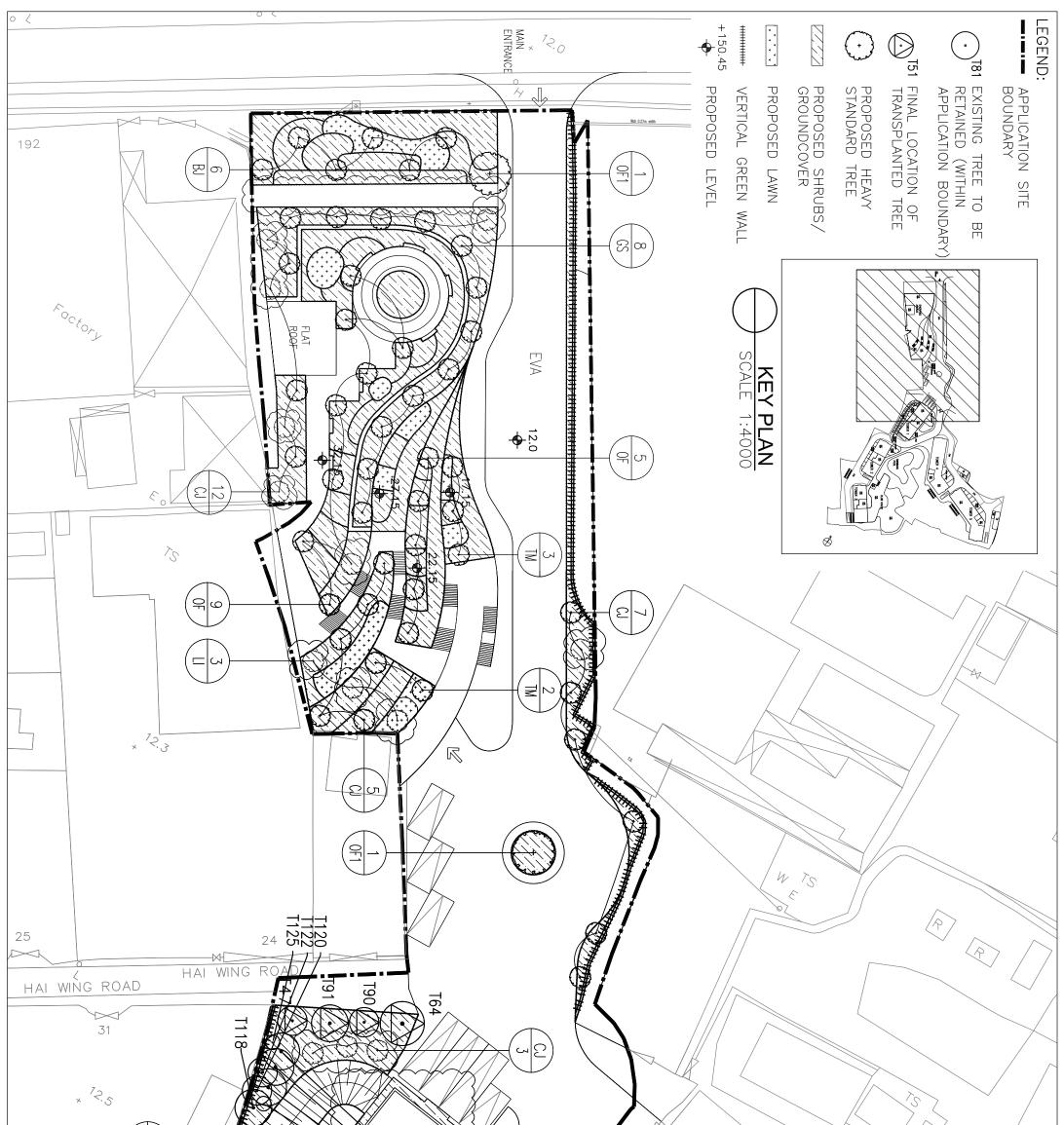
Appendix C

Planting Plans

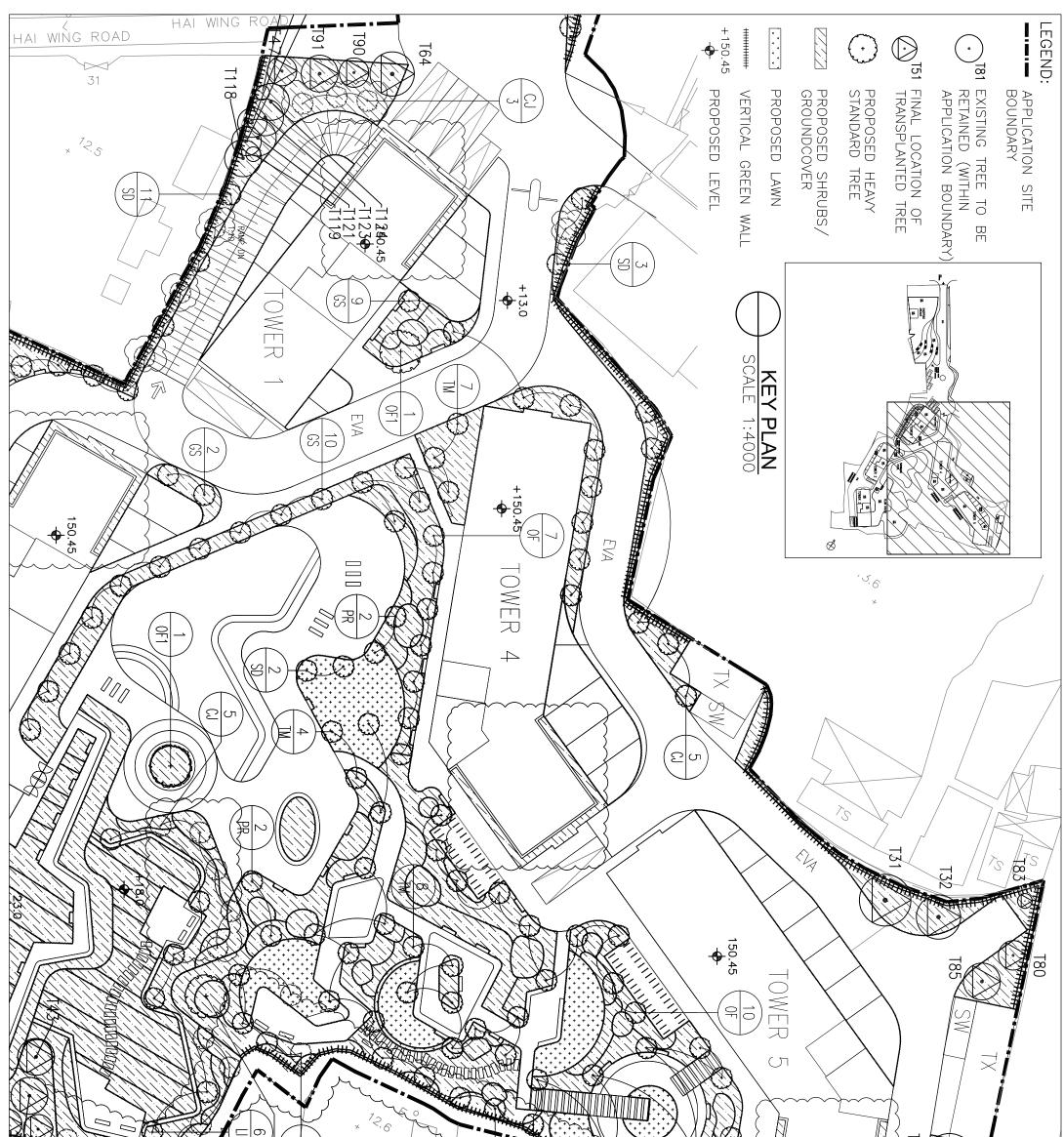
Quantity	Code	Chinese Name	Botanical Name	Height (mm)	Spread (mm)	DBH (mm)	Spacing (mm)	Remai
HEAVY STANDARD TREES	NDARD TR	REES						
18	BJ	秋楓	Bischofia javanica	5500	2000	120	4000	straight trunk and l
44	Q	山茶	Camellia Japonica	3500	1500	100	4000	Abundance of Foliage, Well-Fo
39	GS	菲島福木	Garcinia Subelliptica	6000	1500	100	4000	Straight trunk, ba
17	⊑	紫薇	Lagerstroemia indica	4500	2000	100	4000	Straight trunk, ba
36	QF	桂花	Osmanthus fragran	4500	2000	120	4000	Straight trunk, ba
5	OF1	桂花	Osmanthus fragran	6500	2500	150	4000	Straight trunk, ba
4	PR	紅雞蛋花	Plumeria rubra	4000	2000	120	4000	Straight trunk, ba
16	SD	山鳥柏	Sapium dicolor	5500	2000	100	4000	Straight trunk, ba
30	TM	細葉欖仁	Terminalia mantaly	6500	2000	150	4000	Straight trunk, ba
SHRUBS								
I	Cam	福建茶	Carmona microphylla	450	400	I	400	I
	Cov	黄洒金	Codiaeum variegatum	350	300	•	300	
·	Cvm	洒金榕	Codiaeum variegatum 'mixed'	600	500		450	upright form, small stem exposu
1	lte	鳶尾	lris tectorum	500	350		200	upright fo
ı	Jch	龍柏	Juniperus chinensis	1200	600	I	As shown	
ı	Mec	野牡丹	Melastoma candidum	350	300	-	300	
	Mj	非洲苿莉	Madagascar jasmine stephanotis floribumda	500	500	•	400	
ı	Mpa	九里香	Murraya paniculata	600	500	ı	450	
I	Rhe	小葉棕竹	Rhapis excelsa	1200	600	I	600	
ı	Rue	翠蘆莉	Ruellia coerulea	400	400	I	350	•
	Sar	鵝掌藤	Schefflera arboricola	600	500		450	
ı	Sch	黃金鵝掌藤	Schefflera arboricola "Trinette"	500	500	·	450	
GROUNDCOVERS	OVERS							
	Lmo	小葉馬纓丹	Lantana montevidensis	300	300	I	250	
ı	Nau	腎蕨	Nephrolepis auriculata	250	150	I	150	
I	Opb	沿階草	Ophiopogon bodinieri	250	250	-	200	
ı	Pmy	錫蘭葉下珠	Phyllanthus myrtifolius	200	300	I	300	1
	Ssp	虎尾蘭	Sansevieria spp.	300	300	-	300	
CLIMBING PLANT	PLANT							
ı	Bgl	羊蹄甲藤	Bauhinia glauca	900	300	-	500	at least 5 shoot
1	Phi	爬牆虎	Parthenocissus himalayana	1000	300	ı	500	at least 5 shoot
GRASS								
1	Zja	朝鮮草	Zoysia japonica		ı	1		

	ots per plant	ots per plant																form	sure, consistent foliage color				alanced form	ormed, Full Spread Formed	balanced form		ark								
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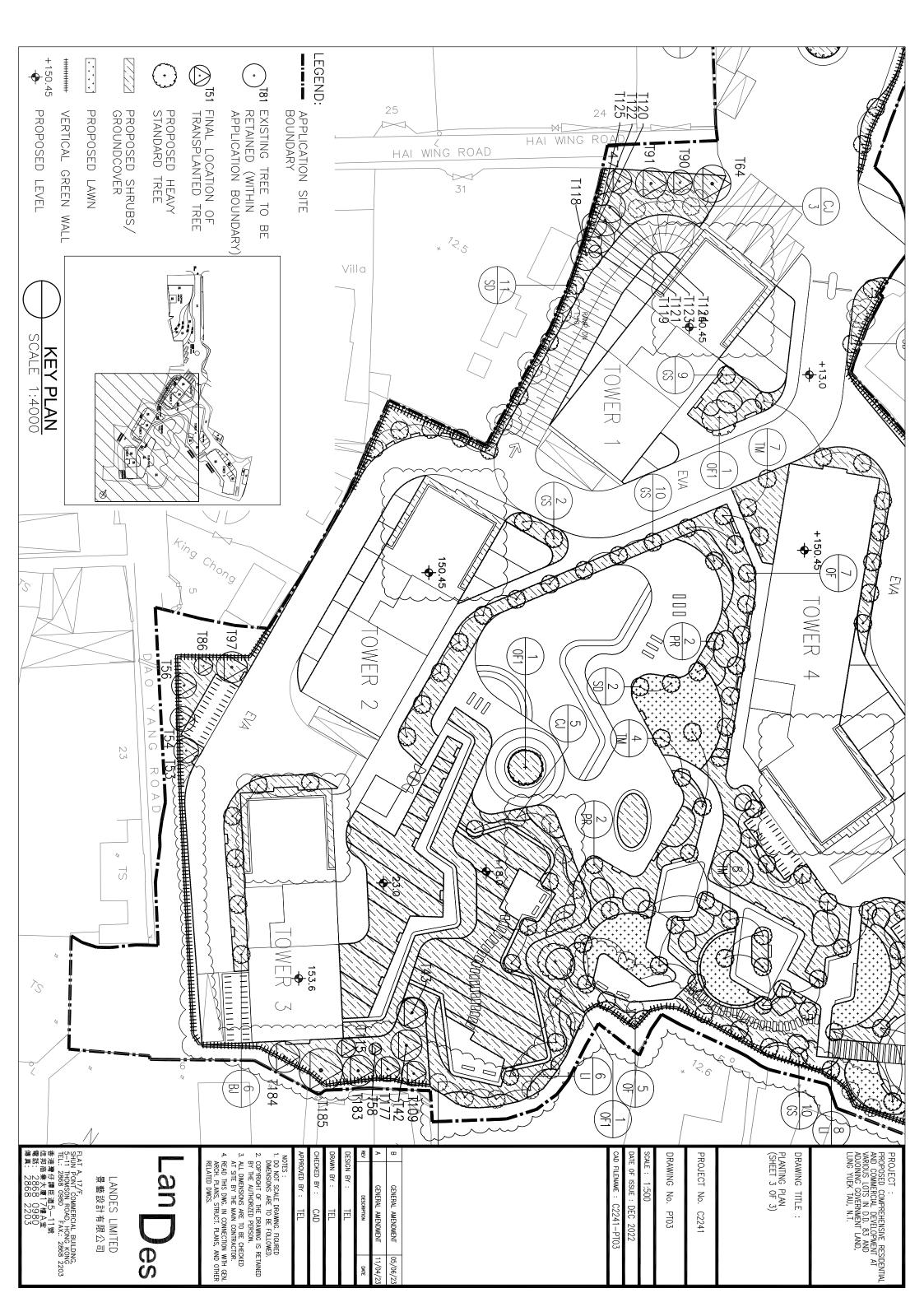
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Appendix D

Site Coverage of Greenery

And

Communal Open Space Provision

