Appendix 2

TREE SURVEY AND ASSESSMENT REPORT

Chiaphua Industrial Limited, Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 from "Industrial (1)" zone to "Residential (Group A)10" zone at No.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL 196 and 276)

Tree Survey & Assessment Report

(Rev. 0)

Document No. RL32-DOC002

Prepared by:

URBIS Limited

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1 INTRODUCTION

1.1 BACKGROUND AND PURPOSE OF THIS REPORT

1.1.1 URBIS Limited has been appointed to prepare the Landscape Design Proposal to support the Section 12A ("S12A") Planning Application / Rezoning Request ("RR") to amend the Approved Sha Tin Outline Zoning Plan No. S/ST/40 ("Approved OZP") gazetted on 17 July 2026 at Nos. 8-14 Siu Lek Yune Road, Sha Tin, New Territories (the "Site"/ "Rezoning Site") (Sha Tin Town Lot ("STTL") Nos.196 and 276).

1.1.2 The Rezoning Site has an area of approx. 7,668 sq.m. and is currently zoned Industrial (1)" ("I(1)") on the Approved OZP. There are no development restrictions on plot ratio ("PR"), building height ("BH"), gross floor area ("GFA") or site coverage ("SC") stipulated on "I(I)" zone. 'Flat' is neither a Column 1 nor Column 2 use under the "I(1)" zone. This RR seeks to rezone the Site from "I(1)" zone to "Residential (Group A)10" ("R(A)10") zone subject to a PR restriction of 6 and BH restriction of 120mPD, as stipulated on the Plan, to facilitate the comprehensive redevelopment of two (2) existing Industrial Buildings ("IBs") into a private residential development with commercial uses ("Proposed Redevelopment"). An Indicative Development Scheme (Appendix 1 of the Planning Statement refers) is prepared to demonstrate the feasibility of the proposed zoning and to illustrate the proposed zoning parameters

1.1.3 The Proposed Redevelopment comprises of two (2) 32-storey residential towers above a 3-storey Podium at a proposed building height ("BH") of 127mPD and with a plot ratio ("PR") of 6.

1.1.4 This Report contains the tree survey and tree assessment for the Rezoning Application for Chiaphua Industries Building & Centre at STTL No. 196 and 276, Shatin, N.T. (hereafter referred as the "Rezoning Site").

1.1.5 This Report records the approach to and the findings of the tree survey, describes the species, location, size and condition of the existing trees that are potentially affected by the proposed construction works for the proposed residential development, evaluates their structural condition, assesses potential survival rate after transplantation, makes recommendations for the proposed treatment of the affected trees and the minimum compensatory tree planting required for the loss of greenery.

1.1.6 The Tree Survey for the proposed Rezoning Site has been undertaken in accordance with Lands Department Practice Note No. 6/2023 – Tree Preservation and Removal Proposal for Building Development in Private Projects and with reference to Development Bureau Technical Circular (Works) No. 4/2020 – Tree Preservation.

1.1.7 The Tree Survey is based on information gathered on site by URBIS Limited.

1.1.8 This Report is structured as follows:

- Description of the survey area (**Section 2**);
- Description of tree survey methodology (**Section 3**);
- Findings of the tree survey (**Section 4**);
- Recommendation of tree treatments (**Section 5**);
- Compensatory Tree Planting (**Section 6**);
- Tree Assessment Schedule including tree treatment recommendation (**Appendix A**);

- Tree Survey Plans showing the location of the Rezoning Site and works area, the location of each tree and its reference number (**Appendix B**);
- Tree Survey Photographs (**Appendix C**).

1.2 RELEVANT LEGISLATION AND GUIDELINES

1.2.1 In the preparation of the Report, reference has been made to the following technical circulars, practice notes and publications:

- Buildings Department / Lands Department / Planning Department Joint Practice Note No. 3 Landscape and Site Coverage of Greenery. (April 2019);
- Planning Department: Practices Notes for Professional Persons No. 1/2019 – Processing and Compliance Checking of Landscape Submissions related to Planning Applications (May 2019);
- Lands Department Practice Note No. 6/2023 – Tree Preservation and Removal Proposal for Building Development in Private Projects;
- Development Bureau Technical Circular (Works) No. 4/2020 – Tree Preservation;
- Development Bureau Technical Circular (Works) No. 5/2020 – Registration & Preservation of Old & Valuable Trees
- Development Bureau Technical Circular (Works) No. 6/2015 – Maintenance of Vegetation and Hard Landscape Features;
- Development Bureau – Greening, Landscape and Tree Management Section (GLTMS) – Guidelines on Tree Transplanting;
- Standing Interdepartmental Landscape Technical Group (SILTECH) publication – 'Tree Planting and maintenance in Hong Kong' (1991);
- Forests and Countryside Ordinance (Cap.96);
- Forestry Regulations (Cap. 96, section 3);
- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- Agriculture, Fisheries and Conservation Department Publication – 'Check List of Hong Kong Plants 2012' (2012);
- Agriculture, Fisheries and Conservation Department Publication – 'Rare and Precious Plants of Hong Kong' (2003);
- BS 3888:2010 Tree Work – Recommendations;
- BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations; and
- Greening, Landscape and Tree Management Section, Development Bureau - Handbook on Tree Management.

2 DESCRIPTION OF THE PROJECT SURVEY AREA

2.1 PROJECT DESCRIPTION

2.1.1 The Proposed Redevelopment involves the redevelopment of the existing Chiaphua Industries Building and Chiaphua Centre into a private residential development that comprises of one (1) 32-storey residential tower above a 2-storey Podium and a 1-storey basement carpark with a proposed building height ("BH") of 120mPD and a plot ratio ("PR") of 6.

2.2 SIMAR SLOPES

2.2.1 There are no SIMAR slopes registered in the Slope Maintenance Responsibility Information System within the Rezoning Site.

3 TREE SURVEY METHODOLOGY

3.1 TREE SURVEY METHODOLOGY

3.1.1 The tree survey methodology followed the steps outlined below.

3.1.2 Each tree is individually surveyed unless stated otherwise (e.g. tree group survey due to site constraints). The following information is identified for each individual tree:

- Tree number;
- Binomial name;
- Height;
- Trunk diameter at breast height (measured at 1.3 metres from the ground);
- Crown spread;
- An assessment of amenity value (high / medium / low);
- an assessment of form (good / average / poor);
- an assessment of health (good / average / poor);
- an assessment of structural condition (good / average / poor);
- the suitability for transplanting (high / medium / low);
- the conservation status of the tree species (indicates rarity and protection status under relevant ordinances of a species in Hong Kong);
- the Government department responsible for maintaining the tree;
- whether the tree is included in the Register of Old and Valuable Trees promulgated under ETWB TC(W) 29/2004;
- whether the tree is potentially registrable in accordance with the criteria as set out in ETWB TC(W) No. 29/2004;
- whether the tree species is included in the latest edition of the publication 'Rare and Precious Plants of Hong Kong' issued by AFCD;
- whether the tree is potentially hazardous;
- whether the tree should be removed or treated with tree surgery to ensure safety and prevent health deterioration;
- existing ground level at the trunk base;
- additional remarks are provided for trees to which special importance is ascribed due to special attributes such as protected status; rarity; age over 100 years, outstanding size or form; and cultural or historical significance; and
- photographic record.

3.2 ASSESSMENT OF VALUE

3.2.1 Tree Form

The form of each tree surveyed is evaluated and categorized as either good, average or poor taking account of the following criteria:

- whether the tree is a good example of the typical form and shape of that species;
- the degree to which the tree possesses a well-balanced, attractive shape;
- the presence / absence of dead, damaged or broken limbs, branches, stumps; and
- the presence / absence of crossing, tangled branches.

3.2.2 Tree Health

The health of all each tree surveyed is evaluated and categorized as either as good, average or poor taking account of the following criteria:

- foliage – poor leaf colour or small leaf size may indicate root damage; deep green and dense foliage indicate good health of tree;
- twigs – poor shoot growth and die-back of twigs in the crown are often signs of root problems;
- branches – dead, broken or crossing branches are noted, as well as splits and cavities;
- trunk – cavities or internal rot can be revealed by discoloured bark, sap seeping through the bark and bracket fungi. Any open cavities and bark damage are noted; and
- root – any lifting of the root plate is noted. Any root severance by trenches and cuttings, or burial of the roots by adding fill and of soil compaction and paving up to the trunk are noted.

3.2.3 Structural Condition

The structural condition of each tree surveyed is evaluated and categorized as either as good, average or poor taking account of the following criteria:

- root conditions and stability;
- trunk and branch soundness; and
- the presence / absence of critical decay, or cavities that potentially lead to tree failure and damage.

3.2.4 Suitability for Transplanting

The predicted survival rate of the tree after transplanting is evaluated and categorized as either high, medium or low taking account of the following criteria:

- the typical ability of that species to survive after transplanting;
- the individual tree size, form and health condition;
- the presence of any physical impediments to which may hamper the preparation of root balls and tree lifting operation, such as wall, utilities, manholes, rocks, foundations etc.;
- the degree of root ball distortion; and
- tree growing location.

3.2.5 **Amenity Value**

The significance of trees to their surrounding amenity is expressed as "Amenity Value" and is graded **High, Medium** or **Low**. Factors that are taken into consideration in the assessment include:

- Conservation value: rare or protected species, as listed by the Agriculture and Fisheries & Conservation Department. Feng shui significance is also taken into account.
- Functional value: provide screening, shade or shelter.
- Visual impact: adverse impact as a result of loss of tree.
- Status & form: a good specimen of its species, maturity, present condition, potential hazard and stability.

3.2.6 **Conservation Status**

The conservation status of each tree indicates rarity and protection status under relevant ordinances of a species in Hong Kong, with references such as:

- Rare and Precious Plants of Hong Kong;
- the IUCN Red List of Threatened Species; and
- the Forests and Countryside Ordinance (Cap. 96).

4 FINDINGS OF TREE SURVEY

4.1 GENERAL TREE SURVEY FINDINGS

4.1.1 The Tree Survey was carried out August 2025. All trees within the Rezoning Site that meet the definition of "tree", as defined in Development Bureau Technical Circular (Works) No. 4/2020, were surveyed accordingly.

4.1.2 **3** nos. of trees were identified in the Tree Survey. The tree locations are shown on Tree Survey Plan (Figure 3.1) in **Appendix B.**

4.1.3 Information on the surveyed trees is shown in the Tree Assessment Schedule in **Appendix A**. The tree survey photos are provided in **Appendix C.**

4.2 EXISTING TREE CONDITIONS

4.2.1 The main characteristics and conditions of the existing trees within the Rezoning Site are as follows:

- The trees comprise **3** different species. Their general conditions range from poor to fair in terms of form and structural condition, while all are fair in health condition.
- Due to various environmental factors on-site, all of the trees are assessed to be low in suitability for transplanting.
- None of the trees are dead.
- None of the trees belong to common undesirable species (e.g. *Leucaena leucocephala*).
- None of the trees belong to species that have conservation status according to local regulations.

4.2.2 The findings in this tree survey are summarized in the following table:

Table 4.1 – Summary of Tree Species and Number of Trees

Scientific Name	Chinese Name	Quantity
Artocarpus heterophyllus	菠蘿蜜	1
Bridelia tomentosa	土蜜樹	1
Bombax ceiba	木棉	1
	Total	**3**

4.3 OLD AND VALUABLE TREES AND TREE OF PAERTICULAR INTEREST

4.3.1 There are no trees registered in the current Register of Old and Valuable Trees promulgated under DEVB TC (W) 5/2020 within or in the vicinity of the Rezoning Site.

4.3.2 There are no trees potentially registrable as Old and Valuable Trees in accordance with the criteria as set out in DEVB TC (W) 5/2020.

4.3.3 There are no trees that can be classified as Tree of Particular Interest (TPI) in accordance with the criteria as set out in DEVB TC (W) 4/& 5 2020 and LAO PN No.6/2023.

5 TREE IMPACTS

5.1 IMPACTS OF PROPOSED WORKS ON EXISTING TREES

5.1.1 All the **3** nos. of trees surveyed within the Rezoning Site are found to be in conflict with the proposed development. The locations of the existing trees in relation to the proposed development layout are shown in the Tree Survey Plan (Figure 3.1) in **Appendix B.**

5.1.2 Since all of the trees are assessed to be of low in suitability for transplanting, all **3** nos. of existing trees within the Rezoning Site are recommended to be felled.

6 COMPENSATORY TREE PLANTING

6.1 COMPENSATION FOR REMOVED TREES

6.1.1 Lands Department Practice Note No. 6/2023 recommends to compensate for removed trees at a rate of 1:1 in terms of number (quantity) and, if sufficient growing space can be identified, further planting with an objective to achieve 1:1 compensation by DBH (quality), which is the aggregate Diameter at Breast Height of all affected trees.

6.1.2 The total aggregate DBH for all **3** trees proposed to be felled is 643mm. Due to limited growing space, to achieve a compensation ratio of not less than 1:1 in terms of quantity will require planting of **3** nos. compensatory trees in semi mature and standard sizes. trees. All **3** nos. will be located within the Rezoning Site boundary.

6.1.3 Notwithstanding ratios, all compensatory planting will be realistic, practical and sustainable and follow the arboricultural principles "right tree for the right place" so that trees selected are compatible with the Rezoning Site limitations, environmental conditions and design intent.

6.1.4 In the Rezoning Site, locations for are identified for 3 nos. of compensatory trees (Figure 3.2) in **Appendix B.** This is sufficient to fulfil the minimum compensatory tree requirement to achieve a compensation ratio of 1:1 in terms of quantity.

6.1.5 Proposed compensatory tree species are shown in the **Table 4.2** below;

Table 6.1 – Proposed Compensatory Tree Species

Scientific Name	Chinese Name	Size	Spacing
Peltophorum pterocarpum	雙翼豆	Semi Mature	As shown
Lagerstroemia indica	紫薇	Standard	As shown

7 SUMMARY

7.1 TREE REMOVAL AND COMPENSATION

7.1.1 In summary, the proposed development will affect a total of 3 nos. of existing trees, of which all 3 trees are removed. No trees will be transplanted or retained.

7.1.2 The proposed felling of 3 nos. of trees is proposed to be compensated by planting a total of 3 Heavy Standard and Standard trees.

7.1.3 A summary of tree impacts and tree compensation is shown in the table below.

Table 7.1 – Summary on Tree Impact & Tree Compensation

Retain	Transplant	Fell	Compensatory Trees
0	0	3	3

Appendix A

Tree Assessment Schedule

Tree Assessment Schedule

Address 12-14 Siu Lek Yuen Road, Sha Tin, New Territories

Lot STTL No. 196 and 276 in D.D.

Prepared by Freddy Wan (Certified Arborist, ISA HK-0965A) on 2025.08.25

Field Survey was conducted/updated on 2025.08.25

To be read in conjunction with drawing nos. RL32/TS01 Rev. 0

Tree ID number	Species		Original Location	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for Proposed Tree Removal	Remarks
	(Scientific name)	(Chinese name)	(Lot/GA/YA/GHBA, etc.)	Height (m)	DBH (mm)	Crown Spread (m)	(High/ Medium/ Low)	(Good/Fair/Poor)			(High/ Medium/ Low)		in initial / approved application (Retain/ Transplant/Fell)	in this revision, if applicable (Retain/ Transplant/Fell)		(e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. x depth in mm), and any other on-site conditions, etc.)
T1	*Artocarpus heterophyllus*	菠蘿蜜	Lot	11	410	8	Medium	Fair	Fair	Fair	Low	-	-	Fell	c,f	Restricted root growth by adjacent fence wall. Crack on one of main lateral roots. Wound on trunk. Pruning wounds. Wilted twigs
T2	*Bridelia tomentosa*	土蜜樹	Lot	4	128	4	Low	Poor	Fair	Poor	Low	-	-	Fell	a,b,f	Growing at edge of podium planter. Codominant trunks with included bark. Girdling roots around base of trunk.
T3	*Bombax ceiba*	木棉	Lot	5	105	3	Medium	Fair	Fair	Fair	Low	-	-	Fell	f	Restricted root growth by surrounding pavement and structures.

Key to Justification for Proposed Tree Removal

a: low amenity value

b: with poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits)

c: irrecoverable form after transplanting (e.g. substantial crown and root pruning are necessary to facilitate the transplanting)

d: low survival rate after transplanting

e: with evidence of over-maturity and onset of senescence

f: trees grown under poor conditions which have limited the formation of proper root ball necessary for transplanting

g: very large size

h: dead tree(s)

i: undesirable species (e.g. *Leucaena leucocephala* which is an invasive exotic tree)

Summary of the proposed treatment to existing trees

Existing trees surveyed	within the Lot (Pink Area)	Sub-total
to be retained	0 nos.	0 nos.
to be retained and pruned	0 nos.	0 nos.
to be transplanted	0 nos.	0 nos.
to be felled	3 nos.	3 nos.
		3 nos.

(Adapted from *Guidance Notes on Tree Preservation and Removal Proposals for Building Development in Private Projects* of LAO PN No. 6/2023)

Appendix B

Landscape Drawings

8 – 10

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Tree Assessment Schedule

Tree ID number	Species		Original Location	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for Proposed Tree Removal	Remarks
	(Scientific name)	(Chinese name)	(Lot/GA/YA /GHBA, etc.)	Height (m)	DBH (mm)	Crown Spread (m)	(High/ Medium/ Low)	(Good/Fair/Poor)			(High/ Medium/ Low)		in initial / approved application (Retain/ Transplant/Fell)	in this revision, if applicable (Retain/ Transplant/Fell)		(e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. x depth in mm), and any other on-site conditions, etc.)
T1	*Artocarpus heterophyllus*	菠蘿蜜	Lot	11	410	8	Medium	Fair	Fair	Fair	Low	-	-			Restricted root growth by adjacent fence wall. Crack on one of main lateral roots. Wound on trunk. Pruning wounds. Wilted twigs
T2	*Bridelia tomentosa*	土蜜樹	Lot	4	128	4	Low	Poor	Fair	Poor	Low	-	-			Growing at edge of podium planter. Codominant trunks with included bark. Girdling roots around base of trunk.
T3	*Bombax ceiba*	木棉	Lot	5	105	3	Medium	Fair	Fair	Fair	Low	-	-			Restricted root growth by surrounding pavement and structures.

電訊盈科圓洲角電話機樓

PCCW Yuen Chau Kok Telephone Exchange

捷和實業大廈

Chiaphua Industries Building

捷和中心

Chiaphua Centre

T1

T2

T3

0 5 10 15 20 25m NORTH

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Tree Survey & Assessment Report for Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38 from "Industrial (1)" zone to "Residential (Group A)10" zone at Nos.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL Nos.196 and 276)

雅邦 Limited

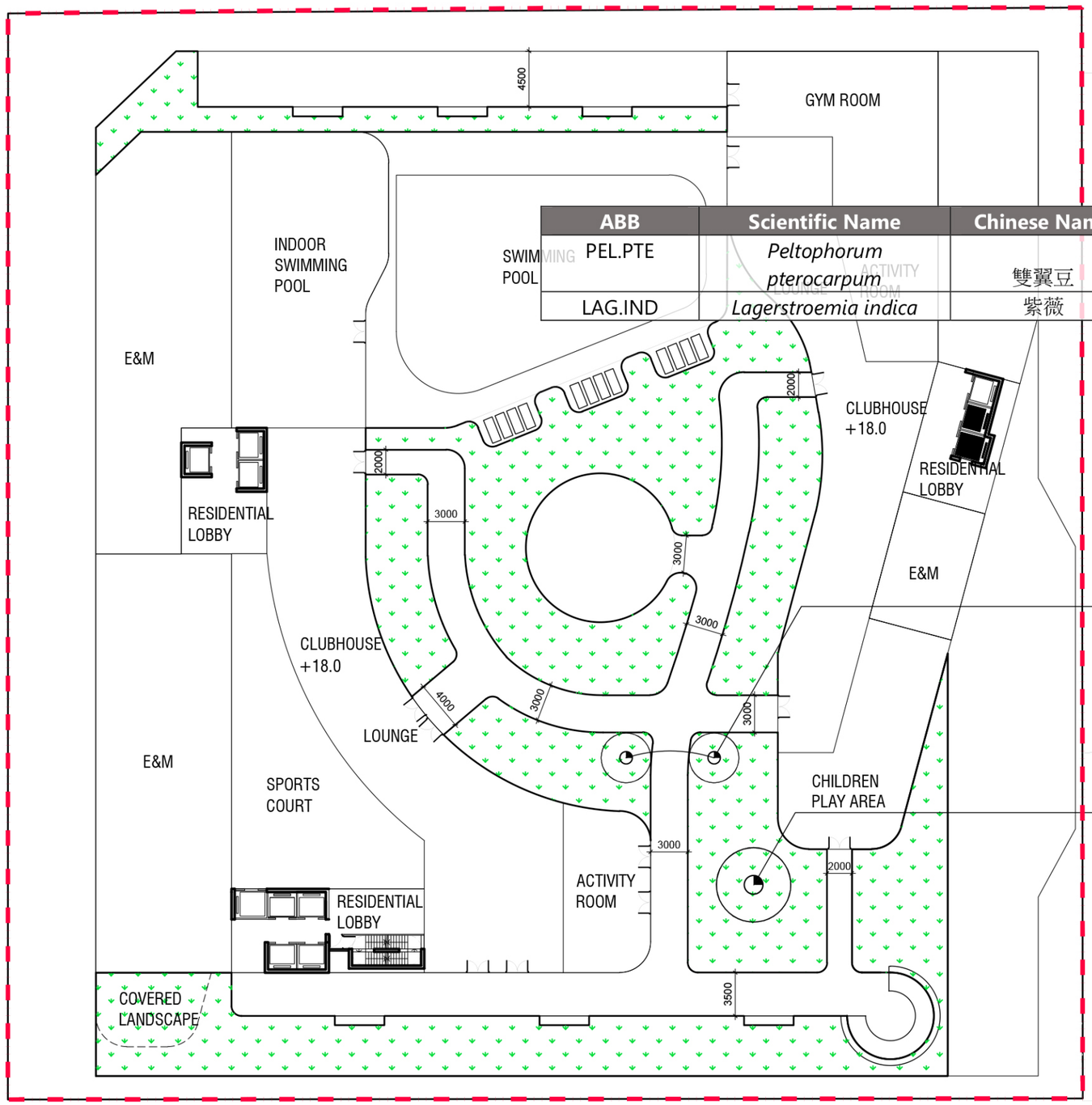
Title: Tree Survey Plan

Scale: 1:400 @ A3

Date: November 2025

Figure No.: **3.1**

ABB	Scientific Name	Chinese Name	Size	Spacing	QTY
PEL.PTE	*Peltophorum pterocarpum*	雙翼豆	Semi Mature	As shown	1
LAG.IND	*Lagerstroemia indica*	紫薇	Standard	As shown	2



strial Centre

Tree Survey & Assessment Report for Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38 from "Industrial (1)" zone to "Residential (Group A)10" zone at Nos.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL Nos.196 and 276)

Title: Compensatory Tree Planting Plan

Scale: 1:400 @ A3

Date: October 2026

Figure No.: **3.2**

Appendix C

Tree Survey Photographs



T1 (Fell)



T1 (Fell)



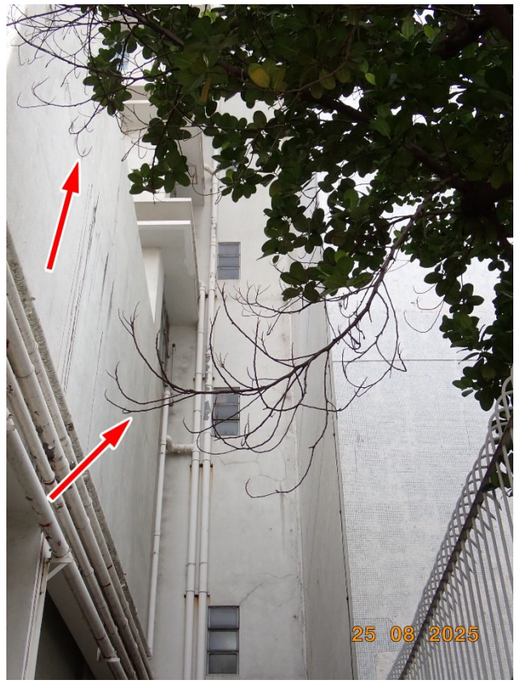
T1 (Fell)



T1 (Fell)



T1 (Fell)



T1 (Fell)



T2 (Fell)



T2 (Fell)

Tree Survey Photographs for Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38 from “Industrial (1)” zone to “Residential (Group A)10” zone at Nos.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL Nos.196 and 276)



T2 (Fell)



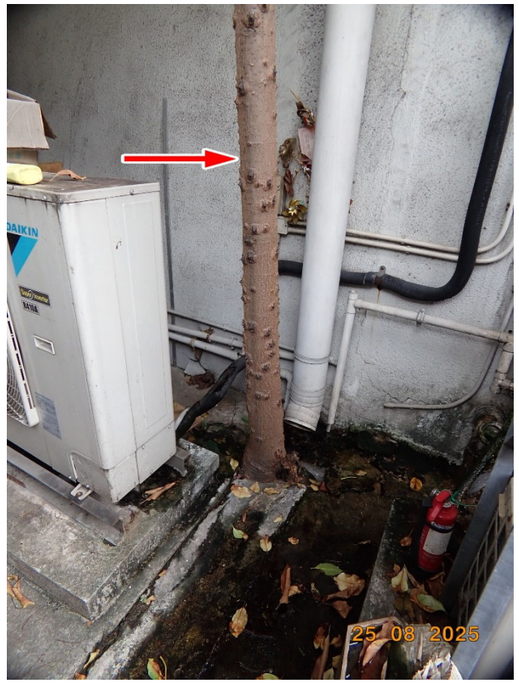
T2 (Fell)



T3 (Fell)



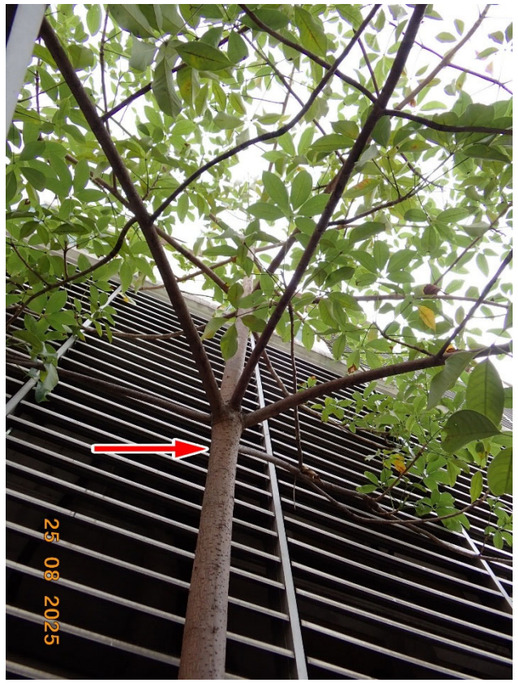
T3 (Fell)



T3 (Fell)



T3 (Fell)



T3 (Fell)

Tree Survey Photographs for Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38 from “Industrial (1)” zone to “Residential (Group A)10” zone at Nos.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL Nos.196 and 276)