

## ***Annex A***

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### **Replacement Pages of Supporting Planning Statement**

## 5.5 Landscape Proposal, Open Space Provision and Recreational Facilities

5.5.1 An indicative landscape proposal for the Proposed Development is shown in **Figure 5.6**. For details on the landscape design and tree preservation proposal, please refer to **Appendix 13**.

### Tree Preservation

5.5.2 According to the tree survey, 684 trees are found within the Development Site, including 542 trees in Area A Phase I, 88 trees in Area (A) Phase II, and 54 trees in Area (B). The tree composition consists largely of common tree species in Hong Kong including fruit trees, self-seeded local trees, weedy trees and amenity tree species.

5.5.3 No rare or protected tree species (Cap 96 refers) is found to exist on site. No registered Old and Valuable Trees (DEVB TC(W) No. 5/2020 Registration and Preservation of Old and Valuable Trees) is found to exist. Meanwhile, the *Dalbergia* spp. and *Lagerstroemia* spp. are listed and regulated under control of their import and export by the Cap. 586 and/or CITES. There are 3 nos. of *Dalbergia odorifera* and 12 nos. of *Lagerstroemia speciosa* are found in Area (A) Phase I which were originally planted for amenity purposes. These plantations do not subject to the designated criteria mentioned above. These trees will be affected by the proposed works. Given that these trees are immature specimens and majority of them have poor form and structural conditions, and also have evidence of unrecoverable defects, their removal is therefore recommended.

5.5.4 70 trees in Area (A) Phase I and Area (B) are found relatively in fair condition which contribute in form of groups to the existing watercourse or roadside landscapes and having considered suitable to fit in the future residential/ institutional landscapes, therefore are proposed to be retained in-situ or through tree transplanting. Trees with unrecoverable defects and poor condition and weedy trees are suggested to be removed aiming to improve sustainability of the future landscape. As a result, the remaining 496 trees are proposed to be felled, over half of which have unrecoverable defects, and 118 nos. of weedy trees, *Leucaena leucocephala* to be removed. The removal of trees will be compensated and replaced with a combination of high quality broadleaf and ornamental trees through maximised greening opportunity with the developments.

5.5.5 A total of 502 new trees in heavy standard to standard sized stocks and whip planting will form the new tree planting proposal. The replanting ratio of **1:1** (496 trees felled: 502 trees planted) could be achieved. In combination with the retention of 70 trees in-situ and through tree transplanting, the proposed developments would be able to accommodate a total of 572 trees within the Development Site.

5.5.6 Through the implementation of tree preservation and new tree planting proposal, replacement of weedy trees with quality tree specimens, the loss of landscape

6.1.5 The proposed “R(B)14” zone consists of a number of existing buildings (**Table 6.1** refers). With reference to the development parameters of the existing buildings, and the potential development (i.e. 12 nos. New Territories Exempted House) of third party lots of at the northern portion of the Application Site (**Appendix 14** refers), it is considered appropriate to restrict the proposed “R(B)14” zone with a maximum building height restriction of +102mPD, a maximum domestic PR of 1.57 and a maximum non-domestic GFA of 376m<sup>2</sup> for ‘Shop & Services’ use<sup>3</sup>. The existing non-building area restriction as shown on the Plan will remain. The proposed amendments to the Statutory Notes to the OZP are presented in **Figures 6.2c** to **6.2d**.

**Table 6.1 Existing Buildings within the Proposed “R(B)14” Zone**

Existing Building	Building Type	No. of Storeys	Domestic GFA within the Proposed “R(B)14” Zone (m <sup>2</sup> )
Mont Vert	Residential	19 – 26 <sup>4</sup> (78-102mPD)4 above	87,356 <sup>5</sup> (376 non-domestic <sup>3</sup> )
61-62 Fung Yuen Lo Tsuen	Residential	3	334
135 Fung Yuen	Residential	3	195
136 Fung Yuen	Residential	3	195
137B Fung Yuen*	Residential	3	4
137C Fung Yuen*	Residential	3	28
137D Fung Yuen*	Residential	3	68
137E Fung Yuen*	Residential	3	96
Case Paillon House 11*	Residential	3	2
Case Paillon House 12*	Residential	3	183
Building at DD11 208 S.A ss.1 S.A	Residential	3	195
Building at DD11 208 S.A ss.1 RP	Residential	3	195
Building at DD11 208 S.A ss.2 <sup>#</sup>	Residential	3	195
Building at DD11 208 S.A RP <sup>#</sup>	Residential	3	195
TOTAL			89,241 (domestic) 376 (non-domestic)

Note: <sup>#</sup>Under construction

\*Partially within the proposed “R(B)14” zone

Temporary structures and squatters within third party lots (e.g. Lots 385, 388 and 432 in D.D.11) are excluded from GFA calculation

<sup>3</sup> The maximum non-domestic GFA of 376m<sup>2</sup> is adopted from the GFA exempted for kindergarten provided in the residential development Mont Vert.

<sup>4</sup> Excluding basement levels

<sup>5</sup> The maximum domestic GFA of 87,356m<sup>2</sup> is adopted from the approved GFA under the Application No. A/TP/333 and land lease of TPTL 183, which has been fully materialized as residential development Mont Vert.