Annex B

Landscape Master Plan and Tree Preservation Proposal

ARUP

S.12A Application for Amendment to the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, to rezone the Application Site from "Comprehensive Development Area" to "Residential (Group A)" in Lot 2160 RP (Part) in D.D. 106, and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long

Landscape Master Plan and Tree Preservation Proposal

Oct 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 309160

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1. INTRODUCTION

1.1 Background

1.1.1 This report presents the Landscape Master Plan (LMP) in support of Planning Application under Section 12A of the Town Planning Ordinance (Cap. 131) for the Amendment of Plan for Proposed Residential Development at Lot 2160 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long (Kam Sheung Road Site/ Application Site).

1.1.2 The LMP intends to demonstrate the overall landscape design of the Indicative Scheme at the Application Site and provide other relevant information as required in the Planning Department's Practice Note for Professional Persons No. 1/2019. The LMP is attached in **Figure 1.5**.

1.2 Land Use Zoning

1.2.1 The Application Site fall within the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (the OZP). The Application Site is fall within "Comprehensive Development Area" ("CDA") zone (about 7,166 m^2). Please refer to **Figure 1.1** for the approved OZP.

2. SURVEY METHODOLOGY

2.1 Tree Survey Approach

2.1.1 Individual tree survey will be carried out along accessible areas. The criteria for such areas include but not limited to area with vehicular access and high pedestrian accessibility. Individual tree survey will be carried out using GPS to survey the coordinates of tree and visual inspection on site.

2.1.2 In accordance with DEVB TCW No. 4/2020, all existing individual trees with a trunk diameter larger than 95mm (300mm girth) measured 1300mm above ground level should be surveyed and identified. The criteria for an individual tree assessment are listed in **Table 2.1**.

Table 2.1 Individual Tree Survey Criteria

Individual Tree Survey Assessment Criteria	Explanation
Tree Reference No.	The unique tree reference number (in a systematic system).
Scientific name	Scientific name of the surveyed tree.
Common Chinese name	Chinese common name of the surveyed tree.
Height	In metres, estimated from ground level to the crown of the tree.
DBH	In millimetres, the tree diameter measured at 1.3m above the ground level.
Crown Spread	In metres, estimated the distance between the most far away branches at the top of the tree.
Amenity Value	The grading of "Amenity Value" is classified as follows: **Good**: Landmark tree of large size, good form and no major health and/ or structural problem; rare or precious species in good to fair condition; tree of Fung Shui significance. **Fair**: Common amenity tree with good to fair form, health and structural condition. Rare or precious species or Fung Shui tree in poor condition. **Poor**: Tree of wild growth in poor condition. Tree with poor form, health and/ or major structural problem.
Tree Form Condition	Assessment of "Form" is classified as follows: **Good**: Tree of well-balanced form, well-shaped crown, good branch scaffolding, high live crown ratio. Trunk intact, not topped, with good taper; for excurrent species a straight and upright leader; for decurrent species well distributed primary branches. Specimen tree that is an excellent representative of its species. **Fair**: Tree of generally balanced form, generally upright trunk with good taper, evenly branched; medium live crown ratio; trees more or less in accordance with the standard form for its species. **Poor:** Tree of unbalanced form; leaning, crooked, bending trunk; multiple trunks or closely spaced competing leaders; trees suffering from loss of

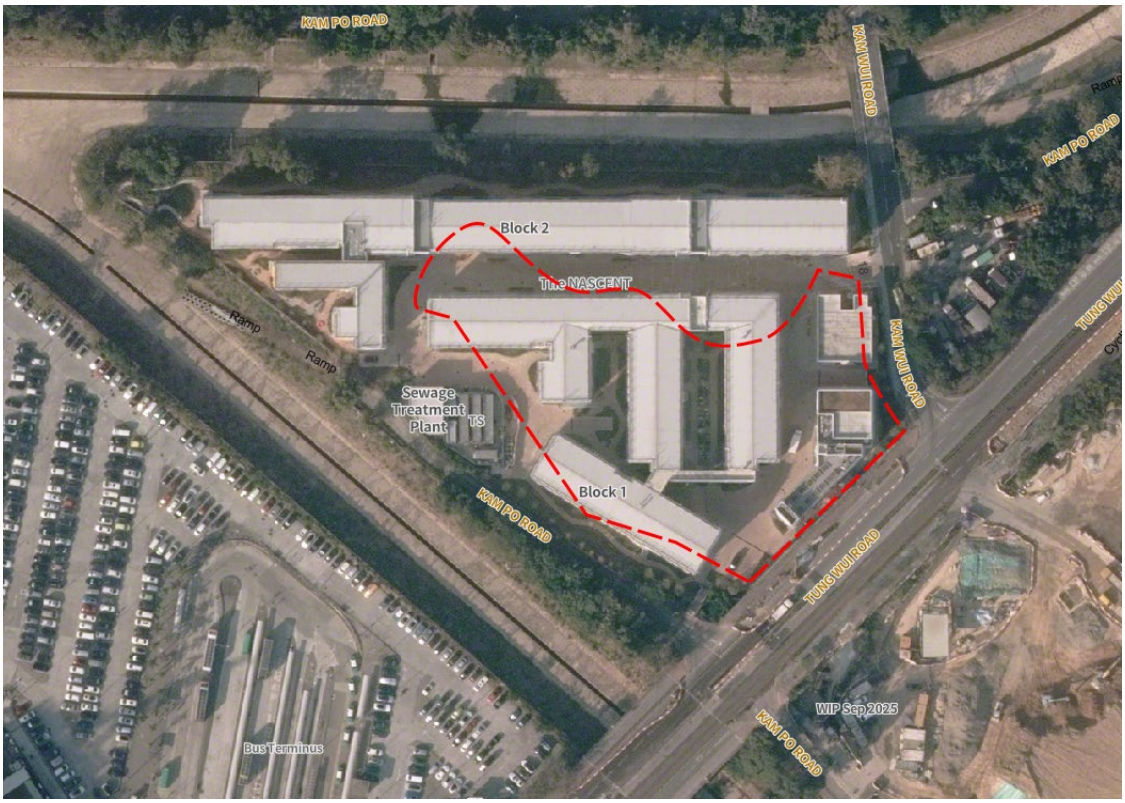
Individual Tree Survey Assessment Criteria	Explanation
	major branches, topped trunk; trees growing close to adjacent trees or structures with poor taper and low live crown ratio.
Tree Health Condition	Based on the below criteria, the classification of "Health" is as follows: **Good**: Tree with no apparent health problem. **Fair**: Tree with small amount of health problems and a high chance of recovery. **Poor:** Tree with serious health problems and with a low chance of recovery, even with remedial measure.
Tree Structural Condition	The classification of "Structural Condition" is as follows: **Good**: Tree with no or insignificant structural problems. **Fair**: Tree with minor structural problems that can be tolerated, or that can be corrected with mitigation measures and a high chance of recovery afterwards. **Poor:** Tree with serious structural problems that is not correctable or requires severe pruning that would lead to extensive removal of live foliage, deformation of natural form, or large unrecoverable wound.

3. SITE DESCRIPTION

3.1 Existing Site Context

3.1.1 The Application Site is located to the northwest of Tung Wui Road and to the west of the Kam Wui Road. Currently, the Application Site is occupied by another temporary transitional housing development, referred to as “The NAScenT”. The site is bounded by Tung Wui Road at the south, Kam Wui Road at the east and Kam Tin River at the north. The surrounding of the Application Site is predominantly characterised by medium-density residential developments and local villages as well as warehouses and open storage yards. The tree planting surrounds the site serving as buffer planting.

Image 1.1 Aerial Photo for Application Site



4. EXISTING TREES

4.1 Key Findings

4.1.1 A total of 15 nos. of individually surveyed trees belonging to 7 species are recorded within the site boundary and summarized in the following table. The general health and form of the existing trees were average to poor.

4.1.2 Tree Survey Plan showing the locations of exiting tree within the survey boundary is attached in **Figure 1.2**. Details of tree condition are included in the Tree Assessment Schedule in **Appendix A**. Photographic records are shown in **Appendix B**.

Table 4.1 Summary of Identified Individual Surveyed Trees

Scientific name	Chinese name	Quantity
Bauhinia × blakeana	洋紫荊	2
Cinnamomum burmannii	陰香	1
Handroanthus impetiginosus	紫花風鈴木	2
Jacaranda mimosifolia	藍花楹	2
Lagerstroemia speciosa	大花紫薇	2
Michelia x alba	白蘭	1
Terminalia mantaly	細葉欖仁	5
		15

4.2 Impacts of Existing Trees

4.2.1 According to the development layout, all 15 of trees will be affected by the proposed developments. Since their survival rate after transplanting will be considered as low. Therefore, they are all proposed to be felled with compensation. The locations of the felled tree are indicated in **Figure 1.3**.

4.3 Preliminary Compensatory Tree Planting Proposal

4.3.1 To compensate the tree loss, 15 nos. of newly trees shall be compensated within the Application Site. The proposed compensatory tree locations are indicated in the Compensatory Tree Planting Plan (**Figure 1.4**). Additionally, to maximize planting opportunities, an extra 99 new trees at the ground level and the podium.

4.3.2 To maintain the landscape features and the local biodiversity of the existing environment, and further enhance the existing environment, 3 native species and 3 exotic species are proposed throughout the Application Site. A summary of plant materials (categories of planting, species list and size) is provided below:

Table 4.2 Proposed Species for Compensatory Tree Planting

Botanical Name	Symbol	Chinese Name	Origin	Specification (1)
Microcos nervosa	Mic.ner.	布渣葉	Native	Heavy Standard Tree
Celtis sinensis	Cel.sin	朴樹	Native	Heavy Standard Tree
Sapium sebiferum	Sap.seb.	烏桕	Native	Standard Tree
Lagerstroemia speciosa	Lag.spe	大花紫薇	Exotic	Light Standard Tree
Plumeria acutifolia	Plu.acu	雞蛋花	Exotic	Light Standard Tree
Terminalia mantaly	Ter.man	小葉欖仁	Exotic	Light Standard Tree

(1) *0Specification:*

Light Standard Tree shall be in accordance with CEDD General Specification clause 3.13

Standard Tree shall be in accordance with CEDD General Specification clause 3.14

Heavy Standard Tree shall be in accordance with CEDD General Specification clause 3.13

Conifers shall be in accordance with CEDD General Specification clause 3.19 and have a root ball at lease 750mm in diameter and 400mm deep

4.3.3 *Microcos nervosa* (布渣葉) and *Celtis sinensis* (朴樹) are chosen for serving a number of landscape features such as screening undesirable views and providing pedestrians with shades, these species will be planted in the vicinity of boundary walls and within roadside amenity planting areas.

4.3.4 Ornamental species are proposed for augmenting the aesthetics, such as *Lagerstroemia speciose* (大花紫薇), *Plumeria acutifolia* (雞蛋花) and *Terminalia mantaly* (小葉欖仁) will be compensated within the activity plaza, feature gardens and open lawn areas.

4.3.5 The planting works shall make reference to the requirements as stipulated in the General Specification for Building 2017 Edition – Section 25. A detailed Tree Preservation & Tree Felling Application in accordance with LAO PN. 6/2023 process will be carried out at a later detailed design stage.

Minimum Soil Depth for Planting

4.3.6 According to the General Specification for Building 2012 Edition – Section 25, the proposed soil depths shall make reference to the following requirements:

Plant Category	Minimum Soil Depth
Trees	1,200mm
Small palms and shrubs	600mm
Ground covers/ turf and climbers	300mm

5. Landscape Design Proposal

5.1 Landscape Design Objectives

5.1.1 The design objectives for the proposed Indicative LMP is to:

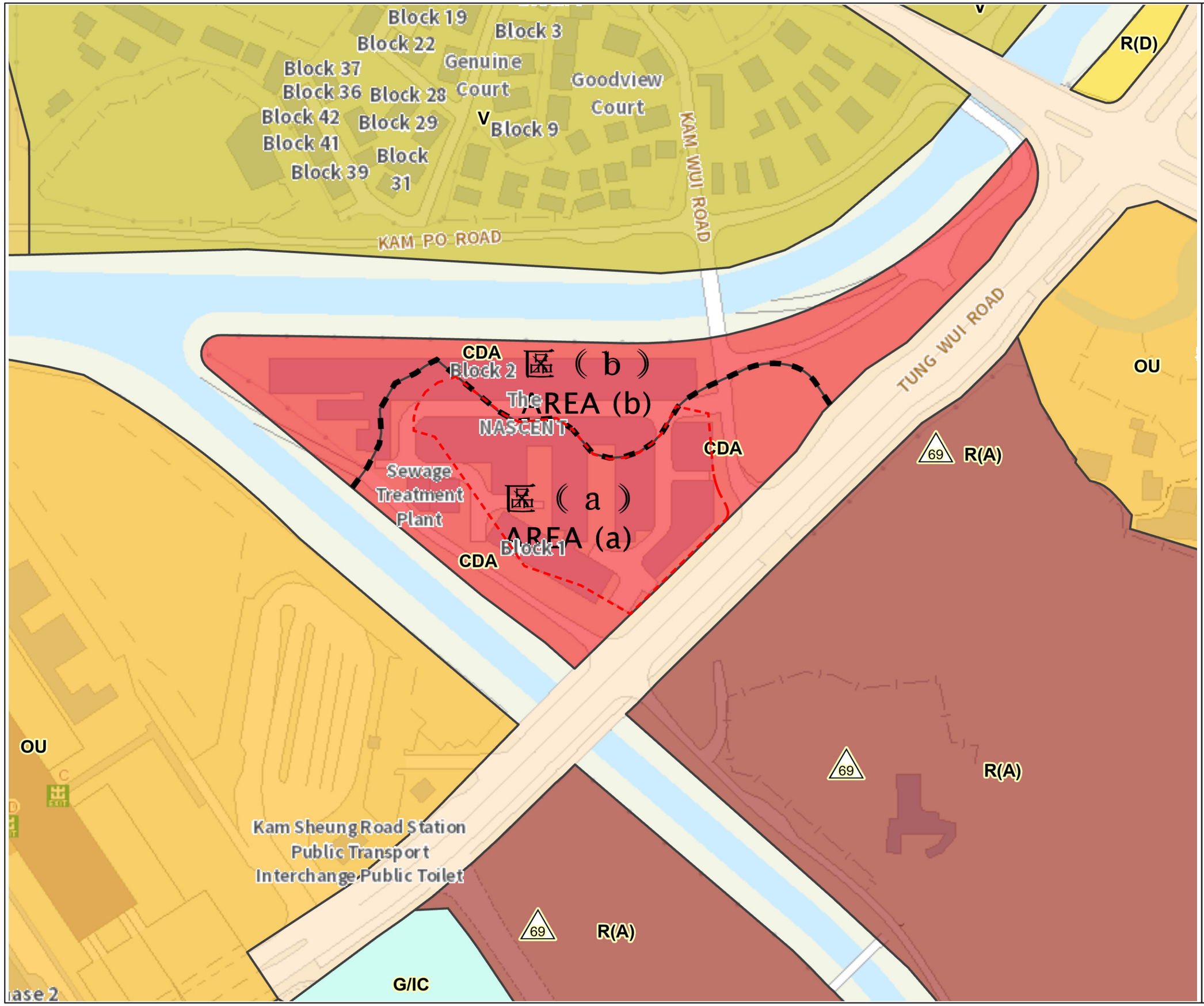
- Provide a quality and sustainable environment with adequate landscape area for the enjoyment of the residents of the proposed development;
- Provide sufficient landscape treatment along the boundary to minimize the potential visual impact of the built form;
- Incorporate new trees and shrubs to enhance the greenery; and
- Fully integrate the landscape with the architecture where each exterior component draws upon the merits of the corresponding interior/ building component.

5.1.2 The landscape design aims to create an attractive and functional residential environment through a network of interconnected communal open spaces. At the entrance, a signature water feature serves as the primary focal point, offering an inviting sense of arrival for residents and visitors. The leisure garden incorporates seating and shade elements to encourage social interaction. Active recreation is thoughtfully integrated to maximize usability. A swimming pool with a sunbathing deck provides residents with opportunities for leisure and relaxation, while a kid's play area offers safe, engaging spaces for families. Planting is strategically arranged to soften hardscape edges, enhance privacy, and create a lush green backdrop for these amenities.

5.1.3 The podium landscape is centered on a multi-functional lawn that acts as the key communal space for residents. Supporting facilities, including a kid's play area, fitness area and F&B deck, are integrated throughout the space to enhance user comfort, encourage community interaction and establish a vibrant and cohesive landscape setting.

5.1.4 Please refer to **Figure 1.5** for the details of the landscape proposal for Application Site.

FIGURES



LEGEND

	APPLICATION SITE BOUNDARY	
	CDA	Comprehensive Development Area
	G/IC	Government, Institution or Community
	OU	Other Specified Uses
	R(A)	Residential (Group A)
	R(D)	Residential (Group D)
	V	Village Type Development
140		Maximum Building Height (In Metres Above Principal Datum)

Rev	Description	By	Date

Consultant

ARUP

Project Title

S.12A Application for Amendment to the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, to rezone the Application Site from "Comprehensive Development Area" to "Residential (Group A)" in Lot 2160 RP (Part) in D.D. 106, and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long

Drawing title

OUTLINE ZONING PLAN - KAM SHEUNG ROAD SITE

Drawing no.			Rev.
FIG 1.1			
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Scale: 1:1500@A3		Status:	

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KAM TIN RIVER

KAM WUI ROAD

THE NASCENT

TUNG WUI ROAD

T028
T027
T095
T094
T026
T101
T099
T098
T096
T003
T001
T002
T004
T005
T006

N

0 5 10 20 30 m

LEGEND

APPLICATION SITE BOUNDARY

EXISTING TREE

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Drawing title

TREE SURVEY PLAN - KAM SHEUNG ROAD SITE

Drawing no.			Rev.
FIG 1.2			
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KAM TIN RIVER

SEWAGE TREATMENT PLANT

+12.15

KAM WUI ROAD

T028

T027

T095

T094

EVA

+5.65

+63.70

+5.80

T101

T099

T098

T096

T026

BLOCK 2
+69.00

BLOCK 1
+69.00

+5.80

CLUBHOUSE
+10.30

+63.70

T003

T001

T002

T004

T005

T006

SWIMMING POOL

TUNG WUI ROAD

N

0 5 10 20 30 m

LEGEND

- APPLICATION SITE BOUNDARY
- PROPOSED DEVELOPMENT LAYOUT
- TREE TO BE FELLED

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Drawing title

TREE RECOMMENDATION PLAN - KAM SHEUNG ROAD SITE

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FIG 1.3			
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Abbreviated Name	Botanical Name	Origin	Chinese Name	Size	Quantity
Mic.ner.	*Microcos nervosa*	Native	布渣葉	Heavy Standard Tree	14
Cel.sin	*Celtis sinensis*	Native	朴樹	Heavy Standard Tree	29
Sap.seb.	*Sapium sebiferum*	Native	烏桕	Standard Tree	17
Lag.spe	*Lagerstroemia speciosa*	Exotic	大花紫薇	Light Standard Tree	11
Plu.acu	*Plumeria acutifolia*	Exotic	雞蛋花	Light Standard Tree	12
Ter.man	*Terminalia mantaly*	Exotic	小葉欖仁	Light Standard Tree	31
				Total	**114**

SEWAGE TREATMENT PLANT

BLOCK 2

BLOCK 1

Ter.man. (5 nos.)

Cel.sin. (2 nos.)

Mic.ner. (4 nos.)

Plu.acu. (4 nos.)

Cel.sin. (3 nos.)

Ter.man. (9 nos.)

Sap.seb. (4 nos.)

Cel.sin. (16 nos.)

Mic.ner. (1 nos.)

Cel.sin. (3 nos.)

Lag.spe. (4 nos.)

Sap.seb. (3 nos.)

Plu.acu. (7 nos.)

Lag.spe. (3 nos.)

Mic.ner. (9 nos.)

Lag.spe. (4 nos.)

Ter.man. (11 nos.)

Ter.man. (5 nos.)

Sap.seb. (10 nos.)

Plu.acu. (1 nos.)

Ter.man. (1 nos.)

Cel.sin. (5 nos.)

N

0 5 10 20 30 m

LEGEND

APPLICATION SITE BOUNDARY

PROPOSED TREE

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Drawing title

COMPENSATORY TREE PLANTING PLAN - KAM SHEUNG ROAD SITE

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FIG 1.4			
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LEGEND

- APPLICATION SITE BOUNDARY
- BUILDING ENTRANCE
- VEHICULAR ENTRANCE
- (1) COMMUNITY LEISURE GARDEN
- (2) SWIMMING POOL
- (3) F&B DECK
- (4) POOLSIDE SUNBATHING DECK
- (5) SEATING CORNER
- (6) WATER FEATURE
- (7) KID'S PLAY AREA
- (8) MULTI-FUNCTIONAL LAWN
- (9) FITNESS AREA

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Drawing title

LANDSCAPE MASTER PLAN - KAM SHEUNG ROAD SITE - OVERALL

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FIG 1.5			
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Appendix A

Tree Assessment Schedule - Kam Tin South (Kam Sheung Road Site)

Survey by Chan To (Registered Arborist TM428717)

TREE NO.	SCIENTIFIC NAME	CHINESE NAME	AREA	TRUNK DIA.(MM)	HEIGHT (M)	SPREAD (M)	AMENITY VALUE (High / Medium / Low)	FORM (Good/ Average/ Poor)	HEALTH (Good/ Average/ Poor)	STRUCTURAL CONDITION (Good/ Average/ Poor)	SUITABILITY FOR TRANSPLANTING (High / Medium / Low)	REMARKS	CONSERVATION STATUS (OVT / potentially registerable / Rare or Precious Species / Nil)	Proposed Treatment (Retain/Transplant/Fell)	ADDITIONAL REMARKS
T001	*Terminalia mantaly*	細葉欖仁	Site B	100	4	3	Medium	Average	Average	Average	Low		Nil	Fell	Staked
T002	*Jacaranda mimosifolia*	藍花楹	Site B	110	2	1	Medium	Average	Average	Average	Low		Nil	Fell	Staked
T003	*Jacaranda mimosifolia*	藍花楹	Site B	160	5	2	Medium	Average	Average	Average	Low		Nil	Fell	Staked
T004	*Terminalia mantaly*	細葉欖仁	Site B	100	3	2	Medium	Average	Average	Average	Low		Nil	Fell	Staked
T005	*Terminalia mantaly*	細葉欖仁	Site B	100	2	1	Medium	Average	Average	Average	Low		Nil	Fell	Staked
T006	*Lagerstroemia speciosa*	大花紫薇	Site B	130	4	2	Medium	Average	Average	Average	Low		Nil	Fell	Staked
T026	*Michelia x alba*	白蘭	Site B	120	6	4	Low	Average	Poor	Poor	Low	a,f,h	Nil	Fell	Staked, bark crack, diebacks, imbalanced crown, epicormics
T027	*Bauhinia × blakeana*	洋紫荊	Site B	120	6	4	Medium	Poor	Average	Average	Low	f	Nil	Fell	Staked, diebacks, epicormics
T028	*Bauhinia × blakeana*	洋紫荊	Site B	120	6	4	Medium	Average	Average	Average	Low		Nil	Fell	Staked, epicormics
T094	*Handroanthus impetiginosus*	紫花風鈴木	Site B	110	4	3	Medium	Average	Average	Average	Low		Nil	Fell	Staked
T095	*Handroanthus impetiginosus*	紫花風鈴木	Site B	110	5	4	Medium	Average	Average	Average	Low		Nil	Fell	Staked
T096	*Terminalia mantaly*	細葉欖仁	Site B	110	5	4	Medium	Average	Average	Average	Low		Nil	Fell	Staked
T098	*Terminalia mantaly*	細葉欖仁	Site B	100	5	4	Medium	Average	Average	Average	Low		Nil	Fell	Staked
T099	*Cinnamomum burmannii*	陰香	Site B	120	5	4	Medium	Poor	Average	Average	Low	f	Nil	Fell	Staked, low branching
T101	*Lagerstroemia speciosa*	大花紫薇	Site B	110	5	4	Medium	Average	Average	Average	Low		Nil	Fell	Staked

Summary Table	Number of Tree(s)
Tree to be Retained	0
Tree to be Transplanted	0
Tree to be Felled	15
Total Number of Existing Tree(s)	**15**

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 survival rate after 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);
g) Undesirable species (e.g. Leucaena leucocephala which is an invasive exotic tree); or
h) Trees grown under poor conditions which have limited the formation of proper root ball necessary for transplanting (e.g. on steep slope, restricted root);
i) Not cost effective

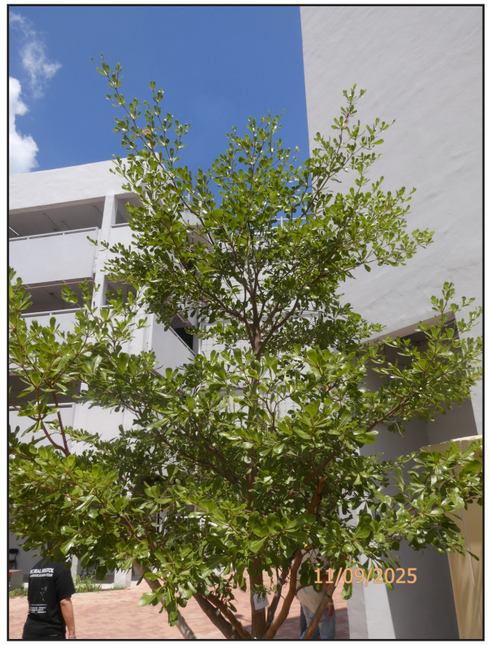
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Appendix B

T001 - *Terminalia mantaly* 細葉欖仁
(Fell)



Whole View



Crown

T002 - *Jacaranda mimosifolia* 藍花楹
(Fell)



Whole View



Crown



Trunk



Trunk Base



Trunk



Trunk Base

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Drawing title

Tree Survey Photo Record

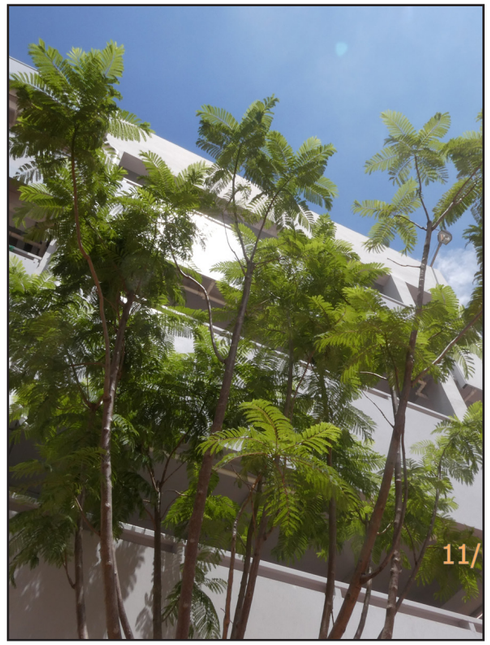
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T003 - Jacaranda mimosifolia 藍花楹
(Fell)



Whole View



Crown

T004 - *Terminalia mantaly* 細葉欖仁
(Fell)



Whole View



Crown



Trunk



Trunk Base



Trunk



Trunk Base

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T005 - *Terminalia mantaly* 細葉欖仁
(Fell)



Whole View



Crown



Trunk



Trunk Base

T006 - Lagerstroemia speciosa 大花紫薇
(Fell)



Whole View



Crown



Trunk



Trunk Base

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Tree Survey Photo Record

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T026 - *Michelia x alba* 白蘭
(Fell)



Whole View



Crown



Trunk



Trunk Base

T027 - *Bauhinia* × *blakeana* 洋紫荊
(Fell)



Whole View



Crown



Trunk



Trunk Base

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Drawing title

Tree Survey Photo Record

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Scale		Status	

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T028 - *Bauhinia × blakeana* 洋紫荊
(Fell)



Whole View



Crown

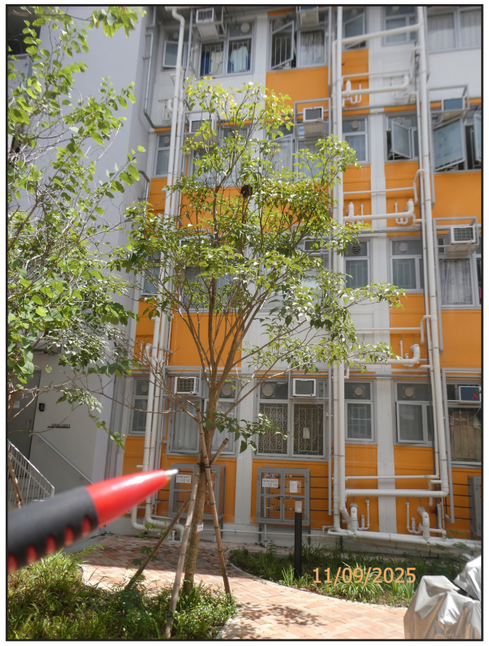


Trunk

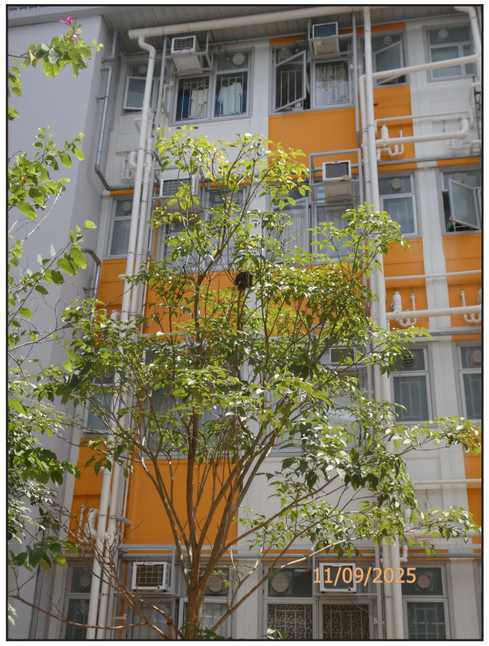


Trunk Base

T094 - *Handroanthus impetiginosus* 紫花風鈴木
(Fell)



Whole View



Crown



Trunk



Trunk Base

Rev	Description	By	Date

Consultant

ARUP

Project Title

S.12A Application for Amendment to the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, to rezone the Application Site from "Comprehensive Development Area" to "Residential (Group A)" in Lot 2160 RP (Part) in D.D. 106, and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long

Drawing title

Tree Survey Photo Record

Drawing no.			Rev.
2.5			
Drawn: AC	Date: DEC 2025	Checked	Approved
Scale		Status	

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T095 - *Handroanthus impetiginosus* 紫花風鈴木
(Fell)



Whole View



Crown



Trunk



Trunk Base

T096 - *Terminalia mantaly* 細葉欖仁
(Fell)



Whole View



Crown



Trunk



Trunk Base

Rev	Description	By	Date

Consultant

ARUP

Project Title

S.12A Application for Amendment to the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, to rezone the Application Site from "Comprehensive Development Area" to "Residential (Group A)" in Lot 2160 RP (Part) in D.D. 106, and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long

Drawing title

Tree Survey Photo Record

Drawing no.			Rev.
2.6			
Drawn: AC	Date: DEC 2025	Checked	Approved
Scale		Status	

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T098 - *Terminalia mantaly* 細葉欖仁
(Fell)



Whole View



Crown



Trunk



Trunk Base

T099 - *Cinnamomum burmannii* 陰香
(Fell)



Whole View



Crown



Trunk



Trunk Base

Rev	Description	By	Date

Consultant

ARUP

Project Title

S.12A Application for Amendment to the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, to rezone the Application Site from "Comprehensive Development Area" to "Residential (Group A)" in Lot 2160 RP (Part) in D.D. 106, and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long

Drawing title

Tree Survey Photo Record

Drawing no.			Rev.
2.7			
Drawn: AC	Date: DEC 2025	Checked	Approved
Scale		Status	

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T101 - *Lagerstroemia speciosa* 大花紫薇
(Fell)



Whole View



Crown



Trunk



Trunk Base

Rev	Description	By	Date

Consultant

ARUP

Project Title

S.12A Application for Amendment to the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, to rezone the Application Site from "Comprehensive Development Area" to "Residential (Group A)" in Lot 2160 RP (Part) in D.D. 106, and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long

Drawing title

Tree Survey Photo Record

Drawing no.			Rev.
2.8			
Drawn: AC	Date: DEC 2025	Checked	Approved
Scale		Status	

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