

*Appendix Z*  
Landscape Design Proposal

## TABLE OF CONTENTS

	PAGE
1. INTRODUCTION .....	1
2. EXISTING SITE CONDITIONS .....	1
3. PROPOSED DEVELOPMENT .....	1
4. TREE PRESERVATION SCHEME .....	2
5. LANDSCAPE DESIGN .....	3

### LIST OF TABLES

Table 1	Summary of Treatment of Existing Trees
Table 2	General Landscape Hardworks Elements and Materials
Table 3	Proposed Planting Pallette

### LIST OF ANNEXES

#### ANNEX A – EXISTING CONDITIONS

A.1	Existing Site Photographs
-----	---------------------------

#### ANNEX B - TREE ASSESSMENT

B.1	Tree Treatment Schedule
B.2.1 to B.2.7	Tree Survey Photographs
Dwg No. SHK50(Add5)/TT01	Tree Treatment Plan

#### ANNEX C - LANDSCAPE DESIGN

C.1	Landscape Master Plan
C.2	Typical Section 1
C.3	Typical Section 2
C.4	Typical Section 3
C.5	Blow-up Pond Sections 1
C.6	Blow-up Pond Sections 2
C.7	Communal Open Space Provision

#### ANNEX D - LANDSCAPE MAINTENANCE SCHEDULE

D.1	Landscape Maintenance Schedule – for Trees
D.2	Landscape Maintenance Schedule – for Shrubs and Groundcovers

## **1. INTRODUCTION**

### **1.1 Background**

This landscape design proposal is submitted in support of the Planning Application for the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from “Residential (Group D)” to “Residential (Group C)1” Zone for a Proposed Residential Development in various Lots in D.D 104 and Adjoining Government Land near Chuk Yuen Tsuen, Yuen Long, New Territories, Hong Kong (hereafter referred to as the “Application Site”).

The previous Planning Application No. Y/YL-MP/6 was rejected in May 2023. This proposal demonstrates improvement and refined ecological considerations on the 0.5ha Landscape Pond with Ecological Features in particular.

## **2. EXISTING SITE CONDITIONS**

### **2.1 Context/ General Neighbourhood [refer to Annex A.1 – Existing Site Photographs]**

The Application Site is designated for residential uses by the government under the current approved Mai Po & Fairview Park Outline Zoning Plan (OZP). The Application Site is located opposite the existing residential development of Fairview Park and is surrounded by mainly villa and village-type residential development. The west of the site is bounded by Kam Pok Road running alongside Ngau Tam Mei Drainage Channel (NTMDC) and opposite Yau Pok Road with a recently completed public cycle track.

### **2.2 Existing Site Landscape Resources**

The Application Site covers an area of approximately 6.57ha. It lies on gently sloping land at about 6.5mPD (in the southeastern part of the site) to about 2.2mPD (in the western part of the site). The vacant site is open and generally covered in self-seeded grasses. There are groups of trees along the north-western edge and the south-eastern edge of the site.

## **3. PROPOSED DEVELOPMENT**

### **3.1 Building Layout**

The Proposed Development comprises a residential development of 10 residential towers with a height of 14 to 16 storeys, served with relevant utilities such as clubhouses, E&M services, retail, G/IC buildings and open space. The Retail and G/IC buildings are proposed at the northern edge of the application site. Landscape areas for residential ancillary uses include an outdoor swimming pool, play area, and several landscape gardens which are mainly at the centre of the site. All residential blocks are set back from the site boundary with building heights stepping down towards Ngau Tam Mei Drainage Channel (NTMDC), allowing enough space for peripheral planting. A proposed Landscape Pond with Ecological Features with an area of 0.5ha is located along the north-western edge of the application site adjoining the NTMDC.

### **3.2 Civil Works and Site Formation**

The main entrance of the Proposed Development is off Kam Pok Road facing the existing vehicular bridge which spans over NTMDC. In addition, a vehicular entrance serving the proposed transport layby, the Retail and G/IC building block is located further north along the same road. The proposed site levels are generally the same as the adjacent Kam Pok Road. Access within the site will be pedestrian-friendly according to the current version of BD's Design Manual - Barrier-Free Access. The surface driveway forks into two leading towards the western and eastern sides of the site serving the residential development. A ramp near the entrance leads to a basement carpark.

## 4. TREE PRESERVATION SCHEME

### 4.1 Existing Vegetation

The tree survey was carried out in March 2024. A total of 5 tree groups with a total of approximately 267 trees were recorded within the Application Site boundary. The tree surveyed species consist of native, ornamental, and fruit tree species. An undesirable exotic species of *Leucaena leucocephala* is also found which is acknowledged to be invasive preventing the natural succession of native species. Under Clause 15 of Guidance Notes on Tree Preservation and Removal Proposal for Building Development in Private Projects – Compliance with Tree Preservation Clause Under Lease, *Leucaena leucocephala* is not required to be compensated. The condition of the trees is fair to low form and health condition with medium to low amenity value. For the Tree Survey details, refer to **Annex B.1 – Tree Assessment Schedule**.

None of the trees are protected species listed under Forestry Regulations, Forests and Countryside Ordinance (Cap.96 sub. leg.) or “Old and Valuable Trees” as defined in DEVB TC (W) No. 5/2020 “Registration of Old and Valuable Trees” or a “Champion Tree” as identified in the book “Champion Trees in Urban Hong Kong” or “Trees of Particular Interest” as defined in GLTMS Guidelines for Tree Risk Assessment and Management Arrangement (10<sup>th</sup> Edition). A Tree Treatment Schedule, Tree Survey Photographs and Tree Survey Plan are shown in **Annex B**.

### 4.2 Proposed Treatment of Existing Trees

#### 4.2.1 Affected Tree Group

A total of approximately **267** nos. of trees in all 5 Tree Groups will be affected by the proposed Development due to the construction of the main access, site formation works and provision of the required retaining wall/ noise barrier. The remainder of the trees in these groups will be retained on-site.

- Approximately **77** nos. of trees in Tree Group **TG1** (a total Approx. 77 trees) located parallel with the southern site boundary will be affected and proposed to be felled.
- Approximately **153** nos. of trees in Tree Group **TG2** (a total Approx. 153 trees) located along Kam Pok Road are proposed to be felled;
- Approximately **7** nos. of trees in Tree Group **TG3** (a total Approx. 7 trees) located along the south-eastern site boundary are proposed to be felled; and
- Approximately **8** nos. of trees in Tree Group **TG4** (a total Approx. 8 trees) located along the north-western of the site are proposed to be felled.
- Approximately **22** nos. of trees in Tree Group **TG5** (a total Approx. 22 trees) located along Ha Chuk Yuen Road are proposed to be felled.

The trees to be felled consist of native, ornamental and fruit tree species with fair to low form and health condition with medium to low amenity value and are located on slopes. The survival rate after transplanting is low.

**Summary of Tree Recommendations** - A summary of proposed treatments for existing trees within the Application Site boundary is provided in **Table 1**.

**Table 1 - Summary of Treatment of Existing Trees**

TREE GROUPS	TREE TO BE RETAINED	TREE TO BE TRANSPLANTED	TREE TO BE FELLED	TOTAL
TG1	0	0	77	77
TG2	0	0	153	153
TG3	0	0	7	7



TREE GROUPS	TREE TO BE RETAINED	TREE TO BE TRANSPLANTED	TREE TO BE FELLED	TOTAL
TG4	0	0	8	8
TG5	0	0	22	22
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>267</b>	<b>267</b>

### 4.3 New Planting Proposal

In this report, a minimum of **267** nos. of new trees will be planted and will consist of heavy-standard trees. New trees will form part of the amenity tree planting under the landscape proposal. Indicative tree species are provided in **Table 2** under **Section 5.4** below and approximate locations are indicated on the **Landscape Master Plan** in **Annex C.1**.

## 5. LANDSCAPE DESIGN

### 5.1 Landscape Design Concept and Strategy

#### *General Design Concept*

The landscape design aims to promote local or district-wide biodiversity while satisfying human landscape needs. It will create synergy between the nearby three existing water bodies:

- (1) Ngau Tam Mei Drainage Channel (NTMDC)
- (2) DSD flood detention pond
- (3) The channelized Shan Pui River through Fairview Park and buffer to adjacent developments.

A variety of vegetated landscapes or recreational elements will also be provided.

#### *The main design objectives are:*

- To create a landscape design commensurate with the specific site conditions of the Proposed Residential Development;
- To ensure the landscape character is consistent with the overall design language and aesthetic of the architectural elements;
- To ensure the Proposed Development is sensitively integrated into the surrounding areas via naturalistic interface treatments;
- To minimize the visual impact of the Proposed Development through sensitive landscape treatment;
- To create suitable outdoor spaces for passive activities; and
- To promote the optimum use of indigenous plant species throughout the landscape and to introduce exotic ornamental species to feature areas where appropriate.

### 5.2 Major Landscape Elements (refer to Annexes C.1 to C6)

- (i) ***Landscaped Pond with Ecological Features*** – A landscape pond (about 0.5 ha) is proposed at the western side of the site adjacent to the existing Ngau Tam Mei Drainage Channel (NTMDC) and DSD’s flood detention pond. It is a pond with a natural substrate of different water depths to create scenic views and to create a variety of habitats with synergy with adjacent waterbodies. It consists of “Open Water”, “Shallow Water” and “Reedbeds” with different water depths to accommodate predominantly native aquatic and semi-aquatic vegetation. Together with its perimeter terrestrial planting, it will support small fauna species. Please refer to the ecological section of this Application for a description of its ecological functions.

**Landscape at Main Access** – The main access to the development will be from the existing Kam Pok Road. The main entrance to the development will be defined by feature paving at the entrance road leading to the main roundabout. Street tree planting is provided along the retail frontage and at the retail access.

- (ii) **Streetscape** – The main entrance of the development will be located at Kam Pok Road. After a roundabout, two internal streets branch off. Shade trees and extensive soft landscaping will provide colour and texture to the streetscape and generally soften the appearance of the residential areas.
- (iii) **Residential Area** – Landscape elements will be carefully integrated with the residential buildings to provide physical and visual amenities and to create coherent, legible indoor-outdoor connections. Planting will be an important component in defining different character zones while maintaining a consistent landscape image. A selection of natural and contemporary materials will be utilized to ensure attractive design details.
- (iv) **Resident’s Farm** – Farming was part of village life but has been largely discontinued as society has developed towards a more urban culture. A plot of land along the eastern edge abutting the existing village zone outside will be reserved for the residents of the development for domestic leisure farming/gardening including organic farming of herbs and vegetables to promote a reconnection with the land.
- (v) **Peripheral Buffer Planting** – Buffer/ screen planting will be provided as far as practical along the site edges to screen or to integrate the development with the adjacent surroundings.
- (vi) **Private Open Space – Open to Public** – These areas are located outside the residential portion. They are near the existing villages and are accessible from Hang Chuk Yuen Road. Landscape elements will be carefully integrated to provide physical and visual amenities that are coherent with the surrounding area.

### 5.3 Landscape Hardworks Schedule – General landscape hard works elements and materials are listed below:

**Table 2 - General Landscape Hardworks Elements and Materials**

AREA / LOCATION	LANDSCAPE HARDWORKS
Landscape Pond with Ecological Features	<i>Pedestrian / Maintenance footpath</i> – timber/wooden deck or similar <i>Seating Deck</i> – timber/wooden deck or similar
Main Entrance	<i>Vehicular road surface</i> – natural granite setts or similar <i>Entrance paving</i> – natural granite or similar <i>Pedestrian footpath</i> – natural granite or similar <i>Kerb/ Planter</i> – natural granite or similar
Streetscape	<i>Vehicular road surface</i> – precast concrete / clay pavers <i>Pedestrian footpath</i> – precast concrete / clay pavers <i>Kerbs/ Planter</i> – precast concrete kerbs <i>Street Furniture</i> – proprietary products
Residential & Clubhouse Landscape	<i>Footpath</i> – natural granite/stone paving or similar <i>Kerb/ Planter</i> – natural granite/stone paving or similar <i>Swimming pool</i> – timber deck and glass mosaic tile finish to pool <i>Communal Garden</i> – natural granite/ or similar; <i>Children’s playground</i> – proprietary play equipment and safety matting; <i>Shade Structures</i> – Concrete structure with granite cladding, metal frames, and glass canopy.

AREA / LOCATION	LANDSCAPE HARDWORKS
Private Open Space Open to Public	<i>Kerb/ Planter</i> – natural granite/stone paving or similar <i>Shade Structures</i> – Concrete structure with granite cladding, metal frames, and glass canopy.

#### 5.4 Landscape Softworks Design

**Planting Strategy** – The Landscape Pond with Ecological Features will be planted with a variety of predominantly native vegetation to be selected by ecologists to ensure ecological functions to promote biodiversity. Buffer planting will also be of predominantly native species that supports small fauna species. More exotic species will be used inside the residential development, such as in key location where fast-growing screen or colour / seasonal variation are expected. Please refer to the ecological section of this Application for planting details.

**Planting Schedule** – An indicative choice of plant materials is indicated in **Table 3** below:-

**Table 3 - Proposed Planting Palette**

Planting Species	Size	Spacing (mm)
<b>TREES</b>		
<i>Bischofia javanica</i> *	Heavy Standard	4000
<i>Bridelia tomentosa</i> *	Heavy Standard	4000
<i>Cinnamomum camphora</i> *	Heavy Standard	4000
<i>Cinnamomum burmannii</i> *	Heavy Standard	4000
<i>Cleistocalyx nervosum</i> *	Heavy Standard	4000
<i>Elaeocarpus chinensis</i> *	Heavy Standard	4000
<i>Ficus benjamina</i>	Heavy Standard	4000
<i>Ilex rotunda</i> var. <i>microcarpa</i> *	Heavy Standard	4000
<i>Lagestromia indica</i>	Heavy Standard	4000
<i>Liquidambar formosana</i> *	Heavy Standard	4000
<i>Michelia x alba</i>	Heavy Standard	4000
<i>Podocarpus macrophyllus</i> *	Heavy Standard	4000
<i>Pongamia pinnata</i> *	Heavy Standard	4000
<i>Syzygium hancei</i> *	Heavy Standard	4000
<i>Sterculia lanceolata</i> *	Heavy Standard	4000
<i>Terminalia</i> spp.	Heavy Standard	4000
<b>SHRUBS</b>		
<i>Aglaia odorata</i>	Varies	Varies
<i>Bridelia tomentosa</i> *	Varies	Varies
<i>Codiaeum variegatum</i>	Varies	Varies
<i>Duranta repens</i> “Golden Leaves”	Varies	Varies
<i>Gardenia jasminoides</i> *	Varies	Varies
<i>Gordonia axillaris</i> *	Varies	Varies
<i>Ixora chinensis</i> *	Varies	Varies
<i>Ligustrum sinense</i> *	Varies	Varies
<i>Murraya paniculata</i>	Varies	Varies
<i>Rhododendron simsii</i> *	Varies	Varies
<i>Liriope spicata</i> *	Varies	Varies
<b>GROUND COVER</b>		
<i>Arachis Duranensis</i>	Varies	Varies

Planting Species	Size	Spacing (mm)
<i>Asparagus desniflorus</i> ‘Myersii’	Varies	Varies
<i>Cuphea hyssopifolia</i>	Varies	Varies
<i>Dianella ensifolia</i> *	Varies	Varies
<i>Euphorbia milii</i> ‘Dwarf’	Varies	Varies
<i>Lantana montevidensis</i>	Varies	Varies
<i>Liriope spicata</i> *	Varies	Varies
<i>Nephrolepis exaltata</i> ‘Bostoniensis’ *	Varies	Varies
<i>Ophiopogon japonicas</i> *	Varies	Varies
<i>Tradescantia spathacea</i>	Varies	Varies
<i>Zephyranthes grandiflora</i>	Varies	Varies
<b>LAWN</b>		
<i>Zoysia japonica</i>	300 x 300 squares	n/a

Note: species selection will be subject to detailed design development & market availability

\* Native Species

**Plant Stock Sizes** – Generally, “Heavy-standard” sized trees will be selected for new tree planting in order to comply with compensatory planting requirements and provide a positive visual impact on day one. The planting size of low shrubs will vary from 300mm to 600mm whilst tall shrubs will be above 800mm. Groundcovers of 200mm to 300mm height will be provided.

**Plant Spacing** – Plant spacing will vary according to the species and stock size selected and shall be determined at the detail design stage. Trees will be located generally as indicated on the Landscape Master Plan. Street trees will generally be spaced at 4 to 5m to allow for future growth. Screen trees will be spaced at 3 to 5m. Shrubs and groundcover plants will be spaced subject to the plant stock size but spacing shall ensure that an immediate overall foliage effect is achieved. Typically, the spacing for shrubs will be between 250 to 500mm and 150 to 250mm for ground covers.

**Soil Depth** – Sufficient soil depth will be provided for all planting areas and adequate structural loading capacity and drainage will be provided for any planting areas on the structure. Depending on the types of planting, the minimum soil depths excluding drainage layers shall be:

- Trees/Palm Trees 1200mm
- Shrubs 600mm
- Groundcover 300 – 600mm
- Turf 300mm

**Soil Drainage** – Planting areas on the structure shall be drained by proprietary PVC drainage cells, filter fabric and planter drains connected to piped mains surface water drainage systems. On-grade planting shall be free-draining, and additional surface drains and subsoil drains will be provided where necessary.

**Irrigation Water Points** – Sufficient manual irrigation water points at a nominal spacing of 40m will be provided for all planting areas.

**Barrier-Free Access** – All landscape areas will be designed and detailed according to the current version of BD’s Design Manual – Barrier-Free Access.

**Children’s Playground and Elderly Exercise Area Safety** - The outdoor children’s playground and elderly exercise area will be designed in full compliance with the relevant safety standards and guidelines with impact-absorbing safety surfacing where necessary.

**Noise Barriers, Slopes and Retaining Structures** - There will be a 3m high noise barrier provided at the eastern edge of the Retail and GIC block near the northern corner of the Application Site. There will be no slopes and retaining structures within the development.

**Landscape Maintenance** - A minimum of 12 months Establishment Period will be incorporated in the planting contract for all softwork elements. Thereafter, landscape maintenance will be undertaken by an approved landscape maintenance company (refer to **Annex D – Landscape Maintenance Schedule**).

## 5.5 Landscape Area Provision

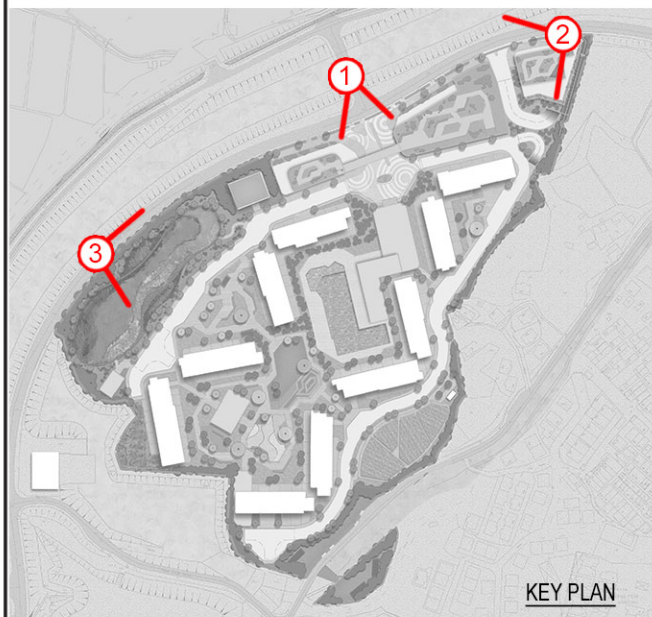
**Communal Open Space** – The total Application Site area is approximately **6.57ha** with a design population of 6,270. With the total open space area of no less than **6,270 m<sup>2</sup>**, the minimum standard of 10 ha per 100,000 persons (1 per m<sup>2</sup>) as stipulated in Chapter 4 of the Hong Kong Planning Standards and Guidelines is achieved by the proposed layout (refer to **Annex C.6**).

## **ANNEX A – EXISTING SITE CONDITION**

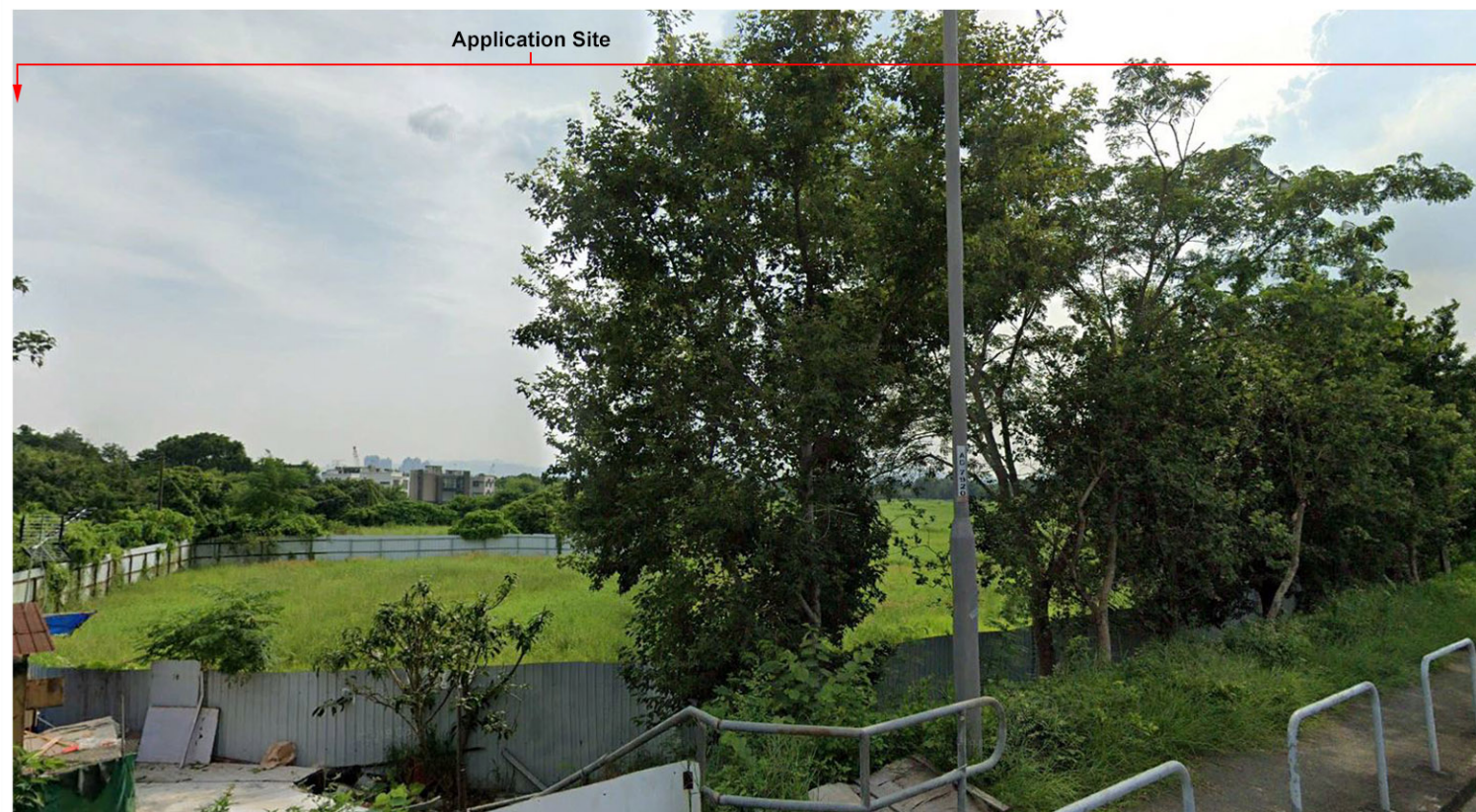
---

### **A.1 Existing Site Photographs**





VIEW POINT #1 : FROM BRIDGE ADJACENT TO KAM POK ROAD



VIEW POINT #2 : FROM KAM POK ROAD LOOKING SOUTH WEST



VIEW POINT #3 : FROM KAM POK ROAD LOOKING EAST



TITLE :

## EXISTING SITE PHOTOGRAPHS

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX:

**A.1**

REVISION:

**0**

DATE: SEPT 2024



**ANNEX B – Tree Assessment**

---

B.1	Tree Group Treatment Schedule
B.2.1 – B.2.7	Tree Survey Photographs
Dwg No. SHK50(Add5)/TT01	Tree Treatment Plan



TREE TREATMENT SCHEDULE

Address: At Various Lots in DD104 and adjoining government land, Mai Po, Yuen Long, New Territories

Prepared by: URBIS Limited in March 2024

Field Survey was conducted/updated on: Ms. WONG Wing Yee, Teresa (ISA Certified Arborist No. HK-0532A) on 13 March 2024

Proposed Residential Development in various lots in DD104 and adjoining government land, Mai Po, Yuen Long, New Territories

Rev. 0

TREE I.D NUMBER	TREE PHOTO No.	SPECIES		APPROX. TREE No.	TREE SIZE			PROPOSED TREATMENT (RETAIN/ TRANSPLANT/ FELL )	REMARKS
		SCIENTIFIC NAME	COMMON NAME		OVERALL HEIGHT (m)	TRUNK DIAMETER (m)	CROWN SPREAD (m)		
TG1	A to D	<i>Ficus altissima</i>	高山榕	13	7 - 11	0.2 - 0.48	6 - 10	FELL : 77	TG1 is located along Ha Chuk Yuen Road and the trees are possibly planted by the government as roadside amenity planting. They consist of ornamental species that are commonly used as roadside amenity planting. All trees in this group are densely planted on sloping land and are difficult to transplant. This tree group is affected by the proposed site formation level and development site (e.g. proposed open space and fence wall).
		<i>Ficus binnendijkii</i>	阿里垂榕	11	8 - 11	0.25 - 0.45	5 - 8		
		<i>Aleurites moluccana</i>	石栗	2	5 - 6	0.15 - 0.20	4 - 5		
		<i>Celtis sinensis</i>	朴樹	3	7 - 9	0.25 - 0.4	6 - 9		
		<i>Cleistocalyx nervosum</i>	水翁	12	6 - 10	0.2 - 0.38	5 - 8		
		<i>Delonix regia</i>	鳳凰木	5	7 - 10	0.2 - 0.3	6 - 7		
		<i>Khaya senegalensis</i>	非洲棟	1	11	0.3	8		
		<i>Koelreuteria bipinnata</i>	複羽葉欒樹	8	6 - 8	0.2 - 0.3	5 - 6		
		<i>Melaleuca cajuputi</i> Roxb. subsp. cumingiana	白千層	16	7 - 13	0.25 - 0.35	5 - 7		
		<i>Spathodea campanulata</i>	火焰木	1	8	0.2	5		
		<i>Syzygium cumini</i>	海南蒲桃	5	7 - 9	0.2 - 0.3	6 - 8		
		TG1 subtotal		77					
TG2	E to H	<i>Ficus microcarpa</i>	細葉榕	45	6 - 9	0.1 - 0.45	5 - 11	FELL: 153	TG2 is located along Kam Pok Road. It consists of native and ornamental trees species that are possibly planted by the government as roadside amenity planting. All trees in this group are planted on slope and are difficult to transplant. This tree group is affected by the proposed site formation level and development site (e.g. proposed landscape pond and fence wall).
		<i>Ficus virens</i>	大葉榕	11	7 - 10	0.2 - 0.45	5 - 7		
		<i>Albizia lebbbeck</i>	大葉合歡	3	7 - 8	0.1 - 0.3	6 - 7		
		<i>Bauhinia</i> spp.	羊蹄甲屬	18	5 - 7	0.1 -0.25	3 - 5		
		<i>Bischofia javanica</i>	秋楓	6	6 - 8	0.2 - 0.3	5 - 6		
		<i>Celtis sinensis</i>	朴樹	10	6 - 10	0.1 - 0.3	6 - 9		
		<i>Cinnamomum camphora</i>	樟	14	6 - 10	0.15 - 035	5 - 8		
		<i>Leucaena leucocephala</i>	銀合歡	9	4 - 8	0.1 - 0.25	4 - 5		
		<i>Khaya senegalensis</i>	非洲棟	8	7 - 10	0.2 - 0.3	6 - 9		
		<i>Liquidambar formosana</i>	楓香	8	5 - 7	0.1 - 0.25	4 - 7		
		<i>Melia azedarach</i>	苦楝	1	6	0.15	3		
		<i>Peltophorum pterocarpum</i>	雙翼豆	1	10	0.3	7		
		<i>Pterocarpus indicus</i>	紫檀	1	7	0.25	5		
		<i>Schefflera heptaphylla</i>	鴨腳木	2	4 - 5	0.15 - 0.2	4 - 5		
		<i>Syzygium cumini</i>	海南蒲桃	11	7 - 10	0.2 - 0.3	5 - 7		
		<i>Syzygium jambos</i>	蒲桃	5	6 - 8	0.2 - 0.3	4 - 6		
		TG2 subtotal		153					
TG3	I to L	<i>Bischofia javanica</i>	秋楓	3	4 - 5	0.15 - 0.2	0.5 - 3	FELL: 7	TG3 is located on the eastern application site boundary; trees in this group comprise self-seeded native woodland species and exotic fruit tree species which might be planted by previous occupants. The trees are in poor condition or beside structure which are not suitable to be transplanted. This tree group is affected by the proposed site formation level and development site (e.g. proposed internal road and fence wall).
		<i>Dimocarpus longan</i>	龍眼	1	6	0.25	6		
		Dead tree	死樹	1	3	0.1	2		
		<i>Leucaena leucocephala</i>	銀合歡	1	4	0.15	3		
		<i>Psidium guajava</i>	番石榴	1	3	0.15	3		
		TG3 subtotal		7					
TG4	M to P	<i>Averrhoa carambola</i>	楊桃	1	6	0.3	5	FELL: 8	TG4 is located in the north western portion of the application site and includes self-seeded native woodland trees and fruit species that were possibly planted by the previous occupants. Generally, all trees are in poor condition and transplant is not suggested. This tree group is affected by the proposed site formation level and development site and are proposed to be felled (e.g. proposed open space and fence wall).
		<i>Celtis sinensis</i>	朴樹	1	11	0.35	12		
		<i>Clausena lansium</i>	黃皮	1	4	0.1	3		
		Dead tree	死樹	1	8	0.4	10		
		<i>Litchi chinensis</i>	荔枝	2	2 - 6	0.12 - 0.25	2- 3		
		<i>Macaranga tanarius</i> var. tomentosa	血桐	1	3	0.1	3		
		<i>Syzygium cumini</i>	海南蒲桃	1	5	0.15	3		
TG4 subtotal		8							
TG5	Q to S	<i>Acacia auriculiformis</i>	耳果相思	4	7 - 8	0.1 - 0.3	6 - 7	FELL: 22	TG5 is located along Ha Chuk Yuen Road and beside man-made nullah. It consists of ornamental and reforestation species that are commonly used as roadside amenity planting. Generally, all trees are in average to poor condition. They are not suggested to be transplanted as the species are of low survival rate after transplant or are densely planted. The existing trees in this group are proposed to be felled.
		<i>Acacia confusa</i>	台灣相思	3	6 - 8	0.1 - 0.3	5 - 7		
		<i>Delonix regia</i>	鳳凰木	1	9	0.3	7		
		<i>Ficus altissima</i>	高山榕	2	5 - 10	0.3 - 0.35	3 - 5		
		<i>Hibiscus tiliaceus</i>	黃槿	3	8	0.2 - 0.3	6 - 10		
		<i>Leucaena leucocephala</i>	銀合歡	8	6 - 9	0.2 - 0.3	6 - 9		
		<i>Macaranga tanarius</i> var. tomentosa	血桐	1	4	0.1	4		
		TG5 subtotal		22					

SUMMARY TABLE

	No. of Tree(s)
Tree to be Retained	0
Tree to be Transplanted	0
Tree to be Felled	267
Total Number of Existing Tree(s)	267





Photo no. A: Tree Group 1 (TG1)



Photo no. B: Tree Group 1 (TG1)

S.12A Planning Application for the Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 - Rezoning from Residential (Group D)" to "Residential Group C)1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

## ANNEX B.2.1 – TREE SURVEY PHOTOGRAPHS





Photo no. C: Tree Group 1 (TG1)



Photo no. D: Tree Group 1 (TG1)





Photo no. E: Tree Group 2 (TG2)



Photo no. F: Tree Group 2 (TG2)





Photo no. G: Tree Group 2 (TG2)



Photo no. H: Tree Group 2 (TG2)





Photo no. I: Tree Group 3 (TG3)



Photo no. J: Tree Group 3 (TG3)



Photo no. K: Tree Group 3 (TG3)



Photo no. L: Tree Group 3 (TG3)





Photo no. M: Tree Group 4 (TG4)



Photo no. N: Tree Group 4 (TG4)



Photo no. O: Tree Group 4 (TG4)



Photo no. P: Tree Group 4 (TG4)



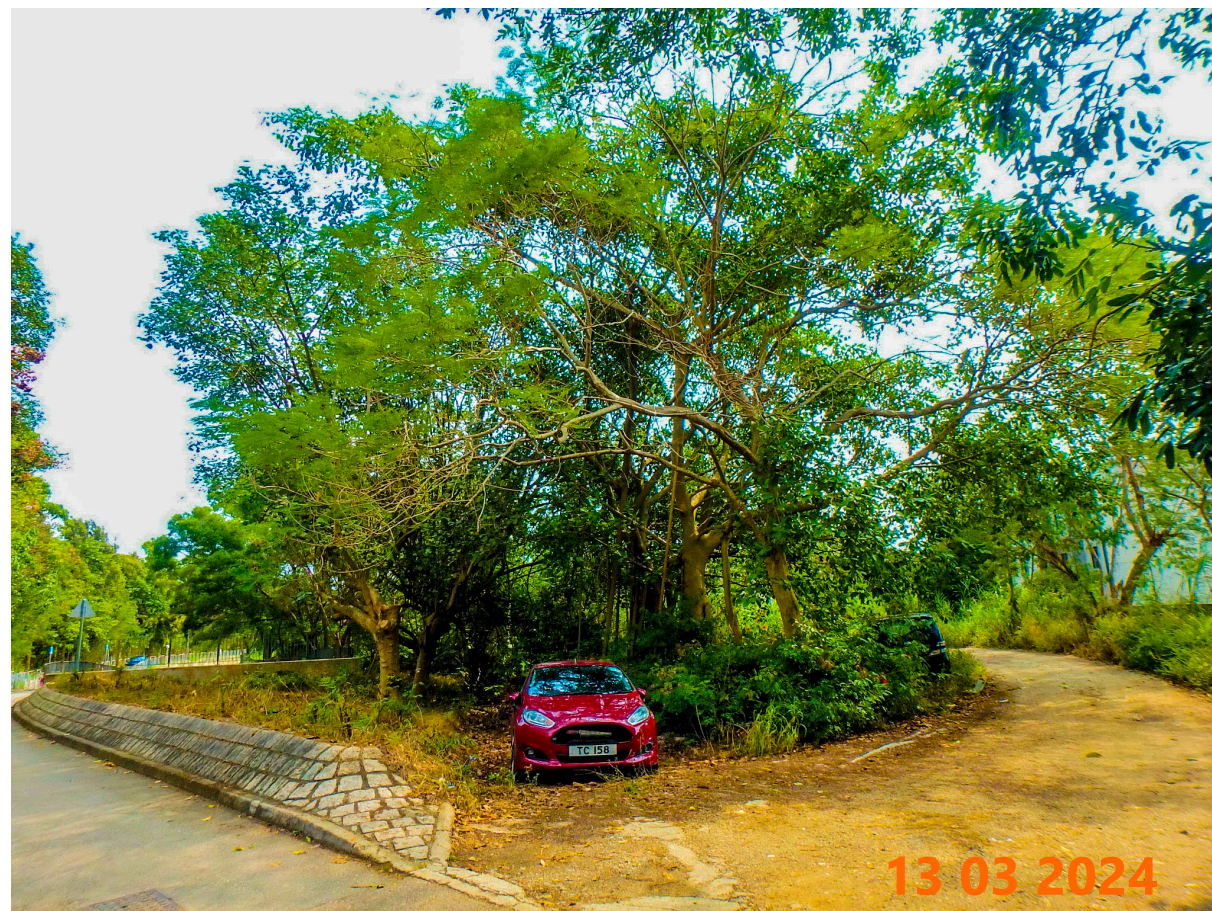


Photo no. Q: Tree Group 5 (TG5)



Photo no. R: Tree Group 5 (TG5)

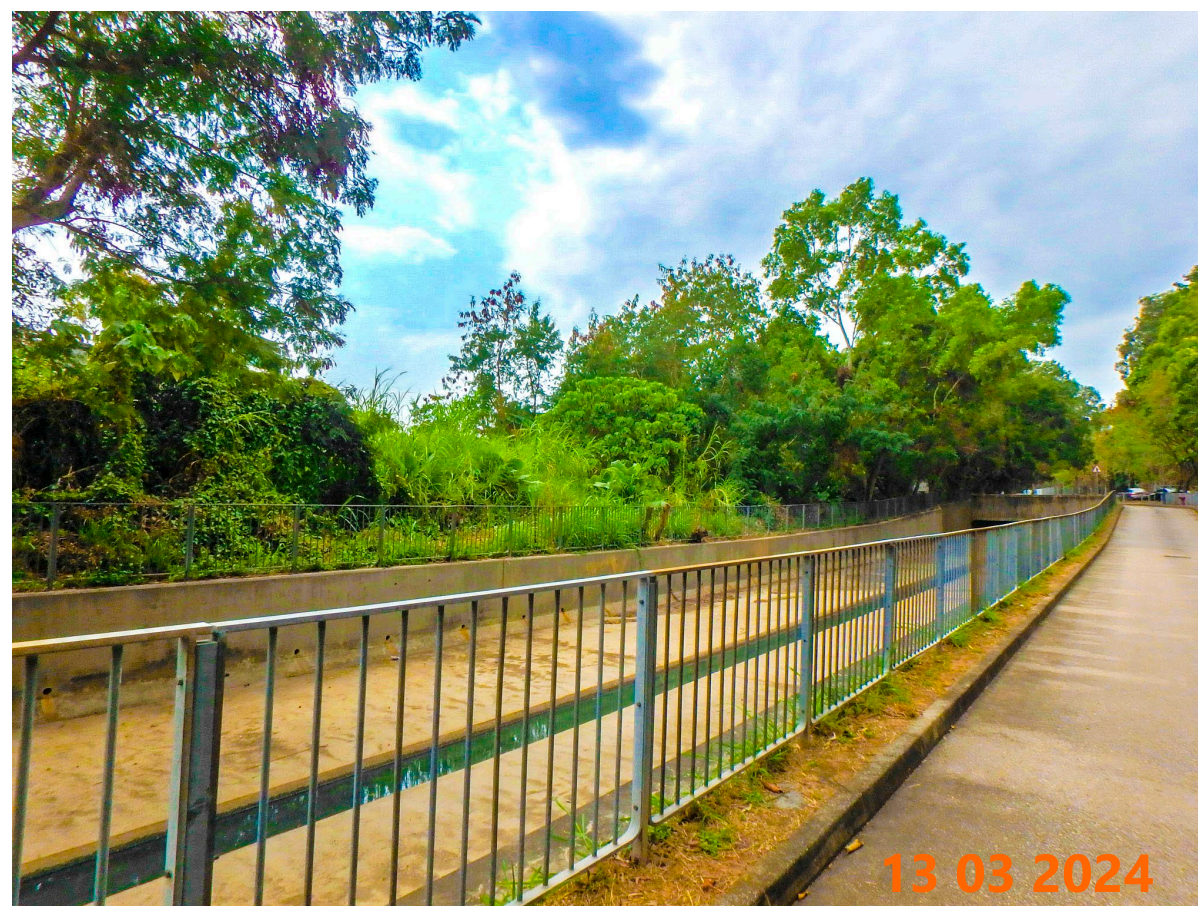
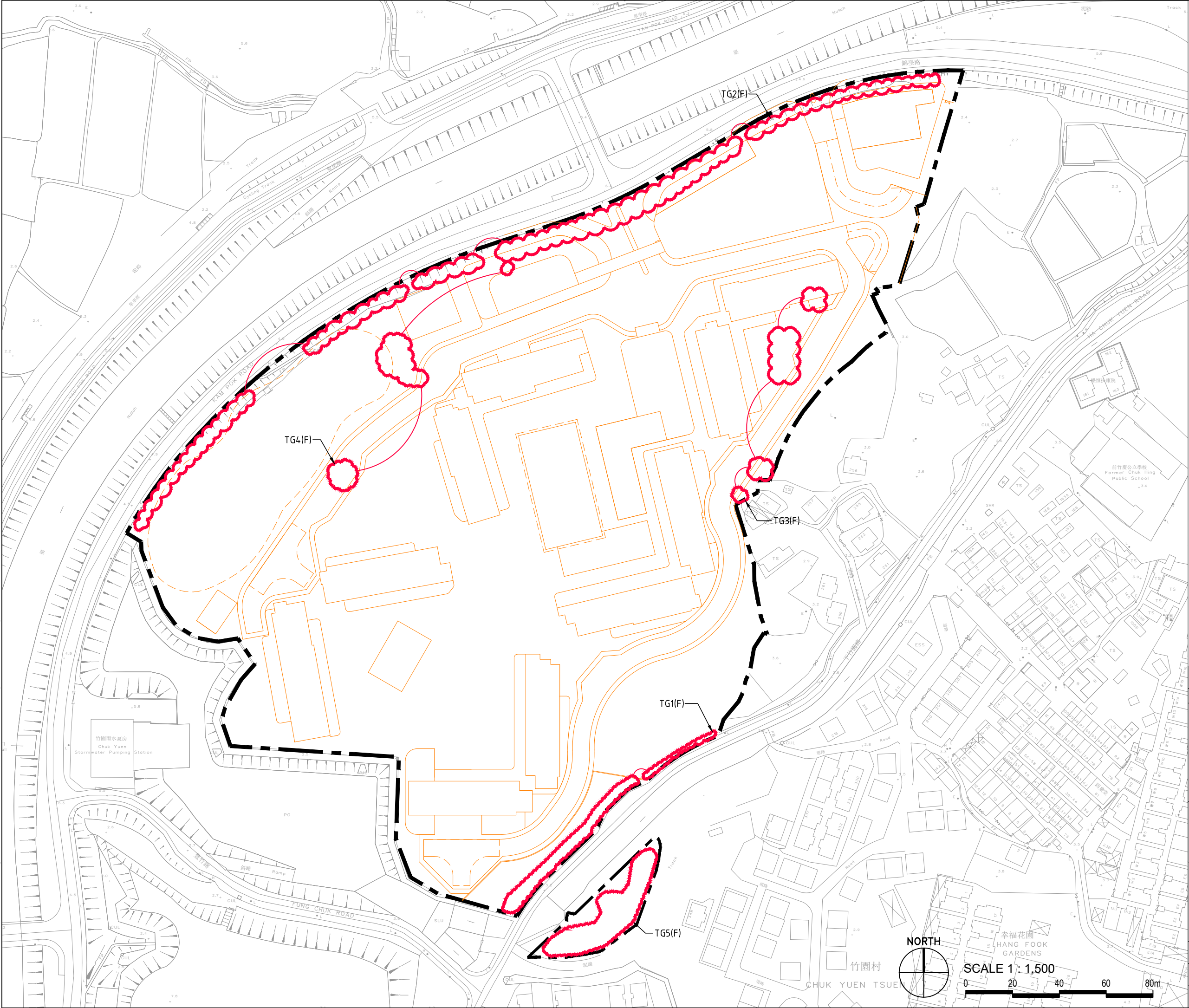






Photo no. S: Tree Group 5 (TG5)



I:\SHK50\_Add8\DWG-GA\SHK50\_TT01.dwg, A3, 25/9/2024 10:57:12 am, ellis, ISO full bleed A3 (420.00 x 297.00 MM), 1:1



LEGEND

-  SITE BOUNDARY
-  PROPOSED DEVELOPMENT / SITE FORMATION LEVEL
-  EXISTING TOPO PLAN / EXISTING FORMATION LEVEL
-  EXISTING TREE GROUP TO BE FELLED

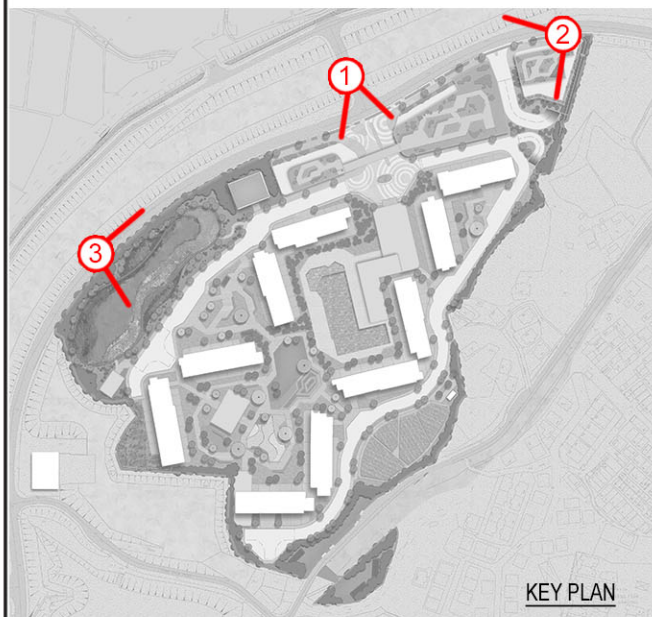
Amendment Numbers	Date	Amendment Description	Drawn by	Checked by	Approved by
<div> urbia Limited Planning, Urban Design, Landscape, Golf &amp; Environmental Consultants urbis Limited, 11/F Shu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel 2802 3333 Fax 2802 8662</div>					
<b>Job title</b> PROPOSED RESIDENTIAL DEVELOPMENT WITHIN "RESIDENTIAL (GROUP D)" ZONE AT VARIOUS LOTS IN DD 104, YUEN LONG, N.T.					
<b>Drawing title</b> TREE TREATMENT PLAN					
Drawn	EI	Scale	1:1500 @ A3		
Designed	DK	Date	2024-09-25		
Approved by	TO	Dwg. No.	SHK50(ADD8)/TT01		

## **ANNEX C – Landscape Design**

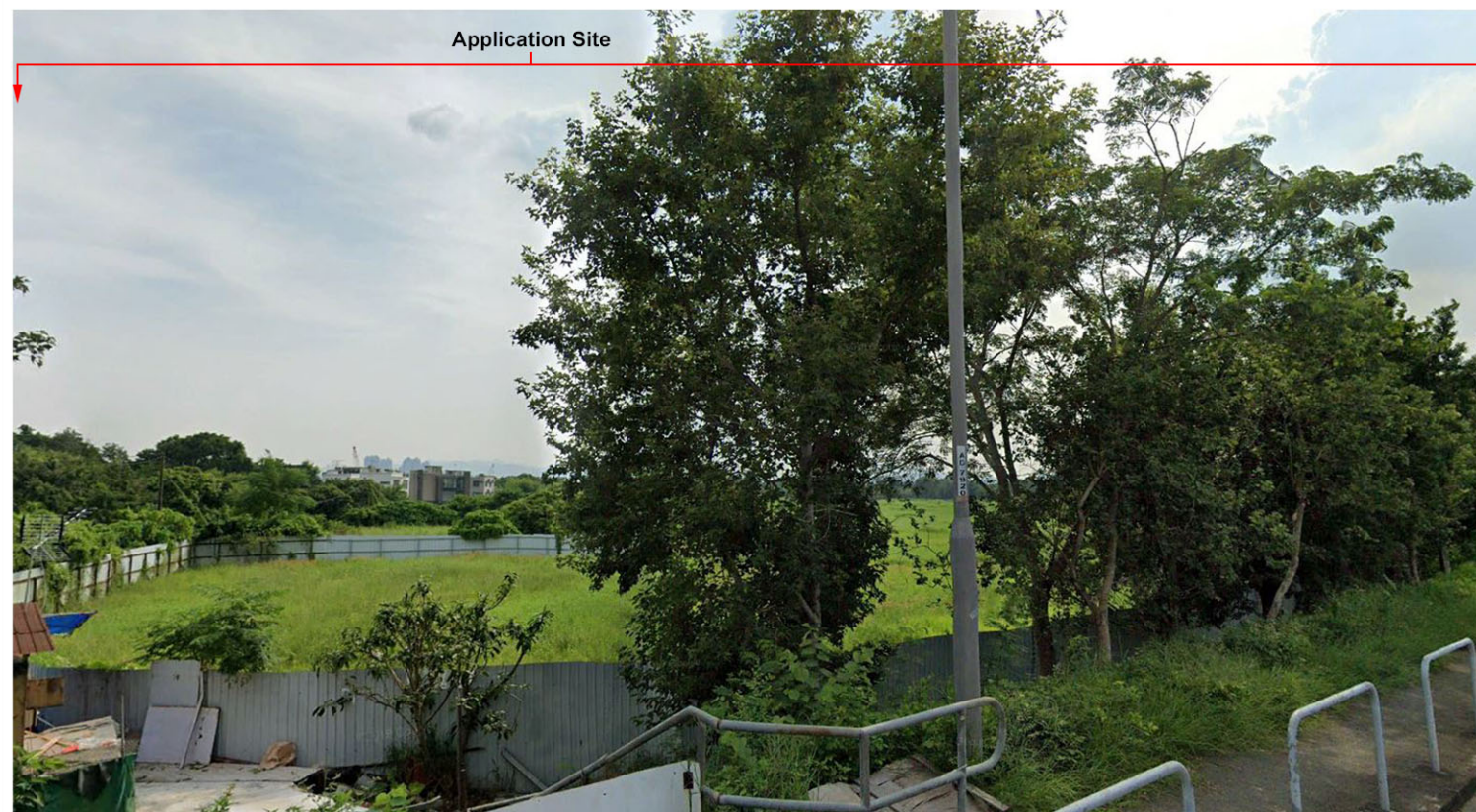
---

- C.1 Landscape Master Plan**
- C.2 Typical Section S1**
- C.3 Typical Section S2**
- C.4 Typical Section S3**
- C.5 Blow-up Pond Sections 1**
- C.6 Blow-up Pond Sections 2**
- C.7 Communal Open Space Provision**





VIEW POINT #1 : FROM BRIDGE ADJACENT TO KAM POK ROAD



VIEW POINT #2 : FROM KAM POK ROAD LOOKING SOUTH WEST



VIEW POINT #3 : FROM KAM POK ROAD LOOKING EAST



TITLE : **EXISTING SITE PHOTOGRAPHS**

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX:

**A.1**

REVISION:

**0**

DATE:

DEC 2024





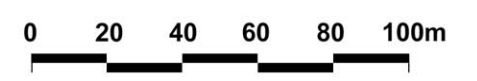
**LEGEND**

- APPLICATION SITE BOUNDARY  
(APPROX. 1.8M(H) PERIPHERY FENCE WALL)
- 3M(H) NOISE BARRIER
- PROPOSED TREES
- BUFFER PLANTING  
(3M OFFSET FROM THE SITE BOUNDARY)
- SHRUB / GROUNDCOVER PLANTING
- LAWN
- BAMBOO GROVE
- LANDSCAPE POND WITH ECOLOGICAL FEATURES
- PRIVATE GARDEN
- REEDBED
- SEATING DECK
- MAINTENANCE PATH / FOOTPATH
- OPEN WATER
- SHALLOW WATER

- 1 MAIN ENTRANCE
- 2 RETAIL STREET
- 3 POCKET GARDEN
- 4 COMMUNITY FARM
- 5 FARM STORAGE
- 6 CLUBHOUSE
- 7 GARDEN
- 8 SWIMMING POOL
- 9 PLAY AREA
- 10 SEATING DECK
- 11 PERGOLA



Scale 1:2,000



TITLE : **LANDSCAPE MASTER PLAN**

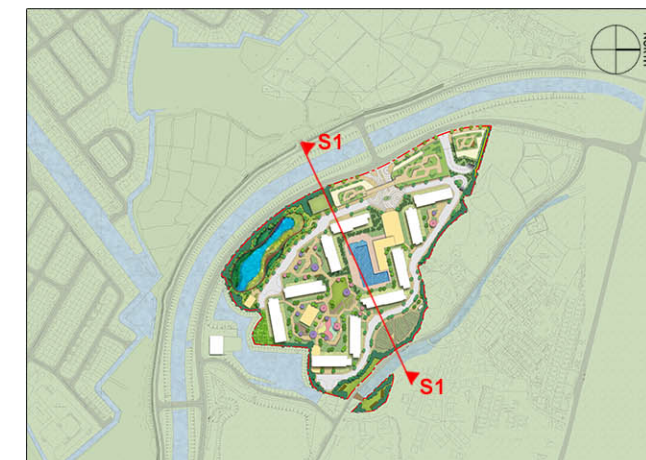
PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX: **C.1**

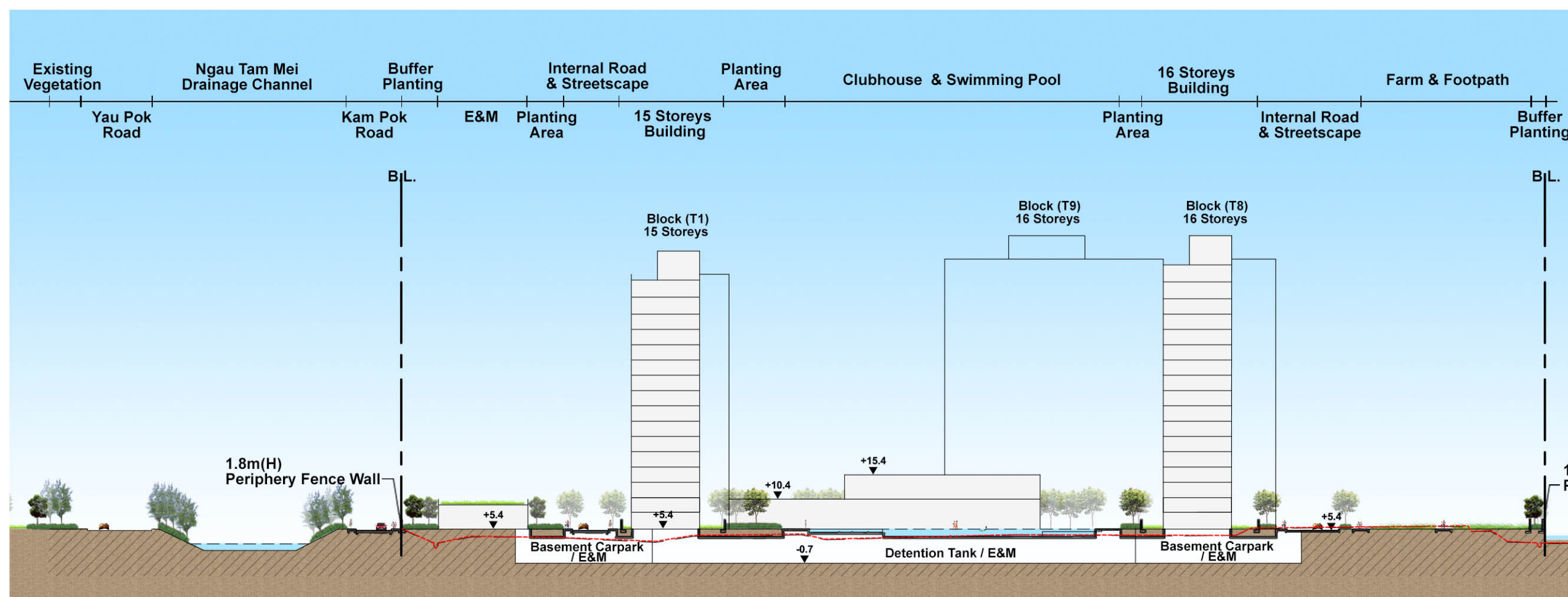
REVISION: **0**

DATE: DEC 2024





KEY PLAN



TITLE : **TYPICAL SECTION 1 (SHEET 1 OF 3)**

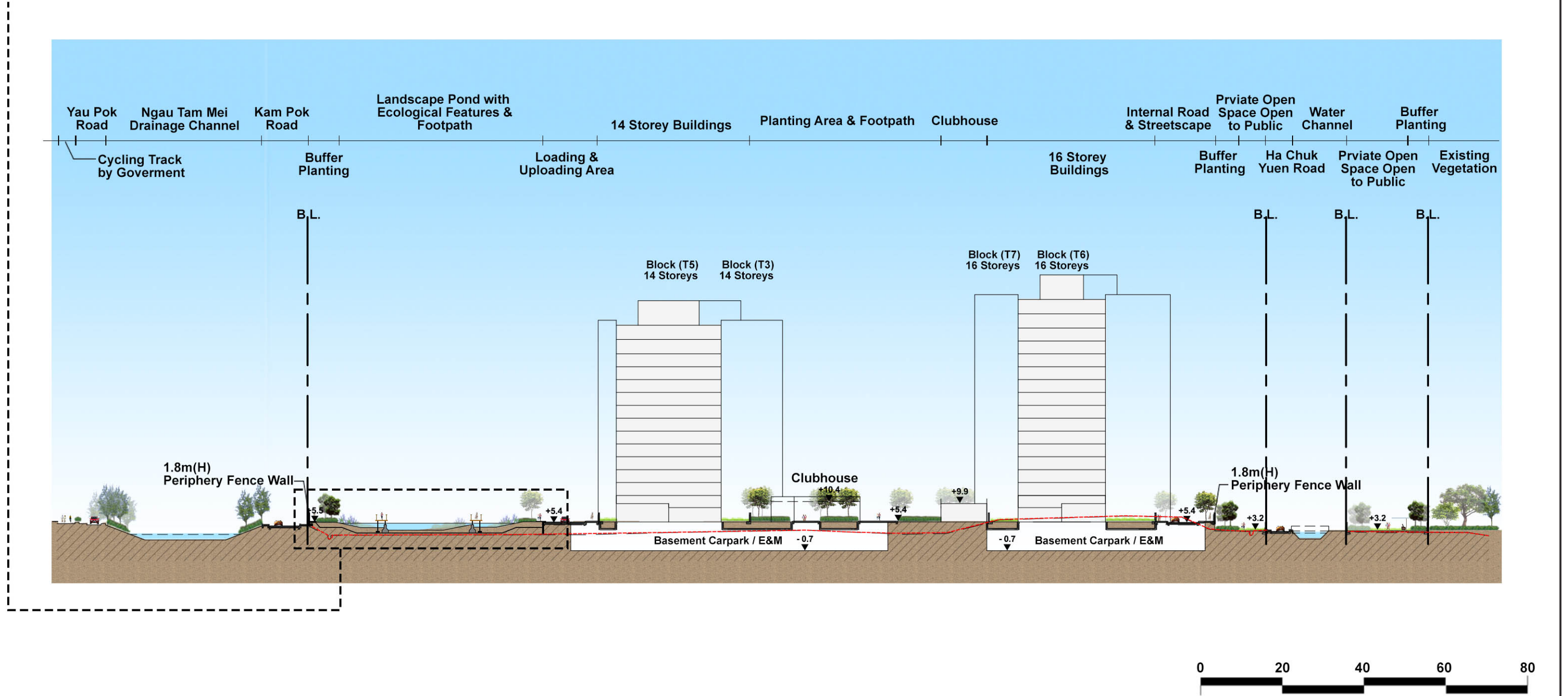
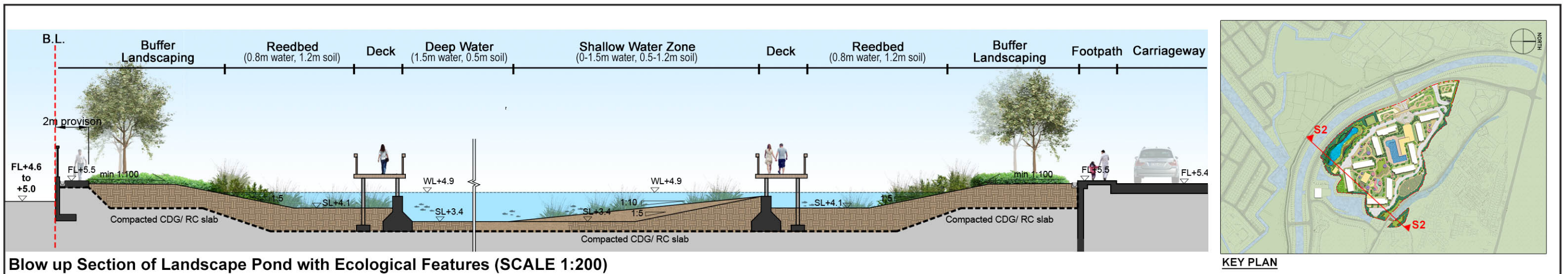
PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX: **C.2**

REVISION: **0**

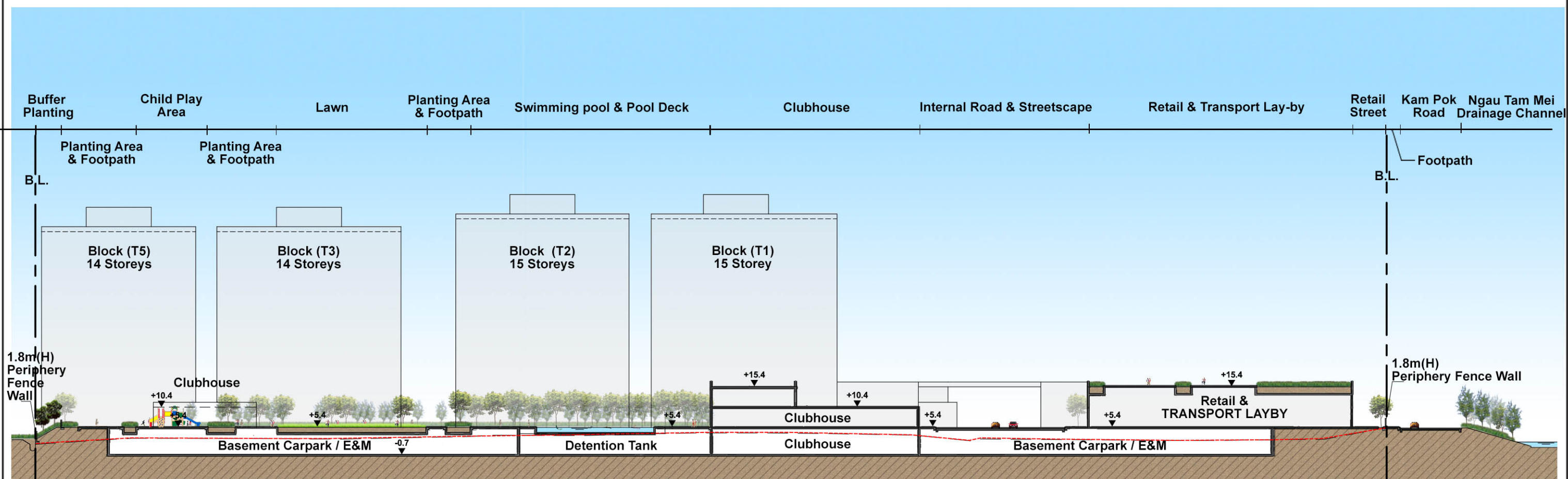
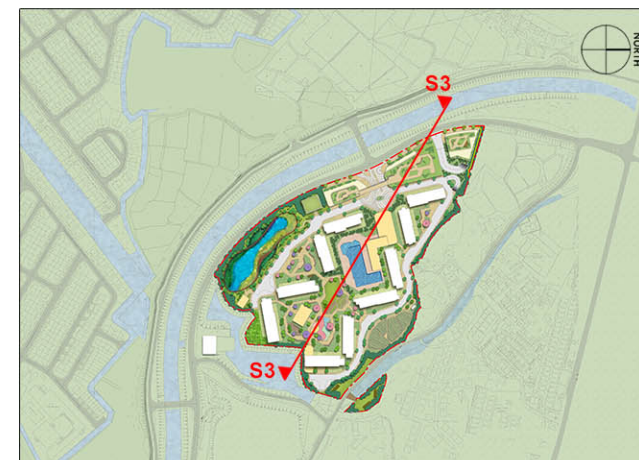
DATE: DEC 2024

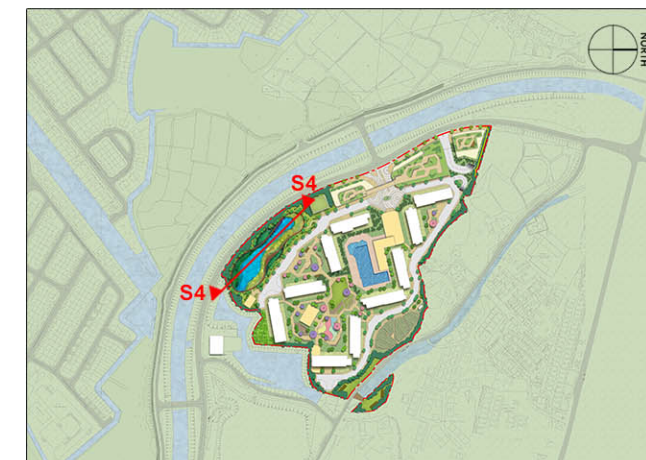




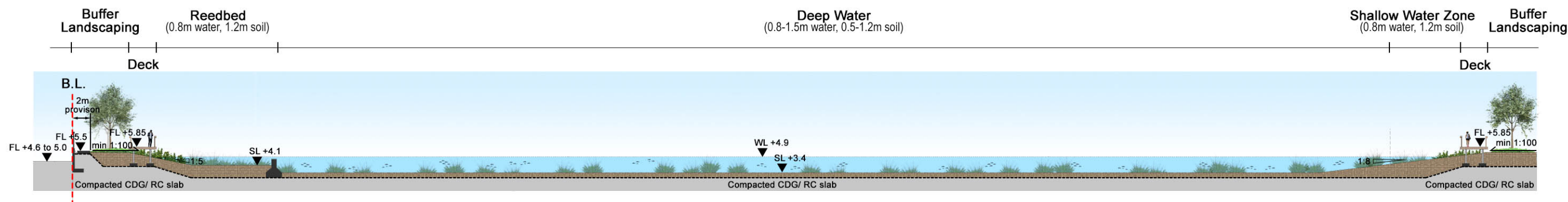
	<p>TITLE : <b>TYPICAL SECTION 2 (SHEET 2 OF 3)</b></p> <p>PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.</p>	<p>ANNEX: <b>C.3</b></p> <p>REVISION: <b>0</b></p> <p>DATE: DEC 2024</p>
--	--	--







KEY PLAN



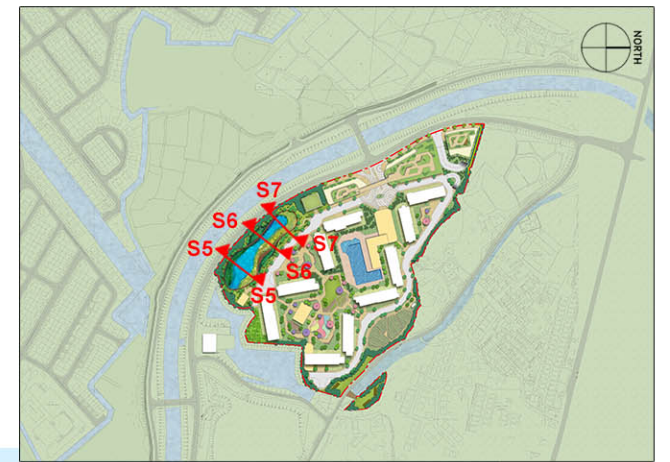
TITLE : **BLOW-UP POND SECTION 1 (SHEET 1 OF 2)**

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

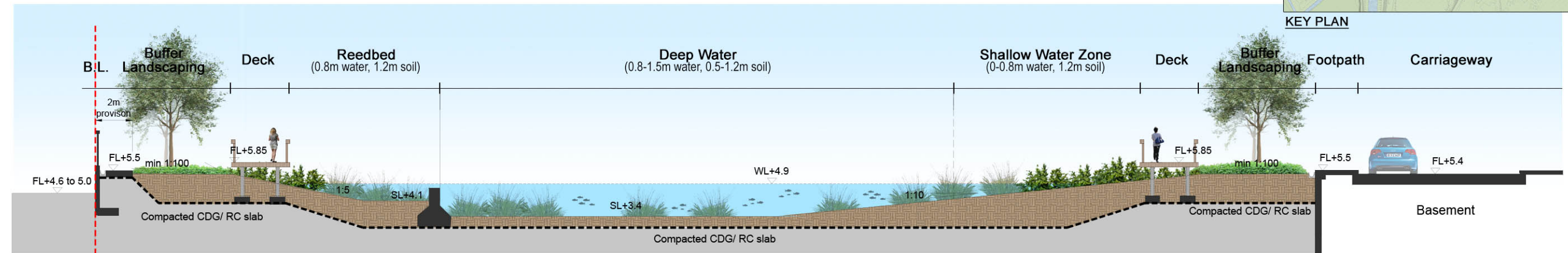
ANNEX: **C.5**  
 REVISION: **0**  
 DATE: DEC 2024



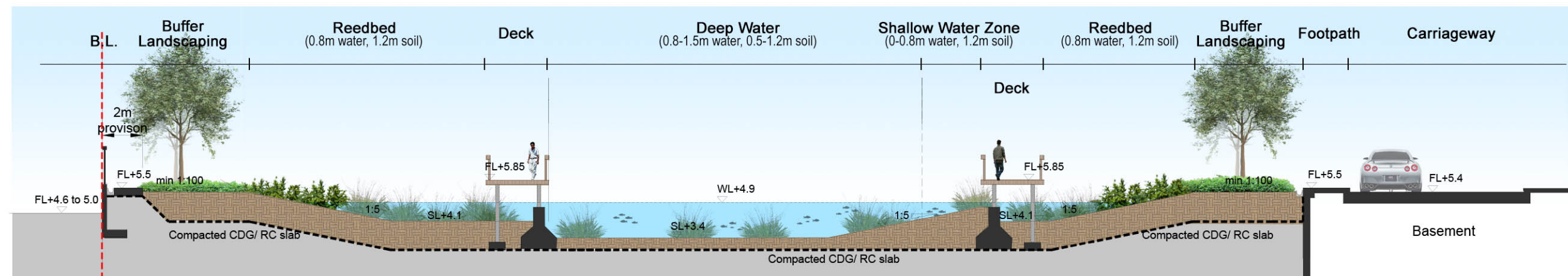




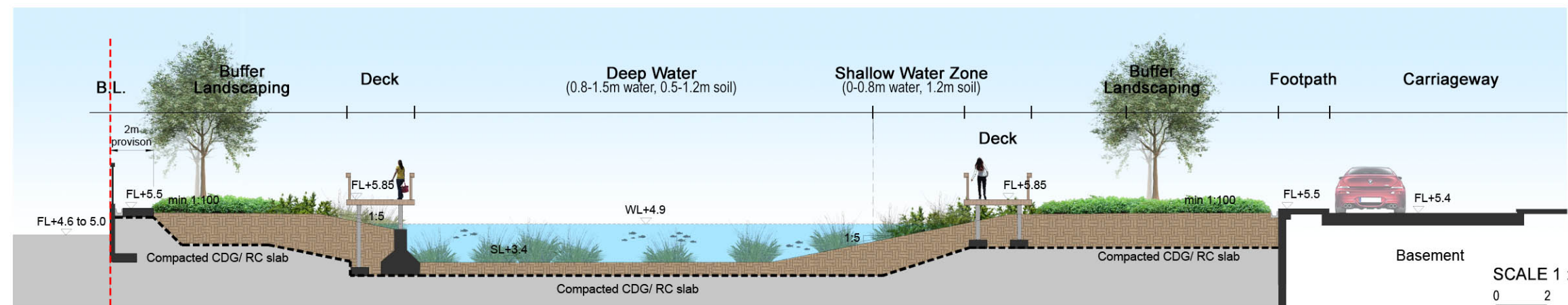
KEY PLAN



Section 5



Section 6



Section 7



TITLE : **BLOW-UP POND SECTION 2 (SHEET 2 OF 2)**


PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX: **C.6**  
REVISION: **0**  
DATE: DEC 2024







	TITLE : <b>OPEN SPACE PROVISION</b>	ANNEX: <b>C.7</b>
	PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.	REVISION: <b>0</b>
		DATE: DEC 2024



## **ANNEX D – LANDSCAPE MAINTENANCE SCHEDULE**

---

**D.1 Landscape Maintenance Schedule – for Trees**


**D.2 Landscape Maintenance Schedule – for Shrubs & Groundcovers**

Maintenance Schedule for trees														
Urbis Limited														
	Objective	Works Description	Suggested Frequency											
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1.0	Record keeping	Take quaterly date-imprinted, colour, photographic records to show all conditions of trees including full views and close-ups of wounds and defects. Record keeping includes monitoring trees and soil. Records shall be kept for below regular checking works item 1.6, 1.8, 1.11 and 1.12.	√	-	-	√	-	-	√	-	-	√	-	-
1.1	Leaf picking and ground cleaning	Ensure areas beneath tree crowns are free of foreign matters harmful to trees or undesirable for users. Root collars must be kept clear from leaf and litter to ensure they stay dry and fungus-free.	√	√	√	√	√	√	√	√	√	√	√	√
1.2	Watering	Watering to maintain a moist soil adequate for healthy growth. Watering to be carefully calibrated with rainfall, watering is not required on days when rainfall is sufficient to moisten the soil.	Anticipated daily			As required (At most daily except during heavy rainfall)						Anticipated daily		
1.3	Weeding	All planted areas shall be kept free from weeds. Any unwanted plants including <i>Mikania micrantha</i> are noxious weeds and shall be removed.	√	√	√	√	√	√	√	√	√	√	√	√
1.4	Fertilization	Fertilization should be carried out in Spring and Fall to provide added nutrient at times of seasonal plant growth. Slow release fertilizer should be applied. It should be granular NPK chemical fertilizer with a minimum four (4) month release period at 32°C with the following formula: 14 - 18 parts N (Nitrogen) 7 - 14 parts P2O5 (Available Phosphoric Acid) 12 - 16 parts K2O (Soluble Potash) max. 2 parts MgO (Magnesium Oxide) plus other trace elements Application should be adjusted at a rate of 200 gm per heavy standard tree.	-	-	√	-	-	-	-	√	-	-	-	-
1.5	Soil amelioration	Soil amelioration includes inspection of the soil beneath tree crowns to ensure its composition is suitable for growth. Where necessary aeration, adding soil conditioner, adding soil mix, should be done to ensure soil remains friable.	-	-	√	-	-	-	-	√	-	-	-	-
1.6	Checking tree stability	Tree stability should be checked quarterly to ensure trees are standing firm. Checking tree stability is especially important for tall and transplanted trees. Gently push against the trunk by hand to see if the tree sways. Ensure tree is well-secured by staking or anchoring should tree be found not yet taking root in new soil. Checking should be done on ad-hoc basis after strong winds, black rainstorm or typhoon.	√	-	-	√	-	-	√	-	-	√	-	-
1.7	Staking & tie maintenance and removal	Loosen tree ties and adjust stakes to accommodate growth. Ensure tree trunks and branches are not girdled by ties. Trunks and branch barks shall be healthy and free from damage due to tree ties. Stakes shall be adjusted to ensure they are secure and do not cause nuisance to users.	√	√	√	√	√	√	√	√	√	√	√	√
1.8	Checking branch health	Branch health should be checked quaterly. This is to ensure that problem branches with defect such as wounds, loose bark, cracks, fungal fruiting bodies, stubs and dead branches are identified. Adhoc checking may be carried out after inclement weather.	√	-	-	√	-	-	√	-	-	√	-	-
1.9	Pruning	Pruning shall be carried out quarterly to maintain regular tree vigor and remove problem branches identified during regular checking. Adhoc pruning may be carried out after inclement weather should damages be found.	√	√	√	√	√	√	√	√	√	√	√	√
1.10	Mulch maintenance	As required to keep mulching layer at thinkness of 50mm.	As requested											
1.11	Pest and disease control	Maintain vigilance at all times when carrying out maintenance for pest and disease. Have experience personnel specifically carry out pest and disease inspection monthly and during know periods of outbreak. Once identified, eradication should be carried out immediately and no later than 7 days of identification.	√	√	√	√	√	√	√	√	√	√	√	√
1.12	Tree inspection following adverse weather events	To be carried out within 24 hours after Tropical typhoon T8, Black Rainstorm, or local severe weather. Results of inspection with photos as necessary should be recorded. Where branches, trunks, or entire trees are found affected by recent event, remedial works should be carried out immediately.	As required											
1.13	Tree Risk Assessment	Tree Risk Assessment is a defined method of determining risk of tree failure on targets. Tree risk assessment shall be carried out in accordance with 'Guidelines for Tree Risk Assessment and Management Arrangement on an Area Basis and on a Tree Basis' promulgated by Tree Management Office, Greening, Landscape and Tree Management Section of DEVB. Maintenance personnel shall be familiar with the requirement of this assessment and shall carry out Tree Risk Assessments regularly and at appropriate times to facilitate proper tree management with the Lot.	As appropriate											

Note:

1 All maintenance works listed above should be carried out by experienced and qualified personnel having suitable training in aboricultural works.

2 Above maintenance works schedule applies on a regular basis under normal circumstances.


	TITLE :	<b>LANDSCAPE MAINTENANCE SCHEDULE (FOR TREES)</b>	ANNEX:	<b>D.1</b>
	PROJECT :	S.12A Planning Application for the Approved Mai Po and Fairview Park OZP No.S/YL-MP/6 - Rezoning from “Residential (Group D)” to “Residential (Group C)1” Zone for a Proposed Residential Development in various Lots in D.D 104 and Adjoining Government Land, Yuen Long, New Territories, Hong Kong	REVISION:	<b>0</b>
			DATE:	DEC 2024

Maintenance Schedule for specimen shrubs, ground covers, ferns, grasses and lawn														
Urbis Limited														
	Objective	Works Description	Suggested Frequency											
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1.1	Leaf picking and ground cleaning	Ensure areas beneath plants are free of foreign matters harmful to plants or undesirable for users. Root collars must be kept clear from leaf and litter to ensure they stay dry and fungus-free.	√	√	√	√	√	√	√	√	√	√	√	√
1.2	Watering	Watering to maintain a moist soil adequate for healthy growth. Watering to be carefully calibrated with rainfall, watering is not required on days when rainfall is sufficient to moisten the soil.	Anticipated daily		As required (At most daily except during heavy rainfall)								Anticipated daily	
1.3	Weeding	All planted areas shall be kept free from weeds. Any unwanted plants including <i>Mikania micrantha</i> are noxious weeds and shall be removed.	√	√	√	√	√	√	√	√	√	√	√	√
1.4	Fertilization	<p>Fertilization should be carried out in Spring and Fall to provide added nutrient at times of seasonal plant growth. Slow release fertilizer should be applied at a rate of:</p> <p>(i) ≤20 g/m2/year of nitrogen per semi-mature tree and heavy standard tree  (ii) ≤15 g/m2/year of nitrogen per standard tree and specimen shrub  (iii) ≤10 g/m2/year of nitrogen per seedling tree, mass shrub, herbaceous plants, ground covers and ferns;  (iv) ≤5 g/m2/year of nitrogen for grassed area formed by turfing or sprigging, hydroseeding or broadcast seeding and;  (v) Apply slow release fertilizer to plants under shade (&lt;1000 lux) at fifty percent of the rate for the same plant planted outdoors.</p> <p>Fertilizer burn should be avoided by not over fertilizing plants and not applying fertilizer to wet foliage. In particular, never fertilize wet lawns or allow fertilizer to come in contact with wet leaves. Water deeply and thoroughly after applying granular fertilizer to rinse the fertilizer off the plants and allow the salts to distribute themselves evenly in the soil..</p>	-	-	√	-	-	-	-	√	-	-	-	-
1.5	Soil amelioration	Soil amelioration includes inspection of the soil beneath tree crowns to ensure its composition is suitable for growth. Where necessary aeration, adding soil conditioner, adding soil mix, should be done to ensure soil remains friable.	-	-	√	-	-	-	-	√	-	-	-	-
1.6	Checking plant health	Plants health should be checked quarterly. This is to ensure that problem branches with defect, pest infestation, fungal fruiting bodies, stubs and dead branches are identified. Adhoc checking may be carried out after inclement weather	√	-	-	√	-	-	√	-	-	√	-	-
1.7	Pruning	<p>Pruning for spring flowering shrubs, if considered necessary, should can be done right after bloom to maximize the next season's flowers. Deadheading of spent blooms (i.e. remove flowers after they fade) is recommended because it conserves the plant's energy, which would otherwise be spent on seedpod and seed development. Since buds develop in midsummer through fall for the following spring, pruning in the fall and winter should be avoided as it removes flowering wood with buds.</p> <p>Pruning for summer flowering shrubs, if considered necessary, should be done in late-winter while they are dormant. It could also be done in early spring before growth starts.</p>	-	-	√ (summer flowering shrubs)	-	√ (spring flowering shrubs)	-	-	-	-	-	-	√ (summer flowering shrubs)
1.8	Mowing	<p>Mowing is required for lawn area when needed rather than on a fixed schedule. Never remove more than one-third of the leaf tissue at any one mowing. Removing more than one-third of the leaf tissue at one time makes the turf more susceptible to environmental stresses and pest damage, slows regrowth, and exposes the soil to light, which promotes germination of weeds.</p> <p>Keep mower blades sharp. Properly balanced and uniformly sharpened blades give a clean cut. Dull mower blades tear the grass rather than cut it. The frayed tops of torn leaves dry out quickly, giving the lawn a brownish to whitish appearance. The lawn loses more water from the frayed leaf tips and becomes more susceptible to diseases and environmental stresses.</p>	As required											
1.9	Mulch maintenance	<p>As required to keep mulching layer at thickness of 50mm, except for lawn area.</p> <p>Mulch lawn clippings in place. Do not collect grass clippings unless they are needed for composting or mulching, or are so thick on the ground that they may smother the turf. Leaving clippings in place releases nitrogen and other important nutrients to the soil.</p>	As required											
1.10	Pest and disease control	Maintain vigilance at all times when carrying out maintenance for pest and disease. Have experience personnel specifically carry out pest and disease inspection monthly and during know periods of outbreak. Once identified, eradication should be carried out immediately and no later than 7 days of identification.	√	√	√	√	√	√	√	√	√	√	√	√

Note:

1 All maintenance works listed above should be carried out by experienced and qualified personnel having suitable training in aboricultural works.

2 Above maintenance works schedule applies on a regular basis under normal circumstances.

	TITLE :	<b>LANDSCAPE MAINTENANCE SCHEDULE (FOR SHRUBS AND GROUNDCOVERS)</b>	ANNEX:	<b>D.2</b>
	PROJECT :	S.12A Planning Application for the Approved Mai Po and Fairview Park OZP No.S/YL-MP/6 - Rezoning from “Residential (Group D)” to “Residential (Group C)1” Zone for a Proposed Residential Development in various Lots in D.D 104 and Adjoining Government Land near Chuk Yuen Tsuen, Yuen Long, New Territories, Hong Kong	REVISION:	<b>0</b>
			DATE:	DEC 2024