

Appendix 12: Landscape Masterplan (Including Tree Preservation Proposal)

To Amend the Notes of the “Comprehensive Development to include Wetland Restoration Area” Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

**LANDSCAPE MASTER PLAN SUBMISSION
[Including Tree Preservation Proposal]**

JANUARY 2025

Landscape Government Submission Consultant

Axxa Group Limited



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axxa group

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1.0 Project Background and Introduction

- 1.1 This Landscape Master Plan (LMP) is submitted to support Section 12A of the Town Planning Ordinance, to rezone the Application Site on the draft Mai Po and Fairview Park Outline Zoning Plan (“OZP”) No. S/YL-MP/8. The rezoning application aims to increase the plot ratio (“PR”) from 0.4 (i.e. maximum permissible PR on the OZP) to 1.3, with a maximum building height (“BH”) adjusted to not more than 10-storeys and not exceeding +42mPD by amending the Notes of the current “Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)” (“OU(CDWRA)”) zone.
- 1.2 The Applicant, Profit Point Enterprises Limited, proposes to increase the development intensity, and revise the layout and form the housing developments in the Application Site, in response to the drastic changes in the development site context and planning circumstances of the area.
- 1.3 This Submission contains Landscape Master Plan (LMP) and **Annex B** – Tree Preservation Proposal which sets out in details in Section 4 to Section 7 (**Appendix A**), aiming to demonstrate the broad design intent of the landscape proposal for the amended comprehensive development.

2.0 Site and Existing Condition

- 2.1 The Site is located at Wo Shang Wai, Yuen Long. It is generally bounded by Castle Peak Road – Mai Po and San Tin Highway to the east, fishponds to the north, residential developments, namely Royal Palms and Palm Springs to the south, and Wo Shang Wai Village to the southeast. The Wetland Restoration Area (WRA) in the northern part of the Site was completed.

3.0 Assessment of the Potential Impacts on Existing Trees

- 3.1 According to **Annex B** – Tree Preservation Proposal, there are a total of 203 nos. of existing trees surveyed within Application Site. The following **Table 1** shows the Tree Treatment and Planting Schedule:

Table 1: Tree Treatment and Planting Proposal Schedule

Description	S16 Approved Scheme (approved on 15 Feb 2024)	Current Scheme	Difference
Total Nos. of Trees Surveyed	203	203	0
Nos. of Trees Proposed to be Retained	0	0	0
Nos. of Trees Proposed to be Transplanted	16	16	0
Nos. of Trees Proposed to be Felled	187	187	0
Nos. of New Trees to be Planted	1200*	1200*	0

Remarks:

* 349 nos. of perimeter buffer trees have been planted through previous planning application approvals since 2008.

- 3.2 It is confirmed that **no** endangered tree species identified in the tree survey under the listing in ‘Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)’. Additionally, there is **no** rare and precious plants, OVT/ potential OVT, **no** “Champion” tree, and no tree of particular interest observed within the site or its periphery during the survey.

- 3.3 Trees bordering the southern and western boundary outside Application Site are existing tree groups within the adjacent residential developments of ‘Royal Palms’ and ‘Palm Springs’. Based on visual observation, these trees are mainly *Casuarina equisetifolia*, *Acacia confusa*, *Eucalyptus* species ranging from Fair to Good health, they will not be affected by works carried out within the Application Site.

4.0 Landscape Objectives

- 4.1 The primary landscape objectives are:
- 4.1.1 To integrate the proposed development with the Wetland Restoration Area to form a cohesive landscape character.
 - 4.1.2 To enhance the quality of the environment and improve the landscape value of the existing Site.
 - 4.1.3 To provide recreational facilities and passive amenity areas for the future residents associated with the wetland restoration objective.
 - 4.1.4 To create a buffer tree zone along its perimeter, whilst acknowledging that the Site is also situated within the wetland buffer area.
 - 4.1.5 To create a green sanctuary and ecologically sound environment in order to achieve a high value landscape.

5.0 Landscape Master Plan

This section provides a broad description of the design, function and amenity provisions for the landscape components. Refer to **Appendix A and C** for details.

5.1 Site Layout

- 5.1.1 The layout consists of two main components: northern Site which comprises the wetland restoration component and the southern Site consisting of residential development.
- 5.1.2 The proposed development consists of a combination of detached houses, semi-detached houses, 6 to 10 storeys residential towers.

5.2 Landscape Design Concept

- 5.2.1 The landscape design aims to take full advantage of the Site as a means to raise the overall landscape value and fully enhance the existing conditions (i.e. to maximize tree planting). The design takes into account the adjacent sites by creating a 3m wide greenbelt buffer zone along its perimeter, whilst acknowledging that the subject Site is also situated within the wetland buffer area.

- 5.2.2 In addition to the completed ponds and marshes at Wetland Restoration Area, landscape elements will include; street tree planting, buffer planting, footpaths & benches through communal greenery, feature paving, landscape garden, open lawn with seating, private residential gardens, landscape (within the clubhouse area). In addition, layers of structural planting consisting of species indigenous to the area and those that will be of benefit to the immediate ecology would also be incorporated within the planting design to create a ‘green sanctuary’ and ecologically sound environment in order to achieve a high value landscape.

Major landscape elements include:

- 5.2.3 Landscape open space to create an attractive, lush landscape setting for the buildings and to provide visual and airflow permeability.
- 5.2.4 Pocket open space punctuated by tree clusters throughout the Site is designed as a strong node and visual landmark within the development.
- 5.2.5 Green roofs and vertical greens are proposed at various locations to enhance existing greenery.
- 5.2.6 Landscape pond is introduced to create potential ecological habitat within the Proposed Development. Butterfly garden and lily pond garden are proposed with native vegetation and flowering plants to provide as an education area for ecological biodiversity.
- 5.2.7 Blue and green linkage is strengthened through enhanced streetscape planting.
- 5.2.8 The perimeter of the Site will be mass planted with fast-growing trees and shrubs to rapidly create a landscape greenbelt buffer between the development and adjacent areas. A 3m wide landscape buffer zone has been allocated at the perimeter of the Site. The design of the boundary wall will be designed to minimise potential visual impacts. This buffer will be on communal land to be maintained and managed by the Property Manager.
- 5.2.9 The clubhouse will be landscaped to provide a relaxed, resort-like atmosphere and will incorporate shade trees, ornamental shrubs and groundcovers, as well as buffer planting around the edges of the Site.
- 5.2.10 Private garden at individual lots will be landscaped and to be managed and maintained by future Lot owners.

5.3 Landscape Buffer Planting

- 5.3.1 Landscape Buffer Planting: The perimeter of the Site will be mass planted with fast-growing trees and shrubs to rapidly create a landscape greenbelt buffer between the development and adjacent areas. A 3m wide landscape buffer zone has been allocated at the perimeter of the Site. The design of the boundary wall will be designed to minimize potential visual impacts. Considering the actual planting space required for viable growth of trees, 349 trees in total are proposed to be planted in the landscape buffer and have been planted through previous planning application approvals since 2008. The proposed landscape buffer will be on communal land to be maintained and managed by the Property Manager.
- 5.3.2 Green Barrier: an approximately 5m wide buffer planting, i.e. 2.5m alongside the WRA and 2.5m within the residential component of the Site is proposed. Additional row of native trees is proposed at Green Barrier to harmonize and to strengthen buffering effect between the residential component of the Site and the WRA. Refer to **Appendix C** for Landscape Sections.

6.0 Hard Landscape (Paving Materials / Finishes)

This section provides a description of the hardscape design together with general information on hardscape related aspects of the design which relate to all phases, including lighting, levels and technical standards. Hardscape elements of the landscape include: paving; walls; site structures; site furniture; signage and lighting.

6.1 Hard Landscape Materials

- 6.1.1 Hardscape materials and design are chosen to compliment the building finishes, add character to the development and provide variety to the circulation areas.
- 6.1.2 Natural stone materials and/ or concrete tiles and/ or concrete unit pavers, all suitable for outdoor uses are proposed for outdoor paving materials and wall finishes.
- 6.1.3 Communal and private swimming pool is proposed to be paved with decorative ceramic/ mosaic tiles. Swimming pool surrounds will be paved using a non-slip paver with decorative banding. Patterning shall compliment the swimming pool tile patterns and the architectural style of the buildings.
- 6.1.4 The use of varied finishes to natural stone and/ or artificial tiles provide for safe application through varied textures in the paving pattern design, including ripple texture, brush and hammered finishes.
- 6.1.5 Natural material textures exhibit a natural variation in material colour, adding interest to the patterns and helping to highlight entrances to different functional zones.
- 6.1.6 A summary of the hardscape materials is listed in the Preliminary Finishes Schedule for Hardscape. Refer to **Table 2** below:

Table 2: Preliminary Finishes Schedule for Hardscape

Preliminary Finishes Schedule for Hardscape	
Footpaths / paved areas	Natural stone/ concrete tiles / concrete unit paver
Vehicular access road	Natural stone/ concrete tiles / concrete unit paver
Clubhouse surrounds	Decorative unit paver at entries, outdoor terraces and courtyard areas. Natural stone/ concrete tiles / concrete unit paver.
Swimming pool	Decorative ceramic/ mosaic swimming pool tiles
Swimming pool surrounds	Non-slip paver with decorative banding

6.2 Landscape Lighting

- 6.2.1 The landscape lighting design for all areas will follow an aesthetic and functional approach. Generally, lighting will be provided for the safety and security of pedestrian circulation as well as highlighting specific landscape features. Lighting will be designed in accordance to the intended use of an area, such as seating areas or play areas.
- 6.2.2 The desired effect for general landscape lighting in amenity areas is indirect, non-glaring and subtle, with occasional accent lighting to highlight points of interest.

- 6.2.3 Accent landscape lighting will be up-lights for trees. Signage and feature walls will be spot lit to give prominence. Surface mounted fixtures and burial up-lighters will be employed to highlight the entrance areas.
- 6.2.4 Low-level lighting, such as recessed step lights, will be incorporated into the walls beside level changes such as ramps and steps, and in some cases will be set into the riser of steps, to ensure maximum awareness of level changes that may otherwise prove unsafe.

6.3 Design Codes, Technical Standards & Safety Provision

- 6.3.1 Hard landscape design works and all outdoor facilities shall be in full compliance with, or better than, government ordinances, codes and regulations, and relevant international safety standards and guidelines. Criteria for the selection of hard landscape materials include: durability, sustainability, low maintenance, reasonable cost, contemporary theme and specific criteria for themed areas as necessary.
- 6.3.2 Criteria for the selection of soft landscape materials include: salinity tolerance, low maintenance, seasonal interest, non-toxic (safe / non- poisonous / biodegradable) and appropriately selected plant stock in good health.
- 6.3.3 All paved areas will have adequate gradient falls for proper drainage and positive fall to drain inlets, gullies or covered channels, in accordance with accepted surface water run-off drainage practices.
- 6.3.4 Light fittings to be a minimum IP55 standard, suitable for external use.

7.0 Soft Landscape (Planting Design / Materials)

This section provides a description of the soft landscape design and softscape elements together with general information on softscape related aspects of design, including covered planting, irrigation and maintenance. Softscape elements of the landscape include plantings, planting soil and sub-surface drainage materials.

7.1 Planting Strategy

- 7.1.1 The hierarchy of landscape planting within the development is summarized as follows:
 - Tree Cluster – Tree clusters are located at key/ focal areas over the Site (e.g. main entrance, major communal open space & pocket space). Trees of various sizes will be used in combination with ornamental shrub planting to create lush greenery. Tree species will be selected carefully to ensure maximum greening effect.
 - Avenue Tree Planting – A combination of specimen trees and shrub planting will be provided along the major roads within the development. These will have the most benefit with a creation of lush tree planting avenue. The design incorporates a varied planting palette to yield changing variety and seasonal interest. Evergreen trees, flowering trees and shrubs, variegated foliage plants and groundcover will be selected.
 - Buffer / Perimeter Planting – Tree buffer planting has been accommodated along the perimeter in order to minimize the visual impact of the development. Buffer plantings are designed to screen out adverse visual elements on the proposed development and to mitigate any negative visual impact that the proposed development may have on its surrounding neighbours.
 - Street Tree Planting – To further explore greening opportunities, trees will be planted in front of the houses in order to enhance the internal streetscape environment. These will

have the most benefit with planting softening and shading the streetscape.

7.2 Plant Material Schedule

7.2.1 Planting will comprise a mix of native as well as exotic trees and shrubs selected to rapidly form a landscape buffer to the perimeter of the Site. Planting will be selected on its ecological value for the area. Indigenous species will be chosen to enhance the ecology of the Site, while exotic species will be used in key locations as fast-growing screening plants or to provide colour and seasonal variation. Feature shade and palm trees will be provided along the access road and at selected locations as landscape features.

7.2.2 A summary of plant materials is provided in **Table 3A** and **3B** below.

Table 3A: Plant Material Schedule

Proposed Species	Chinese Name	Quantity/ Size
<i>Acacia auriculiformis</i>	耳果相思	851 nos. Size: Heavy Standard Size 4m High; 3-4m Spread; 4-5m Spacing; DBH 0.09m
<i>Acacia mangium</i>	大葉相思	
<i>Araucaria heterophylla</i>	異葉南洋杉	
<i>Bischofia javanica</i> *	秋楓	
<i>Casuarina equisetifolia</i>	木麻黃	
<i>Callistemon x hybridus 'Golden Ball'</i>	黃金串錢柳	
<i>Camellia japonica</i>	山茶	
<i>Celtis sinensis</i> *	朴樹	
<i>Chorisia speciosa</i>	絲木棉	
<i>Chukrasia tabularis</i>	麻棟	
<i>Cinnamomum burmannii</i> *	陰香	
<i>Cinnamomum camphora</i> *	樟	
<i>Delonix regia</i>	鳳凰木	
<i>Dracontomelon duperreanum</i>	人面子	
<i>Elaeocarpus decipiens</i> *	杜英	
<i>Elaeocarpus hainanensis</i>	水石榕	349 nos. Size: Standard Size 2-2.5m High; 3m Spread; 3m Spacing; DBH 0.075m
<i>Eucalyptus cumini</i>	赤桉	
<i>Ficus benjamina</i>	垂葉榕	
<i>Ficus microcarpa</i> *	細葉榕	
<i>Hibiscus tiliaceus</i> *	黃槿	
<i>Lagerstroemia indica</i>	紫薇	
<i>Liquidambar formosana</i> *	楓香	
<i>Melia azedarach</i>	苦楝	
<i>Melaleuca quinquenervia</i>	白千層	
<i>Michelia x alba</i>	白蘭	
<i>Morella rubra</i> *	楊梅	
<i>Osmanthus fragrans</i>	桂花	
<i>Podocarpus macrophyllus</i> *	羅漢松	
<i>Roystonea regia</i>	王棕	
<i>Sapium sebiferum</i> *	烏桕	
<i>Sterculia lanceolata</i> *	假蘋婆	
<i>Syzygium cumini</i>	海南蒲桃	
<i>Syzygium jambos</i>	蒲桃	
<i>Tabebuia impetiginosa</i>	紫花風鈴木	

<i>Terminalia mantaly</i>	小葉欖仁	
<i>Terminalia mantaly</i> cv. 'Tricolor'	錦葉欖仁	
<i>Viburnum odoratissimum</i> *	珊瑚樹	

Remarks: * Native Tree Species

Table 3B: Proposed Shrub, Groundcover and Lawn Species

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)
<i>Aglaia odorata</i>	米仔蘭	600 x 500	400
<i>Bougainvillea spectabilis</i>	簕杜鵑	600 x 500	400
<i>Cuphea hyssopifolia</i>	細葉萼距花	300 x 300	250
<i>Duranta repens</i>	金連翹	300 x 300	250
<i>Fagraea ceilanica</i>	非洲茉莉	800 x 800	800
<i>Iris</i> spp.	水生鳶尾	500 x 400	300
<i>Ixora chinensi</i> *	龍船花	500 x 400	300
<i>Lantana montevidensis</i>	小葉馬纓丹	300 x 300	250
<i>Loropetalum chinense rubrum</i>	紅花檵木	300 x 300	250
<i>Melastoma malabathricum</i> *	野牡丹	500 x 400	300
<i>Michelia figo</i>	含笑	300 x 300	250
<i>Nephrolepis auriculata</i> *	腎蕨	300 x 300	250
<i>Ophiopogon japonicus</i> *	沿階草	300 x 300	250
<i>Osmanthus fragrans</i>	桂花	600 x 500	400
<i>Raphiolepis indica</i> *	車輪梅	600 x 500	400
<i>Rhododendron simsii</i> *	紅杜鵑	500 x 400	300
<i>Rhodomyrtus tomentosa</i> *	桃金娘	600 x 500	400
<i>Schefflera arboricola</i>	鵝掌藤	500 x 400	300
<i>Tibouchina semidecandra</i>	巴西野牡丹	500 x 400	300
<i>Zanthoxylum piperitum</i>	胡椒木	300 x 300	250
<i>Zoysia japonica</i>	台灣草	N/A	N/A

Remarks: * Native Tree Species

- 7.2.3** All new planting will be planted at-grade and in accordance with standard horticultural practice for planting into ground. Water points or automatic irrigation will be provided with a spacing not more than 40m apart c/c and drainage will be naturally soaked away into the ground water table unless at low-lying areas, where additional drainage will cater for potential water accumulation e.g. at the 3m wide sloped buffer planting strip base.

7.3 General Planting Sizes and Densities

7.3.1 Planting sizes and densities are listed in Table 4.

Table 4: General Planting Sizes and Densities

General Planting Sizes and Densities		
Type / Design Function	Size	Spacing
Trees		
- to achieve screening, shade and provide amenity, ornamental, ecological and aesthetic value	Heavy Standard	As indicated on plan
Perimeter Planting		
- to achieve a buffer screen to the perimeter of the Site	<u>Trees</u> – Standard	3m
	<u>Palms</u> – min. 2000 to 2500mm ht.	3m
Ornamental Shrub Planting		
- to provide screening, to enhance aesthetics, to define outdoor areas	<u>Shrubs</u> – min.300 to 500mm ht.	between 250 and 500mm
	<u>Groundcovers</u> – min. 300mm ht.	between 150 and 250mm

7.4 Tree Planting within the Development

7.4.1 Tree planting will be provided in the following areas:

- Landscape Buffer/ Green Barrier
- Remaining Landscape Area within Site

7.4.2 Considering the actual planting space required for viable growth of trees, **349** nos. of trees have been planted as Landscape Buffer/ Green Barrier through previous planning application approvals since 2008. For the remaining area within the development, **851** nos. of trees are proposed to be planted. Thus, a minimum of 1200 new trees will be planted within the Site.

7.4.3 Carefully selected species will ensure maximum greening effect with minimum maintenance requirements. Specimen trees of various sizes will be used in combination with ornamental shrub planting to create a year-round display.

7.5 Wetland Planting

7.5.1 Wetland planting has been completed to maximise habitat creation for wetland fauna by providing habitats for breeding, feeding, nesting and resting. It comprises principally of native trees and shrubs selected for their ecological value to the area. These may include; *Bridelia tomentosa*, *Cynodon dactylon*, *Cyperus malaccensis*, *Eleocharis spiralis*, *Ficus hispida*, *Ficus microcarpus*, *Ficus variegata* var. *chlorocarpa*, *Gardenia jasminoides*, *Ludwigia octovalvis*, *Ludwigia perennis*, *Macaranga tanarius*, *Melastoma candidum*, *Melia azedarach*, *Panicum maximum*, *Paspalum paspaloides*, *Phragmites* spp., *Polygonum barbatum*, *Polygonum glabra*, *Raphiolepis indica*, *Syzigium jambos*, *Trema orientalis* and *Viburnum odoratissimum*.

7.6 Level of Landscaped Area Provision

7.6.1 Open Space Provision (Appendix B)

In accordance with the open space requirement in the Hong Kong Planning Standard and Guidelines, 1m² of open space per person is required. Not less than 9,998m² open space will be provided for designed population of 9,998 residents. The total open space achieves 9,998m².

7.6.2 Greenery Provision (for PlanD's Reference Only)

In accordance with the requirement of PNAP APP-152, an area of not less than 30% of the total greenery will be provided for the Proposed Development. Please refer to **Annex A** for Greenery Demarcation for PlanD's reference Only.

7.7 Soil Depth and Drainage Provision for the Planted Area

7.7.1 The majority planting areas occur on grade and/ or tree pits. The need for adequate soil depths to ensure proper plant growth is taken into account for all planting areas. The minimum soil depths (excluding drainage layers) are:

- Trees: 1200mm
- Shrub: 600mm
- Groundcover/ Lawn: 300mm

7.8 Future Maintenance and Management

Maintenance and establishment works to soft landscape areas shall be undertaken by the softworks contractor for an Establishment Period of a minimum of 12 months following Practical Completion. This will ensure the proper establishment of the planted material. The maintenance responsibility of completed landscape works and trees are under the future management agent of the lot owner under lease. Regular vegetation maintenance including tree risk assessment and soft landscape maintenance as stated in below "Soft Landscape Maintenance Schedule", will be conducted by the future management agent as instructed by the lot owner in accordance with the Handbook on Tree Management by Development Bureau.

Soft Landscape Maintenance Schedule (excluding Wetland Restoration Area)

- Watering: Water all plants as necessary, adjusted to rainfall, to ensure adequate water supply for plant consumption during the establishment period.
- Pruning: Cut back annuals after flowering period. Healthy cuttings may be used for propagation. Prune shrubs and groundcover in early March to encourage flowering. Prune woody shrubs and trees selectively according to species (annually). Remove dead fronds from palm trees. Utilise established and approved tree surgery techniques as necessary and seal all sharp cut wounds with approved material to resist disease attack.
- Fertilizing: Two to three times annually, emphasis shall be in the March application. Test soil in January to analyse quality ameliorates as necessary.

Fungicide /

Insecticide: Spray only as necessary with approved chemical.

Weeding: Manually or use selective non-toxic, biodegradable herbicide to keep the weed growth and its establishment under control.

Securing: Adjust tree stakes in spring and as necessary to taut up the staking. Care shall be applied to avoid chaffing of tree bark.

Mulching: Top up the mulching inside all planting beds twice a year and as necessary.

Thinning: Reduce overcrowding and transplant as necessary at selected periods:

- Evergreens: Spring
- Deciduous: Winter
- Palms: June to August

Table 5: Maintenance Schedule

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Watering	•	•	•	•	•	•	•	•	•	•	•	•
Pruning		D	GC									
Fertilizing	soil test		X								X	
Fungicide / Insecticide			X						X			X
Weeding		X	X	X	X	X	X	X		X		X
Securing			X									
Thinning			EG								D	

Remarks: Tree risk assessment will be conducted at appropriate time for appropriate tree as instructed by the owner in accordance with the Handbook of Tree Management by DEVB

Schedule Legend:

GC - Groundcover

EG - Evergreen

D - Deciduous

• - Size proportional to quantity

X - Application

- 7.8.1 Structural engineers have made sufficient allowances to accommodate the necessary planting components, i.e., plant stock, soil volume and sub-surface drainage materials loading.
- 7.8.2 Closed bottom planters will have proper and adequate subsoil drainage system and drain outlets to the storm water drainage system.
- 7.8.3 The landscape works are designed to avoid obstruction of the maintenance of drainage works. Adequate clearance between drainage works and landscape works will be maintained so as to prevent any potential damage to drainage works.

7.9 Irrigation and Proposed Source of Water Supply

- 7.9.1 Water points (not more than 40m apart c/c) are located throughout the soft landscape area for irrigation.

APPENDIX A

Landscape Master Plan

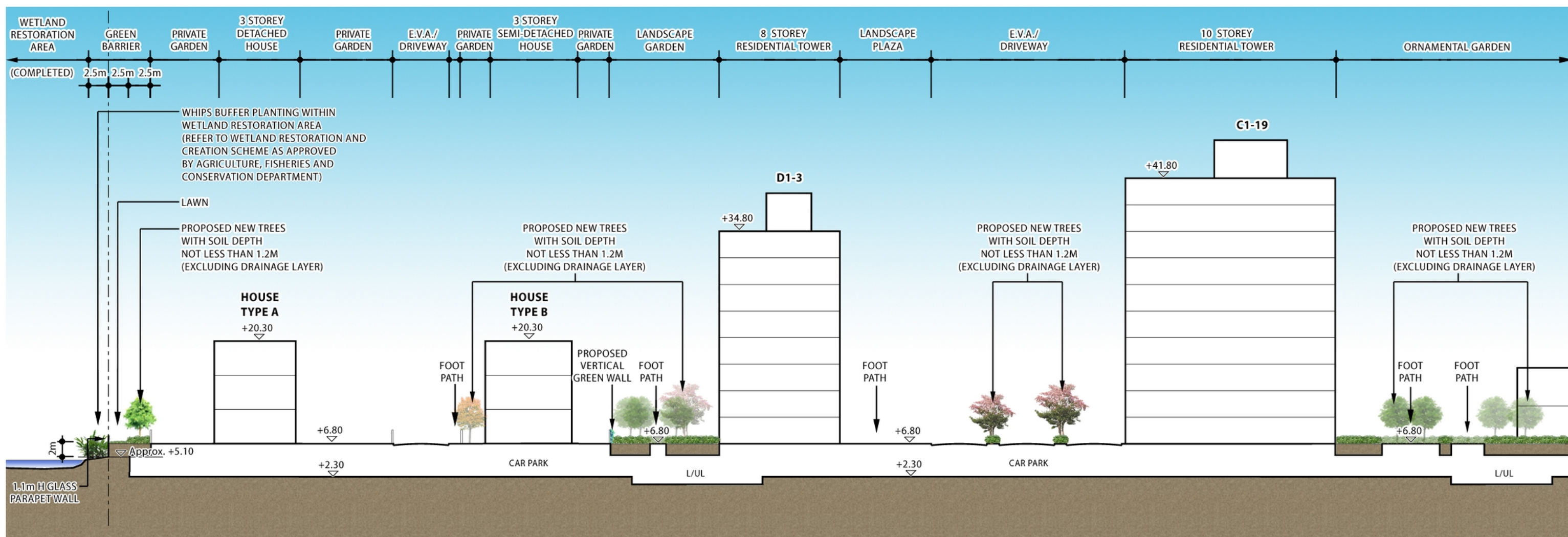
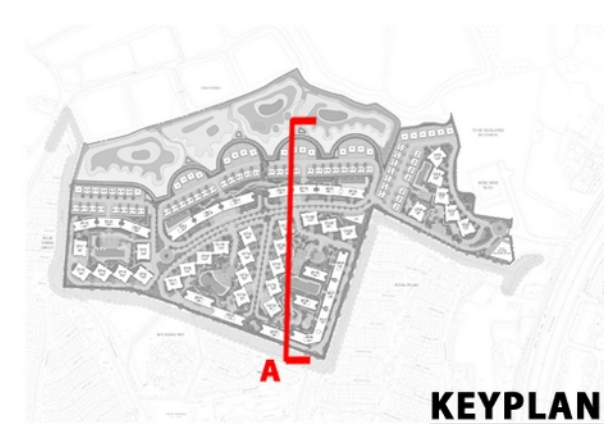
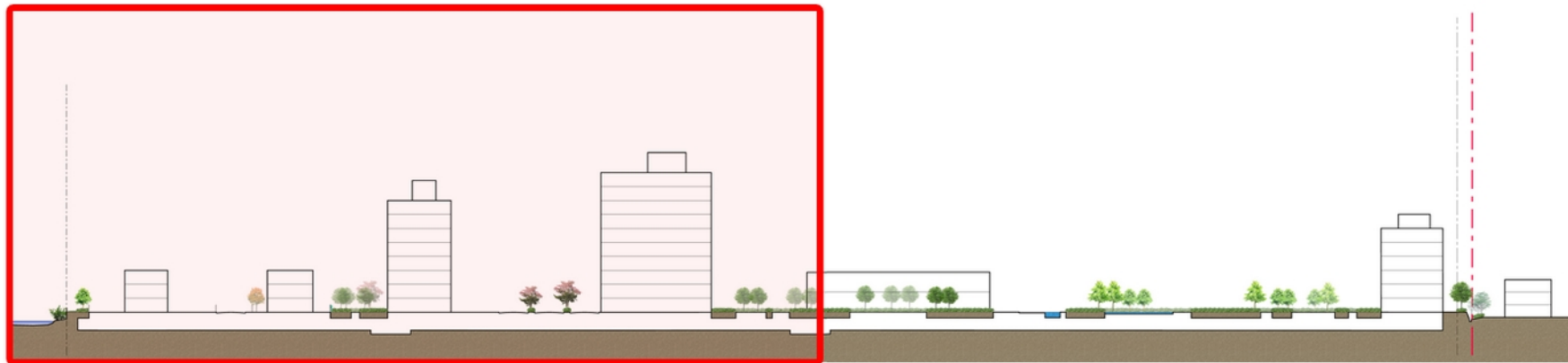
APPENDIX B

Open Space Demarcation Plan

APPENDIX C

Landscape Sections

- (i) Section A**
- (ii) Section B**
- (iii) Section C & D**
- (iv) Section E, F & G**



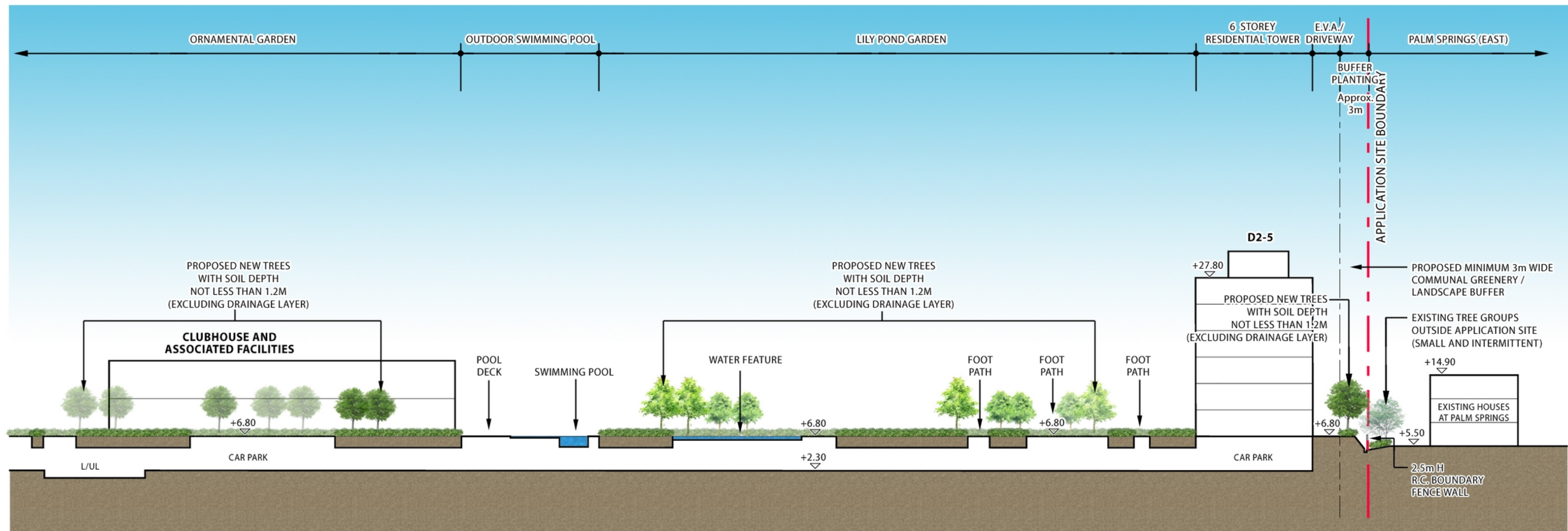
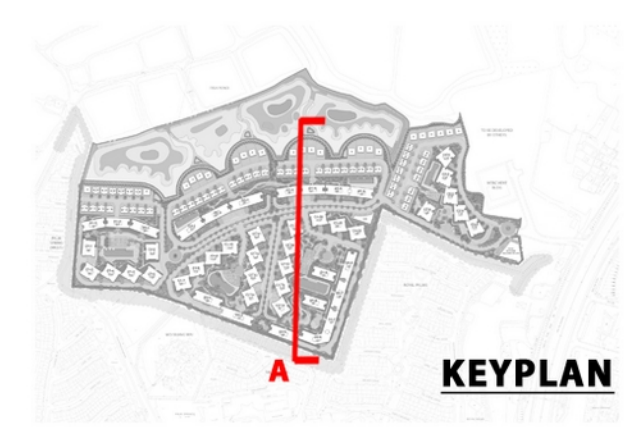
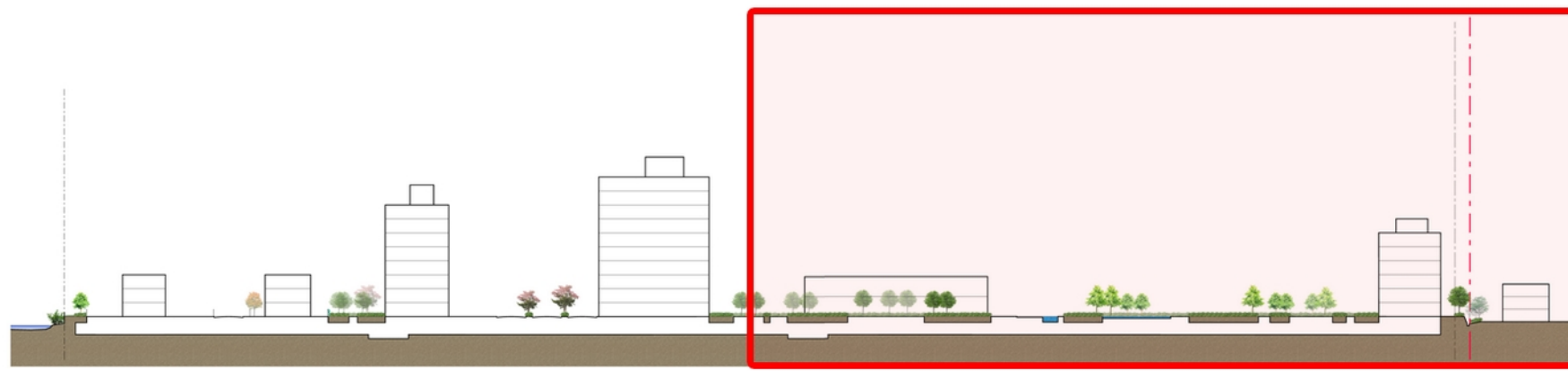
SECTION A - SECTION THROUGH PALM SPRINGS (EAST) / APPLICATION SITE

0m 2m 5m 10m 20m
SCALE : 1:500 (A3)

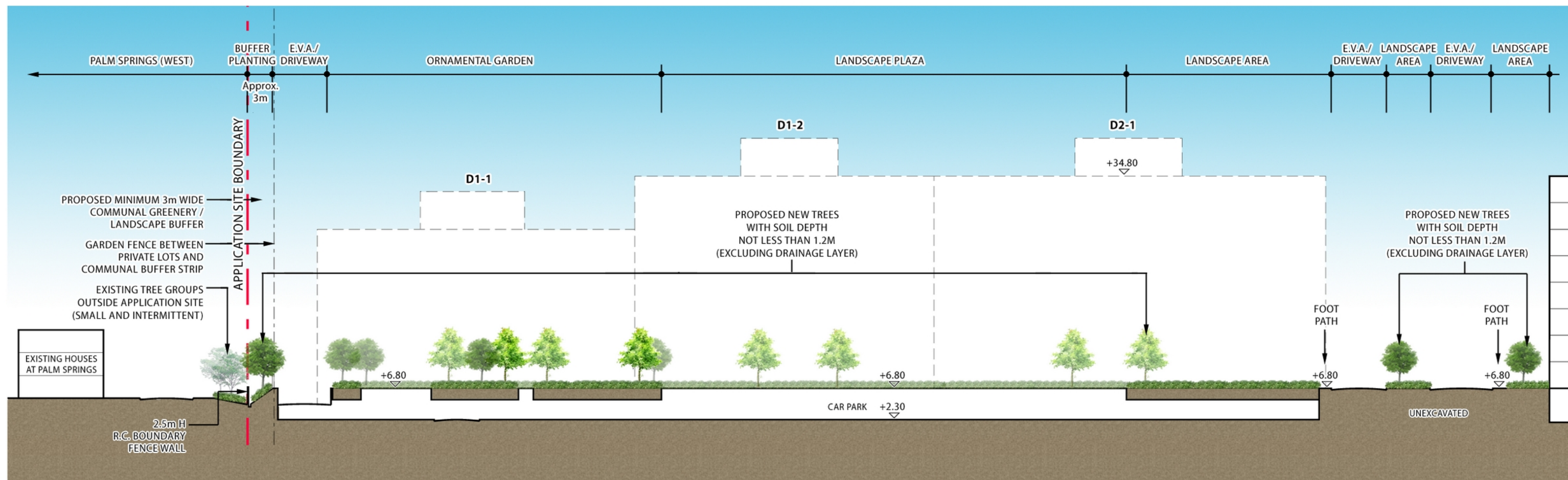
To Amend the Notes of the “Comprehensive Development to include Wetland Restoration Area” Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101
Landscape Section A

Dwg. No. : 2023202-SEC-01a

Date : JAN 2025
(A3-size)



SECTION A - SECTION THROUGH PALM SPRINGS (EAST) / APPLICATION SITE

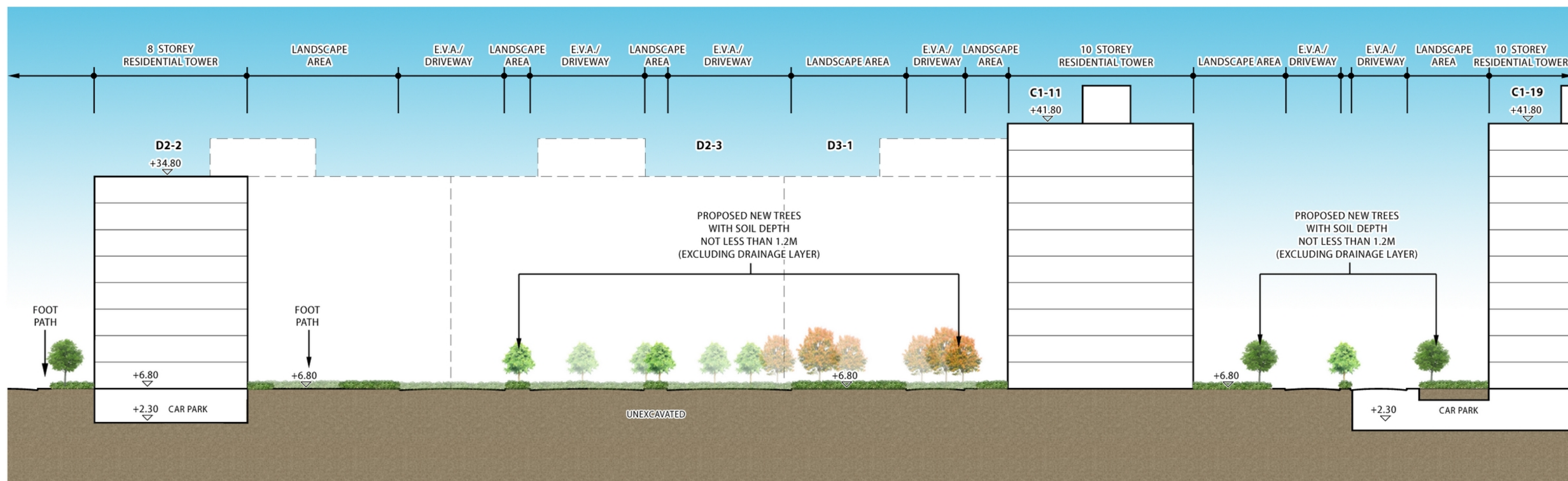
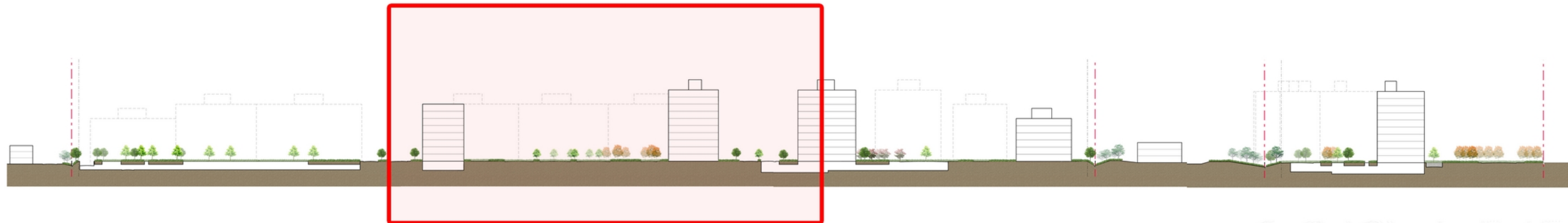


To Amend the Notes of the “Comprehensive Development to include Wetland Restoration Area” Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

Landscape Section B

Dwg. No. : 2023202-SEC-02a

Date : JAN 2025
(A3-size)



SECTION B - SECTION THROUGH PALM SPRINGS (WEST) / ROYAL PALMS / APPLICATION SITE

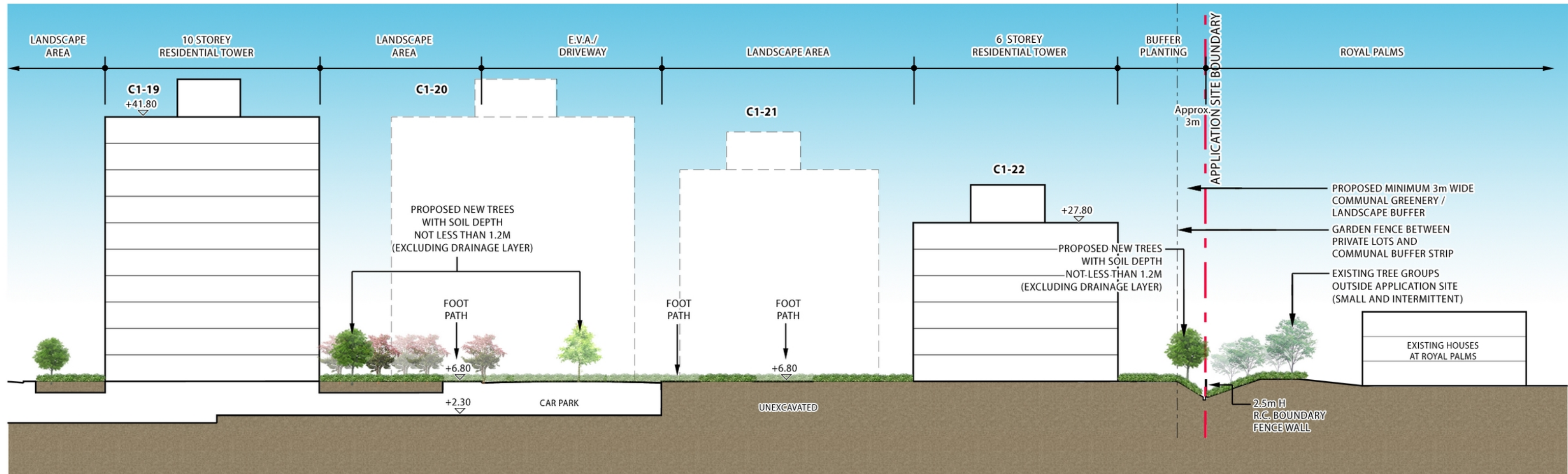
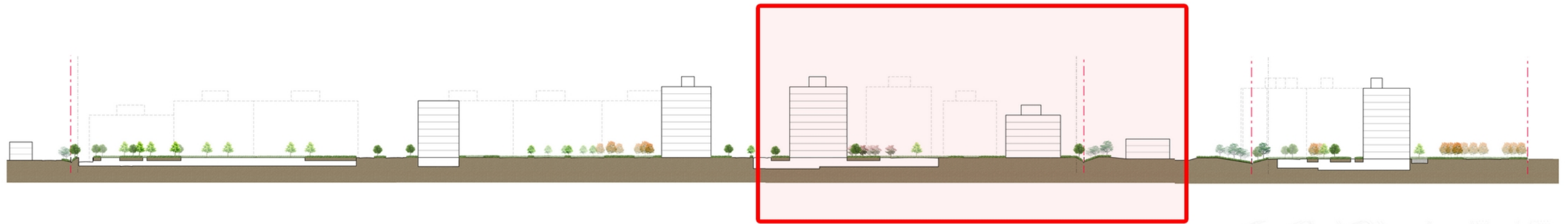
0m 2m 5m 10m 20m
SCALE : 1:500 (A3)

To Amend the Notes of the “Comprehensive Development to include Wetland Restoration Area” Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

Landscape Section B

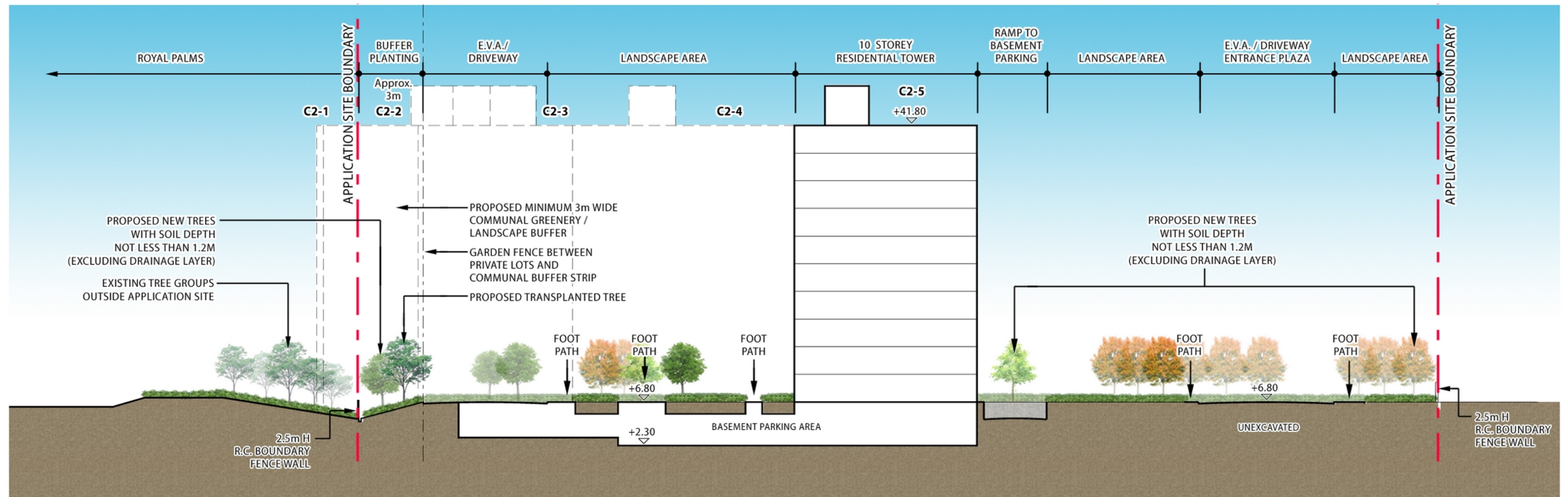
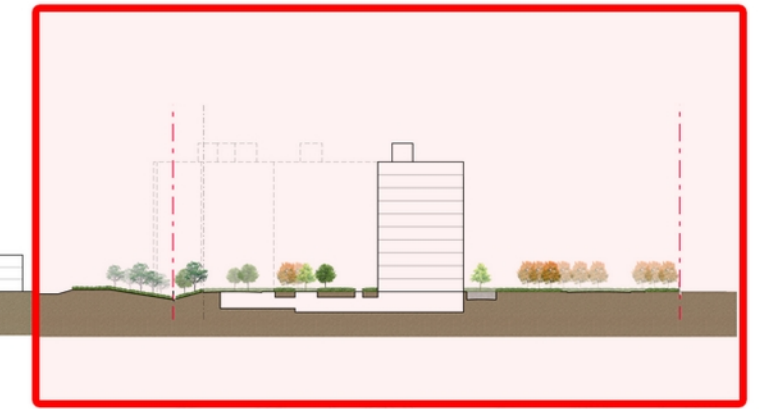
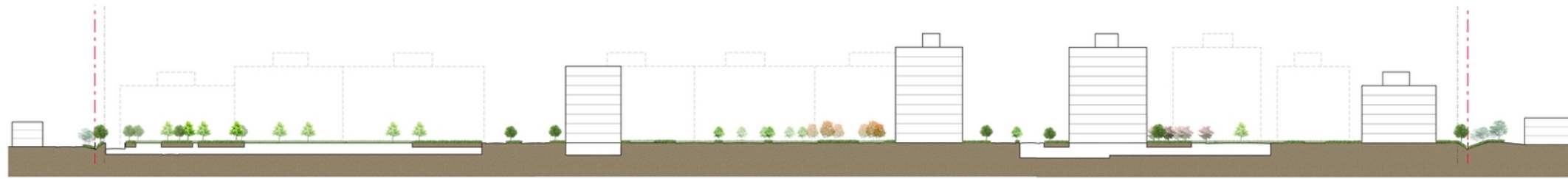
Dwg. No. : 2023202-SEC-02_1a

Date : JAN 2025
(A3-size)



SECTION B - SECTION THROUGH PALM SPRINGS (WEST) / ROYAL PALMS / APPLICATION SITE

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SCALE : 1:500 (A3)



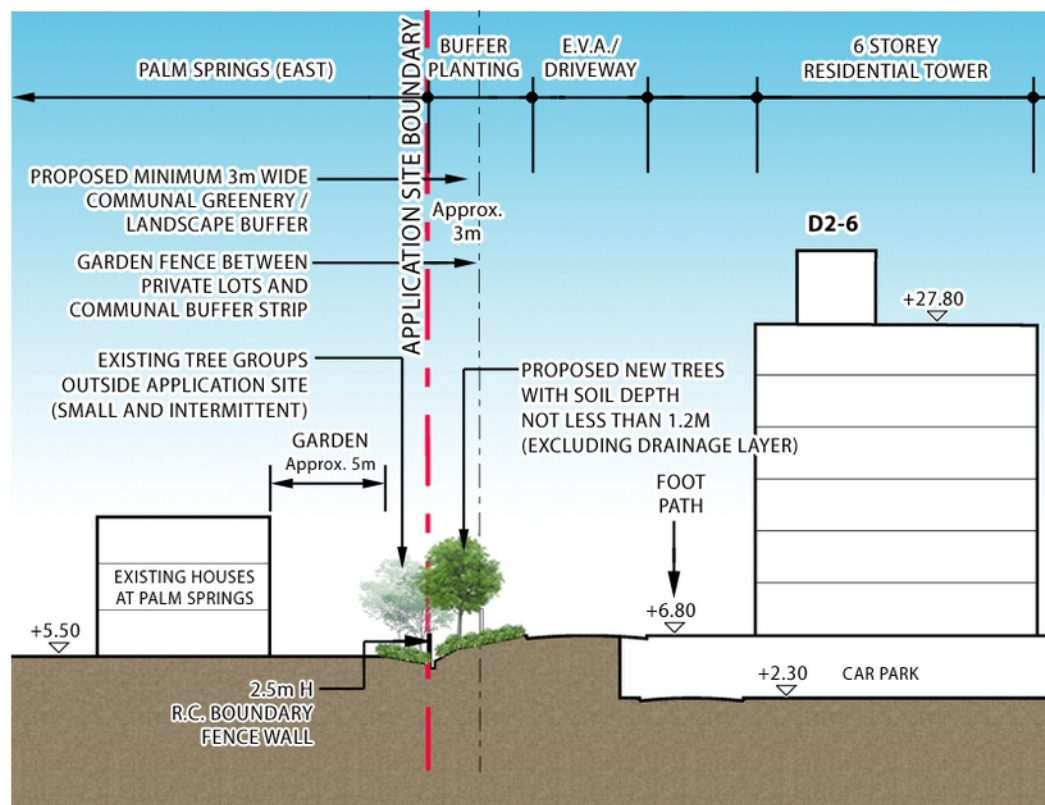
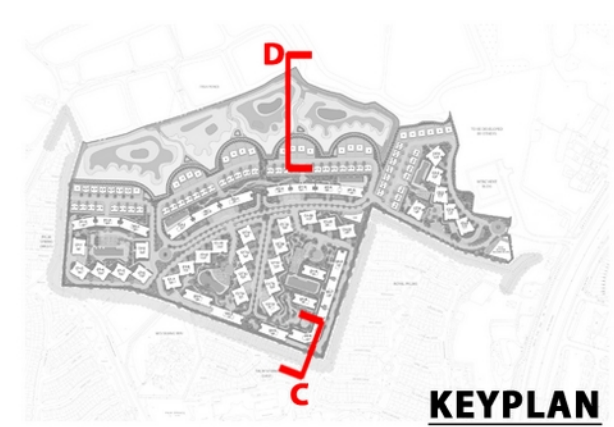
SECTION B - SECTION THROUGH PALM SPRINGS (WEST) / ROYAL PALMS / APPLICATION SITE

0m 2m 5m 10m 20m
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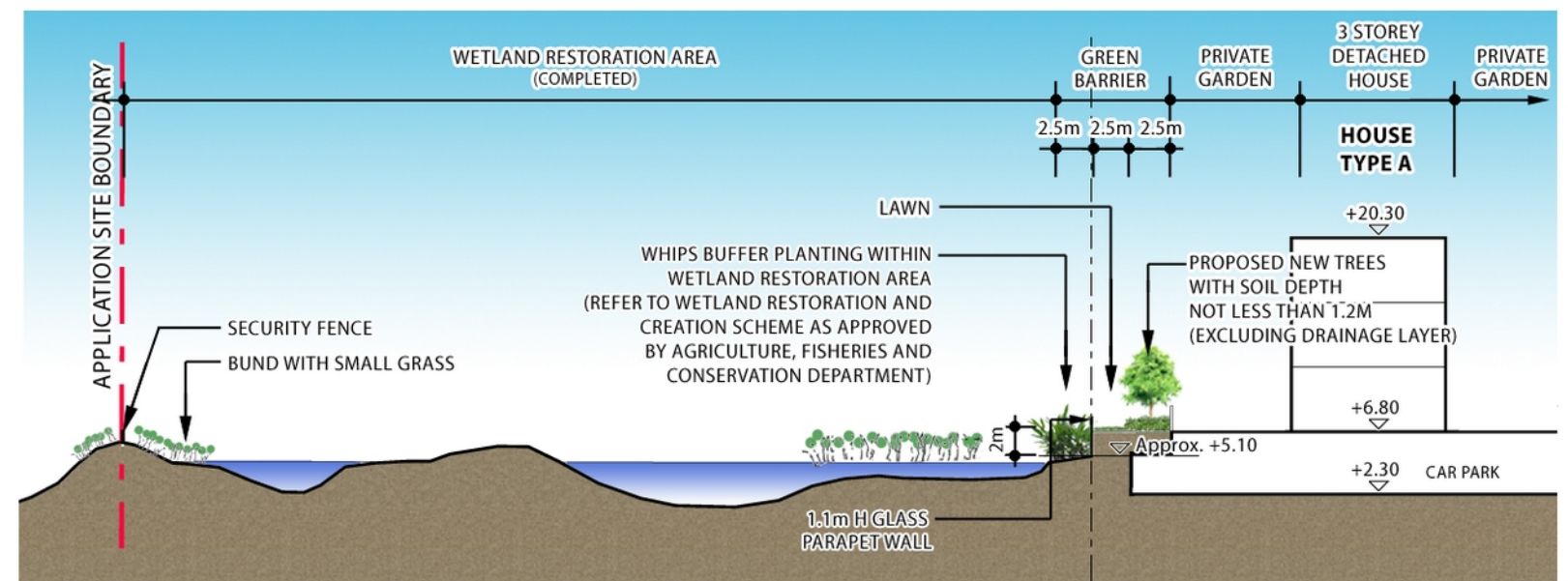
To Amend the Notes of the “Comprehensive Development to include Wetland Restoration Area” Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101
Landscape Section B

Dwg. No. : 2023202-SEC-02_3a

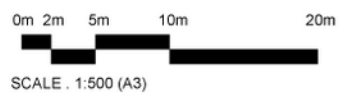
Date : JAN 2025
(A3-size)

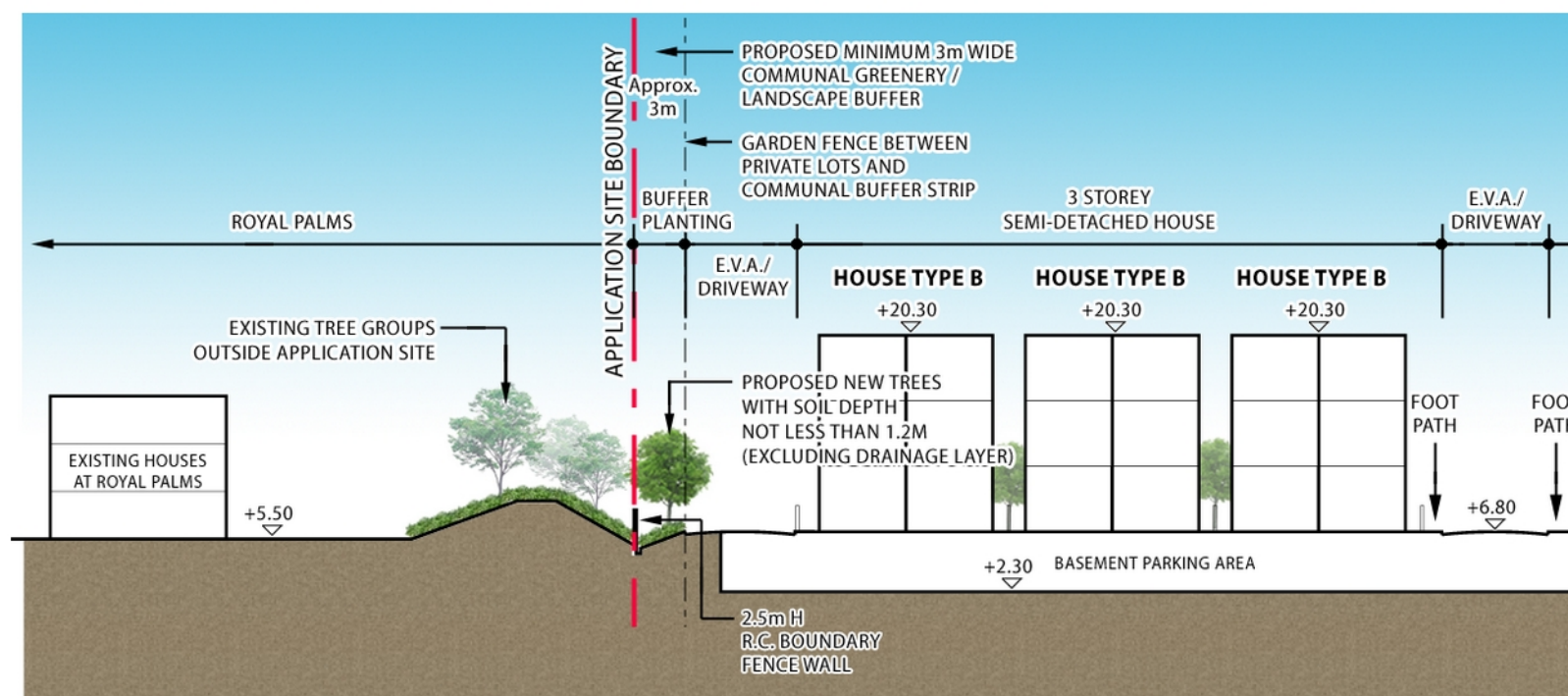
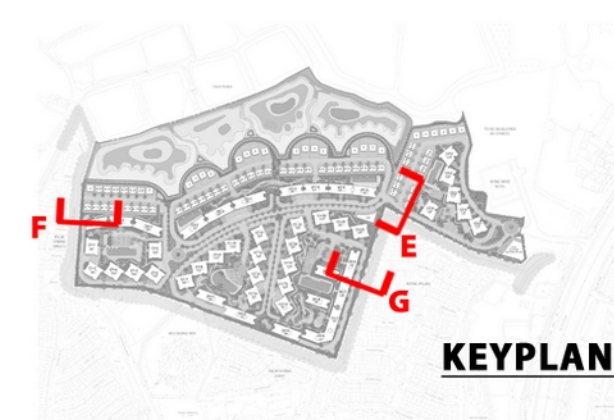


SECTION C - SECTION THROUGH PALM SPRINGS (EAST) / APPLICATION SITE

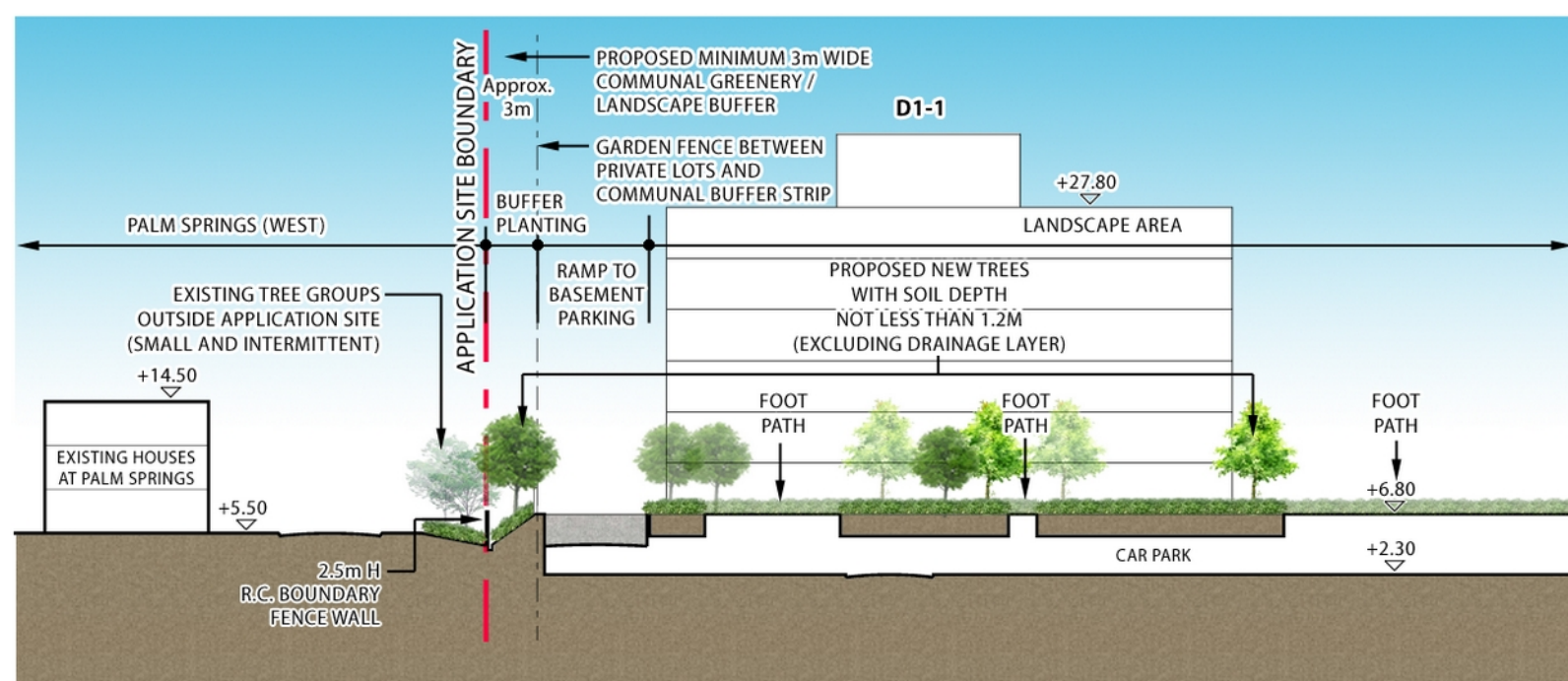


SECTION D - THROUGH INTERFACE OF WETLAND BUFFER AND RESIDENTIAL AREA (TYPICAL)

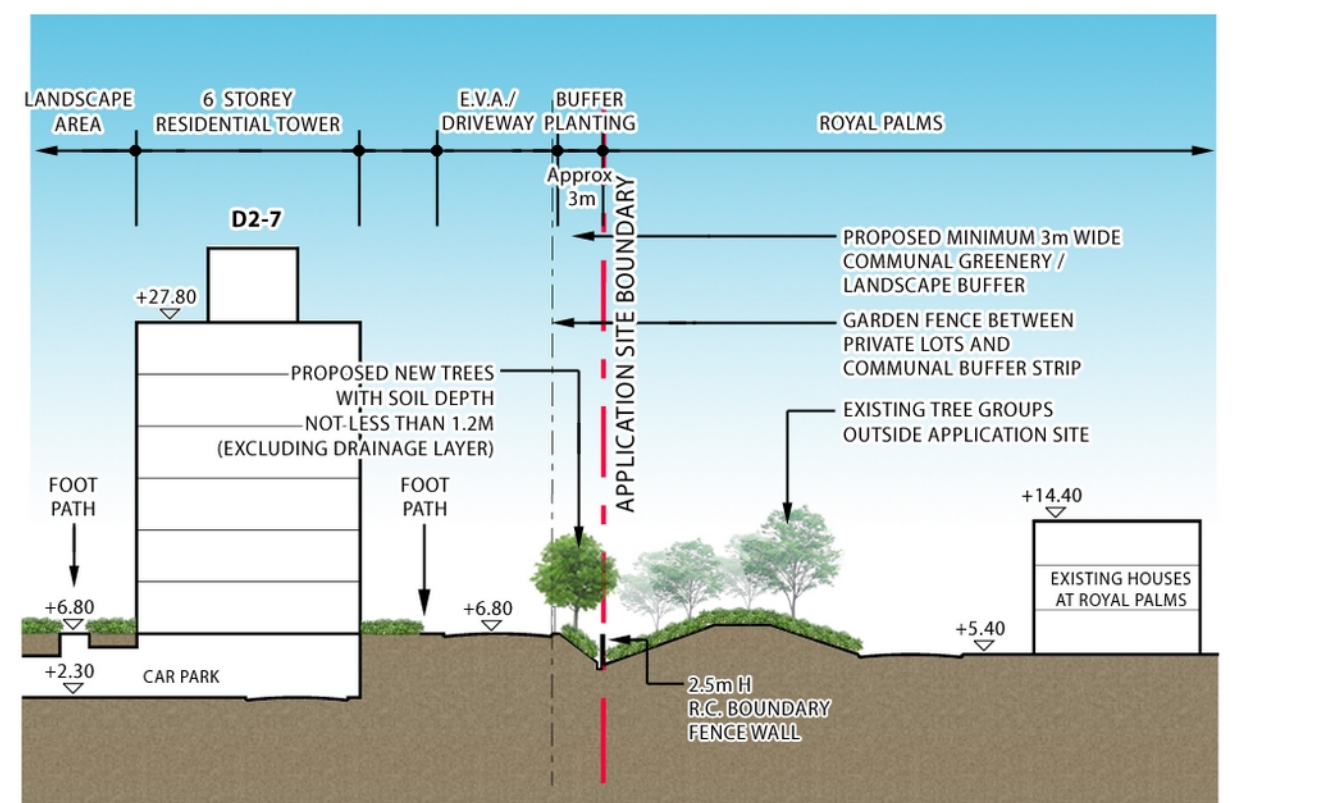




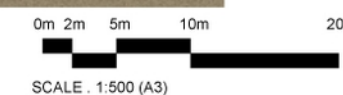
SECTION E - SECTION THROUGH ROYAL PALMS / APPLICATION SITE



SECTION F - SECTION THROUGH PALM SPRINGS (WEST) / APPLICATION SITE



SECTION G - SECTION THROUGH ROYAL PALMS / APPLICATION SITE



To Amend the Notes of the “Comprehensive Development to include Wetland Restoration Area” Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101
Landscape Section E, F & G

Dwg. No. : 2023202-SEC-04a

Date : JAN 2025
(A3-size)

APPENDIX D

Fence Wall Demarcation Plan



To Amend the Notes of the “Comprehensive Development to include Wetland Restoration Area” Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

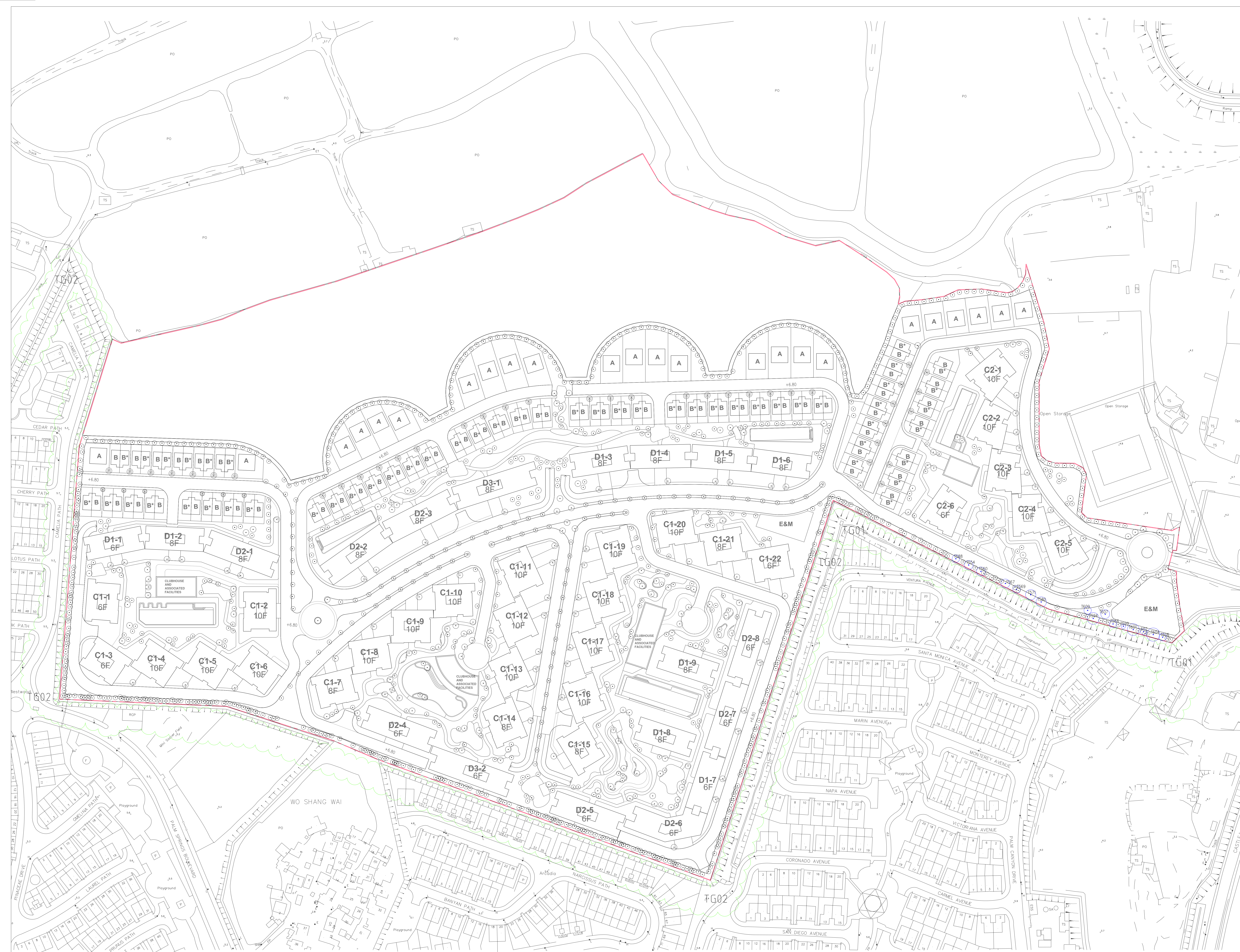
Fence Wall Demarcation Plan

Dwg. No. : 2023202-FWP-01

Date : JAN 2025
(A3-size)

APPENDIX E

Tree Planting Plan



LEGEND:

LOT BOUNDARY

TREES PROPOSED TO BE TRANSPLANTED
(16nos.)

PROPOSED NEW TREE
(1200nos.)

EXISTING TREE GROUP

A

GENERAL REVISION

14/01/25

no.

description

date

REVISION

Copyright of this drawing is reserved by
AXXA GROUP LIMITED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO

* use figured dimension in preference to scaling

* verify all dimensions at the site

* report all discrepancies to the landscape architect
and agree before proceeding

* determine location of all existing services prior to
excavation

This drawing shall not be used for construction
purposes unless signed by Landscape Architect

Date:

Approval:

axxa group

axxa group limited

UNIT 301—02, 3/F PLAZA 228,
No. 228 WAN CHAI ROAD, HONG KONG.
香港 灣仔 灣仔道 228號,
PLAZA 228, 3樓 301—02室.
T: (852) 2893 8586 F: (852) 2893 8997
E: ag@axxagroup.com.hk

PROJECT: To Amend the Notes of the
*Comprehensive Development to include
Wetland Restoration Area* Zone for a
Proposed Comprehensive Development at
Wo Shang Wai, Yuen Long, Lots 77 and
50 S.A in DD101

DRAWING TITLE:

TREE PLANTING PLAN

Scale: 1:800

Drawing No.: TPP-01

Date: JUL 2024

Design: CL

Drawn: LS

Checked: CL

Project No: 2023202

CAD Ref.: 2023202-12A-TPP-01

REV.

A

I:\B\axxagroup\Project_2023\2023202-TPP-01\01-Cad Storage\Information_Drawing\2023\2023202-12A-TPP-01.dwg, 2025/01/14.dwg, 1:1

A0_1189_x_11

ANNEX A

Greenery Demarcation Plan



To Amend the Notes of the “Comprehensive Development to include Wetland Restoration Area” Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101 Greenery Demarcation Plan

Dwg. No. : 2023202-GDP-01

Date : JAN 2025
(A3-size)

ANNEX B

Tree Preservation Proposal

To Amend the Notes of the “Comprehensive Development to include Wetland Restoration Area” Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

ANNEX B

TREE PRESERVATION PROPOSAL

JANUARY 2025

Landscape Government
Submission Consultant

Axxa Group Limited



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2.0 Tree Treatment Proposal

3.0 Tree Planting Proposal

4.0 Summary of Tree Treatment and Planting Proposal

APPENDICES

Appendix A Tree Treatment Schedule

Appendix B Photographic Record of Existing Trees

Appendix C Tree Treatment Plan

Appendix D Tree Planting Plan

1.0 INTRODUCTION

- 1.1 This Tree Preservation Proposal is submitted to support Section 12A of the Town Planning Ordinance, to rezone the Application Site on the draft Mai Po and Fairview Park Outline Zoning Plan (“OZP”) No. S/YL-MP/8. The rezoning application aims to increase the plot ratio (“PR”) from 0.4 (i.e. maximum permissible PR on the OZP) to 1.3, with a maximum building height (“BH”) adjusted to not more than 10-storeys and not exceeding +42mPD by amending the Notes of the current “Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)” (“OU(CDWRA)”) zone.
- 1.2 The Site is located at Wo Shang Wai, Yuen Long. It is generally bounded by Castle Peak Road – Mai Po and San Tin Highway to the east, fishponds to the north, residential developments, namely Royal Palms and Palm Springs to the south, and Wo Shang Wai Village to the southeast. The Wetland Restoration Area (WRA) in the northern part of the Site was completed.

2.0 TREE TREATMENT PROPOSAL

2.1 Previous Approved Tree Preservation Proposal

Based on previous S16 Approved Tree Preservation Proposal (15 February 2024), a total of **203** nos. of trees located within Site were surveyed in 2023. Among them, 16 nos. of trees approved to be transplanted and 187 nos. of trees approved to be felled.

2.2 Current Tree Transplanting and Felling Proposal

There is **no change** to the tree treatment proposal comparing to the approved scheme. For detail, please refer to **Appendix A** for the Tree Treatment Schedule, **Appendix B** for the Photographic Record of Existing Trees and **Appendix C** for the Tree Treatment Plan.

3.0 TREE PLANTING PROPOSAL

1200 nos. of new trees as approved from previous planning applications are proposed to be planted. Among them, 851 nos. are proposed to be planted in residential portion, while 349 nos. along the perimeter have been planted through previous planning application approvals since 2008.

The following list indicates the proposed tree species along with suitable ornamental species to replenish the loss and to strengthen the greening / conservation. Species selected for planting are mostly larger woodland trees suitable for boundary buffer planting. Others chosen are native woodland species with dense foliage and to substitute felled tree species, recreating an environment similar to the original state of Site. The following list indicates the tree species to compensate for the loss and to strengthen the greening / conservation. Refer to **Table 1** and **Appendix D - Tree Planting Plan**.

Table 1: Plant Material Schedule

Proposed Species	Chinese Name	Quantity/ Size
<i>Acacia auriculiformis</i>	耳果相思	851 nos. Size: Heavy Standard Size 4m High; 3-4m Spread; 4-5m Spacing; DBH 0.09m
<i>Acacia mangium</i>	大葉相思	
<i>Araucaria heterophylla</i>	異葉南洋杉	
<i>Bischofia javanica</i> *	秋楓	
<i>Casuarina equisetifolia</i>	木麻黃	
<i>Callistemon x hybridus</i> 'Golden Ball'	黃金串錢柳	
<i>Camellia japonica</i>	山茶	
<i>Celtis sinensis</i> *	朴樹	
<i>Chorisia speciosa</i>	絲木棉	
<i>Chukrasia tabularis</i>	麻棟	
<i>Cinnamomum burmannii</i> *	陰香	
<i>Cinnamomum camphora</i> *	樟	
<i>Delonix regia</i>	鳳凰木	
<i>Dracontomelon duperreanum</i>	人面子	
<i>Elaeocarpus decipiens</i> *	杜英	
<i>Elaeocarpus hainanensis</i>	水石榕	349 nos. Size: Standard Size 2-2.5m High; 3m Spread; 3m Spacing; DBH 0.075m
<i>Eucalyptus cumini</i>	赤桉	
<i>Ficus benjamina</i>	垂葉榕	
<i>Ficus microcarpa</i> *	細葉榕	
<i>Hibiscus tiliaceus</i> *	黃槿	
<i>Lagerstroemia indica</i>	紫薇	
<i>Liquidambar formosana</i> *	楓香	
<i>Mella azedarach</i>	苦楝	
<i>Melaleuca quinquenervia</i>	白千層	
<i>Michelia x alba</i>	白蘭	
<i>Morella rubra</i> *	楊梅	
<i>Osmanthus fragrans</i>	桂花	
<i>Podocarpus macrophyllus</i> *	羅漢松	
<i>Roystonea regia</i>	王棕	
<i>Sapium sebiferum</i> *	烏桕	
<i>Sterculia lanceolata</i> *	假蘋婆	
<i>Syzygium cumini</i>	海南蒲桃	
<i>Syzygium jambos</i>	蒲桃	
<i>Tabebuia impetiginosa</i>	紫花風鈴木	
<i>Terminalia mantaly</i>	小葉欖仁	
<i>Terminalia mantaly</i> cv. 'Tricolor'	錦葉欖仁	
<i>Viburnum odoratissimum</i> *	珊瑚樹	

Remarks: * Native Tree Species

Sufficient soil depth of not less than a minimum of 1200mm (excluding drainage layer) will be provided for each in-ground planting pit / bed / area to ensure future growth of transplanted and new trees. Water points will be installed based on the principle of not more than 40m c/c spacing.

5.0 SUMMARY OF TREE TREATMENT AND PLANTING PROPOSAL

A summary showing Tree Treatment and Planting Proposal is shown in **Table 2**:

Table 2: Tree Treatment and Planting Proposal Schedule

Description	S16 Approved Scheme (approved on 15 Feb 2024)	Current Scheme	Difference
Total Nos. of Trees Surveyed	203	203	0
Nos. of Trees Proposed to be Retained	0	0	0
Nos. of Trees Proposed to be Transplanted	16	16	0
Nos. of Trees Proposed to be Felled	187	187	0
Nos. of New Trees to be Planted	1200*	1200*	0

Remarks:

* 349 nos. of perimeter buffer trees have been planted through previous planning application approvals since 2008.

APPENDIX A

Tree Treatment Schedule

Tree Treatment Schedule

Tree No.	Photo No.	Species		Tree Size			Approved Treatment (<u>R</u> etain/ <u>T</u> ransplant/ <u>F</u> ell) S16 Approved by TPB on 15 Feb 2024	Proposed Treatment (<u>R</u> etain/ <u>T</u> ransplant/ <u>F</u> ell)	Remarks ¹ (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)			
T051	T051	<i>Ficus hispida</i>	對葉榕	7	130	3	F	F	
T052	T052	<i>Ficus hispida</i>	對葉榕	7	130	4	F	F	
T053	T053	<i>Ficus variegata</i>	青果榕	7	150	4	F	F	
T058	T058	<i>Ficus hispida</i>	對葉榕	7	140	3	F	F	
T063	T063	<i>Melaleuca cajuputi</i> subsp. <i>cumingiana</i>	白千層	7	100	2	F	F	Leaning
T070	T070	<i>Morus alba</i>	桑	6	140	4	F	F	
T072	T072	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8	100	4	F	F	
T554	T554	<i>Ficus microcarpa</i>	細葉榕	10	380	6	T	T	Broken branches/ exposed roots
T560	T560	<i>Ficus microcarpa</i>	細葉榕	11	280	6	T	T	Exposed roots
T567	T567	<i>Syzygium cumini</i>	海南蒲桃	11	280	6	T	T	
T569	T569	<i>Hibiscus tiliaceus</i>	黃槿	8	230	5	T	T	Broken branches / cross branches / epicormics
T571	T571	<i>Ficus microcarpa</i>	細葉榕	12	900	7	T	T	Broken branches
T580	T580	<i>Ficus microcarpa</i>	細葉榕	12	450	7	T	T	Broken branches / exposed roots
T584	T584	<i>Syzygium cumini</i>	海南蒲桃	11	190	5	T	T	
T588	T588	<i>Ficus microcarpa</i>	細葉榕	12	500	5	T	T	Bent trunk / broken branches/ exposed roots
T594	T594	<i>Ficus microcarpa</i>	細葉榕	12	520	8	T	T	Bent trunk/ broken branches/ exposed roots
T599	T599	<i>Syzygium cumini</i>	海南蒲桃	6	120	3	T	T	Decay at trunk base / leaning
T601	T601	<i>Ficus microcarpa</i>	細葉榕	12	260	8	T	T	Exposed root
T602	T602	<i>Syzygium cumini</i>	海南蒲桃	8	220	4	T	T	
T604	T604	<i>Ficus microcarpa</i>	細葉榕	12	300	9	T	T	
T605	T605	<i>Melaleuca cajuputi</i> subsp. <i>cumingiana</i>	白千層	12	200	5	T	T	multi-stems with included bark
T607	T607	<i>Ficus microcarpa</i>	細葉榕	12	250	6	T	T	Broken branches/ exposed roots/ bent trunk
T609	T609	<i>Syzygium cumini</i>	海南蒲桃	9	230	5	T	T	Broken branches/ codominant trunk
T636	T636	<i>Casuarina equisetifolia</i>	木麻黃	8	110	3	F	F	
T657	T657	<i>Casuarina equisetifolia</i>	木麻黃	7	130	3	F	F	
T669	T669	<i>Casuarina equisetifolia</i>	木麻黃	7	95	3	F	F	
T1450	T1450	<i>Casuarina equisetifolia</i>	木麻黃	6	100	2	F	F	
T1451	T1451	<i>Casuarina equisetifolia</i>	木麻黃	8	120	2	F	F	
T1452	T1452	<i>Casuarina equisetifolia</i>	木麻黃	8	120	2	F	F	
T1467	T1467	<i>Casuarina equisetifolia</i>	木麻黃	7	120	3	F	F	
T1468	T1468	<i>Casuarina equisetifolia</i>	木麻黃	7	130	3	F	F	
T1505	T1505	<i>Casuarina equisetifolia</i>	木麻黃	11	130	4	F	F	
T1520	T1520	<i>Casuarina equisetifolia</i>	木麻黃	6	140	5	F	F	
T1529	T1529	<i>Casuarina equisetifolia</i>	木麻黃	10	125	3	F	F	
T1599	T1599	<i>Leucaena leucocephala</i>	銀合歡	9	185	5	F	F	

Tree No.	Photo No.	Species		Tree Size			Approved Treatment (<u>R</u> etain/ <u>T</u> ransplant/ <u>F</u> ell) S16 Approved by TPB on 15 Feb 2024	Proposed Treatment (<u>R</u> etain/ <u>T</u> ransplant/ <u>F</u> ell)	Remarks ¹ (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)			
T1603	T1603	<i>Leucaena leucocephala</i>	銀合歡	8	235	3	F	F	Cross branches / multi-stems
T1605	T1605	<i>Leucaena leucocephala</i>	銀合歡	8	140	3	F	F	
T1607	T1607	<i>Casuarina equisetifolia</i>	木麻黃	8	110	2	F	F	
T1609	T1609	<i>Casuarina equisetifolia</i>	木麻黃	4	140	2	F	F	Leaning
T1610	T1610	<i>Casuarina equisetifolia</i>	木麻黃	10	105	2	F	F	
T1611	T1611	<i>Casuarina equisetifolia</i>	木麻黃	10	100	2	F	F	
T1614	T1614	<i>Casuarina equisetifolia</i>	木麻黃	10	140	4	F	F	
T1616	T1616	<i>Casuarina equisetifolia</i>	木麻黃	10	130	2	F	F	
T1618	T1618	<i>Casuarina equisetifolia</i>	木麻黃	8	110	3	F	F	
T1619	T1619	<i>Casuarina equisetifolia</i>	木麻黃	10	95	2	F	F	Bark crack
T1621	T1621	<i>Leucaena leucocephala</i>	銀合歡	8	170	4	F	F	Codominant Stems
T1622	T1622	<i>Leucaena leucocephala</i>	銀合歡	7	110	2	F	F	
T1623	T1623	<i>Leucaena leucocephala</i>	銀合歡	8	233	5	F	F	Codominant Stems
T1624	T1624	<i>Leucaena leucocephala</i>	銀合歡	8	141	4	F	F	Multi-stems
T1626	T1626	<i>Leucaena leucocephala</i>	銀合歡	8	115	2	F	F	
T1627	T1627	<i>Leucaena leucocephala</i>	銀合歡	8	160	4	F	F	
T1629	T1629	<i>Leucaena leucocephala</i>	銀合歡	7	120	2	F	F	
T1630	T1630	<i>Leucaena leucocephala</i>	銀合歡	8	201	6	F	F	Multi-stems
T1631	T1631	<i>Leucaena leucocephala</i>	銀合歡	7	135	3	F	F	
T1732	T1732	<i>Casuarina equisetifolia</i>	木麻黃	7	105	2	F	F	
T1733	T1733	<i>Casuarina equisetifolia</i>	木麻黃	8	110	2	F	F	
T1734	T1734	<i>Casuarina equisetifolia</i>	木麻黃	8	115	2	F	F	
T1736	T1736	<i>Casuarina equisetifolia</i>	木麻黃	8	105	2	F	F	
T1738	T1738	<i>Casuarina equisetifolia</i>	木麻黃	8	95	2	F	F	
T1739	T1739	<i>Casuarina equisetifolia</i>	木麻黃	8	120	2	F	F	Broken branches
T1740	T1740	<i>Casuarina equisetifolia</i>	木麻黃	8	130	3	F	F	
T1765	T1765	<i>Casuarina equisetifolia</i>	木麻黃	9	100	2	F	F	
T1781	T1781	<i>Casuarina equisetifolia</i>	木麻黃	10	115	2	F	F	
T1783	T1783	<i>Casuarina equisetifolia</i>	木麻黃	12	130	4	F	F	
T1784	T1784	<i>Casuarina equisetifolia</i>	木麻黃	11	115	5	F	F	
T1785	T1785	<i>Casuarina equisetifolia</i>	木麻黃	11	140	3	F	F	
T1786	T1786	<i>Casuarina equisetifolia</i>	木麻黃	8	142	4	F	F	Codominant Stems
T1797	T1797	<i>Casuarina equisetifolia</i>	木麻黃	9	95	2	F	F	
T1798	T1798	<i>Casuarina equisetifolia</i>	木麻黃	10	120	4	F	F	
T1800	T1800	<i>Casuarina equisetifolia</i>	木麻黃	7	95	3	F	F	

Tree No.	Photo No.	Species		Tree Size			Approved Treatment (<u>R</u> etain/ <u>T</u> ransplant/ <u>F</u> ell) S16 Approved by TPB on 15 Feb 2024	Proposed Treatment (<u>R</u> etain/ <u>T</u> ransplant/ <u>F</u> ell)	Remarks ¹ (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)			
T1802	T1802	<i>Casuarina equisetifolia</i>	木麻黃	9	105	3	F	F	Broken branches
T1804	T1804	<i>Casuarina equisetifolia</i>	木麻黃	12	105	3	F	F	
T1806	T1806	<i>Casuarina equisetifolia</i>	木麻黃	10	120	3	F	F	
T1814	T1814	<i>Casuarina equisetifolia</i>	木麻黃	9	115	4	F	F	
T1903	T1903	<i>Casuarina equisetifolia</i>	木麻黃	10	150	2	F	F	
T1904	T1904	<i>Casuarina equisetifolia</i>	木麻黃	9	130	2	F	F	
T1905	T1905	<i>Casuarina equisetifolia</i>	木麻黃	8	110	2	F	F	
T1906	T1906	<i>Casuarina equisetifolia</i>	木麻黃	8	115	2	F	F	
T1909	T1909	<i>Casuarina equisetifolia</i>	木麻黃	8	110	2	F	F	Broken branches
T1912	T1912	<i>Casuarina equisetifolia</i>	木麻黃	8	145	3	F	F	
T1913	T1913	<i>Casuarina equisetifolia</i>	木麻黃	9	170	5	F	F	
T1914	T1914	<i>Casuarina equisetifolia</i>	木麻黃	8	145	3	F	F	
T1916	T1916	<i>Casuarina equisetifolia</i>	木麻黃	8	160	4	F	F	
T1917	T1917	<i>Casuarina equisetifolia</i>	木麻黃	7	120	2	F	F	Codominant Stems / leaning
T1919	T1919	<i>Casuarina equisetifolia</i>	木麻黃	8	120	2	F	F	
T1920	T1920	<i>Casuarina equisetifolia</i>	木麻黃	8	100	3	F	F	
T1921	T1921	<i>Casuarina equisetifolia</i>	木麻黃	8	95	2	F	F	
T1922	T1922	<i>Casuarina equisetifolia</i>	木麻黃	8	140	3	F	F	
T1923	T1923	<i>Casuarina equisetifolia</i>	木麻黃	8	145	2	F	F	
T1926	T1926	<i>Casuarina equisetifolia</i>	木麻黃	9	170	2	F	F	
T1927	T1927	<i>Casuarina equisetifolia</i>	木麻黃	8	150	2	F	F	
T1929	T1929	<i>Casuarina equisetifolia</i>	木麻黃	8	140	4	F	F	
T1930	T1930	<i>Casuarina equisetifolia</i>	木麻黃	8	115	2	F	F	
T1933	T1933	<i>Casuarina equisetifolia</i>	木麻黃	8	105	2	F	F	
T1934	T1934	<i>Casuarina equisetifolia</i>	木麻黃	8	130	2	F	F	
T1935	T1935	<i>Casuarina equisetifolia</i>	木麻黃	8	100	2	F	F	
T1936	T1936	<i>Casuarina equisetifolia</i>	木麻黃	7	100	2	F	F	
T1937	T1937	<i>Casuarina equisetifolia</i>	木麻黃	7	105	2	F	F	
T1938	T1938	<i>Casuarina equisetifolia</i>	木麻黃	8	100	4	F	F	
T1939	T1939	<i>Casuarina equisetifolia</i>	木麻黃	8	120	3	F	F	
T1940	T1940	<i>Casuarina equisetifolia</i>	木麻黃	8	125	2	F	F	
T1941	T1941	<i>Casuarina equisetifolia</i>	木麻黃	8	105	2	F	F	
T1942	T1942	<i>Casuarina equisetifolia</i>	木麻黃	8	110	2	F	F	Bark crack
T1943	T1943	<i>Casuarina equisetifolia</i>	木麻黃	8	115	3	F	F	
T1944	T1944	<i>Casuarina equisetifolia</i>	木麻黃	8	110	2	F	F	

Tree No.	Photo No.	Species		Tree Size			Approved Treatment (<u>R</u> etain/ <u>T</u> ransplant/ <u>F</u> ell) S16 Approved by TPB on 15 Feb 2024	Proposed Treatment (<u>R</u> etain/ <u>T</u> ransplant/ <u>F</u> ell)	Remarks ¹ (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)			
T1946	T1946	<i>Casuarina equisetifolia</i>	木麻黃	9	110	2	F	F	
T1947	T1947	<i>Casuarina equisetifolia</i>	木麻黃	8	100	2	F	F	Broken branches / leaning
T1948	T1948	<i>Casuarina equisetifolia</i>	木麻黃	8	140	2	F	F	
T1949	T1949	<i>Casuarina equisetifolia</i>	木麻黃	10	100	3	F	F	
T1950	T1950	<i>Casuarina equisetifolia</i>	木麻黃	8	130	2	F	F	
T1951	T1951	<i>Casuarina equisetifolia</i>	木麻黃	8	100	2	F	F	
T1952	T1952	<i>Casuarina equisetifolia</i>	木麻黃	8	110	2	F	F	
T1954	T1954	<i>Casuarina equisetifolia</i>	木麻黃	8	120	2	F	F	
T1955	T1955	<i>Casuarina equisetifolia</i>	木麻黃	9	135	2	F	F	Bark crack
T1956	T1956	<i>Casuarina equisetifolia</i>	木麻黃	9	170	3	F	F	
T1957	T1957	<i>Casuarina equisetifolia</i>	木麻黃	9	120	2	F	F	
T1958	T1958	<i>Casuarina equisetifolia</i>	木麻黃	8	95	3	F	F	
T1959	T1959	<i>Casuarina equisetifolia</i>	木麻黃	9	100	2	F	F	
T1960	T1960	<i>Casuarina equisetifolia</i>	木麻黃	8	100	2	F	F	
T1968	T1968	<i>Casuarina equisetifolia</i>	木麻黃	10	105	2	F	F	
T1970	T1970	<i>Casuarina equisetifolia</i>	木麻黃	10	130	2	F	F	
T1973	T1973	<i>Casuarina equisetifolia</i>	木麻黃	10	110	2	F	F	
T1982	T1982	<i>Casuarina equisetifolia</i>	木麻黃	10	200	4	F	F	Codominant Stems
T1999	T1999	<i>Casuarina equisetifolia</i>	木麻黃	7	100	2	F	F	
T2002	T2002	<i>Casuarina equisetifolia</i>	木麻黃	7	110	2	F	F	
T2008	T2008	<i>Casuarina equisetifolia</i>	木麻黃	8	110	2	F	F	
T2009	T2009	<i>Casuarina equisetifolia</i>	木麻黃	8	110	2	F	F	
T2010	T2010	<i>Casuarina equisetifolia</i>	木麻黃	8	130	2	F	F	
T2011	T2011	<i>Casuarina equisetifolia</i>	木麻黃	8	115	2	F	F	
T2012	T2012	<i>Casuarina equisetifolia</i>	木麻黃	9	110	3	F	F	
T2013	T2013	<i>Casuarina equisetifolia</i>	木麻黃	10	150	4	F	F	
T2017	T2017	<i>Casuarina equisetifolia</i>	木麻黃	11	150	2	F	F	
T2019	T2019	<i>Casuarina equisetifolia</i>	木麻黃	8	115	4	F	F	
T2020	T2020	<i>Casuarina equisetifolia</i>	木麻黃	8	125	2	F	F	
T2021	T2021	<i>Casuarina equisetifolia</i>	木麻黃	10	125	3	F	F	
T2022	T2022	<i>Casuarina equisetifolia</i>	木麻黃	10	115	2	F	F	
T2023	T2023	<i>Casuarina equisetifolia</i>	木麻黃	6	145	2	F	F	
T2025	T2025	<i>Casuarina equisetifolia</i>	木麻黃	9	135	3	F	F	Bark crack
T2027	T2027	<i>Casuarina equisetifolia</i>	木麻黃	11	115	2	F	F	
T2028	T2028	<i>Casuarina equisetifolia</i>	木麻黃	9	130	3	F	F	

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Tree No.	Photo No.	Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)			
T2029	T2029	<i>Casuarina equisetifolia</i>	木麻黃	11	120	4	F	F	
T2030	T2030	<i>Casuarina equisetifolia</i>	木麻黃	15	145	4	F	F	
T2031	T2031	<i>Casuarina equisetifolia</i>	木麻黃	11	170	2	F	F	Multi-stems
T2032	T2032	<i>Casuarina equisetifolia</i>	木麻黃	12	150	4	F	F	
T2033	T2033	<i>Casuarina equisetifolia</i>	木麻黃	10	120	2	F	F	
T2034	T2034	<i>Casuarina equisetifolia</i>	木麻黃	15	160	6	F	F	Codominant Stems
T2034A	T2034A	<i>Casuarina equisetifolia</i>	木麻黃	10	110	3	F	F	
T2041	T2041	<i>Casuarina equisetifolia</i>	木麻黃	8	105	3	F	F	
T2042	T2042	<i>Casuarina equisetifolia</i>	木麻黃	5	115	3	F	F	
T2044	T2044	<i>Casuarina equisetifolia</i>	木麻黃	8	110	2	F	F	
T2049	T2049	<i>Casuarina equisetifolia</i>	木麻黃	7	120	2	F	F	
T2052	T2052	<i>Casuarina equisetifolia</i>	木麻黃	9	120	2	F	F	
T2053	T2053	<i>Casuarina equisetifolia</i>	木麻黃	9	160	3	F	F	
T2054	T2054	<i>Casuarina equisetifolia</i>	木麻黃	12	140	4	F	F	Exposed roots
T2057	T2057	<i>Casuarina equisetifolia</i>	木麻黃	8	130	2	F	F	
T2070	T2070	<i>Casuarina equisetifolia</i>	木麻黃	8	150	2	F	F	
T2108	T2108	<i>Leucaena leucocephala</i>	銀合歡	11	105	3	F	F	
T2110	T2110	<i>Leucaena leucocephala</i>	銀合歡	10	205	6	F	F	Codominant Stems
T2111	T2111	<i>Casuarina equisetifolia</i>	木麻黃	7	110	2	F	F	
T2112	T2112	<i>Casuarina equisetifolia</i>	木麻黃	7	95	3	F	F	
T2115	T2115	<i>Leucaena leucocephala</i>	銀合歡	8	110	3	F	F	Leaning
T2116	T2116	<i>Leucaena leucocephala</i>	銀合歡	13	120	4	F	F	Leaning
T2117	T2117	<i>Leucaena leucocephala</i>	銀合歡	10	120	3	F	F	Bark crack / leaning
T2123	T2123	<i>Leucaena leucocephala</i>	銀合歡	12	220	4	F	F	Leaning
T2127	T2127	<i>Leucaena leucocephala</i>	銀合歡	8	125	2	F	F	Leaning
T2130	T2130	<i>Casuarina equisetifolia</i>	木麻黃	9	95	2	F	F	
T2153	T2153	<i>Leucaena leucocephala</i>	銀合歡	8	110	5	F	F	Leaning
T2154	T2154	<i>Leucaena leucocephala</i>	銀合歡	10	110	4	F	F	Leaning
T2155	T2155	<i>Leucaena leucocephala</i>	銀合歡	8	134	4	F	F	Codominant Stesm / leaning
T2156	T2156	<i>Leucaena leucocephala</i>	銀合歡	8	139	3	F	F	Multi-stems
T2157	T2157	<i>Leucaena leucocephala</i>	銀合歡	8	120	2	F	F	Cross branches / codominant stems
T2160	T2160	<i>Leucaena leucocephala</i>	銀合歡	7	201	2	F	F	Multi-stems
T2161	T2161	<i>Leucaena leucocephala</i>	銀合歡	7	128	4	F	F	
T2162	T2162	<i>Leucaena leucocephala</i>	銀合歡	8	141	4	F	F	Multi-stems
T2163	T2163	<i>Leucaena leucocephala</i>	銀合歡	11	141	3	F	F	Codominant Stesm

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Tree No.	Photo No.	Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)			
T2029	T2029	<i>Casuarina equisetifolia</i>	木麻黃	11	120	4	F	F	
T2030	T2030	<i>Casuarina equisetifolia</i>	木麻黃	15	145	4	F	F	
T2031	T2031	<i>Casuarina equisetifolia</i>	木麻黃	11	170	2	F	F	Multi-stems
T2032	T2032	<i>Casuarina equisetifolia</i>	木麻黃	12	150	4	F	F	
T2033	T2033	<i>Casuarina equisetifolia</i>	木麻黃	10	120	2	F	F	
T2034	T2034	<i>Casuarina equisetifolia</i>	木麻黃	15	160	6	F	F	Codominant Stems
T2034A	T2034A	<i>Casuarina equisetifolia</i>	木麻黃	10	110	3	F	F	
T2041	T2041	<i>Casuarina equisetifolia</i>	木麻黃	8	105	3	F	F	
T2042	T2042	<i>Casuarina equisetifolia</i>	木麻黃	5	115	3	F	F	
T2044	T2044	<i>Casuarina equisetifolia</i>	木麻黃	8	110	2	F	F	
T2049	T2049	<i>Casuarina equisetifolia</i>	木麻黃	7	120	2	F	F	
T2052	T2052	<i>Casuarina equisetifolia</i>	木麻黃	9	120	2	F	F	
T2053	T2053	<i>Casuarina equisetifolia</i>	木麻黃	9	160	3	F	F	
T2054	T2054	<i>Casuarina equisetifolia</i>	木麻黃	12	140	4	F	F	Exposed roots
T2057	T2057	<i>Casuarina equisetifolia</i>	木麻黃	8	130	2	F	F	
T2070	T2070	<i>Casuarina equisetifolia</i>	木麻黃	8	150	2	F	F	
T2108	T2108	<i>Leucaena leucocephala</i>	銀合歡	11	105	3	F	F	
T2110	T2110	<i>Leucaena leucocephala</i>	銀合歡	10	205	6	F	F	Codominant Stems
T2111	T2111	<i>Casuarina equisetifolia</i>	木麻黃	7	110	2	F	F	
T2112	T2112	<i>Casuarina equisetifolia</i>	木麻黃	7	95	3	F	F	
T2115	T2115	<i>Leucaena leucocephala</i>	銀合歡	8	110	3	F	F	Leaning
T2116	T2116	<i>Leucaena leucocephala</i>	銀合歡	13	120	4	F	F	Leaning
T2117	T2117	<i>Leucaena leucocephala</i>	銀合歡	10	120	3	F	F	Bark crack / leaning
T2123	T2123	<i>Leucaena leucocephala</i>	銀合歡	12	220	4	F	F	Leaning
T2127	T2127	<i>Leucaena leucocephala</i>	銀合歡	8	125	2	F	F	Leaning
T2130	T2130	<i>Casuarina equisetifolia</i>	木麻黃	9	95	2	F	F	
T2153	T2153	<i>Leucaena leucocephala</i>	銀合歡	8	110	5	F	F	Leaning
T2154	T2154	<i>Leucaena leucocephala</i>	銀合歡	10	110	4	F	F	Leaning
T2155	T2155	<i>Leucaena leucocephala</i>	銀合歡	8	134	4	F	F	Codominant Stesm / leaning
T2156	T2156	<i>Leucaena leucocephala</i>	銀合歡	8	139	3	F	F	Multi-stems
T2157	T2157	<i>Leucaena leucocephala</i>	銀合歡	8	120	2	F	F	Cross branches / codominant stems
T2160	T2160	<i>Leucaena leucocephala</i>	銀合歡	7	201	2	F	F	Multi-stems
T2161	T2161	<i>Leucaena leucocephala</i>	銀合歡	7	128	4	F	F	
T2162	T2162	<i>Leucaena leucocephala</i>	銀合歡	8	141	4	F	F	Multi-stems
T2163	T2163	<i>Leucaena leucocephala</i>	銀合歡	11	141	3	F	F	Codominant Stesm

Tree No.	Photo No.	Species		Tree Size			Approved Treatment (<u>R</u> etain/ <u>T</u> ransplant/ <u>F</u> ell) S16 Approved by TPB on 15 Feb 2024	Proposed Treatment (<u>R</u> etain/ <u>T</u> ransplant/ <u>F</u> ell)	Remarks ¹ (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)			
T2164	T2164	<i>Leucaena leucocephala</i>	銀合歡	11	117	3	F	F	Multi-stems
T2165	T2165	<i>Leucaena leucocephala</i>	銀合歡	10	158	4	F	F	Broken branches / leaning / multi-stems
T2166	T2166	<i>Leucaena leucocephala</i>	銀合歡	10	170	4	F	F	Cross branches / leaning
T2168	T2168	<i>Leucaena leucocephala</i>	銀合歡	11	120	3	F	F	
T2170	T2170	<i>Leucaena leucocephala</i>	銀合歡	8	175	5	F	F	Leaning / multi-stems
T2172	T2172	<i>Leucaena leucocephala</i>	銀合歡	10	140	5	F	F	Leaning
T2173	T2173	<i>Leucaena leucocephala</i>	銀合歡	10	180	5	F	F	Leaning
T2174	T2174	<i>Leucaena leucocephala</i>	銀合歡	10	115	3	F	F	Leaning
T2178	T2178	<i>Leucaena leucocephala</i>	銀合歡	10	200	4	F	F	
T2179	T2179	<i>Leucaena leucocephala</i>	銀合歡	10	120	4	F	F	
T2188	T2188	<i>Leucaena leucocephala</i>	銀合歡	8	155	4	F	F	
T2242	T2242	<i>Casuarina equisetifolia</i>	木麻黃	8	130	3	F	F	
T2245	T2245	<i>Casuarina equisetifolia</i>	木麻黃	7	95	2	F	F	
T2249	T2249	<i>Casuarina equisetifolia</i>	木麻黃	9	95	3	F	F	
T2249A	T2249A	<i>Casuarina equisetifolia</i>	木麻黃	9	150	4	F	F	Codominant Stesm / included bark
T2250	T2250	<i>Casuarina equisetifolia</i>	木麻黃	11	165	4	F	F	
T2251	T2251	<i>Casuarina equisetifolia</i>	木麻黃	7	95	2	F	F	
T2253	T2253	<i>Casuarina equisetifolia</i>	木麻黃	11	125	3	F	F	
T2253A	T2253A	<i>Casuarina equisetifolia</i>	木麻黃	10	115	3	F	F	Bark crack
T2254	T2254	<i>Casuarina equisetifolia</i>	木麻黃	10	95	2	F	F	
T2255	T2255	<i>Casuarina equisetifolia</i>	木麻黃	8	110	2	F	F	
T2266	T2266	<i>Casuarina equisetifolia</i>	木麻黃	10	115	3	F	F	Broken branches
T2275	T2275	<i>Casuarina equisetifolia</i>	木麻黃	13	120	3	F	F	Bark crack / codominant stems
T2278	T2278	<i>Casuarina equisetifolia</i>	木麻黃	14	200	5	F	F	
T2281	T2281	<i>Casuarina equisetifolia</i>	木麻黃	14	145	5	F	F	
T2283	T2283	<i>Casuarina equisetifolia</i>	木麻黃	12	180	6	F	F	Broken branches / Codominant Stems
T2284	T2284	<i>Casuarina equisetifolia</i>	木麻黃	12	200	6	F	F	
T2286	T2286	<i>Casuarina equisetifolia</i>	木麻黃	10	110	3	F	F	

Summary Table

	Number of Tree(s)
Tree to be Retained	0
Tree to be Transplanted	16
Trees to be Felled	187
Total Number of Existing Tree(s)	203

¹ Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.

² DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level).

APPENDIX B

Photographic Record of Existing Trees



T051



T052



T053



T058

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T063



T070



T072

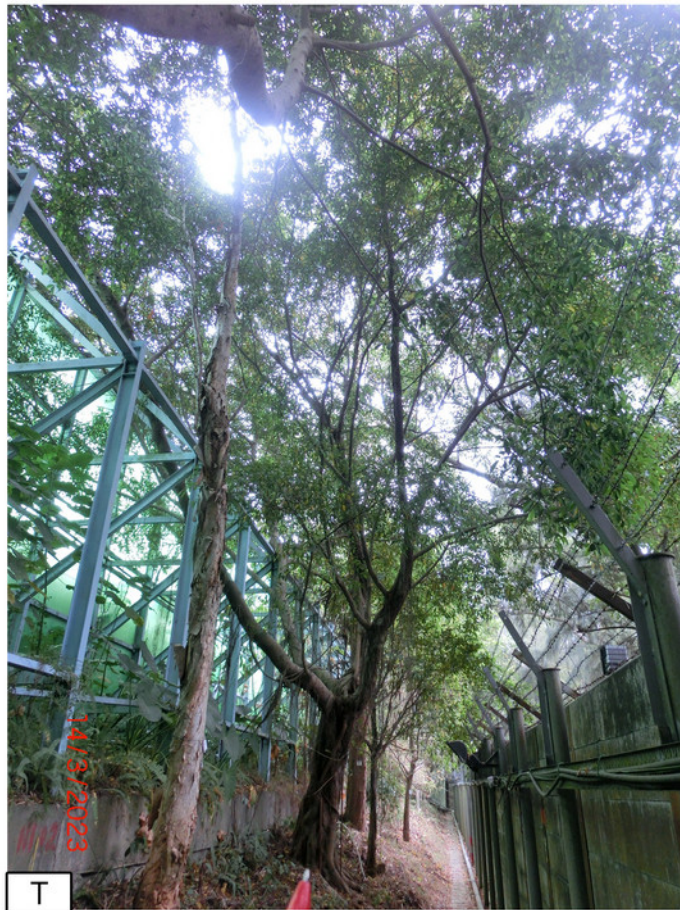
Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T

T554



T

T560



T

T567



T

T569

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T571



T580



T584



T588

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T

T594



T

T599



T

T601



T

T602

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T

T604



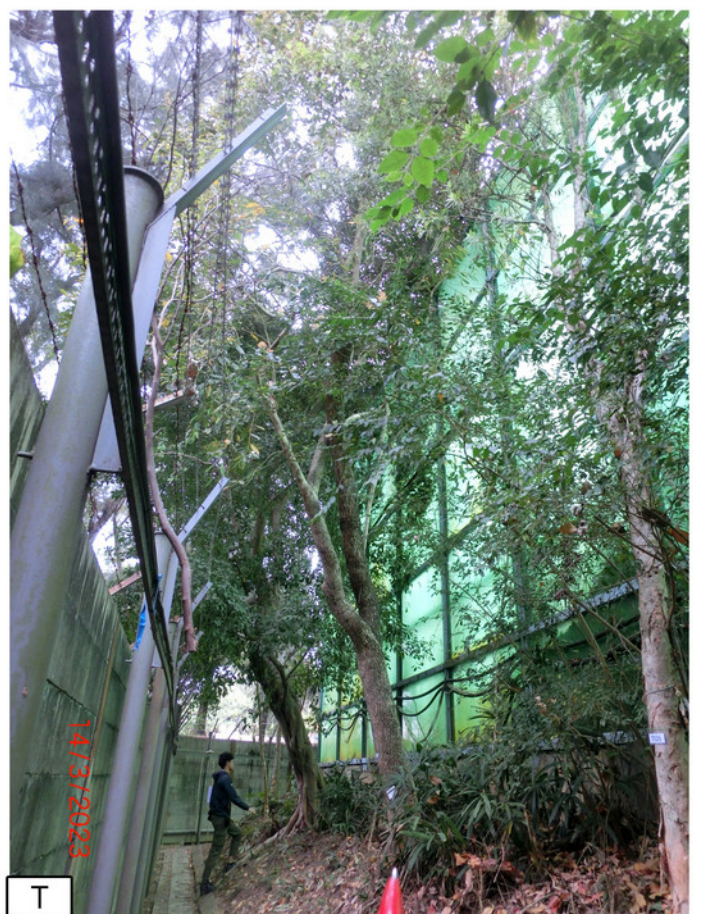
T

T605



T

T607



T

T609

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T636



F

T657



F

T669



F

T1450

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T1451



F

T1452



F

T1467



F

T1468

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1505



T1520



T1529



T1599

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1603

T1605



T1607

T1609

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1610



T1611



T1614



T1616

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1618



T1619



T1621



T1622

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1623



T1624



T1626



T1627

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T1629



F

T1630



F

T1631



F

T1732

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1733



T1734



T1736



T1738

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T1739



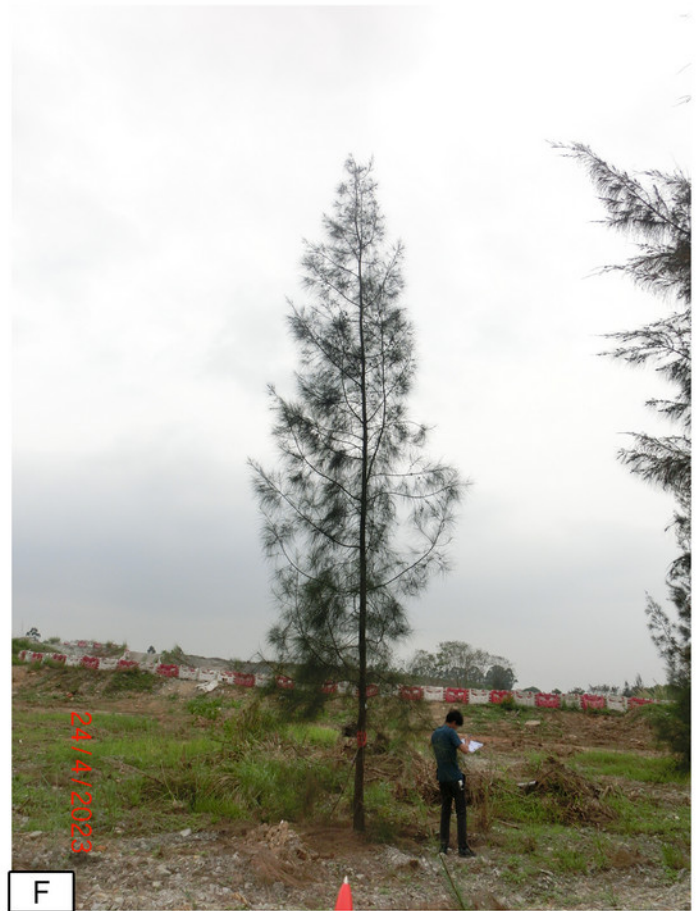
F

T1740



F

T1765



F

T1781

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T1783



F

T1784



F

T1785



F

T1786

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1797



T1798



T1800



T1802

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1804



T1806



T1814



T1903

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T1904



F

T1905



F

T1906



F

T1909

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T1912



F

T1913



F

T1914



F

T1916

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T1917



F

T1919



F

T1920



F

T1921

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1922



T1923



T1926



T1927

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1929



T1930



T1933



T1934

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1935



T1936



T1937



T1938

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1939



T1940



T1941



T1942

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T1943



F

T1944



F

T1946



F

T1947

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T1948



F

T1949



F

T1950



F

T1951

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1952



T1954



T1955



T1956

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T1957



T1958



T1959



T1960

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T1968



F

T1970



F

T1973



F

T1982

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T1999



F

T2002



F

T2008



F

T2009

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

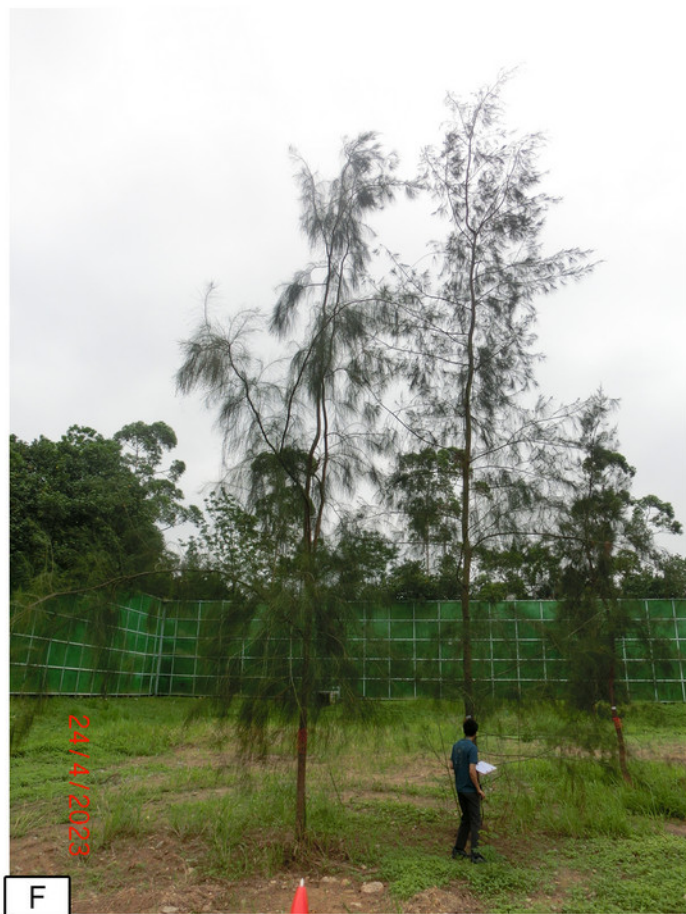
R-Retain T-Transplant F-Fell D-Dead Tree



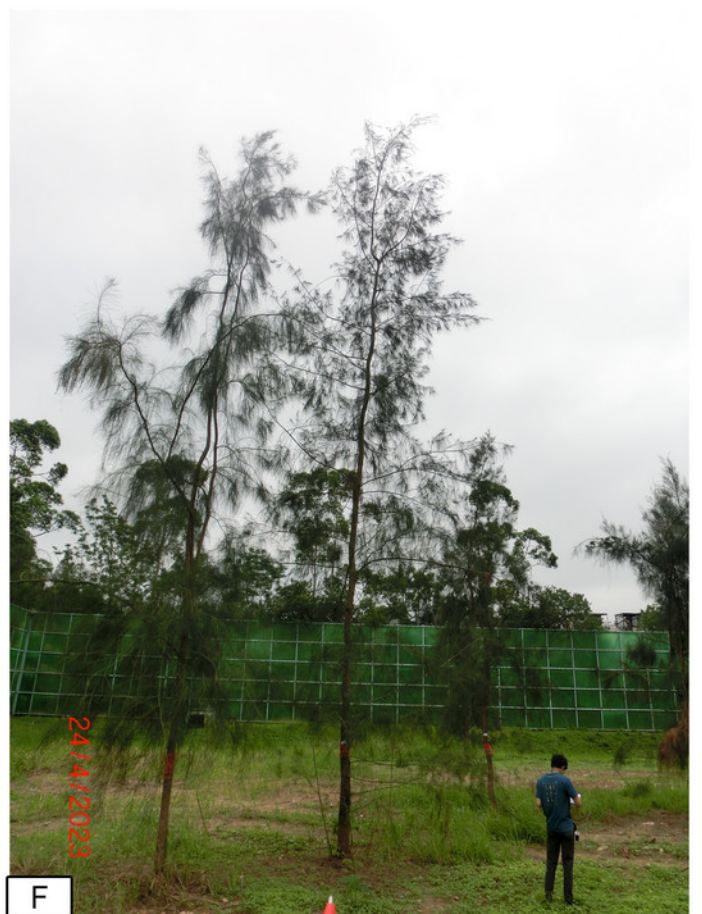
T2010



T2011



T2012



T2013

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2017



T2019



T2020



T2021

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2022



T2023



T2025



T2027

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2028



T2029



T2030



T2031

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2032



T2033



T2034



T2034A

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2041



T2042



T2044



T2049

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2052



T2053



T2054



T2057

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T2070



F

T2108



F

T2110



F

T2111

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T2112



F

T2115



F

T2116



F

T2117

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2123



T2127



T2130



T2153

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2154



T2155



T2156



T2157

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2160



T2161



T2162



T2163

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2164



T2165



T2166



T2168

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2170

T2172

T2173

T2174

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2178



T2179



T2188



T2242

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2245

T2249



T2249A

T2250

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T2251



F

T2253



F

T2253A



F

T2254

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



T2255

T2266

T2275

T2278

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

T2281



F

T2283



F

T2284



F

T2286

Wo Shang Wai, Yuen Long,
Lots 77 and 50 S.A in DD101
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree

APPENDIX C

Tree Treatment Plan



LEGEND:

LOT BOUNDARY

TREES PROPOSED TO BE TRANSPLANTED
(16nos.)

TREES PROPOSED TO BE FELLED
(187nos.)

EXISTING TREE GROUP

A

GENERAL REVISION

14/01/25

no.

description

date

REVISION

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AXXA GROUP LIMITED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO

* use figured dimension in preference to scaling

* verify all dimensions at the site

* report all discrepancies to the landscape architect
and agree before proceeding

* determine location of all existing services prior to
excavation

This drawing shall not be used for construction
purposes unless signed by Landscape Architect

Date:

Approval:

axxa group

axxa group limited

UNIT 301–02, 3/F PLAZA 228,
No. 228 WAN CHAI ROAD, HONG KONG.
香港 灣仔 灣仔道 228號,
PLAZA 228, 3樓 301–02室.
T: (852) 2893 8586 F: (852) 2893 8997
E: ag@axxagroup.com.hk

PROJECT: To Amend the Notes of the
*Comprehensive Development to include
Wetland Restoration Area* Zone for a
Proposed Comprehensive Development at
Wo Shang Wai, Yuen Long, Lots 77 and
50 S.A in DD101

DRAWING TITLE:

TREE TREATMENT PLAN

Scale: 1:800

Drawing No.: TTP-01

Date: JUL 2024

Design: CL

Drawn: LS

Checked: CL

Project No: 2023202

CAD Ref.: 2023202–12A–TTP–01

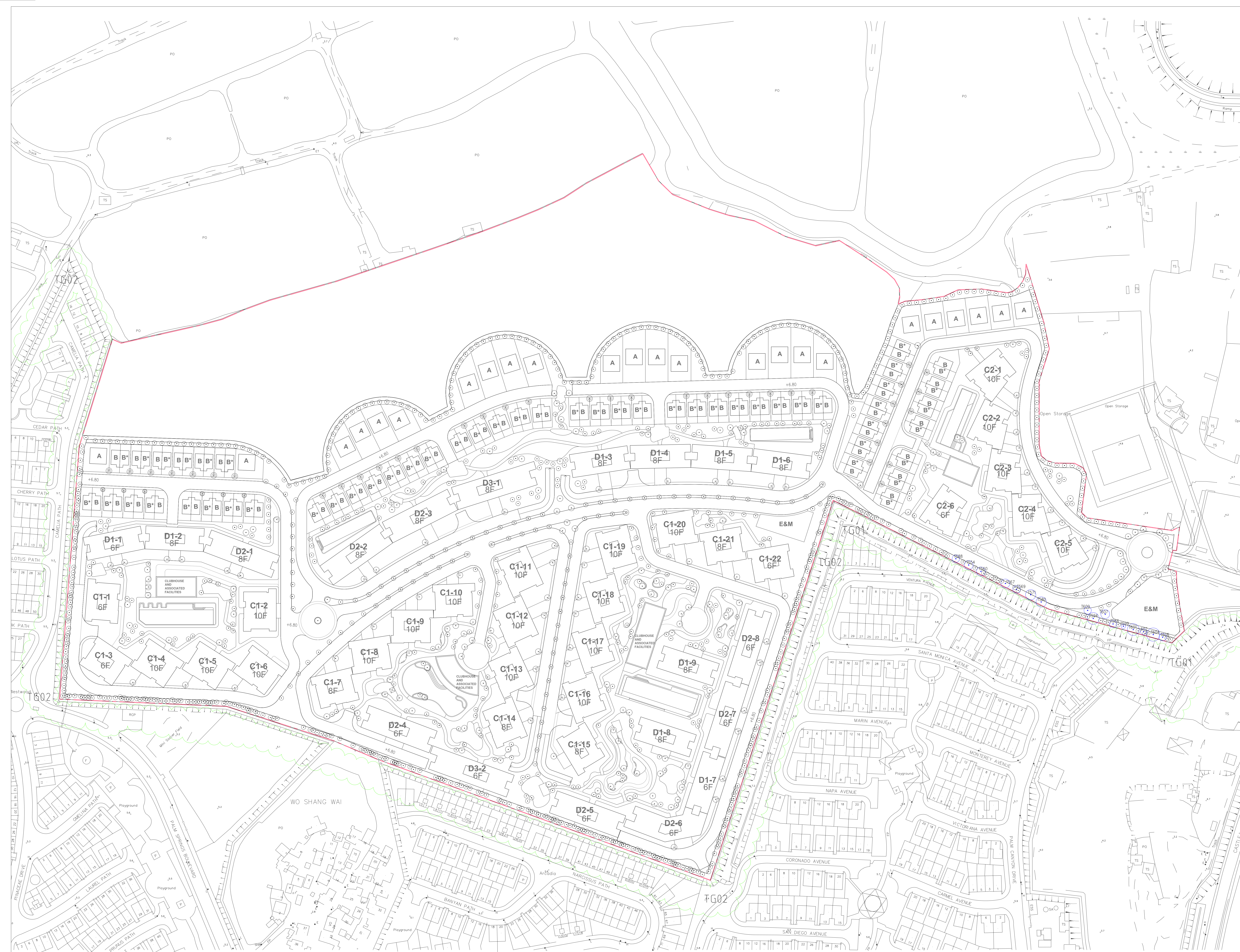
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APPENDIX D

Tree Planting Plan



LEGEND:

LOT BOUNDARY

TREES PROPOSED TO BE TRANSPLANTED
(16nos.)

PROPOSED NEW TREE
(1200nos.)

EXISTING TREE GROUP

A

GENERAL REVISION

14/01/25

no.

description

date

REVISION

Copyright of this drawing is reserved by
AXXA GROUP LIMITED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO

* use figured dimension in preference to scaling

* verify all dimensions at the site

* report all discrepancies to the landscape architect
and agree before proceeding

* determine location of all existing services prior to
excavation

This drawing shall not be used for construction
purposes unless signed by Landscape Architect

Date:

Approval:

axxa group

axxa group limited

UNIT 301—02, 3/F PLAZA 228,
No. 228 WAN CHAI ROAD, HONG KONG.
香港 灣仔 灣仔道 228號,
PLAZA 228, 3樓 301—02室.
T: (852) 2893 8586 F: (852) 2893 8997
E: ag@axxagroup.com.hk

PROJECT: To Amend the Notes of the
*Comprehensive Development to include
Wetland Restoration Area* Zone for a
Proposed Comprehensive Development at
Wo Shang Wai, Yuen Long, Lots 77 and
50 S.A in DD101

DRAWING TITLE:

TREE PLANTING PLAN

Scale: 1:800

Drawing No.: TPP-01

Date: JUL 2024

Design: CL

Drawn: LS

Checked: CL

Project No: 2023202

CAD Ref.: 2023202-12A-TPP-01

REV.
A

I:\B\axxagroup\Project_2023\2023202-WF8-DWG\Site Storage\Information_Drawing\2023\2023202-12A-TPP-01.dwg, 2025/01/14.dwg, 1:1

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ANNEX C

EPD’s Approved Wetland Restoration and Creation Scheme

本署編號
OUR REF: (8) in EP2/N6/P/105 Pt 4
來函編號
YOUR REF:
電話
TEL NO.: 2835 1843
圖文傳真
FAX NO.: 2591 0558
電子郵件
E-MAIL: tomtam@epd.gov.hk
網址
HOMEPAGE: <http://www.epd.gov.hk>

Environmental Protection Department
Branch Office
28th Floor, Southorn Centre,
130 Hennessy Road,
Wan Chai, Hong Kong.



環境保護署分處
香港灣仔
軒尼詩道
一百三十號
修頓中心廿八樓

3 December 2010
(Fax No: 2908 8838)

Profit Point Enterprises Limited
71-76/F, Two International Finance Centre
8 Finance Street
Central, Hong Kong

Attn: Mr David F. Dunigan

Dear Mr Dunigan,

Proposed Comprehensive Development at Wo Shang Wai, Mai Po, Yuen Long
Environmental Permit No. EP-311/2008/B
Condition 3.6 – Notification of Completion of Wetland Restoration Area Construction

I refer to your letter ref. HLD/HAPT/N083/1511/416 dated 15.11.2010 regarding the captioned.

We understand from you that the construction of the Wetland Restoration Area (WRA) has been completed in accordance with the requirements stated in condition 3.6 of the relevant Environmental Permit (No. EP-311/2008/B). We take this opportunity to remind you to ensure that all the habitat establishment, maintenance, management and monitoring works in the WRA as described in the Wetland Restoration Plan (WRP) as well as the ecological mitigation measures as proposed in the Ecological Impact Assessment report (3rd edition) dated November 2009 be properly followed and implemented, and submitted the necessary Environmental Monitoring & Audit reports according to the requirements set in the WRP and the relevant EP conditions in due course.

Should you have any query on the above, please feel free to contact the undersigned or my colleague Mr Kenry LEUNG on 2835 1038.

Yours faithfully,

(Tom T. H. TAM)
Senior Environmental Protection Officer
for Director of Environmental Protection

c.c. AFCD
Mott MacDonald Hong Kong Ltd.

(Attn: Ms Eva YAU)
(Attn: Ms Florence YUEN)

Fax No: 2377 4427
Fax No: 2827 1823

Internal
E(SA)33
(20101201.001)

**PROPOSED COMPREHENSIVE DEVELOPMENT AT
WO SHANG WAI, YUEN LONG:
DETAILED DESIGN AND IMPLEMENTATION
WETLAND RESTORATION AND CREATION SCHEME
SECOND SUBMISSION**

November 2009

Prepared by: Shirley Lam

Verified by: Shirley Lam

SLY

Date: 01-11-2009

Validated by: Paul Leader

P. Leader

Date: 1 Nov 2009

Asla Ecological Consultants Ltd

127 Commercial Centre
Palm Springs
Yuen Long
New Territories
Hong Kong
asiaecol@asiaecol.com.hk