

## **Appendix 2: Landscape Master Plan**

**Section 16 Planning Application for  
Proposed Tai Po Kau Nature Academy at Tai Po Kau, Tai Po**

**Landscape Master Plan**

**Jul 19, 2022**

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<b>Revision</b>	<b>Date</b>	<b>Description</b>
-	Jul 19, 2022	First Submission

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## 1 Introduction

- 1.1 This Landscape Master Plan is prepared to support the Section 16 Planning Application for a proposed Tai Po Kau Nature Academy at Tai Po Kau Lot 1, 2, 4-8 in D.D.33 (hereafter referred to as the Application Site). The Application Site falls within the “Green Belt” (“GB”) zone on the Tai Po Outline Zoning Plan No. S/TP/29 (“OZP”). ‘Field Study/Education/Visitor Centre’ and ‘Holiday Camp’ (tent camping ground) are Column 2 uses that may be permitted with or without conditions on application to the TPB.
- 1.2 This submission will demonstrate that the proposed development is in line with the planning intention from landscape perspective, and outline the landscape design features, mitigation and enhancement measures, as well as the tree preservation and compensatory proposals for the proposed development. This proposal has taken into account the potential impacts of the proposed development to the site and the immediate area, in terms of landscape, visual, and ecological aspects.

## 2 Existing Site Conditions

- 2.1 The Application Site has a total area of about 0.9ha and ranges in elevation from approximately +99 mPD in the northeast to +123mPD in the southwest. It is located between Tai Po Kau Forest Track - Kau Lead Section and a natural stream. It is adjacent to the Tai Po Kau Nature Reserve on 3 sides. The site was an abandoned farmland. Its surrounding has dense tree coverage whilst tree coverage within the Application Site is comparatively low (Refer to **Figure 2.1**). The site falls into Upland and Hillside Landscape and Settled Valley Landscape according to Landscape Character Map of Hong Kong.
- 2.2 **Figure 2.2 to 2.4** shows existing site conditions. Tai Po Kau Forest Track - Kau Lead Section is a concrete road (View 1). There are 2 site access points with metal fence erected (View 1 & 3). Site edge abutting the road is heavily vegetated by typical woodland shrub. There are occasional openings offering views to inside the site (View 2).
- 2.3 There are 3 major clusters of buildings / structures inside the site, including:
- A few severely deteriorated metal structures with metal sheet roof and a small building to the northeast (View 10 & 11)
  - A building with metal sheet roof at the centre (View 2, 4, 5, 8 & 12)
  - A building with metal sheet roof and a smaller building to the southwest (View 13, 14 & 15)
- 2.4 The site is currently covered by overgrown vegetation – mostly weed, groundcover and low-lying shrubs (View 2, 6, 8, 12 & 15). A tree survey was done in September 2021 by Outdoor Wildlife Leaning Hong Kong. The survey identified 70 nos. trees inside the Application Site. Result of the tree survey and proposed treatment are detailed in Section 5.

## 3 Project Description

- 3.1 The proposed development comprises redevelopment of 3 existing single storey buildings to a visitor centre (+109 mPD), an activity centre (+114.05 mPD) and a plant nursery (+104.1 mPD) with ancillary facilities.

## 4 Landscape Master Plan

### 4.1 Landscape Design Concept

The Landscape Master Plan is shown in **Figure 4.1**. Landscape Section is shown in **Figure 4.2**. The concept of the landscape design is to provide a complete educational journey for visitors to experience the nature of Tai Po Kau. Since the site is an enclave surrounded by the Tai Po Kau Nature Reserve, the design is largely driven by the site context, aiming to loosely replicate the characteristics of hillside landscape in Tai Po Kau while hinting the site's historical use of a farmland. Ecological design principles are adopted in this landscape design.

### 4.2 Edge treatment

The site is abutting a concrete access road (Tai Po Kau Forest Track - Kau Lead Section) to the south. Existing overgrown vegetation is not well-managed. There are also occasional damages along the edge and within the site caused by wild boar. Large and robust shrub with dense foliage, such as *Ligustrum sinense* and *Dichroa febrifuga*, are proposed along this edge to offer protection against wild boar as well as visual enhancement along the access road. The shrub will be managed to maintain visual permeability into the site from the access road.

The site is abutting a vegetated slope leading to a natural stream to the north. All trees along this edge are proposed to be retained.

### 4.3 Connection, access, and site levels

Existing access points at northeast and south of the site are proposed to be kept. These are the only points where vehicles are allowed in the site (Refer to **Figure 4.1**).

Existing paths are retained and used in the proposed design. Additional paths complying with universal accessibility are introduced to connect the 3 buildings and other activity zones. The sinuous paths along site topography also offer rich visitor experience inside the site.

Path layout is designed with respect to the existing site contour such that minimal earth works will be needed to archive compliance with universal accessibility. Soil level around all retained trees remain unchanged.

### 4.4 Programme and function

The site is divided into 3 zones for visitor management in order to minimise human disturbance to the nature environment (Refer to **Figure 4.3**).

General Visitor Zone: This zone is anticipated to be the key visiting loop in which all general public are welcomed. This zone includes the visitor centre, an orchard path with fruit trees, a forest deck (connecting the visitor centre to lower part of the orchard path), and a strolling path around the water pond. This is the most easily accessible part of the site.

Invited Guest / Guided Visitor Zone: This zone is located uphill and is anticipated to have less general public. This zone includes an activity centre, event lawn, viewing deck, camping ground and an activity ground inside forest. Visitors to this zone will likely be those coming for guided tour or educational events.

Operation / Nursery Zone: This zone is located downhill and is anticipated to be a plant nursery. Most of the landscape areas here are designated as plant nursery to propagate and grow species local to Tai Po Kau area.

#### 4.5 Soft landscape design and ecological feature

In close collaboration with ecologist, plants proposed for this design comprises a range of species which can enhance ecological performance of the site. These includes species commonly found in the Tai Po Kau Nature Reserve and those that provide food and habitat for wildlife.

Potential plant species choices include the following but subject to market availability: -

<b>Location</b>	<b>Potential tree species</b>	<b>Potential shrub species</b>
Visitor Centre and Forest Deck	<i>Zanthoxylum avicennae, Ficus variolosa, Polyspora axillaris</i>	<i>Melastoma malabathricum, Melastoma sanguineum, Rhodomyrtus tomentosa, Glycosmis parviflora, Gardenia jasminoides, Enkianthus quinqueflorus, Rhapsiolepis indica</i>
Orchard Path	<i>Dimocarpus longan, Litchi chinensis, Citrus reticulata, Citrus maxima, Citrus limonia, Clausena lansium, Averrhoa carambola, Psidium guajava, Mangifera indica</i>	--
Pond and Sandpit	<i>Syzygium nervosum</i>	<i>Adina pilulifer, Ficus pyriformis, Blastus cochinchinensis, Illicium dunnianum</i>
Viewing Deck	<i>Rhodoleia championii, Mallotus paniculatus, Schefflera heptaphylla, Ilex rotunda, Aquilaria sinensis, Tetradium glabrifolium, Ficus subpisocarpa</i>	--
Camping Ground	<i>Garcinia oblongifolia, Diospyros morrisiana, Ternstroemia gymnanthera, Lithocarpus corneus, Syzygium levinei, Syzygium hancei, Reevesia thyrsoidea, Sterculia lanceolata</i>	--
Activity Ground	<i>Engelhardia roxburghiana, Endospermum chinense, Schima superba, Elaeocarpus sylvestris, Lithocarpus haipinii, Castanopsis faberi, Antidesma bunius, Pygeum topengii</i>	<i>Memecylon ligustrifolium, Ardisia hanceana</i>
Main entrance and site edge	<i>Ligustrum sinense, Pavetta hongkongensis</i>	<i>Ligustrum sinense, Dichroa febrifuga</i>

The existing vegetation inside the site mainly consisted of invasive species such as *Mikania micrantha* and *Bidens pilosa*. Other native herbaceous plants such as *Microstegium ciliatum* are very common and fast growing. The only floral species of conservation importance recorded within the Application Site is the protected fern *Neottopteris nidus* found either singly or in groups on tree trunks or rock. This protected fern will be retained. Other invasive species and common species will be replaced by the proposed shrub species as a part of the ecological enhancement proposal.

Existing water pond will be kept with its water depth remain unchanged to retain the current habitat. Sandpits are introduced to pond edges to attract dragonfly and butterfly. Proposed tree, shrub, and groundcover demarcation plan is included in **Figure 4.4**.

#### 4.6 Hard landscape design

Simple paving materials are chosen for this design. Majority of the area are paved either by porous material (porous concrete paver) or materials that allows runoff to pass through (wood deck, loose gravel and sand/mud), so as to allow groundwater recharge. The only imporous finish is to be applied on existing paths (Refer to **Figure 4.5**).

#### 4.7 Site coverage of greenery

Referring to PNAP APP-152 Sustainable Building Design Guidelines, site coverage of greenery for sites between 1,000 – 20,000 m<sup>2</sup> shall be 10% at primary zone and 20% overall. A minimum 1,811 m<sup>2</sup> will be required for this development. Since this is a nature educational centre, not less than 5000 m<sup>2</sup> greenery will be provide. All of the greenery provide in this proposed development will be primary zone greenery (Refer to **Figure 4.5**).

Area of the Application Site:	9,055 m <sup>2</sup>
Site Coverage of Greenery required:	20%, i.e. 1,811 m <sup>2</sup>
Primary Zone Greenery Areas required:	10%, i.e. 905.5 m <sup>2</sup>
Site Coverage of Greenery provided:	Not less than 5,000 m <sup>2</sup> (55.2%) at primary zone and overall

## 5 Tree Survey

### 5.1 Tree Survey and Schedule

The survey identified 70 nos. tree within the Application Site. There are 21 species, of which 14 are native species. **Figure 5.1 and 5.2** show the tree survey and treatment plan, and **Figure 5.3 to 5.5** show the tree schedule.

There is no rare or protected tree species (based on Forests and Countryside Ordinance, Cap. 96) located within the Application Site. There is no registered or potentially registrable Old and Valuable Trees. The most abundance species within the site is *Litsea monopetala*. No tree outside the site is affected.

## 5.2 Recommended Treatment

Trees to be retained	67
Dead tree found and to be removed (T122 & T79)	2
Tree to be felled (T161)	1 (In direct conflict with proposed access road; poor form and not suitable for transplant)
<b>TOTAL</b>	<b>70</b>

## 5.3 Compensatory Tree Planting and Enhancement Tree Planting Proposal

**Figure 5.6 and 5.7** show the Compensatory Tree Planting and Enhancement Tree Planting Proposal. The 3 felled trees are compensated with 3 nos. tree in 1:1 ratio in terms of quantity. The proposed species is *Syzygium hancei*.

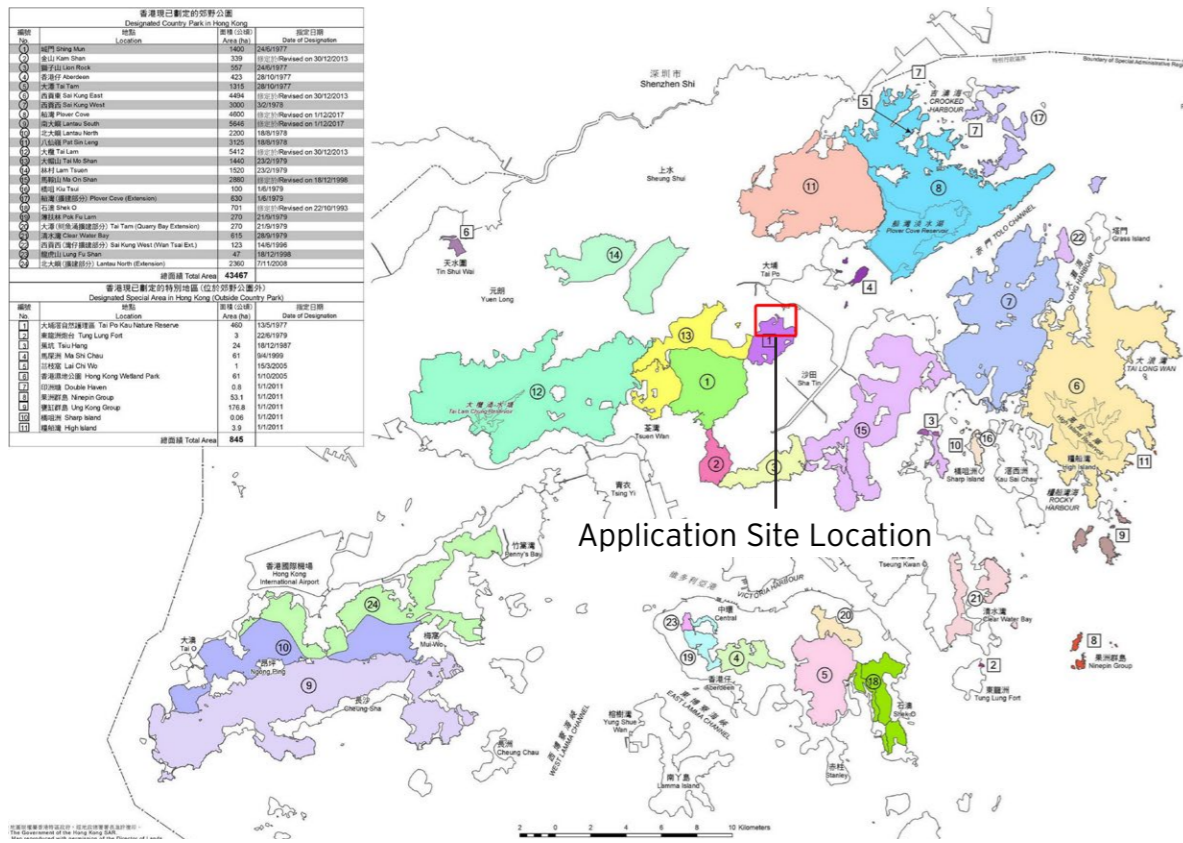
There are additional over 100 nos. of enhancement tree planting proposed inside the site.

## 6 Landscape Management and Maintenance

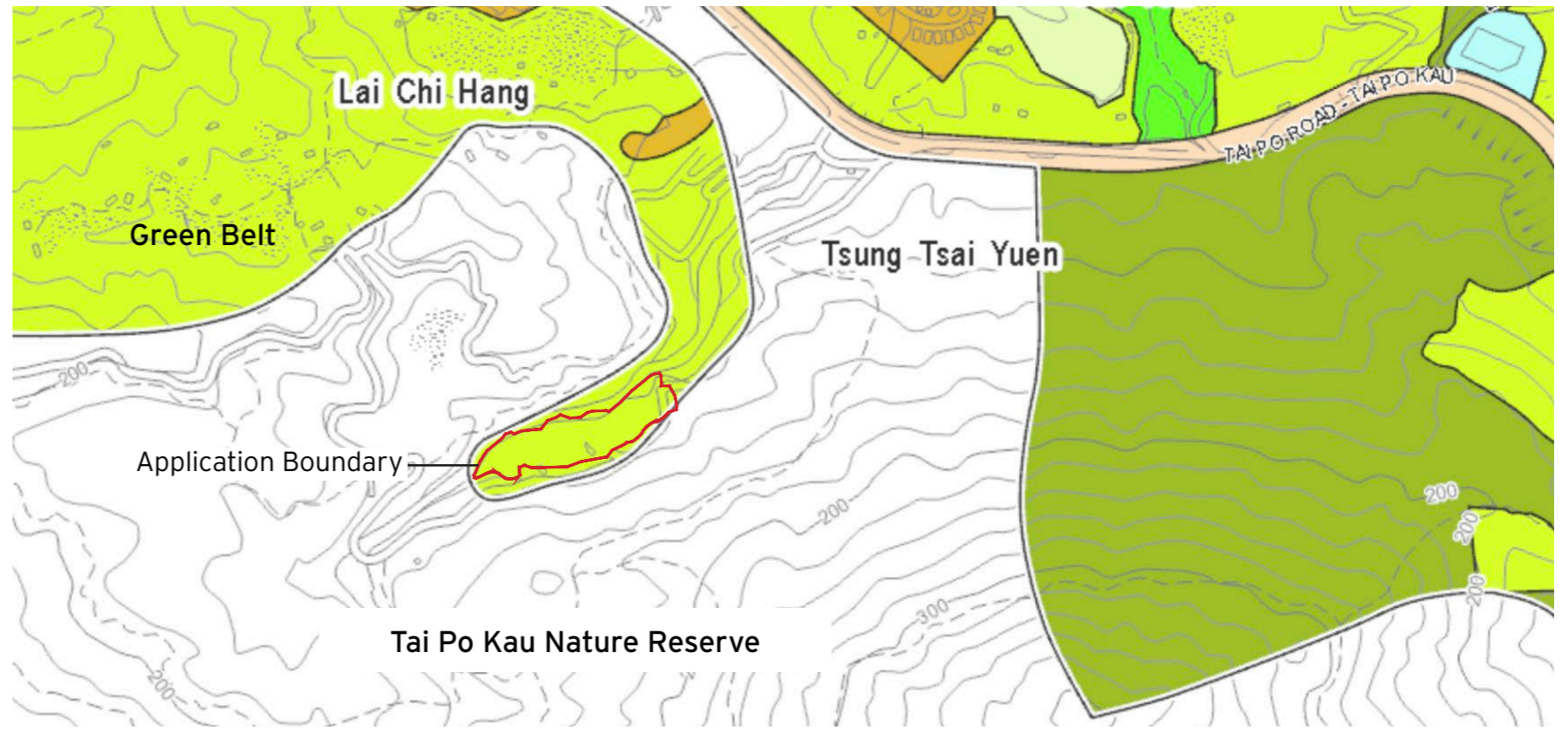
6.1 Upon completion of the construction works, a 12-month Defects Liability Period (DLP) will be implemented for the hard landscape whereby the contractor will be responsible for the maintenance during this first year. Maintenance of soft landscape areas will be carried out by a qualified Landscape Contractor for a period of 12 months after the completion of the construction works. At the expiry of the 12 months, the lot owner shall take over the maintenance responsibilities of the site.

6.2 Maintenance includes the following regular operations: rubbish and litter removal, sweeping and cleaning, damage inspection and repair, watering, weeding, firming up of plants, pruning / thinning, grass cutting, forking over and replanting / replacing of damaged and dead plants.

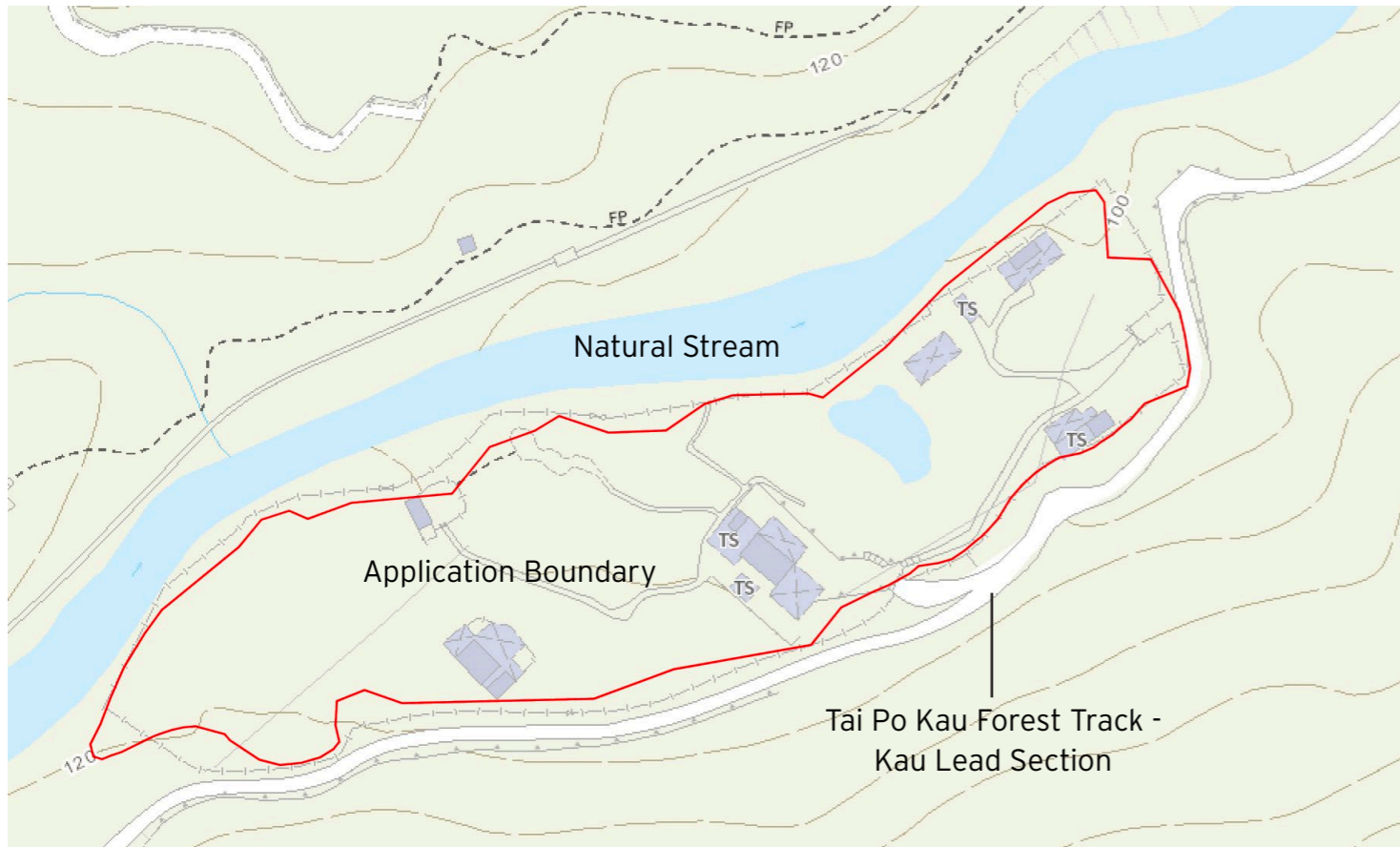




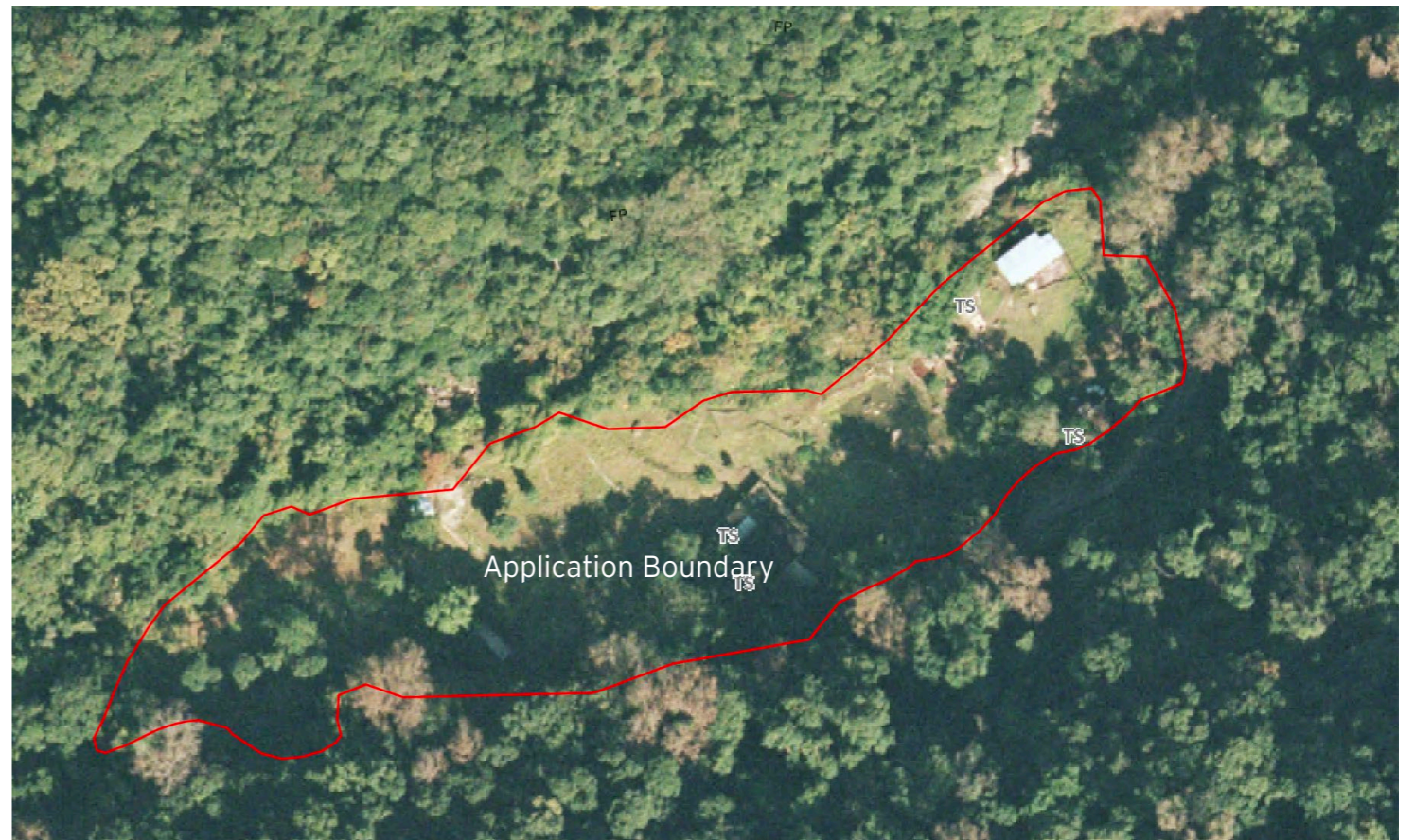
Map of Designated Country Park and Designated Special Area in Hong Kong, AFCD



OZP



Site Map



Satellite Image

Figure 2.1 Site Map

Section 16 Planning Application for Proposed Tai Po Kau Nature Academy at Tai Po Kau, Tai Po Landscape Master Plan (Jul 19, 2022)

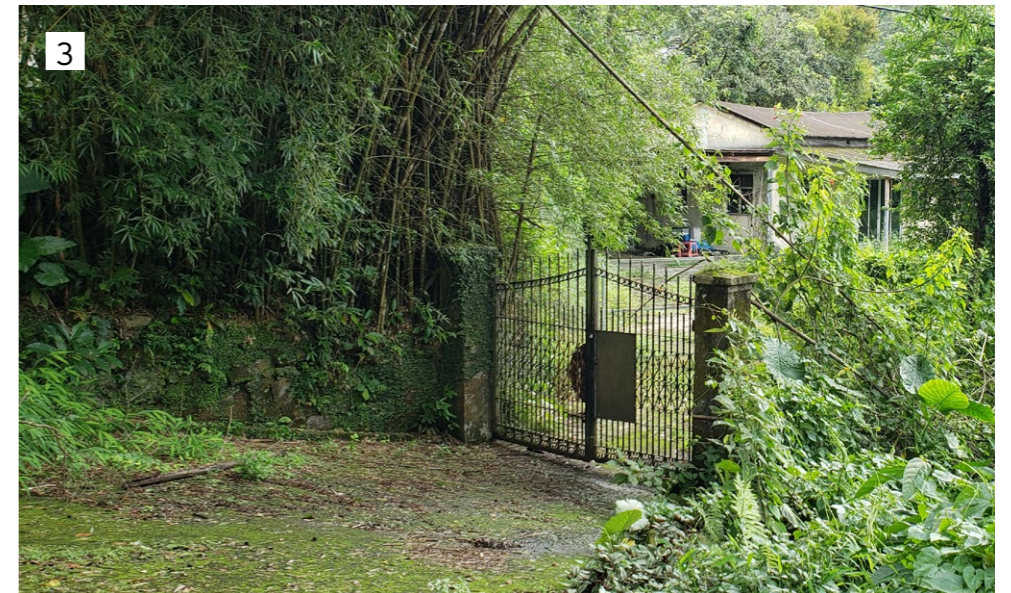
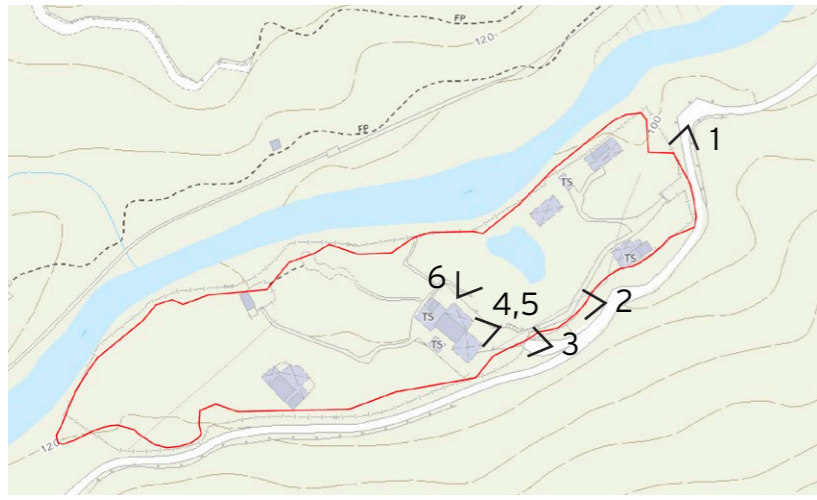


Figure 2.2  
Existing Site Photos (Sheet 1 of 3)

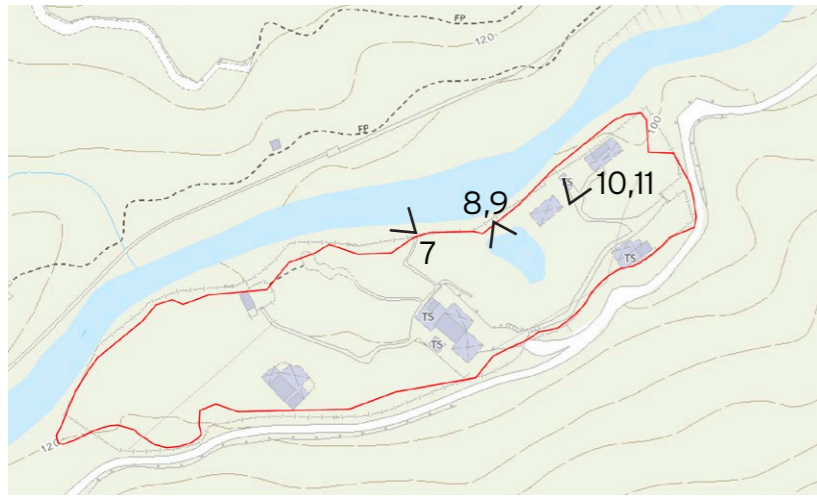


Figure 2.3  
Existing Site Photos (Sheet 2 of 3)

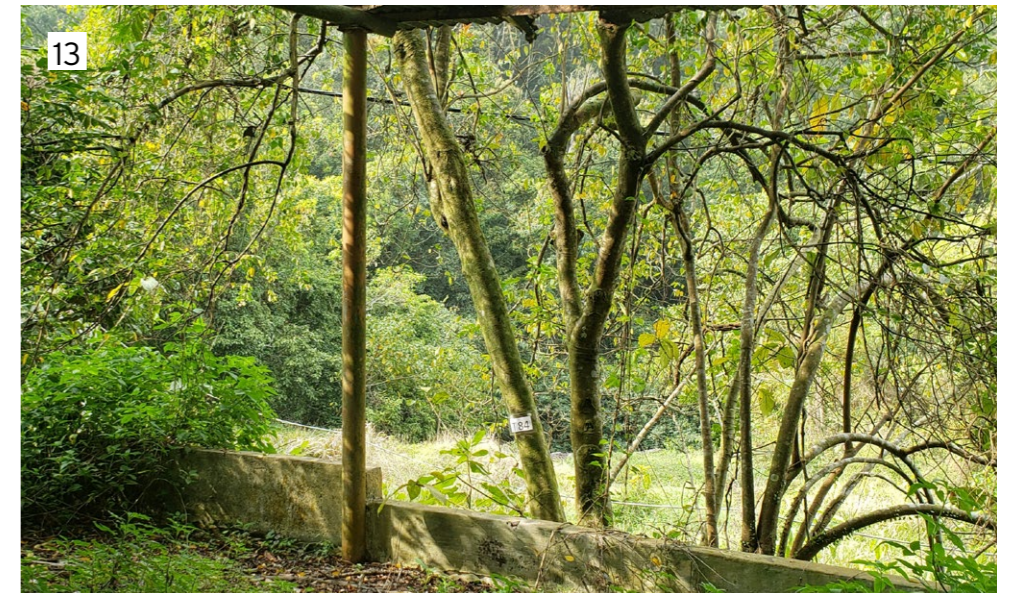
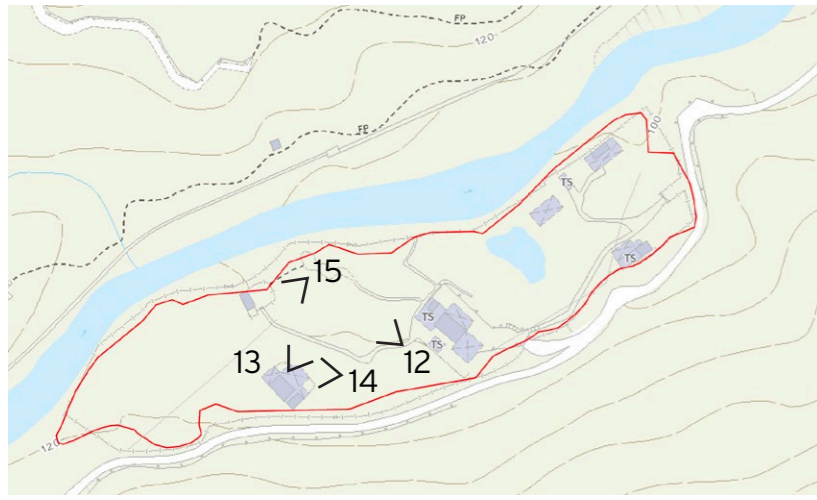


Figure 2.4  
Existing Site Photos (Sheet 3 of 3)



Figure 4.1  
Landscape Master Plan

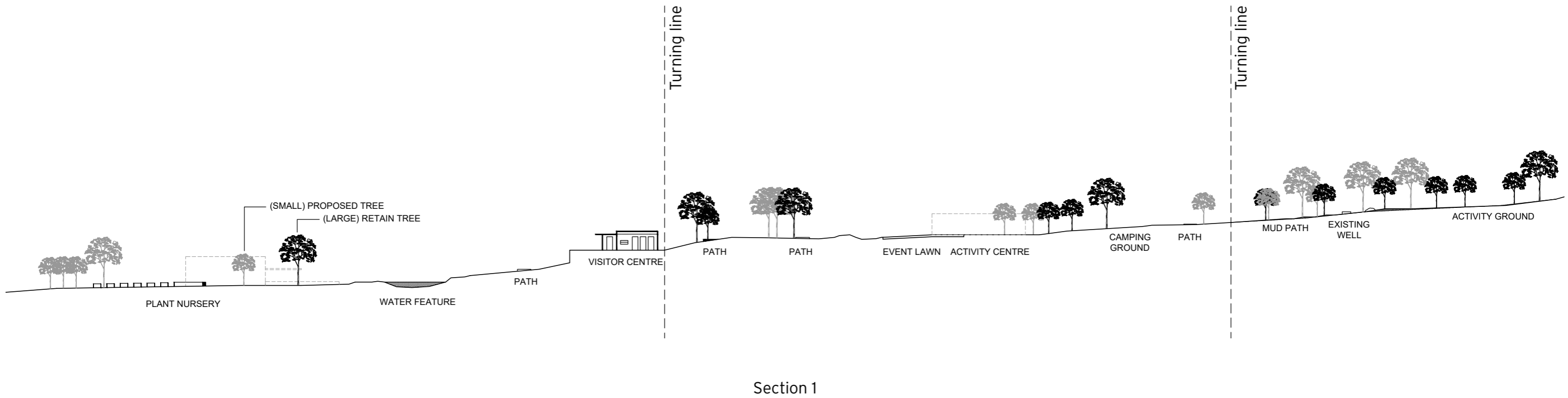
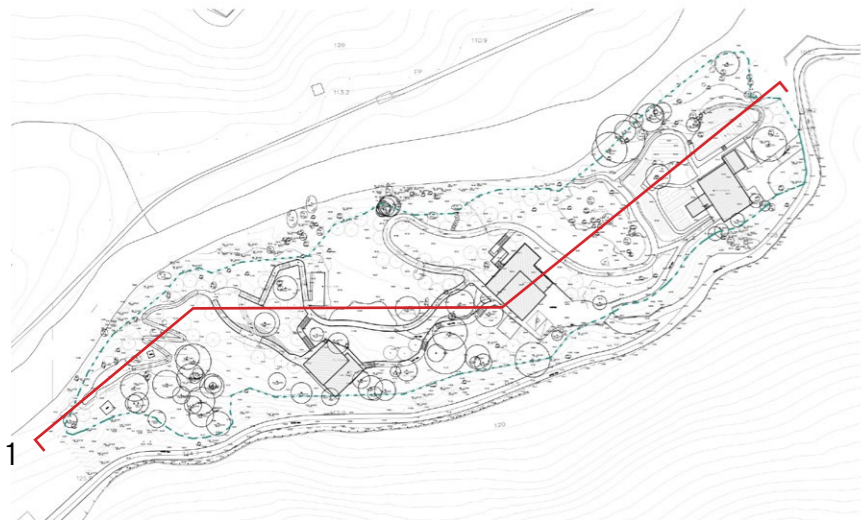


Figure 4.2  
Landscape Section (1:600 @ A3)



Figure 4.3  
Functional Zoning



Figure 4.4  
Tree, Shrub and Groundcover Plan



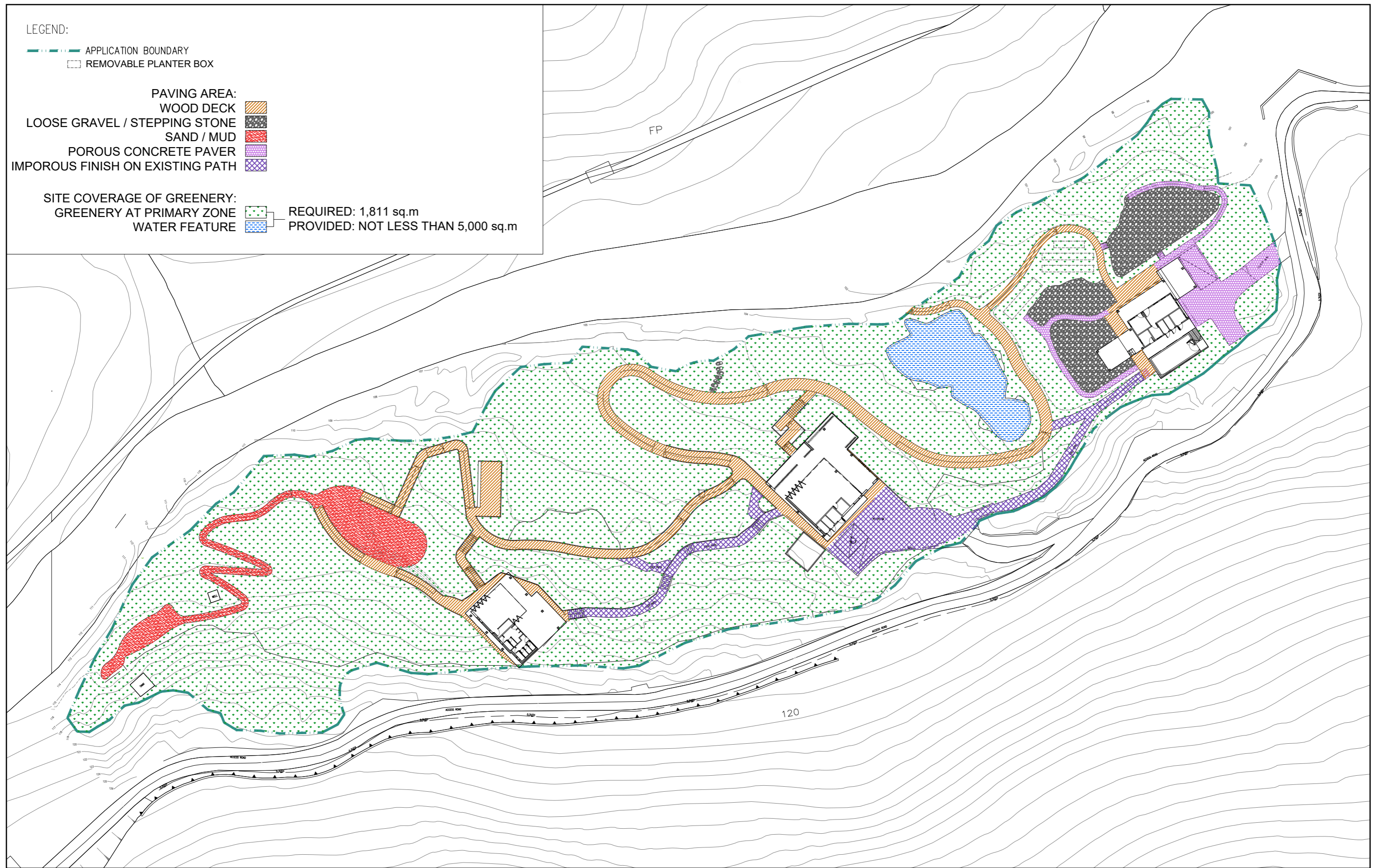


Figure 4.5  
Paving Material, Hard Landscape Area, and Site Coverage of Greenery

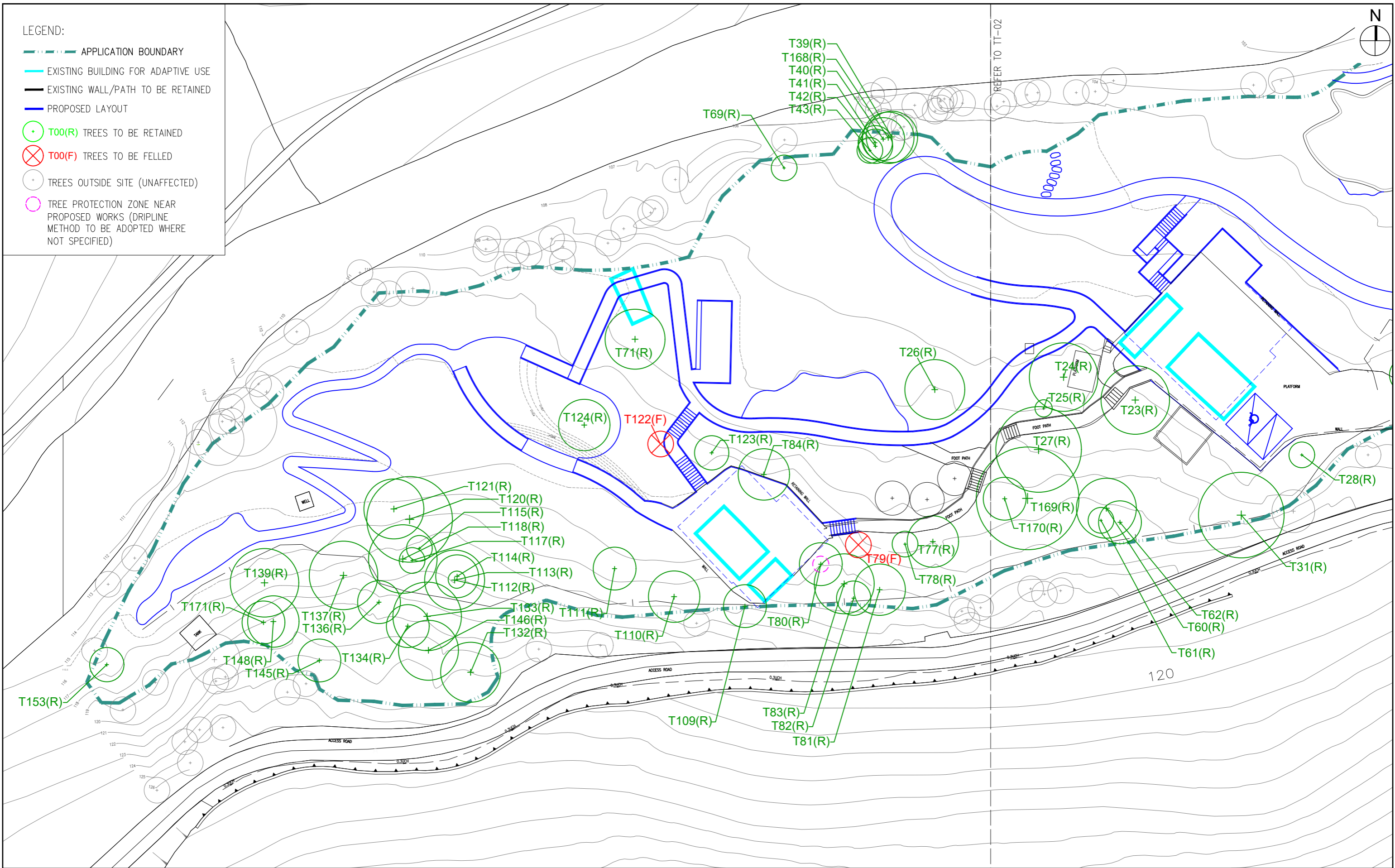


Figure 5.1  
Tree Survey and Treatment Plan (Sheet 1 of 2)

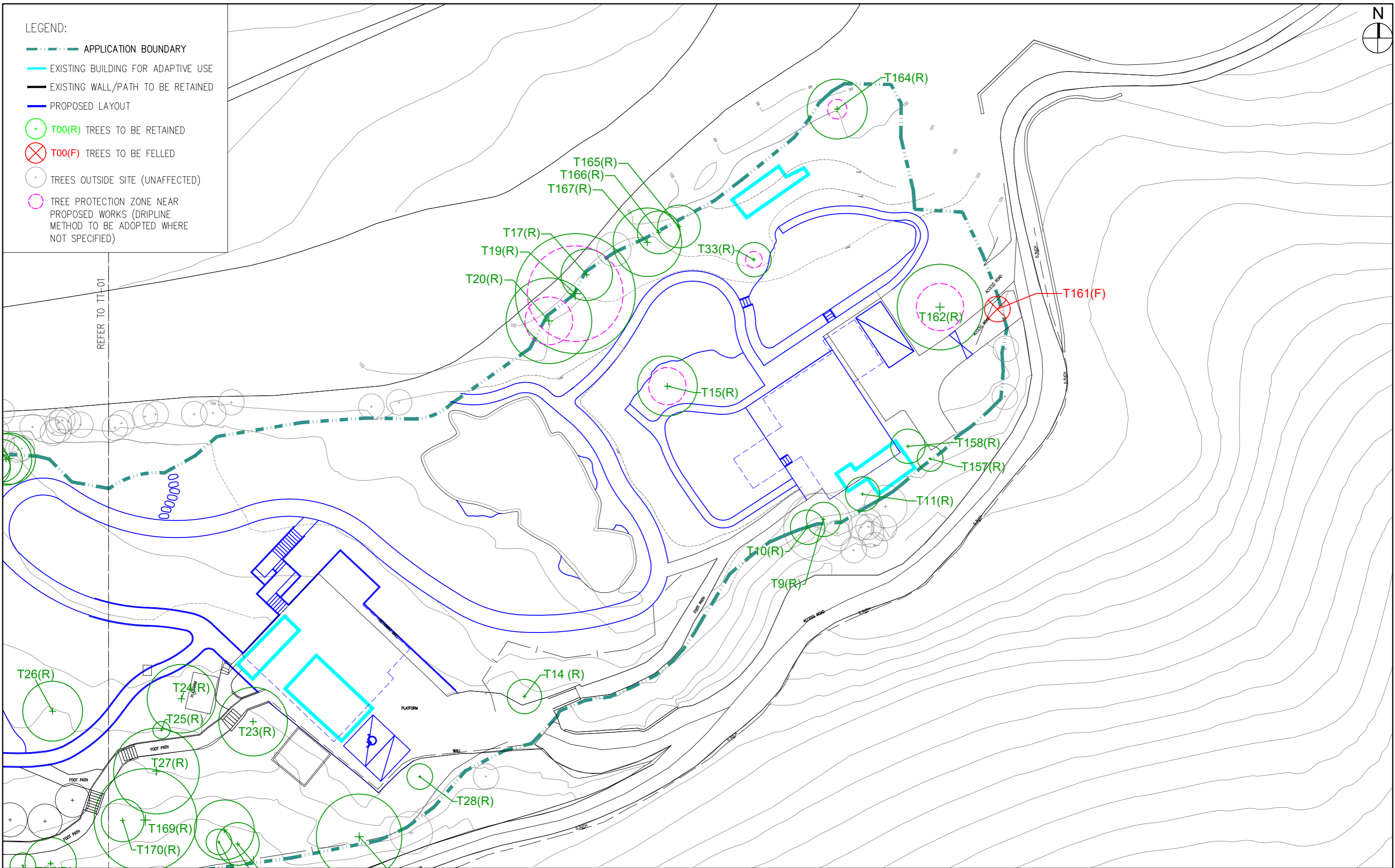


Figure 5.2  
Tree Survey and Treatment Plan (Sheet 2 of 2)

Tree ID number	Tree Species	Chinese Name	Native / Exotic	Overall Height (m)	Trunk diameter (mm)	Average crown spread (m)	Form (Good/ Fair/ Poor)	Health Condition (Good/ Fair/Poor)	Structural Condition (Good/ Fair/ Poor)	Value (High/ Medium/Low)	Proposed treatment	Remarks
T9	<i>Litsea monopetala</i>	假柿木薑子	Native	7	99	4	Fair	Fair	Fair	Medium	Retain	climbers
T10	<i>Bridelia insulana</i>	禾串樹	Native	5	144	4	Poor	Fair	Fair	Low	Retain	dead branch, sprout, topped, parasitic plants
T11	<i>Ficus variegata</i>	青果榕	Native	7	137	4	Fair	Fair	Fair	Medium	Retain	climbers
T14	<i>Averrhoa carambola</i>	楊桃	Exotic	7	185	4	Poor	Fair	Fair	Medium	Retain	climbers, imbalance canopy
T15	<i>Machilus pauhoi</i>	刨花潤楠	Native	8	363	7	Fair	Poor	Fair	Medium	Retain	codominant, dead branch, parasitic plants, reduced canopy
T17	<i>Sterculia lanceolata</i>	假蘋婆	Native	7	162	6	Fair	Fair	Fair	Medium	Retain	multiple stems
T19	<i>Ficus microcarpa</i>	細葉榕	Native	14	932	14	Fair	Good	Fair	High	Retain	
T20	<i>Cleistocalyx nervosum</i>	水翁	Native	10	466	10	Fair	Fair	Fair	Medium	Retain	dead branch
T23	<i>Dimocarpus longan</i>	龍眼	Exotic	8	619	8	Fair	Fair	Fair	Medium	Retain	climbers, multiple stems
T24	<i>Vitex quinata</i>	山牡荊	Native	9	429	8	Fair	Fair	Fair	Medium	Retain	broken branch, parasitic plants
T25	<i>Osmanthus fragrans</i>	桂花	Exotic	4	113	2	Fair	Fair	Fair	Low	Retain	climbers, multiple stems, pruned
T26	<i>Bauhinia</i> sp.	羊蹄甲屬	N/A	9	454	7	Fair	Fair	Fair	Medium	Retain	dead branch
T27	<i>Litsea monopetala</i>	假柿木薑子	Native	16	378	10	Fair	Good	Fair	Medium	Retain	
T28	<i>Syzygium hancei</i>	韓氏蒲桃	Native	6	155	3	Poor	Poor	Fair	Low	Retain	topped
T31	<i>Litsea monopetala</i>	假柿木薑子	Native	14	738	10	Fair	Fair	Fair	Medium	Retain	codominant, multiple stems
T33	<i>Litsea glutinosa</i>	潺槁樹	Native	4	161	4	Fair	Fair	Fair	Medium	Retain	codominant
T39	<i>Litsea monopetala</i>	假柿木薑子	Native	11	150	6	Fair	Fair	Fair	Medium	Retain	
T40	<i>Litsea monopetala</i>	假柿木薑子	Native	10	164	5	Fair	Fair	Fair	Medium	Retain	dead branch
T41	<i>Litsea monopetala</i>	假柿木薑子	Native	8	121	4	Fair	Fair	Fair	Medium	Retain	dead branch
T42	<i>Litsea monopetala</i>	假柿木薑子	Native	8	165	4	Poor	Fair	Fair	Medium	Retain	dead branch, imbalance canopy, leaning
T43	<i>Litsea monopetala</i>	假柿木薑子	Native	7	120	3	Poor	Poor	Fair	Low	Retain	dead branch, incomplete canopy, leaning
T60	<i>Litsea monopetala</i>	假柿木薑子	Native	8	248	7	Fair	Fair	Fair	Medium	Retain	climbers, codominant

Figure 5.3  
Tree Survey Schedule (Sheet 1 of 3)

T61	<i>Litsea monopetala</i>	假柿木薑子	Native	7	105	3	Fair	Fair	Fair	Medium	Retain	climbers, codominant, dead branch
T62	<i>Ficus hispida</i>	對葉榕	Native	6	108	5	Fair	Good	Fair	Medium	Retain	dead branch
T69	<i>Litsea monopetala</i>	假柿木薑子	Native	7	1044	174	3	Fair	Fair	Medium	Retain	climbers, codominant, dead branch
T71	<i>Litsea monopetala</i>	假柿木薑子	Native	14	316	7	Fair	Fair	Fair	Medium	Retain	codominant, parasitic plants
T77	<i>Mangifera indica</i>	芒果	Exotic	7	237	6	Fair	Fair	Fair	Medium	Retain	broken branch
T78	<i>Artocarpus macrocarpon</i>	菠蘿蜜	Exotic	7	226	3	Poor	Poor	Fair	Low	Retain	topped
T79	Dead Tree	死樹	N/A	N/A	N/A	N/A	N/A	Dead	N/A	N/A	Fell	
T80	<i>Ficus hispida</i>	對葉榕	Native	4	157	5	Fair	Fair	Fair	Medium	Retain	climbers, multiple stems
T81	<i>Litsea monopetala</i>	假柿木薑子	Native	7	149	6	Fair	Fair	Fair	Medium	Retain	climbers, codominant
T82	<i>Litsea monopetala</i>	假柿木薑子	Native	6	116	4	Fair	Fair	Fair	Medium	Retain	climbers, codominant
T83	<i>Litsea monopetala</i>	假柿木薑子	Native	10	172	7	Fair	Fair	Fair	Medium	Retain	climbers
T84	<i>Averrhoa carambola</i>	楊桃	Exotic	7	249	6	Fair	Fair	Fair	Medium	Retain	codominant
T109	<i>Machilus pauhoi</i>	刨花潤楠	Native	7	180	5	Fair	Fair	Fair	Medium	Retain	broken trunk, codominant, dead branch
T110	<i>Litsea monopetala</i>	假柿木薑子	Native	12	161	6	Fair	Fair	Fair	Medium	Retain	imbalance canopy
T111	<i>Mangifera indica</i>	芒果	Exotic	7	208	5	Fair	Fair	Fair	Medium	Retain	climbers, codominant, dead branch
T112	<i>Litsea monopetala</i>	假柿木薑子	Native	12	309	7	Fair	Fair	Fair	Medium	Retain	dead branch
T113	<i>Machilus pauhoi</i>	刨花潤楠	Native	4	101	2	Poor	Fair	Fair	Medium	Retain	topped, imbalance canopy
T114	<i>Litsea monopetala</i>	假柿木薑子	Native	8	122	5	Fair	Fair	Fair	Medium	Retain	
T115	<i>Litsea monopetala</i>	假柿木薑子	Native	6	109	3	Fair	Fair	Fair	Medium	Retain	multiple stems
T117	<i>Ficus hispida</i>	對葉榕	Native	7	157	3	Poor	Poor	Fair	Low	Retain	2 dead trunks, multiple stems
T118	<i>Machilus pauhoi</i>	刨花潤楠	Native	12	339	8	Fair	Fair	Fair	Medium	Retain	dead branch
T120	<i>Litsea monopetala</i>	假柿木薑子	Native	16	602	10	Fair	Fair	Fair	Medium	Retain	dead branch, reduced canopy
T121	<i>Litsea monopetala</i>	假柿木薑子	Native	15	346	7	Fair	Fair	Fair	Medium	Retain	codominant, dead branch, parasitic plants
T122	Dead Tree	死樹	N/A	N/A	N/A	N/A	N/A	Dead	N/A	N/A	Fell	
T123	<i>Mangifera indica</i>	芒果	Exotic	7	246	4	Fair	Fair	Fair	Medium	Retain	codominant
T124	<i>Litsea monopetala</i>	假柿木薑子	Native	13	302	6	Fair	Fair	Fair	Medium	Retain	sprout, dead branch
T132	<i>Machilus pauhoi</i>	刨花潤楠	Native	10	227	7	Fair	Fair	Fair	Medium	Retain	dead branch

Figure 5.4  
Tree Survey Schedule (Sheet 2 of 3)

T133	<i>Ficus hispida</i>	對葉榕	Native	8	318	8	Poor	Fair	Fair	Low	Retain	fungi, decay, dead branch, incomplete canopy
T134	<i>Litsea monopetala</i>	假柿木薑子	Native	8	166	5	Poor	Fair	Fair	Low	Retain	climbers, topped, dead branch
T136	<i>Litsea monopetala</i>	假柿木薑子	Native	9	117	5	Fair	Fair	Fair	Medium	Retain	
T137	<i>Litsea monopetala</i>	假柿木薑子	Native	16	290	8	Fair	Fair	Fair	Medium	Retain	climbers, dead branch
T139	<i>Litsea monopetala</i>	假柿木薑子	Native	16	331	8	Fair	Fair	Fair	Medium	Retain	
T145	<i>Ficus hispida</i>	對葉榕	Native	4	123	5	Fair	Fair	Fair	Medium	Retain	codominant, climbers
T146	<i>Litsea monopetala</i>	假柿木薑子	Native	10	158	7	Fair	Good	Fair	Medium	Retain	
T148	<i>Litsea monopetala</i>	假柿木薑子	Native	7	108	6	Fair	Fair	Fair	Medium	Retain	
T153	<i>Garcinia oblongifolia</i>	黃牙果	Native	8	124	4	Fair	Fair	Fair	Medium	Retain	
T157	<i>Saurauia tristyla</i>	水東哥	Native	3	167	3	Poor	Poor	Fair	Low	Retain	multiple stems, lots of climbers
T158	<i>Litsea monopetala</i>	假柿木薑子	Native	6	117	4	Fair	Fair	Fair	Medium	Retain	climbers
T161	<i>Ficus hispida</i>	對葉榕	Native	5.0	159	4.0	Poor	Fair	Fair	Medium	Fell	Climbers, multiple stems
T162	<i>Ficus microcarpa</i>	細葉榕	Native	9	460	10	Fair	Fair	Fair	Medium	Retain	climbers, parasitic plant, codominant
T164	<i>Litsea monopetala</i>	假柿木薑子	Native	8	190	7	Fair	Fair	Fair	Medium	Retain	climbers
T165	<i>Dimocarpus longan</i>	龍眼	Exotic	6	209	5	Fair	Fair	Fair	Medium	Retain	sprout, associated with <i>Neottopteris nidus</i> (巢蕨)
T166	<i>Sterculia lanceolata</i>	假蘋婆	Native	6	195	5	Fair	Fair	Fair	Medium	Retain	multiple stems, dead branch, sprout
T167	<i>Dimocarpus longan</i>	龍眼	Exotic	8	334	8	Fair	Fair	Fair	Medium	Retain	codominant, dead branch
T168	<i>Litsea monopetala</i>	假柿木薑子	Native	11	213	6	Fair	Fair	Fair	Medium	Retain	untagged, near T39
T169	<i>Delonix regia</i>	鳳凰木	Exotic	14	494	12	Fair	Fair	Fair	Medium	Retain	untagged tree, dead branch
T170	<i>Litsea monopetala</i>	假柿木薑子	Native	6	121	5	Fair	Fair	Fair	Medium	Retain	untagged tree
T171	<i>Litsea monopetala</i>	假柿木薑子	Native	7	105	5	Fair	Fair	Fair	Medium	Retain	untagged tree, near T148

Figure 5.5  
Tree Survey Schedule (Sheet 3 of 3)



Figure 5.6  
Compensatory Tree Planting and Enhancement Tree Planting Plan (Sheet 1 of 2)



Figure 5.7  
Compensatory Tree Planting and Enhancement Tree Planting Plan (Sheet 2 of 2)