

Appendix 5

Tree Preservation and Removal Proposal & Landscape Proposal

**The Proposed Composite Social Welfare Facility
(Residential Care Home for the Elderly) (RCHE) and
Residential Institution (Senior Hostel) Development in Lot
Nos. 257 (Part), 258 RP (Part) and Adjoining Government
Land in D.D. 122, Ping Shan, Yuen Long**



**TREE PRESERVATION AND REMOVAL PROPOSAL &
LANDSCAPE PROPOSAL**

SEPTEMBER 2023

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Registered Landscape Architect**

**H Plus Limited
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1.0 INTRODUCTION

- 1.1 This Tree Preservation and Removal Proposal and Landscape Proposal, based on the latest Master Layout Plan (**Appendix A**), is submitted in support of the Proposed Composite Social Welfare Facility (Residential Care Home for the Elderly) (RCHE) and Residential Institution (Senior Hostel) Development in Lot Nos. 257 (Part), 258 RP (Part) and Adjoining Government Land in D.D. 122, Ping Shan, Yuen Long.
- 1.2 The Development Site is currently an open storage / rural industrial area. The site is located southeast of Long Tin Road, extending north; clusters of temporary structures with open parking to its south; a lush earth mount located to its immediate west while public infrastructure Tin Shui Wai Light Rail Substation, Tat Tak Communal Hall and low-density residential developments including Ping Wu Garden and Ping Wu Villas to its far west beyond the earth mount and Tin Shui Wai West Rail Substation to its north.
- 1.3 Currently, there is no standard and direct road access connecting to the site. It is currently accessible via a local village track through the adjacent private land; therefore, a new driveway is proposed to connect the development site with the existing Tsui Sing Road.
- 1.4 The application site area is approx. 1,965m² (private land) and approx. 1,365m² is the government land (including approx. 125m² to be occupied for development and 1,240m² to form for the new access). The government land is designed to form a new access road connecting to Tsui Sing Road. The Assessment Area for this application includes the development site and the new proposed driveway with a total area of approx. 3,330m².
- 1.5 For the location of the development site and the assessment area, please refer to **Figure 1**.

Figure 1 Development Site & Assessment Area Location Plan



2.0 SURVEY METHODS AND ASSESSMENT CRITERIA

- 2.1 All living trees of 300mm girth (= 95mm diameter) or over (measured at 1.3m above ground level), within the Lot were studied. Each tree was identified to species level, and its girth, height and spread measured. The condition of each tree was then evaluated according to the following criteria (Webb 1991):
- Trees of good form, moderate to large size (for their species type) and in good health are classified as Good.
 - Trees of reasonable form, with few or no visible defects or health problems are classified as Fair.
 - Trees which are of poor form, badly damaged or clearly suffering from decay, die back, or the effects of very heavy vine growth are classified as Poor.

A general description of the trees on the Site follows in **Section 3**.

3.0 GENERAL DESCRIPTION OF EXISTING TREES

A tree survey was conducted in October 2022. 24 nos. of existing trees are identified, all of which are located outside the lot at the new proposed driveway Assessment Area. The dominant species is *Macaranga tanarius* (血桐), accounting for 13 nos. The next dominant species is *Dimocarpus longan* (龍眼), with 5 nos. are surveyed. More than half of all surveyed trees are in poor form and structure, and the majority of them are in poor health condition.

There is **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 are **no** "Champion" trees or "Old and Valuable" trees (OVT) observed within the Surveyed Area or its periphery during the undertaking of this survey.

Please refer to the supporting information as follows:

- A schedule of all the trees surveyed, together with their size and condition assessment is presented in Tree Assessment Schedule in **Appendix B**.
- Photographic record of existing trees is shown in **Appendix C**.
- The Location of existing trees overlaid onto the Master Layout Plan showing those affected by the proposed development and proposed for tree felling are shown on the Tree Survey Plan in **Appendix D**.
- Compensatory Tree Planting Plan showing the locations of compensatory trees overlaid onto the Master Layout Plan in **Appendix E**.

4.0 TREE TREATMENT PROPOSAL (TPRP)

4.1 Trees Felling Proposal (24 nos.)

Upon reviewing the conditions of all the affected trees within and around the Site, felling is considered only as a last resort after retention in-situ, and transplanting has been precluded as no other alternate means can be found as viable to save them.

A total of 24 nos. of existing trees were identified, and all of them are proposed to be felled based on the following principles:

- Trees in **direct conflict with the proposed new vehicular access towards the proposed development** – Currently, there is no public access directly connected to the site therefore, a new vehicular access is necessary, and trees along the new proposed vehicular access are unavoidably to be felled.
- **Trees on slopes** – With reference to the Guidelines on Tree Transplanting by DEVB GLTMS that trees growing on slopes or areas where the formation of a rootball of reasonable size is not practicable are considered not transplantable. The majority of the proposed fell trees are located on a slope, and their rootballs are technically not transplantable. It is impossible to find a similar condition onsite within the proposed development layout to replicate the existing root zone conditions. It will also pose potential safety problem to the users and surrounding properties if structurally unsound leaning trees are to be transplanted on the slope.
- Trees of **unrecoverable health problem and are in poor condition** – The trees possess Poor Form and share common defects such as leaning and imbalanced form. These symptoms cause their structural integrity / stability of these trees and present a potential hazard in the long term.
- **Low survival rate after transplanting** – All trees proposed to be felled are exceptionally low in survival rate after transplanting due to their age, species and intrinsic physiological limitation such as deep root system, inability to easily regenerate new feeder roots and lower resistance to adapt easily

to transplanting shock.

- Trees of **low amenity value and very common species** – The trees proposed to be felled are of very common species with low amenity value.

The justifications are summarized in the **Table 2** below (to read in conjunction with the Tree Assessment Schedule in **Appendix B**, Photographic Record of Existing Trees in **Appendix C** and Tree Survey Plan in **Appendix D**).

Table 2: Proposed Tree Felling Schedule

Proposed Tree Felling Schedule	
Tree No.	Justifications for proposed felling of existing trees
Please refer to Tree Assessment Schedule in Appendix B for Tree Nos.	<p>A total of 24 nos. of trees are recommended for <u>Fell</u> in-situ for the following justifications:</p> <ul style="list-style-type: none"> • All 24 nos. of the trees are in direct conflict with the proposed new vehicular access towards the proposed development are unavoidably to be felled. • Majority of the proposed fell trees are located on slope and their rootballs are technically not transplantable. • Due to changes in level between the existing and the proposed layout. They are with: <ul style="list-style-type: none"> (i) Unrecoverable health problem and are in poor condition; (ii) Poor form with severe leaning trunk or imbalanced tree form; (iii) Low amenity value and common species; (iv) Low survival rate after transplanting.

In summary, please find the following **Table 3** showing the Tree Felling Proposal:

Table 3: Summary of Tree Felling Proposal

Description	Current Scheme
Total Nos. of Trees Surveyed	24
Nos. of Trees Proposed to be Felled	24
Aggregated DBH Loss	4.65m

4.3 TREE COMPENSATORY PROPOSAL

Major objectives of this current Tree Compensatory Proposal are listed below:

- To enhance greenery within the Site through planting compensatory trees;
- To compensate for the loss of greenery by felling of existing trees;
- To increase the species diversity to enhance greenery within the Site.

To compensate for the loss of greenery, **24 nos.** of compensatory trees are proposed for compensation (Aggregated DBH Compensated is **4.65m**). The compensation ratio is **1:1** in terms of quantity and **1:0.36** in terms of quality. Please refer to **Table 4** and read in conjunction with **Appendix E - Compensatory Tree Planting Plan**.

Table 4: Proposed Compensatory Tree Planting Schedule

Qty	Botanical Name	Chinese Name	Height (m)	Spread (m)	DBH (m)	Total DBH (m)
Compensatory Trees						
5	* Cinnamomum burmannii	陰香	4.5	2.5	0.10	0.5
1	* Sterculia lanceolata	假蘋婆	4.5	2.5	0.09	0.09
Compensatory Trees in Hedge Form						
18	Ficus microcarpa var. crassifolia	圓葉榕	1.8	0.80	0.06	1.08
Total	24					1.67

Remarks: * Native Tree Species – 2 of the proposed species are native species.

Considerations that govern the provision of planting area are explained as follows:

- Adequate space is allowed between trees to ensure penetration of sunlight for their viable growth.
- All compensatory trees will be planted at-grade or on planter with not less than 1.2m soil depth excluding drainage layer (refer to **Appendix F**).

4.4 SUMMARY OF TREE FELLING AND COMPENSATORY PROPOSAL

A summary of Tree Felling and Compensatory Proposal in the Current Scheme is shown in **Table 5**:

Table 5: Tree Felling and Compensation Proposal

Description	Current Scheme
Total Nos. of Trees Surveyed	24
Nos. of Trees Proposed to be Retained	0
Nos. of Trees Proposed to be Felled	24
Aggregated DBH Loss	4.65m
Nos. of Compensatory Trees	24
Aggregated DBH Compensated	1.67m
Compensation Ratio	
- In terms of Quantity	1 : 1
- In terms of Quality	1 : 0.36

5.0 LANDSCAPE OBJECTIVES

5.1 The Primary landscape objectives are:

- 5.1.1 To integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
- 5.1.2 To use landscape measures to soften the form of the proposed architectural scheme;
- 5.1.3 To provide visual integration, screening and softening effects of the built-form;
- 5.1.4 To provide a high quality living environment and adequate open space for future residents and visitors;
- 5.1.5 To create a high degree of visual interest and continuity through effective design;

- 5.1.6 To utilize a variety of tree species to alleviate visual impact to the surroundings, delineate the landscape character of the area and emphasize the individuality afforded by the environmental qualities of the Site;
- 5.1.7 To provide compensation for the proposed felling of trees required to accommodate the new development;
- 5.1.8 To maximize opportunities for the planting of new trees, shrubs and other vegetation mix.

6.0 LANDSCAPE PROPOSAL

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

6.1 Development Schedule

The proposed development components of the LP are categorized and listed in the Development Schedule. Refer to **Table 6** below:

Table 6 Development Parameters

Items	Proposed Scheme
Development Site Area	Approx. 2,090 m ²
Total Plot Ratio	4.69
- Domestic	0.24 (for Senior Hostel)
- Non-Domestic	3.59 (for RCHE)
- Car Park	0.86
Maximum GFA	Approx. 9,800 m ²
- RCHE	7,500m ²
- Senior Hostel	500 m ²
- Car Park	1,800 m ²
Site Coverage	Not more than 75%
Maximum Building Height	42.65mPD (Absolute Building Height = 30.25m)
No. of Storeys	Not exceeding 8 storeys (exclude 1 basement floor)
Total no. of Tower Blocks	1
Total no. of Senior Hostel	9
Total no. of Beds (RCHE)	400 (or within a range of 380-420)
Estimated Population	440
Private Open Space	Not less 513 m ²
Ancillary Parking Spaces	
- Private Car Parking (RCHE)	16 (including 1 for the disabled)
- Private Car Parking (Hostel)	2 (including 1 for the disabled)
- Light Goods Vehicle (RCHE)	1
- Light Bus (RCHE)	1
- Loading/ Unloading Space (Senior Hostel)	1

6.2 Proposed Development

6.2.1 The proposed development consists of not exceeding 8-storeys tower (excluding 1 basement floor) for the Residential Care Home for the Elderly (RCHE) and Residential Institution (Senior Hostel) development with associated facilities, car parking and loading/unloading. The tower is proposed 9 of units of senior hostel and 400 of beds of RCHE (or within a range of 380-420). Also, the greenery ratio and open space are not less than 20% and 440m² respectively.

6.3 General Landscape Area

6.3.1 The landscape proposal within the Site is summarized as follows (refer to **Appendix F**, **Appendix G** and **Appendix J**):

- Landscape Area:

G/F:

It is a drop-off area. It contains both hard and soft landscaped area. The planting incorporates a varied planting palette to yield changing variety and seasonal interest. Durable paving materials will be used to create an inviting environment upon which users will feel safe and comfortable. These measures are intended for leisure, relaxation, amenity, breathing space and safety of the proposed for the elderly and the visitors.

1/F:

Landscape terrace to be paved by timber deck for the elderly to relax or exercise.

Roof:

It is designed to plant with combination of hedges and shrubs to soften the hardness of the building and can improve the aesthetic quality of the proposed development.

6.4 EVA/ Access Road

6.4.1 There is no standard and public access direct connects to the proposed development site.

6.4.2 A new vehicular access is proposed to connect via Tsui Sing Road from the north to the Site.

7.0 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 and lighting.

7.1 Hard Landscape Materials

7.1.1 Hardscape materials and design are chosen to compliment the building finishes, add character to the development and provide variety to the circulation areas.

7.1.2 Natural stone materials and/ or artificial granite tiles, all suitable for outdoor uses are proposed for outdoor paving materials and wall finishes.

7.1.3 The use of varied finishes to granite and/ or artificial granite tiles provide for safe application through varied textures in the paving pattern design, including ripple texture, brush and hammered finishes.

7.1.4 Natural material textures exhibit a natural variation in material colour, adding interest to the patterns and helping to highlight entrances to different functional zones.

7.1.5 A summary of the hardscape materials is listed in the Preliminary Finishes Schedule for Hardscape. Please refer to **Table 7** below:

Table 7 Preliminary Finishes Schedule for Hardscape

Preliminary Finishes Schedule for Hardscape	
Pedestrian walkway	Artificial granite and concrete block punctuated by natural granite banding and accents
Internal roads	Artificial granite tiles / homogeneous tiles / grasscrete
Landscape gardens and open spaces	Natural granite / artificial granite paving
Planter walls	Natural granite stones / artificial granite tiles
Deck	Artificial timber

7.2 Landscape Lighting

- 7.2.1 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.
- 7.2.2 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.
- 7.2.3 Accent landscape lighting will be soil-recessed 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.

7.3 Design Codes, Technical Standards & Safety Provision

- 7.3.1 Hard landscape design works shall be in compliance with, or better than, government ordinances, codes and regulations, and relevant international standards. 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.
- 7.3.2 Criteria for the selection of soft landscape materials include: salinity tolerance, low maintenance, seasonal interest and appropriately selected plant stock in good health.
- 7.3.3 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.
- 7.3.4 Design of disabled access shall be in compliance with the Barrier Free Access 2008.

8.0 SOFT LANDSCAPE (PLANTING DESIGN / MATERIALS)

This section provides a description of greening, soft landscape design and softscape elements together with general information on softscape related aspects of design, including irrigation and maintenance. Softscape elements of the landscape include plantings, planting soil and sub-surface drainage materials. The hierarchy of landscape planting within the development is summarized as follows:

8.1 Soft Landscape Materials

- 8.1.1 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 are selected.
- 8.1.2 In general, shrubs and groundcovers will be mass planted in specific colour groupings, and designed to provide an engaging flowering under-storey layer beneath trees. Integral to any good landscape planting design, colour, texture and contrast of foliage will be articulated to best showcase the planting design. Flowers and fragrance are important elements to enhance the planting design for this area. Fragrant species will be utilized alongside pathways and adjacent to seating areas to tease and raise the human sensory awareness.
- 8.1.3 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.
- 8.1.4 A summary of softscape materials (categories of planting, species list, and size) is provided in section 8.2.

8.2 Plant Materials Table

- 8.2.1 The following list indicates the proposed combination of native and exotic tree species along with suitable ornamental evergreen and flowering species to strengthen the greening/conservation.
- 8.2.2 The summary schedule of key plant material listed below is subject to further refinement and plant availability upon detail design stage. Please refer to **Table 4** and **8** below:

Table 8 Proposed Shrub and Groundcover Species

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)
Shrub Species			
<i>Aglaia odorata</i>	米仔蘭	600 x 500	400
<i>Bougainvillea spectabilis</i>	簕杜鵑	600 x 600	500
<i>Codiaeum variegatum</i>	灑金榕	400 x 400	300
<i>Cordyline australis</i>	朱蕉	800 x 600	500
<i>Duranta repens</i> 'golden leaves'	金連翹	300 x 300	250
<i>Ixora coccinea</i> 'Lutea'	黃花龍船花	400 x 300	200
<i>Melastoma candidum</i>	野牡丹	400 x 300	300
<i>Murraya paniculata</i>	九里香	800 x 600	500
<i>Rhaphiolepis indica</i>	車輪梅	800 x 600	500
<i>Rhododendron mucronatum</i>	白花杜鵑	600 x 500	400
<i>Rhododendron periclymenoides</i>	粉紅杜鵑	600 x 500	400
<i>Rhodomyrtus tomentosa</i>	桃金娘	500 x 500	400
<i>Schefflera arboricola</i> 'variegatum'	花葉八葉	600 x 500	400
Ground Cover Species			
<i>Cuphea hyssopifolia</i>	細葉雪茄花	300 x 300	200
<i>Lantana montevidensis</i>	小葉馬纓丹	300 x 300	200
<i>Nephrolepis exaltata</i> "Bostoniensis"	波斯頓腎蕨	350 x 400	300
<i>Ophiopogon japonicus</i>	沿階草	100 x 150	100
<i>Rhoeo discolor</i> dwarf	矮種蚌花	200 x 250	200

8.3 Greenery

The proposed development site has an approx. 2,090m² where there are approx. of 418m² open green area is proposed in this scheme. Compensatory trees are proposed to compensate for the loss of the existing trees that are proposed to be felled. To maximize the greenery and increase visual amenity, new shrubs and mix plantings are proposed at the roof to help integrate the development with rural industrial surroundings. (refer to **Appendix H**).

8.4 Open Space Provision

8.4.1 Not less than 1m² private open space per person will be provided in accordance with HKPSG. Therefore, not less than 440m² communal open space will be provided for a design population of 440.

8.4.2 Active and Passive Landscape Provision – **Table 9** show the active and passive landscape provision of the current scheme (**Appendix J**).

Table 9: Active and Passive Landscape Provision

Landscape Element	Area (m ²)
Landscape Garden (Total)	
- Active Uses	303.617
- Passive Uses	138.957
Total	442.574

8.5 Soil Depth and Drainage Provision for the Planted Area

8.5.1 The need for adequate soil depths to ensure proper plant growth is taken into account for all planting areas. The appropriate soil depths (approximate and excluding drainage layers) are:

- Trees: 1200mm
- Shrub / groundcover: 600mm
- Grass / vines: 300mm

8.5.2 Structural engineers have made sufficient allowances to accommodate the necessary planting components, i.e., plant stock, soil volume and sub-surface drainage materials loading.

8.5.3 Closed bottom planters will have proper and adequate subsoil drainage system and drain outlets to the storm water drainage system.

8.5.4 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.

8.6 Irrigation and Proposed Source of Water Supply

8.6.1 Water points (not more than 40m apart c/c) are located throughout the Site for irrigation.

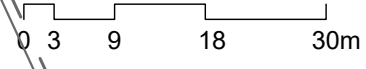
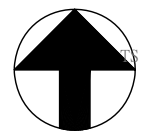
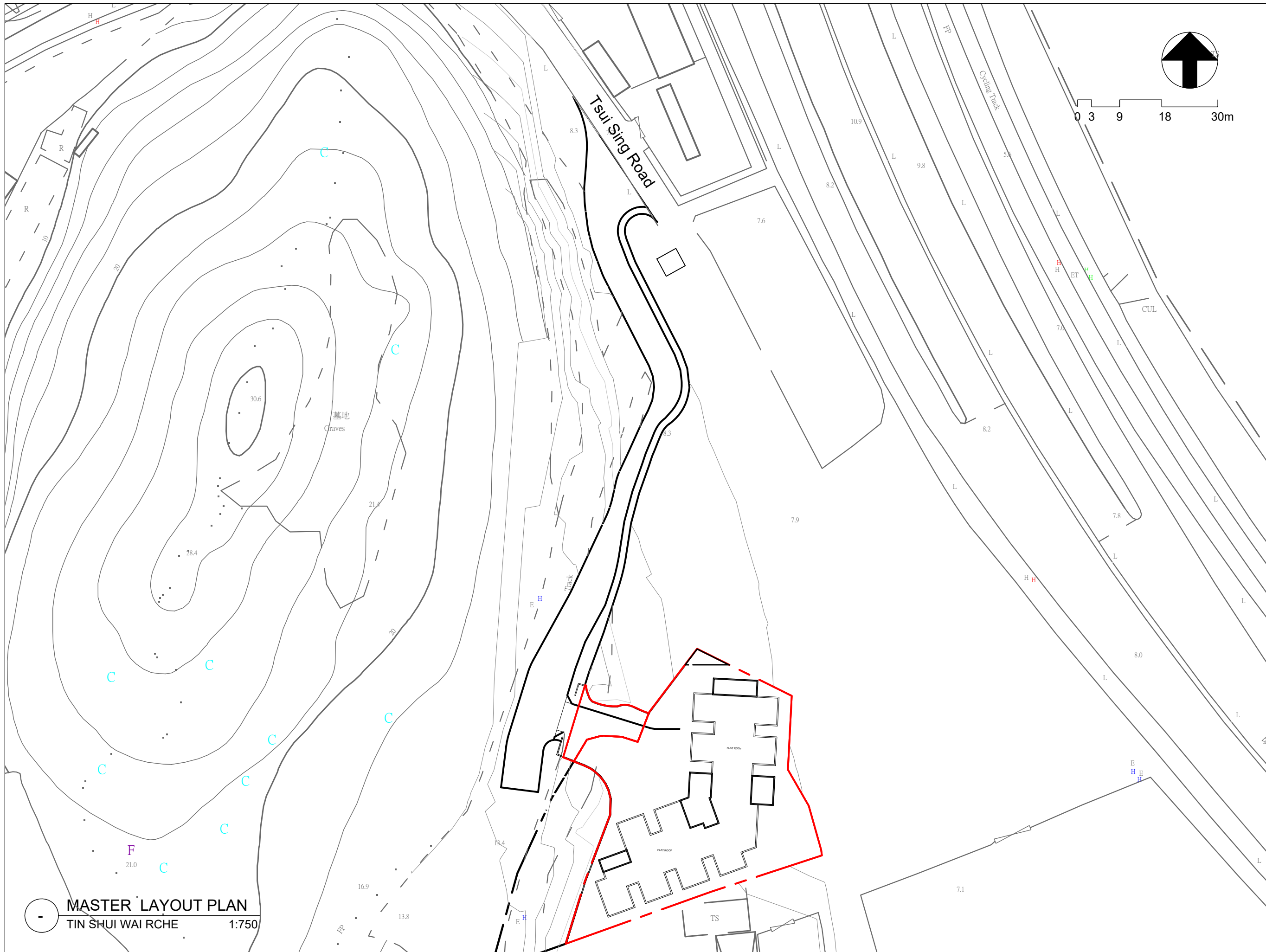
8.7 FUTURE MAINTENANCE AND MANAGEMENT

Maintenance and establishment works to soft landscape areas within Site 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. Tree risk assessment will be conducted by future property management at appropriate time for appropriate tree as instructed by the owner in accordance with the Handbook of Tree Management by DEVB.

Soft Landscape Maintenance Schedule

Appendix A

Master Layout Plan



PROJECT NO. **HK-A22001**
項目編號:

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PROJECT NAME
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PROPOSED COMPOSITE
"SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME
FOR THE ELDERLY)" (RCHE)
AND "RESIDENTIAL INSTITUTION"
(SENIOR HOSTEL) DEVELOPMENT
ON A SITE CURRENTLY
ZONED AS "GOVERNMENT,
INSTITUTIONAL OR
COMMUNITY" (G/IC) IN LOT NOS.
257 (PART), 258 RP (PART) AND
ADJOINING GOVERNMENT LAND IN
D.D. 122, PING SHAN, YUEN LONG

DRAWING TITLE
圖紙名稱:

MASTER LAYOUT PLAN

DESIGN IN CHARGE
設計負責人:

KL

DWG NO.
圖紙編號:

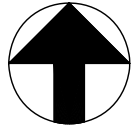
P-000

SCALE
比例: **1:750@A3**

DATE
日期: **20230818**

MASTER LAYOUT PLAN
TIN SHUI WAI RCHE 1:750

No. of Beds = 60
 GFA of 1/F for RCHE = 1002.8 sq.m.



0 1 6 10m



1/F LAYOUT PLAN
 TIN SHUI WAI RCHE 1:250

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PROJECT NAME
 項目名稱:

PROPOSED COMPOSITE "SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY)" (RCHE) AND "RESIDENTIAL INSTITUTION" (SENIOR HOSTEL) DEVELOPMENT ON A SITE CURRENTLY ZONED AS "GOVERNMENT, INSTITUTIONAL OR COMMUNITY" (G/I/C) IN LOT NOS. 257 (PART), 258 RP (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 122, PING SHAN, YUEN LONG

DRAWING TITLE
 圖紙名稱:

1/F LAYOUT PLAN

DESIGN IN CHARGE
 設計負責人:

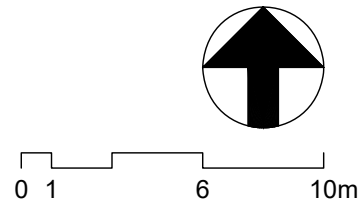
KL

DWG NO.
 圖紙編號:

P-102

SCALE
 比例: 1:250@A3

DATE
 日期: 20230809



R/F LAYOUT PLAN
TIN SHUI WAI RCHE 1:250

PROJECT NO. **HK-A22001**
項目編號:

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- Do not scale drawings: figured dimensions are to be taken in preference. 不可縮放圖紙：如有標示尺寸，須以標示尺寸為準。
- All dimensions should be checked and verify on site before commencing any work: discrepancies found in this drawing shall be reported to the designer. 所有於圖紙上標示的尺寸，須於現場覆核和修正。如在地盤發現有任何與圖紙不符之處，須盡快通知設計師。
- This drawing should not be used as construction drawings without approval. 除有批核外，此圖不可作為施工用。

AMENDMENT PARTICULARS
更改細節:

Revision 修正版	Description 內容	Date 日期
△	DESIGN	20221221
△	DESIGN	20230702
△	DESIGN	20230720
△	DESIGN	20230809
△	DESIGN	20230818
△		
△		
△		

TOWN PLANNER & SURVEYOR
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ARCHITECT 建築師:
MINOR CREATIVE
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PROJECT NAME
項目名稱:
PROPOSED COMPOSITE "SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY)" (RCHE) AND "RESIDENTIAL INSTITUTION" (SENIOR HOSTEL) DEVELOPMENT ON A SITE CURRENTLY ZONED AS "GOVERNMENT, INSTITUTIONAL OR COMMUNITY" (G/I/C) IN LOT NOS. 257 (PART), 258 RP (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 122, PING SHAN, YUEN LONG

DRAWING TITLE
圖紙名稱:
R/F LAYOUT PLAN

DESIGN IN CHARGE 設計負責人: KL	DWG NO. 圖紙編號: P-105
SCALE 比例: 1:250@A3	
DATE 日期: 20230818	

APPENDIX B

Tree Assessment Schedule

Tree Assessment Schedule

Address: Tin Shui Wai Lot No. 258 RP (Portion) in D.D. 122 and Adjoining Government Land, Yuen Long

Lot: 258 RP (portion) in D.D. 122

Prepared by: Chan Ka Yin Celeste (CA No. HK-1464A) on 9 Oct 2022

Field Survey was conducted / updated on : 8 Oct 2022

To be read in conjunction with Drawing Nos.: TSP-01 rev.A

Tree ID number	Tree Species (in Scientific names)	Tree Species (in Chinese names)	Original Location (Lot/ GA/ YA/ GHBA, etc.)	Tree Size			Form (Good/ Average/ Poor)	Health Condition (Good/ Average/ Poor)	Structural Condition (Good/ Average/ Poor)	Anticipated Survival Rate after Transplanting (High/ Medium/ Low)	Top of Soil Level above Root Collar	Proposed Treatment		Remarks (including justification for proposed tree removal; precious or rare or endangered species; conservation status; amenity or ecological value; anticipated root-ball size to be preserved (with Ø, x depth in mm), and any other on-site conditions, etc.)
				Overall Height (m)	DBH (mm)	Average Crown Spread (m)						in initial/ approved application (Retain/ Transplant/ Fell)	in this revision, if applicable (Retain/ Transplant/ Fell)	
T12	<i>Macaranga tanarius</i>	血桐	Outside Lot	7	110	4	Poor	Poor	Poor	Low	10.67	Fell	-	a, b, c Exposed roots, crossed branches, epiphytes, on slope
T13	<i>Macaranga tanarius</i>	血桐	Outside Lot	5.5	170	6	Poor	Poor	Poor	Low	11.01	Fell	-	a, b, c, e Codominant branches, restricted root by concrete, crossed branches, epicormics, epiphytes, on slope
T14	<i>Macaranga tanarius</i>	血桐	Outside Lot	8	116	5	Poor	Poor	Poor	Low	11.27	Fell	-	a, b, c, e Multi-trunks, restricted root by concrete, exposed root, crossed branches, on slope
T15	<i>Macaranga tanarius</i>	血桐	Outside Lot	7	105	4	Poor	Poor	Poor	Low	11.26	Fell	-	a, b, c Exposed root, crossed branches, on slope
T16	<i>Melia azedarach</i>	苦楝	Outside Lot	9	150	7	Poor	Poor	Poor	Low	11.27	Fell	-	a, b, c, e Exposed root, crossed branches, on slope
T17	<i>Bridelia insulana</i>	禾串樹	Outside Lot	7	650	6	Poor	Average	Poor	Low	10.79	Fell	-	a, b, c, e Codominant trunks, crossed branches, on slope
T18	<i>Ficus variegata</i>	青果榕	Outside Lot	4	100	3	Poor	Average	Poor	Low	11.11	Fell	-	a, b, c, e Exposed root, crossed branches, on slope
T19	<i>Ficus variegata</i>	青果榕	Outside Lot	5	130	4	Poor	Average	Poor	Low	10.68	Fell	-	a, b, c, e Codominant branches, leaning >15°, epiphytes, on slope
T20	<i>Macaranga tanarius</i>	血桐	Outside Lot	8	270	8	Poor	Average	Poor	Low	11.61	Fell	-	a, b, c, e Exposed root, codominant branches, on slope
T21	<i>Macaranga tanarius</i>	血桐	Outside Lot	5	140	4	Poor	Poor	Poor	Low	10.95	Fell	-	a, b, c, e Exposed root, codominant branches, leaning >30°, low live crown ratio, on slope
T22	<i>Macaranga tanarius</i>	血桐	Outside Lot	5	170	7	Poor	Average	Poor	Low	10.84	Fell	-	a, b, c, e Exposed root, crossed branches, low live crown ratio, on slope
T23	<i>Ficus variegata</i>	青果榕	Outside Lot	7	220	5	Poor	Average	Poor	Low	11.11	Fell	-	a, b, c, e Codominant branches, epicormics, crooked trunk, on slope
T24	<i>Ficus variegata</i>	青果榕	Outside Lot	7	420	5	Poor	Poor	Poor	Low	11.78	Fell	-	a, b, c, e Exposed root, codominant trunk, imbalanced crown, leaning >30°, crooked trunk, crossed branches, on slope
T25	<i>Dimocarpus longan</i>	龍眼	Outside Lot	6	140	4	Poor	Poor	Poor	Low	10.37	Fell	-	a, b, c, e Restricted root by concrete, leaning >15°, crossed branches, imbalanced crown, on slope
T26	<i>Macaranga tanarius</i>	血桐	Outside Lot	5	180	6	Poor	Poor	Poor	Low	11.36	Fell	-	a, b, c, e Exposed root, codominant trunks, imbalanced crown, broken branches, on slope
T27	<i>Dimocarpus longan</i>	龍眼	Outside Lot	7	180	7	Poor	Poor	Poor	Low	12.03	Fell	-	a, b, c, e Exposed root, multi-trunks, crossed branches, low live crown ratio, on slope
T28	<i>Macaranga tanarius</i>	血桐	Outside Lot	7	140	5	Poor	Poor	Poor	Low	11.53	Fell	-	a, b, c, e Exposed root, leaning >15°, codominant branches, crossed branches, low live crown ratio, on slope
T29	<i>Macaranga tanarius</i>	血桐	Outside Lot	6	150	4	Poor	Poor	Poor	Low	11.59	Fell	-	a, b, c, e Exposed root, epicormics, crossed branches, low live crown ratio, on slope
T30	<i>Dimocarpus longan</i>	龍眼	Outside Lot	7	150	5	Poor	Poor	Poor	Low	11.87	Fell	-	a, b, c, e Exposed root, epicormics, crossed branches, low live crown ratio, on slope
T31	<i>Macaranga tanarius</i>	血桐	Outside Lot	8	150	6	Poor	Poor	Poor	Low	11.53	Fell	-	a, b, c, e Exposed root, epicormics, crooked trunk, hanger, crossed branches, low live crown ratio, on slope
T32	<i>Macaranga tanarius</i>	血桐	Outside Lot	7	130	4	Poor	Poor	Poor	Low	12.03	Fell	-	a, b, c, e Exposed root, leaning >15°, crossed branches, low live crown ratio, on slope
T33	<i>Macaranga tanarius</i>	血桐	Outside Lot	8	440	7	Poor	Poor	Poor	Low	12.25	Fell	-	a, b, c, e Codominant trunks, codominant branches, included bark, crossed branches, on slope
T34	<i>Dimocarpus longan</i>	龍眼	Outside Lot	6	130	4	Poor	Poor	Poor	Low	12.02	Fell	-	a, b, c, e Codominant branches, included bark, imbalanced crown, crossed branches, on slope
T35	<i>Dimocarpus longan</i>	龍眼	Outside Lot	6	110	4	Poor	Poor	Poor	Low	12.02	Fell	-	a, b, c, e Leaning >15°, crooked trunk, broken branches, crossed branches, on slope

* Note for Justification	
a	Conflict with proposed layout/ site formation works/ vehicular access/ EVA/ boundary fence/ hoarding
b	Poor condition/ poor form
c	Low survival rate after transplanting
d	Located on steep slope and inaccessible for transplanting
e	Overpruned/ topped after transplanting
f	Dead tree

Summary:	
Total Nos. of Trees Surveyed	24
Trees Proposed to be Retained	0
Trees Proposed to be Transplanted	0
Trees Proposed to be Felled (incl. DEAD trees)	24
Total DBH Loss (m)	4.65

APPENDIX C

Photographic Record of Existing Trees



(T12) Overall View



(T12) Tree Tag



(T12) Close-Up



(T12) Close-Up

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

F



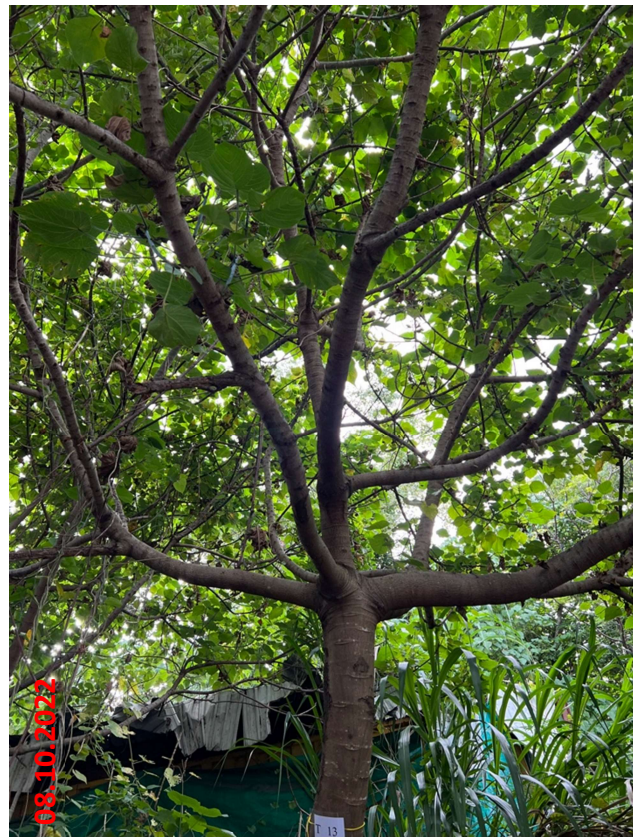
(T13) Overall View



(T13) Tree Tag



(T13) Close-Up



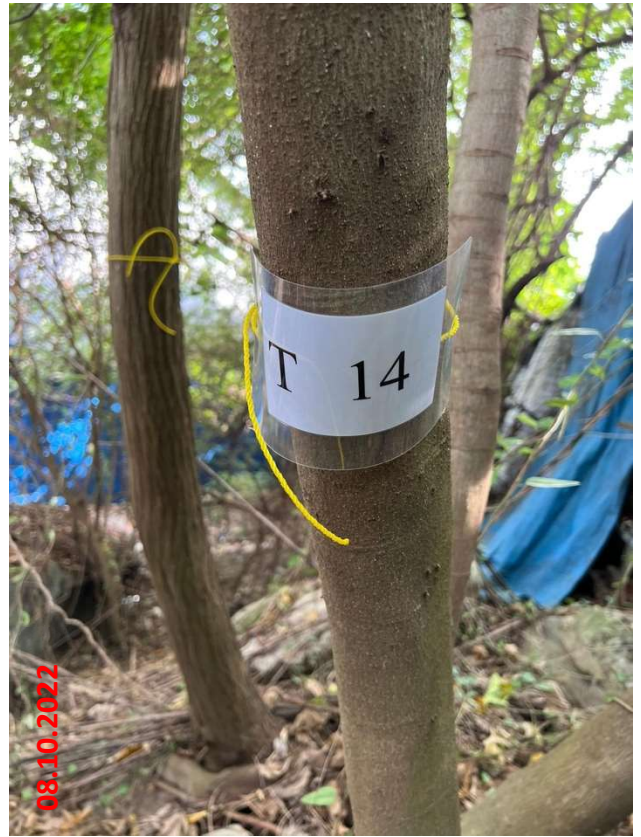
(T13) Close-Up

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

F



(T14) Overall View



(T14) Tree Tag



(T14) Close-Up



(T14) Close-Up

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

F



(T15) Overall View



(T15) Tree Tag



(T15) Close-Up



(T15) Close-Up

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

F



(T16) Overall View



(T16) Tree Tag



(T16) Close-Up



(T16) Close-Up

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

F



(T17) Overall View



(T17) Tree Tag



(T17) Close-Up



(T17) Close-Up

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

F



(T18) Overall View



(T18) Tree Tag



(T18) Close-Up



(T18) Close-Up

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

F



(T19) Overall View



(T19) Tree Tag



(T19) Close-Up



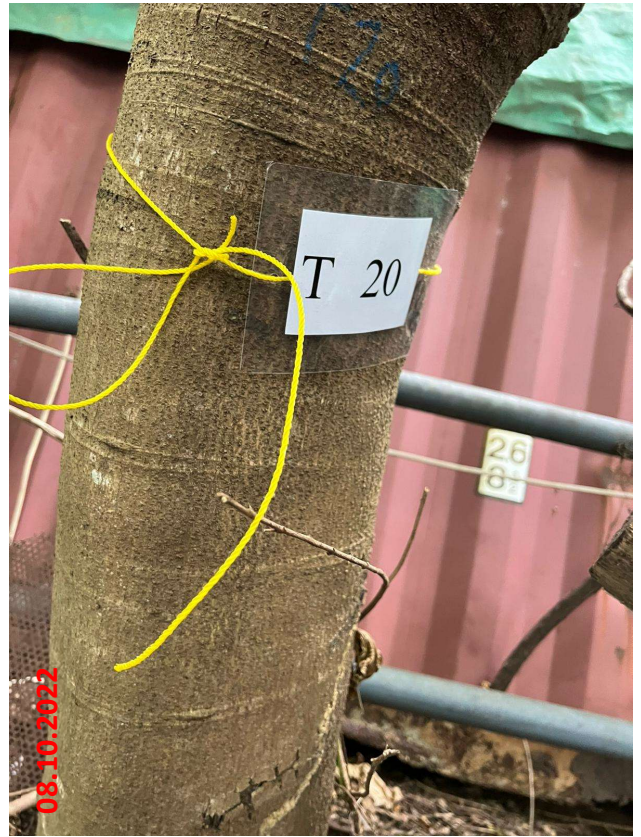
(T19) Close-Up

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

F



(T20) Overall View



(T20) Tree Tag



(T20) Close-Up



(T20) Close-Up

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

F

Tree Photographic Record
Tin Shui Wai RCHE



(T21) Overall View



(T21) Tree Tag



(T21) Close-Up



(T21) Close-Up

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

F



(T22) Overall View



(T22) Tree Tag



(T22) Close-Up



(T22) Close-Up

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

F



(T23) Overall View



(T23) Tree Tag



(T23) Close-Up



(T23) Close-Up

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

F



(T24) Overall View



(T24) Tree Tag



(T24) Close-Up



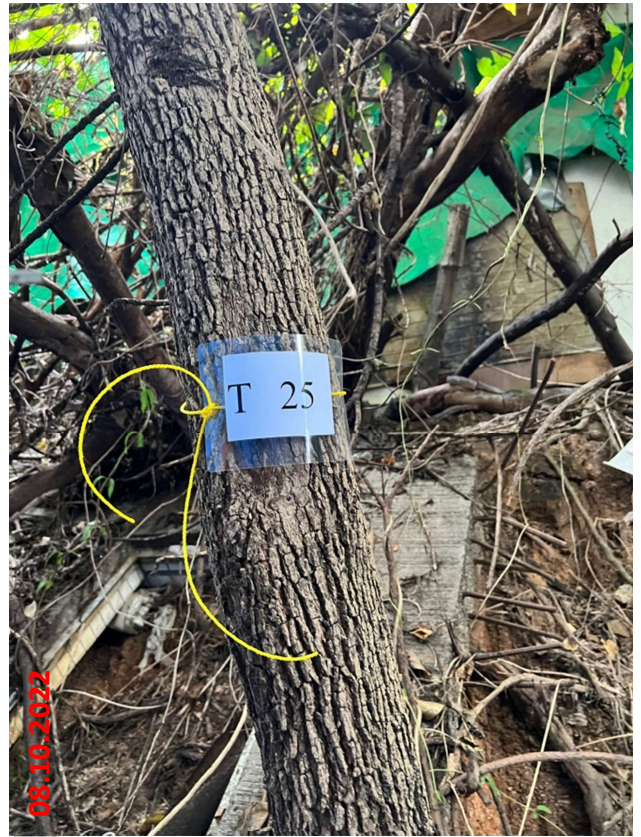
(T24) Close-Up

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

F



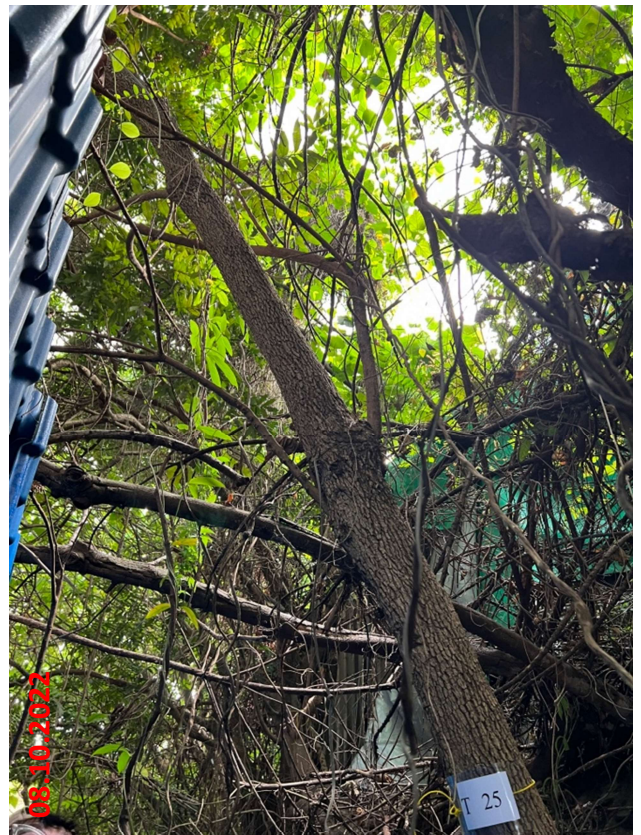
(T25) Overall View



(T25) Tree Tag



(T25) Close-Up



(T25) Close-Up

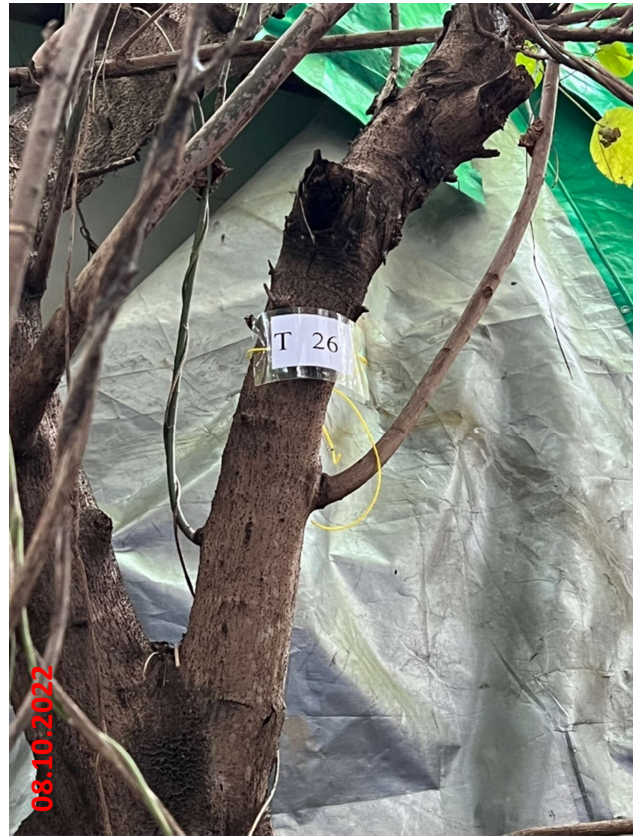
R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record
Tin Shui Wai RCHE



(T26) Overall View



(T26) Tree Tag



(T26) Close-Up



(T26) Close-Up

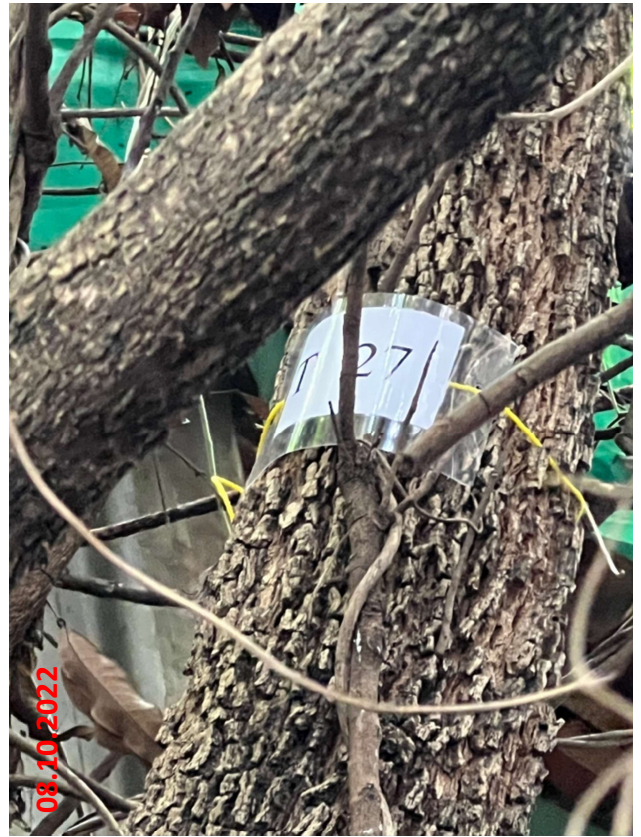
R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record
Tin Shui Wai RCHE



(T27) Overall View



(T27) Tree Tag



(T27) Close-Up



(T27) Close-Up

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

F



(T28) Overall View



(T28) Tree Tag



(T28) Close-Up



(T28) Close-Up

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

F



(T29) Overall View



(T29) Tree Tag



(T29) Close-Up



(T29) Close-Up

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

F



(T30) Overall View



(T30) Tree Tag



(T30) Close-Up



(T30) Close-Up

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

F



(T31) Overall View



(T31) Tree Tag



(T31) Close-Up



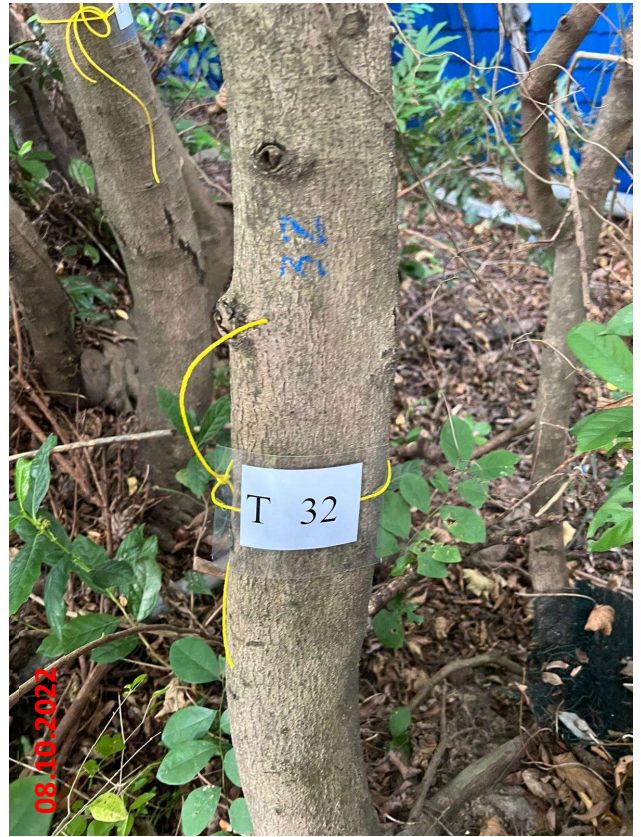
(T31) Close-Up

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

F



(T32) Overall View



(T32) Tree Tag



(T32) Close-Up



(T32) Close-Up

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

F



(T33) Overall View



(T33) Tree Tag



(T33) Close-Up



(T33) Close-Up

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

F

Tree Photographic Record
Tin Shui Wai RCHE



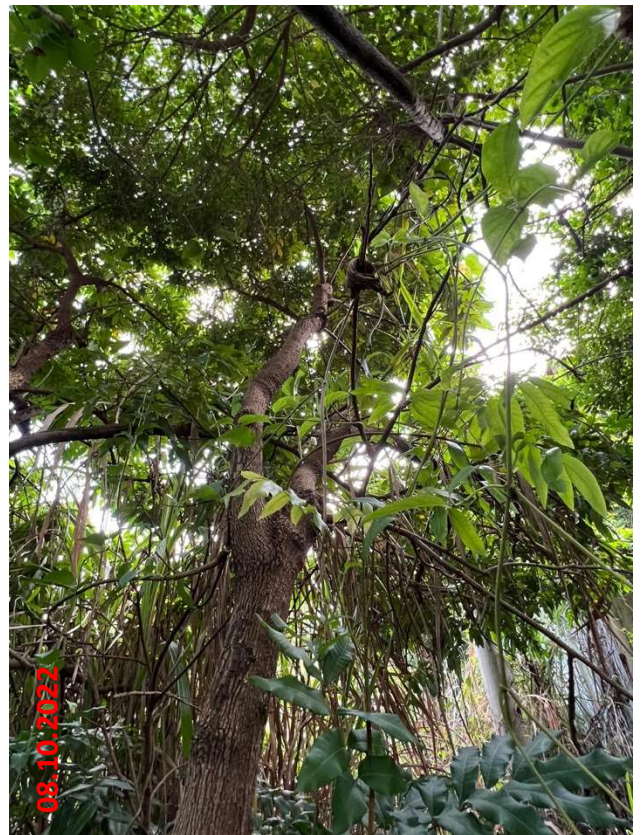
(T34) Overall View



(T34) Tree Tag



(T34) Close-Up



(T34) Close-Up

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

F



(T35) Overall View



(T35) Tree Tag



(T35) Close-Up



(T35) Close-Up

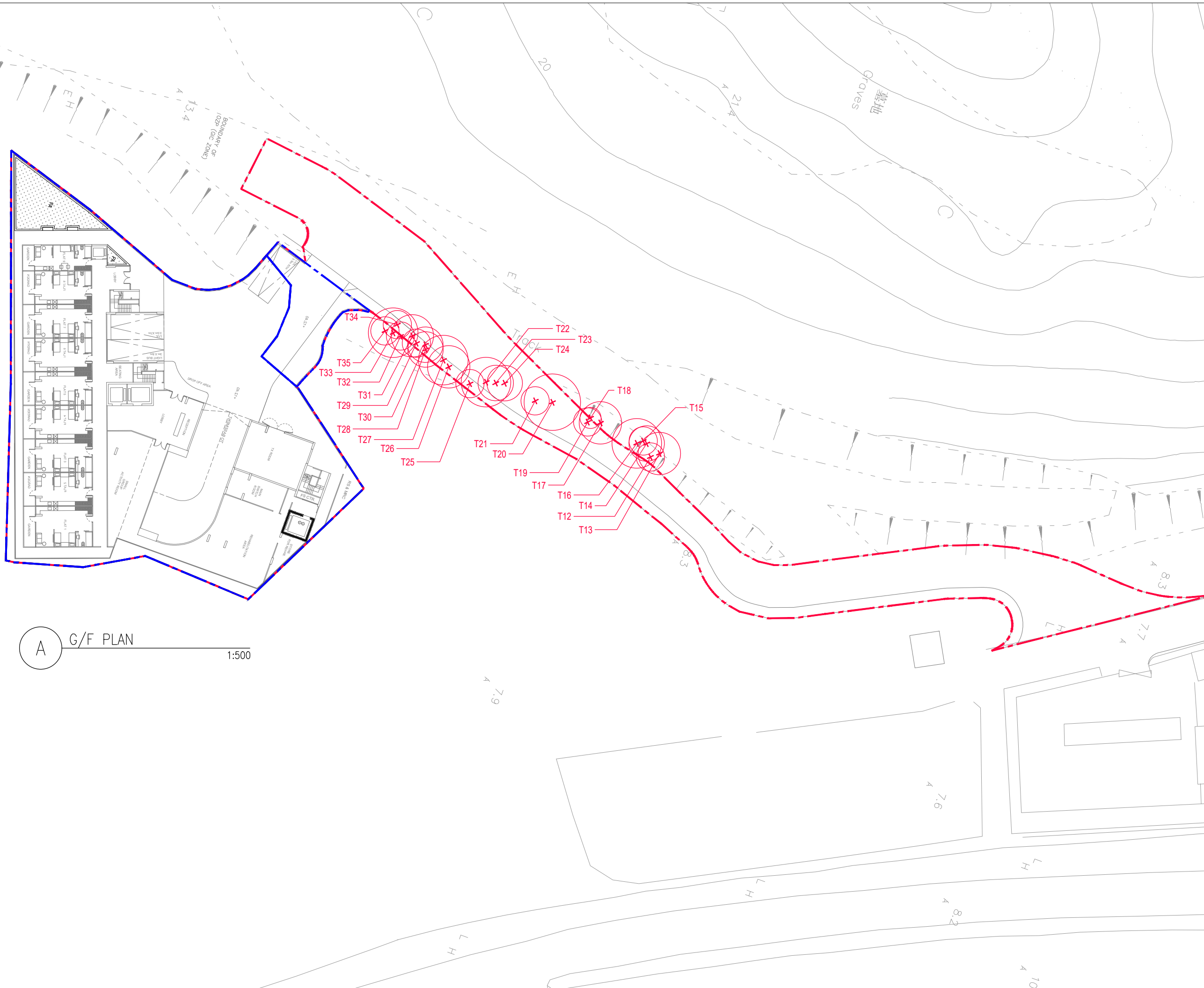
R = Retain T = Transplant F = Fell D = Dead Tree

F

Tree Photographic Record
Tin Shui Wai RCHE

APPENDIX D

Tree Survey Plan



A G/F PLAN
1:500

NOTES:
1. ALL STRUCTURAL, WATERPROOFING & E&M SERVICES SHOULD REFER TO ARCHITECT'S & ENGINEER'S DETAILS.

2. ALL DRAWINGS ARE FOR DESIGN INTENT ONLY. SPECIALIST TO SUBMIT SHOP DRAWINGS FOR APPROVAL.

3. ALL MATERIAL FINISHES SHOULD REFER TO MATERIAL SCHEDULE.

4. ALL CONSTRUCTION JOINTS SHOULD REFER TO ARCHITECT'S DETAIL & SPECIFICATIONS.

5. ALL PLANTER DRAINS BY SOFT LANDSCAPE CONTRACTOR.

- LEGEND:
- - - ASSESSMENT BOUNDARY
 - - - SITE BOUNDARY
 - (XX) 24 Nos. OF EXISTING TREE PROPOSED TO BE FELLED

NO.	GENERAL REVISION DESCRIPTION	DATE
A	GENERAL REVISION	05/09/2023

REVISION
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IT IS THE CONTRACTOR'S RESPONSIBILITY TO

- use figure 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

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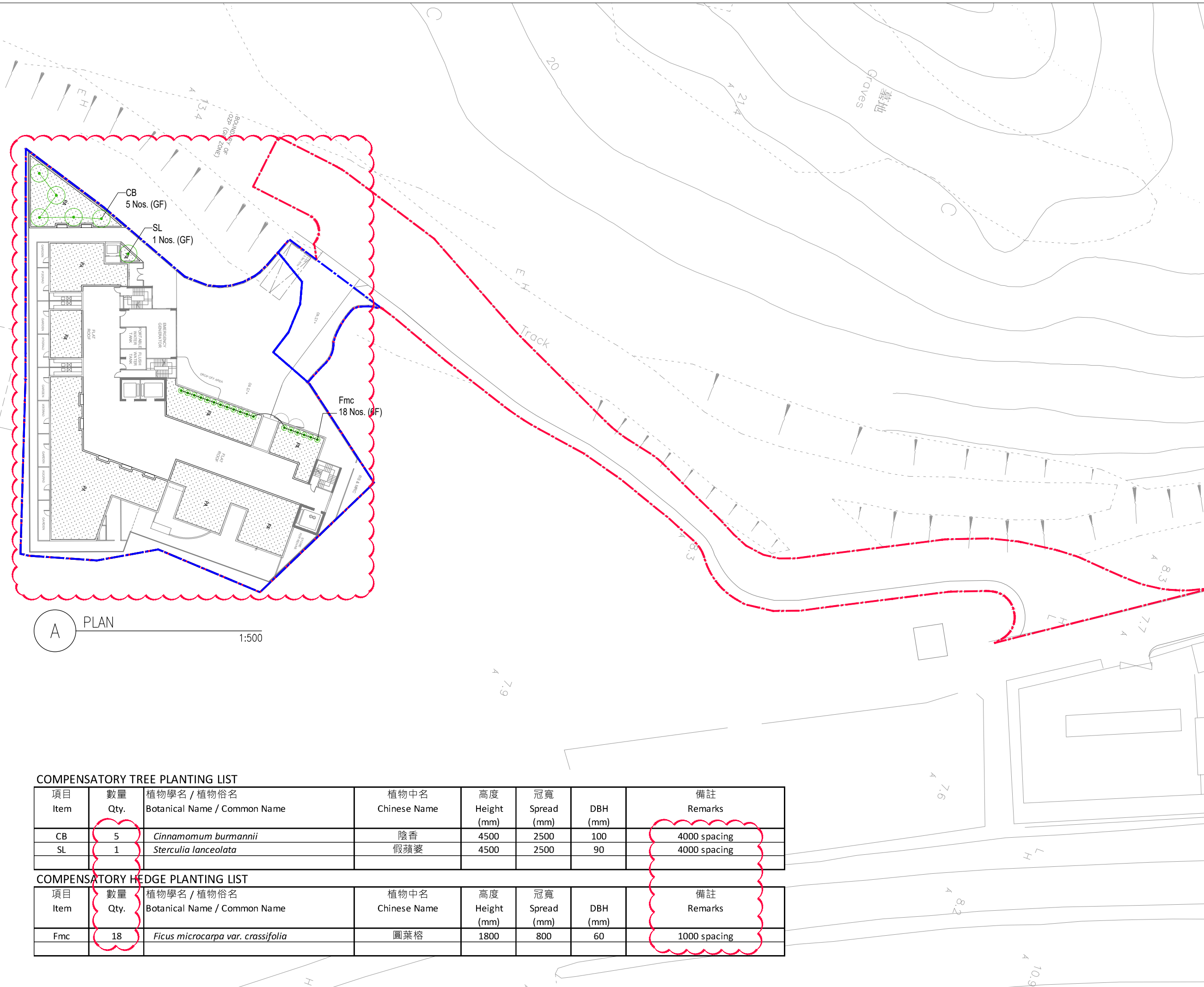
PROJECT:
THE PROPOSED COMPOSITE SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) (RCHE) AND RESIDENTIAL INSTITUTION (SENIOR HOSTEL) DEVELOPMENT IN LOT NOS. 257 (PART), 258 RP (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 122, PING SHAN, YUEN LONG

DRAWING TITLE:
TREE SURVEY PLAN

Scale:	AS SHOWN	Drawing No.: TSP-01
Date:	OCT 2022	
Design:	SH	
Drawn:	-	
Checked:	SH	
Project No.:	-	REV. A

APPENDIX E

Compensatory Tree Planting Plan



- NOTES:
1. ALL STRUCTURAL, WATERPROOFING & E&M SERVICES SHOULD REFER TO ARCHITECT'S & ENGINEER'S DETAILS.
 2. ALL DRAWINGS ARE FOR DESIGN INTENT ONLY. SPECIALIST TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
 3. ALL MATERIAL FINISHES SHOULD REFER TO MATERIAL SCHEDULE.
 4. ALL CONSTRUCTION JOINTS SHOULD REFER TO ARCHITECT'S DETAIL & SPECIFICATIONS.
 5. ALL PLANTER DRAINS BY SOFT LANDSCAPE CONTRACTOR.

- LEGEND:
- ASSESSMENT BOUNDARY
 - SITE BOUNDARY
 - 24 Nos. OF PROPOSED COMPENSATORY TREE

NO.	GENERAL REVISION DESCRIPTION	DATE
A	GENERAL REVISION	05/09/2023

REVISION

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PROJECT:

THE PROPOSED COMPOSITE SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) (RCHE) AND RESIDENTIAL INSTITUTION (SENIOR HOSTEL) DEVELOPMENT IN LOT NOS. 257 (PART), 258 RP (PART) AND ADJOINING GOVERNMENT LAND IN D.D. 122, PING SHAN, YUEN LONG

DRAWING TITLE:

COMPENSATORY TREE PLAN

Scale:	AS SHOWN	Drawing No.:	CTP-01
Date:	OCT 2022		
Design:	SH		
Drawn:	-		
Checked:	SH		
Project No.:	-		REV. A

COMPENSATORY TREE PLANTING LIST

項目 Item	數量 Qty.	植物學名 / 植物俗名 Botanical Name / Common Name	植物中名 Chinese Name	高度 Height (mm)	冠寬 Spread (mm)	DBH (mm)	備註 Remarks
CB	5	<i>Cinnamomum burmannii</i>	陰香	4500	2500	100	4000 spacing
SL	1	<i>Sterculia lanceolata</i>	假蘋婆	4500	2500	90	4000 spacing

COMPENSATORY HEDGE PLANTING LIST

項目 Item	數量 Qty.	植物學名 / 植物俗名 Botanical Name / Common Name	植物中名 Chinese Name	高度 Height (mm)	冠寬 Spread (mm)	DBH (mm)	備註 Remarks
Fmc	18	<i>Ficus microcarpa var. crassifolia</i>	圓葉榕	1800	800	60	1000 spacing

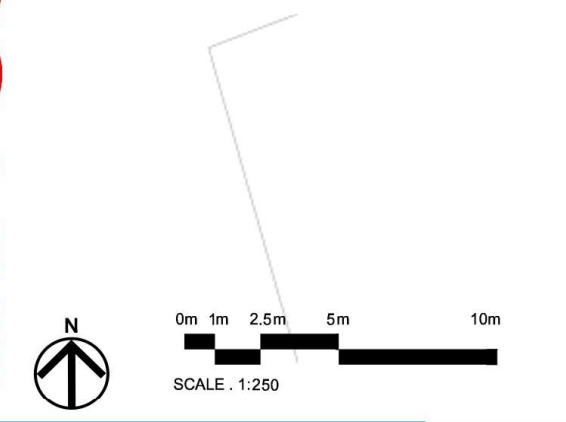
APPENDIX F

Landscape Master Plan



LEGEND:

- ASSESSMENT BOUNDARY
- SITE BOUNDARY
- PROPOSED BUILDING BLOCK
- HARDPAVED AREA
- PROPOSED SHRUBS & GROUNDCOVER MIX
- COMPENSATORY TREE
- BENCH/ SEATING
- PA PLANTING AREA





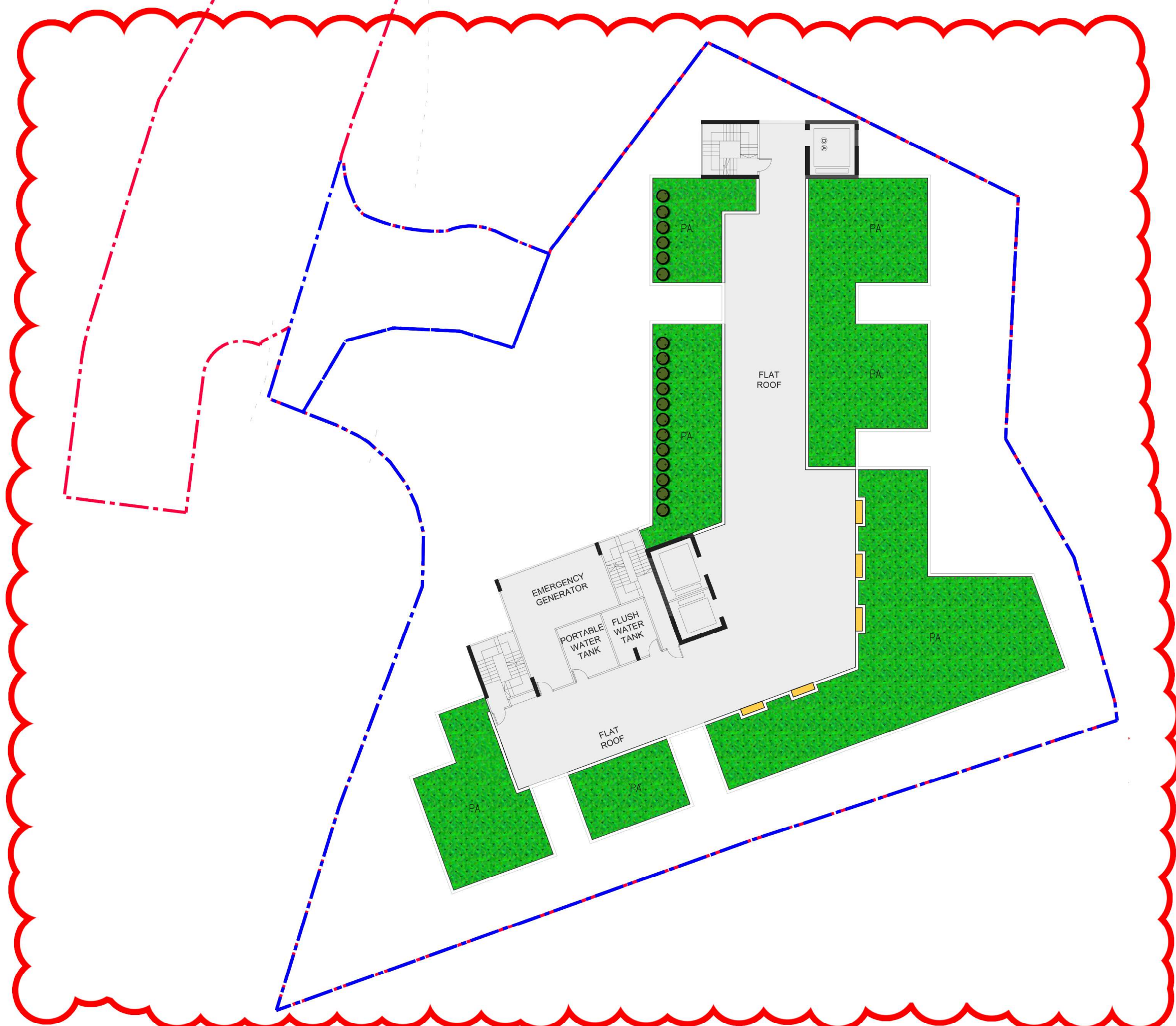
LEGEND:

- ASSESSMENT BOUNDARY
- SITE BOUNDARY
- PROPOSED BUILDING BLOCK
- PROPOSED SHRUBS & GROUNDCOVER MIX
- TIMBER DECK
- PA PLANTING AREA

N

0m 1m 2.5m 5m 10m

SCALE : 1:250



LEGEND:

- ASSESSMENT BOUNDARY
- SITE BOUNDARY
- PROPOSED BUILDING BLOCK
- BENCH SEATING
- PROPOSED SHRUBS & GROUNDCOVER MIX
- COMPENSATORY TREE (HEDGE FORM)
- PA PLANTING AREA

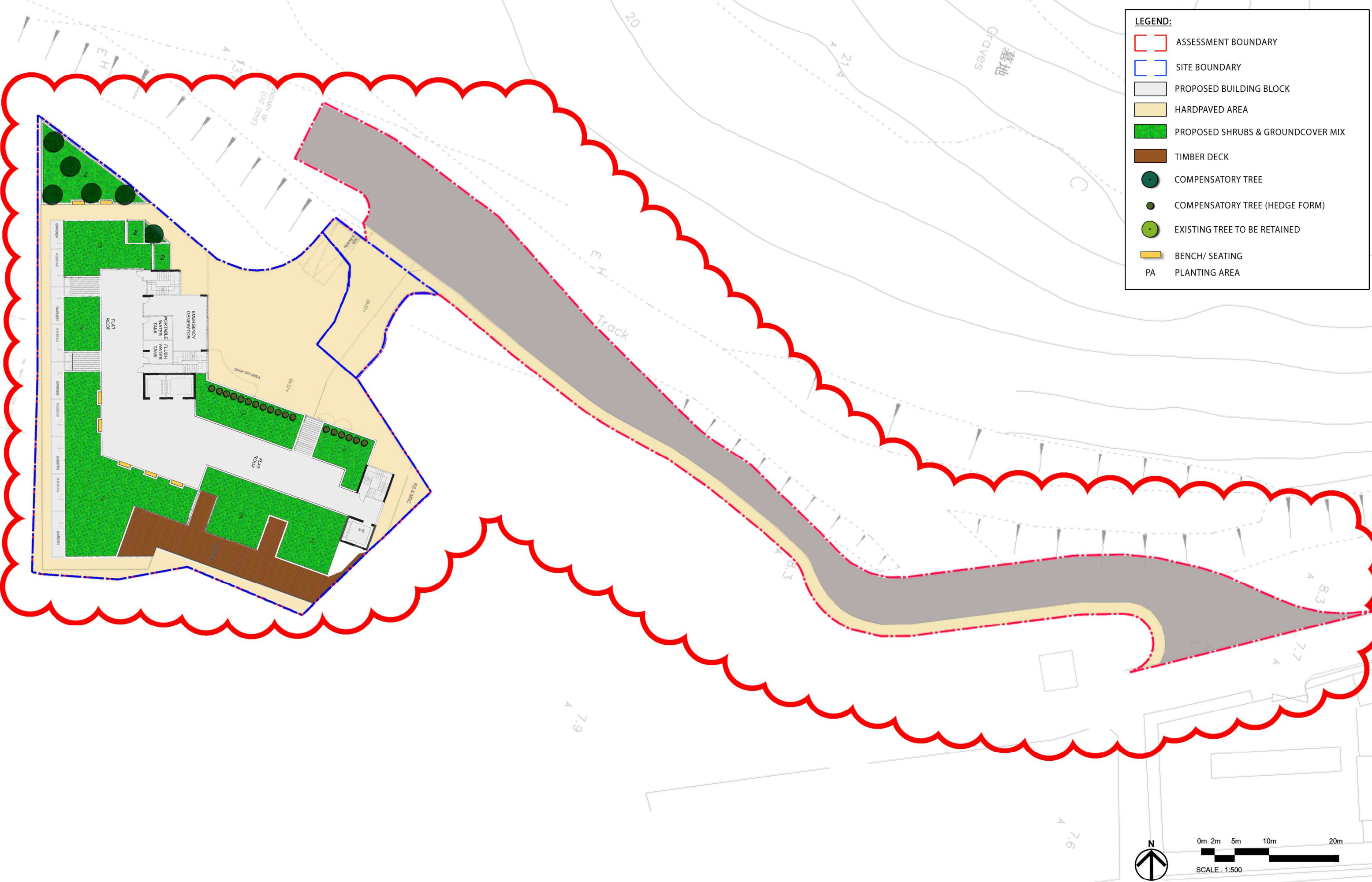
N

0m 1m 2.5m 5m 10m

SCALE : 1:250

LEGEND:

- ASSESSMENT BOUNDARY
- SITE BOUNDARY
- PROPOSED BUILDING BLOCK
- HARDPAVED AREA
- PROPOSED SHRUBS & GROUND COVER MIX
- TIMBER DECK
- COMPENSATORY TREE
- COMPENSATORY TREE (HEDGE FORM)
- EXISTING TREE TO BE RETAINED
- BENCH/ SEATING
- PA PLANTING AREA



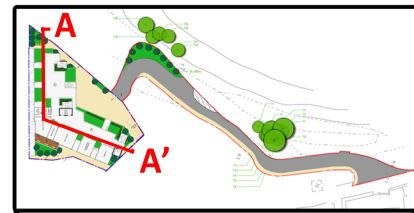
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0m 2m 5m 10m 20m

SCALE : 1:500

APPENDIX G

Landscape Section

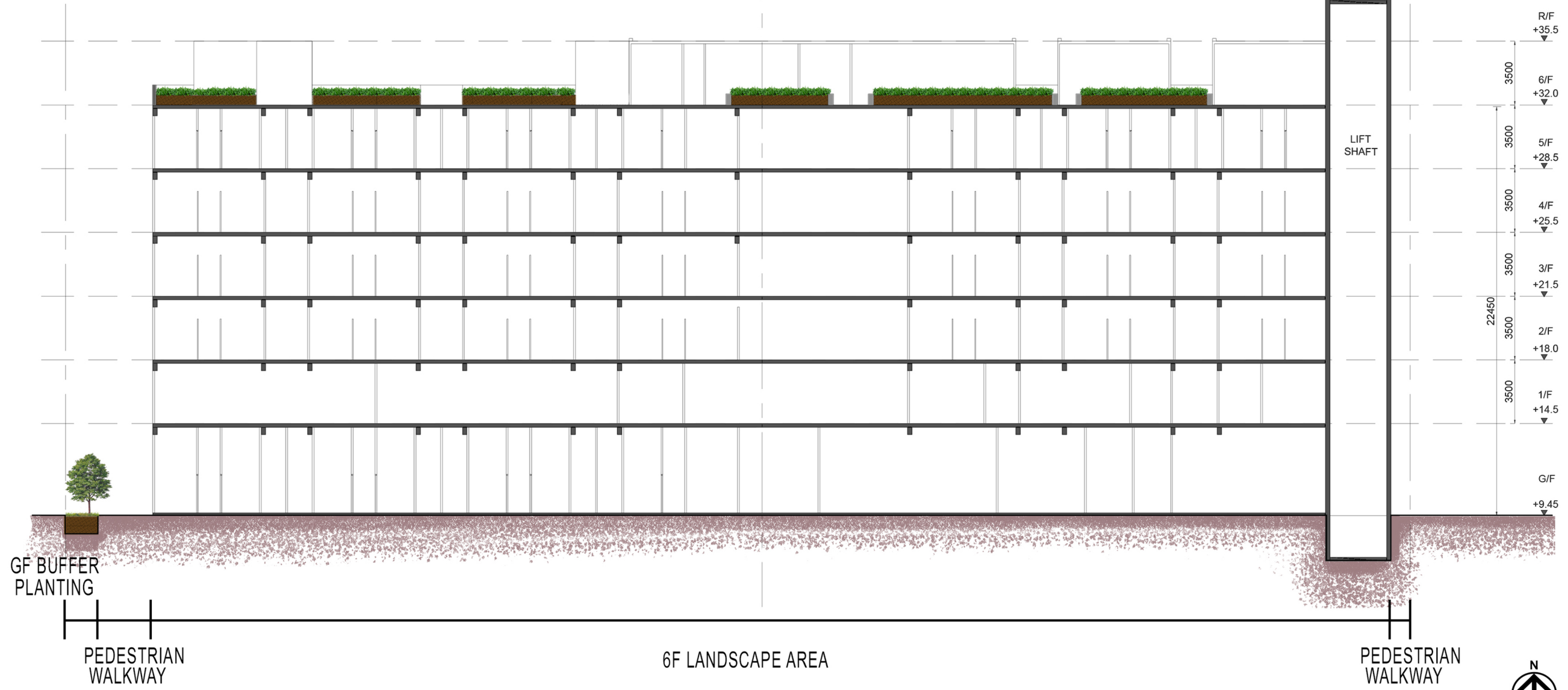


Key Plan

113°

B.L. A
APPLICATION SITE

A' B.L.
APPLICATION SITE



R/F +35.5
3500
6/F +32.0
3500
5/F +28.5
3500
4/F +25.5
3500
3/F +21.5
3500
22450
2/F +18.0
3500
1/F +14.5
3500
G/F +9.45

GF BUFFER PLANTING
PEDESTRIAN WALKWAY

6F LANDSCAPE AREA

PEDESTRIAN WALKWAY

SECTION A-A'

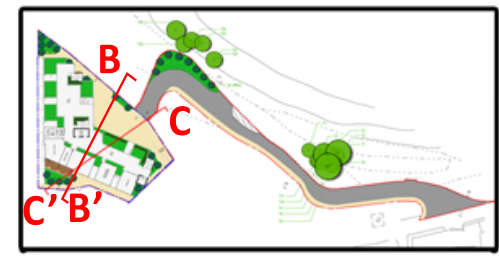


0m 1m 2.5m 5m 10m
SCALE : 1:250

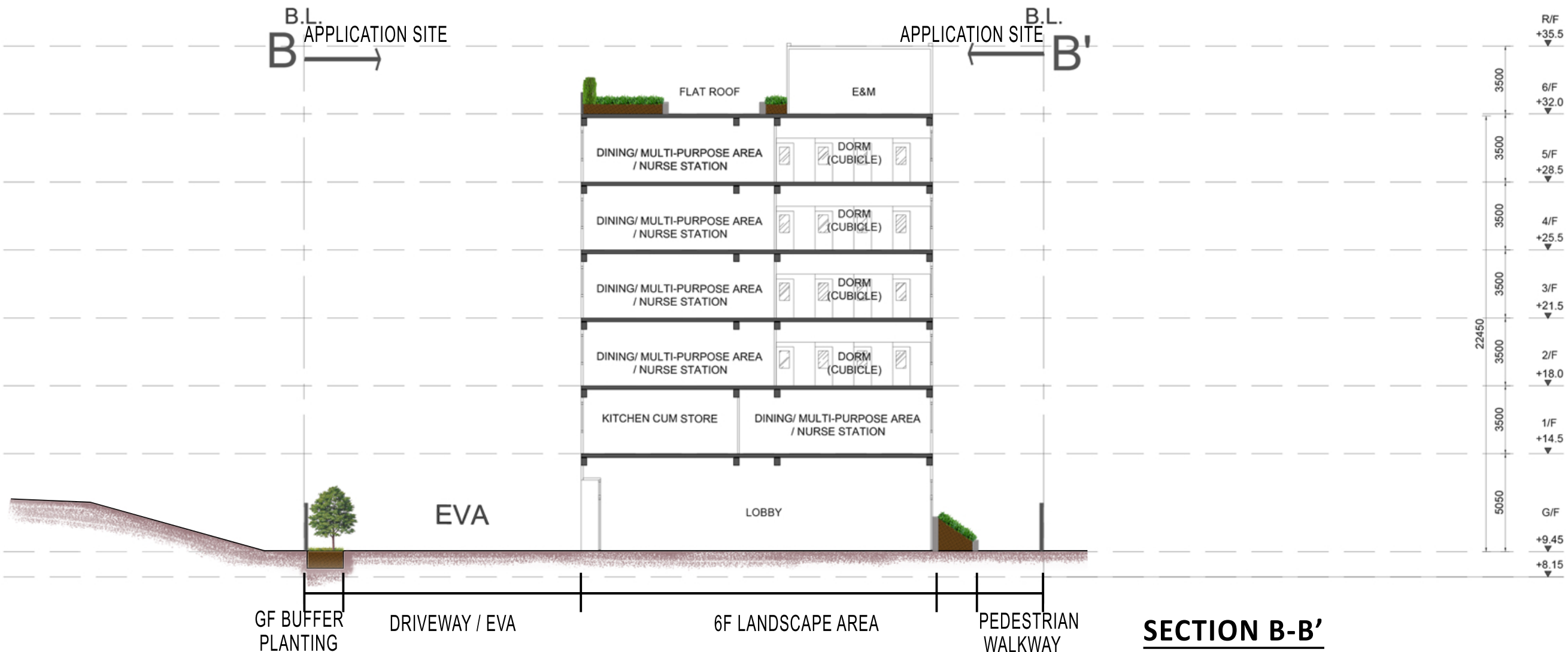


B.L. APPLICATION SITE
B

B.L. APPLICATION SITE
B'



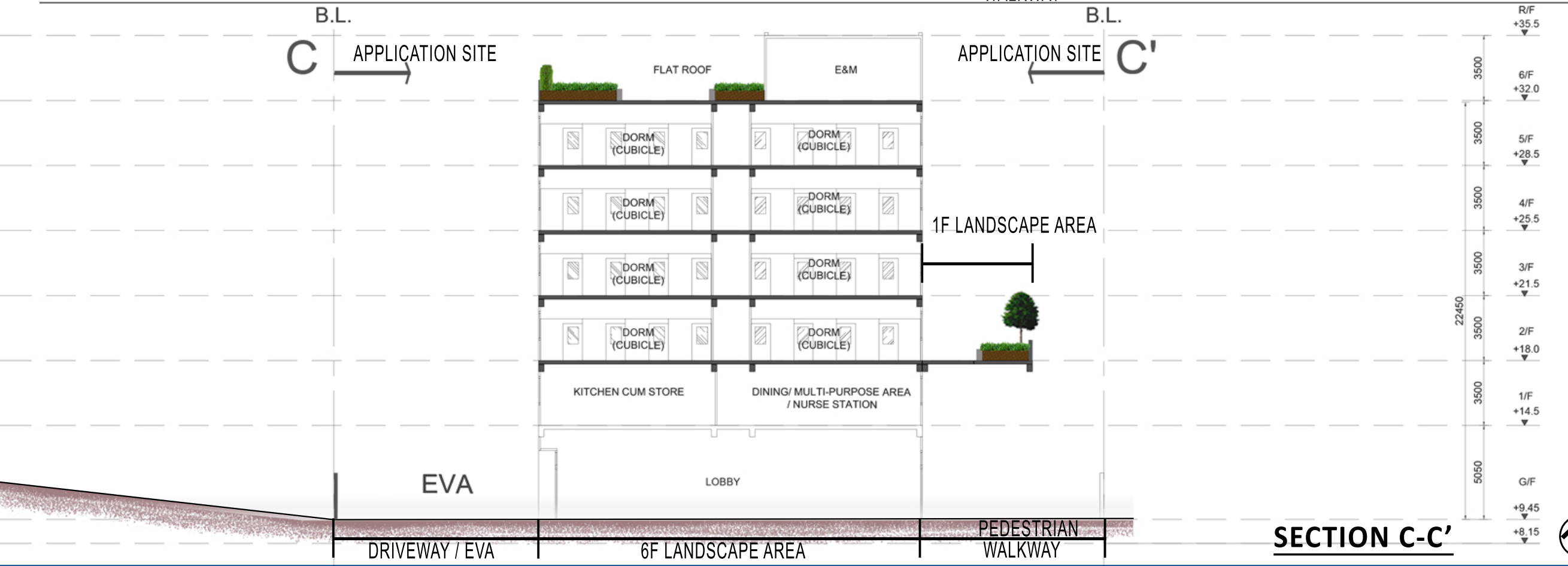
Key Plan



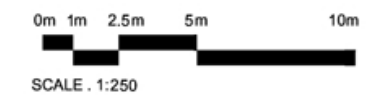
SECTION B-B'

B.L. APPLICATION SITE
C

B.L. APPLICATION SITE
C'



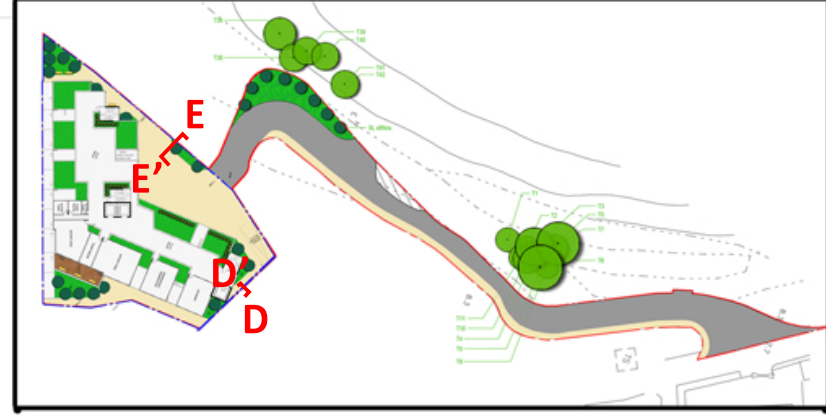
SECTION C-C'



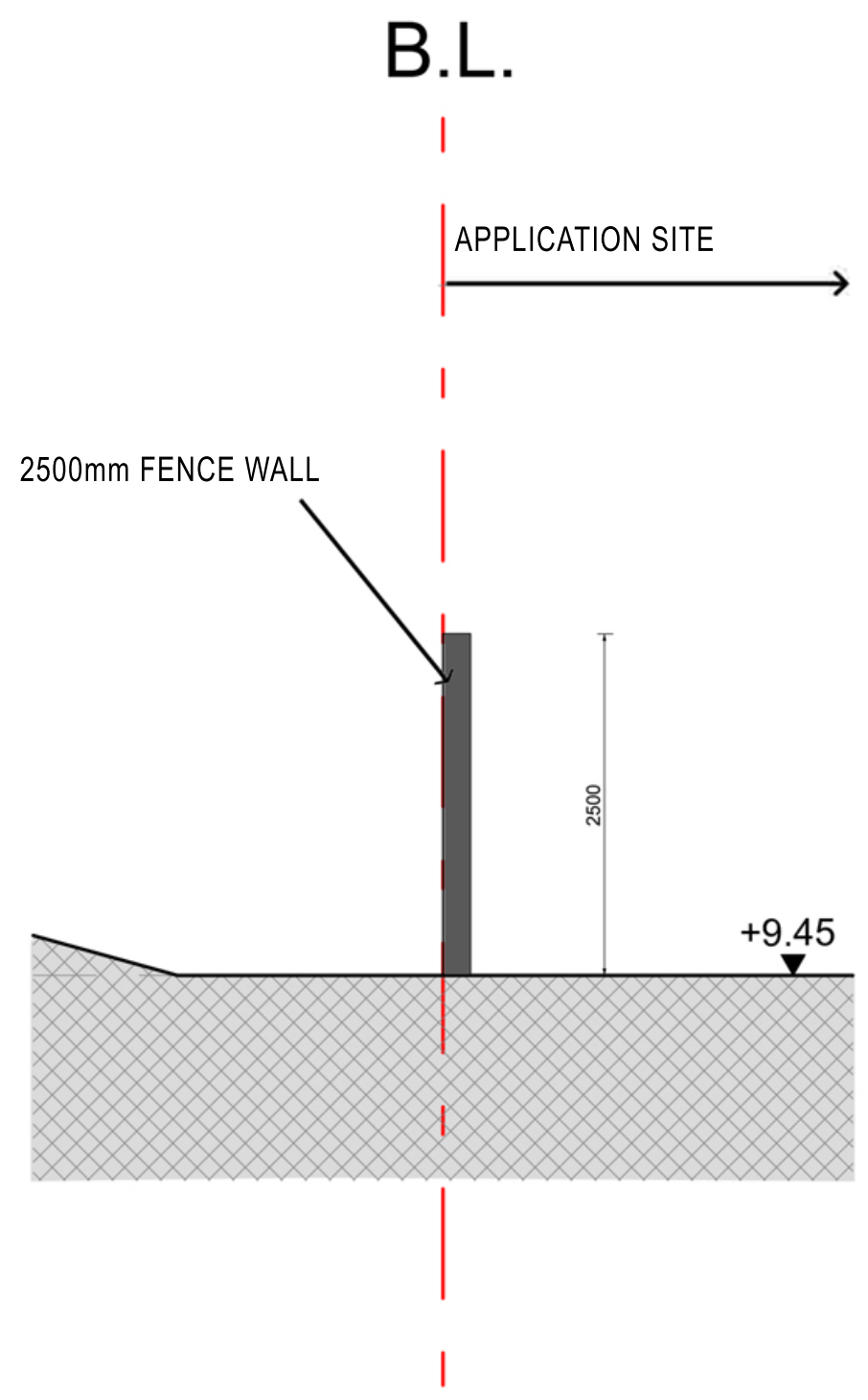
The Proposed Composite Social Welfare Facility (Residential Care Home for the Elderly) (RCHE) and Residential Institution (Senior Hostel) Development in Lot Nos. 257 (Part), 258 RP (Part) and Adjoining Government Land in D.D. 122, Ping Shan, Yuen Long
Landscape Section 02

Dwg. No. : 2022316-SEC-02
Scale : 250 (A3-size)
Date : DEC 2022

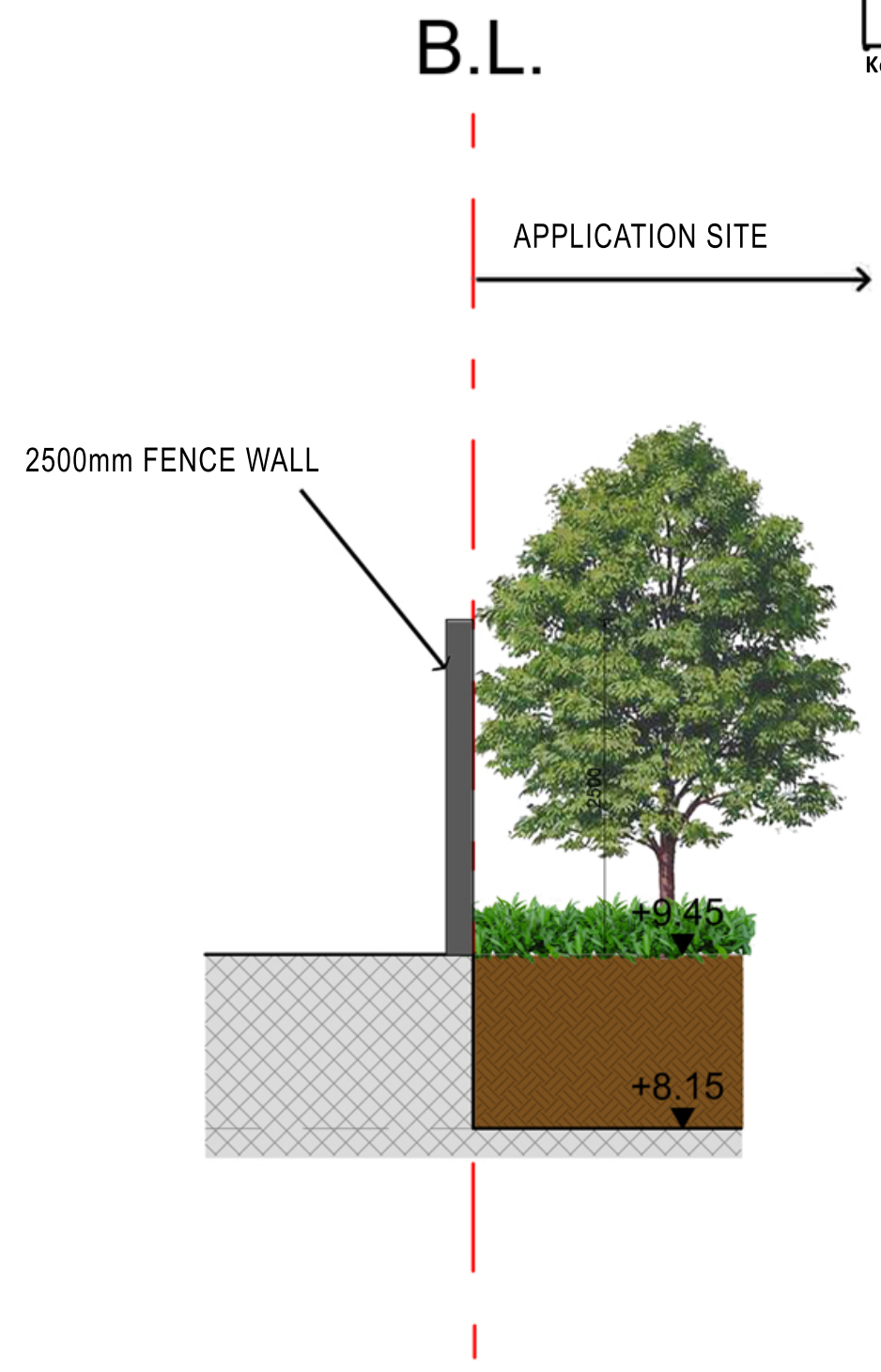




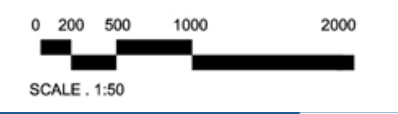
Key Plan



SECTION D-D' - TYPICAL EDGE TREATMENT 1

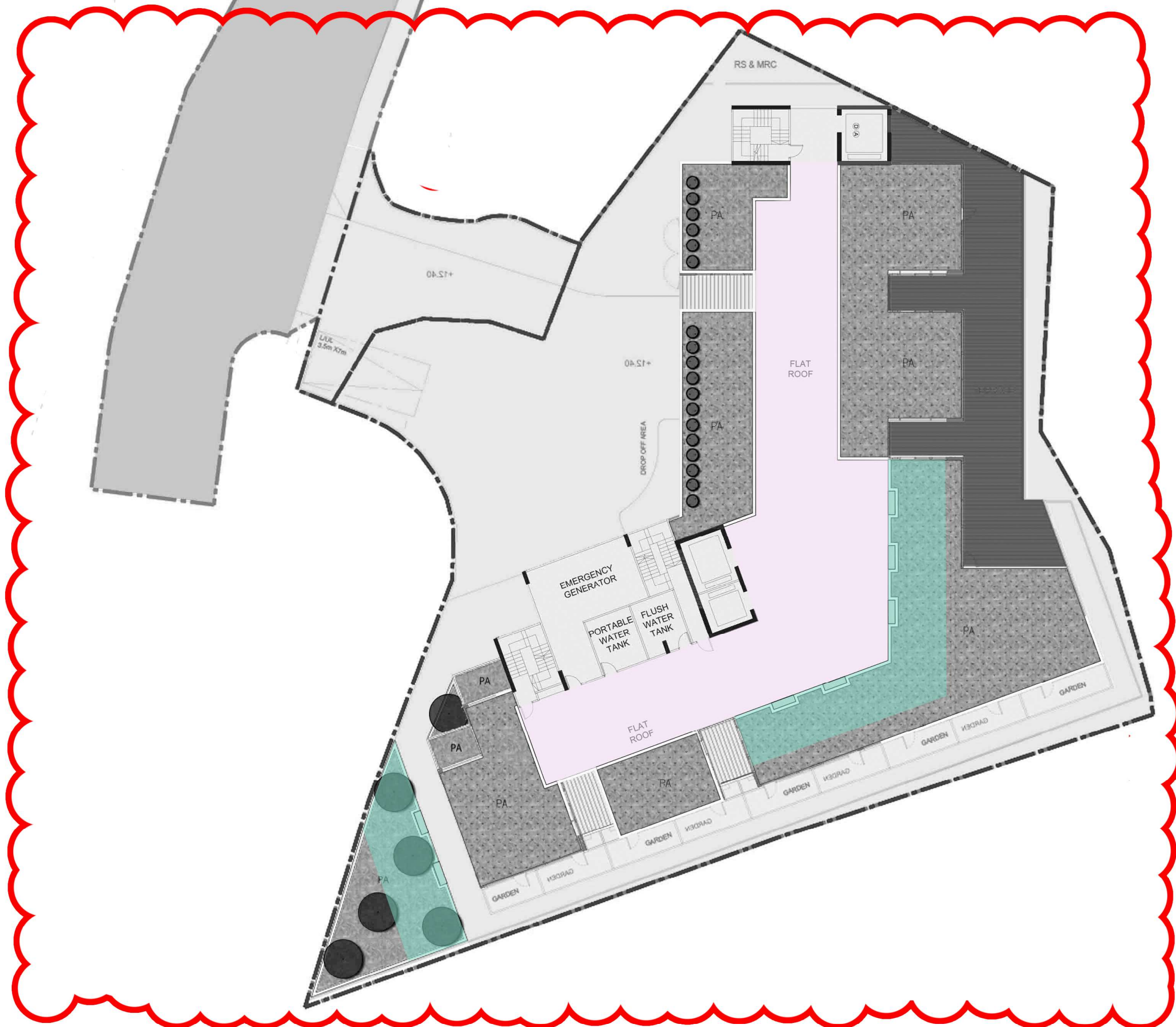


SECTION E-E' - TYPICAL EDGE TREATMENT 2



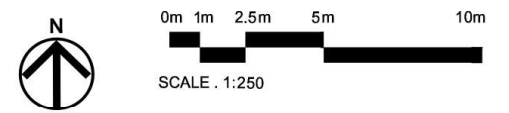
APPENDIX H

Open Space Demarcation Plan



LEGEND:

	ACTIVE OPEN SPACE	303.617 SQM
	PASSIVE OPEN SPACE	138.957 SQM
TOTAL OPEN SPACE		442.574 SQM



The Proposed Composite Social Welfare Facility (Residential Care Home for the Elderly) (RCHE) and Residential Institution (Senior Hostel) Development in Lot Nos. 257 (Part), 258 RP (Part) and Adjoining Government Land in D.D. 122, Ping Shan, Yuen Long
Open Space Demarcation Plan


Dwg. No. : 2022316-OS-01a
 Scale : 250 (A3-size)
 Date : SEP 2023



APPENDIX J

Greenery Demarcation Plan



LEGEND:
 OPEN PLANTING AREA:
 NOT LESS THAN 20% OF THE DEVELOPMENT
 SITE AREA

