APPENDIX F
LANDSCAPE AND VISUAL IMPACT ASSESSMENT REPORT

Responses to Comments on Landscape and Visual Impact Assessment Report for S16 Planning Application (Intensification Scheme) (Issue 2)

1. Planning Department, Chief Town Planner/Urban Design and Landscape, Planning Department [from Mr. Jeff LEUNG via email dated 24 February 2023]

Comments	Responses
Urban Design and Visual:	
4. Being located on the vegetated hillslope, the Site is surrounded by some rural settlements/low-rise residential developments (ranging from about 18mPD to 39mPD in BHs) from its southwest to northwest in Tan Kwan Tsuen across Yuen Long Highway, Tan Kwai Tsuen South Fresh Water Service Reservoir and Tan Kwai Tsuen Salt Water Service Reservoir to its north and natural hillside from its east to south (with peak elevation up to about 300mPD) near Tai Lam Country Park. 5. The proposed scheme with maximum BH of 193m/240mPD and three about 120m to 160m-long podium structures on the site formation levels ranging from 42mPD to 82mPD, is not fully in keeping with the existing surrounding rural character and natural hillside topography. In a wider context, the Hung Shui Kiu New Development Area (HSK NDA) as well as the Yuen Long South Development Area (YLS DA) comprising planned high-rise residential and commercial developments with BH restrictions up to 200mPD and 160mPD respectively are located to the further northwest and northeast of the Site. The proposed maximum BH is even taller than the BH restriction of 200mPD for the town centre of the HSK NDA which will form the Regional Economic and Civic Hub for the North West New Territories. 6. The proposed scheme with maximum BH of 193m/240mPD and three about 120m to 160m-long podium structures on the site formation levels ranging from 42mPD to 82mPD, is not fully in keeping with the existing surrounding rural character and natural hillside topography. In a wider context, the Hung Shui Kiu New Development	(a) The detail information of site coverage has been shown below: 1. Phase 1: Class A, proposed coverage 33.33% 2. Phase 2: Class A, proposed coverage 33.33% 3. Phase 3: Class B, proposed coverage 40.00% (b) The detail design of variation in the BH profile will be thoroughly discussed in the next design stage. (c) Please refer to the revised Annex 1 and Annex 2 in Planning statement, which contain information on the proposed designs.

Comments	Responses
Area (HSK NDA) as well as the Yuen Long South Development Area (YLS DA) comprising planned high-rise residential and commercial developments with BH restrictions up to 200mPD and 160mPD respectively are located to the further northwest and northeast of the Site. The proposed maximum BH is even taller than the BH restriction of 200mPD for the town centre of the HSK NDA which will form the Regional Economic and Civic Hub for the North West New Territories. 7. To substantiate the application, the Consultant may consider providing further information /justifications for: (a) whether the site coverage (SC) of the proposed development has been optimised; (b) allowing only 5m in variation in BH profile, which may not be effective to avoid a monotonous built-form on this large sloping site and respond to the topographical profile; (c) any measures to break down the mass and height of the podium structures (e.g. to explore separate non-domestic block(s) as per the indicative scheme in support of the previous zoning amendments for the proposed development1, to explore lower floor-to-floor heights of the podium structures in Phases 1 and 3 (which are 5.6m and 5.43m respectively), etc.	
Visual Impact Assessment (Appendix F):	
13. Sections 3.7, 3.8, 3.10 & 3.11 Comparison between Conforming Scheme & Intensification Scheme – (a) The Consultant has generally stated that there is no major difference on visual impact between the conforming scheme (i.e. baseline scheme) and intensification scheme (i.e. proposed scheme). However, with reference to the relevant photomontages, the proposed scheme will cause additional blockage of open sky and/or mountain backdrop at some VPs in particular VPs 1, 3, 8 to 11. Such comparison shall be properly assessed in Sections 3.7, 3.8,	Noted and section 3.7, 3.8, 3.10 and 3.11 are revised.

Comments	Responses
3.10 and 3.11. Please review. (b)Please consider rating the additional visual impacts to tally with the above comparison between the baseline scheme and proposed scheme (i.e. enhanced/negligible/slightly to significant adverse etc.) in this VIA.	Noted and updated accordingly.
14. Section 3.3 Existing Visual Conditions within Zone of Visual Influence (ZVI) – For ease of reference, the Consultant is suggested to briefly discuss and provide the BHs (in mPD) of the surrounding major developments within the ZVI (or visual envelope) in the relevant paragraphs.	Noted and building heights are added in Figure 3.1.
15. Section 3.4 & Figure 3.1 Proposed Viewing Points (VPs) –There is no selected VP from the north of the Site in a shorter distance. Tan Kwai Tsuen Road Garden (VP4) and Hung Tak Road Sitting-out Area (VP5) over 800m away from the Site are selected as VPs instead of Tan Kwai Tsuen Road Sitting-out Area nearer the Site. Please provide justifications in this regard or explore this VP and supplement in the VIA as appropriate.	Noted and the VP at Tan Kwai Tsuen Road Sitting-out Area was not selected as the existing buildings will block the view of the development. A picture of the view is attached for information.
16. Para. 3.7.12 Visual Impact at VPs 8 & 9 – Judging from the photomontages in that the proposed development is the only large-scale high-rise building cluster on the vegetated hillslope, the statement that "The visual composition of the proposed development was still visually compatible with the existing and planned urban context of the area" seems not tenable. Please review.	Noted and paragraph 3.7.12 is updated.
17. Table 3.5 & Para. 4.1.18 Visual Mitigation Measures – Please substantiate how the key mitigation measures in Table 3.5 have been incorporated into the proposed public housing development on plans and/or photomontages, as appropriate. For instance, as stated in Para. 4.1.18, visual corridors between building blocks (i.e. building separations) will be given for the sightline of passage. The Consultant should clearly	Noted and paragraph 4.1.21 to 4.1.26 and figure 1.1 were updated.

Comments	Responses
indicate the building separation(s) and/or setback(s) with their dimensions in the proposed scheme (e.g. Figure 1.1/Annex 1 of the PS).	
18. Figure 1.1 Intensification Scheme – This figure does not provide essential information (including BHs, annotations of development components, etc) of the intensification scheme, which is presumably the same as Annex 1 MLP & Sections for the Proposed Housing Scheme of the PS. Please clarify /rectify.	Noted and Figure 1.1 is revised.
19. Figure 1.2 Conforming Scheme – This figure does not provide essential information (including layout of development components, BHs, etc) of the conforming scheme, which is presumably the same as that of the AVA-EE in Appendix D as indicated in Para. 11 above.	Noted and Figure 1.2 is revised.

20. Photomontages (General) – The Consultant should ensure the accuracy of all the photomontages (i.e. simulation of both the conforming and intensification schemes). In particular, inaccuracies are found in relevant photomontages at VPs 9 to 11 (Figures 3.1i to 3.2k refer).	Noted and Figure 3.1i to 3.2k are revised.

2. Planning Department, Chief Town Planner/Urban Design and Landscape, Planning Department [from Mr. Brian LAM via email dated 23 February 2023]

Comments	Responses
Urban Design and Visual:	
4. With reference to the Section 2.12 "Mitigated Impacts on Landscape Resources (LRS) - Construction Phase" in Appendix F, about 1,371 existing trees affected by the proposed development including 1 no. of Aquilaria sinensis (T2009 of LR15 Incense Tree) (protected species under Cap. 586) were recorded in which 100 trees are proposed to be retained, 97 trees including LR15 Incense Tree are proposed to be transplanted and 1,174 "**trees are not recommended for transplanting**". Please indicate the proposed tree treatment for those 1,174 "trees that "are not recommended for transplanting" stated in the Section 2.12.	Noted and Revised accordantly. The tree no. T2009 (Aquilaria sinensis) is removed from the tree survey plan and the sentence are revised. Also, he trees which are not suitable for transplant will need to be removed instead.
5. In Figure 2.3 "Location Plan of Landscape Resource" of Appendix F, the location of the T2009 of LR15 Incense Tree is outside the application site boundary, but it is stated in Section 2.12 that the T2009 of LR15 is affected by the proposed development and "recorded to be transplanted". Please clarify.	Noted and revised accordingly. The trees located outside the site boundary have been removed from the updated Tree survey plan.
6. In Table 3.5 "Proposed Operation Phase Landscape and Visual Mitigation Measures" of Appendix F, the proposed "at least 20% green coverage would be achieved with an overall target of 30% green coverage" is stated in "Suitable design of the proposed housing estate" (OM1) and about 300 new trees for "Amenity Planting of Housing Estates" (OM2)	Noted and revised accordingly. Please refer to the updated Annex C for the most current tree number.

Comments	Responses
are proposed within the proposed public housing estate. For the areas outside the proposed public housing development such as "Landscape Slopes" (OM3), "Roadside Amenity Planting" (OM4) and "Landscape of Open Space (OM5)", about 944 new trees are proposed for mitigating the landscape arising from the development. The Applicant should indicate the location of OM2, OM3, OM4 and OM5 in the Preliminary Landscape Layout in Annex C. In Para. 4.1.17 of Appendix F, it is noted that "...about 280 new trees are proposed in the planting plan for tree compensation within the housing site. " which is not tallied with the proposed new tree nos. of OM2 (i.e. 300 new trees), please clarify.	
7. The Landscape Layout and Planting Proposal in Annex C of Appendix F are found missing. The Applicant should provide the Landscape Layout and Planting Proposal in the submission.	Noted and revised accordingly.

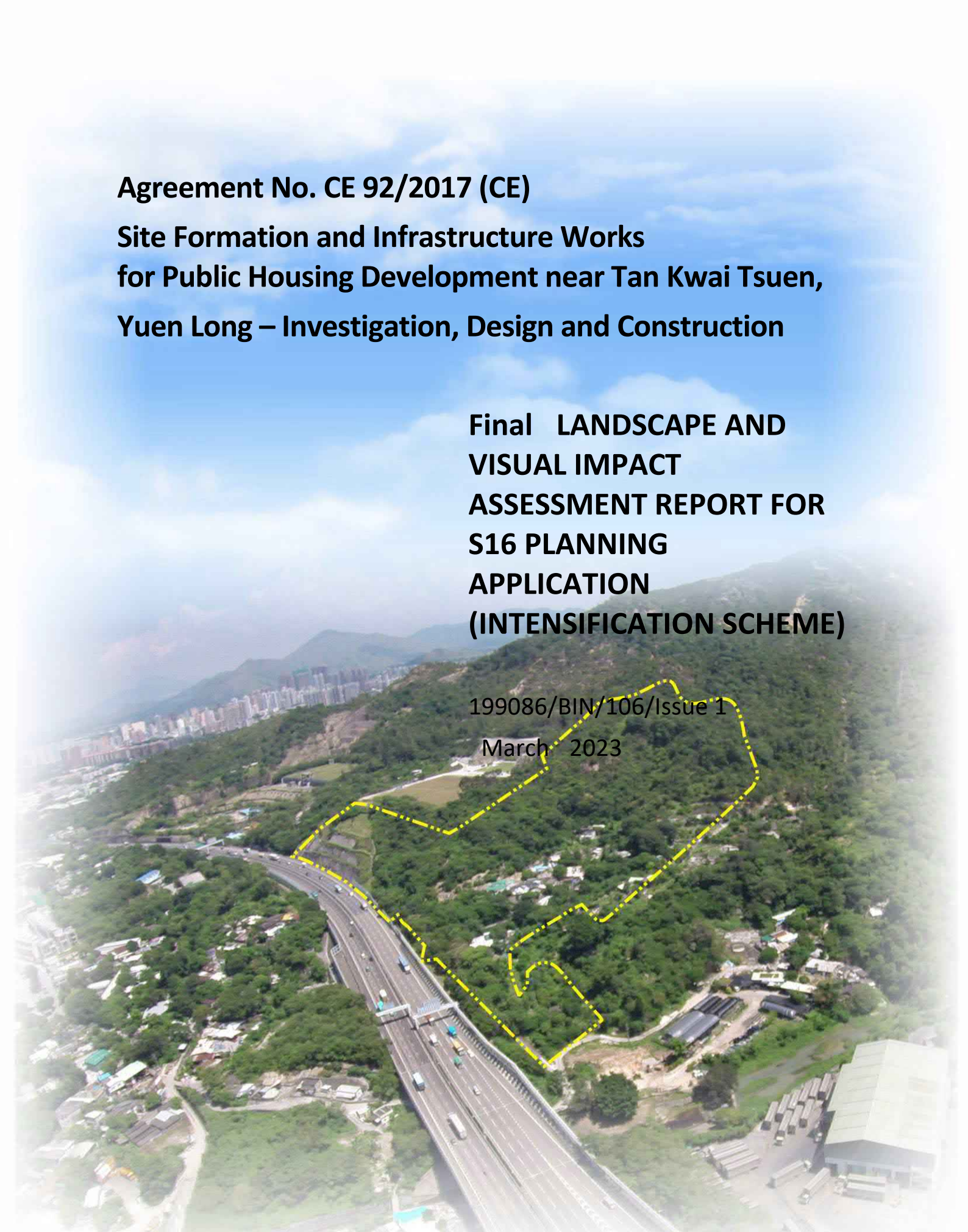
Agreement No. CE 92/2017 (CE)

Site Formation and Infrastructure Works for Public Housing Development near Tan Kwai Tsuen, Yuen Long – Investigation, Design and Construction

Final LANDSCAPE AND VISUAL IMPACT ASSESSMENT REPORT FOR S16 PLANNING APPLICATION (INTENSIFICATION SCHEME)

199086/BIN/106/Issue 1

March 2023



土木工程拓展署
Civil Engineering and Development Department

Agreement No. CE 92/2017 (CE)

Site Formation and Infrastructure Works for Public Housing Development near Tan Kwai Tsuen, Yuen Long – Investigation, Design and Construction

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Final Landscape and Visual Impact Assessment Report for S16 Planning Application (Intensification Scheme)

199086/BIN/106/Issue 1

March 2023

	Name	Signature	Date
Prepared	Tommy Chung/ H Plus		March 2023
Reviewed	Leung Kar Kim		March 2023
Authorized	Edwin Lo		March 2023

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ANNEXES

1 INTRODUCTION

1.1 Background and Project Description

1.1.1 As a prevailing policy to increase land supply to meet the housing demand in the short, medium and long terms, the Government has identified sites in various districts with the potential to be developed for residential use. Amongst others, a site near Tan Kwai Tsuen (the Site), Yuen Long has been identified for public housing development.

1.1.2 Binnies Hong Kong Limited was commissioned by CEDD under Agreement No. CE 92/2017 (CE) in May 2018 to undertake the Investigation, Design and Construction Phases for site formation and infrastructural works (the Project) for supporting public housing development and the associated GIC facilities (the Development) at the Site. The proposed general layout plan (conforming scheme) is shown in Figure 1.2.

1.1.3 In accordance with the "Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14", the current land use zoning of the Application Site is "Residential (Group A)2" ("R(A)2"). Under the 'Remarks' column in the Notes for R(A) use, for R(A)2, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5, and maximum building height of 205mPD, or the plot ratio and height of the existing building, whichever is the greater.

1.1.4 In view of the acute shortage of housing, the domestic PR of the Site is proposed to be intensified to 6.5 with an aim to increase flat production. The new proposed general layout plan (Intensification Scheme) is shown in Figure 1.1. There will be change in site configuration and building height from the conforming scheme. The Site will provide a total of 7,420 public housing units with planned population intake from 2030 by phases. An "Application for Permission under Section 16 of the Town Planning Ordinance" is being prepared for the Proposed Development in order to obtain planning permission from the Town Planning Board for minor relaxation of the following restrictions:

- Maximum plot ratios:
  - Phase 1: from 6.5 to 7.0
    (i.e. domestic PR of 6.5 and non-domestic PR of 0.5)
  - Phase 2: from 6.5 to 7.2
    (i.e. domestic PR of 6.5 and non-domestic PR of 0.7)
  - Phase 3: from 6.5 to 7.3

(i.e. domestic PR of 6.5 and non-domestic PR of 0.8)

- Maximum building height: from 205 mPD to 240 mPD
  - Phase 1: from 205 mPD to 240 mPD
  - Phases 2 and 3: from 205 mPD to 235 mPD

1.1.5 The design and construction of the public housing development will be undertaken separately by Housing Department (HD). The most up-to-date development design information available from HD will be used and assessed in this Landscape and Visual Impact Assessment (LVIA). A notional development layout plan is given in **Annex A**.

1.1.6 A summary of the development schedule of the proposed development under intensification scheme are shown in **Table 1.1**.

Table 1.1 - Development Schedule of the Proposed Development

	Proposed Public Housing Development
	Intensification Scheme
Site Area – m2(about)	48,765
Plot Ratio	
Domestic (Phase 1 to 3)	6.5
Non Domestic (Phase 1)	0.5
Non Domestic (Phase 2)	0.7
Non Domestic (Phase 3)	0.8
Domestic Gross Floor Area (GFA) – m2 (about)	316,973
Total Non-Domestic GFA– m2 (about)	33,357
Proposed Building Height	
Phase1	from 205 mPD to 240mPD
Phase 2	from 205 mPD to 235 mPD
No. of Flats	
PRH SSF	5,450 1,970
Total No. of Flats	7,420
Anticipated Population	
Persons per Flat Total Population	2.7 20,034

1.2 EIAO Implications

1.2.1 In accordance with Clause 2.12 of the Brief of the Agreement, the works of the project are not designated projects under the Environmental Impact Assessment Ordinance (Cap. 499) (EIAO). The boundaries of works under the Project also fall outside the sensitive areas stipulated in Schedule 2, Part 1, Item Q.1 of the EIAO.

1.3 Purpose of the Report

1.3.1 This LVIA has been carried out as one of the tasks of the Study. Although the proposed works under the Project and the proposed public housing development are not designated projects, an elaborated LVIA is prepared for the purpose of assessing the environmental impacts and performance from landscape and visual perspectives.

1.3.2 The environmental legislations, standards and guidelines below are used as reference for this LVIA:

- Environmental Impact Assessment Ordinance (Cap.499.S.16) - Technical Memorandum on EIA Process (EIAO-TM), particularly Annexes 10 and 18;
- Environmental Impact Assessment Ordinance Guidance Note No. 8/2010;
- Town Planning Ordinance (Cap. 131);
- Forests and Countryside Ordinance (Cap 96) and its subsidiary legislation - the Forestry Regulations;
- Country Parks Ordinance (Cap 208);
- The Protection of Endangered Species of Animals and Plants Ordinance (Cap 586);
- DEVB TC(W) 3/2012 on "Site Coverage for Government Building Projects"
- DEVB TCW No. 6/2015 - Maintenance of Vegetation and Hard Landscape Features;
- ETWB TCW No. 29/2004 - Registration of Old and Valuable Trees, and Guidelines for their Preservation;
- DEVB TC(W) No. 7/2015 - Tree Preservation;
- WBTC No. 7/2002 - Tree Planting in Public Works;
- Guidelines on Tree Preservation during Development
- Hong Kong Planning Standards and Guidelines;
- Town Planning Board Guidelines No. 41 – Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board ('TPB PG No. 41');
- Land Administration Office Instruction (LAOI) Section D-12 - Tree Preservation;
- Study on Landscape Value Mapping of Hong Kong;
- DEVB TCW No. 2/2012 - Allocation of Space for Quality Greening on Roads;
- EIAO Guidance Note No. 8/2010 - Preparation of Landscape and Visual Impact Assessment under the EIAO;
- GEO Publication No. 1/2011 - Technical Guidelines on Landscaping Treatment

for Slopes;

- HyD Guidelines HQ/GN/13 - Interim Guidelines for Tree Transplanting Works under HyD's Vegetation Maintenance Ambit;
- HyD Guidelines HQ/GN/15 - Guidelines for Greening Works along Highways; and
- HyD Technical Circular No. 3/2008 - Independent Vetting of Tree works under the Maintenance of HyD

1.4 Structure of this Report

1.4.1 The report contains the following sections in addition to this introduction:

Section 2 - Landscape Impact Assessment
Section 3 - Visual Impact Assessment
Section 4 – Conclusion

2 LANDSCAPE IMPACT ASSESSMENT (LIA)

2.1 Assessment Area

2.1.1 The Landscape Assessment Area includes areas within 500m extended from the boundary of the proposed project which is illustrated in **Figure 2.1**.

2.2 Assessment Methodology

2.2.1 The assessment of landscape impacts has involved the following procedures:

- ***Identification of the baseline landscape resources (LRs) and landscape character areas (LCAs) found within the Assessment Area.*** This is achieved by site visits and desk-top study of topographical maps, information databases and photographs.
- ***Assessment of the degree of sensitivity to change of the identified LRs and LCAs.*** This is influenced by a number of factors including whether the resource/character is common or rare, whether it is considered to be of local, regional, national or global importance, whether there are any statutory or regulatory limitations/ requirements relating to the resource, the quality of the resource/character, the maturity of the resource, and the ability of the resource/ character to accommodate change. The sensitivity of each LR and LCA is classified as follows:
  - **High**: Landscape resource or area has a distinctive character or is of highimportance and sensitive to relatively small changes.
  - **Medium**: Landscape resource or area has a moderately valued landscapecharacter that is reasonably tolerant to change.
  - **Low**: Landscape resource or area has a low-valued landscape characterthat is highly tolerant to change.
- ***Identification of potential sources of landscape impacts.*** These are the various elements of the construction works and operational procedures that will generatelandscape impacts.
- ***Identification of the magnitude of change.*** The magnitude of the change depends on a number of factors including the physical extent of the impact, the landscape and visual context of the impact, the compatibility of the project with the surrounding landscape; and the time-scale of the impact - i.e. whether it is temporary (short, medium or long term), permanent but potentially reversible, or permanent and irreversible. Landscape impacts have been quantified wherever possible. The magnitude of change is classified as follows:

- **Large:** Landscape resource or area will cause a major change
- **Intermediate:** Landscape resource or area will cause a moderate change
- **Small:** Landscape resource or area will cause a slight change
- **Negligible:** Landscape resource or area will cause no discernible change

- ***Identification of potential landscape mitigation measures.*** These may take the form of adopting alternative designs or revisions to the basic engineering and architectural design to prevent and/or minimise negative impacts; remedial measures such as colour and textural treatment of building features; and compensatory measures such as the implementation of landscape design measures (e.g. tree planting, creation of new open space etc) to compensate for unavoidable negative impacts and to attempt to generate potentially positive long term impacts.
- ***Prediction of the Impact Significance.*** The evaluation of the sensitivity and magnitude of change on various LRs and LCAs is conducted in a logical, reasonable and consistent manner for both construction and operational phases. Each LR and LCA is given a degree of impact significance depending on the severity of sensitivity and magnitude. The impact significances are defined asfollows:

Table 2.1 - Sensitivity and Magnitude of Change on the Degree of Impact Significance

Magnitude of Change	Large	**Moderate**	**Moderate / Substantial**	**Substantial**
	Intermediate	**Slight / Moderate**	**Moderate**	**Moderate / Substantial**
	Small	**Slight**	**Slight / Moderate**	**Moderate**
	Negligible	**Insubstantial**	**Insubstantial**	**Insubstantial**
		Low	Medium	High
		Receptor Sensitivity (of Landscape Resource, Landscape Character Area or VSR)		

Note:

Substantial – Adverse / beneficial impact where the Project would cause significant deterioration or improvement.
Moderate – Adverse / beneficial impact where the Project would cause noticeable deterioration or improvement.
Slight – Adverse / beneficial impact where the Project would cause barely noticeable deterioration or improvement.
Insubstantial – The Project would cause no discernible change

2.3 Baseline Study

2.3.1 The baseline study was conducted within the Landscape Assessment Area (**Figure 2.1**) to identify existing landscape resources and landscape character areas. The aerial view of the landscape assessment area is illustrated in **Figure 2.1a**.

Landscape Resources (LRs)

2.3.2 A total of 17 LRs were recorded in the landscape baseline study. The Locations of these LRs are mapped in **Figure 2.2**, while their photo-views are illustrated in **Figures 2.5a-d**.

2.3.3 The identified landscape resources, together with their sensitivity, are described below:

2.3.4 ***LR1 - Mixed Woodland*** - the vegetation is formed by the mixture of self-seeded pioneer species and fruit trees planted by local villagers. This LR is about 0.69ha in total size andcontains about 27 trees. The average height of trees ranges from about 5m to 18m with trunk diameter of about 150-350mm, which indicating a semi-mature condition. All the trees were lack of either agricultural or arboricultural maintenance. The overall quality of the LR is medium. Dominant tree species include *Aporusa dioica, Celtis sinensis, Litsea glutinosa, Litsea monopetala, Macaranga tanarius, Mallotus paniculatus, Ficus variegata, Dimocarpus longan* and *Artocarpus heterophyllus*. All the recorded plants were common species without particular protection nor conservation status. Although not uncommon locally or regionally, its distribution and coverage are restricted due to development pressure. For LR with semi-mature trees, the ability to accommodate change is low after considering their comparatively longer duration of establishment than other type of vegetation. Due to the low ability to accommodate change and restricted availability of this type of resource, the significance of change of this LR is considered to be high and medium for local and regional context respectively. The sensitivity of this landscape resource is therefore considered to be High (**Table 2.2**).

2.3.5 ***LR2 - Plantation Woodland*** - this type of LR refers to the wooded areas formed by active afforestation programme. This LR is about 1.9ha in size and contains about 390 trees. The average height of trees ranges from 6m to 20m with trunk diameter of about 140-300mm, which indicating a semi-mature condition. The overall quality of the LR is medium. Majority of the tree species are common exotics, which includes *Acacia auriculiformis, Acacia confusa, Castanopsis fissa, Casuarina equisetifolia, Lophostemon confertus, Pinus elliottii*. Both the recorded plants and the LR are common locally and regionally. For plantation with semi-mature introduced trees,

the ability to accommodate change is considered as medium for their comparatively longer duration of establishment than other vegetation through active planting but shorter than natural colonisation of native trees. Taking into this LR provide considerable extent of landscape amenity locally andregionally, the significance of its change is considered medium for both local and regional contexts. The sensitivity of this landscape resource is therefore considered to be High (**Table 2.2)**

2.3.6 ***LR4 - Shrubland*** - this LR is about 0.84ha in size which situates on hillside near the two Tan Kwai Tsuen Water Service Reservoirs. The quality of the LR is medium. Vegetation is dominated by common shrubs including *Baeckea frutescens, Cocculus orbiculatus, Eurya nitida, Ilex asprella, Ilex asprella, Litsea rotundifolia, Psychotria asiatica, Phyllanthus cochinchinensis, Rhaphiolepis indica, Rhodomyrtus tomentosa, Melastoma sanguineum, Rhus succedanea, Ficus variolosa* and *Cratoxylum cochinchinense*. All the recorded plants are common species. The presence of graves indicates certain extent of human disturbance. The ability to accommodate change is high as shrubland could be recovered in shorter time after common disturbance of hill fires. The significance of its change would bring medium effect to the local and regional landscape. The sensitivity of this landscape resource is Medium (**Table 2.2**).

2.3.7 ***LR6 - Orchard*** - this LR is about 0.9ha in size and the recorded fruit tree species include *Artocarpus heterophyllus, Carica papaya, Clausena lansium, Eriobotrya japonica, Litchi chinensis, Mangifera indica, Manilkara zapota, Psidium guajava* and *Syzygium jambos*. About 4 trees were located in this LRand the average height of trees ranges from about 4m to 12m. All of them are common plant species and orchard is also common locally and regionally. Thisis a type of manmade LR and the observed quality is low. This artificial land use has high ability to accommodate change and provide limited landscape significance to the local and regional areas. The sensitivity of this artificial landscape resource is Low (**Table 2.2**).

2.3.8 ***LR7 - Low-lying Grassland*** - this LR contains one piece of grasslands of about 1.046ha in total size at Yick Yuen Tsuen, Chung Uk Tsuen and Tai Tao Tsuen. Recorded plant species are common ground cover grasses and herbs such as *Axonopus compressus, Bidens alba, Chloris barbata, Cynodon dactylon, Dichanthium annulatum, Eleusine indica, Gnaphalium pensylvanicum, Imperata cylindrical, Kyllinga nemoralis, Oxalis debilis, Panicum maximum Sporobolusfertilis, Wedelia trilobata, Youngia japonica* etc. No tree were scattered within the proposed site boundary. The sensitivity of this landscape resource is Low (**Table 2.2**).

2.3.9 ***LR10 - Stream*** - this LR is a natural stream network comprising the two main streams: viz. Hung Shui Kiu (HSK) Stream (about 650m in length with

an average width of about 12m) and Tan Kwai Tsuen (TKT) Stream (about 550m in length with an average width of about 6m). The lower courses of these streams had been completely channelized for drainage purpose and to betreated as a separate **LR11**. Two small tributaries (named as northern tributary (NT) and southern tributary (ST) in **Figure 2.2** for ease of reference) are located within the Southern Portion. The HSK and TKT streams are permanent streams while ST and NT are seasonal with only intermittent water flow. ST and NT are about 250m and 220m in length while the average width of ST and NT are about 1-1.5m and 1.5-2m respectively. Despite the downstream section of HSK and TKT streams were found slightly polluted by domestic discharged from adjacent villages, the overall quality of the two streams is high. The ST is a secondary tributary of the TKT Stream while the NT is a tertiary tributary of the HSK Stream. Most of the section of the ST was found drying out due to unstable water feeding. The overall quality of ST is medium with only minor modification by local villagers for farmland irrigation. The condition of NT is comparatively much worse due to its location inside a village. The stream banks of NT are moderately modified and the water was continuously polluted by the direct domestic discharge from the immediate adjacent village areas. The quality of NT is considered to be low. This LR is not uncommon but the stream scene of these medium sized water courses is considered to of medium importance to local landscape. As stream is rather difficult to be replicated, the ability to accommodate change isconsidered low. The significance of its change is considered to be high in both local and regional contexts due to its importance in the landscape. The overall sensitivity of this landscape resource is High (**Table 2.2**).

2.3.10 ***LR13 - Trees in Village Areas*** - this LR refers to the trees scattered withinthe local rural villages. The area of the LR is about 0.95ha in size, which contains about 43 trees. The average height of trees ranges from about 5m to 10m with trunk diameter 150-380mm, which indicating a semi-mature condition. Trees are all common and widespread species, including *Artocarpus heterophyllus, Carica papaya, Clausena lansium, Eriobotrya japonica, Litchi chinensis, Mangifera indica, Bridelia tomentosa, Celtis sinensis, Macaranga tanarius*. The quality of the LR is low due to common phenomenon of lacking or improper maintenance of vegetation. This type of LR is very common the NWNT and NENT. The anticipated ability to accommodate change is medium. As this LR could provide amenity to the local public and also certain softening effect to the building structures of the village areas, the significance of its change would bring medium effect to the local and regional areas. The sensitivity of this landscape resource is Medium (**Table 2.2**).

2.3.11 The sensitivity of all LRs and LCAs are summarised in the **Table 2.2.**

Landscape Character Areas (LCAs)

2.3.12 A total of 2 LCAs are identified in the landscape baseline study. The location plan of LCAs is given in **Figure 2.4**, while their photo-views are illustrated in **Figures 3.6**.

2.3.13 The identified landscape character areas, together with their sensitivity, are described below:

2.3.14 ***LCA1 - Sub-urban Fringe Landscape*** - This LCA is characterised by the large mixed areas of rural villages, medium rising residential estates, and associatedpublic infrastructure. This LCA is about 259.54ha in size and is a very commontype of character landscape in NWNT along the Castle Peak Road. Major landscape resources inside this LCA are trees in village areas (LR13) andlandscape plantation (LR3) of about 68.52 ha and about 11.16 ha respectively and comprise about 6,700 trees. The approx. 1.1 km long drainage channel identified as LR11 provide certain extent of waterscape to the region. The quality of LCA is considered to be low due to large areas of fragmented and unplanned distribution of different sub-urban land-uses. This LCA has been established over 70 years and considered as a mature landscape. The rarity is low due to high commonness of this landscape character. Sub-urban fringe has got a high ability to accommodate change. The significance of its change wouldbring medium effect to the region. The sensitivity of this landscape resource is Medium (**Table 2.2**).

2.3.15 ***LCA2 - Hillside Landscape*** - This LCA refers to the largely continuous hillside areas along the south-eastern portion of the landscape assessment area (**Figure 2.4**) and is about 116.19ha in size. Plantation woodland (LR2) of about 52.37 ha and hillside grassland (LR5) of about 51.43ha are two dominant landscape resources found in this LCA. In terms of tree quantity, the LCA contains about 11,000 trees which provide a large and contiguous greenery to the Hung Shui Kiu area. Burial grounds and graves can be found scattered in this landscape indicating some extent of human disturbance. The overall quality of the LCA is high. This landscape character is not rare but considered to be of medium importance to local landscape. Due to the natural topography of the LCA, the ability to accommodate change is low. The significance of its change is considered to medium locally and regionally. The sensitivity of this landscape resource is High (**Table 2.2**).

2.3.16 The sensitivity of all LRs and LCAs are summarised in the **Table 2.2**.

Tree Survey Findings

2.3.17 In order to have an estimation of quantity of trees to be affected and the

presence of any import ant trees of concerned species, a broad bush tree survey in form of tree group and individual survey was conducted in 2022. The survey coverage includes all assessment area.

2.3.18 The tree preservation and removal proposal (TPRP) and tree survey were approved on 6 June 2022 by CEDD Tree Works Vetting Panel under Agreement No. CE 92/2017 (CE) Site Formation and Infrastructure Works for Public Housing Development near Tan Kwai Tsuen, Yuen Long – Investigation, Design and Construction.

2.3.19 No registered or potentially registrable OVTs were identified.

2.3.20 One Incense Tree (also reported as LR15) were identified within the project limit. This species has been recorded in AFCD's publication *Rare and Precious Plants of Hong Kong* and also scheduled under Cap. 586 - *The Protection of Endangered Species of Animals and Plants Ordinance*.

2.3.21 The approved TPRP and tree survey are presented in **Annex B.**

Table 2.2: Sensitivity of LRs and LCAs

ID No.	LR / LCA	Quality of existing landscape (Low, Medium, High)	Importance / Rarity of landscape elements (Low, Medium, High)	Ability to accommodate change (Low, Medium, High)	Maturity of Landscape (Young, Semi-mature, Mature)	Significance of Change in local context (Low, Medium, High)	Significance of Change in regional context (Low, Medium, High)	Sensitivity (High, Medium, Low)
LR1	Mixed Woodland	Medium	Medium	Low	Semi-mature	High	Medium	High
LR2	Plantation Woodland	Medium	Medium	Medium	Semi-mature	Medium	Medium	High
LR4	Shrubland	Medium	Low	Medium	Young	Medium	Medium	Medium
LR6	Orchard	Low	Low	High	Young	Low	Low	Low
LR7	Low-lying Grassland	Low	Low	High	Young	Low	Low	Low
LR10	Stream	High	Medium	Low	Mature	High	High	High
LR13	Trees in Village Areas	Low	Low	Medium	Young	Medium	Medium	Medium
LCA1	Sub-urban Fringe Landscape	Low	Low	Medium	Mature	Medium	Medium	Medium
LCA2	Hillside Landscape	Medium	Medium	Low	Mature	High	Medium	High

2.4 Potential Sources of Landscape Impact

2.4.1 Potential sources of impacts during the construction and operation phaseswould include the following:

2.4.2 Sources of construction phase landscape impact will be:

- Site clearance works;
- Removal of existing trees on site;
- Site formation works and infrastructural works;
- Presence of incomplete structures;
- Importation and storage of construction equipment and plant

2.4.3 Sources of operational phase landscape impact will be:

- Presence of a new public housing estates, new GIC facilities and the associated infrastructure in the landscape

2.4.4 All the detailed discussion of landscape impact of each landscape resources (LRs) covered under the project footprint (including the sites for proposed public housing development, GIC facilities and the associated infrastructure such as the access roads) shall be referred to the approved Final Preliminary Landscape and Visual Impact Assessment 190421/B&V/033/Issue 3 of Agreement No. CE 31/2015 (CE) Site Formation and Infrastructure Works for the Development near Tan Kwai Tsuen, Yuen Long – Feasibility Study in 2017.

2.4.5 Detailed discussion of landscape impact on each LR for proposed public housing development footprint is given in next **Section 3.5.**

2.5 Impact Assessment

2.5.1 The anticipated magnitude of change due to the proposed public housing development is summarized in **Table 2.3.**

Table 2.3: Magnitude of change for LRs and LCAs

ID No.	LR / LCA	Scale of Works (Negligible/ Small/ Medium/ Large)	Reversibility (Reversible, Irreversible)	Compatibility with surrounding landscape (Low, Medium, High)	Duration of impacts (Short, Medium, Long, permanent)		Magnitude of Change (Negligible, Small, Intermediate, Large)	
					Construction	Operation	Construction	Operation
LR and LCA potentially to be affected by the proposed project								
LR1	Mixed Woodland	Medium	Irreversible	Medium	Short	permanent	**Intermediate**	**Intermediate**
LR2	Plantation Woodland	Medium	Irreversible	Medium	Short	Permanent	**Intermediate**	**Intermediate**
LR4	Shrubland	Small	Irreversible	Medium	Short	permanent	**Intermediate**	**Intermediate**
LR6	Orchard	Small	Irreversible	Medium	Short	permanent	**Small**	**Small**
LR10	Stream	Small	Irreversible	Medium	Short	permanent	**Small**	**Small**
LR13	Trees in Village Areas	Medium	Irreversible	Medium	Short	permanent	**Small**	**Small**
LCA1	Sub-urban Fringe Landscape	Medium	Irreversible	Medium	Short	permanent	**Intermediate**	**Intermediate**
LCA2	Hillside Landscape	Medium	Irreversible	Medium	Short	permanent	**Intermediate**	**Intermediate**
LR / LCA not affected by the proposed project								
LR7	Low-lying Grassland	n/a	n/a	n/a	n/a	n/a	n/a	n/a
LR14	Trees in Disused Quarry	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Notes: n/a = not applicable

2.6 Unmitigated Impacts on Landscape Resources (LRs) - Construction Phase

2.6.1 Totally 9 LRs (LR1-4, LR6, LR8, LR10, LR13 and LR15) were identified potentially to be affected by the proposed Project. (**Figure 2.3**).

2.6.2 ***LR1 - Mixed Woodland*** - the onsite portion of this LR is about 0.69ha in size and of medium sensitivity. As the onsite portion will wholly fall within the project footprint, all the recorded 27 trees inside the about 0.69ha LR would be affected and required to be removed due to unavoidable direct conflicts with the Project. The Impact Significance before mitigation is **Substantial** (adverse).

2.6.3 ***LR2 - Plantation Woodland*** - the onsite portion of this LR is about 1.88ha in size which contains about 390 trees and of medium sensitivity. Among the recorded 390 trees, about 390 trees inside the LR would be affected, and required to be removed due to unavoidable direct conflicts with the Project. The Impact Significance before mitigation is **Substantial** (adverse).

2.6.4 ***LR4 - Shrubland*** - the onsite portion of this LR is about 0.84ha in size and of low sensitivity. This vegetation of this LR is characterised by the dominance ofshrub species of typical height ranging from about 0.5-1.5m and no trees were observed.

2.6.5 ***LR6 - Orchard*** - there will be two areas of orchard affected by the project. Both the two orchards are located within the site. The size of the onsite LR is about 0.90ha and of low sensitivity. About 0.8 ha of the orchard area will be affected and about 0.10ha could be preserved. Among the recorded 4 trees inside the LR, all trees will require removal due to unavoidable direct conflicts with the Project. Most of them are fruit trees planted by the local villagers. The Impact Significance to this manmade LR before mitigationis anticipated **slight** (adverse).

2.6.6 ***LR10 - Stream*** - the major stream courses of this LR i.e. Hung Shui Kiu Stream (about 650m in length and 12m in width) and Tan Kwai Tsuen Stream (about 550m in length with 6m in width) will be wholly avoided. Only two small tributaries (NT: about 250m long and 1.5-2m wide and ST: about 205m long and 1-1.5m wide) inside the Southern Portion will be affected by the project, and one of them currently is moderately polluted by direct domestic wastes discharged from the adjacent village. A short section of about 15m ofST will be avoided from the Project. Although these two tributaries are part of the LR, their landscape significance is not comparable to the main streams dueto their very small size and lower

quality. Taking into account the limited extent of the affected portion and the effective avoidance measures, the Impact Significance before mitigation is **moderate** (adverse).

2.6.7 ***LR13 - Trees in Village Areas*** - the onsite portion of this LR is about 0.95 ha in size and of medium sensitivity. The whole onsite portion will be affected by the Project and therefore all the recorded trees of about 43 nos. inside the LRwould be affected and required to removal due to unavoidable direct conflicts with the Project. The trees are mainly self-seeded pinoneer species and fruit trees such as *Artocarpus heterophyllus, Carica papaya, Clausena lansium, Eriobotrya japonica, Litchi chinensis, Mangifera indica, Bridelia tomentosa, Celtis sinensis, Macaranga tanarius*. Considering the low amenity performance of these planted fruit trees inside the LR, the Impact Significance before mitigation is **moderate** (adverse).

2.6.8 The assessment of the unmitigated impacts on LRs during the construction is given in **Table 2.6.**

Tree Survey Findings

2.6.9 Among the one affected Incense Trees, it is considered suitable for transplanting. Details of the Incense Trees refer to Appendix E of **Annex B**.

2.6.10 The tree survey findings are given in **Annex B**.

2.7 Unmitigated Impacts on Landscape Character Areas (LCAs) - Construction Phase

2.7.1 The Project will fall at the edge of the two identified LCAs: LCA1 and LCA2 (**Figure 2.4**).

2.7.2 ***LCA1 - Sub-urban Fringe Landscape*** - the affected portion situates at the edge of the of the LCA alongside the Yuen Long Highway. About 1.29ha of the LCA will be affected due to site clearance and site formation works. In terms of tree quantity, a total of about 202 trees were located and affected in this LCA. The proposed housing sites and the associated infrastructure including the access roads will be directly border the existing Yuen Long Highway and quite a large proportion of the works are proposed on existing roads and a disused quarry site. The proposed project is therefore considered moderately compatible with the surrounding environment. The Impact Significance before mitigation is **moderate**(adverse).

2.7.3 ***LCA2 - Hillside Landscape*** - the affected portion situates at the edge of the of the LCA. About 3.58ha of the LCA will be affected due to proposed site clearance and slope stabilisation works. The 6.09ha affected area covers about six LRs. In terms of tree quantity, a total of about 887 were located and affected in this LCA. The loss of the portionshall have adverse impact but the extent can experience some alleviation asthe impact occur at the edge of the LCA which prevent too much alternation to the landscape character. Considering the high sensitivity to change of this LCA,the Impact Significance before mitigation is **substantial** (adverse).

2.7.4 The assessment of the unmitigated impacts on LCAs during the construction isgiven in **Table 2.6.**

2.8 Unmitigated Impacts on Landscape Resources (LRs) - Operation Phase

2.8.1 The unmitigated impacts during the operation phase are the same as the unmitigated impacts during the construction phase.

2.9 Unmitigated Impacts on Landscape Character Areas (LCAs) - Operation Phase

2.9.1 The unmitigated impacts on LCAs during the operation phase are the same asthe unmitigated impacts during the construction phase.

2.10 Summary of the Unmitigated Landscape Impact

2.10.1 The assessment of the unmitigated landscape impacts during the constructionand operation phases are given in **Table 2.6.**

2.11 Recommended Mitigation Measures

2.11.1 During the course of developing the proposed Project and assessing the landscape and visual aspects, a series of mitigation measures are carefully considered in the project design which aim to achieve the following:

- Avoid impacts on important landscape resources, landscape character areas andvisually sensitive receivers;
- Lessen unavoidable impacts by location, design and reducing the extent ofworks; and
- Enhancement of existing landscape resources, landscape character areas andvisual views of visual sensitive receivers.

Avoidance and Minimisation of Potential Landscape Impacts during preliminary design stage

2.11.2 The project team had tried to avoid sensitive landscape resources as far aspossible during designing the project implementation:

DM1 - Avoidance of Tan Kwai Tsuen Stream (LR10);***DM2 - Avoidance of Pitcher Plant (LR16)***

2.11.3 ***Tan Kwai Tsuen Stream (LR10)*** - it is one of the two major natural streams (another one is Hung Shui Kiu Stream) identified as a part of the LR10 within the landscape assessment area. This stream, as reported in the landscape baseline study in Section 3.3, is found largely natural and has colonisation of local plant species of conservation interest, the Pitcher Plant which is identified as LR16. The initial study area of the proposed housing site at the proposed public housing development was therefore adjusted to avoid the encroachment into the stream. The proposed layout as shown in **Figure 2.2**, has been further shifted away from the stream to allow better protection of this landscape resource. This avoidance measure is considered effective to prevent significant landscape impact.

2.11.4 ***Pitcher Plant (LR16)*** - there were one colonies of pitcher plant located in the original project boundary. The colonies will be retained in-situ by adjusting the initial project limit in preliminary design stage.

2.11.5 ***Incense Tree (LR15)*** - As discussed in Section 3.6.10, the recorded Incense Trees has been found in design stage unable to be retained onsite, due to direct conflict with the proposed site formation works in site. However, impact minimisation by means of transplanting is considered to better preserve the affected individuals. According to the tree survey (**Annex B**), tree transplanting is found suitable. As the transplanting will be undertaken during the construction stage, the proposed transplanting measure is to be discussed as construction mitigation measure in next section 2.12.

2.11.6 Recommended landscape and visual mitigation measures for construction andoperational phase impacts are summarised in the two Tables below. The construction phase mitigation measures listed below shall be adopted from the commencement of construction and throughout the entire construction period. The operational phase mitigation measures shall be adopted as early as possible during the design and construction stages so that they shall be in place prior to or at least at the Day 1 of operational phase.

Table 2.4: Proposed Construction Phase Landscape and Visual Mitigation Measures

ID No.	Mitigation Measures	Funding Agency	Implementation Agency	Management and Maintenance Agency
CM1 *	**Preservation of Existing Vegetation:** Existing trees designated to be retained in-situ shall be properly protected. Tree protection measures shall be undertaken in accordance with DEVB TC(W) 7/2015 on "Tree Preservation" and Guidelines on Tree Preservation during Development" by DEVB. For tree transplanting, enough time should be reserved for the implementation to increase the survival rate of the trees to be transplanted. The tree transplantation proposal shall be submitted to relevant authorities for approval together with the formal tree removal application. Tree transplanting works shall be undertaken in accordance with Guidelines on Tree Transplanting formulated by DEVB. Existing plant species of conservation interest proposed to be retained in-situ shall be properly protected. The protection measures shall be verified and monitored by a qualified botanist.	CEDD	CEDD (via Contractor)	CEDD (via Contractor)
CM2	**Control of Site Construction Activities:** Construction site controls shall be enforced, where possible, to ensure that the landscape and visual impacts arising from the construction phase activities are minimised. These construction site controls should include but not limited to the following: · Storage of materials should be carefully arranged to minimise potential landscape andvisual impact. · The location and appearance of site accommodation should be carefully designed to minimise potential landscape and visual impact. · Site lighting should be carefully designed to prevent light spillage, · Extent of the works area and construction period should be minimised as far as practicable. · Screen hoarding with compatible design to blend into the surrounding natural environmental should be considered. · Temporary works areas should be reinstated at the earliest possible opportunity.	CEDD	CEDD (via Contractor)	CEDD (via Contractor)

* The affected Incense Tree which is considered suitable for transplanting. The tree survey findings and locations of the tree groups are given in **Annex B**.

Table 2.5: Proposed Operation Phase Landscape and Visual Mitigation Measures

ID No.	Mitigation Measures	Funding Agency	Implementation Agency	Management and Maintenance Agency #
OM1 *	**Suitable design of the proposed housing estates:** ▪ Colour of natural tones and non-reflective building materials shall be considered for any outward facing building facades to avoid visual and glare disturbance ▪ Responsive lighting design - Directional and full cut off lighting is recommended within the housing estates to minimise light spillage to the surroundings; - Minimise geographical spread of lighting as far as possible; and - Limited lighting intensity to meet the minimum safety requirement. ▪ A minimum provision of at least 20% green coverage would be achieved with an overall target of 30% green coverage.	HD	HD (via Contractor)	HD
OM2 *	**Amenity Planting of Housing Estates**: About 280trees will be planted within proposed public housing estates.	HD	HD (via Contractor)	HD
OM3 *	**Landscape Slopes:** Where existing hillside slopes are anticipated to be modified, the final slope surface will be landscaped by hydroseeding, climbing plant planting, or tree/shrub planting according to particular slope feature. The proposed slope treatment will be designed and carried out with reference to the requirements in GEO Publication No. 1/2011 and BD's ADV-35. ▪ About 1.74 ha of slope area is proposed for tree and shrub planting, which would include about 870 trees; ▪ About 0.14 ha of slope will be landscaped by hydroseeding; ▪ About 1.11 ha of rocky slope will be landscaped by planting of shrubs and climbers	CEDD	CEDD (via Contractor)	Slope maintenance departments (refer DEVB TCW No. 6/2015 and DEVB TCW No. 6/2011)
OM4	**Roadside Amenity Planting:** Roadside tree planting will be provided to enhance the landscape and visual quality of the existing and proposed transport routes. Planting strips of total length of about 200m are reserved for roadside tree planting, which would include about 40 trees.	CEDD	CEDD (via Contractor)	LCSD
OM5 *	**Landscaping of Open Space:** Some public open space formed under the projectbut not to be maintained by HD under OM2 will also be properly landscaped by amenity planning. About 0.11ha of planting area is allowed which could include 34 trees for the area and shrubs in the understorey.	CEDD	CEDD (via Contractor)	LCSD

* Tree Planting Proposal
The landscape proposal shown in table 2.5 and Annex C are preliminary design. The detailed landscape proposal within the housing site shall refer to the detailed landscape design by HD.
The maintenance and management agency will be arranged in accordance with DEVB TCW No. 6/2015 and DEVB TCW No. 6/2011.

2.11.7 Location Plan of the proposed landscape mitigation measures are also mappedin **Figure 2.7**.

Preliminary Landscape Layout and Planting Proposal

2.11.8 The recommended measures of CM1 and OM2-5 mentioned in the above table have been considered during the preparation of the Preliminary Landscape Layout and Planting Proposal of the Project.

2.11.9 As the proposed landscape design is at a preliminary stage, the details of the landscape mitigation measure have sought to establish the conceptual approach to the design and establish the number and location of the proposed tree planting and amenity landscaping areas. The proposed landscape layout for the proposed public housing development will be formulated into a detailed landscape plan by Housing Department.

2.11.10 The designation of the planting areas for OM2 is indicated in **Annex C**.

2.12 Mitigated Impacts on Landscape Resources (LRs) - Construction Phase

2.12.1 Potential construction impacts on 7 affected LRs were reviewed with the consideration of implementation of the recommended mitigation measures.

2.12.2 ***LR1 - Mixed Woodland*** - about 27 affected trees arenot recommended for transplanting due to the anticipated low survival rate after transplanting. The mitigation measure CM2 could reduce the construction disturbance but not to the extent that could cause a significant change to the resultant impact level. The Impact Significance after mitigationis considered to remain **substantial** (adverse).

2.12.3 ***LR2 - Plantation Woodland*** - with the mitigation measures CM1,about 390 affected trees arenot recommended for transplanting due to the anticipated low survival rate after transplanting. The mitigation measure CM2 would reduce the construction disturbance to adjacent offsite LR2 and confine the impact only on the onsite LR2, but not to the extent that could cause a significant change tothe resultant impact level. The Impact Significance after mitigation is considered to remain **substantial** (adverse).

2.12.4 ***LR4 - Shrubland*** - with the mitigation measures CM2, the construction disturbance could be further reduced, but not to the extent that could cause a significant change to the resultant impact level. As the affected portion will be cleared for site formation and the loss of the shrubland greenery will occur throughout the construction period, the Impact Significance after mitigationis considered to remain **moderate** (adverse).

2.12.5 ***LR6 - Orchard*** - about 4 affected trees are not recommended for transplanting due to the anticipated low survival rate after transplanting. Taking into account most of the affected trees are all common fruit tree species or self-seeded pioneer species, no significant adverse impact is anticipated. The mitigation measure CM2 could further reduce the construction disturbance and restrict the impact within the site limit. As there will be still quite a proportion of trees requires felling, the mitigation, the Impact Significance after mitigation is considered to remain **slight** (adverse).

2.12.6 ***LR10 - Stream*** - the proposed project could avoid the main water course of the Tan Kwai Tsuen stream by adjusting the layout plan. The two affected water courses within the Southern Portion are only small tributaries and one of which is moderately modified and polluted by the adjacent villages. With the implementation of the mitigation CM2,

construction disturbance could be prevented from their offsite downstream water courses, but not to the extent that could cause a significant change to the resultant impact level. The Impact Significance after mitigation is considered still within the range of **moderate** (adverse).

2.12.7 ***LR13 - Trees in Village Areas*** - about 43 affected trees are not recommended for transplanting due to the anticipated low survival rate after transplanting. The mitigation measure CM2 could further reduce the construction disturbance and confine the impact within the site limit. The mitigation can minimise the impact by reducing the quantity of treesto be felled but the resultant impact significance is considered still within the range of **moderate** (adverse).

2.13 Mitigated Impacts on Landscape Character Areas (LCAs) - Construction Phase

2.13.1 ***LCA1 - Sub-urban Fringe Landscape*** - the affected portion situates at the edge of the of the LCA. With the implementation of mitigation measures CM2, construction disturbance could be reduced and confined within the site limit although not to the extent that could cause a significant change to the resultant impact level. The proposed housing sites and the associated connecting roads will be directly bordered by the existing Yuen Long Highway and quite a large proportion of the works are proposed on existing roads and a disused quarry site. The proposed Project is therefore considered moderately compatible with the surrounding environment. As this LCA has a medium sensitivity to change, the Impact Significance after mitigation is considered to remain **moderate** (adverse).

2.13.2 ***LCA2 - Hillside Landscape*** - the affected portion situates at the edge of the of the LCA, which aims to avoid the core are of the LCA uphill and significant alternation to the landscape character. With the implementation of mitigation measures CM2, construction disturbance could be reduced and confined within the site limit although not to the extent that could cause a significant change to the resultant impact level. However, taking into account the high sensitivity and actual affected extent is large, the Impact Significance after mitigation is still within the range of **substantial**.

2.14 Mitigated Impacts on Landscape Resources (LRs) - Operation Phase

2.14.1 Potential operation impacts on 9 affected LRs were reviewed with the consideration of implementation of the recommended mitigation measures.

2.14.2 ***LR1 - Mixed Woodland*** - with the mitigation measures OM2-5, the tree fellingimpact will be mitigated largely by compensatory planting which is strictly controlled by DEVB TCW 7/2015 - *Tree Preservation*. As the compensatory trees will be young at early planting stage and therefore the Impact Significance after mitigation at Day 1 operation is considered to remain **substantial** (adverse).

2.14.3 It is expected that the compensatory planting could become fully established by Year 10. The Impact Significance after mitigation at Year 10 operation is considered to be **moderate** (adverse).

2.14.4 ***LR2 - Plantation Woodland*** - with the mitigation measures OM2-5, the tree felling impact will be mitigated largely by compensatory planting which is strictly controlled by DEVB TCW 7/2015 - *Tree Preservation*. As the compensatory trees will be young at early planting stageand therefore the Impact Significance after mitigation at Day 1 operation is considered to remain **substantial** (adverse).

2.14.5 It is expected that the compensatory planting could become fully established by Year 10. The Impact Significance after mitigation at Year 10 operationis considered to be **moderate** (adverse).

2.14.6

2.14.7 ***LR4 - Shrubland*** - with the mitigation measures, the proposed greening measures (OM2-5) could alleviate the loss of greenery due to the impact on the shrubland vegetation. Shrub planting has also been included in OM3 and OM5. Taking into account the planting will still be young at early stage, the Impact Significance after mitigation at Day 1 operation is considered **moderate** (adverse). After the full establishment of the proposed plantings, the Impact Significance after mitigation at Year 10 operation is considered to be **slight** (adverse).

2.14.8 ***LR6 - Orchard*** - with the mitigation measures OM2-5, the tree felling impact will be mitigated largely by compensatory planting which is strictly controlled by DEVB TCW 7/2015 - *Tree Preservation*. As the compensatory trees will be young at early planting stage and therefore the Impact Significance after mitigation at Day 1 operation is considered **slight** (adverse).

2.14.9 It is expected that the compensatory planting could become fully

established by Year 10. The new trees of higher quality and amenity value will replace theexisting fruit trees. The Impact Significance after mitigation at Year 10 operation is considered to be **insubstantial**.

2.14.10 ***LR10 - Stream*** - the proposed project could avoid the main water course of the Tan Kwai Tsuen stream by adjusting the layout plan under recommended measure DM1. The two affected sections within the Southern Portion are only small tributaries which are not key landscape component of the LR. Also, taking into account one of them is moderately polluted due to direct domestic discharge from the adjacent village, the Impact Significance at both operation Day 1 and Year 10 is **moderate** (adverse).

2.14.11 ***LR13 - Trees in Village Areas*** - with the mitigation measures OM2-5, the tree felling impact will be mitigated largely by compensatory planting which is strictly controlled by DEVB TCW 7/2015 - *Tree Preservation*. Although the compensatory trees will still be young at early planting stage, butthe initial greenery under OM2-5 could provide better quality planting by careful selection of species, and proper maintenance is considered able toreduce the impact of removal of the common fruit trees and self-seeded pioneer plants. Therefore, the Impact Significance after mitigation at Day 1 operation is considered to be **slight** (adverse).

2.14.12 It is expected that the compensatory planting could become fully established by Year 10. The Impact Significance after mitigation at Year 10 operationis considered to be **insubstantial**.

2.15 Mitigated Impacts on Landscape Character Areas (LCAs) - Operation Phase

2.15.1 ***LCA1 - Sub-urban Fringe Landscape*** - with the implementation of mitigation measures, the amenity and compensatory planting could largely alleviate the loss of vegetation due to the project. As the proposed greening measures would be still young at the early stage of operation, the Impact Significance after mitigation at Day 1 operation is considered to remain **moderate** (adverse). After the full establishment of the plantings, the Impact Significance after mitigation could be reduced to **slight** at Year 10 of operation.

2.15.2 ***LCA2 - Hillside Landscape*** - with the implementation of mitigation measures,the amenity and compensatory planting could largely alleviate the loss of vegetation due to the project. As the proposed greening measures would be still young at the early stage of operation, the Impact Significance after mitigation at Day 1 operation is considered to remain **substantial** (adverse). After thefull establishment of the plantings, the Impact Significance after mitigation could be reduced to **moderate** at Year

10 of operation.

2.16 Summary of the Mitigated Landscape Impact

2.16.1 The assessment of the unmitigated landscape impacts during the construction and operation phases are given in **Table 2.6.**

Table 2.6: Significance of Landscape Impacts in Construction and Operation Phases *

* Notes: Adverse Impacts unless otherwise stated

ID No.	LR / LCA	Sensitivity (Low/Medium/High)	Magnitude of Change before Mitigation (Negligible, Small, Intermediate, Large)		Impact Significance BEFORE Mitigation (Insubstantial, Slight, Moderate, Significant)		Recommended Mitigation Measures	Residual Impact Significance AFTER Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation		Construction	Operation Day 1	Operation Year 10
LR and LCA potentially to be affected by the proposed project										
LR1	Mixed Woodland	High	Intermediate	Intermediate	Substantial	Substantial	CM1-2 OM1-5	**Substantial**	**Substantial**	**Moderate**
LR2	Plantation Woodland	High	Intermediate	Intermediate	Substantial	Substantial	CM1-2 OM1-5	**Substantial**	**Substantial**	**Moderate**
LR4	Shrubland	Medium	Intermediate	Intermediate	Moderate	Moderate	CM2 OM1-5	**Moderate**	**Moderate**	**Slight**
LR6	Orchard	Low	Small	Small	Slight	Slight	CM1-2 OM1-5	**Slight**	**Slight**	**Insubstantial**
LR7	Low-lying Grassland	Low	Small	Small	Slight	Slight	CM1-2 OM1-5	**Slight**	**Slight**	**Insubstantial**
LR10	Stream	High	Small	Small	Moderate	Moderate	DM1 CM2 OM1-5	**Moderate**	**Moderate**	**Moderate**
LR13	Trees in Village Areas	Medium	Small	Small	Moderate	Moderate	CM1-2 OM1-5	**Moderate**	**Slight**	**Insubstantial**

ID No.	LR / LCA	Sensitivity (Low/Medium/High)	Magnitude of Change before Mitigation (Negligible, Small, Intermediate, Large)		Impact Significance BEFORE Mitigation (Insubstantial, Slight, Moderate, Significant)		Recommended Mitigation Measures	Residual Impact Significance AFTER Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation		Construction	Operation Day 1	Operation Year 10
LCA1	Sub-urban Fringe Landscape	Medium	Intermediate	Intermediate	Moderate	Moderate	CM1-2 OM1-5	**Moderate**	**Moderate**	**Slight**
LCA2	Hillside Landscape	High	Intermediate	Intermediate	Substantial	Substantial	CM1-2 OM1-5	**Substantial**	**Substantial**	**Moderate**
LR and LCA not to be affected by the proposed project										
LR7	Low-lying Grassland	Low	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Notes: n/a = not applicab

3 PRELIMINARY VISUAL IMPACT ASSESSMENT (PVIA)

3.1 Assessment Area

3.1.1 The Preliminary Visual Impact Assessment Area is defined by the visual envelope (Zone of Visual Influence, ZVI) of this Project which is illustrated in **Figure 3.1**.

3.2 Assessment Methodology

3.2.1 The assessment of visual impacts has involved the following procedures.

- Identification of the sensitive Viewing Points from Visually Sensitive Receivers (VSRs)within the ZVIs;
- Assessment of the degree of sensitivity to change of the VSRs and assessment of thepotential magnitude of visual impacts;
- Identification of potential sources of visual impacts;
- Identification of potential visual mitigation measures;
- Prediction of the Impact Significance of visual impacts;
- Evaluation of residual impacts by assessing the sensitivity and magnitude of change after the implementation of proposed mitigation measures.

3.3 Existing Visual Conditions within ZVI

3.3.1 To the east of the proposed project, the ZVI is defined by a mountain range of average height of about 300m. The large area north and west of the project iscomparatively flat and low-lying (average around +30mPD to +40mPD), in which the land uses are dominated by the rural residential villages and their associated road networks. Due to the fragmented and irregular land uses and vegetation on thisplain, the ZVI on this area is not well defined. The predicted ZVI and the proposed project layout is illustrated in **Figure 3.1.**

3.3.2 The site is immediately adjacent to the Yuen Long Highway along their north-western boundaries. The vegetated mountain range running almost in parallel to the Yuen Long Highway forms the backdrop of the site. As a result of their locations, the site is visually fairly shielded and isolated from most of public viewers in the region.

3.3.3 The site is proposed in a small valley north-east of the NWNT Refuse Transfer Station. The site covers some squatter huts, licenced storage structures, orchards, farmlands and graves. The vegetated slopes inside the site to the east are forming part of the major mountain range at the back.

3.3.4 The major visual resource of the region is the mountain range running almost in parallel to the Yuen Long Highway at the east of the ZVI. The vegetation comprising woodland, plantation, grassland and shrubland provides large coverage of amenity and greenery to the nearby settlements. Others include trees scattered in between the local villages

and the landscaping plantation along infrastructure.

3.3.5 The visual quality of the region to most of its public is generally within the range between medium to poor. The main visual detractors include those small scaled but scattered and irregularly distributed industrial undertakings intermingled with a mixture of old rural village settlements and new low-rising residential buildings,and also the robust electricity pylons with their overhead transmission lines south of the site while the Yuen Long Highway structure constitutes a major obstruction to the visual access to the natural mountain range to the east.

3.3.6 Visual corridor could be located along the Hung Shui Kiu Drainage Channel. The view to the north is rather open while the southern end cannot extend too long for the substantial blockage of views by the nearby residential-industrial complex land uses. Key visual corridor to the existing project site is not well defined as the physical presence of the robust Yuen Long Highway structure blocks the views of most of the public in the Tan Kwai Tsuen and Hung Shui Kiu regions partially or substantially.

3.3.7 Representative key views to show the existing visual condition is illustrated in **Figure 3.1a.**

3.4 Visually Sensitive Receivers (VSRs) and their Viewing Points within ZVI

3.4.1 The sensitive viewing points of identified VSRs were identified from representative locations including key pedestrian nodes, areas used for outdoor activities/recreation/rest/setting out/leisure and also prominent travel route. Local residents in close proximity would also be included for a more comprehensive visual assessment.

3.4.2 Within the predicted ZVI (**Figure 3.1**), the VSRs in close vicinity to the proposed project will be the road users of the Yuen Long Highway and the villagers around Tan Kwai Tsuen area at two sides of the Yuen Long Highway. Therefore, VP1-3 are selected for their representative locations towards the proposed development. Among these three VSRs, the road users of Yuen Long Highway are travelling receivers in nature and therefore their views also represent a type of kinetic view along a travel route. The other two in contrast are residents of static nature.

3.4.3 VSRs at immediate vicinity to the proposed project (VP1-3)

VP1 Road Users of Yuen Long Highway

VP2 Villagers west of Yuen Long Highway

VP3 Villagers east of Yuen Long Highway

3.4.4 When moving further away from VSRs VP1-3, major public gathering points foroutdoor activities and recreation are all located along or close to the Castle Peak Road, which includes gardens, sitting-out areas, playground and rail stations. These identified VSRs includes Public Users of Tan Kwai Tsuen Road Garden (VP4), Public Users of Hung Tak Road Sitting-out Area (VP5), Public Users of Tin Ha Road Playground (VP7), Public Users of Hung Shui Kiu Light Rail Transit Station (VP8) and Public Users of Chung Uk Tsuen Light Rail Transit Station (VP9). Additional VSR is identified in Nai Wai. It is advised to be added as this place is also common public gathering points in the region: Public Users of Nai Wai Playground and Garden (VP6).

3.4.5 VSRs at public gathering points within the ZVI (VP4-10):

VP4 Public Users of Tan Kwai Tsuen Road Garden

VP5 Public Users of Hung Tak Road Sitting-out Area

VP6 Public Users of Nai Wai Playground and Garden

VP7 Public Users of Tin Ha Road Playground

VP8 Public Users near Hung Shui Kiu Light Rail Transit Station

VP9 Public Users near Chung UK Tsuen Light Rail Transit Station

3.4.6 In addition to the above VSRs at ground level, some recreational viewers are identified at higher elevation along the mountain range east of the proposed project.They include hikers and dirt bike riders. The selected viewing points aim to cover the directions from south and east along the range:

3.4.7 VSRs at higher elevations along the mountain range within the ZVI to the east (VP10-11):

VP10 Hikers from the South

VP11 Dirt Bike Riders from the East

3.4.8 The locations of the VSRs are mapped in **Figure 3.1** while details are presented in **Table 3.1.**

3.4.9 The views from the identified VSRs are shown in **Figure 3.2a-k**

3.5 Potential Sources of Visual Impact

3.5.1 Potential sources of impacts during the construction and operation phases wouldinclude the following:

3.5.2 Sources of construction phase visual impact will be:

- Site clearance works;
- Removal of existing trees on site;
- Construction works for proposed public housing estates[4];
- Construction works for proposed associated infrastructure;
- Presence of incomplete structures;
- Importation and storage of construction equipment and plant

3.5.3 Sources of operational phase visual impact will be:

- Presence of a new public housing estates and associated infrastructure in the landscape

3.6 Preliminary Impact Assessment

3.6.1 As described in Chapter 1, Intensification scheme for the proposed public housing project will be developed. Its proposed location at ruralvillage landscape and vegetated hillsides would cause obvious visual change to the viewers within the visual envelope. Hence, it has been recognised at the initiation of the project that the development of such a large-scale public housing estate on the site above building platforms would inevitably create building mass and site formation that would induce major visual changes to the rural setting.

3.6.2 The proposed project is mainly situated in the area which currently is fairly shieldedand isolated by the Yuen Long Highway structure from most of public viewers in the region. The ridge of hill forming the backdrop of the proposed project is about 300m in height near the site. During the preliminary design of the project, this topographical profile has been taken into account. The different proposed building height at site of around +235mPD to +240mPD aims to allow at least 20% buffer to the corresponding range of the ridgeline at their back and also match with the ridgeline profile harmonically at the immediately backdrop.

3.6.3 A corridor of minimum width of 15m will be proposed between the building blocks inside as visual and air ventilation corridor. This intra-site consideration further reduces the massive appearance of the development and in turn minimise the visual impact.

[4] Public housing development will be implemented by HD.

3.6.4 In terms of visual resources, the site would affect about 4.5ha of the vegetated hillside areas at the edge of the mountain range east of the project. However, these resources are largely beyond the views of most of the public viewers due to the shielding effect of the robust Yuen Long Highway structure and edge location of the affected portion of the hillside areas.

3.6.5 The anticipated magnitude of change to different VSRs due to the proposed project is summarised in **Table 3.2**.

Table 3.1: Sensitivity of Visually Sensitive Receivers

VSR ID	VSR	Types of Receivers	Relative Numbers of VSR (Very Few, Few, Many, Very Many)	Amenity /Quality of Existing View (Low, Moderate, High)	Availability of Alternative View (Yes, No)	Amenity of Alternative View (Low, Moderate, High)	Duration of view (Short, Medium, Long)	Degree of Visibility (Full, Partial, Glimpse)	Sensitivity (High, Medium, Low)
VP1	Road Users of Yuen Long Highway	Travelling	Many	Moderate	Yes	Moderate	Short	Glimpse	Low
VP2	Villagers west of Yuen Long Highway	Residential / Occupational	Few	Moderate	Yes	Moderate	Long	Partial	Medium
VP3	Villagers east of Yuen Long Highway	Residential / Occupational	Very Few	Moderate	Yes	High	Long	Partial	Medium
VP4	Public Users of Tan Kwai Tsuen Road Garden	Recreational	Few	Moderate	Yes	Moderate	Short	Partial	Medium
VP5	Public Users of Hung Tak Road Sitting-out Area	Recreational	Many	Moderate	Yes	Moderate	Short	Glimpse	Medium
VP6	Public Users of Nai Wai Playground and Garden	Recreational	Few	Moderate	Yes	Moderate	Short	Glimpse	Medium
VP7	Public Users of Tin Ha Road Playground	Recreational	Few	Low	Yes	Low	Short	Glimpse	Medium
VP8	Public Users near Hung Shui Kiu Light Rail Transit Stations	Travelling	Many	Moderate	Yes	Moderate	Short	Glimpse	Low
VP9	Public Users near Chung Uk Tsuen Light Rail Transit Stations	Travelling	Many	Moderate	Yes	Moderate	Short	Glimpse	Low
VP10	Hikers from the South	Recreational	Very Few	Moderate	Yes	High	Short	Glimpse	High
VP11	Dirt Bike Riders from the East	Recreational	Very Few	Moderate	Yes	High	Short	Partial	Medium

Table 3.2: Magnitude of change for VSRs

ID No.	VSR	Scale of Works (Negligible/ Small/ Medium/ Large)	Reversibility (Reversible, Irreversible)	Blockage (None, Partial, Substantial)	Min. Viewing Distance (m)	Compatibility with surrounding landscape (Low, Medium, High)	Duration of impacts (Short, Medium, Long, permanent)		Magnitude of Change (Negligible, Small, Intermediate, Large)	
							Construction	Operation	Construction	Operation
VP1	Road Users of Yuen Long Highway	Large	Irreversible	Partial	10	Medium	Short	Permanent	Small to Intermediate	Small to Intermediate
VP2	Villagers west of Yuen Long Highway	Large	Irreversible	Partial	200	Medium	Short	Permanent	Small to Intermediate	Small to Intermediate
VP3	Villagers east of Yuen Long Highway	Large	Irreversible	Substantial	90	Medium	Short	Permanent	Intermediate	Intermediate
VP4	Public Users of Tan Kwai Tsuen Garden	Large	Irreversible	Partial	430	Medium	Short	Permanent	Negligible	Negligible
VP5	Public Users of Hung Tak Road Sitting-out Area	Large	Irreversible	n/a	840	Medium	Short	Permanent	Negligible	Negligible
VP6	Public Users of Nai Wai Playground and Garden	Large	Irreversible	n/a	890	Medium	Short	Permanent	Negligible	Negligible
VP7	Public Users of Tin Ha Road Playground	Large	Irreversible	Partial	850	Medium	Short	Permanent	Negligible	Negligible
VP8	Public Users near Hung Shui Kiu Light Rail Transit Stations	Large	Irreversible	Partial	710	Medium	Short	Permanent	Small to Intermediate	Small to Intermediate
VP9	Public Users near Chung Uk Tsuen Light Rail Transit Stations	Large	Irreversible	Partial	850	Medium	Short	Permanent	Small to Intermediate	Small to Intermediate
VP10	Hikers from the South	Large	Irreversible	Partial	480	Medium	Short	Permanent	Small	Small
VP11	Dirt Bike Riders from the East	Large	Irreversible	Partial	250	Medium	Short	Permanent	Small	Small

3.7 Unmitigated Visual Impacts

3.7.1 The unmitigated visual impacts on different VSRs are discussed below and also summarised in **Table 4.3**.

VSRs in immediate vicinity (VP1-3):

VP1 - Road Users of Yuen Long Highway:

3.7.2 This VSR are motorists travelling the Yuen Long Highway, which would have view on the housing site and the associated connecting roads along the alignment butthe views are partially screened by the noise barriers alongside the Yuen Long Highway. Significant visual impact to this VSR is not expected due to their panoramic quality of views (i.e. a broad, expansive view within which several, distant features are observed and where the proposed project is only one element), blockage of views by noise barriers alongside and the relatively low sensitivity nature of travelling viewers. Another fact is that motorists are travelling perpendicular to or away from the project site (rather than towards it) along the highway. Although the building mass would become much obvious when the motorists getting closer, the duration of such close view is rather short (about 10-15seconds; the speed of vehicles in this section of Yuen Long Highway is 70-80km/h) and the whole development will become out of sight after this point. ~~Therefore, the unmitigated visual impact to this VSR during construction and operation phases is therefore anticipated to be **slight** (adverse).~~

This VSR could observe the proposed development along the highway. The changes in building layout and height in the Intensification scheme caused additional blockage of the open sky view, resulting in slight alterations to the profiles of the building masses. However, the changes in building height and layout were barely perceptible from a distance, especially given the short duration of stay for travelers. Therefore, it is expected that the unmitigated impact significance will change from **slight** (adverse) to **slight to moderate** (adverse) between the two schemes.

VP2 - Villagers west of Yuen Long Highway

3.7.3 VP2 of viewers are villagers residing and working in close vicinity to the proposed project. However, significant visual impact is not expected due to the substantial blockage of views by the Yuen Long Highway structure and vegetation in between the VSRs and the project sites. Only the upper portion of the housing blocks would be visible to the viewers. The changes in building layout and height in the Intensification scheme caused additional blockage of the open sky view, resulting in slight alterations to the profiles of the building masses. Taking into account the substantial

blockage of view towards the proposed project, and available alternative views (to the north), the unmitigated visual impact to during construction and operation phases is expected to change from **slight** (adverse) to **slight to moderate** (adverse) due to the slight difference between the two schemes.

VP3 - Villagers east of Yuen Long Highway

3.7.4 VP3 is another group of residential viewers in close vicinity to the proposed project. Most of the village houses of VP3 are facing south which will not have views on the proposed project. Only few houses have windows on their alternative sides to have views on the project at the back of the village to their north. These views to the proposed project actually are their alternative views rather than main visual views.

3.7.5 The changes in building height in the Intensification scheme caused additional blockage of the open sky view. However, changes to the building layout in the Intensification scheme increased the distance between the buildings when viewed from VP3, resulting in a reduction of visual obstruction. Taking into account the available alternative views and the magnitude of change of the view to the north towards the proposed project, the unmitigated visual impact to during construction and operation phases is expected to have no major difference between the two schemes, i.e. to remain as **Moderate** (adverse).

Public Viewers of Medium to Distant Separation Range (VP4-VP10):
VP4 - 7 Public Viewers of Tan Kwai Tsuen Garden, Hung Tak Road Sitting-out Area,Nai Wai Playground and Garden, and Tin Ha Road Playground

3.7.6 These four groups of public are recreational users of the region. Except VP4 which of separate distance is about 430m, another three VSRs are located over 800m in distance. Majority of the project is not visible to these VSRs during both the construction and operation phases due to the substantial blockage of views by the vegetation and buildings in close surrounding and in between the VSRs and the proposed project.

3.7.7 The proposed BH changes visible from these VPs are hardly noticeable and do not cause any significant changes in visual impact.

3.7.8 Taking into account the substantial blockage of views towards the proposed project and the available alternative views of these VSRs, the unmitigated visual impact during construction and operation phases is expected to have no major difference between the two schemes, i.e. to remain as **insubstantial**.

VP8 - 9 Public Viewers near Hung Shui Kiu Light Rail Transit Stations and Chung Uk Tsuen Light Rail Transit Stations

3.7.9 The public viewers inside the two Light Rail Transit Stations were found unable to observe the proposed project due to substantially blockage of view by either the vegetation or buildings in between their sightline. However, the proposed project will become visible after these public users leave the station platforms and walk along the Castle Peak Road. Therefore, alternative location near the two stations were identified for better visual assessment. VP8 is the section of a footpath approximate 100m southwest of the Hung Shui Kiu station near Hung Shui Kiu Drainage Channel. VP9 is located on the footbridge near the Chung Uk Tsuen station (**Figure 3.1**)

3.7.10 Both viewing points at VP8-9 can observe the mountain range at the backdrop of the proposed project. The building blocks will be visible during the late construction phase and the subsequent operation phase.

3.7.11 Although the ridgeline would be truncated, the panoramic quality of their views allows them to have alternative views to the southeast. The long separation distance also allows an impact minimisation effect to the viewers. Also, the users' visual sensitivity is low, given the short duration of stay.

3.7.12 Although changes of building layout and building height in the Intensification scheme caused additional blockage of open sky and mountain, resulting in slight alterations to the profiles of the building masses. Also, the BH changes are barely perceptible at this distance, especially extremely short duration of stay of the traveler. ~~The visual composition of the proposed Development was still visually compatible with the existing and planned urban context of the area.~~

3.7.13 After considering all the factors including the stated panoramic quality of views, available alternative views and long separation distance, the unmitigated visual impact to during construction and operation phases is expected to change from **slight** (adverse) to **slight to moderate** (adverse) due to the slight difference between the two schemes.

VSRs at Higher Elevations towards the Proposed Project (VP10-11):

VP10 - Hikers from the South:

3.7.14 The VP10 are hikers along an informal walking trail along the pipeline west of the Hung Shui Kiu Stream to visit the Hung Shui Kiu Irrigation Reservoir to the south. The usage of this informal trail is infrequent and therefore the relative number of viewers in this group is very few. Due to the partial blockage of views by the vegetation in between, the viewers could observe the building blocks during both the construction and operation phases but much of the lower portion and other buildings of the proposed estate will

be invisible to this group of viewers. This VSR has good quality alternative view to its other directions to the east, south and west where could avoid most of the visual distractors to the north. The openness of the surrounding also allows this VSR to have a panoramic quality of views which could diffuse potential adverse visual disturbance.

3.7.15 Although the changes in building height in the Intensification scheme caused additional blockage of the open sky view, no significant visual impact was observed. Additionally, changes to the building layout in the Intensification scheme increased the distance between the buildings when viewed from VP10, resulting in a reduction of visual obstruction. Taking into account the available alternative views and the magnitude of change of the view to the north towards the proposed project, in overall, the unmitigated visual impact to this VSR during construction and operation phases is expected to have no major difference between the two schemes, i.e. to remain as **Moderate** (adverse).

VP11 - Dirt Bike Riders from the East:

3.7.16 There is an informal dirt bike track running between Tong Yan San Tsuen (which is beyond the ZVI) to a village of Tan Kwai Tsuen near identified VP3 via the mountain range east of the proposed project. VP11 is the viewing point of those bike riders from the northeast. The track was made use of those abandoned site access and haul roads previously used for the construction of the two Tan Kwai Tsuen North and South Water Reservoirs and operation of the quarry.

3.7.17 VP11 could observe the part of the proposed project from the east with partial blockage of their views. Due to the speedy movement of this group of viewers and another fact that bike riders are travelling perpendicular to or away from the project site (rather than towards it) along the track, significant visual impact is therefore not expected. Although the changes in building height in the Intensification scheme caused additional blockage of the open sky view, no significant visual impact was observed. Additionally, changes to the building layout in the Intensification scheme increased the distance between the buildings when viewed from VP11, resulting in a reduction of visual obstruction. After further taking into account their panoramic quality of views, presence of available good quality alternative view and speedy kinetic nature of this VSR, the unmitigated visual impact to this VSR during construction and operation phases is expected to have no major difference between the two schemes, i.e. to remain as **Slight** (adverse).

3.8 Summary of the Unmitigated Visual Impact

3.8.1 The assessment of the unmitigated visual impacts during the construction andoperation phases are given in **Table 3.3**.

3.8.2 The photomontages demonstrating operation phase at Day 1 without mitigationmeasures are illustrated in **Figure 3.2a-l**.

3.8.3 Based on the assessments above and photomontages provided in **Figure3.2a-l**., the potential changes in visual impacts due to the changes proposed for BH intensification are summarized as follows:

- Proposed changes:
  - Site Configuration
  - BH of 3 nos. of blocks changed from 168mPD to +235mPD
  - BH of 2 nos. of blocks changed from +191mPD to +235mPD
  - BH of 2 nos. of blocks changed from +200mPD to +240mPD
- Potential Impacts on VPs
  - For VP1A, 1B, 2, 8 and 9, it is expected that the unmitigated impact significance will change from slight (adverse) to slight to moderate (adverse) between the two schemes.
  - For the rest of VPs, there is no major difference on visual impact between the Baseline scheme and Intensification scheme.

Table 3.3: Significance of Unmitigated Visual Impacts in Construction and Operation Phases *

* Notes: Adverse Impacts unless otherwise stated

ID No.	VSR	Sensitivity (Low/Medium/ High)	Magnitude of Change before Mitigation (Negligible, Small, Intermediate, Large)		Impact Significance BEFORE Mitigation (Insubstantial, Slight, Moderate, Significant)	
			Construction	Operation	Construction	Operation
VP1	Road Users of Yuen Long Highway	Low	Small to Intermediate	Small to Intermediate	Slight to Moderate	Slight to Moderate
VP2	Villagers west of Yuen Long Highway	Medium	Small to Intermediate	Small to Intermediate	Slight to Moderate	Slight to Moderate
VP3	Villagers east of Yuen Long Highway	Medium	Intermediate	Intermediate	Moderate	Moderate
VP4	Public Users of Tan Kwai Tsuen Road Garden	Medium	Negligible	Negligible	Insubstantial	Insubstantial
VP5	Public Users of Hung Tak Road Sitting-out Area	Medium	Negligible	Negligible	Insubstantial	Insubstantial
VP6	Public Users of Nai Wai Playground and Garden	Medium	Negligible	Negligible	Insubstantial	Insubstantial
VP7	Public Users of Tin Ha Road Playground	Medium	Negligible	Negligible	Insubstantial	Insubstantial
VP8	Public Users of Hung Shui Kiu Light Rail Transit Stations	Low	Small to Intermediate	Small to Intermediate	Slight to Moderate	Slight to Moderate
VP9	Public Users of Chung Uk Tsuen Light Rail Transit Stations	Low	Small to Intermediate	Small to Intermediate	Slight to Moderate	Slight to Moderate
VP10	Hikers from the South	High	Small	Small	Moderate	Moderate
VP11	Potential Hikers from the East	Medium	Small	Small	Slight	Slight

3.9 Recommended Mitigation Measures

3.9.1 The recommended landscape and visual mitigation measures have been discussed in Section 3.11 and also summarised in the following **Table 3.4-3.5**.

3.9.2 The construction phase mitigation measures listed below shall be adopted from the commencement of construction and throughout the entire construction period. The operational phase mitigation measures shall be adopted as early as possible during the design and construction stages so that they shall be in place prior to or at least atDay 1 of operational phase.

Table 3.4: Proposed Construction Phase Landscape and Visual Mitigation Measures

ID No.	Mitigation Measures	Funding Agency	Implementation Agency	Management and Maintenance Agency
CM1 *	**Preservation of Existing Vegetation:** Existing trees designated to be retained in-situ shall be properly protected. Tree protection measures shall be undertaken in accordance with DEVB TC(W) 7/2015 on "Tree Preservation" and Guidelines on Tree Preservation during Development" by DEVB. For tree transplanting, enough time should be reserved for the implementation to increase the survival rate of the trees to be transplanted. The tree transplantation proposal shall be submitted to relevant authorities for approval together with the formal tree removal application. Tree transplanting works shall be undertaken in accordance with Guidelines on Tree Transplanting formulated by DEVB. Existing plant species of conservation interest proposed to be retained in-situ shall be properly protected. The protection measures shall be verified and monitored by a qualified botanist.	CEDD	CEDD (via Contractor)	CEDD (via Contractor)
CM2	**Control of Site Construction Activities:** Construction site controls shall be enforced, where possible, to ensure that the landscape and visual impacts arising from the construction phase activities are minimised. These construction site controls should include but not limited to the following: · Storage of materials should be carefully arranged to minimise potential landscape andvisual impact. · The location and appearance of site accommodation should be carefully designed to minimise potential landscape and visual impact. · Site lighting should be carefully designed to prevent light spillage, · Extent of the works area and construction period should be minimised as far as practicable. · Screen hoarding with compatible design to blend into the surrounding natural environmental should be considered. · Temporary works areas should be reinstated at the earliest possible opportunity.	CEDD	CEDD (via Contractor)	CEDD (via Contractor)

* Tree Survey Findings
The tree survey findings and locations of the tree groups are given in **Annex B**.

Table 3.5: Proposed Operation Phase Landscape and Visual Mitigation Measures

ID No.	Mitigation Measures	Funding Agency	Implementation Agency	Management and Maintenance Agency #
OM1	**Suitable design of the proposed housing estates:** ▪ Colour of natural tones and non-reflective building materials shall be considered for any outward facing building facades to avoid visual and glare disturbance ▪ Responsive lighting design - Directional and full cut off lighting is recommended within the housing estates to minimise light spillage to the surroundings; - Minimise geographical spread of lighting as far as possible; and - Limited lighting intensity to meet the minimum safety requirement. ▪ A minimum provision of at least 20% green coverage would be achieved with an overall target of 30% green coverage.	HD	HD (via Contractor)	HD
OM2 *	**Amenity Planting of Housing Estates**: About 280trees will be planted within proposed public housing estates.	HD	HD (via Contractor)	HD
OM3 *	**Landscape Slopes:** Where existing hillside slopes are anticipated to be modified, the final slope surface will be landscaped by hydroseeding, climbing plant planting, or tree/shrub planting according to particular slope feature. The proposed slope treatment will be designed and carried out with reference to the requirements in GEO Publication No. 1/2011 and BD's ADV-35. ▪ About 1.74 ha of slope area is proposed for tree and shrub planting, which would include about 870 trees; ▪ About 0.14 ha of slope will be landscaped by hydroseeding; ▪ About 1.11 ha of rocky slope will be landscaped by planting of shrubs and climbers	CEDD	CEDD (via Contractor)	Slope maintenance departments (refer DEVB TCW No. 6/2015 and DEVB TCW No. 6/2011)
OM4 *	**Roadside Amenity Planting:** Roadside tree planting will be provided to enhance the landscape and visual quality of the existing and proposed transport routes. Planting strips of total length of about 200m are reserved for roadside tree planting, which would include about 40 trees.	CEDD	CEDD (via Contractor)	LCSD
OM5 *	**Landscaping of Open Space:** Some public open space formed under the projectbut not to be maintained by HD under OM2 will also be properly landscaped by amenity planning. About 0.11ha of planting area is allowed which could include 34 trees for the area and shrubs in the understorey.	CEDD	CEDD (via Contractor)	LCSD

* Tree Planting Proposal

The landscape proposal shown in table 3.5 and Annex C are preliminary design. The detailed landscape proposal within the housing site shall refer to the detailed landscape design by HD.

The maintenance and management agency will be arranged in accordance with DEVB TCW No. 6/2015 and DEVB TCW No. 6/2011.

3.9.3 Location Plan of the proposed landscape mitigation measures are also mapped in **Figure 3.7** while the Preliminary Landscape Layout and Planting Proposal is given in **Annex C**.

3.10 Mitigated Visual Impacts

3.10.1 The visual impacts on different VSRs after the implementation of the recommended mitigation measures are discussed below and also summarised in **Table 3.6**.

VSRs in immediate vicinity (VP1-3):

VP1 - Road Users of Yuen Long Highway:

3.10.2 With the implementation of construction phase mitigation measures CM1-2, the proposed retained greenery will be properly protected and the construction disturbance could be further reduced or at least kept at practical minimum during the construction phase but not to the extent that could cause a significant change to the resultant impact level. Therefore, the mitigated construction phase visual impact to VP1 is considered to remain **slight to moderate** (adverse).

3.10.3 With the implementation of operation phase mitigation measures OM1, the visual disturbance due to the new proposed structures could be restricted to minimal leveland the proposed landscape plantings under OM2-5 could further soften the hard structures of the proposed project, but not to the extent that could cause a significant change to the resultant impact level. Although the building mass would become much obvious when the motorists getting closer to the proposed project, the duration of such close view is rather short (about 10-15 seconds; the average speed of vehicles in this section of Yuen Long Highway is 70-80km/h) and the whole development will become out of sight after this point. Therefore, the overall mitigated visual impact is anticipated to remain **slight to moderate** (adverse) at both Day 1 and Year 10 of the operation phase.

VP2 - Villagers west of Yuen Long Highway

3.10.4 With the implementation of construction phase mitigation measures CM2, the construction disturbance could be further reduced to practical minimal during the construction phase, but not to the extent that could cause a significant change to the resultant impact level. The mitigated construction phase visual impact is considered to remain **slight to moderate** (adverse).

3.10.5 With the implementation of operation phase mitigation measures OM1, the visual disturbance due to the new proposed structures could be restricted to minimal level, but not to the extent that could cause a significant change to the resultant impact level. As OM1 will be in place at Day 1 of operation, the overall mitigated visual impact is anticipated to remain **slight to**

moderate (adverse) at both Day 1 and Year 10 of the operation phase.

VP3 - Villagers east of Yuen Long Highway

3.10.6 With the implementation of construction phase mitigation measures CM2, the construction disturbance could be further reduced during the construction phase. The existing vegetation providing visual screening will also be properly preserved and protected during the construction and operation phases under CM1. However, taking into account the mitigation extent may not cause a significant change to the resultant impact level, the mitigated construction phase visual impact is considered to remain **moderate** (adverse).

3.10.7 With the implementation of operation phase mitigation measures OM1, the visual disturbance due to the new proposed structures could be restricted to practical minimum. OM2-5 are efforts provided by the project to further alleviate the loss of greenery in close proximity to the VSR. Although OM2-5 requires long duration for vegetation maturity, OM1 could be in place at Day 1 of operation. However, taking into account the mitigation extent may not be able cause a significant change to the resultant impact level, the overall mitigated visual impact is anticipated to remain **moderate** (adverse) at both Day 1 and Year 10 of the operation phase.

VSRs of Medium to Distant Separation Range (VP4-VP10):
VP4 - 7 Public Viewers of Tan Kwai Tsuen Garden, Hung Tak Road Sitting-out Area,Nai Wai Playground and Garden, and Tin Ha Road Playground

3.10.8 With the implementation of construction phase mitigation measures CM2, the construction disturbance could be further reduced during the construction phase. The mitigated construction phase visual impact to these groups of public viewers VP4-7 is considered to be **insubstantial**.

3.10.9 With the implementation of operation phase mitigation measures OM1, the visual disturbance due to the new proposed structures could be restricted to minimal level. As OM1 will be in place at Day 1 of operation, the overall mitigated visual impact is anticipated to be **insubstantial** at both Day 1 and Year 10 of the operation phase for this group of public viewers VP4-7.

VP8 - 9 Public Viewers near Hung Shui Kiu Light Rail Transit Stations and Chung Uk Tsuen Light Rail Transit Stations

3.10.10 With the implementation of construction phase mitigation measures CM2, the construction disturbance could be further reduced during the construction phase. Additional effort to preserve and protect existing vegetation during the constructionphase under CM1 could also maintain a better visual condition of the affected areas. The mitigated construction phase visual impact to these groups of public viewers VP8-9 is considered to be **Slight to moderate**(adverse).

3.10.11 With the implementation of operation phase mitigation measures OM1, the visual disturbance due to the new proposed structures could be restricted to minimal level. OM2-5 will ensure proper extent of greenery around the proposed project and provide a green transitional landscape between the sub-urban areas and vegetated mountain range. As OM2-5 requires longer duration for full establishment, while OM1 will be in place at Day 1 of operation. However, taking into account the mitigation extent may not able to cause a significant change to the resultant impact level, the overall mitigated visual impact is anticipated to be **Slight to moderate** (adverse) at both Day 1 and Year 10 of the operation phase for VP8-9.

VSRs at Higher Elevations towards the Proposed Project (VP10-11):

VP10 - Hikers from the South:

3.10.12 With the implementation of construction phase mitigation measures CM2, the construction disturbance could be further reduced during the construction phase. However, the mitigation extent may not be able to cause a significant change to the resultant impact level. Taking into account only the upper portion of the project will be visible to the viewers of high sensitivity, the mitigated construction phase visual impact to this group of public viewers is considered to remain **moderate** (adverse).

3.10.13 With the implementation of operation phase mitigation measures OM1, the visual disturbance due to the new proposed structures could be restricted to practical minimum level, but not to the extent that could cause a significant change to the resultant impact level. Taking into account only a small portion of the project will be visible to the viewers, and OM1 will be in place at Day 1 of operation, the overall mitigated visual impact is anticipated to remain **moderate** (adverse) at both Day 1 and Year 10 of the operation phase.

VP11 - Dirt Bike Riders from the East:

3.10.14 With the implementation of construction phase mitigation measures CM2, the construction disturbance could be further reduced during the construction phase. Taking into account the project will only be visible partially to the viewers, the speedy kinetic nature of the VP and perpendicular travelling route, the mitigated construction phase visual impact to this group of public viewers is considered to be **Slight** (adverse).

3.10.15 With the implementation of operation phase mitigation measures OM1, the visual disturbance due to the new proposed structures could be restricted to minimallevel. OM2-5 will ensure proper greening to be provided in the proposed project and alleviate the loss of the vegetation on hill slopes. Taking into account the project will only be visible partially to the viewers,

the speedy kinetic nature of the VP, available high quality alternative view and perpendicular travelling route, and OM1 will be in place at Day 1 of operation, the overall mitigated visual impact is anticipated to be **Slight** (adverse) at both Day 1 and Year 10 of the operation phase.

3.11 Summary of the Mitigated Visual Impact

3.11.1 The assessment of the unmitigated visual impacts during the construction and operation phases are given in **Table 3.6**.

3.11.2 Photomontages are illustrated in **Figure 3.2a-k**. Each plan shows the existing view, photomontage of conforming scheme with mitigation measures, photomontage of Intensification scheme without mitigation measures and photomontage of Intensification scheme with mitigation measures.

Potential Impacts on VPs

3.11.3 For VP1, 2, 8 and 9, it is expected that the unmitigated impact significance will change from slight (adverse) to **slight to moderate** (adverse) between the two schemes.

3.11.4 For the rest of VPs, there is no major difference on visual impact between the Baseline scheme and Intensification scheme.

Table 3.6: Significance of Visual Impacts in Construction and Operation Phases *

* Notes: Adverse Impacts unless otherwise stated

ID No.	VSR	Sensitivity (Low/Medium/ High)	Magnitude of Change before Mitigation (Negligible, Small, Intermediate, Large)		Impact Significance BEFORE Mitigation (Insubstantial, Slight, Moderate, Significant)		Recommended Mitigation Measures	Residual Impact Significance AFTER Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation		Construction	Operation Day 1	Operation Year 10
VP1	Road Users of Yuen Long Highway	Low	Small to Intermediate	Small to Intermediate	Slight to Moderate	Slight to Moderate	CM1-2, OM1-5	**Slight to Moderate**	**Slight to Moderate**	**Slight to Moderate**
VP2	Villagers west of Yuen Long Highway	Medium	Small to Intermediate	Small to Intermediate	Slight to Moderate	Slight to Moderate	CM1-2, OM1-5	**Slight to Moderate**	**Slight to Moderate**	**Slight to Moderate**
VP3	Villagers east of Yuen Long Highway	Medium	Intermediate	Intermediate	Moderate	Moderate	CM1-2, OM1-5	**Moderate**	**Moderate**	**Moderate**
VP4	Public Users of Tan Kwai Tsuen Road Garden	Medium	Negligible	Negligible	Insubstantial	Insubstantial	CM1-2, OM1-5	**Insubstantial**	**Insubstantial**	**Insubstantial**
VP5	Public Users of Hung Tak Road Sitting-out Area	Medium	Negligible	Negligible	Insubstantial	Insubstantial	CM1-2, OM1-5	**Insubstantial**	**Insubstantial**	**Insubstantial**
VP6	Public Users of Nai Wai Playground and Garden	Medium	Negligible	Negligible	Insubstantial	Insubstantial	CM1-2, OM1-5	**Insubstantial**	**Insubstantial**	**Insubstantial**
VP7	Public Users of Tin Ha Road Playground	Medium	Negligible	Negligible	Insubstantial	Insubstantial	CM1-2, OM1-5	**Insubstantial**	**Insubstantial**	**Insubstantial**
VP8	Public Users of Hung Shui Kiu Light Rail Transit Stations	Low	Small to Intermediate	Small to Intermediate	Slight to Moderate	Slight to Moderate	CM1-2, OM1-5	**Slight to Moderate**	**Slight to Moderate**	**Slight to Moderate**
VP9	Public Users of Chung Uk Tsuen Light Rail Transit Stations	Low	Small to Intermediate	Small to Intermediate	Slight to Moderate	Slight to Moderate	CM1-2, OM1-5	**Slight to Moderate**	**Slight to Moderate**	**Slight to Moderate**
VP10	Hikers from the South	High	Small	Small	Moderate	Moderate	CM1-2, OM1-5	**Moderate**	**Moderate**	**Moderate**
VP11	Potential Hikers from the East	Medium	Small	Small	Slight	Slight	CM1-2, OM1-5	**Slight**	**Slight**	**Slight**

4 CONCLUSIONS

4.1 Conclusions

4.1.1 A Preliminary LVIA has been conducted for the proposed Project of site formation and infrastructure works for the development near Tan Kwai Tsuen, Yuen Long.

Baseline Study

4.1.2 A total of 17 LRs, 2 LCAs and 11 VSRs are identified in the landscape and visual baseline study. Those LR, LCA and VSRs which are potentially to be affected by the proposed Project are listed below:

- *LR1 - Mixed Woodland*
- *LR2 - Plantation Woodland*
- *LR3 - Landscape Plantation*
- *LR4 - Shrubland*
- *LR6 - Orchard*
- *LR8 - Agricultural Land*
- *LR10 - Stream*
- *LR13 - Trees in Village Areas*
- *LR15 - Incense Tree*

- *LCA1 - Sub-urban Fringe Landscape*
- *LCA2 - Hillside Landscape*

- *VP1 - Road Users of Yuen Long Highway*
- *VP2 - Villagers west of Yuen Long Highway*
- *VP3 - Villagers east of Yuen Long Highway*
- *VP4 - Public Users of Tan Kwai Tsuen Road Garden*
- *VP5 - Public Users of Hung Tak Road Sitting-out Area*
- *VP6 - Public Users of Nai Wai Playground and Garden*
- *VP7 - Public Users of Tin Ha Road Playground*
- *VP8 - Public Users of Hung Shui Kiu Light Rail Transit Station*
- *VP9 - Public Users of Chung Uk Tsuen Light Rail Transit Station*
- *VP10 - Hikers from the South*
- *VP11 - Dirt Bike Riders from the East*

Recommended Mitigation Measures

4.1.3 Design stage mitigation measures:

DM1 - Avoidance of Tan Kwai Tsuen Stream in LR10 - the whole stream will be avoided by adjusting the initial site limit.

DM2 - Avoidance of Pitcher Plant (LR16) - all the onsite individuals are proposed to be retained in-situ. No works are proposed on their growing areas.

4.1.4 Recommended construction phase mitigation measures:

CM1 - Preservation of Existing Trees

CM2 - Proper Control of Site Construction Activities

4.1.5 Recommended operation phase mitigation measures include:

OM1 - Suitable design of the proposed development OM2 - Amenity / Compensatory Planting

OM3 - Landscape Slopes

OM4 - Roadside Amenity Planting OM5 - Landscaping of Open Space

Summary of Residual Impacts

Construction Phase

4.1.6 The following receivers will receive ***substantial*** adverse impact with mitigationmeasures during the construction period:

- *LR1 - Mixed Woodland*
- *LR2 - Plantation Woodland*
- *LCA2 - Hillside Landscape*

4.1.7 The following receivers will receive ***moderate*** adverse impact with mitigationmeasures during the construction period:

- *LR3 - Landscape Plantation*
- *LR4 - Shrubland*
- *LR10 - Stream*
- *LR13 - Trees in Village Areas*
- *LR15 - Incense Tree*
- *LCA1 - Sub-urban Fringe Landscape*
- *VP3 - Villagers east of Yuen Long Highway*
- *VP11 - Hikers from the South*

4.1.8 The following receivers will receive ***slight to moderate*** adverse impact with mitigation measuresduring the construction period:

- *VP1 - Road Users of Yuen Long Highway*
- *VP2 - Villagers west of Yuen Long Highway*
- *VP8 - Public Users of Hung Shui Kiu Light Rail Transit Station*
- *VP9 - Public Users of Chung Uk Tsuen Light Rail Transit Station*

4.1.9 The following receivers will receive ***slight*** adverse impact with mitigation measuresduring the construction period:

- *LR6 - Orchard*
- *VP11 - Dirt Bike Riders from the East*

4.1.10 Other affected receivers will receive ***insubstantial*** impact with mitigation measuresduring the construction period.

Operation Phase (Day 1)

4.1.11 The following receivers will receive ***substantial*** adverse impact with mitigationmeasures at Day 1 Operation:

- *LR1 - Mixed Woodland*

- *LR2 - Plantation Woodland*
- *LCA2 - Hillside Landscape*

4.1.12 The following receivers will receive ***moderate*** adverse impact with mitigationmeasures at Day 1 Operation:

- *LR3 - Landscape Plantation*
- *LR4 - Shrubland*
- *LR10 - Stream*
- *LR15 - Incense Tree*
- *LCA1 - Sub-urban Fringe Landscape*
- *VP3 - Villagers east of Yuen Long Highway*
- *VP10 - Hikers from the South*

4.1.13 The following receivers will receive ***slight to moderate*** adverse impact with mitigation measuresat Day 1 Operation:

- *VP1 - Road Users of Yuen Long Highway*
- *VP2 - Villagers west of Yuen Long Highway*
- *VP8 - Public Users of Hung Shui Kiu Light Rail Transit Station*
- *VP9 - Public Users of Chung Uk Tsuen Light Rail Transit Station*

4.1.14 The following receivers will receive ***slight*** adverse impact with mitigation measuresat Day 1 Operation:

- *LR6 - Orchard*
- *LR13 - Trees in Village Areas*
- *VP11 - Dirt Bike Riders from the East*

4.1.15 Other affected receivers will receive ***insubstantial*** impact with mitigation measuresat Day 1 Operation.

Operation Phase (Year 10)

4.1.16 The following receivers will receive ***moderate*** adverse impact with mitigationmeasures at Year 10 Operation:

- *LR1 - Mixed Woodland*
- *LR2 - Plantation Woodland*
- *LR10 - Stream*
- *LR15 - Incense Tree*
- *LCA2 - Hillside Landscape*
- *VP3 - Villagers east of Yuen Long Highway*
- *VP10 - Hikers from the South*

4.1.17 The following receivers will receive ***slight to moderate*** adverse impact with mitigation measuresat Year 10 Operation:

- *VP1 - Road Users of Yuen Long Highway*
- *VP2 - Villagers west of Yuen Long Highway*
- *VP8 - Public Users of Hung Shui Kiu Light Rail Transit Station*
- *VP9 - Public Users of Chung Uk Tsuen Light Rail Transit Station*

4.1.18 The following receivers will receive ***slight*** adverse impact with mitigation measuresat Year 10 Operation:

- *LR3 - Landscape Plantation*
- *LR4 - Shrubland*
- *LCA1 - Sub-urban Fringe Landscape*
- *VP11 - Dirt Bike Riders from the East*

4.1.19 Other affected receivers will receive ***insubstantial*** impact with mitigation measures at Day 1 Operation.

Overall Residual Landscape and Visual Impacts

4.1.20 The Proposed site is located on a rural village area where quite a proportion of the area covers natural hillside topography with vegetation. The conflict between this public project and the affected natural environment would therefore inevitably cause major landscape impact. However, efforts have been endeavoured to avoid and minimise potential impacts as far as practical throughout the course of the project. The sensitive Tan Kwai Tsuen stream under LR10 and the amenity plant species of Pitcher Plant under LR16 will be fully avoided by adjusting the design layout. All the affected individuals of Incense Trees under LR15 of healthy condition will be preserved by transplanting. In order to mitigate the loss of trees, about 1,240 new trees are proposed in the planting plan for tree compensation within the housing site.

4.1.21 From visual perspective, considering the large-scale public housing estate on the sites above building platforms, the proposed development would inevitably create building mass and site formation that would induce major visual changes to the rural setting. However, the project design has endeavoured every effort to minimize potential impacts to practical minimum.

4.1.22 The requirement of proper detailed design of the development components to ensure visual compatibility to the surroundings, light control to avoid light and glare disturbance, large coverage of tree planting to compensate the loss of greenery and enhance the local visual condition of the future development sites, slope and buffer planting to provide further greenery and buffer to the offsite undisturbed vegetated environments are all feasible measures to minimize the visual disturbance to practical minimum.

4.1.23 The key mitigation measures in Table 3.5 have been incorporated into the proposed public housing development.

4.1.24 To incorporate the suitable design of the proposed housing estates as outlined in OM1, the outward facing building facades should have a colour scheme that blends in with the natural environment and should not be reflective to avoid visual and glare disturbance. This can be achieved by using non-reflective building materials and natural tones that match the surrounding landscape. Also, the lighting design within the housing estates should be responsive to the needs of the residents and the surrounding

environment. Directional and full cut off lighting should be used to minimize light spillage to the surroundings. The geographical spread of lighting should be minimized as far as possible to prevent light pollution. The lighting intensity should be limited to meet the minimum safety requirement. A minimum provision of at least 20% green coverage should be achieved with an overall target of 30% green coverage.

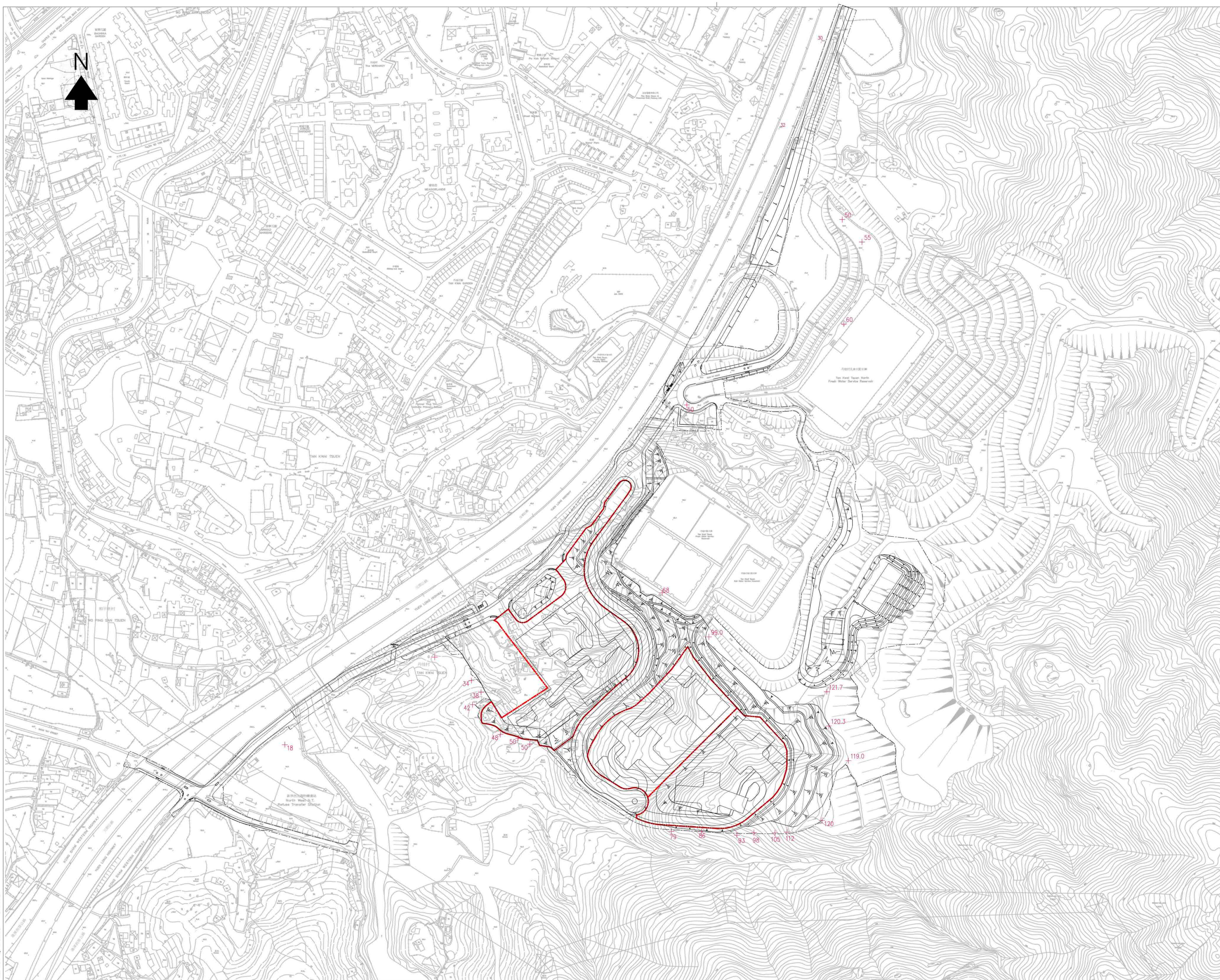
4.1.25 Incorporating the amenity planting and landscaping components outlined in OM2-5, can help to enhance the visual quality of the public housing development.

4.1.26 The consideration of building height allows at least 20% buffer zone to preserve the vegetated ridgeline of hills at the project backdrop which is one of the key visual resources in the region. Visual corridors between building blocks will also be given for the purpose of sightline passage, which aims to further minimize the visual obstruction to the ridgeline and its green vegetation.

4.1.27 The overall residual visual impacts are considered to be within the range of slightly adverse as the proposed development will result in some negative effects afterrecommended mitigation measures to most of the identified public viewing points.

END OF TEXT

FIGURES



LEGEND:

- INITIAL STUDY AREA
- PROPOSED SLOPE
- +66.12 EXISTING LEVEL
- +65 PROPOSED LEVEL
- PROPOSED RETAILING WALL
- EXISTING WSD NO BLASTING LIMIT / WWR
- PROPOSED PUBLIC ROAD
- POTENTIAL INTERNAL ROAD
- PROPOSED HOUSING PLATFORM AREA
- ENTANCE

Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	TCL	WLC	SZ	LCH
Date	06/22	06/22	06/22	06/22

Approved

Contract No.
CV/2022/11

Contract Title
SITE FORMATION AND INFRASTRUCTURE WORKS NEAR TAN KWAI TSUEN IN YUEN LONG – CONTRACT 1

Drawing Title
GENERAL LAYOUT PLAN
(INTENSIFICATION SCHEME)

Drawing No.
FIGURE 1.1

Revision

Scale

土木工程拓展署
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binnies
BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司

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丹桂村
TAN KWAI TSUEN

YUEN LONG HIGHWAY

831 800 N

831 600 N

831 400 N

N

67mPD

+45

67mPD

PROPOSED
NON- DOMESTIC
BLOCK (5s)

Tan Kwai Tsuen South
Fresh Water Service Reservoir

Tan Kwai Tsuen
Salt Water Service Reservoir

Proposed Roof level: +168mPD
Proposed Podium level: + 52mPD
Proposed stories: 40

+52

Block 1

PROPOSED
INGRESS/
EGRESS

+50

Proposed Roof level: +185mPD
Proposed Podium level: + 52mPD
Proposed stories: 45

PROPOSED
SCHOOL

Block 2

+52

Community Hall
+ Welfare

+30

Proposed Roof level: +203mPD
Proposed Podium level: + 84mPD
Proposed stories: 40

Block 5

+71

+75

Block 3
40s
168mPD

Proposed Roof level: +185mPD
Proposed Podium level: + 52mPD
Proposed stories: 45

Block 7

Proposed Roof level: +203mPD
Proposed Podium level: + 84mPD
Proposed stories: 40

Block 4

BURIAL GROUND

Proposed Roof level: +203mPD
Proposed Podium level: + 84mPD
Proposed stories: 40

PROPOSED
INGRESS/
EGRESS

+84

Block 6

Proposed Roof level: +203mPD
Proposed Podium level: + 84mPD
Proposed stories: 40

N.T.
Station

LEGEND:

SITE BOUNDARY OF PROPOSED SCHEME

Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	TCL	WLC	SZ	LCH
Date	04/22	04/22	04/22	04/22

Approved

Agreement no.
CE 92/2017 (CE)

Title
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG - INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title
BASELINE SCHEME LAYOUT PLAN

Drawing No.
199086/BIN/BS/001

Scale
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1 : 2000 (A3)

土木工程拓展署
CEDD Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司

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LEGEND:

PRELIMINARY LANDSCAPE ASSESSMENT AREA

POTENTIAL PUBLIC HOUSING SITE

Revision	Date	Description			Initial
	Designed	Checked	Drawn	Checked	
Initial	TCL	WLC	SZ	LCH	
Date	06/22	06/22	06/22	06/22	

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Contract No.

CV/2022/11

Contract Title

SITE FORMATION AND INFRASTRUCTURE WORKS NEAR TAN KWAI TSUEN IN YUEN LONG – CONTRACT 1

Drawing Title

PRELIMINARY LANDSCAPE ASSESSMENT AREA

Drawing No.

FIGURE 2.1

Revision

Scale

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賓尼斯工程顧問有限公司

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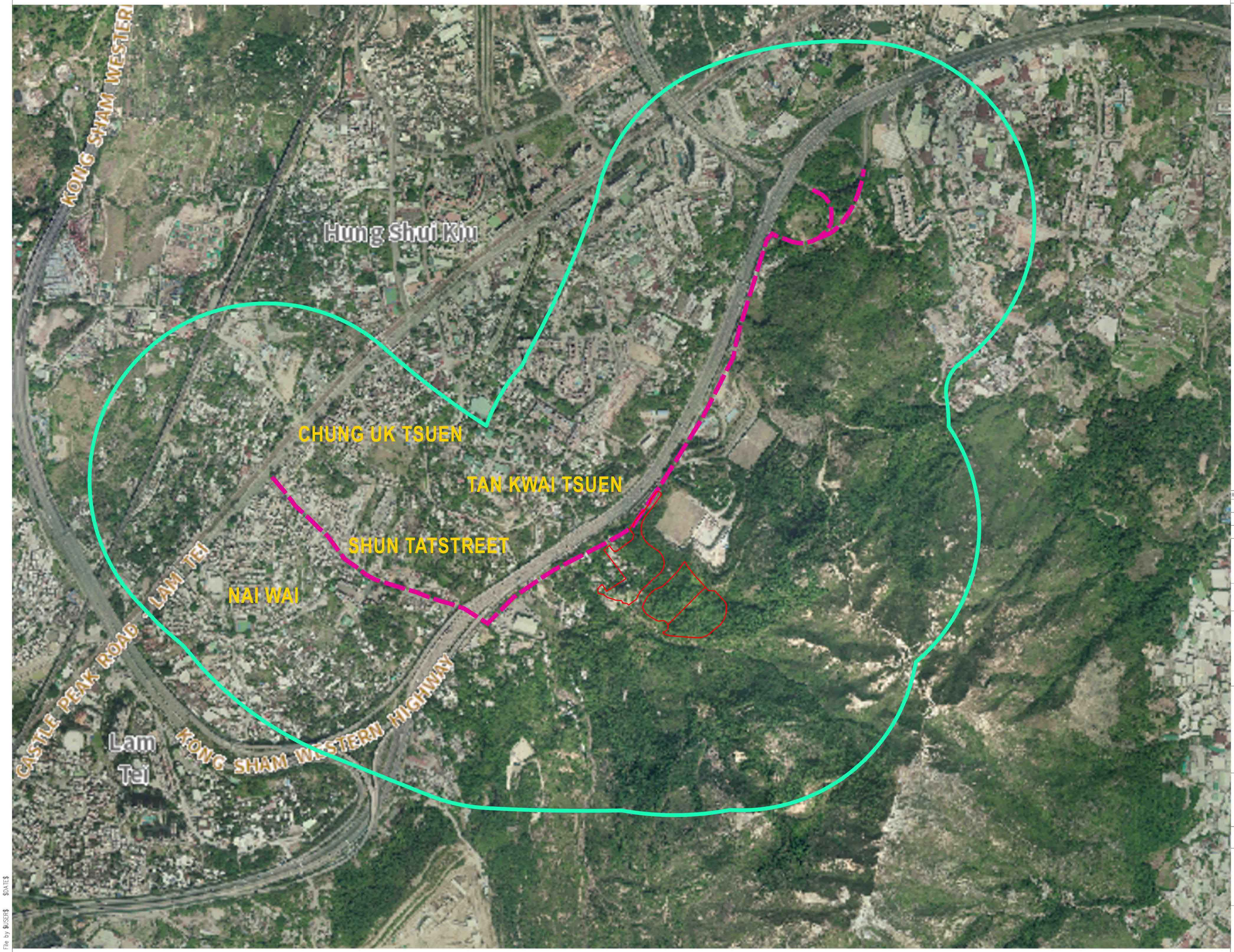

Legend

- 500m Assessment Area
- Site Boundary
- Proposed Roadworks

Revision	Date	Description			Initial
	Designed	Checked	Drawn		Checked
Initial	TCL	WLC	SZ		LCH
Date	06/22	06/22	06/22		06/22

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Contract No.
CV/2022/11

Contract Title
SITE FORMATION AND INFRASTRUCTURE WORKS NEAR TAN KWAI TSUEN IN YUEN LONG – CONTRACT 1

Drawing Title
AERIAL VIEWS OF LANDSCAPE ASSESSMENT AREA

Drawing No.
FIGURE 2.1a

Revision

Scale

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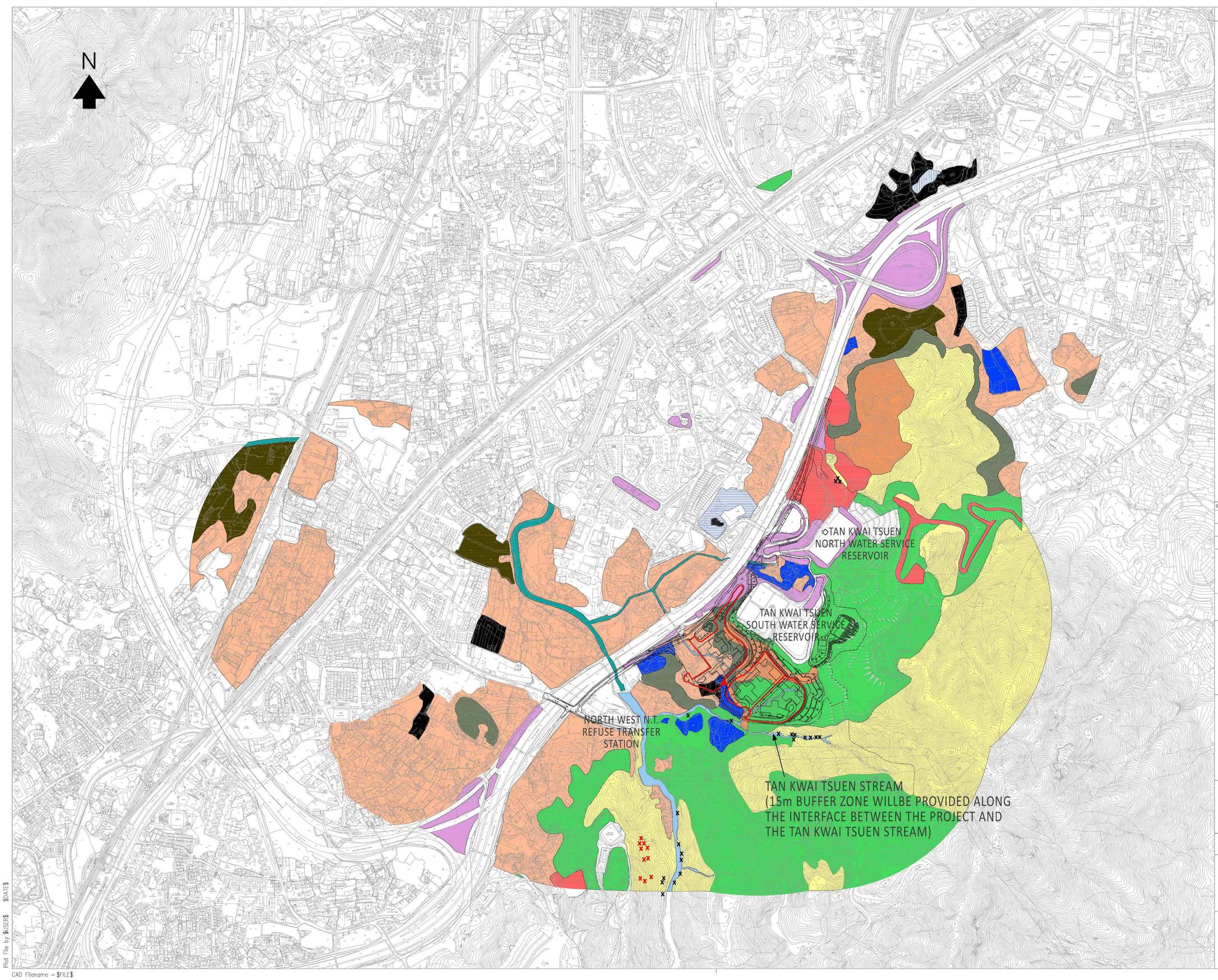

LEGEND:

- POTENTIAL PUBLIC HOUSING SITE
- 500m ASSESSMENT AREA
- WORKS LIMIT
- LR1 MIXED WOODLAND
- LR2 PLANTATION WOODLAND
- LR3 LANDSCAPE PLANTATION
- LR4 SHRUBLAND
- LR5 HILLSIDE GRASSLAND
- LR6 ORCHARD
- LR7 LOW-LYING GRASSLAND
- LR8 AGRICULTURAL LAND
- LR9 POND
- LR10 STREAM
- LR11 DRAINAGE CHANNEL
- LR12 TREES ON WASTELAND
- LR13 TREES IN VILLAGE AREAS
- LR14 TREE IN DISUSED QUARRY
- LR15 INCENSE TREE
- LR16 PITCHER PLANT
- LR17 RED AZALEA

Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	TCL	WLC	SZ	LCH
Date	06/22	06/22	06/22	06/22

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Contract No.

CV/2022/11

Contract Title

SITE FORMATION AND INFRASTRUCTURE WORKS NEAR TAN KWAI TSUEN IN YUEN LONG – CONTRACT 1

Drawing Title

PLAN OF
LANDSCAPE RESOURCE
(KEY LAN)

Drawing No.	Revision
FIGURE 2.2	

Scale

土木工程拓展署
CEDD Civil Engineering and Development Department

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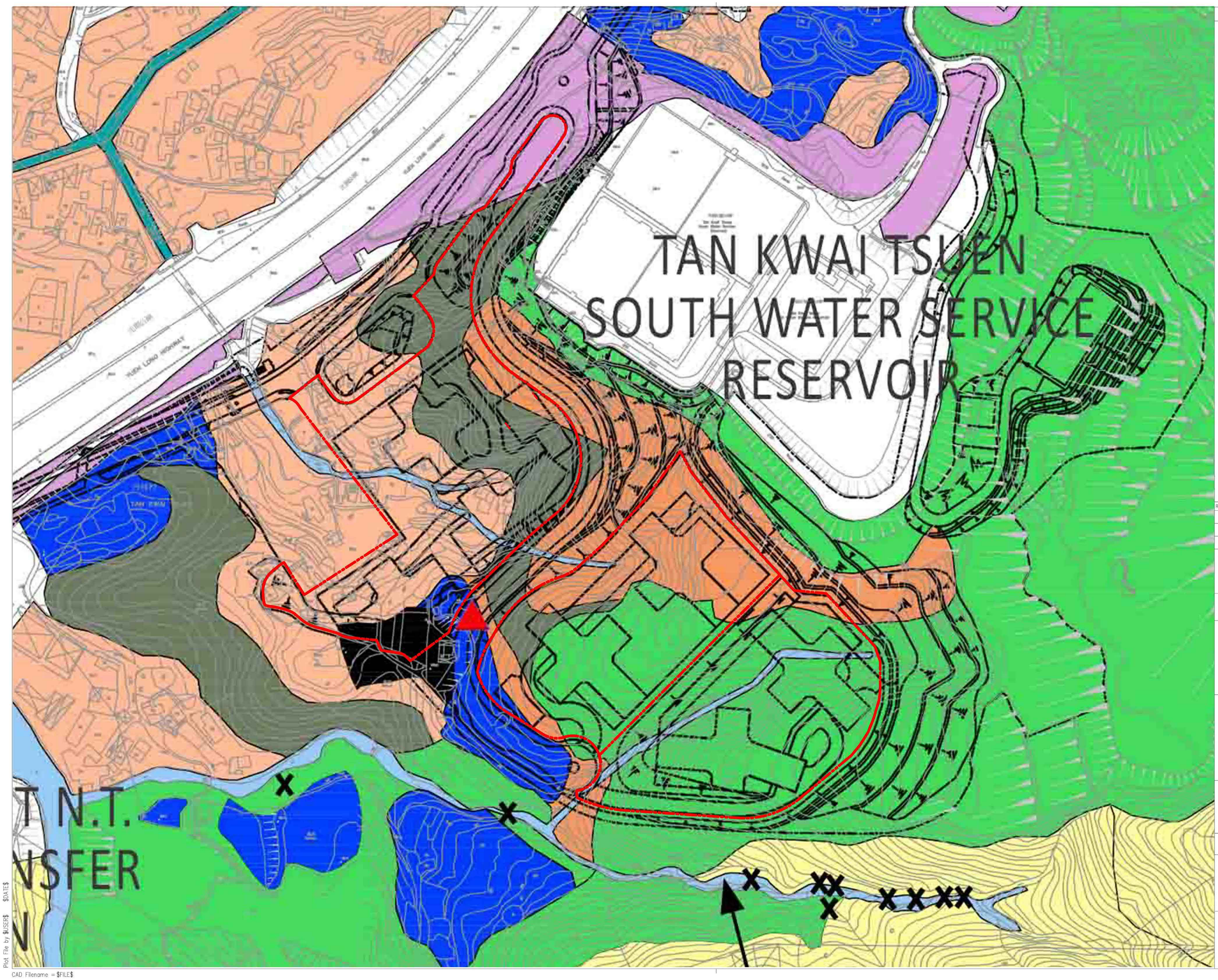

Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	TCL	WLC	SZ	LCH
Date	06/22	06/22	06/22	06/22

Approved

Contract No.

CV/2022/11

Contract Title

SITE FORMATION AND INFRASTRUCTURE WORKS NEAR TAN KWAI TSUEN IN YUEN LONG – CONTRACT 1

Drawing Title

PLAN OF
LANDSCAPE RESOURCE
(KEY LAN)

Drawing No.

FIGURE 2.3

Revision

Scale

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Plot File by $USER$ $DATE$

CAD Filename = $FILE$

LEGEND:

- POTENTIAL PUBLIC HOUSING SITE
- 500m ASSESSMENT AREA
- WORKS LIMIT
- LCA1 — LCA1 SUB-URBAN FRINGE LANDSCAPE
- LCA2 — LCA2 HILLSIDE LANDSCAPE

Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	TCL	WLC	SZ	LCH
Date	06/22	06/22	06/22	06/22

Approved

Contract No.

CV/2022/11

Contract Title

SITE FORMATION AND INFRASTRUCTURE WORKS NEAR TAN KWAI TSUEN IN YUEN LONG – CONTRACT 1

Drawing Title

PLAN OF LANDSCAPE CHARACTER AREA

Drawing No.

FIGURE 2.4

Revision

Scale

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CEDD Civil Engineering and Development Department

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賓尼斯工程顧問有限公司

Plot File by $USER$ $DATE$

CAD Filename = $FILE$

LR1 - Mixed Woodland

LR2 - Plantation Woodland

LR3 – Landscape Plnatation

LR4 - Shrubland

LR5 – Hillside Grassland

LR6 - Orchard

Figure 2.5a Photographs of Landscape Resources (1)

LR7 – Low-lying Grassland

LR8 – Agricultural Land

LR9 – Pond

LR10 – Stream (Tan Kwai Tsuen Stream)

LR10 – Stream (Hung Shui Kiu Stream)

LR10 – Stream (Southern Tributary)

Figure 2.5b Photographs of Landscape Resources (2)

LR10 – Stream (Southern Tributary)

LR11 – Drainage Channel

LR12 – Trees on Wasteland

LR13 – Trees in Village Areas

LR14 – Trees in Disused Quarry

LR15 – Incense Tree

Figure 2.5c Photographs of Landscape Resources (3)

LR16 – Pitcher Plant

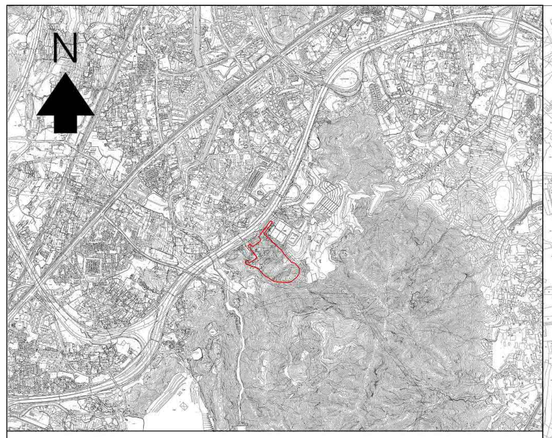
LR17 – Red Azalea

Figure 2.5d Photographs of Landscape Resources (4)

LCA1 - Sub-urban Fringe Landscape

LCA2 – Hillside Landscape

Figure 2.6 Photographs of Landscape Character Areas



LOCATION PLAN
SCALE 1:20000

LEGEND:

- PRELIMINARY LANDSCAPE ASSESSMENT AREA
- POTENTIAL PUBLIC HOUSING SITE
- LOCATION of CM1
- LOCATION OF OM1
- LOCATION OF OM2
- LOCATION OF OM3 (Tree Planting)
- LOCATION OF OM3 (Hydroseeding)
- LOCATION OF OM3 (Shrub and Climber Planting)
- LOCATION OF OM4
- LOCATION OF OM5

SAN LEE UK TSUEN
FUI SHA WAI
HUNG SHUI KIU
TAI TAO TSUEN
WO PING SAN TSUEN
MEADOWLANDS
CHUNG UK TSUEN
YICK YUEN TSUEN
TAN KWAI TSUEN
TAN KWAI TSUEN NORTH WATER SERVICE RESERVOIR
TAN KWAI TSUEN SOUTH WATER SERVICE RESERVOIR
SUN FUNG WAI
NAI WAI
NORTH WEST N.T. REFUSE TRANSFER STATION
INTENSIFACAION
LAM TEI
SERVICE RESERVOIR
THE SHERWOOD
FUK HANG TSUEN
BONTANIA VILLA
LO FU

ID No.	Design Stage Avoidance Measures
DM1	Avoidance of Tan Kwai Tsuen Stream
DM2	Avoidance of Pitcher Plant

ID No.	Construction Mitigation Measures
CM1	Preservation of Existing Vegetation
CM2	Control of Site Construction Activities

ID No.	Operation Mitigation Measures
OM1	Suitable design of the proposed housing estates
OM2	Amenity Planting of Housing Estates
OM3	Landscape Slopes (Tree Planting / Hydroseeding / Shrub and Climber Planting)
OM4	Roadside Amenity Planting
OM5	Landscaping of Open Space

Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	TCL	WLC	SZ	LCH
Date	06/22	06/22	06/22	06/22

Approved

Contract No.
CV/2022/11

Contract Title
SITE FORMATION AND INFRASTRUCTURE WORKS NEAR TAN KWAI TSUEN IN YUEN LONG – CONTRACT 1

Drawing Title
RECOMMENDED MITIGATION MEASURES

Drawing No.
FIGURE 2.7

Revision

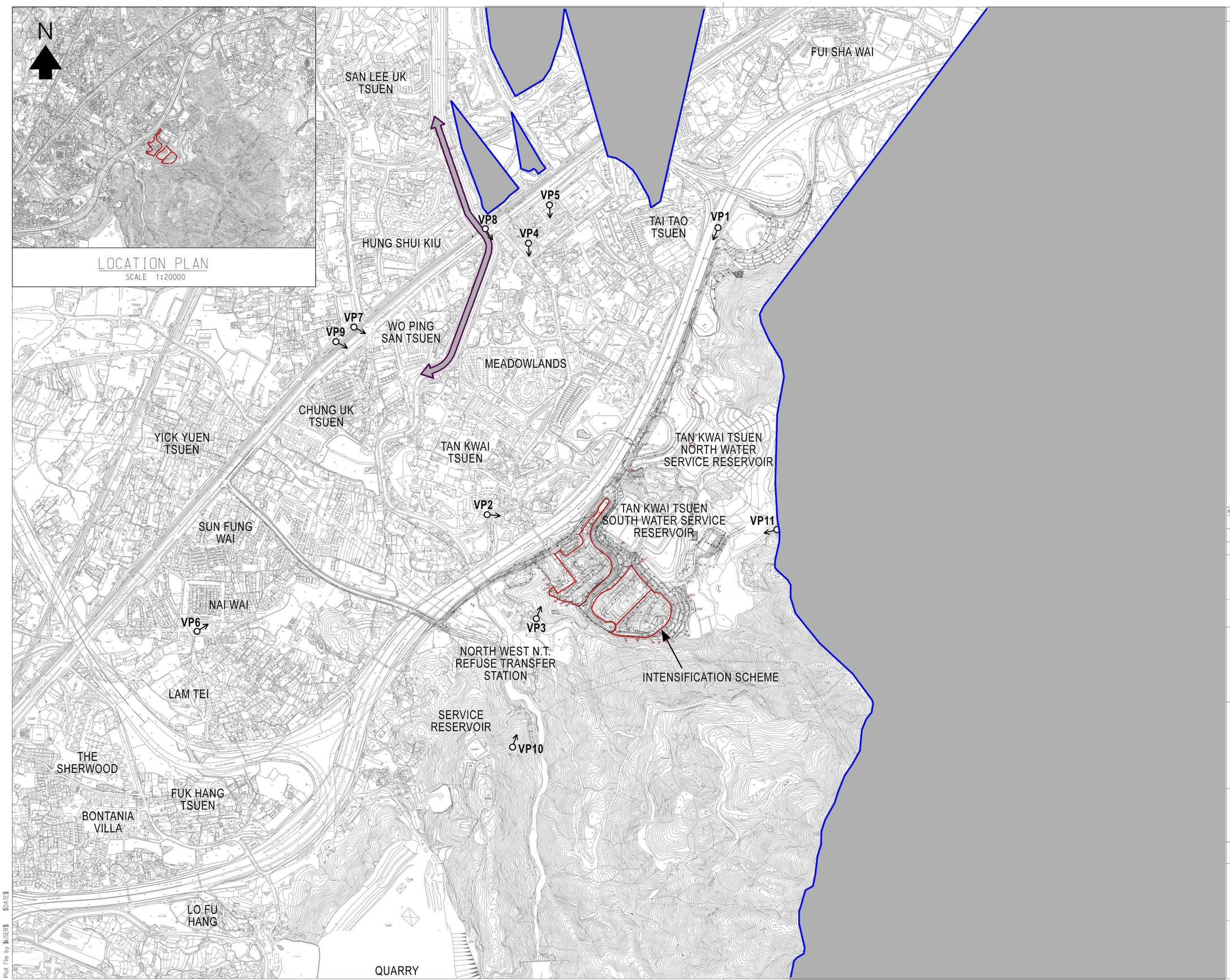
Scale

土木工程拓展署
CEDD Civil Engineering and Development Department

BINNIES HONG KONG LIMITED 賓尼斯工程顧問有限公司

Plot File by $USER$ $DATE$
CAD Filename = $FILE$

LOCATION PLAN
SCALE 1:20000



LEGEND:

- POTENTIAL PUBLIC HOUSING SITE
- ZONE OF VISUAL INFLUENCE (ZVI)
- AREA OUTSIDE ZVI
- VISUALLY SENSITIVE RECEIVERS (VSRs)
- VIEW CORRIDOR

Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	TCL	WLC	SZ	LCH
Date	06/22	06/22	06/22	06/22

Approved

Contract No.
CV/2022/11

Contract Title
SITE FORMATION AND INFRASTRUCTURE WORKS NEAR TAN KWAI TSUEN IN YUEN LONG – CONTRACT 1

Drawing Title
PLAN OF ZONE OF VISUAL INFLUENCE AND VISUALLY SENSITIVE RECEIVERS

Drawing No.
FIGURE 3.1

Revision

Scale

土木工程拓展署
CEDD Civil Engineering and Development Department

BINNIES HONG KONG LIMITED 賓尼斯工程顧問有限公司

Plot File by $USER$ $DATE$
CAD Filename = $FILE$

LOCATION PLAN
SCALE 1:20000


View from Tan Kwai Tsuen Road toward the proposed Development


View along existing village road which will be upgraded to a new connecting


View from Yuen Long Highway alongside the proposed development


View to the ridgeline from Castle Peak Road


View to the Ridgeline from Tan Kwai Tsuen Road (Current main access)


View at Road Development


View to the roposed Development and Ridgelineat the Backdrop


View inside proposed housing development


Hung Shiu Kiu Stream


Tan Kwai Tsuen Stream
(to be preserved by avoidance measure)


View of Hikers towards the proposed Development


View of Hikers towards the upstream reservoir

HUNG UK TSUEN
SAN LEE UK TSUEN
FUI SHA WAI
SHA TSENG TSUEN
TONG YAN SAN TSUEN
TAI TAO TSUEN
SHAN HA TSUEN
WO PING
VLANDS
CHUNG UK TSUEN
YICK YUEN TSUEN
TAN KV NORT SERVICE
TAN KWAI TSUEN SOUTH WATER SERVICE RESERVOIR
UN FUNG WAI
NAI WAI
NORTH WEST N.T. REFUSE TRANSFER STATION
LAM TEI
THE SHERWOOD
FUK HANG TSUEN
BONTANIA VILLA
LO FU HANG
QUARRY

LEGEND:
- POTENTIAL PUBLIC HOUSING SITE
- ZONE OF VISUAL INFLUENCE (ZVI)
- AREA OUTSIDE ZVI

Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	TCL	WLC	SZ	LCH
Date	06/22	06/22	06/22	06/22

Approved

Contract No.
CV/2022/11

Contract Title
SITE FORMATION AND INFRASTRUCTURE WORKS NEAR TAN KWAI TSUEN IN YUEN LONG – CONTRACT 1

Drawing Title
EXISTING VISUAL CONDITIONS

Drawing No.
FIGURE 3.1a

Revision

Scale

土木工程拓展署
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Plot File by $USER$ $DATE$
CAD Filename = $FILE$

Existing View

Photomontage (Conforming Scheme) with Mitigation Measures

Photomontage (Intensified Scheme) without Mitigation Measures

Photomontage (Intensified Scheme) with Mitigation Measures

Figure 3.2.a Photomontage of Visually Sensitive Receiver VP1 (Road Users of Yuen Long Highway)

Existing View

Photomontage (Conforming Scheme) with Mitigation Measures

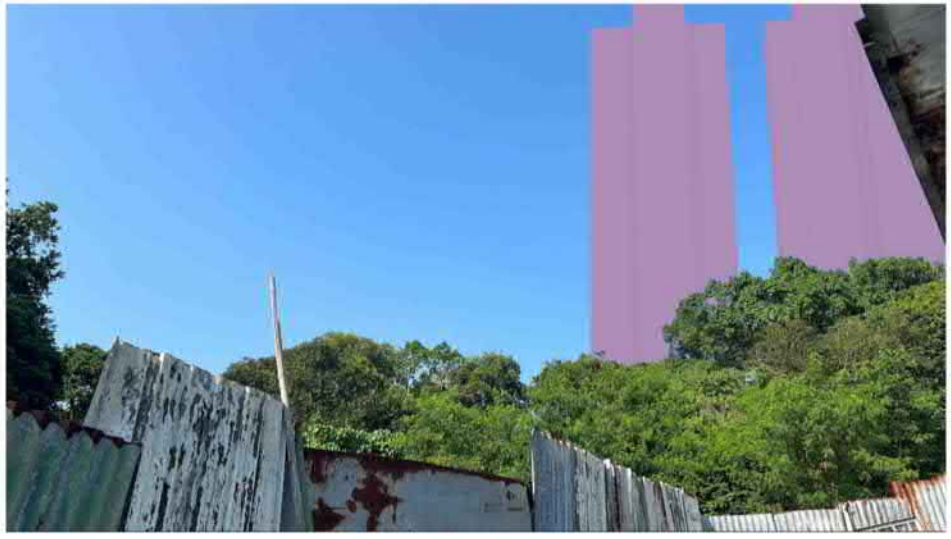
Photomontage (Intensified Scheme) without Mitigation Measures

Photomontage (Intensified Scheme) with Mitigation Measures

Figure 3.2.b Photomontage of Visually Sensitive Receiver VP2 Villagers west of Yuen Long Highway

Existing View

Photomontage (Conforming Scheme) with Mitigation Measures



Photomontage (Intensified Scheme) without Mitigation Measures

Photomontage (Intensified Scheme) with Mitigation Measures

Figure 3.2.c Photomontage of Visually Sensitive Receiver VP3 Villagers east of Yuen Long Highway

Existing View

Photomontage (Conforming Scheme) with Mitigation Measures

Photomontage (Intensified Scheme) without Mitigation Measures

Photomontage (Intensified Scheme) with Mitigation Measures

Figure 3.2.d Photomontage of Visually Sensitive Receiver VP4 Public Users of Tan Kwai Tsuen Road Garden

Existing View

Photomontage (Conforming Scheme) with Mitigation Measures

Photomontage (Intensified Scheme) without Mitigation Measures

Photomontage (Intensified Scheme) with Mitigation Measures

Figure 3.2.e Photomontage of Visually Sensitive Receiver VP5 Public Users of Hung Tak Road Sitting-out Area

Existing View

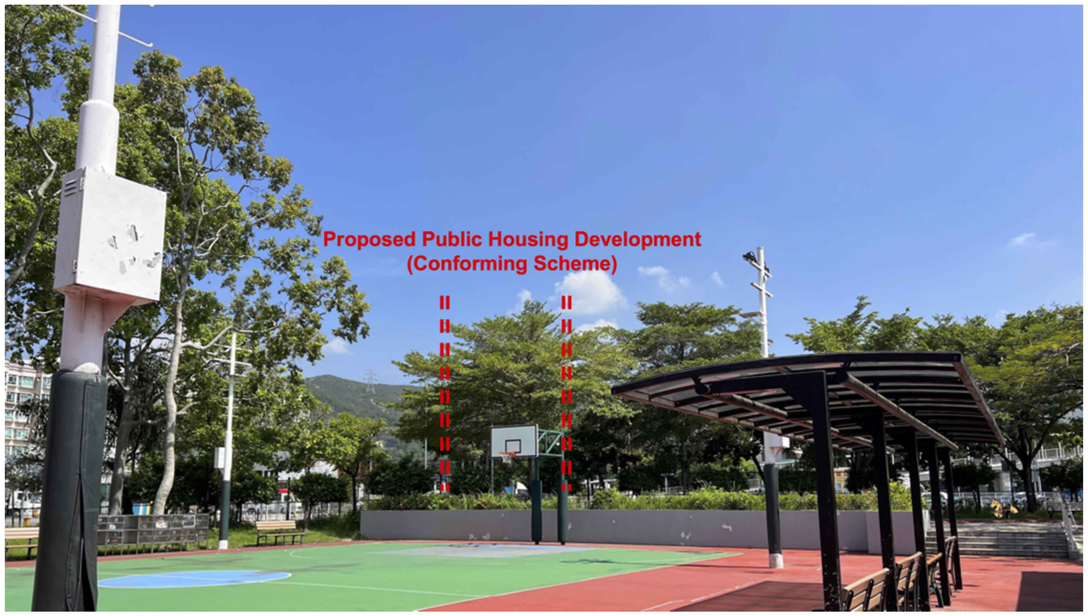
Photomontage (Conforming Scheme) with Mitigation Measures

Photomontage (Intensified Scheme) without Mitigation Measures

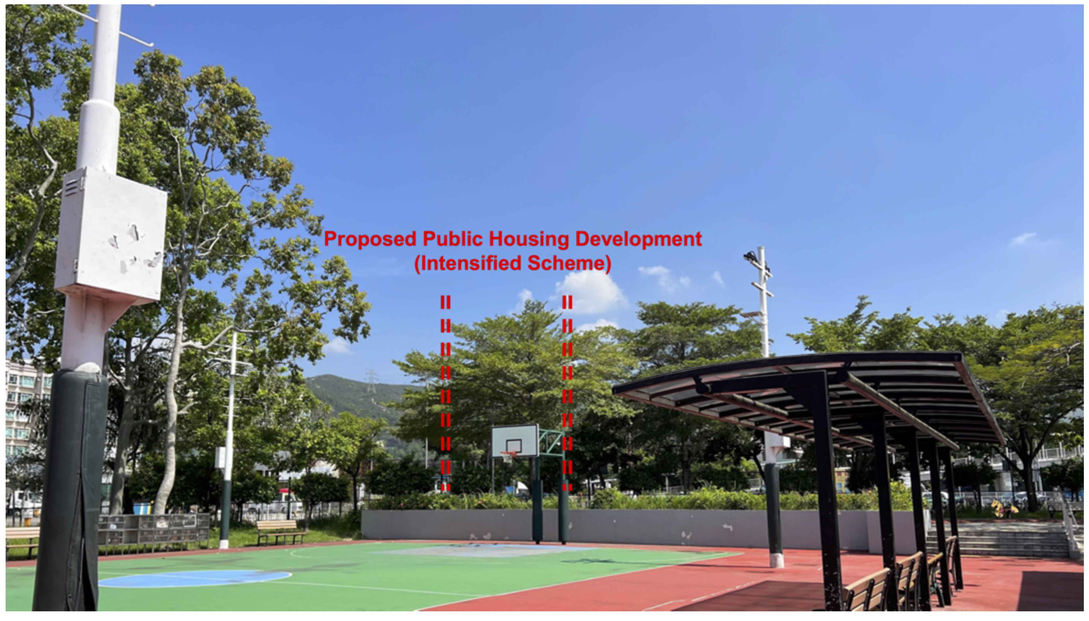
Photomontage (Intensified Scheme) with Mitigation Measures

Figure 3.2.f Photomontage of Visually Sensitive Receiver VP6 Public Users of Nai Wai Playground and Garden

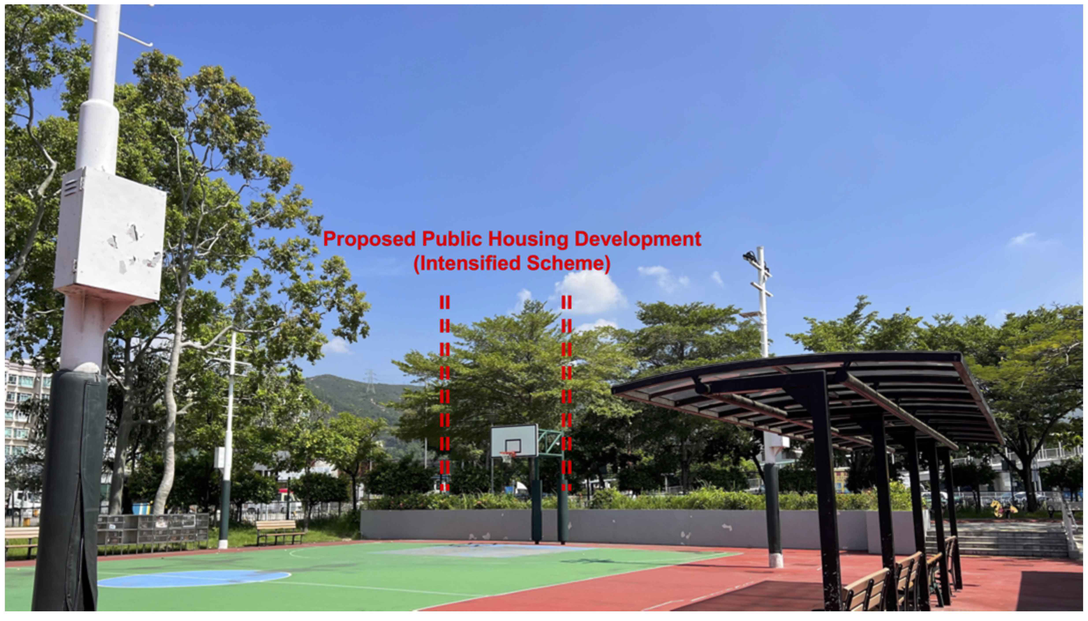
Existing View



Photomontage (Conforming Scheme) with Mitigation Measures



Photomontage (Intensified Scheme) without Mitigation Measures



Photomontage (Intensified Scheme) with Mitigation Measures

Figure 3.2.g Photomontage of Visually Sensitive Receiver VP7 Public Users of Tin Ha Road Playground

Existing View

Photomontage (Conforming Scheme) with Mitigation Measures

Photomontage (Intensified Scheme) without Mitigation Measures

Photomontage (Intensified Scheme) with Mitigation Measures

Figure 3.2.h Photomontage of Visually Sensitive Receiver VP8 Public Users near Hung Shui Kiu Light Rail Transit Station

Existing View

Photomontage (Conforming Scheme) with Mitigation Measures

Photomontage (Intensified Scheme) without Mitigation Measures

Photomontage (Intensified Scheme) with Mitigation Measures

Figure 3.2.i Photomontage of Visually Sensitive Receiver VP9 Public Users near Chung Uk Tsuen Light Rail Transit Station

Existing View

Photomontage (Conforming Scheme) with Mitigation Measures

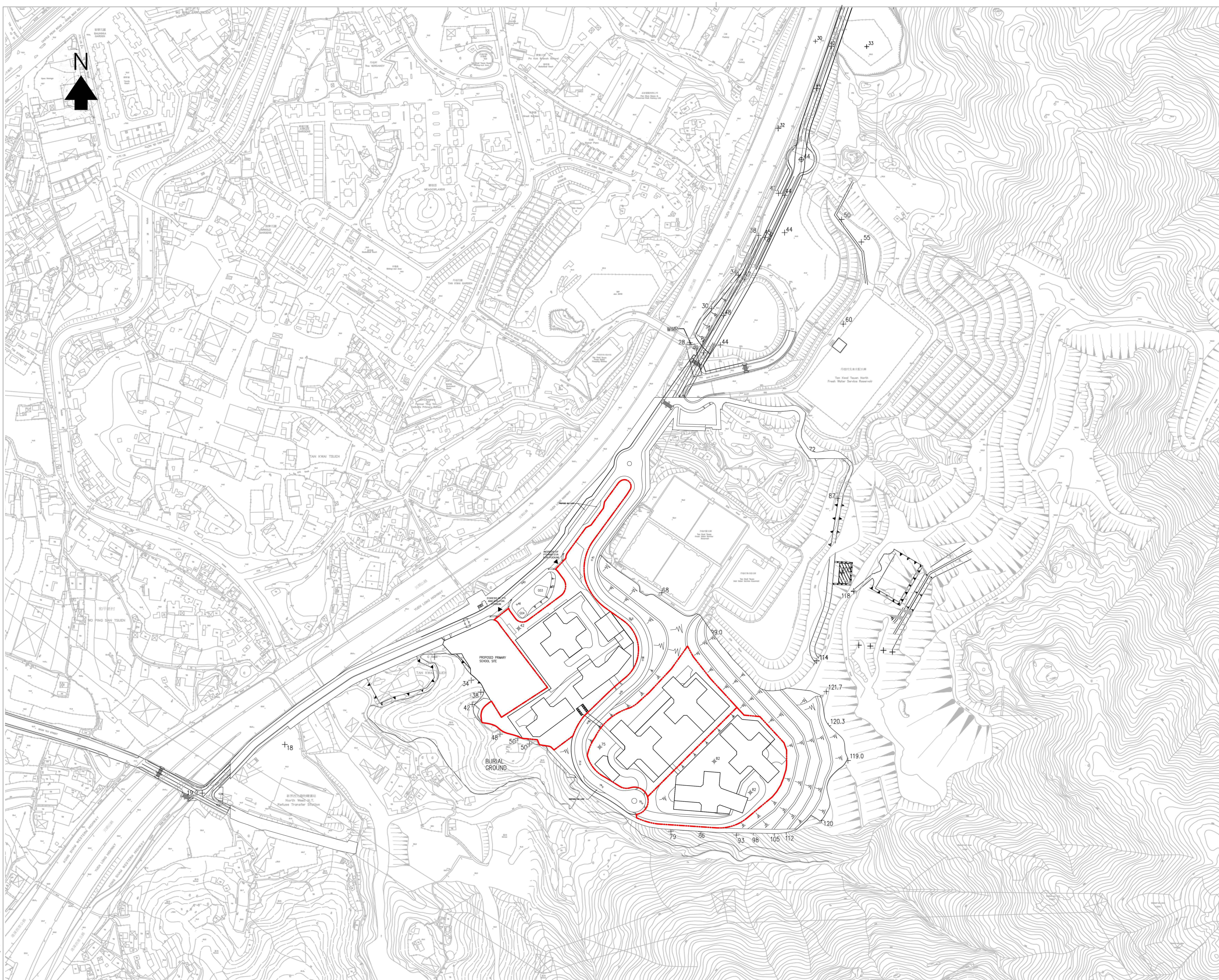
Photomontage (Intensified Scheme) without Mitigation Measures

Photomontage (Intensified Scheme) with Mitigation Measures

Figure 3.2.j Photomontage of Visually Sensitive Receiver VP10 Hikers from the South

ANNEX A

HOUSING DEVELOPMENT INFORMATION



LEGEND:

(red outline)	DEVELOPMENT EXTENT
	PROPOSED SLOPE
+66.12	EXISTING LEVEL
+65	PROPOSED LEVEL
▼ ▼ ▼	PROPOSED RETAILING WALL
	EXISTING WSD NO BLASTING LIMIT / WWR
	PROPOSED PUBLIC ROAD
	POTENTIAL INTERNAL ROAD
	ENTRANCE
(blue dashed outline)	INITIAL OF STUDY AREA

Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	TCL	WLC	SZ	LCH
Date	06/22	06/22	06/22	06/22

Approved

Contract No.

CV/2022/11

Contract Title

SITE FORMATION AND INFRASTRUCTURE WORKS NEAR TAN KWAI TSUEN IN YUEN LONG – CONTRACT 1

Drawing Title

HOUSING DEVELOPMENT INFORMATION

Drawing No.

ANNEX A1

Revision

Scale

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BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司

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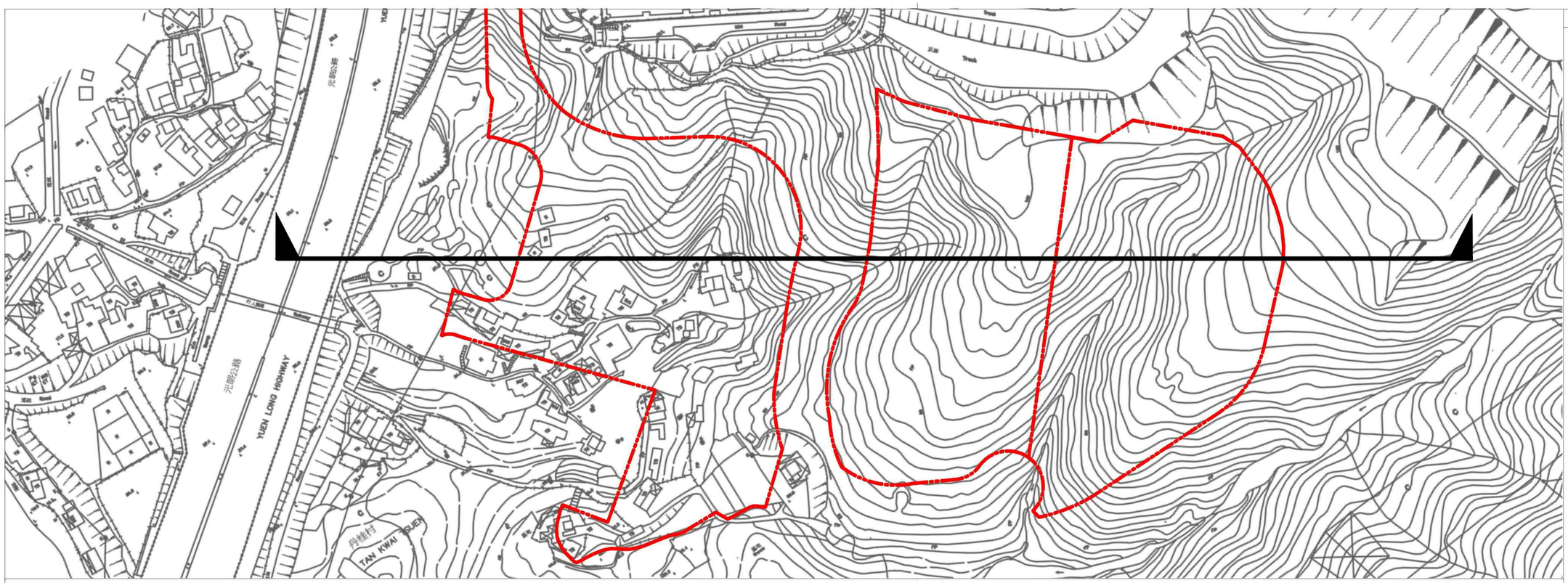

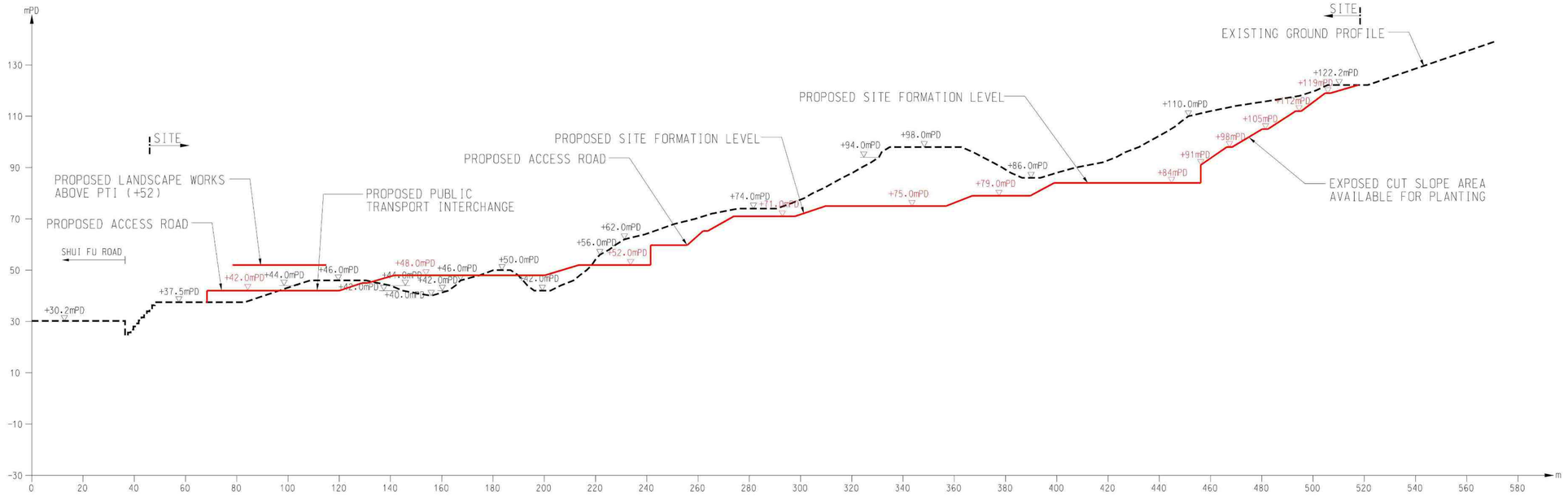

SECTION A-A

LEGEND:

- EXISTING GROUND PROFILE
- POTENTIAL PUBLIC HOUSING SITE BOUNDARY

Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	TCL	WLC	SZ	LCH
Date	06/22	06/22	06/22	06/22

Approved

Contract No.
CV/2022/11

Contract Title
SITE FORMATION AND INFRASTRUCTURE WORKS NEAR TAN KWAI TSUEN IN YUEN LONG – CONTRACT 1

Drawing Title
TYPICAL CROSS SECTION

Drawing No.
ANNEX C2

Revision

Scale

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賓尼斯工程顧問有限公司

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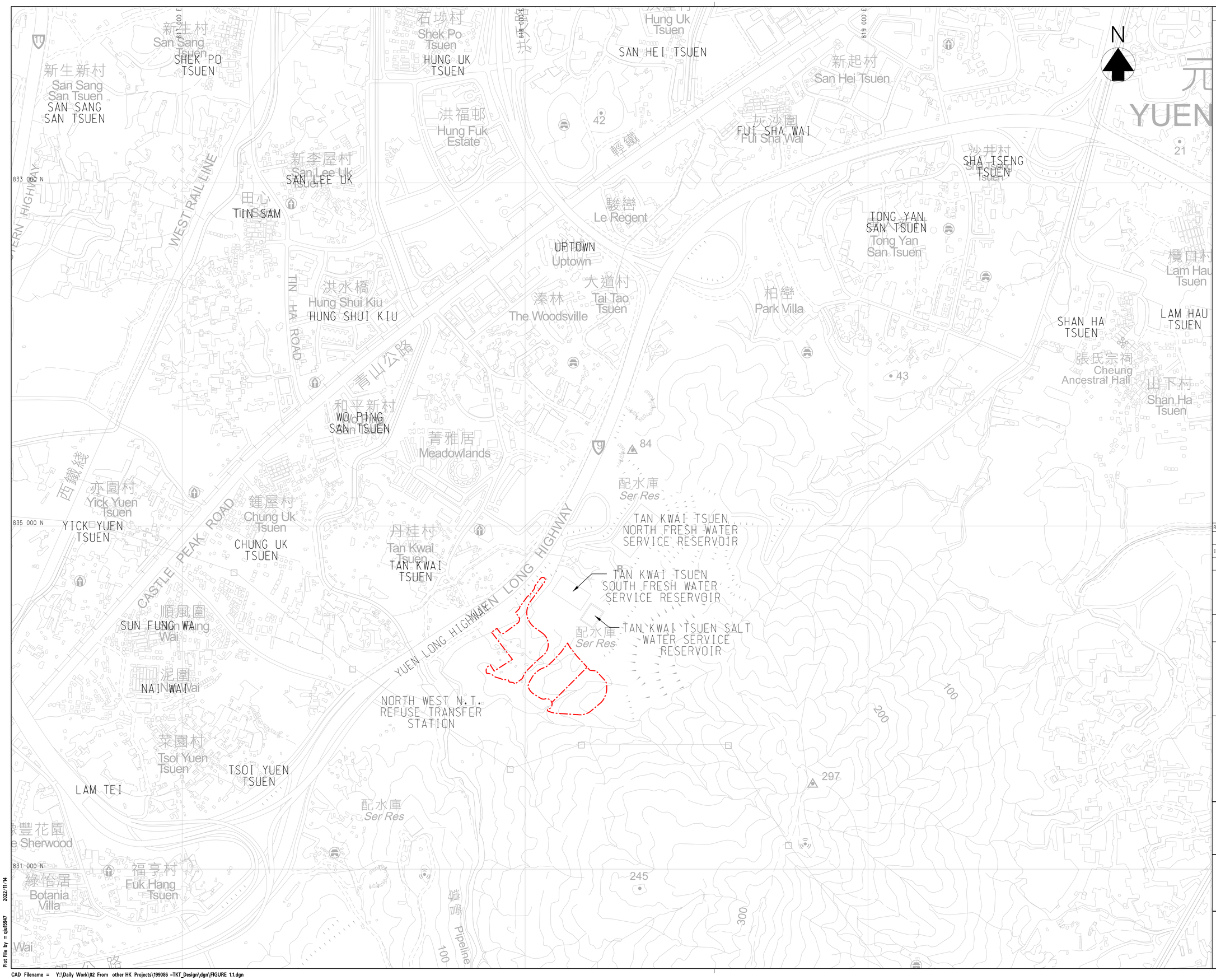
ANNEX B

TREE SURVEY FINDINGS



LEGEND:

PROPOSED SITE FOR PUBLIC HOUSING DEVELOMENT AND ASSOCIATED G/IC FACILITIES

Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	TCL	WLC	SZ	LCH
Date	04/22	04/22	04/22	04/22

Approved

Agreement no.
CE 92/2017 (CE)

Title
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG - INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title
SITE LOCATION

Drawing No.
FIGURE 1.1

Scale
1 : 5000 (A1)
1 : 10000 (A3)

土木工程拓展署
CEDD Civil Engineering and Development Department

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賓尼斯工程顧問有限公司

Plot File by = qiu15947 2022/11/14

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N

YUEN LONG

TUEN MUN

LEGEND

LIMIT OF WORKS

DISTRICT BOUNDARY

Revision	Date	Description			Initial
	Designed	Checked	Drawn	Checked	
Initial	UY	RL	UY	LCH	
Date	02/22	02/22	02/22	02/22	

Approved

Project

Agreement No. CE 92/2017 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title

AERIAL PHOTO

Drawing No.

199086/GP/02

Scale

A1: 1:5,000

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賓尼斯工程顧問有限公司

LEGEND

- LIMIT OF WORKS
- DISTRICT BOUNDARY

TUEN MUN

YUEN LONG

Revision	Date	Description			Initial
	Designed	Checked	Drawn	Checked	
Initial	UY	RL	UY	LCH	
Date	02/22	02/22	02/22	02/22	

Approved

Project

Agreement No. CE 92/2017 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title

OUTLINE ZONING PLAN

Drawing No.

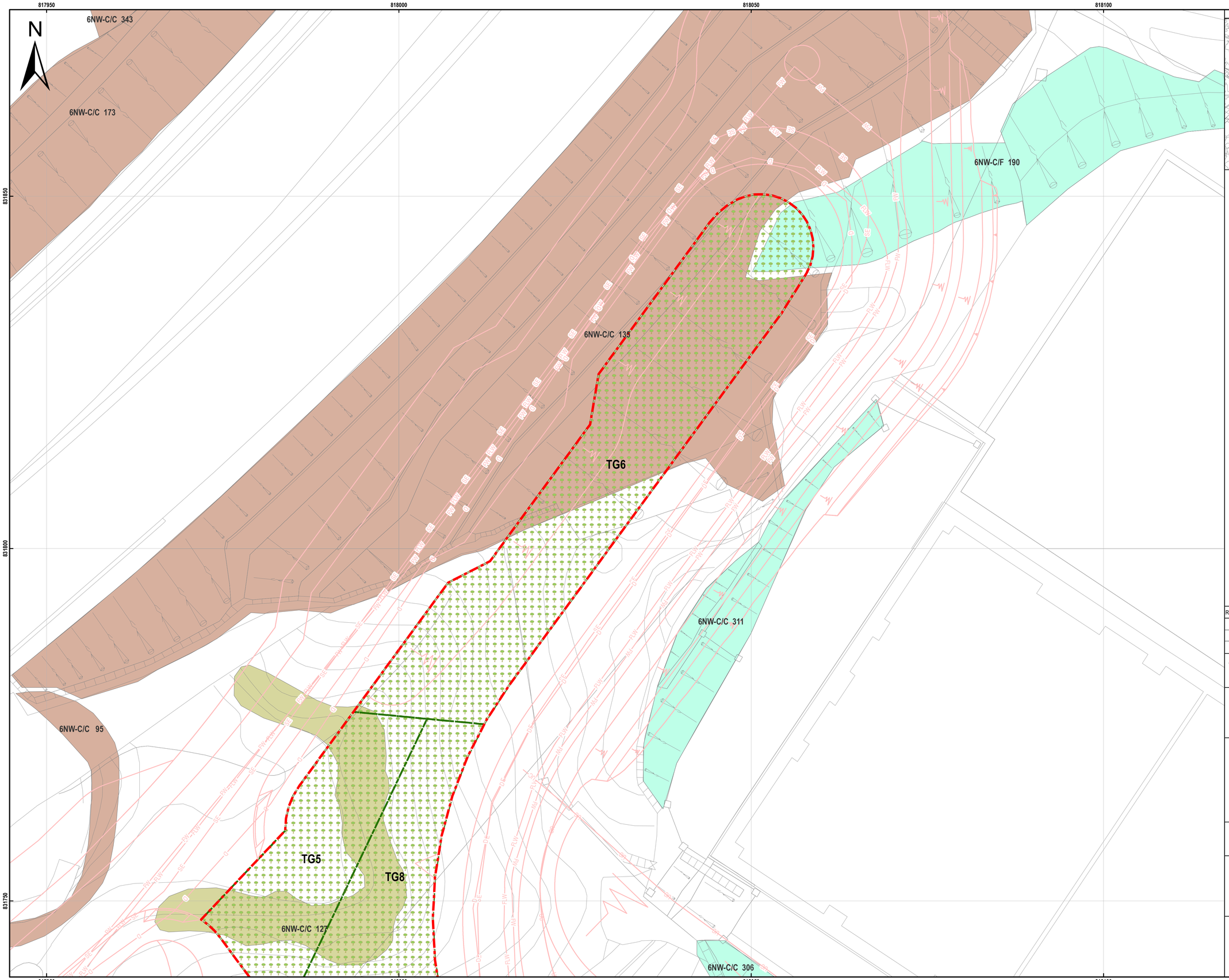
199086/GP/03

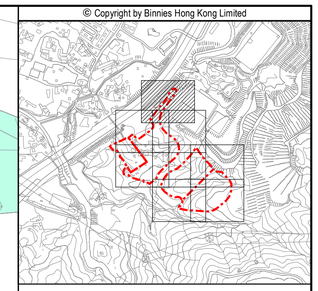
Scale

A1: 1:5,000

土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司





LEGEND

- EXISTING TREE MAINTAINED BY EPD
- EXISTING TREE MAINTAINED BY HYD
- EXISTING TREE MAINTAINED BY LCSD
- EXISTING TREE MAINTAINED BY LANDSD
- EXISTING TREE MAINTAINED BY WSD
- LIMIT OF WORKS
- DISTRICT BOUNDARY
- EXISTING TREE
- PROPOSED DRAIN
- PROPOSED FLUSHING WATER MAIN
- PROPOSED FRESH WATER MAIN
- PROPOSED SEWER
- PROPOSED SITE FORMATION AND ROAD LAYOUT
- PROPOSED U-CHANNEL
- TREE GROUP
- REGISTERED FEATURES MAINTAINED BY DSD
- REGISTERED FEATURES MAINTAINED BY EPD
- REGISTERED FEATURES MAINTAINED BY HYD
- REGISTERED FEATURES MAINTAINED BY HYD, DSD, PRIVATE
- REGISTERED FEATURES MAINTAINED BY HYD, WSD
- REGISTERED FEATURES MAINTAINED BY LANDSD
- REGISTERED FEATURES MAINTAINED BY LANDSD, PRIVATE
- REGISTERED FEATURES MAINTAINED BY WSD

Revision	Date	Description			Initial
	Designed	Checked	Drawn	Checked	
Initial	REA	REA	VL	XL	
Date	04/22	04/22	04/22	04/22	

Approved

Project

Agreement No. CE 92/2017 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

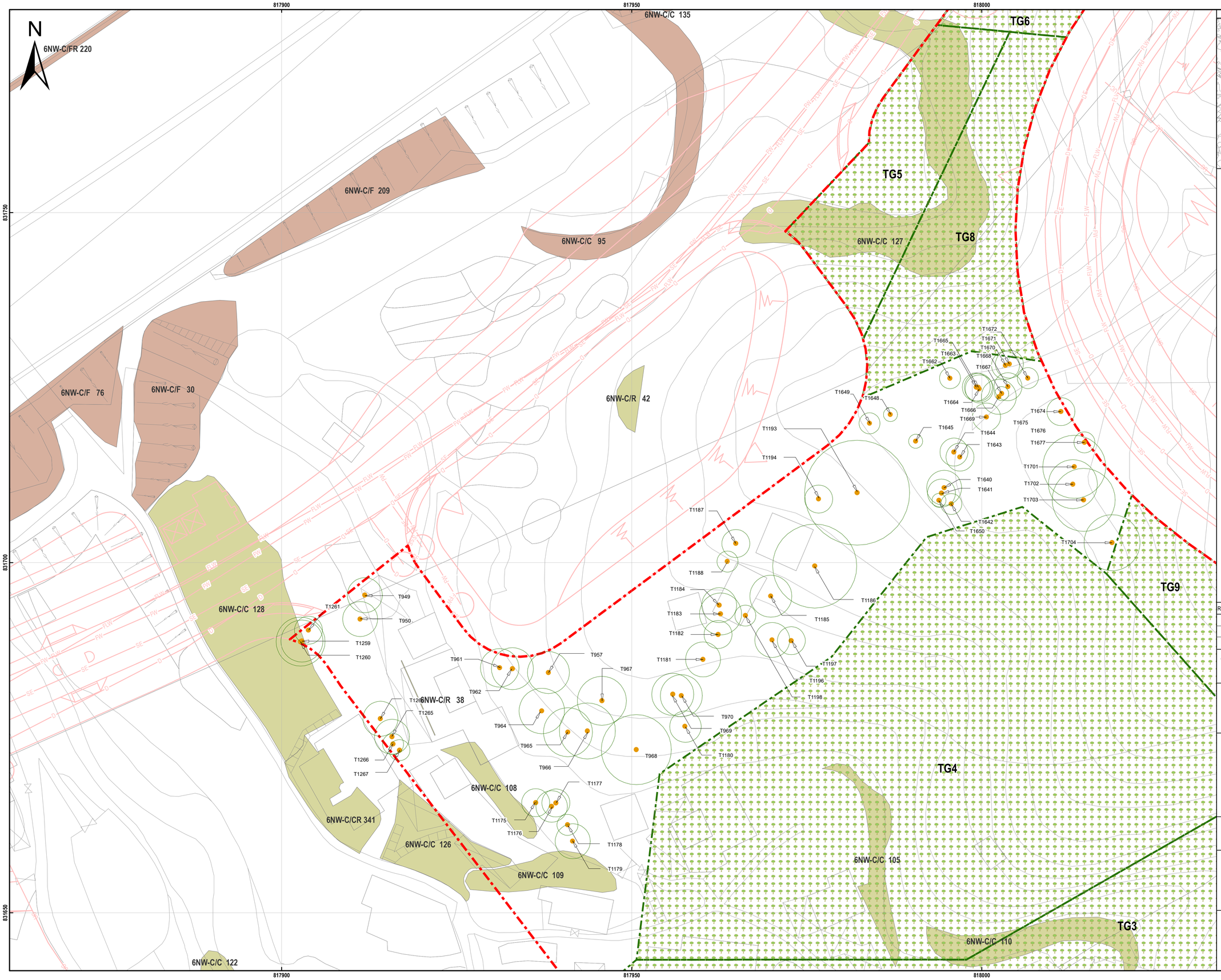
Drawing Title

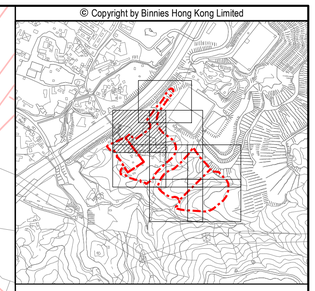
TREE SURVEY PLAN
(SHEET 1 OF 8)

Drawing No.	Scale
TS-01	A1:1:250

土木工程拓展署
CEDD Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司





LEGEND

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- REGISTERED FEATURES MAINTAINED BY HYD, WSD
- REGISTERED FEATURES MAINTAINED BY LANDSD
- REGISTERED FEATURES MAINTAINED BY LANDSD, PRIVATE
- REGISTERED FEATURES MAINTAINED BY WSD

Revision	Date	Description			Initial
	Designed	Checked	Drawn	Checked	
Initial	REA	REA	VL	XL	
Date	04/22	04/22	04/22	04/22	

Approved

Project

Agreement No. CE 92/2017 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

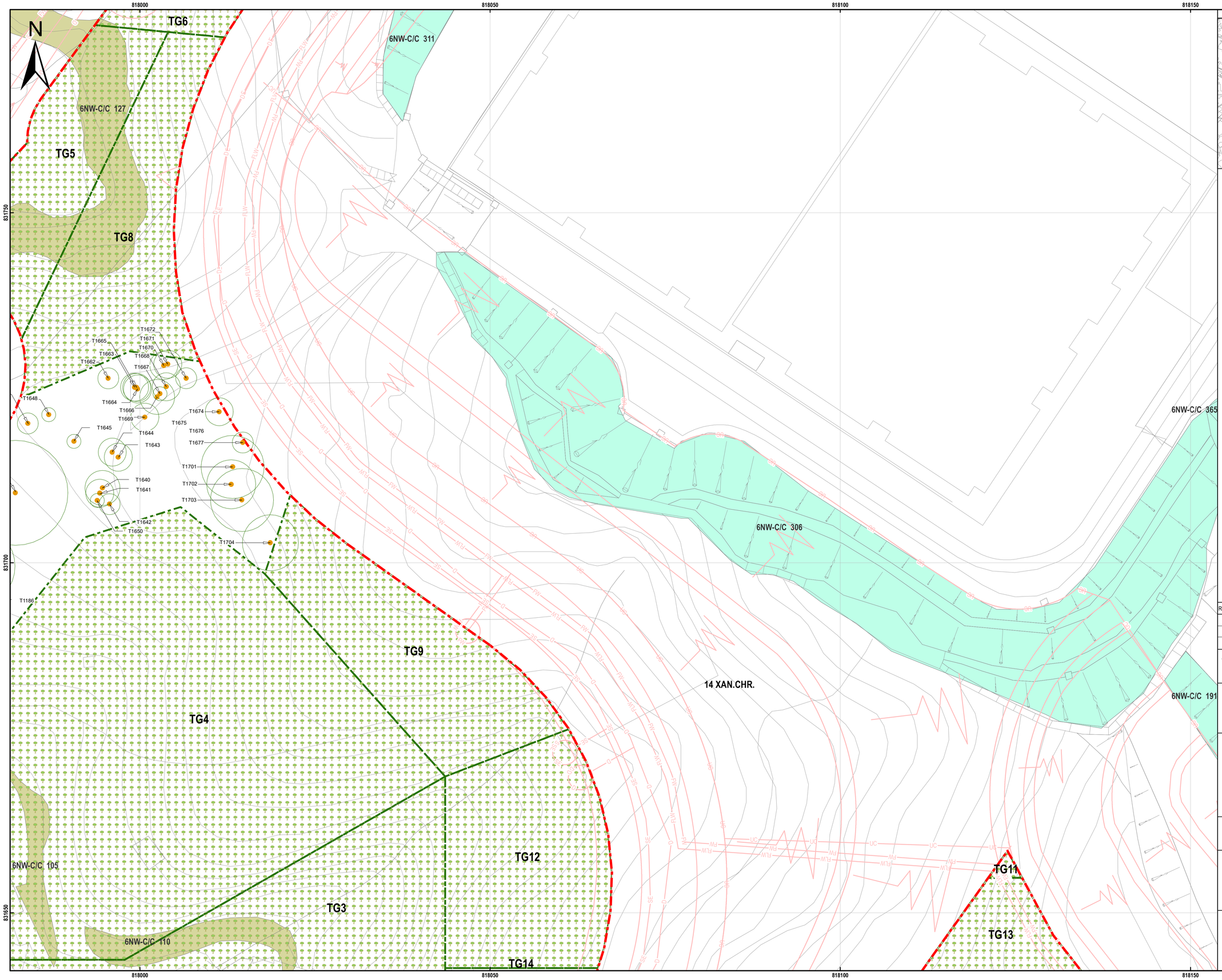
Drawing Title

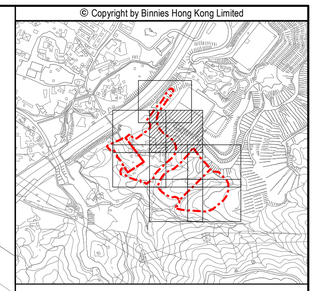
TREE SURVEY PLAN (SHEET 2 OF 8)

Drawing No.	Scale
TS-02	A1:1:250

CEDD 土木工程拓展署 Civil Engineering and Development Department

BINNIES HONG KONG LIMITED 賓尼斯工程顧問有限公司





LEGEND

- EXISTING TREE MAINTAINED BY EPD
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Revision	Date	Description			Initial
		Designed	Checked	Drawn	Checked
Initial		REA	REA	VL	XL
Date		04/22	04/22	04/22	04/22

Approved

Project

Agreement No. CE 92/2017 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title

TREE SURVEY PLAN (SHEET 3 OF 8)

Drawing No.	Scale
TS-03	A1:1:250

土木工程拓展署
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BINNIES HONG KONG LIMITED
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817950
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831650
831600
831550

N

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6NW-C/C 126
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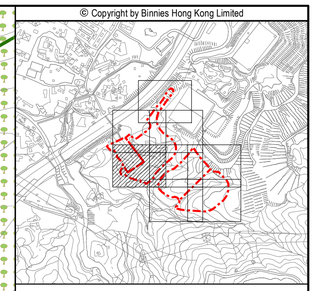

LEGEND

- EXISTING TREE MAINTAINED BY EPD
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Revision	Date	Description			Initial
	Designed	Checked	Drawn	Checked	
Initial	REA	REA	VL	XL	
Date	04/22	04/22	04/22	04/22	

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Project

Agreement No. CE 92/2017 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title

TREE SURVEY PLAN
(SHEET 4 OF 8)

Drawing No.	Scale
TS-04	A1:1:250

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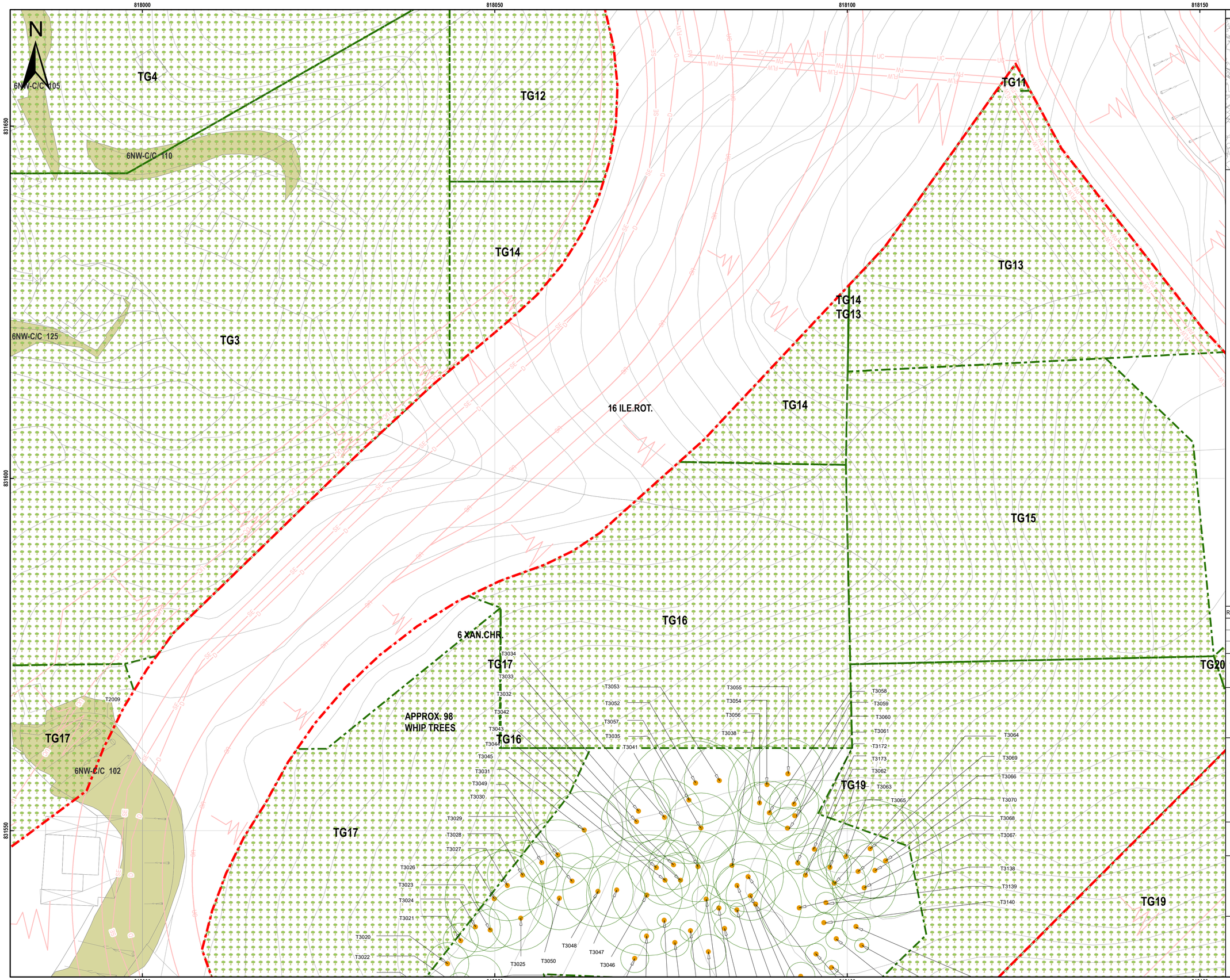
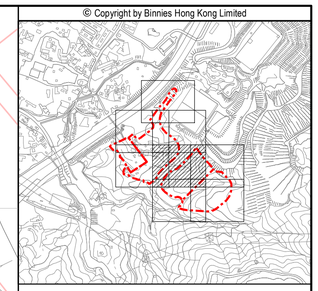
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司





LEGEND

- EXISTING TREE MAINTAINED BY EPD
- EXISTING TREE MAINTAINED BY HYD
- EXISTING TREE MAINTAINED BY LCSD
- EXISTING TREE MAINTAINED BY LANDSD
- EXISTING TREE MAINTAINED BY WSD
- LIMIT OF WORKS
- DISTRICT BOUNDARY
- EXISTING TREE
- PROPOSED DRAIN
- PROPOSED FLUSHING WATER MAIN
- PROPOSED FRESH WATER MAIN
- PROPOSED SEWER
- PROPOSED SITE FORMATION AND ROAD LAYOUT
- PROPOSED U-CHANNEL
- TREE GROUP
- REGISTERED FEATURES MAINTAINED BY DSD
- REGISTERED FEATURES MAINTAINED BY EPD
- REGISTERED FEATURES MAINTAINED BY HYD
- REGISTERED FEATURES MAINTAINED BY HYD, DSD, PRIVATE
- REGISTERED FEATURES MAINTAINED BY HYD, WSD
- REGISTERED FEATURES MAINTAINED BY LANDSD
- REGISTERED FEATURES MAINTAINED BY LANDSD, PRIVATE
- REGISTERED FEATURES MAINTAINED BY WSD

Revision	Date	Description			Initial
	Designed	Checked	Drawn	Checked	
Initial	REA	REA	VL	XL	
Date	04/22	04/22	04/22	04/22	

Approved

Project

Agreement No. CE 92/2017 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

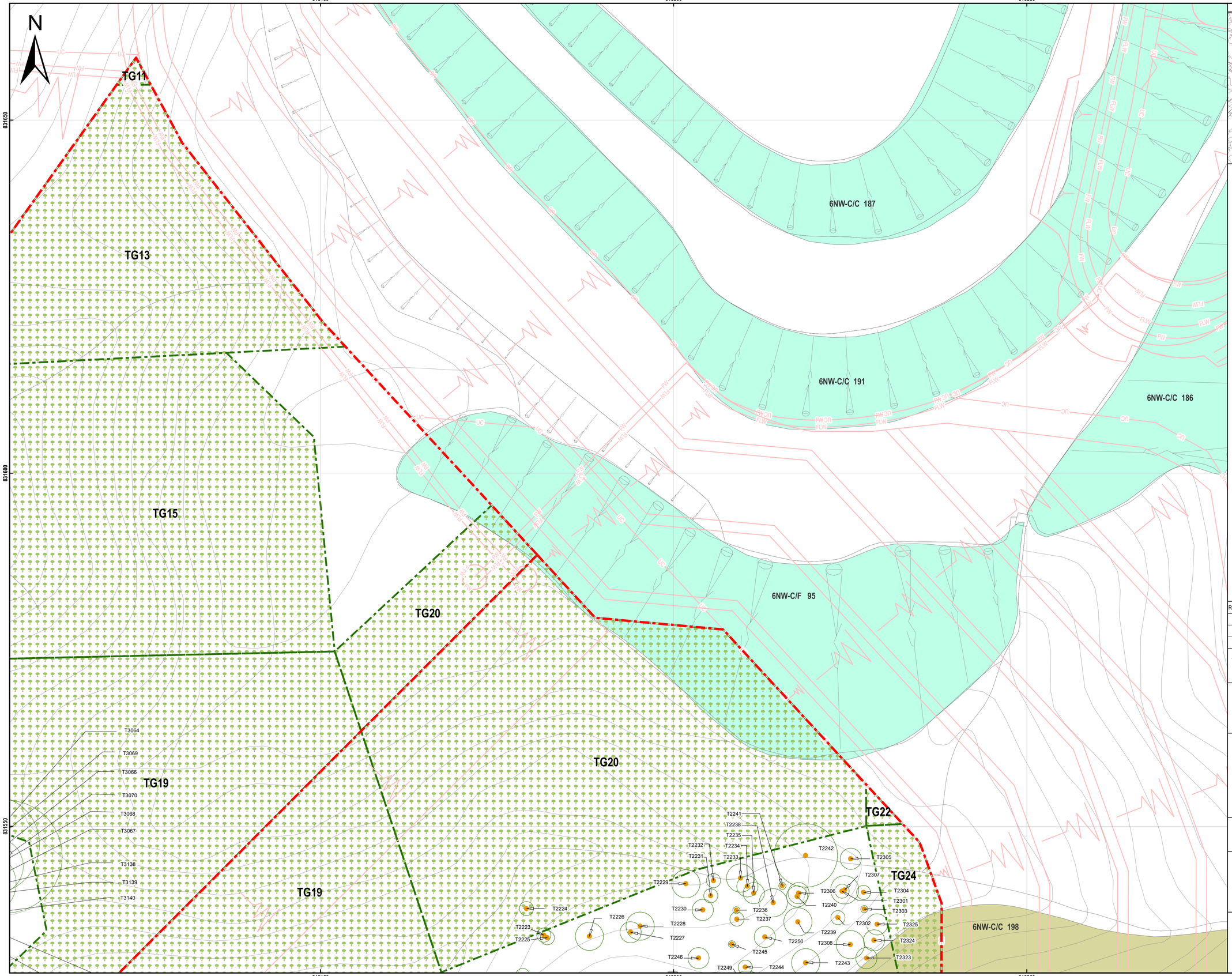
Drawing Title

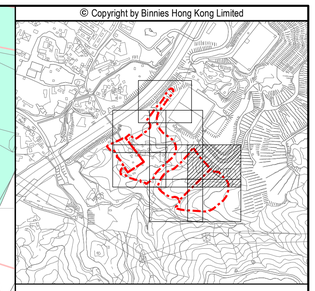
TREE SURVEY PLAN (SHEET 5 OF 8)

Drawing No.	Scale
TS-05	A1:1:250

土木工程拓展署
CEDD Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司





LEGEND

- EXISTING TREE MAINTAINED BY EPD
- EXISTING TREE MAINTAINED BY HYD
- EXISTING TREE MAINTAINED BY LCSD
- EXISTING TREE MAINTAINED BY LANDSD
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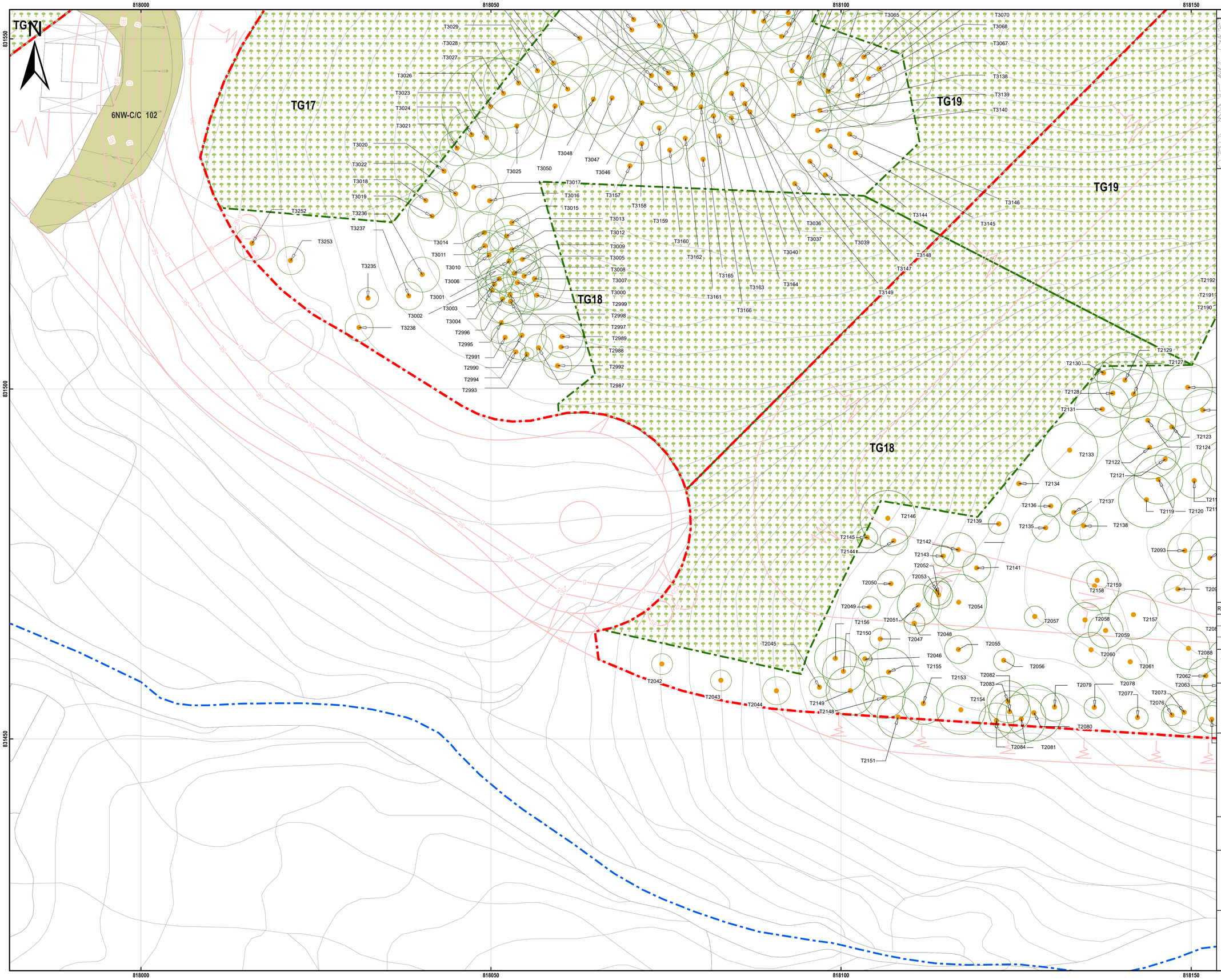
Drawing Title

TREE SURVEY PLAN (SHEET 6 OF 8)

Drawing No.	Scale
TS-06	A1:1:250

土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司



LEGEND

- EXISTING TREE MAINTAINED BY EPD
- EXISTING TREE MAINTAINED BY HYD
- EXISTING TREE MAINTAINED BY LCSD
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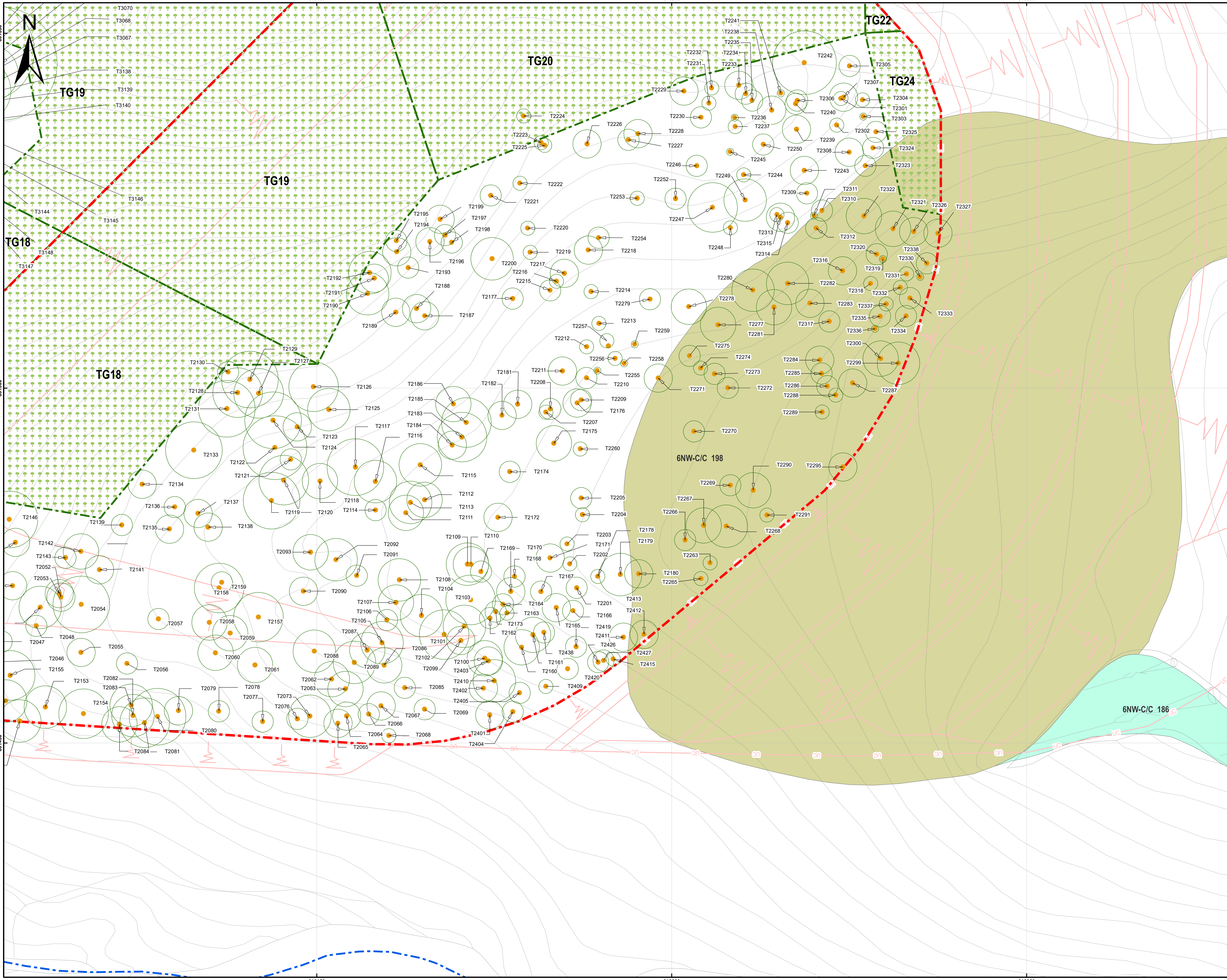
Drawing Title

TREE SURVEY PLAN (SHEET 7 OF 8)

Drawing No.	Scale
TS-07	A1:1:250

土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司



LEGEND

- EXISTING TREE MAINTAINED BY EPD
- EXISTING TREE MAINTAINED BY HYD
- EXISTING TREE MAINTAINED BY LCSD
- EXISTING TREE MAINTAINED BY LANDSD
- EXISTING TREE MAINTAINED BY WSD
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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title

TREE SURVEY PLAN
(SHEET 8 OF 8)

Drawing No.	Scale
TS-08	A1:1:250

土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司

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831850 831800 831750

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6NW-C/C 173

6NW-C/C 135

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6NW-C/C 311

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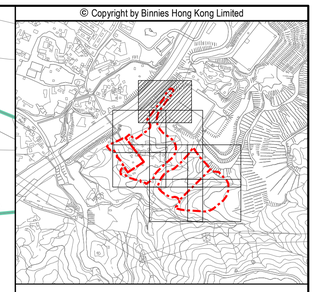
6NW-C/C 127

6NW-C/C 306

TG6

TG5

TG8



LEGEND

- LIMIT OF WORKS
- PROPOSED DRAIN
- PROPOSED FLUSHING WATER MAIN
- PROPOSED FRESH WATER MAIN
- PROPOSED SEWER
- PROPOSED SITE FORMATION AND ROAD LAYOUT
- PROPOSED U-CHANNEL
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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

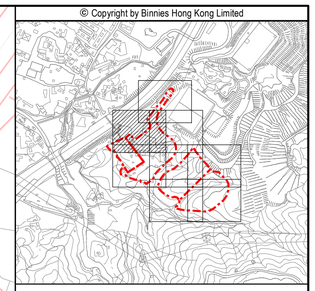
Drawing Title

TREE GROUP PLAN (SHEET 1 OF 8)

Drawing No.	Scale
TGP-01	A1:1:250

土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司



LEGEND

- LIMIT OF WORKS
- PROPOSED DRAIN
- PROPOSED FLUSHING WATER MAIN
- PROPOSED FRESH WATER MAIN
- PROPOSED SEWER
- PROPOSED SITE FORMATION AND ROAD LAYOUT
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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

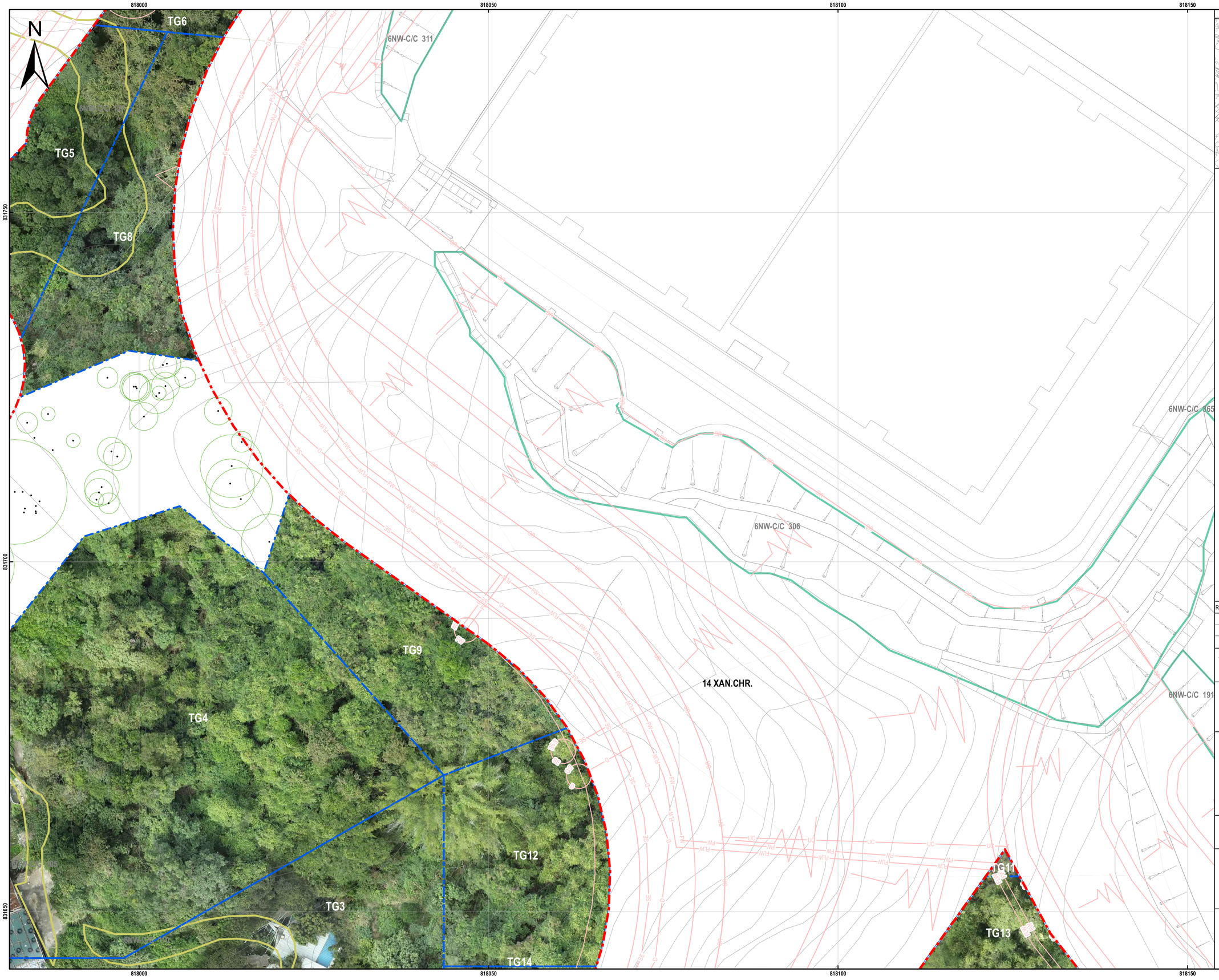
Drawing Title

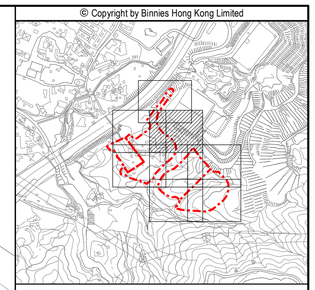
TREE GROUP PLAN (SHEET 2 OF 8)

Drawing No.	Scale
TGP-02	A1:1:250

土木工程拓展署
CEDD Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司





LEGEND

- LIMIT OF WORKS
- PROPOSED DRAIN
- PROPOSED FLUSHING WATER MAIN
- PROPOSED FRESH WATER MAIN
- PROPOSED SEWER
- PROPOSED SITE FORMATION AND ROAD LAYOUT
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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title

TREE GROUP PLAN
(SHEET 3 OF 8)

Drawing No.	Scale
TGP-03	A1:1:250

土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司

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831650 831600 831550

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6NW-C/C 124
6NW-C/C 125
6NW-C/C 123
6NW-C/C 305
6NW-C/C 102

TG4
TG3
TG17
TG17

APPROX. 171
WHIP TREES

LEGEND

- LIMIT OF WORKS
- D — PROPOSED DRAIN
- FLW — PROPOSED FLUSHING WATER MAIN
- FW — PROPOSED FRESH WATER MAIN
- SE — PROPOSED SEWER
- PROPOSED SITE FORMATION AND ROAD LAYOUT
- UC — PROPOSED U-CHANNEL
- EXISTING TREE
- TREE GROUP
- REGISTERED FEATURES MAINTAINED BY DSD
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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

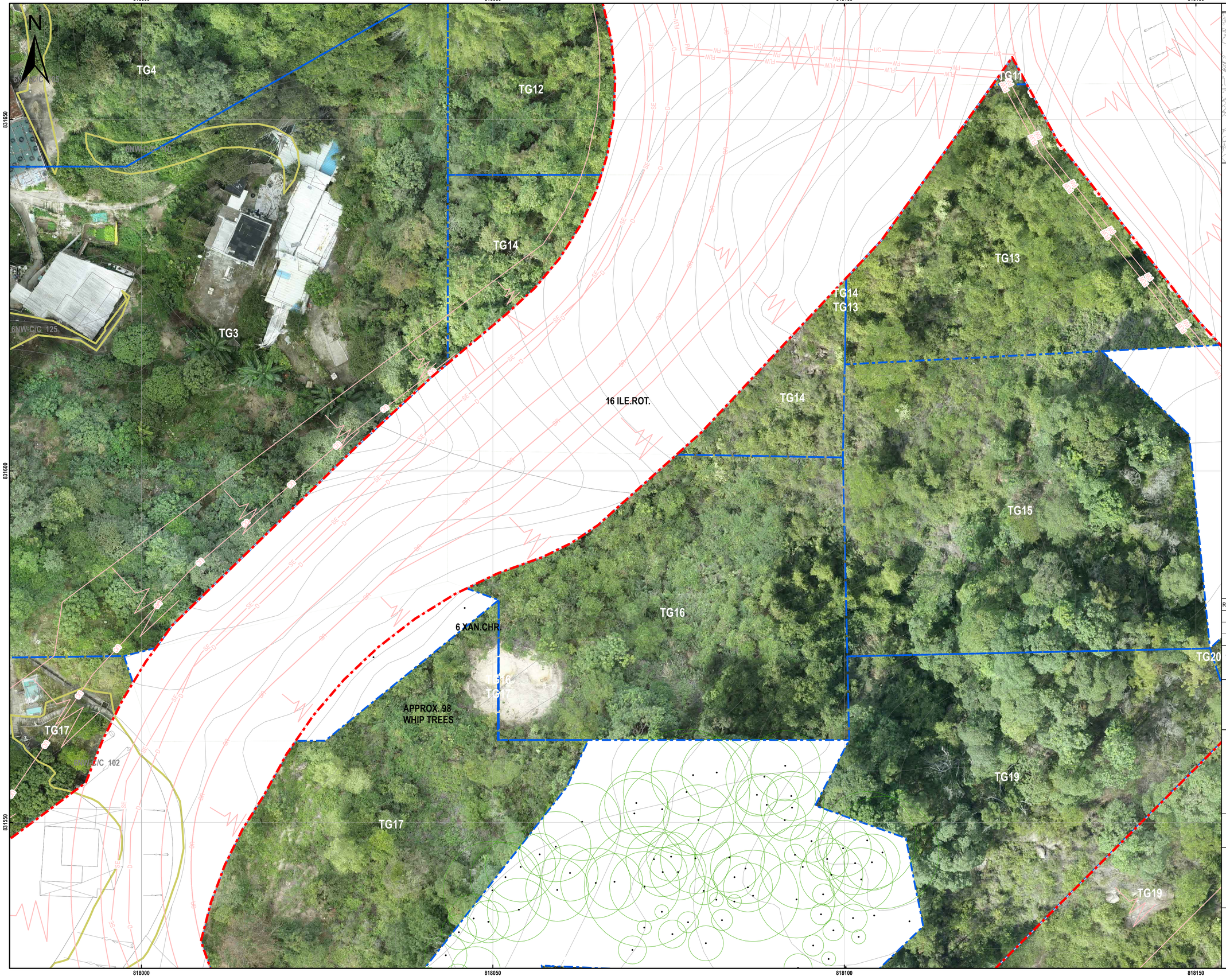
Drawing Title

TREE GROUP PLAN (SHEET 4 OF 8)

Drawing No.	Scale
TGP-04	A1:1:250

土木工程拓展署
CEDD Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司



LEGEND

- LIMIT OF WORKS
- PROPOSED DRAIN
- PROPOSED FLUSHING WATER MAIN
- PROPOSED FRESH WATER MAIN
- PROPOSED SEWER
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Drawing Title

TREE GROUP PLAN (SHEET 5 OF 8)

Drawing No.	Scale
TGP-05	A1:1:250

土木工程拓展署
CEDD Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司

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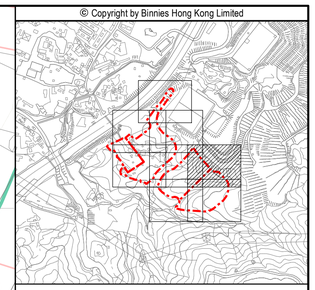

LEGEND

- LIMIT OF WORKS
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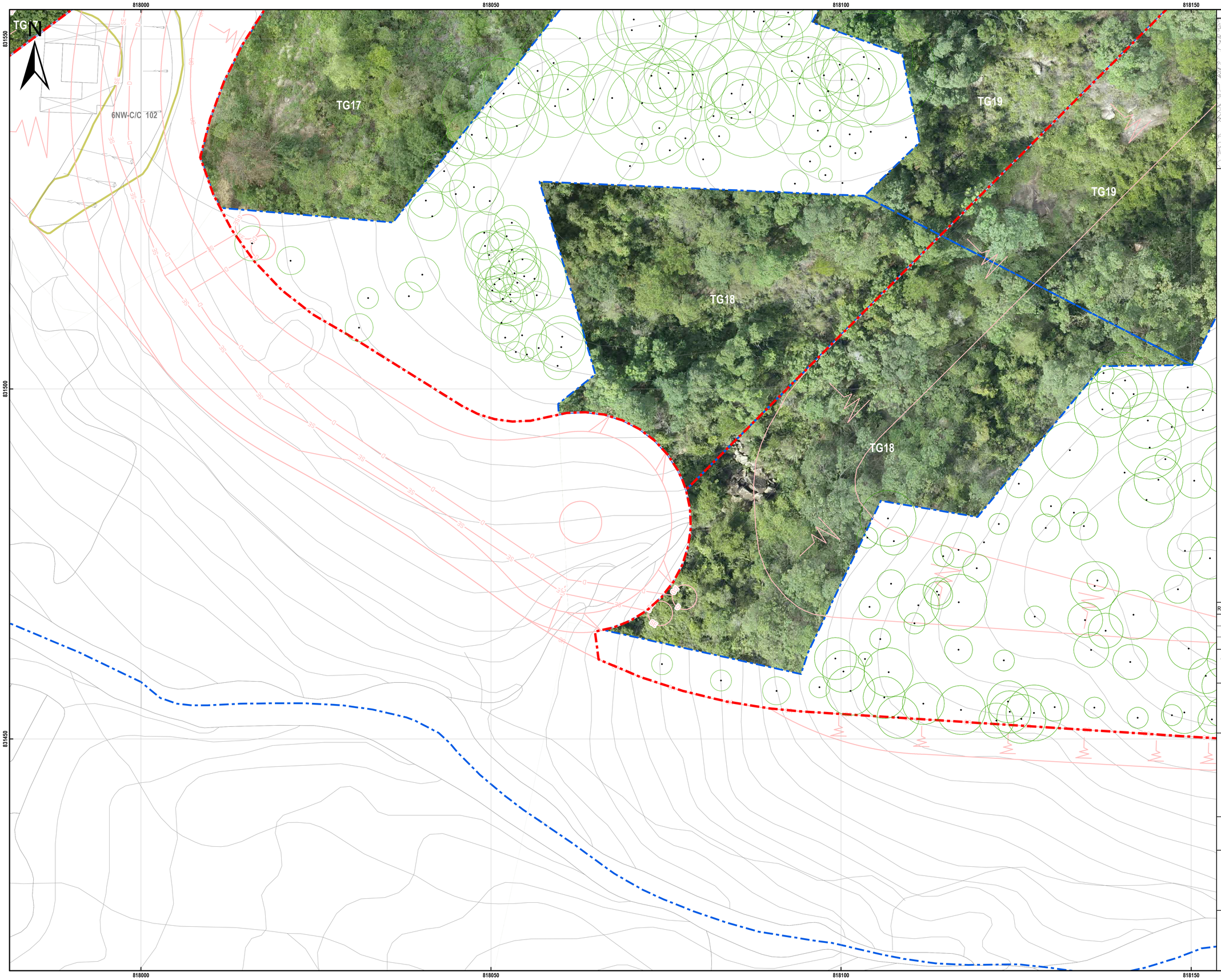
Drawing Title

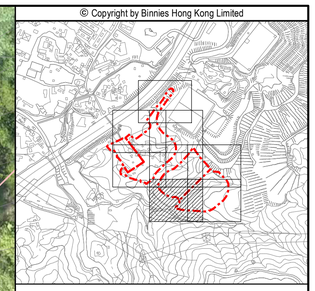
TREE GROUP PLAN (SHEET 6 OF 8)

Drawing No.	Scale
TGP-06	A1:1:250

土木工程拓展署
CEDD Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司





LEGEND

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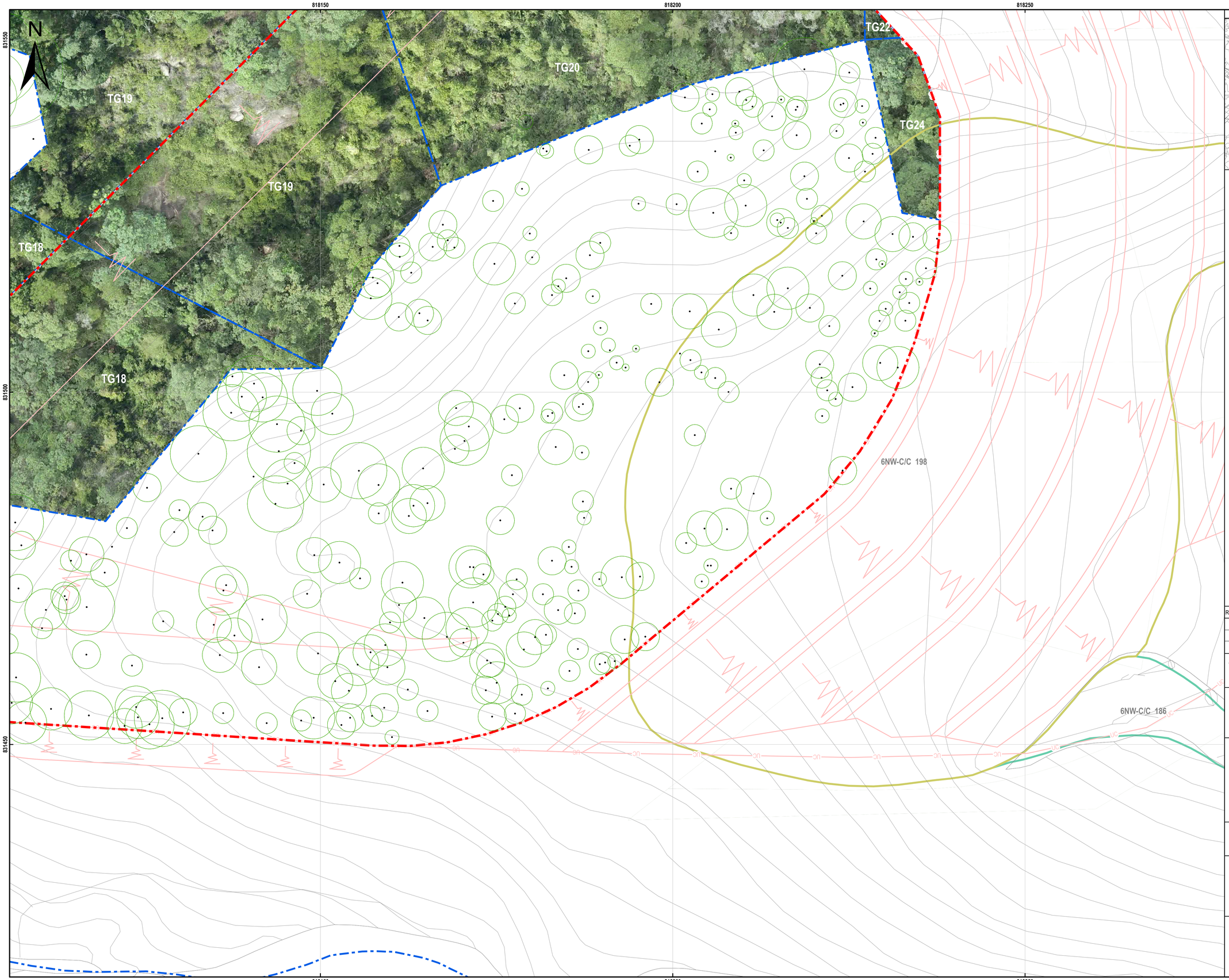
Drawing Title

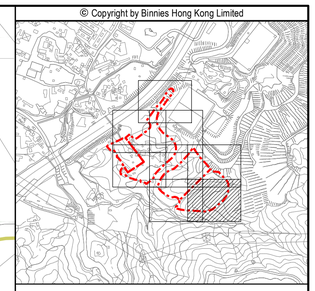
TREE GROUP PLAN (SHEET 7 OF 8)

Drawing No.	Scale
TGP-07	A1:1:250

土木工程拓展署
CEDD Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司





LEGEND

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Drawing Title

TREE GROUP PLAN
(SHEET 8 OF 8)

Drawing No.	Scale
TGP-08	A1:1:250

土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司

Tree Assessment Schedule

Contract No.: **CE 92/2017(CE)**

Project Title: **Site Formation and Infrastructure Works for Public Housing Development near Tan Kwai Tsuen, Yuen Long - Investigation, Design and ConstructionStudy**

Date of Inspection: **2020-2021** Surveyed by: **Pierre S.K. Ng (Technician Member of the Arboricultural Association No. TE2523)**

Tree No.	Species		Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting		Conservation status	Recommendation	Maintenance department to provide comment on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)	(High(H) / Medium(M) / Low(L))	(Good (G) / Average (A) / Poor(P))			(High(H) / Medium(M) / Low(L))	Remarks*	(Y/N) Remark**	(Retain / Transplan /Remove)	Before	After	
T949	*Dimocarpus longan*	龍眼	6.0	220	5.0	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	Restricted root growth; on slope
T950	*Celtis sinensis*	朴樹	6.0	200	5.0	Med	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk; restricted root growth
T957	*Dimocarpus longan*	龍眼	6.0	200	6.0	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	On slope; dual trunk; vined
T961	*Dimocarpus longan*	龍眼	6.0	190	5.5	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	On slope; multi trunk; restricted root growth
T962	*Dimocarpus longan*	龍眼	6.0	120	6.0	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	On slope; restricted root growth
T964	*Dimocarpus longan*	龍眼	5.0	120	6.5	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	On slope; restricted root growth
T965	*Dimocarpus longan*	龍眼	7.0	160	7.0	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	On slope; restricted root growth
T966	*Dimocarpus longan*	龍眼	7.5	170	8.0	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	On slope; restricted root growth
T967	*Ficus hispida*	對葉榕	8.0	110	7.0	Low	Average	Poor	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; restricted root growth; sparse foliage
T968	*Melia azedarach*	楝	12.0	380	10.0	Med	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	Restricted root growth; slightly leaning
T969	*Celtis sinensis*	朴樹	8.0	160	6.0	Med	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	Restricted root growth; poor taper
T970	*Celtis sinensis*	朴樹	7.0	200	6.0	Med	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	Restricted root growth; poor taper
T1165	*Dimocarpus longan*	龍眼	9.0	280	7.0	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	Restricted root growth; on slope; nearby residental building; fenced off
T1166	*Dimocarpus longan*	龍眼	8.0	250	7.0	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	Restricted root growth; on slope; nearby residental building; fenced off; broken branch
T1167	*Artocarpus heterophyllus*	波蘿蜜	3.0	100	2.5	Med	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	Restricted root growth; poor taper
T1175	*Dimocarpus longan*	龍眼	5.0	220	4.0	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	On slope; restricted root growth
T1176	*Dimocarpus longan*	龍眼	4.0	200	4.5	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	On slope; restricted root growth; dual trunk
T1177	*Dimocarpus longan*	龍眼	5.0	250	4.0	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	On slope; restricted root growth; dual trunk
T1178	*Dimocarpus longan*	龍眼	4.5	150	3.0	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	On slope; restricted root growth; dual trunk
T1179	*Dimocarpus longan*	龍眼	5.0	200	5.0	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	On slope; restricted root growth
T1180	*Bridelia tomentosa*	土蜜樹	4.0	200	4.5	Low	Poor	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth; leaning
T1181	*Celtis sinensis*	朴樹	8.0	350	5.0	Med	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth; vined
T1182	*Dimocarpus longan*	龍眼	5.0	120	4.0	Low	Average	Average	Average	Low	b,d,e	IUCN:NT	Remove	LandsD	N.A.	On slope; restricted root growth; vined
T1183	*Ficus hispida*	對葉榕	7.0	200	6.0	Low	Poor	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth; sparse foliage
T1184	*Litsea monopetala*	假柿木薑子	8.0	190	5.0	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth; sparse foliage
T1185	*Macaranga tanarius var. tomentosa*	血桐	6.0	290	6.0	Low	Poor	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth; sereve leaning
T1186	*Syzygium jambos*	蒲桃	10.0	800	12.0	Med	Average	Average	Average	Low	b,d,e,f	N	Remove	LandsD	N.A.	On slope; restricted root growth
T1187	*Celtis sinensis*	朴樹	6.0	160	4.0	Med	Average	Average	Poor	Low	b,d,e,h	N	Remove	LandsD	N.A.	Decay at root collar; on slope; restricted root growth
T1188	Dead Tree	死樹	4.0	300	3.0	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T1193	*Ficus elastica*	印度榕	12.0	1500	15.0	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth; multi trunk, PTI
T1194	*Celtis sinensis*	朴樹	8.0	280	4.0	Med	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth
T1196	*Ligustrum sinense*	山指甲	3.5	140	5.0	Low	Poor	Average	Poor	Low	b,c,d,e,h	N	Remove	LandsD	N.A.	Root plate movement; collapsed; sereve leaning
T1197	*Ligustrum sinense*	山指甲	4.0	200	4.0	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth
T1198	Dead Tree	死樹	4.0	100	3.0	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T1259	*Ligustrum sinense*	山指甲	8.0	250	6.0	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth
T1260	*Albizia lebbeck*	大葉合歡	9.0	320	7.0	Low	Poor	Average	Poor	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; leader broken; deformed crown
T1261	*Morus alba*	桑	5.0	130	4.0	Med	Poor	Average	Poor	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; leader broken; dual trunk; restricted root growth
T1264	*Clausena lansium*	黃皮	3.0	150	5.0	Low	Poor	Average	Poor	Low	b,d,e,h	N	Remove	LandsD	N.A.	Root plate movement; collapsed; sereve leaning
T1265	*Eriobotrya japonica*	枇杷	6.0	140	5.0	Med	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth
T1266	*Eriobotrya japonica*	枇杷	5.0	140	3.0	Med	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth; dual trunk
T1267	*Clausena lansium*	黃皮	4.0	120	3.0	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T1640	*Canarium album*	橄欖	7	280	5	Med	Average	Average	Average	Low	c,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning
T1641	*Canarium album*	橄欖	8	350	4	Med	Average	Average	Average	Low	c,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning
T1642	Dead Tree	死樹	4	300	3	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T1643	Dead Tree	死樹	5	110	2	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T1644	Dead Tree	死樹	4	200	4	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T1645	*Celtis sinensis*	朴樹	5	100	2	Med	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T1648	*Celtis sinensis*	朴樹	4	120	2	Med	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T1649	*Ficus hispida*	對葉榕	6	140	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	Sparse foilage; on slope
T1650	*Canarium album*	橄欖	2	120	0	Med	Average	Average	Average	Low	c,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning
T1664	*Ligustrum sinense*	山指甲	3	110	3	Low	Average	Poor	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	Restricted root growth; leading; on slope; sparse foilage
T1666	*Macaranga tanarius var. tomentosa*	血桐	4	140	5	Low	Average	Average	Average	Low	c,d,e	N	Remove	LandsD	N.A.	Cross branch; on slope; broken branch
T1667	*Macaranga tanarius var. tomentosa*	血桐	5	100	2	Low	Average	Average	Average	Low	c,d,e	N	Remove	LandsD	N.A.	Leaning; imbalanced crown; on slope
T1668	*Macaranga tanarius var. tomentosa*	血桐	4	140	4	Low	Average	Average	Average	Low	c,d,e	N	Remove	LandsD	N.A.	Cross branch; on slope; broken branch
T1669	Dead Tree	死樹	3	270	4	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T1670	*Celtis sinensis*	朴樹	5	190	4	Med	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T1671	*Celtis sinensis*	朴樹	5	110	4	Med	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; abrupt bending at mid trunk; low live crown ratio
T1672	*Ligustrum sinense*	山指甲	3	110	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T1673	*Schefflera heptaphylla*	鵝掌柴	4	150	5	Low	Average	Average	Average	Low	c,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning

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	Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)	(High(H) / Medium(M) / Low(L))	(Good (G) / Average (A) / Poor(P))			(High(H) / Medium(M) / Low(L))	Remarks*	(Y/N) Remark**	(Retain / Transplan /Remove)	Before	After	
T1674	*Schefflera heptaphylla*	鵝掌柴	3	120	4	Low	Poor	Average	Average	Low	c,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio; restricted root growth
T1675	*Schefflera heptaphylla*	鵝掌柴	3	100	3	Low	Poor	Average	Average	Low	c,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio; restricted root growth
T1676	Dead Tree	死樹	4	120	4	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T1677	*Schefflera heptaphylla*	鵝掌柴	4	100	3	Low	Poor	Average	Average	Low	c,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio; restricted root growth; vined
T1701	Dead Tree	死樹	10	250	9	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T1702	*Schefflera heptaphylla*	鵝掌柴	13	300	7	Low	Poor	Average	Average	Low	c,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio; restricted root growth; vined
T1703	*Schefflera heptaphylla*	鵝掌柴	15	200	9	Low	Poor	Average	Average	Low	c,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio; restricted root growth; vined
T1704	*Schefflera heptaphylla*	鵝掌柴	16	210	8	Low	Poor	Average	Average	Low	c,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio; restricted root growth; vined
T2039	*Tetradium glabrifolium*	楝葉吳茱萸	7	200	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	Dual trunk; slightly curving
T2041	*Acacia auriculiformis*	耳果相思	12	150	4	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth; leaning
T2042	*Lophostemon confertus*	紅膠木	7	150	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2043	*Lophostemon confertus*	紅膠木	10	110	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2044	*Lophostemon confertus*	紅膠木	8	140	4	Low	Poor	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; poor taper
T2046	*Lophostemon confertus*	紅膠木	7	110	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2047	*Lophostemon confertus*	紅膠木	9	140	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2048	*Lophostemon confertus*	紅膠木	9	130	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2049	*Lophostemon confertus*	紅膠木	8	120	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2050	*Lophostemon confertus*	紅膠木	8	130	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2051	*Lophostemon confertus*	紅膠木	11	300	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2052	*Lophostemon confertus*	紅膠木	8	150	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2053	*Lophostemon confertus*	紅膠木	8	150	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning
T2054	*Lophostemon confertus*	紅膠木	12	300	8	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T2055	*Lophostemon confertus*	紅膠木	7	300	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2056	*Lophostemon confertus*	紅膠木	9	280	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2057	*Lophostemon confertus*	紅膠木	7	120	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2058	*Pinus massoniana*	馬尾松	14	220	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2059	*Pinus massoniana*	馬尾松	16	260	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2060	*Pinus massoniana*	馬尾松	16	320	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2061	*Pinus massoniana*	馬尾松	16	300	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2062	*Pinus massoniana*	馬尾松	12	220	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2063	*Pinus massoniana*	馬尾松	12	220	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2064	*Lophostemon confertus*	紅膠木	8	200	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2065	*Lophostemon confertus*	紅膠木	6	200	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2066	*Lophostemon confertus*	紅膠木	7	150	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2067	*Lophostemon confertus*	紅膠木	7	160	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2068	*Lophostemon confertus*	紅膠木	4	120	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2069	*Lophostemon confertus*	紅膠木	6	150	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2073	*Pinus massoniana*	馬尾松	17	200	6	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2076	*Lophostemon confertus*	紅膠木	8	120	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2077	*Lophostemon confertus*	紅膠木	6	130	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2078	*Lophostemon confertus*	紅膠木	7	150	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; curving at lower trunk
T2079	*Lophostemon confertus*	紅膠木	8	300	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2080	*Lophostemon confertus*	紅膠木	12	400	8	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2081	*Lophostemon confertus*	紅膠木	10	330	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2082	*Lophostemon confertus*	紅膠木	12	300	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2083	*Lophostemon confertus*	紅膠木	12	300	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2084	*Lophostemon confertus*	紅膠木	5	250	5	Low	Poor	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; imbalanced crown
T2085	*Acacia auriculiformis*	耳果相思	8	130	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2086	*Pinus massoniana*	馬尾松	16	300	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2088	*Lophostemon confertus*	紅膠木	11	160	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2089	*Lophostemon confertus*	紅膠木	8	300	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2090	*Lophostemon confertus*	紅膠木	14	280	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2091	*Lophostemon confertus*	紅膠木	7	180	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2092	*Lophostemon confertus*	紅膠木	12	280	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2093	*Lophostemon confertus*	紅膠木	7	300	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2099	*Acacia confusa*	台灣相思	12	170	4	Low	Poor	Average	Poor	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope, leaning; cavity at lower trunk
T2100	*Pinus massoniana*	馬尾松	17	320	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2101	*Acronychia pedunculata*	山油柑	10	200	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2102	*Acacia confusa*	台灣相思	11	160	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk

Tree Assessment Schedule

Contract No.: **CE 92/2017(CE)**
Project Title: **Site Formation and Infrastructure Works for Public Housing Development near Tan Kwai Tsuen, Yuen Long - Investigation, Design and ConstructionStudy**
Date of Inspection: **2020-2021** Surveyed by: **Pierre S.K. Ng (Technician Member of the Arboricultural Association No. TE2523)**

Tree No.	Species		Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting		Conservation status	Recommendation	Maintenance department to provide comment on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)	(High(H) / Medium(M) / Low(L))	(Good (G) / Average (A) / Poor(P))			(High(H) / Medium(M) / Low(L))	Remarks*	(Y/N) Remark**	(Retain / Transplan /Remove)	Before	After	
T2103	*Acacia confusa*	台灣相思	12	200	7	Low	Average	Poor	Poor	Low	b,c,d,e,h	N	Remove	LandsD	N.A.	Longitudinal crack/ wound on lower trunk; dieback twigs
T2105	*Pinus massoniana*	馬尾松	17	160	6	Low	Poor	Average	Average	Low	b,c,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2106	*Lophostemon confertus*	紅膠木	6	110	3	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	Multi trunk; imbalanced crown; on slope
T2107	*Lophostemon confertus*	紅膠木	7	160	5	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	Multi trunk; on slope
T2108	*Lophostemon confertus*	紅膠木	5	150	6	Low	Average	Average	Poor	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope; root plate movement; leaning
T2109	*Pinus massoniana*	馬尾松	18	320	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2110	*Lophostemon confertus*	紅膠木	9	120	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2111	*Lophostemon confertus*	紅膠木	9	130	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2112	*Lophostemon confertus*	紅膠木	8	130	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; close to T2113; multi trunk
T2113	*Lophostemon confertus*	紅膠木	9	160	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; close to T2112; multi trunk
T2114	*Lophostemon confertus*	紅膠木	6	160	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T2115	*Lophostemon confertus*	紅膠木	8	120	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T2116	*Lophostemon confertus*	紅膠木	9	130	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T2117	*Lophostemon confertus*	紅膠木	8	160	8	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T2118	*Lophostemon confertus*	紅膠木	9	180	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T2119	*Lophostemon confertus*	紅膠木	13	350	8	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2120	*Lophostemon confertus*	紅膠木	9	280	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2121	*Lophostemon confertus*	紅膠木	9	140	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2122	*Lophostemon confertus*	紅膠木	14	350	9	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2123	*Lophostemon confertus*	紅膠木	10	160	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2124	*Lophostemon confertus*	紅膠木	14	340	8	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2125	*Lophostemon confertus*	紅膠木	10	270	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2126	*Lophostemon confertus*	紅膠木	13	180	7	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2127	*Lophostemon confertus*	紅膠木	13	180	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2128	*Lophostemon confertus*	紅膠木	14	190	7	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2129	*Lophostemon confertus*	紅膠木	12	330	8	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; imbalanced crown
T2130	*Lophostemon confertus*	紅膠木	9	140	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2131	*Lophostemon confertus*	紅膠木	13	200	8	Low	Average	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2133	*Lophostemon confertus*	紅膠木	12	420	8	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2134	*Lophostemon confertus*	紅膠木	7	120	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2135	*Lophostemon confertus*	紅膠木	8	110	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2136	*Lophostemon confertus*	紅膠木	8	110	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2137	*Lophostemon confertus*	紅膠木	8	120	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2138	*Lophostemon confertus*	紅膠木	8	120	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2139	*Lophostemon confertus*	紅膠木	7	160	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2141	*Lophostemon confertus*	紅膠木	7	130	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2142	*Lophostemon confertus*	紅膠木	7	120	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2143	*Lophostemon confertus*	紅膠木	8	110	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2146	*Lophostemon confertus*	紅膠木	17	400	8	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning
T2147	*Lophostemon confertus*	紅膠木	8	220	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning
T2148	*Lophostemon confertus*	紅膠木	16	300	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2149	*Lophostemon confertus*	紅膠木	13	300	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning
T2150	*Lophostemon confertus*	紅膠木	10	180	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning
T2151	*Lophostemon confertus*	紅膠木	9	170	6	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2153	*Lophostemon confertus*	紅膠木	8	280	6	Low	Average	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; imbalanced crown
T2154	*Lophostemon confertus*	紅膠木	10	320	7	Low	Average	Average	Average	Low	b,d,e,f	N	Remove	LandsD	N.A.	On slope
T2155	*Lophostemon confertus*	紅膠木	11	300	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2156	*Lophostemon confertus*	紅膠木	8	280	6	Low	Average	Poor	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; sparse foliage; dieback twigs
T2157	*Lophostemon confertus*	紅膠木	9	280	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2158	*Lophostemon confertus*	紅膠木	11	330	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2159	*Lophostemon confertus*	紅膠木	7	120	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2160	*Pinus massoniana*	馬尾松	17	330	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2161	*Pinus massoniana*	馬尾松	17	280	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2162	*Acronychia pedunculata*	山油柑	6	100	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2163	*Acacia confusa*	台灣相思	7	110	2	Low	Average	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; abrupt bend at lower trunk
T2164	*Acacia auriculiformis*	耳果相思	8	150	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2165	*Lophostemon confertus*	紅膠木	9	150	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2166	*Acacia confusa*	台灣相思	5	110	3	Low	Poor	Poor	Average	Low	b,c,d,e,h	N	Remove	LandsD	N.A.	On slope; sparse foliage; dieback twigs
T2167	*Lophostemon confertus*	紅膠木	7	110	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope

Tree Assessment Schedule

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Project Title: **Site Formation and Infrastructure Works for Public Housing Development near Tan Kwai Tsuen, Yuen Long - Investigation, Design and ConstructionStudy**

Date of Inspection: **2020-2021** Surveyed by: **Pierre S.K. Ng (Technician Member of the Arboricultural Association No. TE2523)**

Tree No.	Species		Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting		Conservation status	Recommendation	Maintenance department to provide comment on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)	(High(H) / Medium(M) / Low(L))	(Good (G) / Average (A) / Poor(P))			(High(H) / Medium(M) / Low(L))	Remarks*	(Y/N) Remark**	(Retain / Transplan /Remove)	Before	After	
T2168	*Lophostemon confertus*	紅膠木	9	150	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2169	*Lophostemon confertus*	紅膠木	7	120	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2170	*Lophostemon confertus*	紅膠木	10	190	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2171	*Lophostemon confertus*	紅膠木	10	200	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2172	*Lophostemon confertus*	紅膠木	10	120	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2173	*Lophostemon confertus*	紅膠木	10	130	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2174	*Lophostemon confertus*	紅膠木	8	120	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T2175	*Lophostemon confertus*	紅膠木	10	130	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2176	*Lophostemon confertus*	紅膠木	7	100	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2177	*Lophostemon confertus*	紅膠木	8	110	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T2178	*Lophostemon confertus*	紅膠木	8	100	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2179	*Lophostemon confertus*	紅膠木	8	100	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2180	*Pinus massoniana*	馬尾松	7	200	4	Low	Poor	Average	Average	Low	b,c,d,e,h	N	Remove	LandsD	N.A.	On slope; sparse foliage; dieback twigs
T2181	*Lophostemon confertus*	紅膠木	7	110	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T2182	*Lophostemon confertus*	紅膠木	10	130	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2183	*Lophostemon confertus*	紅膠木	8	170	7	Low	Poor	Average	Average	Low	b,c,d,e,h	N	Remove	LandsD	N.A.	On slope; sparse foliage; dieback twigs
T2184	*Lophostemon confertus*	紅膠木	6	120	4	Low	Poor	Average	Average	Low	b,c,d,e,h	N	Remove	LandsD	N.A.	On slope; sparse foliage; dieback twigs
T2185	*Lophostemon confertus*	紅膠木	9	200	7	Low	Average	Poor	Average	Low	b,c,d,e,h	N	Remove	LandsD	N.A.	Curving at lower trunk; on slope; sparse foliage
T2186	*Lophostemon confertus*	紅膠木	7	200	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2187	*Lophostemon confertus*	紅膠木	8	130	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning
T2188	*Lophostemon confertus*	紅膠木	7	130	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2189	*Lophostemon confertus*	紅膠木	6	110	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2190	*Lophostemon confertus*	紅膠木	9	150	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2191	*Lophostemon confertus*	紅膠木	7	120	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2192	*Lophostemon confertus*	紅膠木	9	150	6	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2193	*Lophostemon confertus*	紅膠木	9	110	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2194	*Lophostemon confertus*	紅膠木	12	170	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; dual trunk; poor taper; low live crown ratio
T2195	*Lophostemon confertus*	紅膠木	9	140	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2196	*Lophostemon confertus*	紅膠木	8	150	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2197	*Lophostemon confertus*	紅膠木	7	140	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2198	*Lophostemon confertus*	紅膠木	7	110	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2199	*Lophostemon confertus*	紅膠木	8	160	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2200	*Lophostemon confertus*	紅膠木	8	170	6	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2201	*Lophostemon confertus*	紅膠木	6	140	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2202	*Lophostemon confertus*	紅膠木	6	140	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2203	*Lophostemon confertus*	紅膠木	6	140	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2204	*Pinus massoniana*	馬尾松	4	160	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2205	*Lophostemon confertus*	紅膠木	5	750	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2207	*Lophostemon confertus*	紅膠木	4	200	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; close to T2208
T2208	*Lophostemon confertus*	紅膠木	5	250	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; close to T2207
T2209	*Lophostemon confertus*	紅膠木	6	200	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2210	*Lophostemon confertus*	紅膠木	5	300	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2211	*Lophostemon confertus*	紅膠木	6	550	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2212	*Lophostemon confertus*	紅膠木	6	300	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2213	*Lophostemon confertus*	紅膠木	4	450	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2214	*Lophostemon confertus*	紅膠木	5	400	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2215	*Lophostemon confertus*	紅膠木	6	600	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2216	*Lophostemon confertus*	紅膠木	6	450	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2217	*Lophostemon confertus*	紅膠木	6	800	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2218	*Lophostemon confertus*	紅膠木	6	850	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2219	*Lophostemon confertus*	紅膠木	6	140	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2220	*Lophostemon confertus*	紅膠木	6	140	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2221	*Lophostemon confertus*	紅膠木	6	500	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2222	*Lophostemon confertus*	紅膠木	10	350	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2223	*Lophostemon confertus*	紅膠木	9	300	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2224	*Lophostemon confertus*	紅膠木	7	250	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2225	*Lophostemon confertus*	紅膠木	7	230	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2226	*Lophostemon confertus*	紅膠木	7	850	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2227	*Lophostemon confertus*	紅膠木	8	200	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope

Tree Assessment Schedule

Contract No.: **CE 92/2017(CE)**

Project Title: **Site Formation and Infrastructure Works for Public Housing Development near Tan Kwai Tsuen, Yuen Long - Investigation, Design and ConstructionStudy**

Date of Inspection: **2020-2021** Surveyed by: **Pierre S.K. Ng (Technician Member of the Arboricultural Association No. TE2523)**

Tree No.	Species		Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting		Conservation status	Recommendation	Maintenance department to provide comment on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)	(High(H) / Medium(M) / Low(L))	(Good (G) / Average (A) / Poor(P))			(High(H) / Medium(M) / Low(L))	Remarks*	(Y/N) Remark**	(Retain / Transplan /Remove)	Before	After	
T2228	*Lophostemon confertus*	紅膠木	9	450	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2229	*Lophostemon confertus*	紅膠木	10	400	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2230	*Lophostemon confertus*	紅膠木	10	250	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2231	*Lophostemon confertus*	紅膠木	11	180	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2232	*Lophostemon confertus*	紅膠木	4	210	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; curving
T2233	*Lophostemon confertus*	紅膠木	11	350	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2234	*Lophostemon confertus*	紅膠木	9	220	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2235	*Lophostemon confertus*	紅膠木	11	270	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2236	*Lophostemon confertus*	紅膠木	4	140	1	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2237	*Lophostemon confertus*	紅膠木	10	180	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2238	*Lophostemon confertus*	紅膠木	9	200	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2239	*Lophostemon confertus*	紅膠木	11	310	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2240	*Pinus massoniana*	馬尾松	12	240	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2241	*Pinus massoniana*	馬尾松	11	180	1	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2242	*Lophostemon confertus*	紅膠木	12	430	9	Low	Average	Average	Average	Low	b,d,e,f	N	Remove	LandsD	N.A.	On slope
T2243	*Lophostemon confertus*	紅膠木	5	700	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2244	*Lophostemon confertus*	紅膠木	4	500	2	Low	-	-	-	-	b,d,e	N	Remove	LandsD	N.A.	On slope
T2245	*Lophostemon confertus*	紅膠木	4	140	1	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2246	*Lophostemon confertus*	紅膠木	4	320	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2247	*Lophostemon confertus*	紅膠木	5	1120	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2248	*Lophostemon confertus*	紅膠木	6	110	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2249	*Lophostemon confertus*	紅膠木	5	1420	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2250	*Pinus massoniana*	馬尾松	13	270	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2252	*Lophostemon confertus*	紅膠木	5	220	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2253	*Lophostemon confertus*	紅膠木	5	120	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2254	*Lophostemon confertus*	紅膠木	6	680	3	Low	Poor	Average	Average	Low	b,d,e,f,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2255	*Lophostemon confertus*	紅膠木	4	600	1	Low	Poor	Average	Average	Low	b,d,e,f,h	N	Remove	LandsD	N.A.	On slope; dual trunk; poor taper; low live crown ratio
T2256	*Lophostemon confertus*	紅膠木	5	140	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2257	*Lophostemon confertus*	紅膠木	4	380	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2258	*Lophostemon confertus*	紅膠木	5	110	1	Low	Poor	Average	Average	Low	b,d,e,f,h	N	Remove	LandsD	N.A.	On slope; dual trunk; poor taper; low live crown ratio
T2259	*Lophostemon confertus*	紅膠木	5	130	1	Low	Poor	Average	Average	Low	b,d,e,f,h	N	Remove	LandsD	N.A.	On slope; dual trunk; poor taper; low live crown ratio
T2263	*Lophostemon confertus*	紅膠木	5	100	2	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope
T2265	*Lophostemon confertus*	紅膠木	6	100	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; slightly curving at lower trunk
T2266	*Lophostemon confertus*	紅膠木	7	130	3	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope
T2267	*Lophostemon confertus*	紅膠木	8	120	5	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope
T2268	*Lophostemon confertus*	紅膠木	10	350	6	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope
T2269	*Pinus massoniana*	馬尾松	7	150	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2270	*Lophostemon confertus*	紅膠木	5	110	3	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope
T2271	*Lophostemon confertus*	紅膠木	5	100	4	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope
T2272	*Lophostemon confertus*	紅膠木	9	150	3	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope
T2273	*Lophostemon confertus*	紅膠木	6	120	3	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope; multi-trunk
T2274	*Lophostemon confertus*	紅膠木	7	110	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; dual trunk; poor taper; low live crown ratio
T2275	*Lophostemon confertus*	紅膠木	7	130	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; dual trunk; poor taper; low live crown ratio
T2277	*Lophostemon confertus*	紅膠木	9	230	5	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope
T2278	*Lophostemon confertus*	紅膠木	8	230	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2279	*Pinus massoniana*	馬尾松	8	160	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2280	*Lophostemon confertus*	紅膠木	8	120	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T2281	*Lophostemon confertus*	紅膠木	9	230	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2282	*Pinus massoniana*	馬尾松	15	300	6	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2283	*Lophostemon confertus*	紅膠木	7	130	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2284	*Lophostemon confertus*	紅膠木	8	120	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T2285	*Lophostemon confertus*	紅膠木	8	110	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2286	*Lophostemon confertus*	紅膠木	8	130	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2287	*Lophostemon confertus*	紅膠木	9	160	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2288	*Lophostemon confertus*	紅膠木	5	110	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2289	*Lophostemon confertus*	紅膠木	5	100	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2290	*Lophostemon confertus*	紅膠木	9	150	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2291	*Lophostemon confertus*	紅膠木	6	110	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2295	*Lophostemon confertus*	紅膠木	10	250	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope

Tree Assessment Schedule

Contract No.: **CE 92/2017(CE)**

Project Title: **Site Formation and Infrastructure Works for Public Housing Development near Tan Kwai Tsuen, Yuen Long - Investigation, Design and ConstructionStudy**

Date of Inspection: **2020-2021** Surveyed by: **Pierre S.K. Ng (Technician Member of the Arboricultural Association No. TE2523)**

Tree No.	Species		Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting		Conservation status	Recommendation	Maintenance department to provide comment on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)	(High(H) / Medium(M) / Low(L))	(Good (G) / Average (A) / Poor(P))			(High(H) / Medium(M) / Low(L))	Remarks*	(Y/N) Remark**	(Retain / Transplan /Remove)	Before	After	
T2299	*Lophostemon confertus*	紅膠木	10	250	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2300	*Lophostemon confertus*	紅膠木	8	130	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2301	*Pinus massoniana*	馬尾松	12	220	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2302	*Pinus massoniana*	馬尾松	11	220	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2303	*Pinus massoniana*	馬尾松	10	120	1	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2304	*Pinus massoniana*	馬尾松	12	250	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2305	*Pinus massoniana*	馬尾松	12	270	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2306	*Lophostemon confertus*	紅膠木	10	250	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2307	*Lophostemon confertus*	紅膠木	7	300	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2308	*Lophostemon confertus*	紅膠木	10	230	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2309	*Lophostemon confertus*	紅膠木	9	200	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2310	*Lophostemon confertus*	紅膠木	11	220	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; slightly curving at lower trunk
T2311	*Lophostemon confertus*	紅膠木	5	150	1	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2312	*Lophostemon confertus*	紅膠木	11	250	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2313	*Lophostemon confertus*	紅膠木	6	140	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2314	*Lophostemon confertus*	紅膠木	8	200	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2315	*Lophostemon confertus*	紅膠木	8	200	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2316	*Lophostemon confertus*	紅膠木	7	210	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2317	*Lophostemon confertus*	紅膠木	6	220	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2318	*Lophostemon confertus*	紅膠木	5	170	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2319	*Lophostemon confertus*	紅膠木	8	220	1	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2320	*Lophostemon confertus*	紅膠木	5	190	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2321	*Lophostemon confertus*	紅膠木	11	720	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2322	*Lophostemon confertus*	紅膠木	10	220	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2323	*Lophostemon confertus*	紅膠木	9	200	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; vined
T2324	*Lophostemon confertus*	紅膠木	7	200	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2325	*Lophostemon confertus*	紅膠木	10	420	3	Low	Average	Average	Average	Low	b,d,e,f	N	Remove	LandsD	N.A.	On slope; multi-trunk
T2326	*Lophostemon confertus*	紅膠木	12	320	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2327	*Lophostemon confertus*	紅膠木	11	390	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2330	*Lophostemon confertus*	紅膠木	6	120	1	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2331	*Lophostemon confertus*	紅膠木	6	180	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2332	*Lophostemon confertus*	紅膠木	4	110	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning
T2333	*Lophostemon confertus*	紅膠木	6	160	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2334	*Lophostemon confertus*	紅膠木	7	200	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2335	*Lophostemon confertus*	紅膠木	12	270	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2336	*Pinus massoniana*	馬尾松	12	230	1	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T2337	*Lophostemon confertus*	紅膠木	6	140	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2338	*Lophostemon confertus*	紅膠木	5	110	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2401	*Lophostemon confertus*	紅膠木	10	190	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2402	*Acronychia pedunculata*	山油柑	10	200	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2403	*Lophostemon confertus*	紅膠木	10	120	4	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope
T2404	*Pinus massoniana*	馬尾松	10	130	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2405	*Lophostemon confertus*	紅膠木	8	120	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2409	*Pinus massoniana*	馬尾松	8	100	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio; leaning
T2410	*Pinus massoniana*	馬尾松	8	100	6	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio; leaning
T2411	*Lophostemon confertus*	紅膠木	7	200	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2412	*Lophostemon confertus*	紅膠木	11	320	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning
T2413	*Pinus massoniana*	馬尾松	3	100	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio; leaning
T2415	*Lophostemon confertus*	紅膠木	3	100	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2419	*Lophostemon confertus*	紅膠木	8	150	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio; leaning
T2420	*Pinus massoniana*	馬尾松	9	270	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio; leaning
T2426	*Lophostemon confertus*	紅膠木	9	110	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2427	*Lophostemon confertus*	紅膠木	8	120	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2438	*Acacia confusa*	台灣相思	7	150	3	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2987	*Lophostemon confertus*	紅膠木	8	160	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio
T2988	*Schima superba*	木荷	9	400	7	Med	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2989	*Lophostemon confertus*	紅膠木	9	400	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2990	*Acacia confusa*	台灣相思	8	400	7	Low	Average	Average	Average	Low	b,c,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T2991	*Lophostemon confertus*	紅膠木	8	180	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope

Tree Assessment Schedule

Contract No.: **CE 92/2017(CE)**

Project Title: **Site Formation and Infrastructure Works for Public Housing Development near Tan Kwai Tsuen, Yuen Long - Investigation, Design and ConstructionStudy**

Date of Inspection: **2020-2021** Surveyed by: **Pierre S.K. Ng (Technician Member of the Arboricultural Association No. TE2523)**

Tree No.	Species		Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting		Conservation status	Recommendation	Maintenance department to provide comment on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)	(High(H) / Medium(M) / Low(L))	(Good (G) / Average (A) / Poor(P))			(High(H) / Medium(M) / Low(L))	Remarks*	(Y/N) Remark**	(Retain / Transplan /Remove)	Before	After	
T2992	*Acacia confusa*	台灣相思	9	230	4	Low	Average	Poor	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; sparse foliage; wilting
T2993	*Schefflera heptaphylla*	鵝掌柴	4	200	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi-trunk
T2994	Dead Tree	死樹	6	150	3	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T2995	Dead Tree	死樹	9	300	6	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T2996	*Lophostemon confertus*	紅膠木	13	220	7	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; dual trunk; poor taper
T2997	*Lophostemon confertus*	紅膠木	10	390	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T2998	*Acacia confusa*	台灣相思	6	140	3	Low	Average	Poor	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; sparse foliage; wilting
T2999	*Casuarina equisetifolia*	木麻黃	7	150	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3000	*Lophostemon confertus*	紅膠木	14	400	9	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3001	*Lophostemon confertus*	紅膠木	8	300	6	Low	Average	Average	Poor	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; root plate movement; leaning
T3002	*Lophostemon confertus*	紅膠木	7	160	4	Low	Average	Poor	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; sparse foliage; wilting
T3003	*Lophostemon confertus*	紅膠木	17	450	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio
T3004	*Acacia confusa*	台灣相思	7	160	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; imbalanced crown; vined
T3005	*Acacia confusa*	台灣相思	9	230	7	Low	Average	Poor	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; dual trunk; dieback twigs; sparse foliage
T3006	*Lophostemon confertus*	紅膠木	10	180	9	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3007	*Lophostemon confertus*	紅膠木	10	400	9	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3008	*Pinus massoniana*	馬尾松	9	200	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio
T3009	*Acacia confusa*	台灣相思	9	180	4	Low	Average	Poor	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; dual trunk; dieback twigs; sparse foliage
T3010	*Lophostemon confertus*	紅膠木	14	300	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3011	*Lophostemon confertus*	紅膠木	7	160	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3012	*Acacia confusa*	台灣相思	10	300	7	Low	Average	Poor	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; dieback twigs; sparse foliage
T3013	*Acacia confusa*	台灣相思	9	180	5	Low	Average	Poor	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; dieback twigs; sparse foliage; slightly leaning
T3015	*Pinus massoniana*	馬尾松	16	350	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio
T3016	*Pinus massoniana*	馬尾松	10	230	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio
T3017	*Lophostemon confertus*	紅膠木	16	400	7	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio
T3018	*Pinus massoniana*	馬尾松	16	350	5	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio
T3019	Dead Tree	死樹	9	500	7	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T3020	*Lophostemon confertus*	紅膠木	8	350	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3021	*Acacia confusa*	台灣相思	8	250	5	Low	Average	Poor	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; multi trunk; dieback twigs; sparse foliage
T3022	*Lophostemon confertus*	紅膠木	8	140	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3023	*Acacia confusa*	台灣相思	3	150	6	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; leaning
T3024	*Lophostemon confertus*	紅膠木	5	160	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3025	*Lophostemon confertus*	紅膠木	4	160	9	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; slightly leaning
T3026	*Pinus massoniana*	馬尾松	9	190	14	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; low live crown ratio
T3027	Dead Tree	死樹	8	180	10	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T3028	*Diplospora dubia*	狗骨柴	5	170	10	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3029	Dead Tree	死樹	10	90	6	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T3030	*Lophostemon confertus*	紅膠木	9	180	10	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3031	*Lophostemon confertus*	紅膠木	7	180	11	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3032	*Lophostemon confertus*	紅膠木	9	190	10	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3033	*Lophostemon confertus*	紅膠木	10	160	9	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3034	*Lophostemon confertus*	紅膠木	8	170	11	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3035	*Pinus massoniana*	馬尾松	8	190	10	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3036	*Lophostemon confertus*	紅膠木	11	210	13	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3037	*Lophostemon confertus*	紅膠木	7	170	7	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3038	*Lophostemon confertus*	紅膠木	3	150	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T3039	*Lophostemon confertus*	紅膠木	5	170	10	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3040	*Lophostemon confertus*	紅膠木	8	180	10	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T3041	*Lophostemon confertus*	紅膠木	7	150	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3042	Dead Tree	死樹	5	140	7	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T3043	*Lophostemon confertus*	紅膠木	7	170	8	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3044	*Lophostemon confertus*	紅膠木	9	180	8	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3045	*Lophostemon confertus*	紅膠木	8	190	7	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3046	*Pinus massoniana*	馬尾松	11	160	10	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3047	*Lophostemon confertus*	紅膠木	6	130	8	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T3048	*Lophostemon confertus*	紅膠木	9	190	10	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; dual trunk
T3049	*Pinus massoniana*	馬尾松	7	140	8	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3050	*Lophostemon confertus*	紅膠木	10	160	9	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T3052	*Lophostemon confertus*	紅膠木	9	210	12	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope

Tree Assessment Schedule

Contract No.: **CE 92/2017(CE)**

Project Title: **Site Formation and Infrastructure Works for Public Housing Development near Tan Kwai Tsuen, Yuen Long - Investigation, Design and ConstructionStudy**

Date of Inspection: **2020-2021** Surveyed by: **Pierre S.K. Ng (Technician Member of the Arboricultural Association No. TE2523)**

Tree No.	Species		Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting		Conservation status	Recommendation	Maintenance department to provide comment on TPRP		Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)	(High(H) / Medium(M) / Low(L))	(Good (G) / Average (A) / Poor(P))			(High(H) / Medium(M) / Low(L))	Remarks*	(Y/N) Remark**	(Retain / Transplan /Remove)	Before	After	
T3053	*Lophostemon confertus*	紅膠木	9	180	10	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T3054	*Lophostemon confertus*	紅膠木	8	170	11	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; multi trunk
T3055	*Pinus massoniana*	馬尾松	8	140	10	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3056	*Lophostemon confertus*	紅膠木	7	180	6	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3057	*Lophostemon confertus*	紅膠木	5	190	18	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3058	*Lophostemon confertus*	紅膠木	8	180	9	Low	Poor	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; leader broken
T3059	Dead Tree	死樹	8	190	7	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T3060	*Lophostemon confertus*	紅膠木	7	140	9	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3061	*Lophostemon confertus*	紅膠木	7	160	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3062	*Lophostemon confertus*	紅膠木	9	210	12	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3063	*Lophostemon confertus*	紅膠木	7	150	6	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3064	*Castanopsis fissa*	鬆蒴錐	10	170	9	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3065	*Lophostemon confertus*	紅膠木	7	140	8	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3066	*Pinus massoniana*	馬尾松	10	160	9	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; slightly leaning
T3067	*Lophostemon confertus*	紅膠木	8	180	9	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3068	*Lophostemon confertus*	紅膠木	7	150	8	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3069	*Lophostemon confertus*	紅膠木	9	180	14	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3070	*Lophostemon confertus*	紅膠木	9	230	16	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3072	*Pinus massoniana*	馬尾松	9	300	8	Low	Average	Average	Average	Low	b,d,e	N	Remove	WSD	N.A.	On slope
T3073	*Pinus massoniana*	馬尾松	8	140	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	WSD	N.A.	On slope
T3138	Dead Tree	死樹	4	110	11	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T3139	*Lophostemon confertus*	紅膠木	5	250	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3140	*Lophostemon confertus*	紅膠木	6	120	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3144	*Pinus massoniana*	馬尾松	12	400	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper
T3145	*Lophostemon confertus*	紅膠木	13	370	2	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3146	*Pinus massoniana*	馬尾松	7	120	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; dual trunk
T3147	*Pinus massoniana*	馬尾松	10	200	3	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T3148	*Lophostemon confertus*	紅膠木	10	140	2	Low	Average	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T3149	*Pinus massoniana*	馬尾松	11	420	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; dual trunk
T3157	*Lophostemon confertus*	紅膠木	9	450	4	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; dual trunk; low live crown ratio
T3158	*Pinus massoniana*	馬尾松	9	320	2	Low	Poor	Average	Average	Low	b,d,e,h	N	Remove	LandsD	N.A.	On slope; poor taper; low live crown ratio
T3235	Dead Tree	死樹	7	200	3	-	-	Dead	-	-	-	-	Remove	LandsD	N.A.	Dead Tree
T3236	*Schefflera heptaphylla*	鵝掌柴	7	220	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3237	*Pinus massoniana*	馬尾松	7	180	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3238	*Tetradium glabrifolium*	楝葉吳茱萸	8	150	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope
T3252	*Tetradium glabrifolium*	楝葉吳茱萸	7	180	5	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope; restricted root growth
T3253	*Schefflera heptaphylla*	鵝掌柴	8	180	4	Low	Average	Average	Average	Low	b,d,e	N	Remove	LandsD	N.A.	On slope

Remark* Justification for Fell / Transplant

a. conflict with excavation area required for proposed works
b. located on slope, rootball preparation for transplanting is not practical
c. Low amenity value
d. Irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting);
e. Low survival rate after transplanting;
f. Very large size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasbility stage);
g. With evidence of over-maturity and onset of senescence;
h. With poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits)
i. Undersirable species (e.g. *Leucaena leucocephala* which is an invasive exotic tree)

Remark Conservation Status**

Cap.96 – Species listed in Forestry Regulations under Forests and Countryside Ordinance (Cap. 96)
Cap.586 – Species listed in Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)
RPPHK – Species included in AFCD publication "Rare and Precious Plants of Hong Kong (2003)"
CPRDB:V - "Vulnerable" under China Plant Red Data Book
IUCN:NT – "Near Threatened" under IUCN Red List of Threatened Species

Total no. of Trees surveyed:	**450**
Total no. of Dead Trees:	**17**
Total no. of *Leucaena leucocephala* :	**0**
Total no. of Trees to be Felled:	**450**
Total no. of Trees to be Transplanted:	**0**
Total no. of Trees to be Retained:	**0**
Total DBH of the loss trees (excluding *Leucaena leucocephala*) (m):	**99.55**

元朗近丹桂村第一、二及三期公營房屋發展計劃
發展方案簡介

目的

本文件旨在向元朗區議會介紹元朗近丹桂村第一、二及三期公營房屋發展計劃，並諮詢議員的意見。

背景

2. 因應社會對公營房屋的殷切需求，政府在不同地區物色適合發展公營房屋的土地，以善用土地資源，推動房屋政策，包括上述公營房屋發展用地。有關用地位於元朗公路以南及現有丹桂村南食水配水庫以西(位置圖請參閱**附件一**)。政府已批准《唐人新村分區計劃大綱核准圖》就有關發展計劃進行土地用途改劃的擬議修訂，並於 2018 年 9 月 14 日刊憲。

3. 為配合上述公營房屋發展計劃，土木工程拓展署將進行相關的工地平整與基礎設施工程。整個近丹桂村公營房屋發展計劃分為三期，並分階段興建及竣工。

發展計劃擬議發展方案

4. 發展計劃第一、二及三期之擬議發展參數概述如下[備註1]:

	第一期	第二期	第三期
地盤面積	約 1.42 公頃	約 1.41 公頃	約 2.05 公頃
地積比率(住用及非住用)[備註2]	約 6.5 倍		
樓宇數目/高度	2 座約 40 層高的住宅大樓	2 座約 40 層高的住宅大樓	3 座約 52 層高的住宅大樓
	(不高於主水平基準上 205 米)		
單位數量[備註 2]	約 1,770 個	約 2,120 個	約 2,830 個
預計人口	約 4,780 人	約 5,730 人	約 7,640 人
康樂設施	休憩及兒童遊樂設施、綠化空間等		
社福設施[備註3]	嚴重弱智人士宿舍、展能中心	長者鄰舍中心、長者日間護理中心、安老院舍	-
泊車設施	參照《香港規劃標準與準則》內的指引提供泊車位		
其他設施	幼稚園及屋邨管理設施	幼稚園及零售設施	零售設施、濕貨街市、一個公共運輸交匯處及屋邨管理設施
發展概念設計圖	請參閱**附件二**		

備註 1 以下資料只供參考，細節尚待詳細設計。

備註 2 政府擬向城市規劃委員會申請放寬第一、二及三期發展計劃的總地積比率至約 7 倍。若獲城規會同意，房委會將在地盡其用的原則下，發展此公營房屋項目，有關單位數目及配套設施將作相應調整。

備註 3 建議中的社福設施是根據目前社會福利署提供的要求所制定，我們會繼續與社會福利署及相關部門研究再增撥樓面面積以增設其他社福設施的可能性。

5. 由於發展計劃需收回政府土地及進行土地平整，預計土地可於2026 年交予香港房屋委員會展開建屋工程，初步預計有關發展將於2030 及 2031 年分階段落成。

諮詢

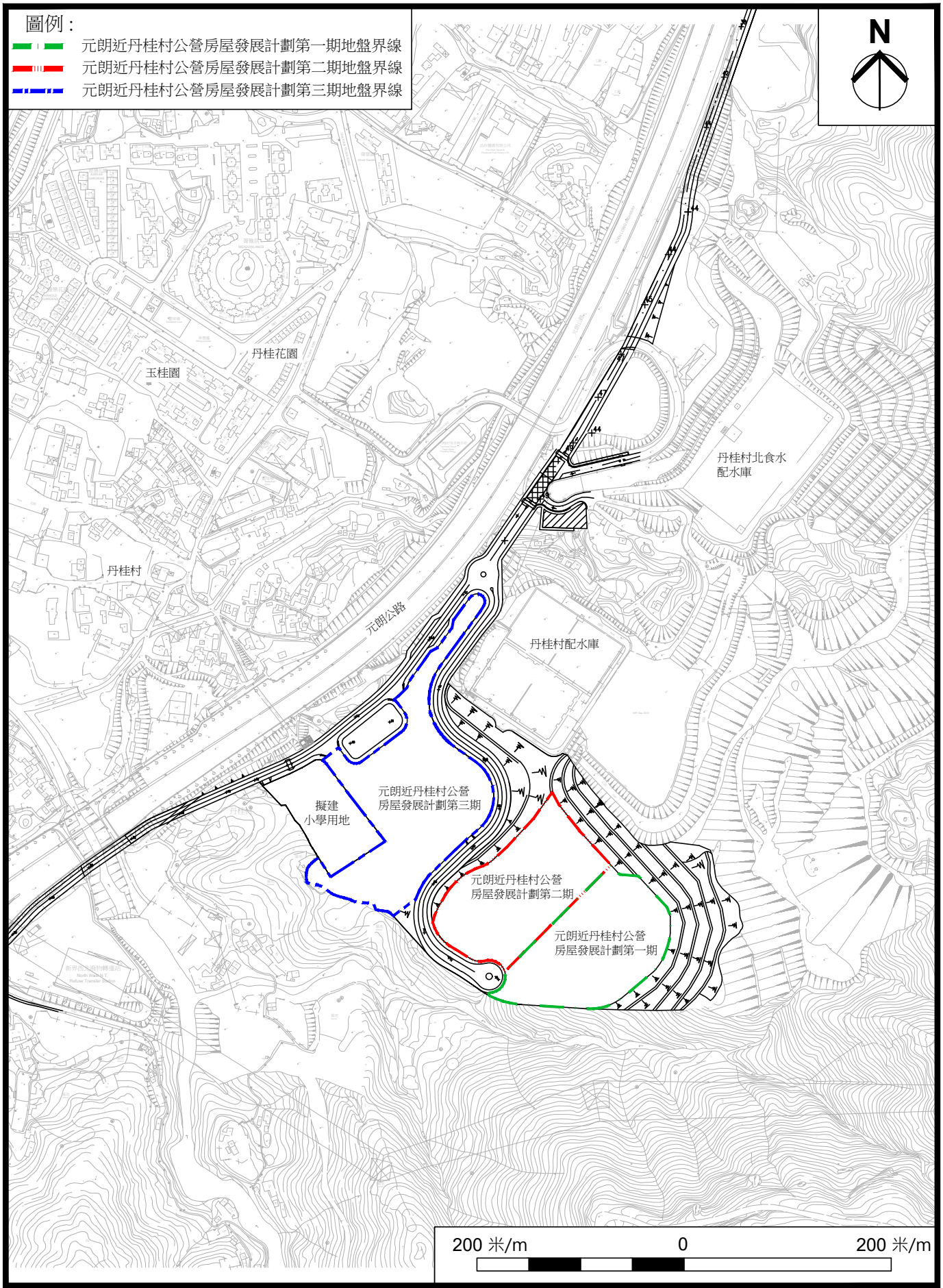
6. 歡迎議員就元朗近丹桂村第一、二及三期公營房屋發展計劃提供意見。

附件

附件 1 元朗近丹桂村第一、二及三期公營房屋發展計劃-位置圖

附件 2 元朗近丹桂村第一、二及三期公營房屋發展計劃-概念設計圖

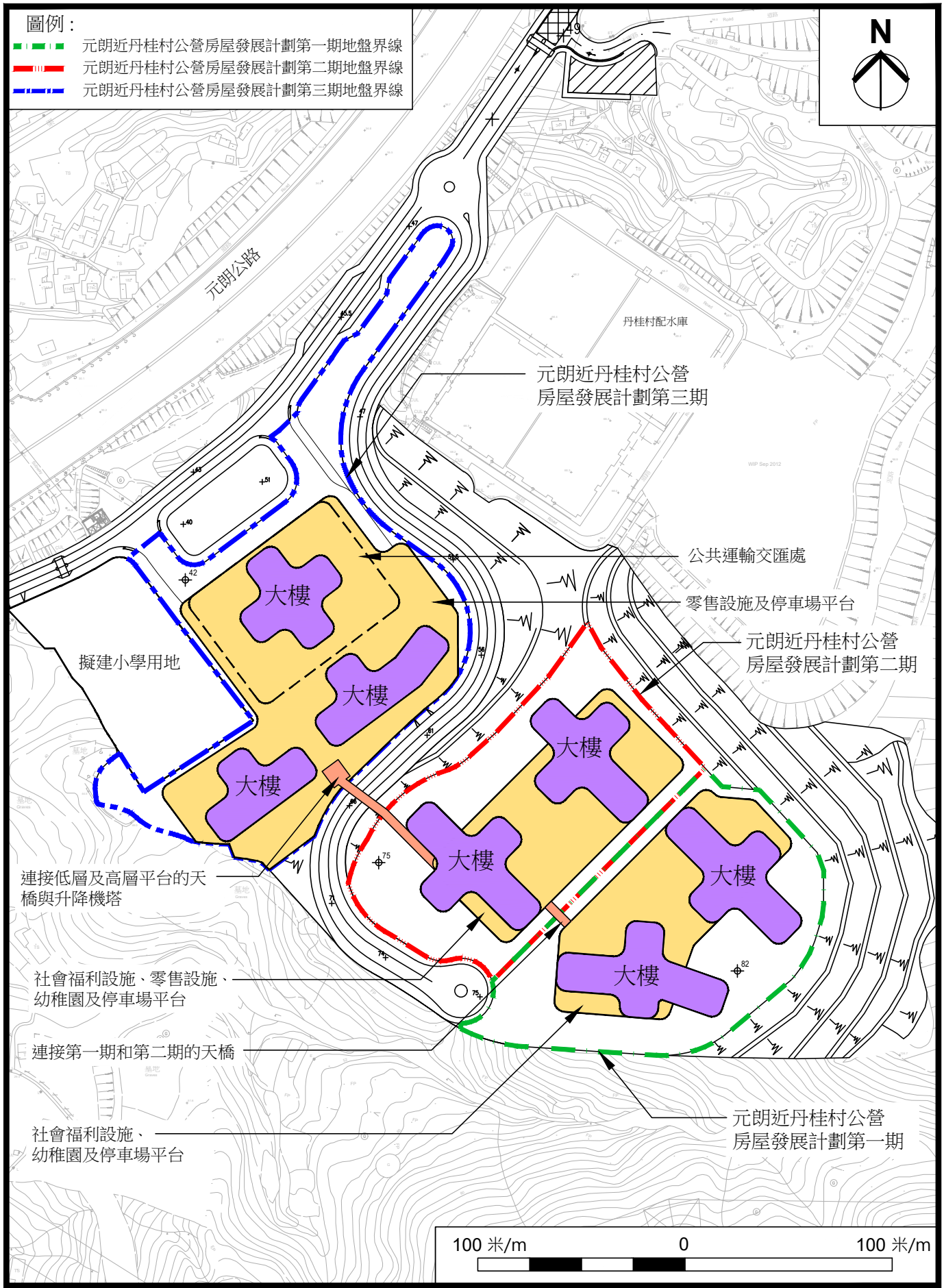
房屋署
2022 年 4 月



元朗近丹桂村第一、二及三期公營房屋發展計劃 - 位置圖

房 屋 署

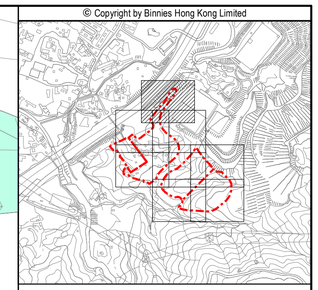
附件一	日 期 04.2022



元朗近丹桂村第一、二及三期公營房屋發展計劃 - 概念設計圖

房 屋 署

附件二	日 期 04.2022



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6NW-C/C 95
6NW-C/C 112
6NW-C/C 306

TG6
TG5
TG8

LEGEND

- LIMIT OF WORKS
- DISTRICT BOUNDARY
- TREE TO BE RETAINED
- TREE TO BE FELLED
- TREE TO BE TRANSPLANTED
- EXISTING TREE MAINTAINED BY EPD
- EXISTING TREE MAINTAINED BY HYD
- EXISTING TREE MAINTAINED BY LCSD
- EXISTING TREE MAINTAINED BY LANDSD
- EXISTING TREE MAINTAINED BY WSD
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- PROPOSED FLUSHING WATER MAIN
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- PROPOSED SEWER
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- PROPOSED U-CHANNEL

Revision	Date	Description			Initial
	Designed	Checked	Drawn	Checked	
Initial	REA	REA	VL	XL	
Date	04/22	04/22	04/22	04/22	

Approved

Project

Agreement No. CE 92/2017 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

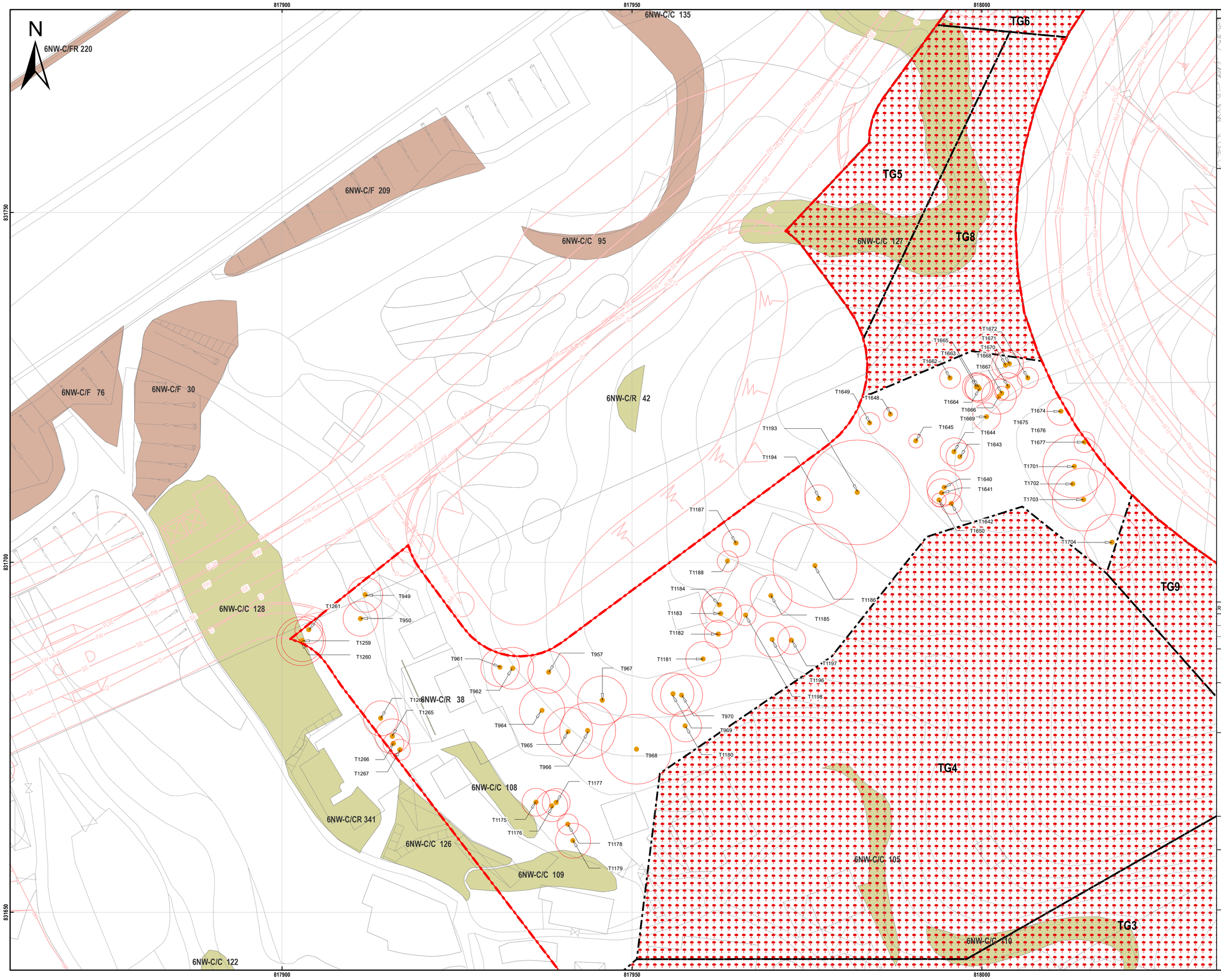
Drawing Title

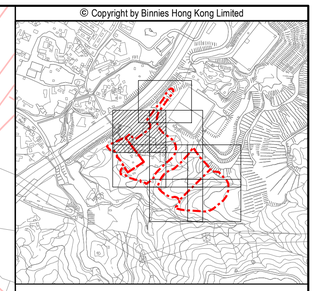
TREE TREATMENT PLAN (SHEET 1 OF 8)

Drawing No.	Scale
TR-01	A1:1:250

土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司





LEGEND

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		Designed	Checked	Drawn	Checked
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Date		04/22	04/22	04/22	04/22

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Project

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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

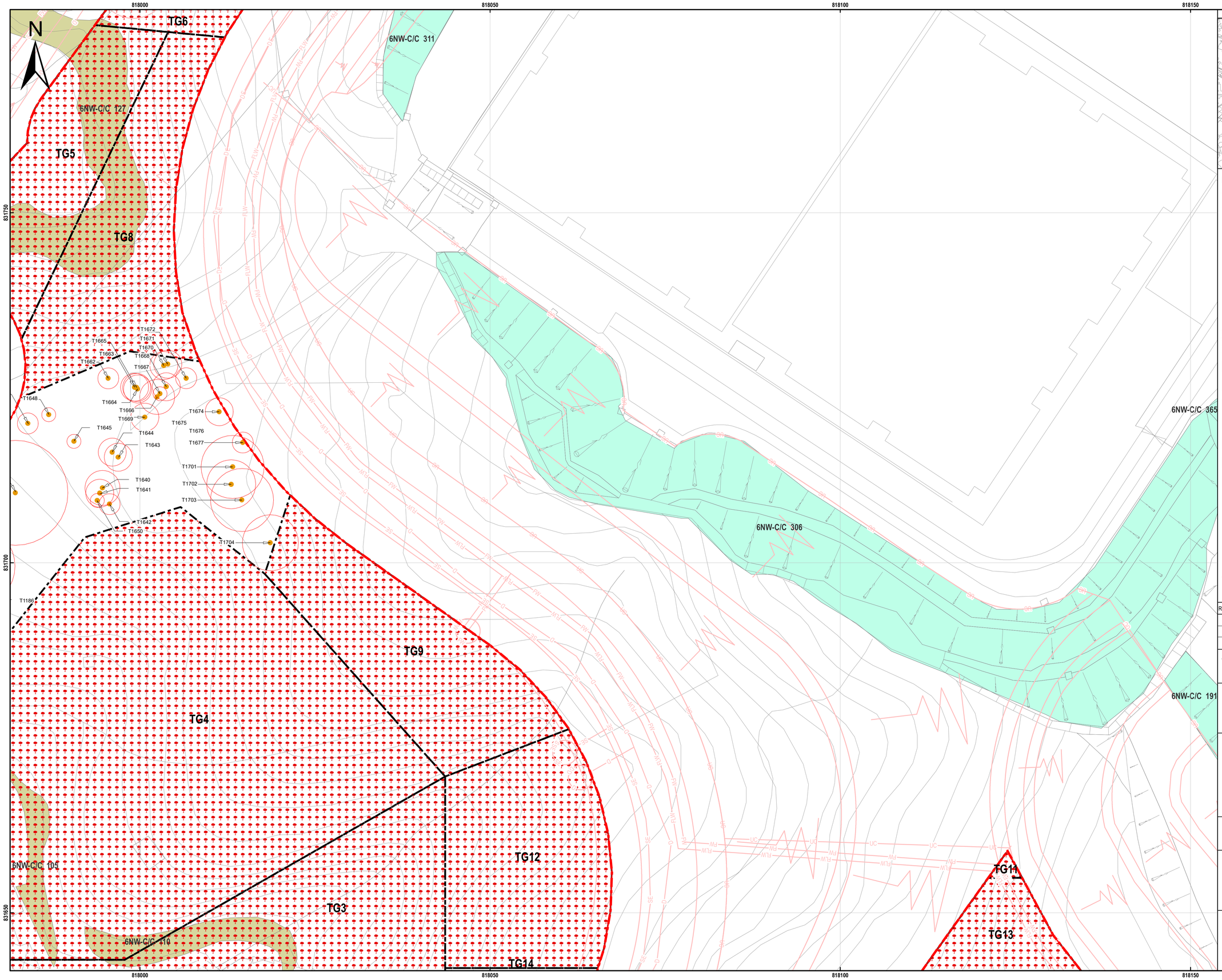
Drawing Title

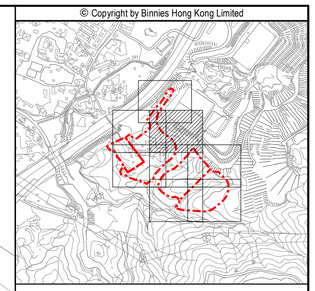
TREE TREATMENT PLAN (SHEET 2 OF 8)

Drawing No.	Scale
TR-02	A1:1:250

土木工程拓展署
CEDD Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司





LEGEND

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	Designed	Checked	Drawn	Checked	
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Project

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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title

TREE TREATMENT PLAN (SHEET 3 OF 8)

Drawing No.	Scale
TR-03	A1:1:250

土木工程拓展署
CEDD Civil Engineering and Development Department

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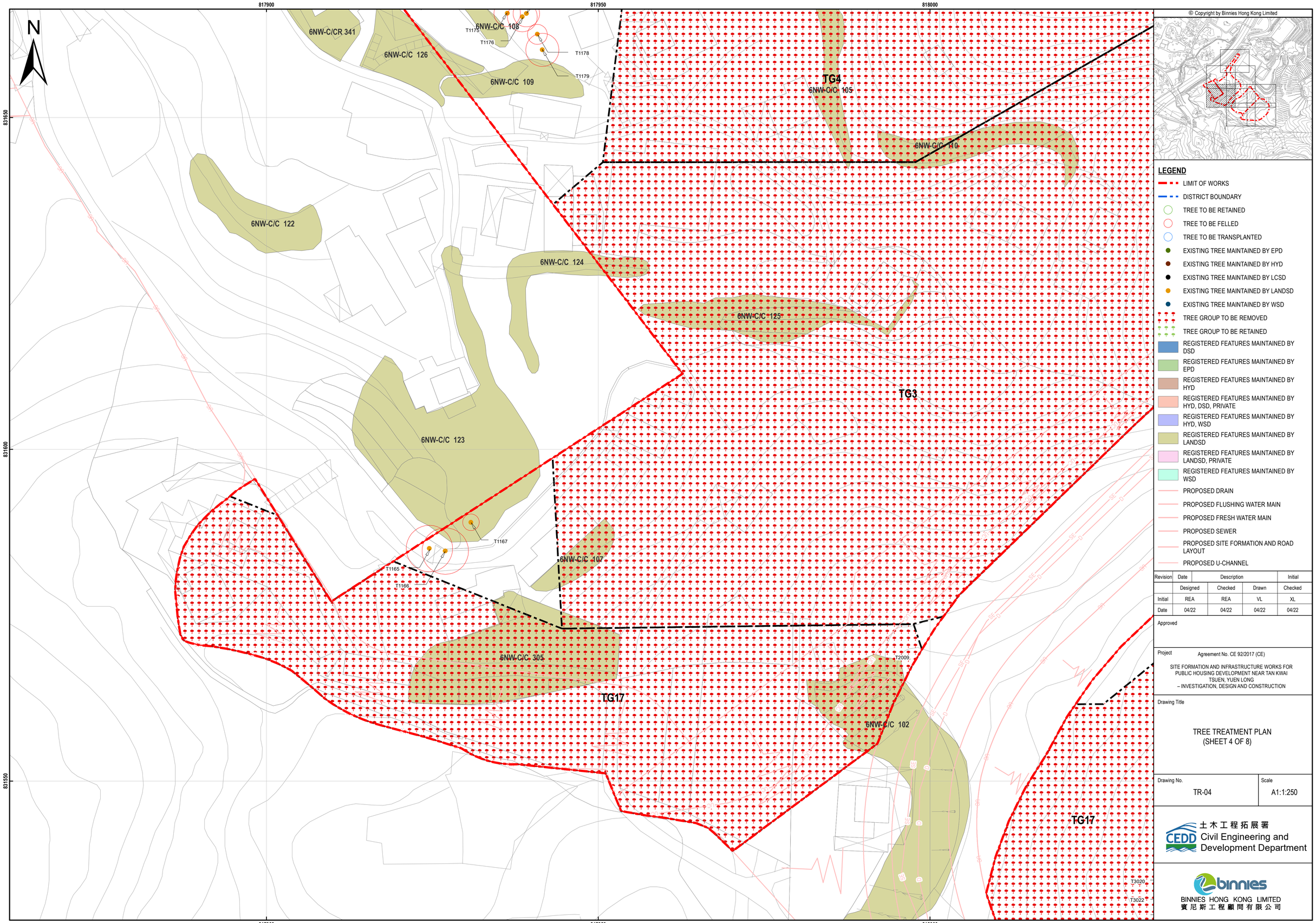
賓尼斯工程顧問有限公司



LEGEND

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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title

TREE TREATMENT PLAN (SHEET 4 OF 8)

Drawing No.	Scale
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土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司

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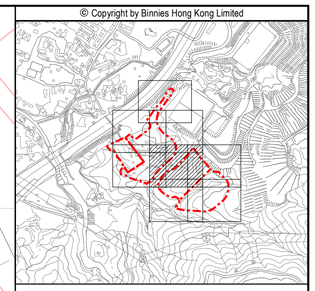

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Project

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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG – INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title

TREE TREATMENT PLAN (SHEET 5 OF 8)

Drawing No.	Scale
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土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
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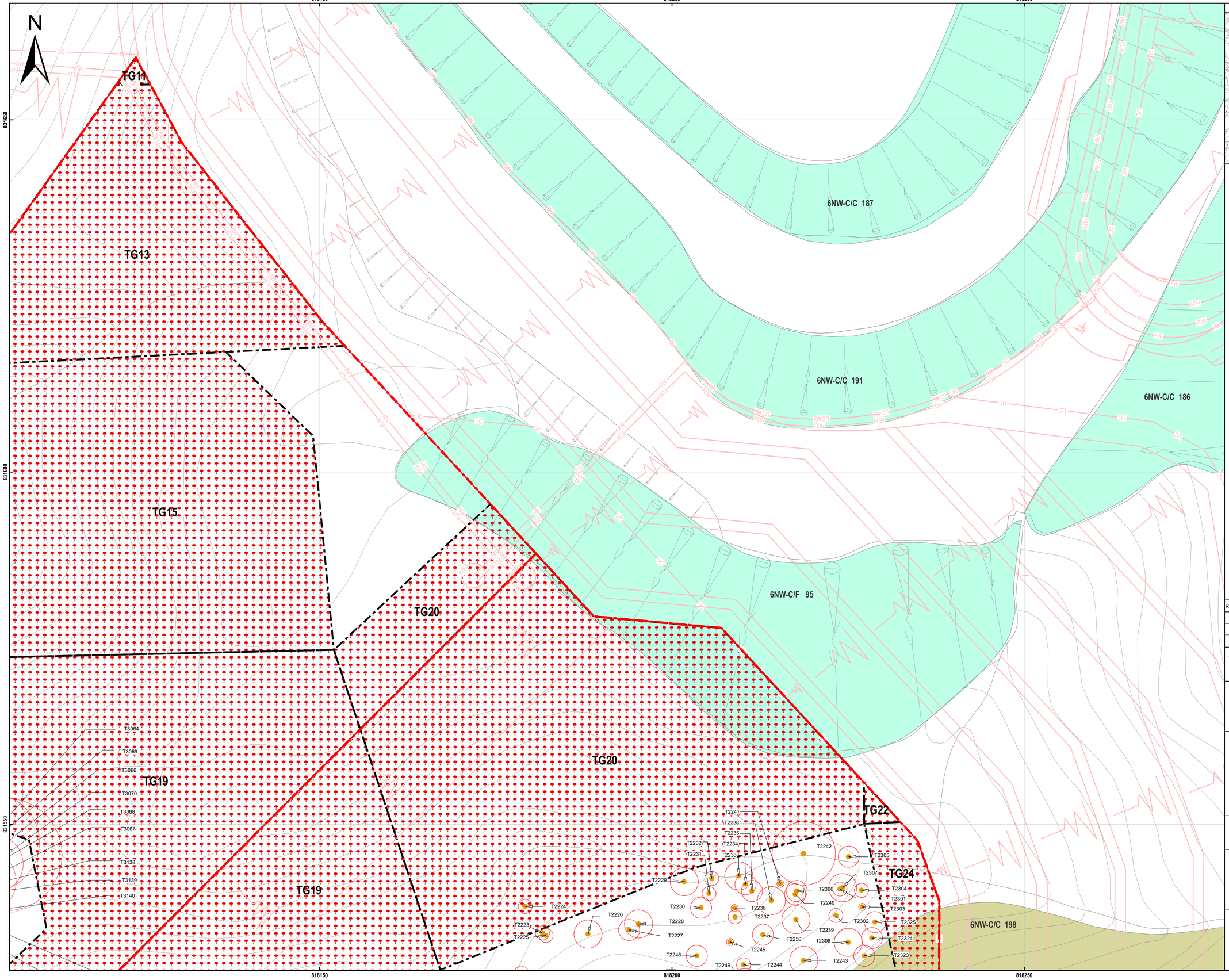

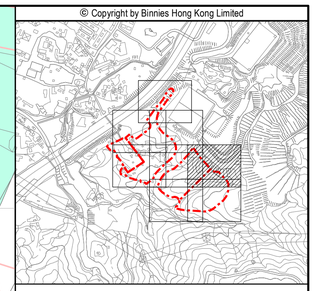

LEGEND

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Drawing Title

TREE TREATMENT PLAN (SHEET 6 OF 8)

Drawing No.	Scale
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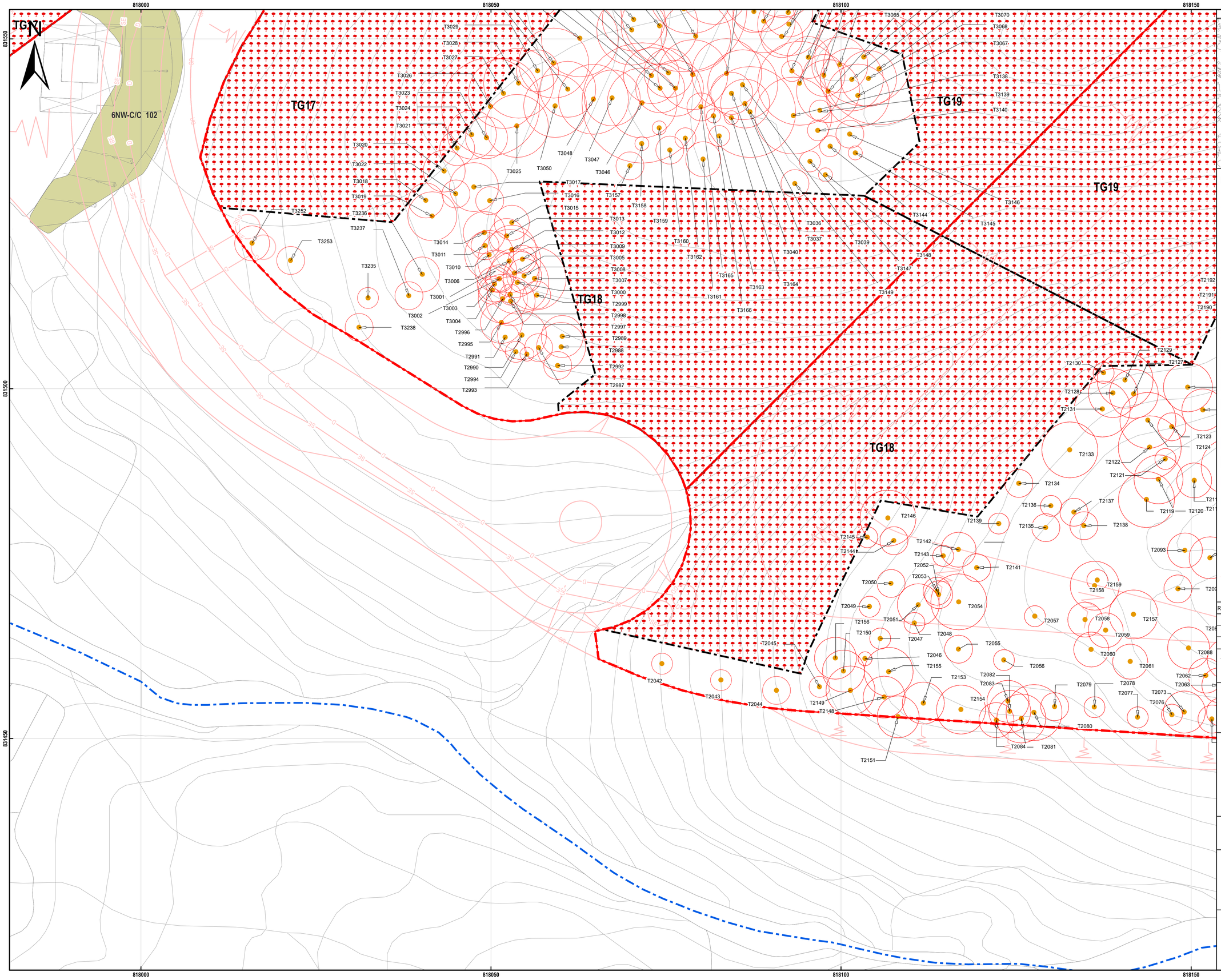
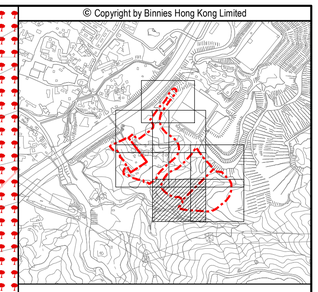
土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司





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Drawing Title

TREE TREATMENT PLAN (SHEET 7 OF 8)

Drawing No.	Scale
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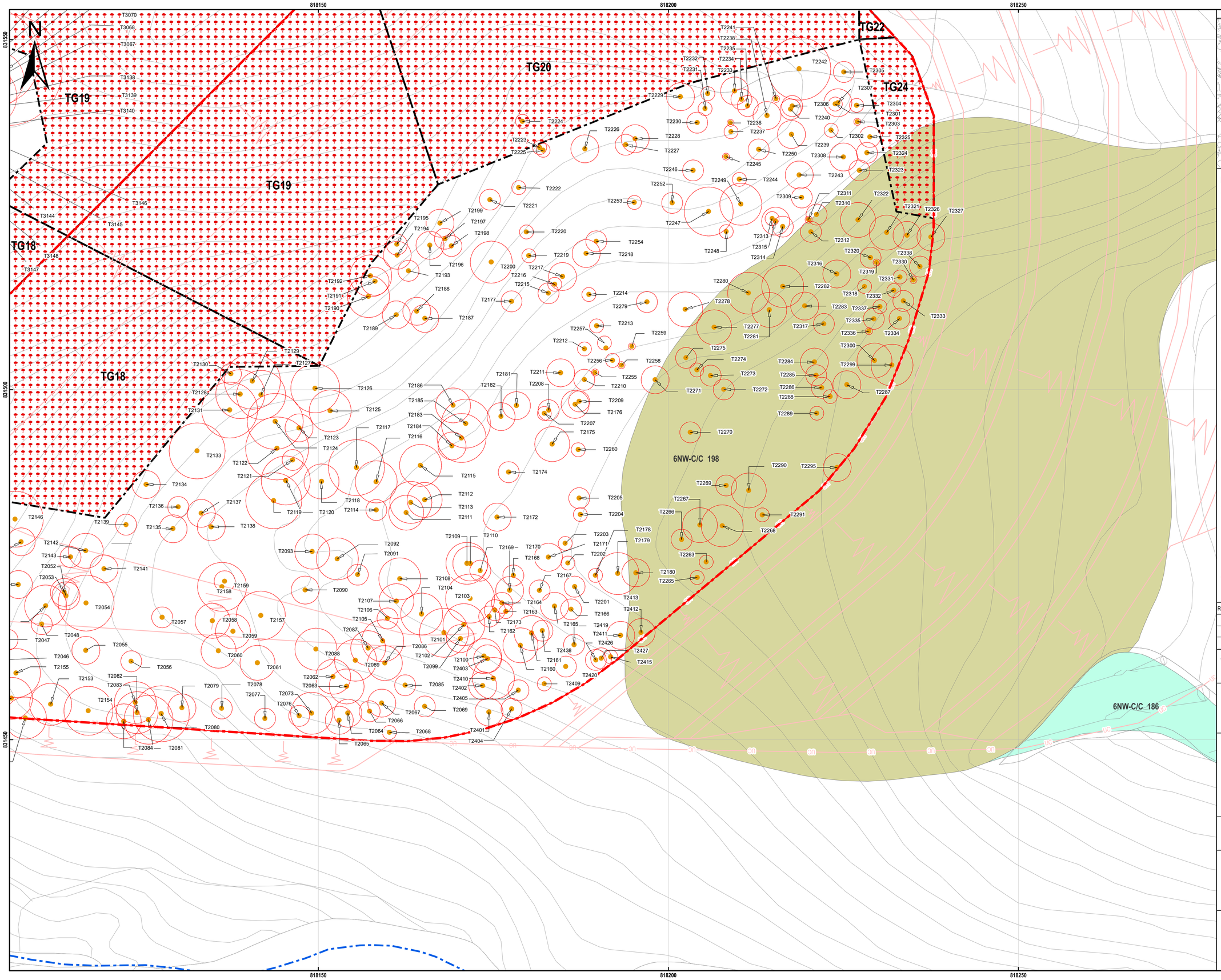
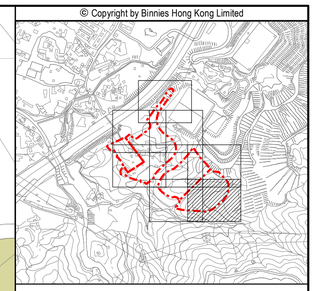
土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司





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Drawing Title

TREE TREATMENT PLAN (SHEET 8 OF 8)

Drawing No.	Scale
TR-08	A1:1:250

土木工程拓展署
Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司

ANNEX C

LANDSCAPE LAYOUT

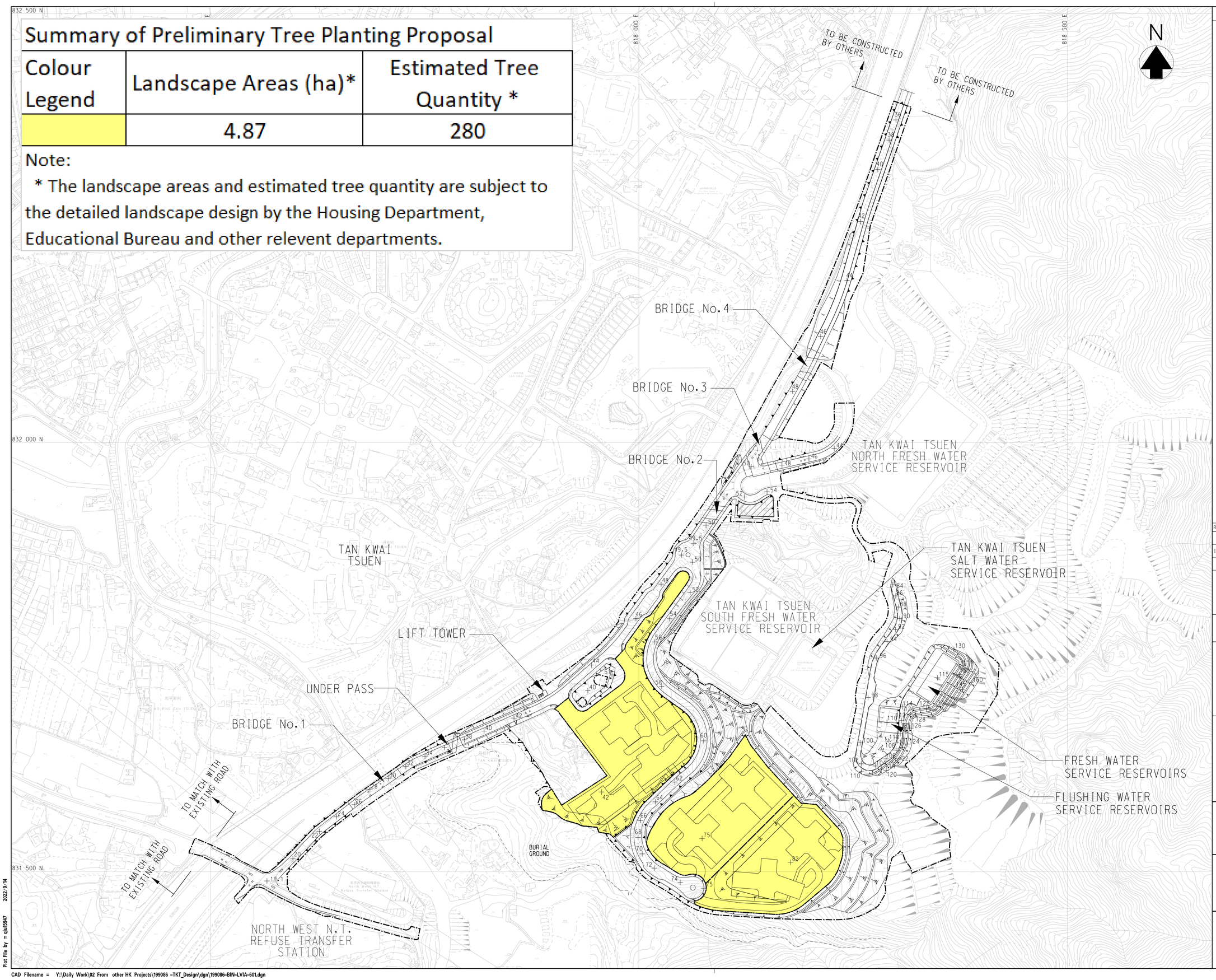
AND PLANTING PROPOSAL

Summary of Preliminary Tree Planting Proposal

Colour Legend	Landscape Areas (ha)*	Estimated Tree Quantity *
	4.87	280

Note:

* The landscape areas and estimated tree quantity are subject to the detailed landscape design by the Housing Department, Educational Bureau and other relevent departments.



LEGEND:

- LIMIT OF WORKS
- PUBLIC HOUSING SITE BOUNDARY

Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial	TCL	WLC	SZ	LCH
Date	04/22	04/22	04/22	04/22

Approved

Agreement no.
CE 92/2017 (CE)

Title
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT NEAR TAN KWAI TSUEN, YUEN LONG - INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing Title
GENERAL LAYOUT PLAN

Drawing No.	Scale
199086/BIN/LVIA/601	1 : 2000 (A1) 1 : 4000 (A3)

土木工程拓展署
CEDD Civil Engineering and Development Department

BINNIES HONG KONG LIMITED
賓尼斯工程顧問有限公司

Plot File by = qiu15947 2022/9/14

CAD Filename = Y:\Daily Work\02 From other HK Projects\199086 -TKT_Design\dgn\199086-BIN-LVIA-601.dgn