

Planning Application for

**Proposed proposed development of
Temporary dangerous goods godown and industrial use
For a period of three years at Wai Tau Village, Kau Lung Hang, Tai Po**

Tree Preservation and Landscape Proposal

1st Submission

by



Date: 16 April 2024

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1.0 Introduction

- 1.1 A proposed development of temporary dangerous goods godown and industrial use for a period of three years at Wai Tau Village, Kau Lung Hang, Tai Po (hereafter as the Proposed Development) has been proposed by the Applicant.
- 1.2 This report describes the concepts and principles underlying the Landscape Master Plan of the proposed development. It describes the proposed residential development and the associated landscape design as well as tree preservation strategies. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.3 This landscape proposal present:
- The existing tree vegetation;
 - The Landscape Master Plan;
 - Planting Proposal of the development; and
 - Proposal for Tree Preservation.

2.0 The Site and Its Context

- 2.1 The Application Site is located at Wai Tau Village, Kau Lung Hang, Tai Po. (ex-Lam Tsuen Public School). Site area is approximately 2,760 sq.m. Gross floor area is approximately 900 sq.m. Under the Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11, the Site is zoned as “Government, Institute Or Community (G/IC)” with the planning intention primarily for Proposed temporary dangerous goods godown and industrial use for a period of three years, where an application under the Section 16 of the Town Planning Ordinance has to be submitted to the Town Planning Board. It is accessible via Tai Wo Services Road West which is the main vehicular and pedestrian access to the Site.
- 2.2 The Site is mainly abandoned scattered temporary single-storey structures and open spaces. It is currently unoccupied, with some vegetation cover. Majority of the existing trees are growing within site boundary, they are generally in semi-mature size and exhibited poor tree form and health conditions. In accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance, no Old and Valuable Trees (OVTs) and protected species has been identified.
- 2.3 The landscape character of the Site and its surrounding is mainly low rise residential developments and open spaces activities.

3.0 The Proposed Development

- 3.1 All existing abandoned scattered temporary structures are proposed to be demolished.
- 3.2 Four (4) numbers of single-storey structure for temporary dangerous goods godown and twelve (12) numbers of car spaces are proposed to be redeveloped.
- 3.3 Drawings of the proposed development could be referred to the Master Layout Plan, sections and typical floor plans in the main report of the planning statement.
- 3.4 According to the Hong Kong Planning Standards and Guidelines (HKPSG), the predicted traffic noise levels at the facades of all noise sensitive uses should not exceed the traffic noise criterion, $L_{10}(1 \text{ hour})$, of 70dB(A). Existing measured noise level in site survey was 44dB(A). Therefore, no noise mitigation measures would be required. In general, the Site will be surrounded by **2.5m** high boundary wall
- 3.5 As the ground surface within the Site needs to be recontoured and some of the vegetation would be affected by the site formation work. The detailed tree assessment shall refer to the Para 4.0 below. The architectural layout has overlaid on the Tree Survey Plan to illustrate the impact of the development on existing vegetation. The tree survey plan, tree assessment schedule and photographic record of the trees are included in **Appendix A** for reference.

4.0 Existing Vegetation

- 4.1 A tree survey was carried out on **5 Feb 2024**. In order to investigate the landscape impact on existing vegetation within the Site and adjoining areas, trees located within 3m from the Site boundary are included in the tree survey. A total of **5** trees including **1** within and **4** outside the Application Site Boundary were recorded. The tree survey and proposed treatment for trees outside the Application Site are for reference only. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix A** and are outlined below:

Table 1.0 Species Composition of Existing Trees

Scientific Name	Chinese Name	Quantity	Tree No.
<i>ficus microcarpa</i>	細葉榕	1	T01
<i>Artocarpus heterophyllus</i>	南洋杉	1	T03
<i>Macaranga tanarius var. tomentosa</i>	血桐	3	T02, T04, T05
	Total:	5	

- 4.2 The Site is dominated by *Macaranga tanarius var. tomentosa* 血桐 (**3** nos.) which are common hillside species in Hong Kong. The remaining identified trees like *Artocarpus heterophyllus* 南洋杉 (**1** nos.), *ficus microcarpa* 細葉榕 (**1** nos.) are also common hillside species which are probably planted by the local villagers.
- 4.3 The health condition of the bulk of these trees is generally in Fair condition (**60%**) and the remaining trees are in Good condition (**40%**).
- 4.4 No Old and Valuable Trees (OVTs) and protected species have been identified in accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance respectively.

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Impact of the Proposed Development

- 4.5 Impact of the proposed development is generally caused by the site formation works, construction of the internal roads and building, removal of existing vegetation for the build element and the related construction activities, excavation works for E&M reserves and structural footings. The proposed building layout has been overlaid on **Tree Survey Plans in Appendix A** to illustrate the impact on the existing trees.

Retention of Trees

- 4.6 All **5** surveyed trees within Application Site will be in conflict with the proposed works while **none** of the existing trees outside the Application Site Boundary will be affected by the site formation works. In this proposal, **4** trees outside Site will be preserved in situ (for reference only). The retained trees will be protected and maintained in accordance with the details set out in Section 25 – Landscape Work in the General Specification for Building (2017) and relevant guidelines promulgated by GLTM.

Felling and Transplantation of Trees

- 4.7 For Trees that will be in conflict with the proposed works shall be proposed to be transplanted if they fulfil all the criteria below:
- a. Trees have high amenity value;
 - b. Trees with good form and health;
 - c. Suitable access;
 - d. Tree species able to be transplanted easily;
 - e. Trees have suitable size and;
 - f. Trees are young to semi-mature.

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- 4.8 In this project, **none** of the affected trees can fulfil the above criteria and are recommended for transplantation.
- 4.9 A summary of the tree proposals for the proposed development is presented in Table 2.0 below.

Table 2.0 Summary of Proposed Treatment for Existing Trees

Application Site Area	Number of Trees to be Retained	Number of Trees to be Felled	Number of Trees to be Transplanted	Number of Trees in Survey
Total	5	0	0	0

5.0 PROPOSAL FOR TREE PRESERVATION

- 5.1 In order to determine the impact to the existing vegetation by the proposed development, a full Tree Felling Application in accordance with DEVB TCW No. 6/2015 “Maintenance of Vegetation and Hard Landscape Features” and LAO Practice Note No. 2/2020 “Tree Preservation and Tree Removal Application for Building Development in Private Projects Compliance of Tree Preservation Clause under Lease” should be undertaken and submitted to the relevant Government departments for approval.
- 5.2 It is proposed that unaffected trees are to be retained on site due to their amenity and conservation value. The contractor will need to be made aware of the need to minimize the encroachment of the construction works on the trees. The area under the drip line of the tree canopy will be fenced by 1.2m high temporary protective fencing during construction stage. Besides, all provisions for tree preservation and protection measures of retained trees should follow the details in Section 25 – Landscape Work in the General Specification for Building (2017).
- 5.3 Appropriate protection to these trees, e.g. wrapping of the tree stems with protective cover will be adopted during the construction process. As a precautionary measure and only if necessary, pruning of branches of existing trees identified for retention will be on an absolute need basis and strictly adhere to the principle of crown thinning in maintaining their form and amenity value. The tree preservation works will be implemented by approved Landscape Contractors and inspected and approved on site by a qualified Landscape Architect. The site situation will be carefully monitored, including the key stages in the preparation of the trees, the implementation of protection measures and health monitoring throughout the construction period. A tree protection specification would be included within the contract document.
- 5.4 The softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures within lot boundary and at open space are in a healthy condition prior to the finished scheme being handed back to management office of the site.

Appendix A

Tree Schedule, Tree Survey Plan

And

Photographic Record of Existing Trees

Planning Application for Proposed proposed development of
 Temporary dangerous goods godown and industrial use for a period of three years

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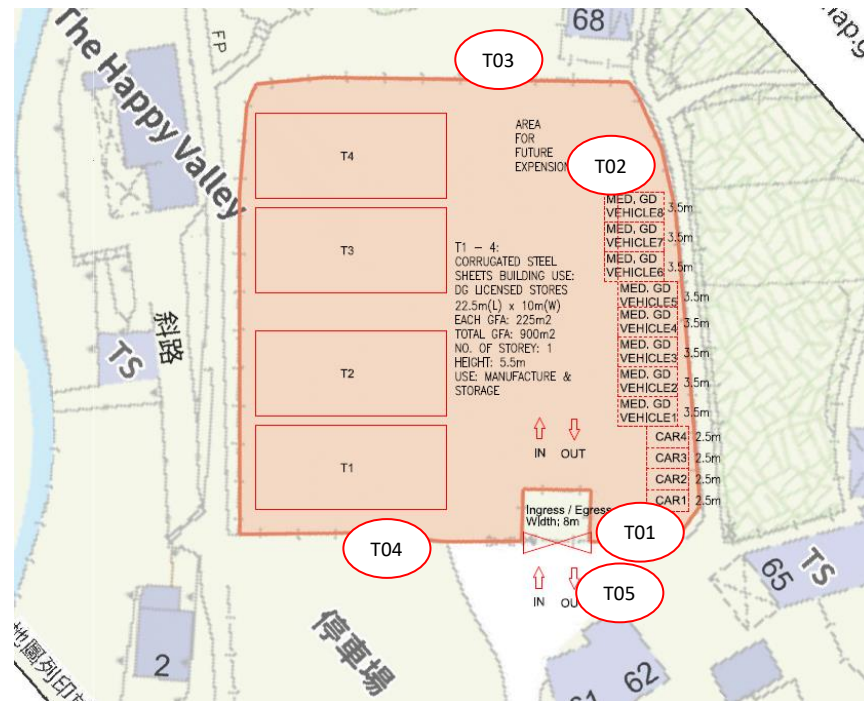
Tree Schedule

Tree Assessment Schedule at
 Planning Application for Proposed Proposed Development of Temporary Dangerous Goods Godown and Industrial Use
 a period of three years at Wai Tau Village, Kau Lung Hang, Tai Po

Tree Schedule

Tree No.	Name	Chinese Name	Original Location (Within/ Outside Application Site Boundary)	Level at Root Collar (mPD)	Size			Tree Form (Good/Fair/Poor)	Health Condition (Good/Fair/Poor)	Amenity Value (High/Med/Low)	Survival Rate after Transplantation (High/Med/Low)	Proposed Treatment in Current Proposal (Retain/Fell/Transplant)
					DBH (m)	Height (m)	Spread (m)					
T01	ficus microcarpa	細葉榕	Within Application Site Boundary	3.42	900	8	8	Good	Fair	Low	Med	Retain
T02	Macaranga tanarius var. tomentosa	血桐	Outside Application Site Boundary	3.05	154	3	5	Fair	Fair	Low	Med	Retain
T03	Araucaria heterophylla	南洋杉	Outside Application Site Boundary	2.54	341	41.2	3	Good	Fair	Med	Med	Retain
T04	Macaranga tanarius var. tomentosa	血桐	Outside Application Site Boundary	3.21	138	8	4	Fair	Fair	Low	Med	Retain
T05	Macaranga tanarius var. tomentosa	血桐	Outside Application Site Boundary	3.36	239	2	4	Fair	Good	Med	Med	Retain

Tree Survey Plan

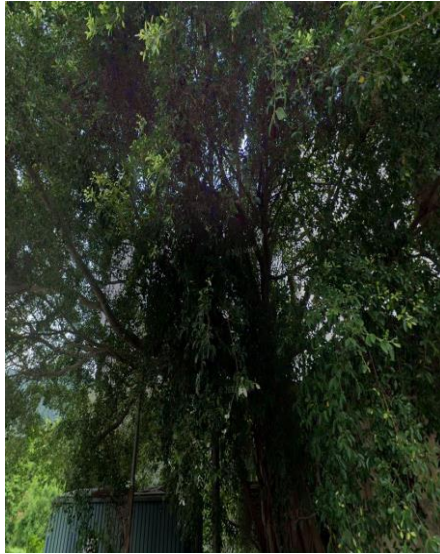


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Photograph Record of Existing Trees



T01(R)



T01(R)



T02(R)



T02(R)



T03(R)

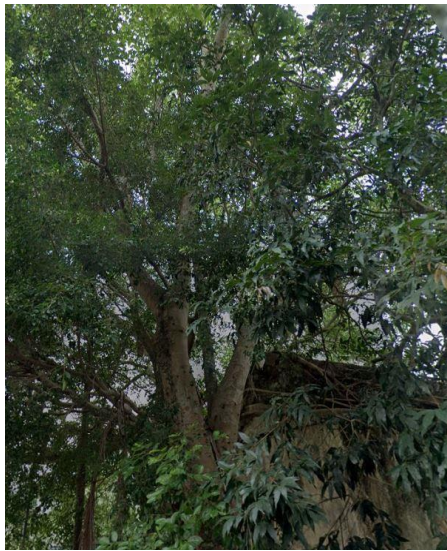


T03(R)

LEGEND:
(R) - Retain
(F) - Fell
(T) - Transplant



T04(R)



T04(R)



T05(R)



T05(R)