

Annex E

A revised Report of the Landscape Proposal

**PROPOSED RESIDENTIAL DEVELOPMENT AT
LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD,
SAI KUNG, NEW TERRITORIES
LANDSCAPE PROPOSAL**

(Rev. A)

Document No. SMC1-DOC003

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Date

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Date

Approved for issue by: Tim Osborne xx October 2024
Date

Revision	Issue Date	Description
0	8 Aug 2024	First Issue
A	Oct 2024	Revised submission

Prepared by: URBIS Limited
on behalf of Double One

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<u>Drawing No.:</u>	<u>Drawing Title:</u>	<u>Rev.</u>
SMC1-EC-01	Location Plan and Site Photographs - Keyplan	0
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SMC1-LMP-01	Landscape Master Plan	A
SMC1-LMP-02	Landscape Master Plan Comparison	0
SMC1-LSE-01	Landscape Section-Elevation	0
SMC1-GP-01	Greenery Calculation Plan	0
SMC1-DE-01	Typical Planter Details	0
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APPENDIX C – Maintenance Schedule and Tree Assessment Schedule Comparison

1 INTRODUCTION

1.1 Background

- 1.1.1 URBIS Limited is employed by Double One (HK) Limited to provide landscape consultancy services for the proposed residential redevelopment (the Project).
- 1.1.2 The proposed residential redevelopment is located at Lot 1109 RP in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories.
- 1.1.3 The Lot is partly within a "Residential (Group C) 1" ("R(C)1") zone and partly within "Green Belt" ("GB") Zone on the Approved Tseng Lan Shue Outline Zoning Plan (OZP) No. S/SK-TLS/10.

1.2 Purpose and Content of this Report

- 1.2.1 This Landscape Proposal Submission is submitted as part of the Section 16 Planning Submission for minor relaxation of maximum building height and site coverage restrictions. It is prepared in accordance with Joint Practice Note No.3, PNAP APP-152 and the lease conditions.

2 Existing site conditions

2.1 Description of Site / General Neighbourhood

- 2.1.1 Photographs of the existing site condition are provided in Drawings SMC1-EC-01 to EC-02 attached in **Appendix A**.
- 2.1.2 The proposed redevelopment comprises two residential towers, a clubhouse, car park facilities and multi-level landscape areas.
- 2.1.3 The Site area is approximately 1,719 m² and is situated mainly on a flat land surrounded by vegetated slopes to its southeast and north, a residential compound, known as Hillview Court, to its west and the remaining 6 residential buildings of Clear Water Bay Apartments to its south. Ka Shue Road mainly serves two residential developments on its two sides at its northern end (i.e. Hillview Court and Clear Water Bay Apartments, including the Project Site).

SIMAR Slopes

- 2.1.4 There are 4 SIMAR slope figures located within the Lot, namely, 11NE-B/C109-2 and 11NE-B/F287-2 to the north, 11NE-B/F126-2 to the east and 11NE-B/F128-1 to the south.
- 2.1.5 There is no natural stream or similar features within or around the lot boundary.

2.2 Existing Trees

- 2.2.1 A Tree Survey based on the Topographic Survey was prepared by Sam Mak & Associates Surveyors (HK) Limited in October 2023 and a horticultural Tree Survey was then undertaken by URBIS Limited, on 17 October 2023.

- 2.2.2 There is no existing tree included in the Register of Old and Valuable Trees within, or adjacent to, the Lot, nor any rare tree species has been surveyed that are potentially registrable in accordance with the criteria set out in DEVB TC(W) No. 05/2020.

- 2.2.3 No Champion tree as per 'Champion Trees in Urban Hong Kong' published by Urban Council Hong Kong in 1994 has been identified within the site.

2.3 Tree Preservation and Removal Proposal

- 2.3.1 The Tree Preservation and Removal Proposal (TPRP) in accordance with the development scheme under Application No. A/SK-TLS/56 ("previous application scheme") was submitted on 16 April 2024 and approved on 23 April 2024. The current application scheme under Application No. A/SK-TLS/64 is very similar to that in the previous application scheme (refer to Drawing: SMC1-TP-01). Comparison of Tree Survey Plans, Tree Felling Plans and Tree Compensatory Plans between the previous application scheme and the current application scheme are provided in Drawings SMC1-TS-02, SMC1-TR-02, SMC1-TP-02 in **Appendix B** for easy reference.

- 2.3.2 The previous application scheme under Application No. A/SK-TLS/56 Tree Survey conducted on 13 March 2017 included 18 nos. of existing trees within Lot and 2 nos. of existing trees outside Lot. A new tree survey was conducted on 17 October 2023 for the submission of the Tree Protection and Removal Proposal (TPRP) for the current application scheme under Application No. A/SK-TLS/64 wherein only the trees within Lot are included. It was found that 6 nos. out of the 18 nos. existing trees within Lot in the previous Tree Survey are no longer on site. 10 nos. of new trees are identified and included in the new tree survey for the current application scheme. In total, 22 nos. of existing trees are included in the approved TPRP of the current application scheme under Application No. A/SK-TLS/64.

- 2.3.3 The previous application scheme under Application No. A/SK-TLS/56 TPRP proposed the felling of 12 nos. of existing trees and 6 nos. to be retained within Lot (1 no. of which is no longer found on site). However, the current condition of some of the previously proposed retained trees have deteriorated and are potential safety hazard. Thus, in the approved TPRP of the current application scheme under Application No. A/SK-TLS/64, only 3 nos. of existing trees are found to be suitable to be retained. A comparison table of tree condition from previous tree survey and current tree survey are provided in **Appendix C**.

- 2.3.4 The previous application scheme under Application No. A/SK-TLS/56 TPRP proposed a total of 21 nos. of compensatory trees. In the approved TPRP of the current application scheme under Application No. A/SK-TLS/64, the same number of compensatory trees is proposed which is still more than 1:1 compensation ratio in terms of quantity.

- 2.3.5 In summary of the approved TPRP of the current application scheme under Application No. A/SK-TLS/64, a total of 22 nos. of existing trees within Lot will be affected, of which 19 out of 22 nos. are to be felled and 3 nos. of existing trees will be retained in situ.

- 2.3.6 The proposed felling of 19 nos. of trees will be compensated by planting a total of 21 heavy standard new trees.

Table 2.1 Summary of Tree Felling and Compensatory Recommendations

Location	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	Existing	Retain (w/o prune)	Retain & Prune	Fell	Transplant	Proposed Compensatory Planting	Total After Compensatory Planting (2)+(3)+(5)+(6)
Lot Area	22	3	0	19	0	21	24

3 LANDSCAPE PROPOSAL

3.1 Description of Landscape Design Concept

- 3.1.1 The landscape design concept is to create an 'outdoor living room' setting with modern, lush, elegant landscape style which is visually pleasing and still functional.
- 3.1.2 Landscape Design Proposals are illustrated in the Landscape Plans (Drawing: SMC1-LMP-01) attached in **Appendix B**.
- 3.1.3 The landscape design aims to provide a quality landscape setting for the proposed development and to achieve the following specific design objectives:
- To create a distinctive landscape which responds to the existing context, the architectural scheme proposals and the users;
 - Integrate the proposed redevelopment from a landscape and visual perspective with the existing woodland and planned landscape design;
 - Address issues of new tree planting and retaining existing tree within the site boundary;
 - To present an attractive appearance for the development when viewed from adjacent public areas;
 - To ensure the proposed development is integrated into the surrounding areas;
 - To create attractive and usable landscape spaces within the Lot; and
 - Maximize opportunities for greening measures with the use of wide variety of trees, shrubs and providing lawn areas within the proposed landscape.

3.2 Landscape Elements

3.2.1 The proposed residential redevelopment comprises 2 towers with basement parking and EVA access. The landscape areas are located at the ground floor and lower ground floor. Private planters are also provided on the rooftops.

Street Landscape

3.2.2 The landscape functions to help integrate the development with its surroundings. With a steep level changes along Ka Shue Road Road, the planting areas are designed to flow along with the path. Multi-level planters will help to soften the visual amenity of surrounding high retaining walls.

3.2.3 Lush planting shall be provided along the public pedestrian path to enhance the visual interests of pedestrian and soften the hardlines of the boundary wall.

3.2.4 The lush greening is also to blend with the existing natural vegetation areas to the north and east of the site. The area within the "GB" Zone is proposed to serve as a landscape / tree planting area for the whole development.

Main Entrance and Driveway Plaza

3.2.5 The access into the site is one of the focal points of the development and will be designed to provide an attractive entry experience, where both hard and soft landscape elements are incorporated to create a unique approach.

3.2.6 The internal access road also serves as an EVA road leading to the two towers' main entrances and basement carpark. The road shall have interesting paving treatment. Feature trees are provided to highlight certain areas and enhance the visual interest of the people as they enter the development. The feature trees are a mix of deciduous and evergreen to give a year-round visual interest.

3.2.7 Lush greening are provided in front of the two towers to create an appealing and colorful foreground at each tower entrance. There shall be a wide variety of native and exotic species creating biodiversity such as the trees *Liquidambar formosana*, *Jacaranda mimosifolia*, *Handroathus chrysanthus* and *Terminalia mantaly* 'tricolour' which creates focal points and feature flowers.

Stepped-Terrace Garden and Sunken Garden

3.2.8 The level difference between the Ground Floor and Lower Ground Floor will be connected by the stepped-terrace garden with an attempt to create an interesting landscape profile. The proposed multi-level planters also aim to enhance the visual amenity of the adjoining retaining walls so as to offer greater softened elements.

3.2.9 The landscape will function as a focal point for leisure experience for residents by providing them an outdoor home environment for social interaction and an opportunity to blend in well with the surrounding nature setting.

3.2.10 The Sunken Garden is a hidden gem that the residents can enjoy a relaxing and tranquil private space.

3.2.11 Accent plants with smaller structure are proposed to create interesting focal points and visual appeal even with the limited space. Plants with the variety of flower colours and leaf textures will also be used to ensure year-round visual interest.

3.3 Landscape Hardworks Schedule

3.3.1 Descriptions of the general hardscape finishes are provided in **Table 3.1**.

Table 3.1 General Landscape Hardworks Elements and Materials

Area/ Location	Landscape Hardworks
EVA/ Driveway	Natural granite stone or similar

Area/ Location	Landscape Hardworks
General Paving	Natural granite stone or similar
Fence walls	Metal Cladding /Natural granite stone/Texture Paint or similar
Retaining / Planter Walls	Natural granite stone /Texture Paint or similar

Lighting

3.3.2 The lighting concept for the landscape areas shall be designed to contribute to the quality of the development at night views providing an aesthetically pleasing ambience highlighting landscape elements such as big trees, accent plants and feature wall. All landscape areas shall be provided with sufficient lux level to fulfil minimum requirement to create a safe use of the landscape space even during night time.

3.4 Landscape Softworks Design

Planting Design

3.4.2 Selection of plant species that provide food and shelter for local wildlife, including pollinators such as butterflies, bees and birds is prioritize to promote biodiversity and assisting people to reconnect with nature. Some examples of this plant species are *Acanthopanax trifoliatum*, *Brunfelsia calcina*, *Camellia japonica*, *Dianella ensifolia* and *Gardenia jasminoides*. Other species are listed in the Planting palette in Table 3.2

3.4.3 The planting will comprise native and ornamental species of trees, shrubs and ground cover to create an attractive and comfortable environment for the residents.

3.4.4 Three existing surveyed trees within the GB zone to be retained in-situ.

3.4.5 New tree planting shall be planted at strategic location maximize their visual quality and healthy growth conditions. A mixture of native and exotic species will be used.

3.4.6 Plants with different leaf texture are proposed for the landscape areas to create lush and luxurious natural landscape ambience while harmoniously blending with the surrounding existing landscape setting.

3.4.7 Weeping shrubs and climbers will be planted in edge of planters at multi-level planters and retaining walls to maximize softening effect.

3.4.8 Shade tolerant plant species shall be added at various shaded areas throughout the development to maximize the visual greening and lessen the hard surfaces eg. under balcony, covered areas etc..

3.4.9 An indicative choice of plant species is provided in **Table 3.2**

Table 3.2 Planting Palette

Plant Type	Selected Plant Species	Spacing
Trees	<i>Brachychiton acerifolius</i> <i>Caesalpinia ferrea</i> <i>Garcinia subelliptica</i> <i>Handroanthus chrysanthus</i>	As shown (with min. 4000mm)

Plant Type	Selected Plant Species	Spacing
	<i>Jacaranda mimosifolia</i> <i>Liquidambar formosana</i> [^] <i>Michelia alba</i> <i>Podocarpus macrophyllus</i> [^] <i>Saraca dives</i> <i>Terminalia mantaly</i> cv. <i>Tricolour</i> <i>Viburnum odoratissimum</i> [^]	
Specimen Shrubs	<i>Camellia japonica</i> <i>Caesalpinia pulcherrima</i> <i>Syzygium hancei</i> [^] <i>Tabernaemontana divaricata</i>	As shown (with min. 1000mm)
Mass Shrub Planting	<i>Acanthopanax trifoliatum</i> [^] <i>Agapanthus africanus</i> <i>Allium tuberosum</i> <i>Brunfelsia calcina</i> <i>Buxus microphylla</i> [^] <i>Clerodendrum foratum</i> [^] <i>Dianthus caryophyllus</i> <i>Dianella ensifolia</i> [^] <i>Gardenia jasminoides</i> [^] <i>Hosta</i> spp. <i>Liriope spicata</i> [^] <i>Jasminum sambac</i> <i>Juniferus</i> spp.# <i>Ligustrum sinense</i> <i>Lorepetalum chinensis</i> <i>Pennisetum alopecuroides</i> <i>Plumbago auriculata</i> <i>Rosa chinensis</i> <i>Rhodomyrtus tomentosa</i> [^] <i>Salvia japonica</i> [^] <i>Sarcandra glabra</i> [^] <i>Tabernaemontana divaricata</i> <i>Tibouchina heteromalla</i> <i>Verbena bonariensis</i>	250mm – 500mm
Groundcovers:	<i>Arachis pinto</i> # <i>Asparagus densiflorus myersii</i> <i>Asparagus cochichinensis</i> [^] <i>Hedera helix</i> # <i>Kalimeris indica</i>	150mm – 250mm

Plant Type	Selected Plant Species	Spacing
	<i>Nephrolepis hirsutula</i> [^] <i>Ophiopogon japonicus</i> [^] <i>Phyllanthus myrtifolius</i> # <i>Pilea cadierie</i> <i>Zephyranthes candida</i>	
Climbers	<i>Lonicera japonica</i> [^] <i>Pyrostegia venusta</i> <i>Trachelospermum jasminoides</i> [^]	300mm

[^]Native Species
#Weeping Shrubs

Plant Stock Size

3.4.10 “Heavy Standard” sized trees will be selected for most new tree planting. Mass planted shrubs will be 300mm to 900mm tall and groundcover plants will be 100mm to 300mm tall at the time of planting depending on species.

Planting Spacing

3.4.11 Plant spacing will vary according to the species and stock size selected and shall be subject to design development. Trees will be located generally as indicated on the Landscape Master Plan. Generally, trees will be spaced at a minimum 4m. Shrubs and groundcover plants will be spaced subject to the plant stock size but spacing shall ensure that an immediate overall foliage effect is achieved. Typically, the spacing for shrubs will be between 250 to 500mm and for the ground covers, 150 to 250mm.

3.5 Soil Depth, Water Supply and Drainage

- 3.5.1 All tree planting will be provided with a minimum 1200mm soil depth.
- 3.5.2 Shrub planting shall be provided with a minimum 600mm soil depth.
- 3.5.3 Ground cover planting shall be provided with a minimum 300mm soil depth.
- 3.5.4 Planting will generally be watered manually. The proposed irrigation system for the landscape area will be manually operated water points located at a 20m hose radius that will cover all the soft landscaped area of the site.
- 3.5.5 Planting areas over structure shall be drained by proprietary modular drainage cells, filter fabrics and planter drains. On grade planting shall be free-draining, and additional surface drains and subsoil drains will be provided where necessary.
- 3.5.6 All structure beneath planting areas shall be of impervious construction and calculation of the imposed load on structure will consider the anticipated loads of soil, planting, drainage layer, protective screed, etc.

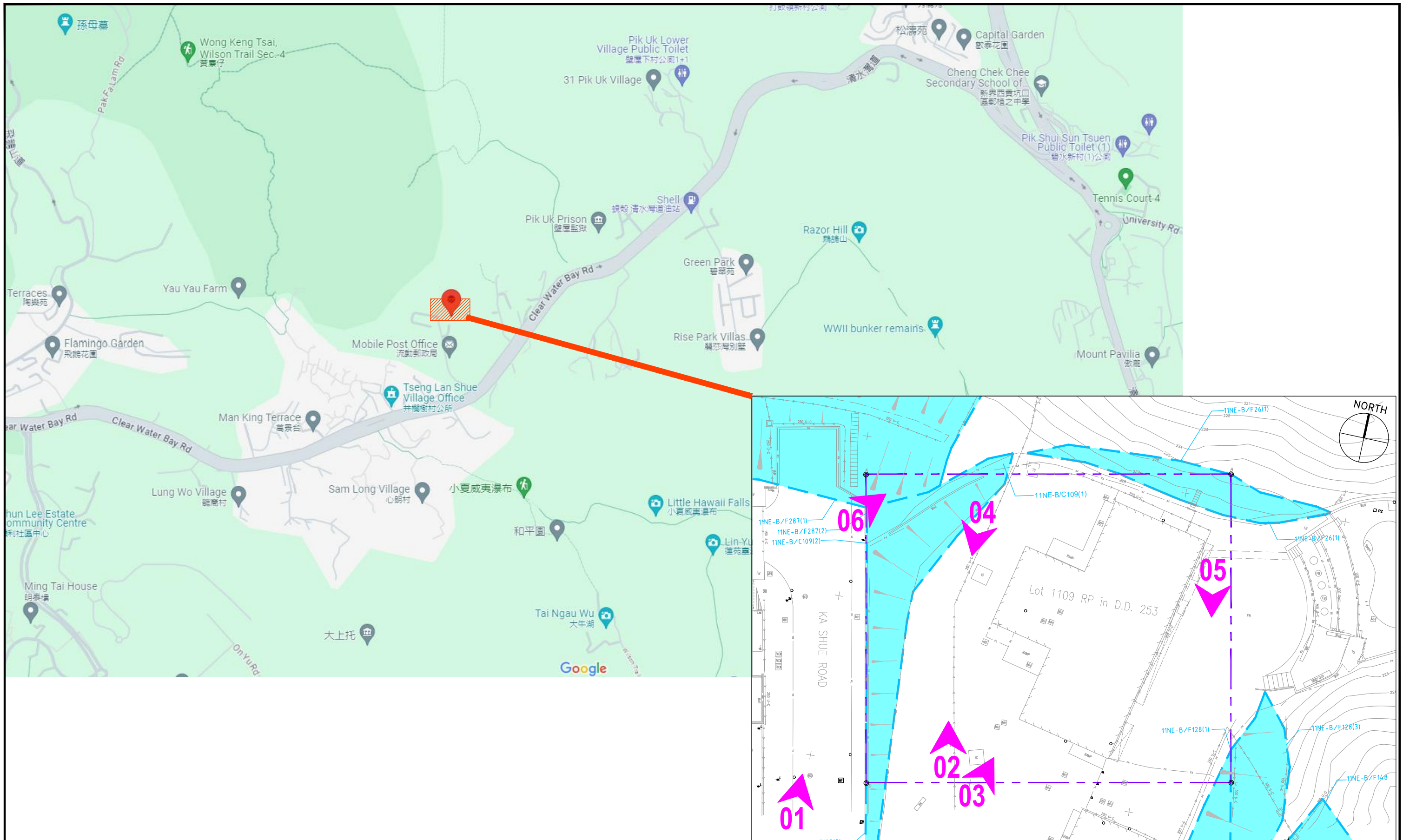
3.6 The Greenery Area

- 3.6.1 The design proposal maximize the green area opportunities after the consideration of the functional requirements particularly the vehicular and pedestrian circulation which includes the EVA. Drawing no. SMC1-GP-01 in **Appendix B** of this Report illustrates the greenery area diagram. A total of about **21.73%** of the total site area is provided for greenery. More than 50% of the total greenery area is located in the G/F. The calculation is based on the uncovered area of trees, shrubs, groundcovers and lawn planting in the primary zone.
- 3.6.2 All calculations and proposed green areas satisfy the requirements in both JPN No. 3, PNAP APP-152 and lease conditions. All Greenery Areas are designed as communal area and accessible by occupants of the development.

4 MAINTENANCE

- 4.1.1 Maintenance for hard landscape elements in communal areas shall be carried out by the Property Management of the development.
- 4.1.2 To ensure proper establishment of planting, establishment works for the soft landscape area will be undertaken by a soft landscape contractor for a minimum period of 12 months after Practical Completion. Thereafter, the planting will be maintained by the Property Management of the development. The Project Client undertakes to manage and maintain the communal landscape area in a sustainable manner, and to pass on such requirement to any future manager.
- 4.1.3 A Maintenance Schedule for tree, shrubs and groundcovers is provided in **Appendix C**. This Maintenance Schedule covers all activities to be carried out throughout all months of each year, including Tree Risk Assessment. Maintenance works for soft landscape areas includes but is not limited to periodic inspections, horticultural maintenance such as watering, weeding, fertilization, etc.
- 4.1.4 To facilitate proper tree management within the Lot, the Maintenance Schedule also clarifies that regular periodic inspections will be carried out on all trees and tree risk assessments shall be carried out at appropriate times when necessary to identify any defects to trees, to recommend and carry out pruning and other remedial actions, and to ensure the trees do not pose a risk to people within or adjacent to the Lot.

Appendix A
Location Plan and Site Photographs



							Job Title PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES				Drawing No. SMC1_EC_01	
							Drawing Title LOCATION PLAN AND SITE PHOTOGRAPHS KEYPLAN				Scale NTS @A3	
0	06/24	FIRST SUBMISSION	DA	DC	TO							
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	DA	Checked by	DC	Approved by	TO	
											Job. No. SMC1	


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VIEW 01



VIEW 02



VIEW 03




VIEW 04



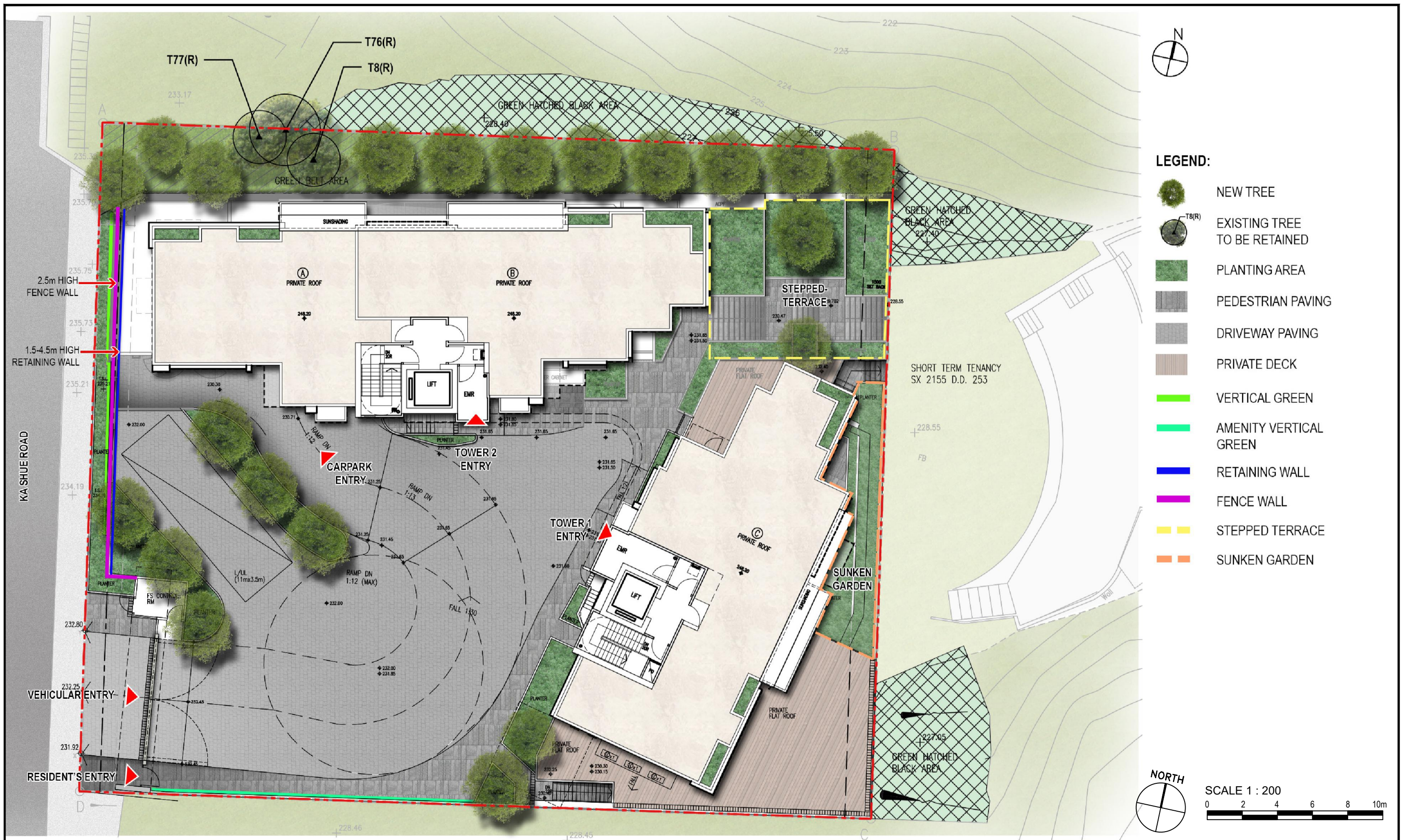
VIEW 05



VIEW 06

						Job Title PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES					Drawing No. SMC1_EC_02		 Urbis <i>Limited</i> Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662		
						Drawing Title SITE PHOTOGRAPHS					Scale NTS @A3				
0	06/24	FIRST SUBMISSION	DA	DC	TO	Drawn by	DA	Checked by	DC	Approved by	TO	Date		JUN 2024	Job. No.
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1

Appendix B
Landscape Drawings



Amendment No.	Date	Description	Drawn by	Checked by	Approved by
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O	07/24	FIRST SUBMISSION	DA	DC	TO

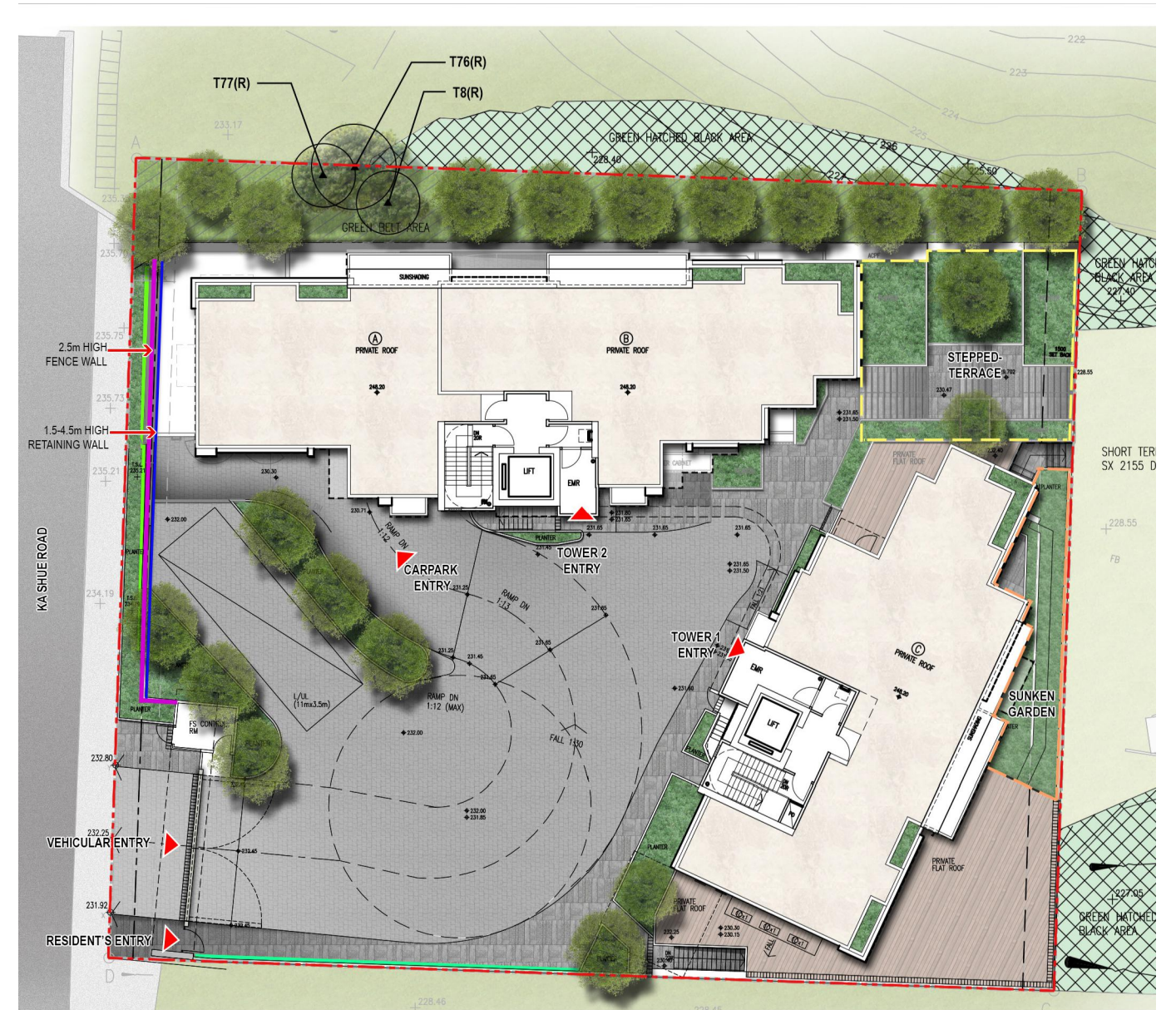
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Drawing Title LANDSCAPE MASTERPLAN					
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Date	JUN 2024				

Drawing No.	SMC1-LMP01
Scale	1:200 @ A3
Job. No.	SMC1


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APPROVED S16 LANDSCAPE MASTERPLAN SCHEME
(APPROVAL DATE 03 JANUARY 2020)



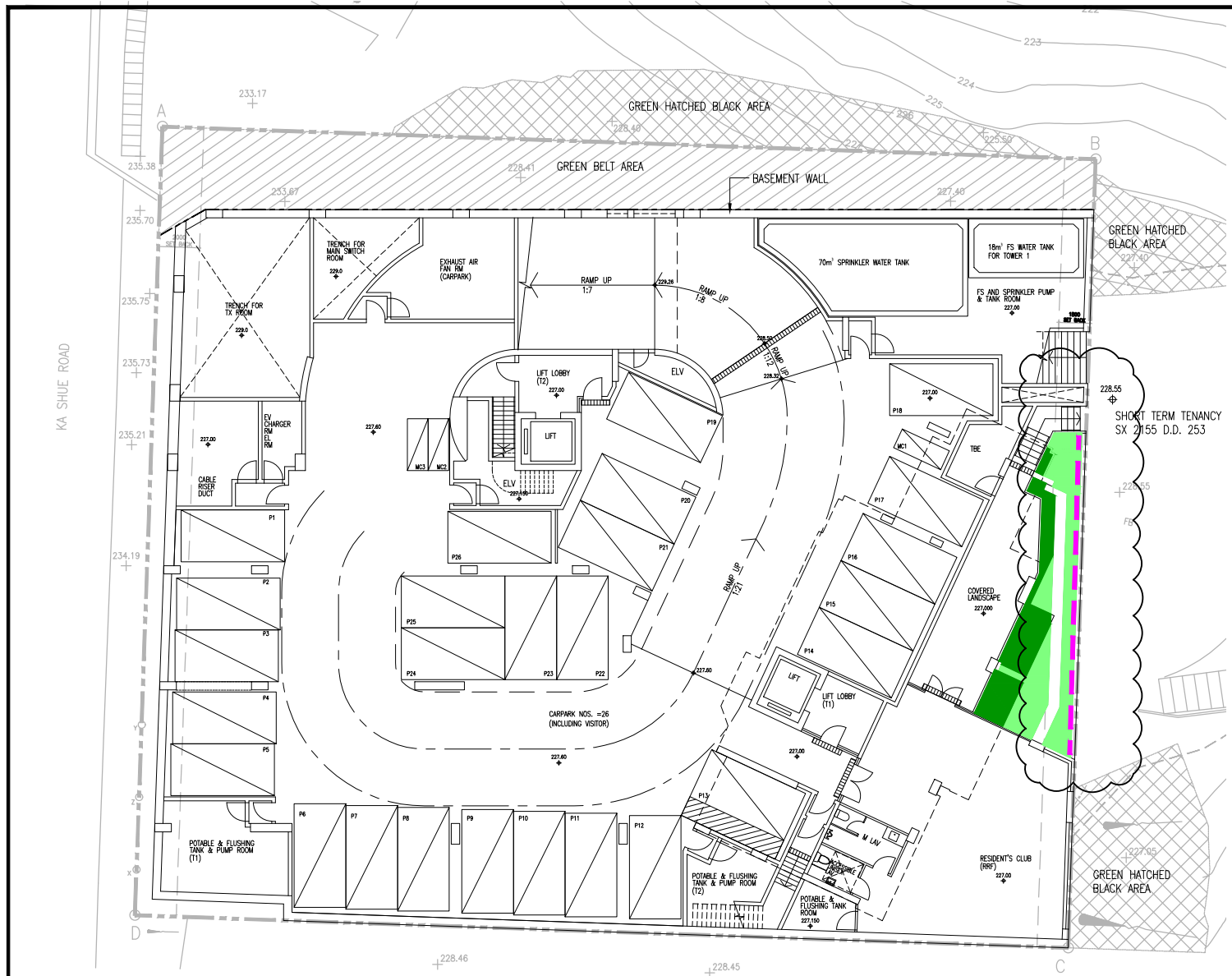
CURRENT PROPOSED LANDSCAPE MASTERPLAN SCHEME
(SEPTEMBER 2024)



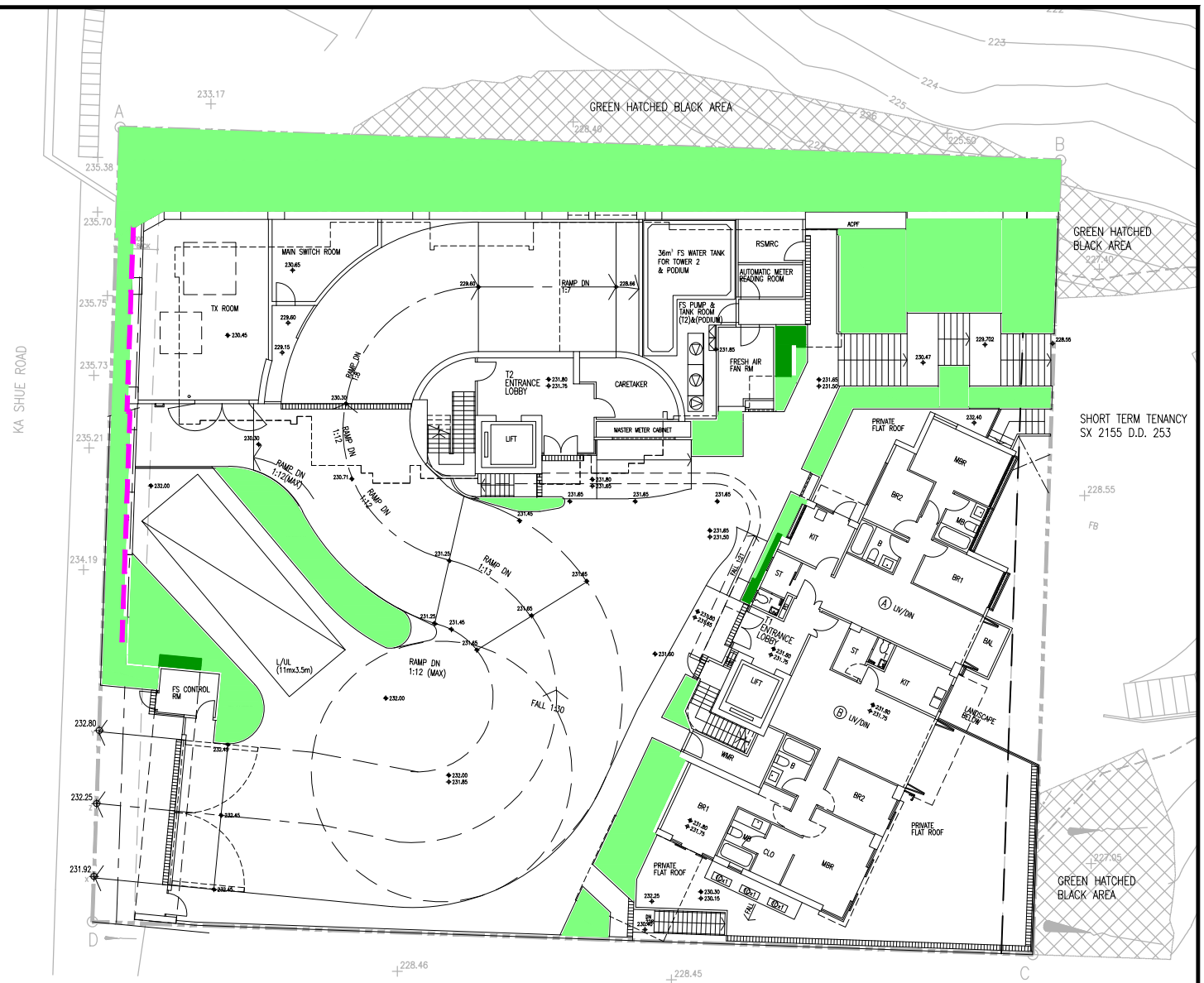
							Job Title PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES					Drawing No. SMC1-LMP02			
							Drawing Title LANDSCAPE MASTERPLAN COMPARISON					Scale 1:300 @ A3			
0	09/24	RESUBMISSION	DA	DC	TO										
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1



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A PLAN - LOWER GROUND FLOOR
SCALE 1:300



B PLAN - GROUND FLOOR
SCALE 1:300

SITE AREA: 1719sqm
REQUIRED GREENERY: 343.74sqm (20% OF SITE AREA)

GREENERY CALCULATION TABLE

	UNCOVERED GREEN	COVERED GREEN (50% Reduction)	VERTICAL GREEN	TOTAL
LOWER GROUND FLOOR	20.062sqm	11.7sqm x 50% = 5.85sqm	15m(L) x 1m(H) = 15sqm	40.912sqm
GROUND FLOOR	290.47sqm	4.284sqm x 50% = 2.142sqm	20m(L) x 2m(H) = 40sqm	332.612sqm
SUBTOTAL	310.532sqm	7.992sqm	55sqm	373.524sqm (21.73%)

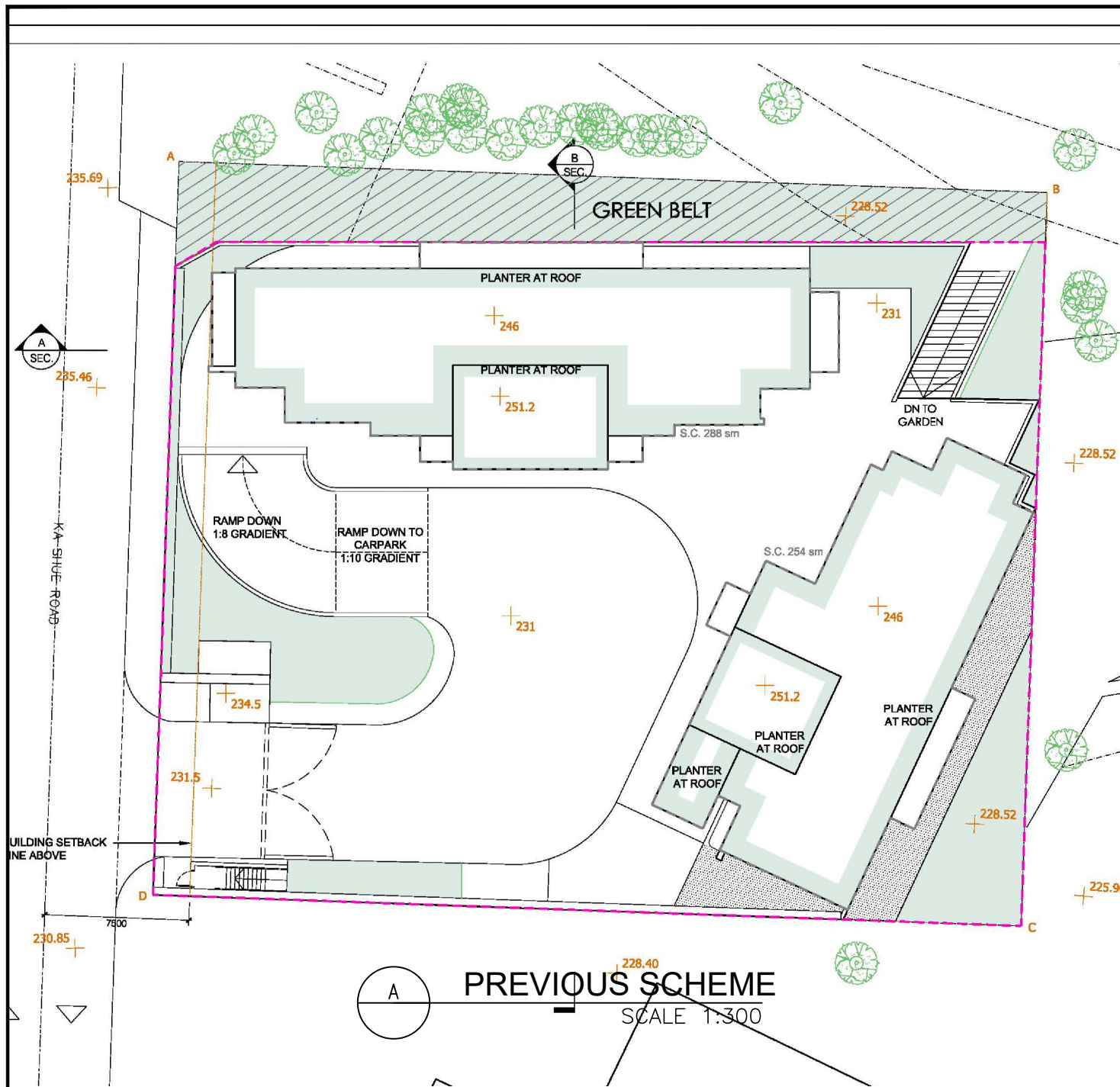


SCALE 1 : 300
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						Job Title PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES				Drawing No. SMC1_GP01						
						Drawing Title GREENERY CALCULATION PLAN				Scale 1:300 @ A3						
A	10/24	RESUBMISSION	DA	DC	TO	Drawn by		DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1
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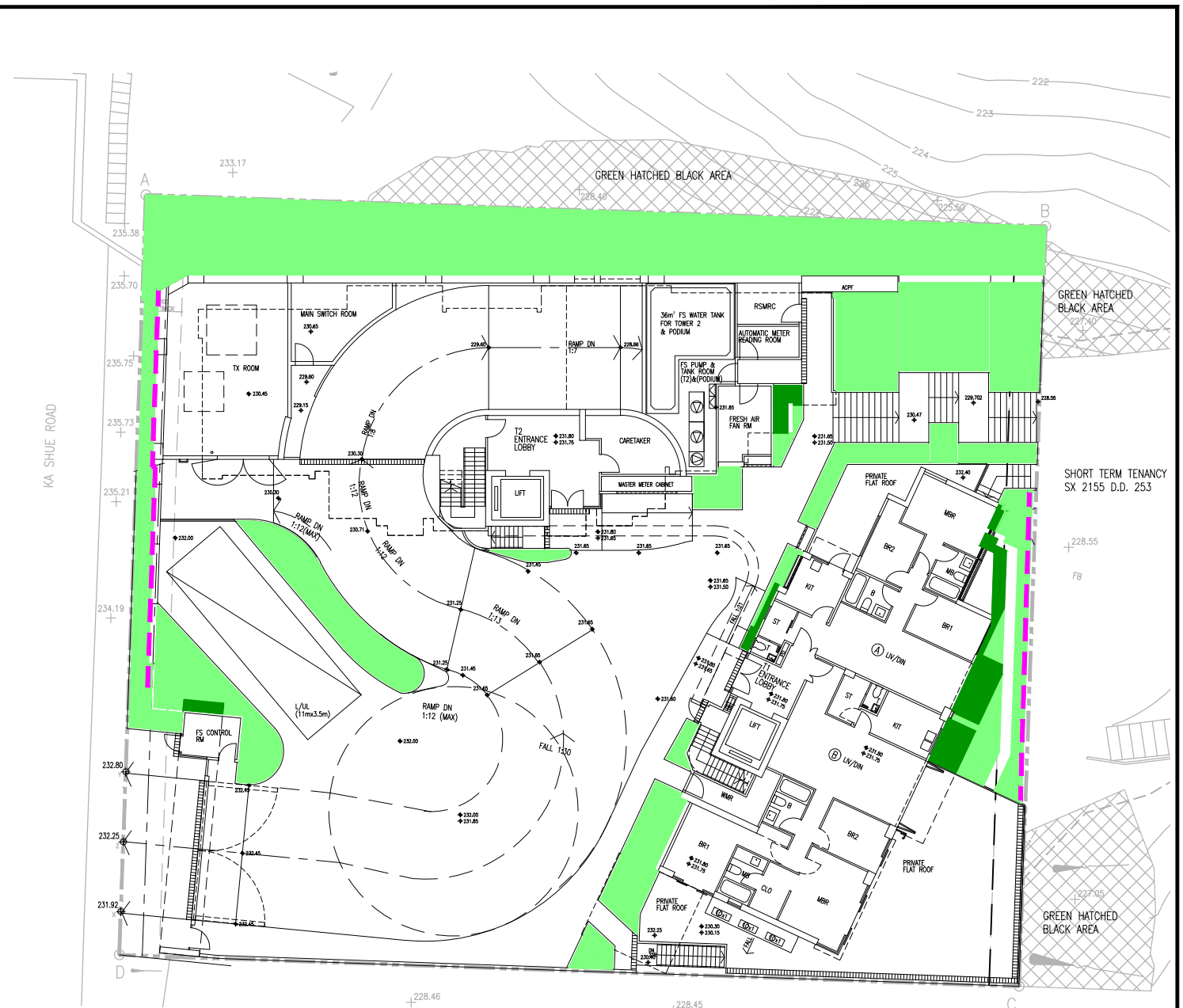


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PREVIOUS SCHEME
SCALE 1:300

PROVIDED GREENERY: 314.904sqm



CURRENT SCHEME
SCALE 1:300

PROVIDED GREENERY: 373.524sqm



SCALE 1 : 300
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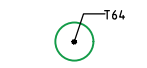

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
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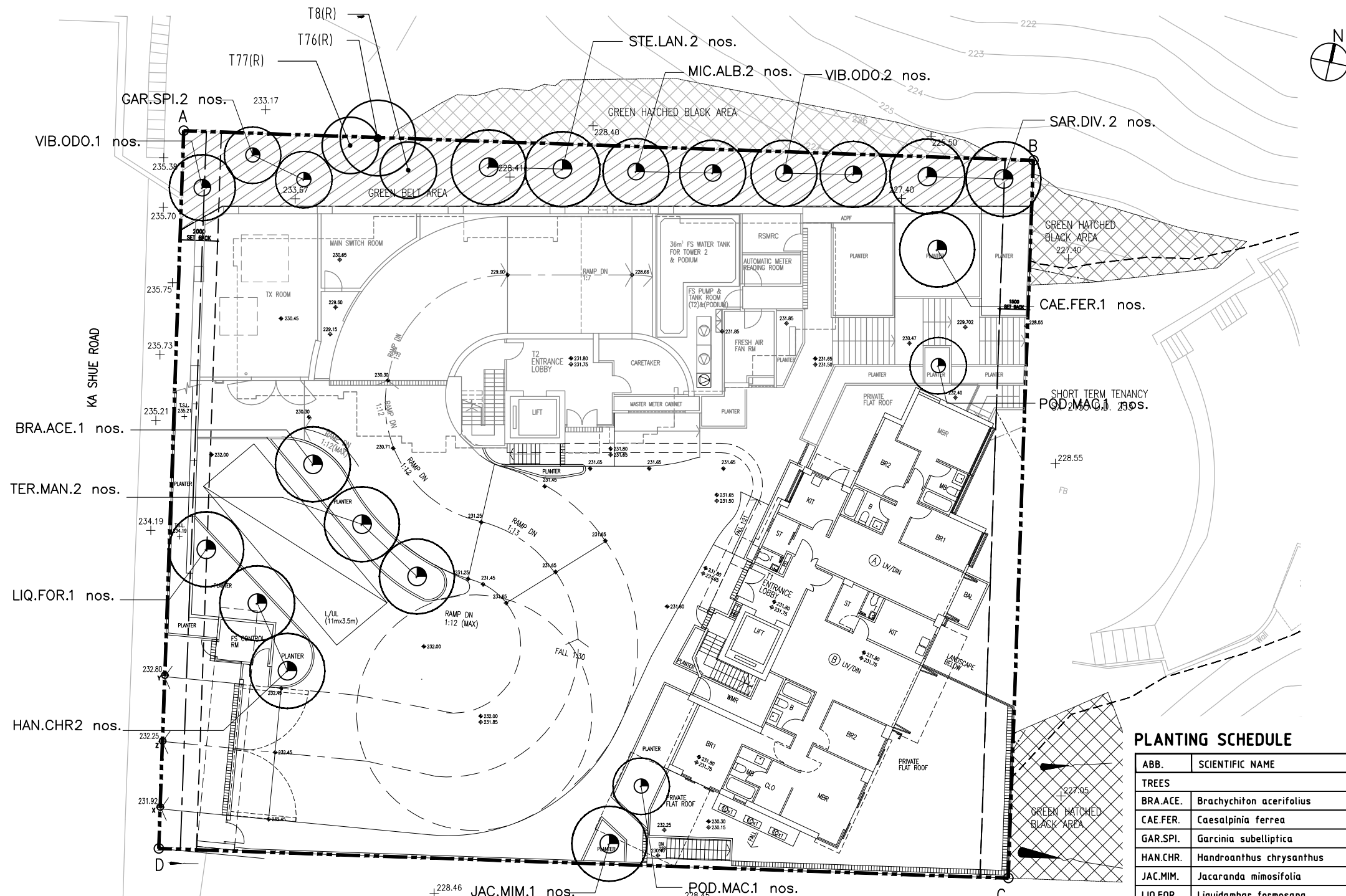
Job Title PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES					
Drawing Title GREENERY CALCULATION PLAN					

Drawing No. SMC1_GP02
Scale 1:300 @ A3
Job. No. SMC1


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LEGEND :

-  LOT BOUNDARY OF LOT1109 RP (PART)
-  EXISTING TREES WITHIN LOT TO BE RETAINED
-  PROPOSED TREES



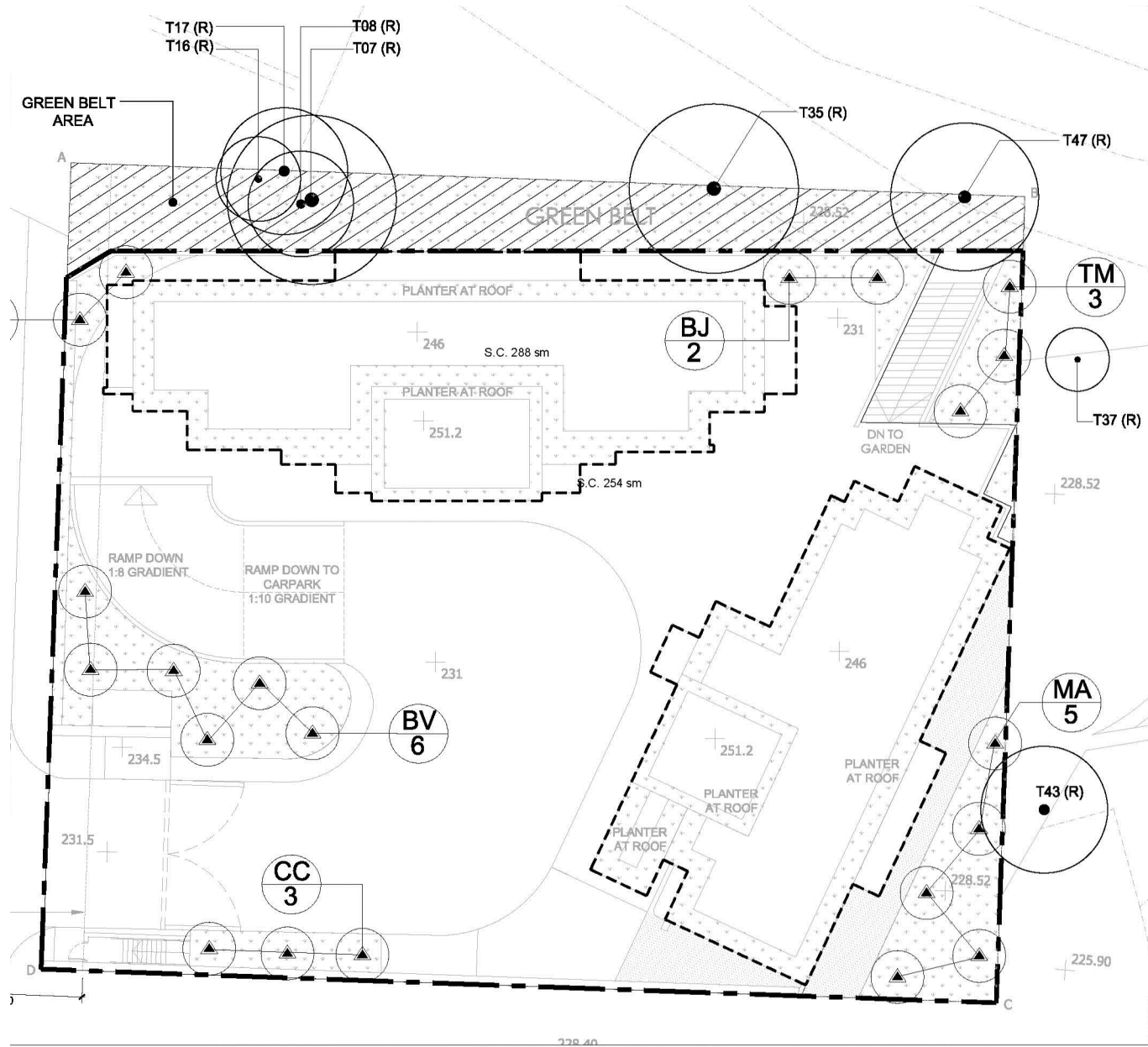
PLANTING SCHEDULE

ABB.	SCIENTIFIC NAME	CHINESE NAME	NATIVE/EXOTIC	SPACING(MM)	SIZE (MM)	DBH	REMARKS	QTY
								W x H (MM)
BRA.ACE.	Brachychiton acerifolius	槭葉蘋婆	EXOTIC	MIN. 4000	3000 X 4000	80	DECIDUOUS	1
CAE.FER.	Caesalpinia ferrea	巴西鐵木	EXOTIC	MIN. 4000	3000 X 4000	80	FEATURE	1
GAR.SPI.	Garcinia subelliptica	福木	EXOTIC	MIN. 2500	1500 X 2500	80		2
HAN.CHR.	Handroanthus chrysanthus	黃鐘木(風鈴木)	EXOTIC	MIN. 4000	3000 X 4000	80		2
JAC.MIM.	Jacaranda mimosifolia	藍花楸	EXOTIC	MIN. 4000	3500 X 5000	80	FEATURE	1
LIQ.FOR.	Liquidambar formosana	楓香	NATIVE	MIN. 4000	3000 X 5000	80	DECIDUOUS	1
MIC.ALB.	Michelia alba	白蘭	EXOTIC	MIN. 4000	3000 X 4000	80		2
POD.MAC.	Podocarpus macrophyllus	羅漢松	NATIVE	MIN. 2500	1500 X 2500	80		2
SAR.DIV.	Saraca dives	中國無憂花	EXOTIC	MIN. 4000	3000 X 4000	80		2
STE.LAN.	Sterculia lanceolata	假蘋婆	NATIVE	MIN. 4000	3000 X 4000	80		2
TER.MAN.	Terminalia mantaly cv. 'Tricolour'	小葉欖仁	EXOTIC	MIN. 4000	3000 X 4000	80		2
VIB.ODO.	Viburnum odoratissimum	珊瑚樹	NATIVE	MIN. 4000	3000 X 4000	80		3
TOTAL								21

Job Title			Drawing No.			
PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES			SMC1-TP1			
Drawing Title			Scale			
TREE PLANTING PLAN (WITHIN LOT)			1:250 @ A3			
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Date
A	JUL 2024	LP SUBMISSION	AL	DA	TO	JUN 2024
0	MAR 2024	FIRST SUBMISSION	AL	DA	TO	

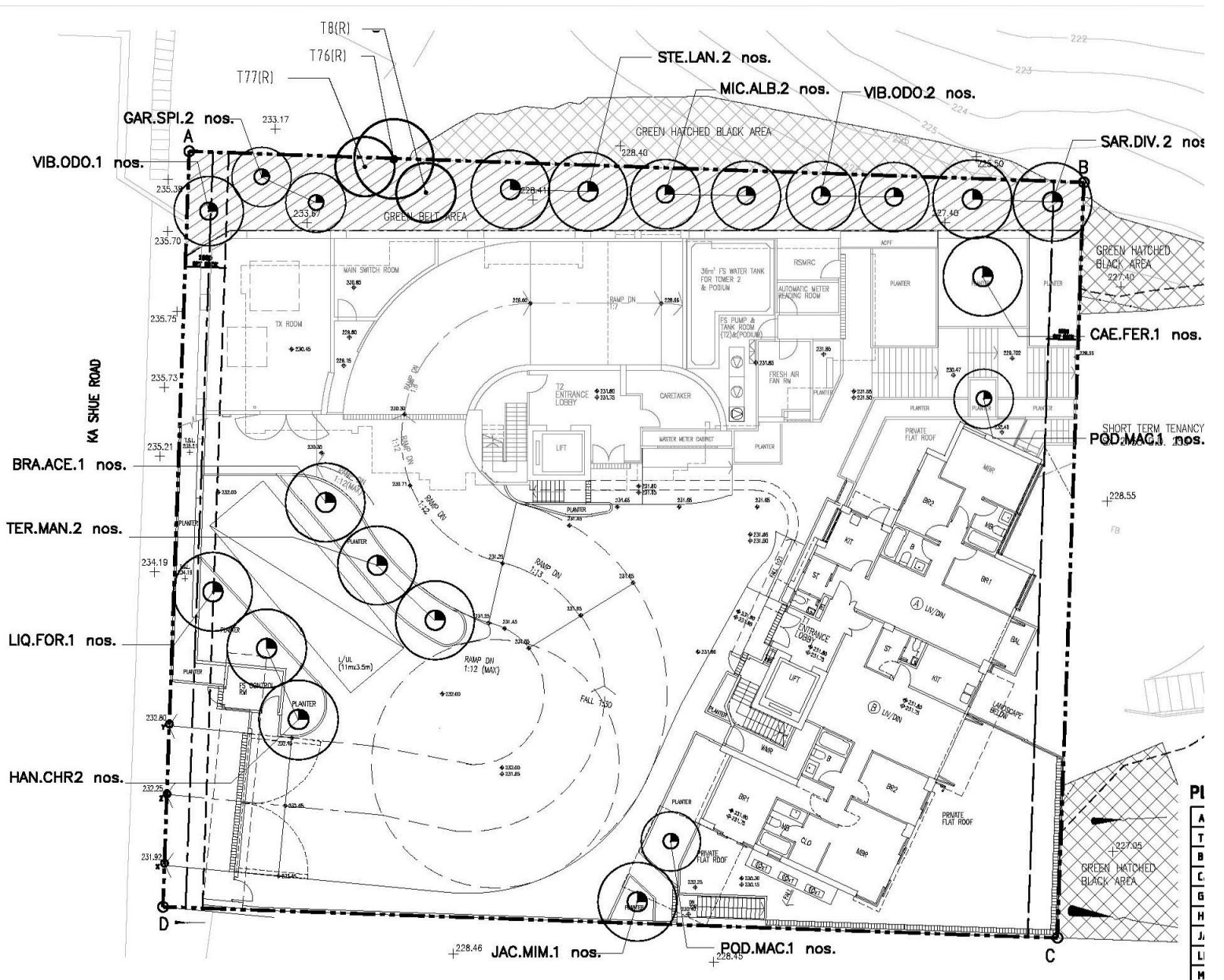


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TOTAL PROPOSED COMPENSATORY TREES: 21nos.

TREE COMPENSATORY PLAN FROM APPROVED S16
(APPROVAL DATE 03 JANUARY 2020)



TOTAL PROPOSED COMPENSATORY TREES: 21nos.

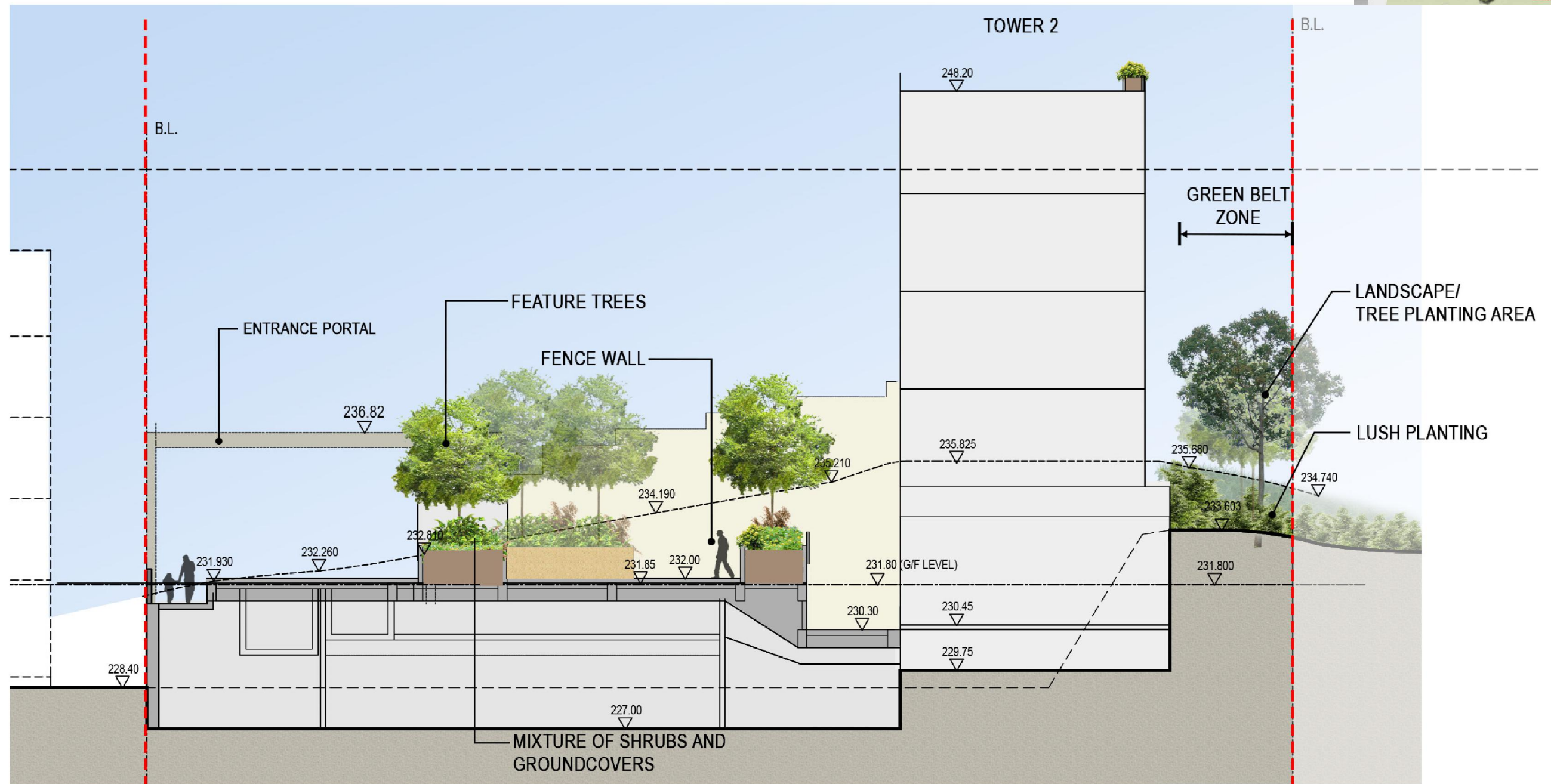
TREE COMPENSATORY PLAN BASED ON APPROVED TPRP
(APPROVAL DATE 23 APRIL 2024)




						Job Title PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES						Drawing No. SMC1-TP02			
						Drawing Title TREE COMPENSATORY PLAN COMPARISON						Scale 1:300 @ A3			
0	09/24	RESUBMISSION	DA	DC	TO										
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1



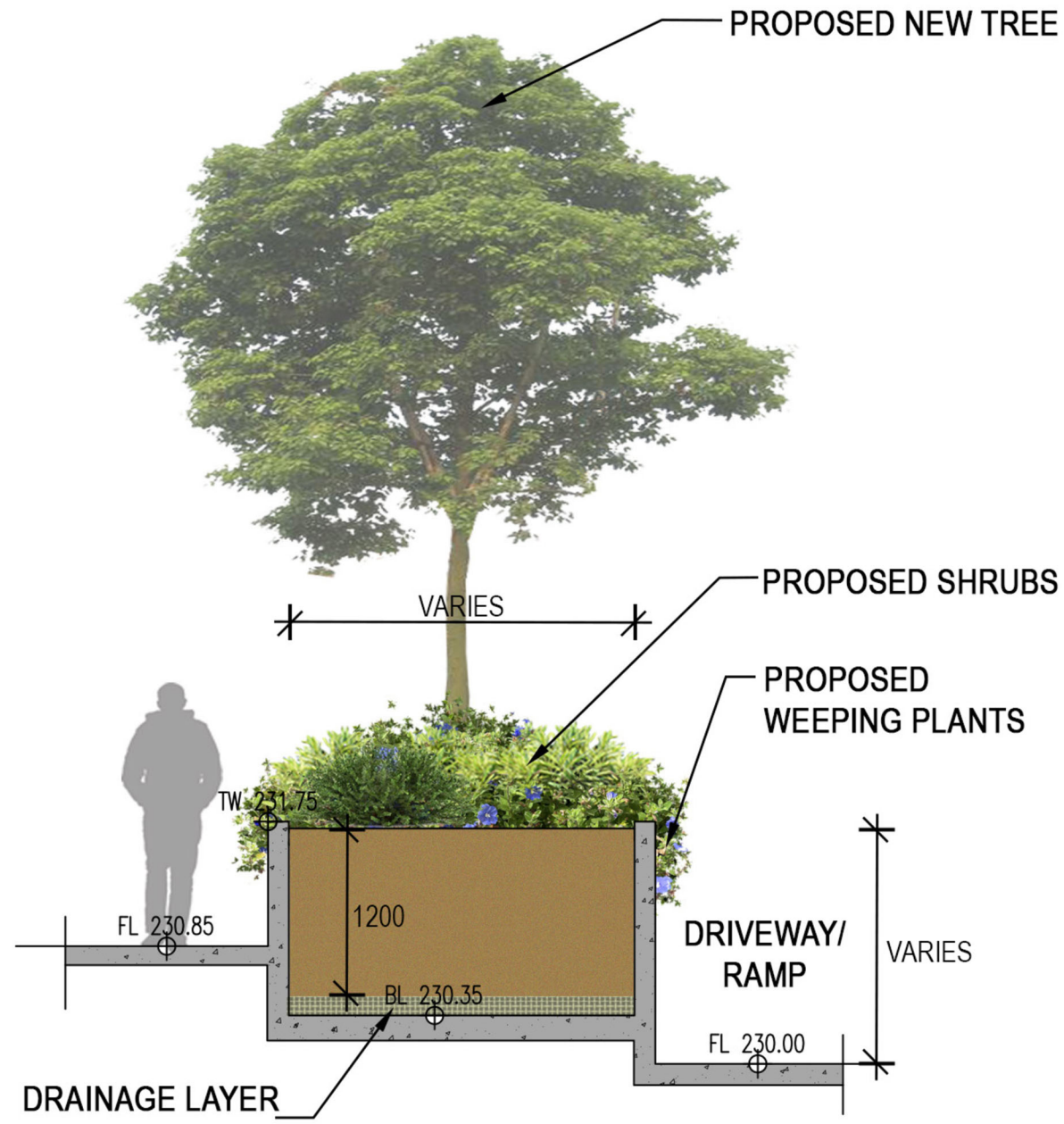
Planning, Urban Design, Landscape, Golf & Environmental Consultants
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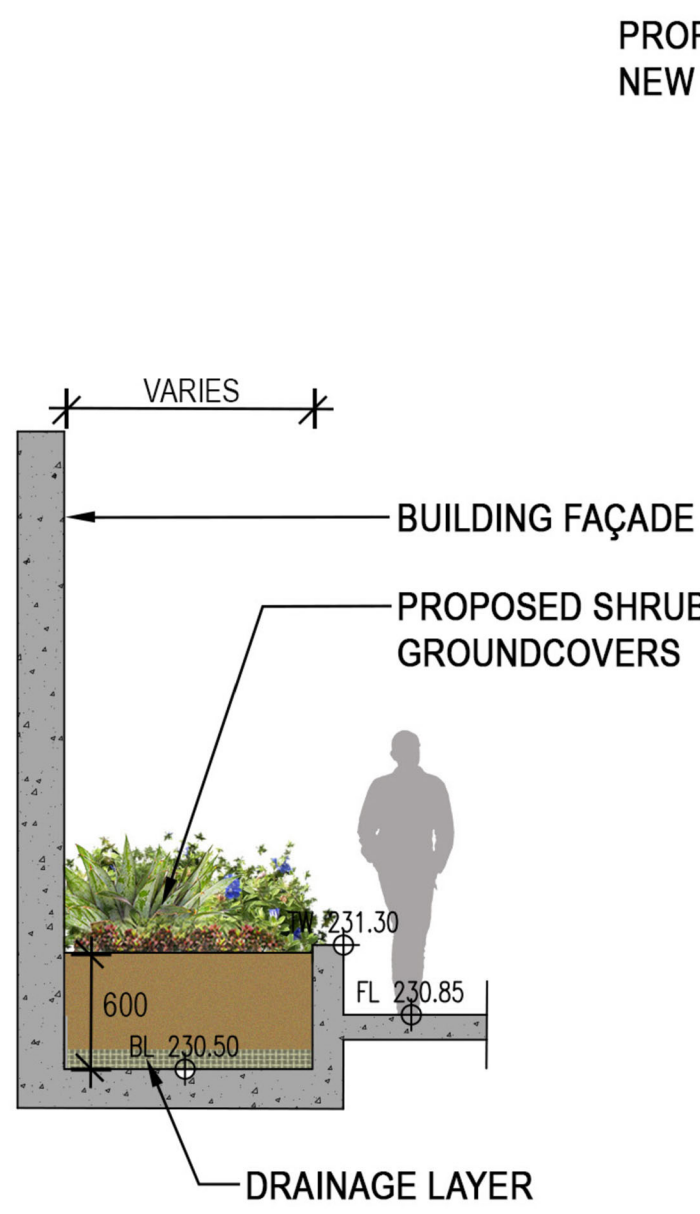
						Job Title PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES					Drawing No. SMC1-LSE-01						
						Drawing Title LANDSCAPE SECTION-ELEVATION					Scale 1:200 @ A3						
A	10/24	RESUBMISSION	DA	DC	TO												
O	06/24	FIRST SUBMISSION	DA	DC	TO												
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1	 Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662	



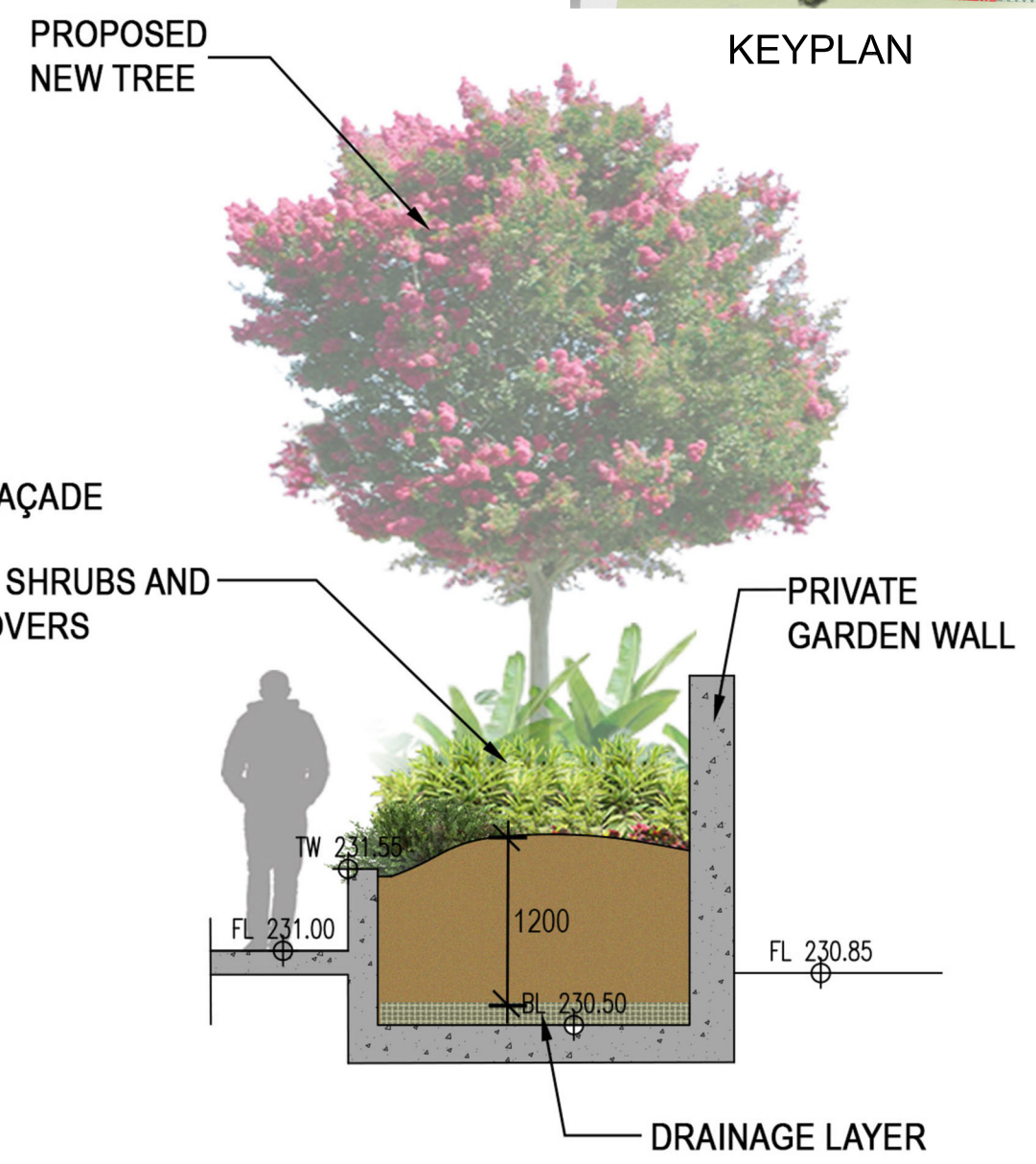
KEYPLAN



SECTION A




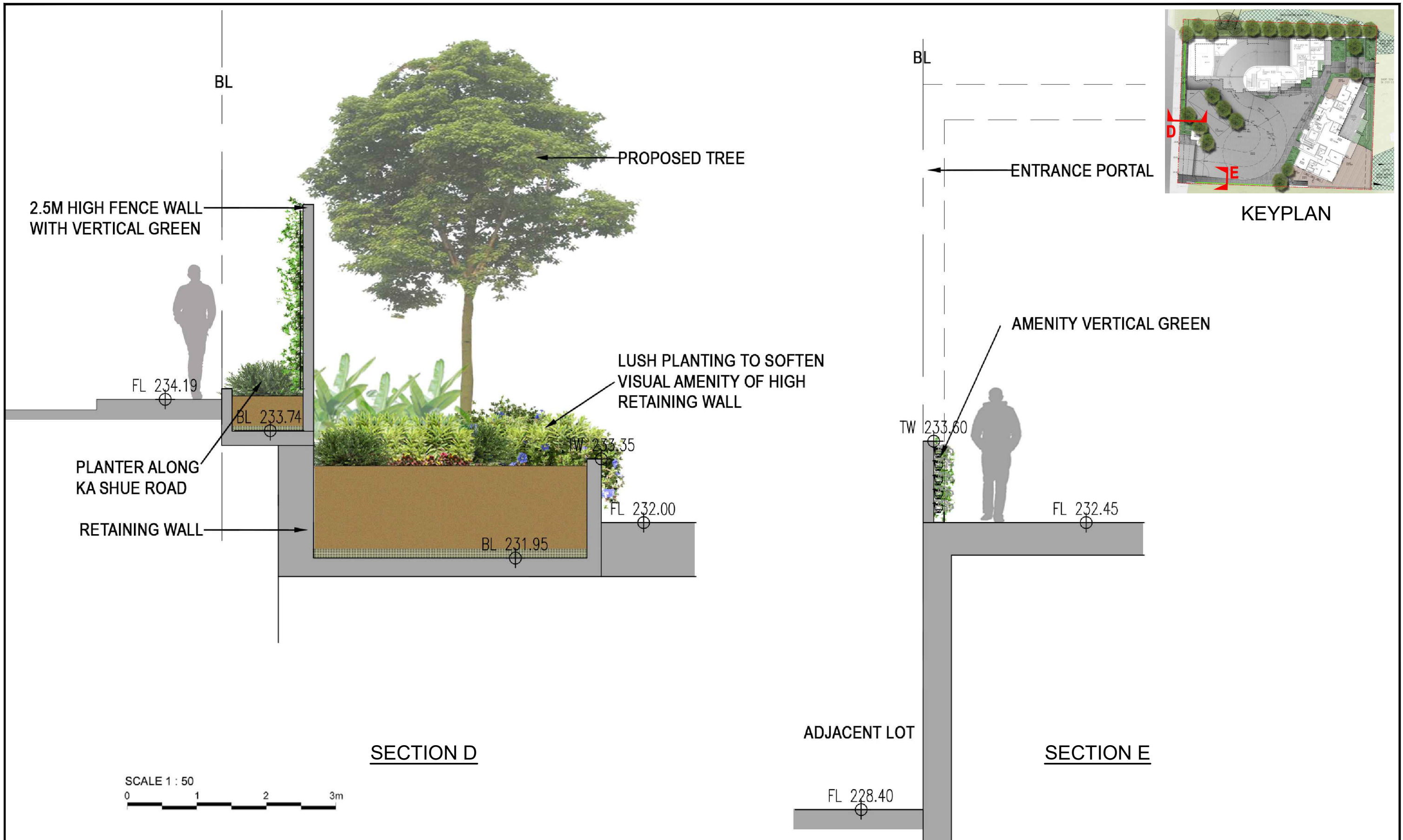
SECTION B




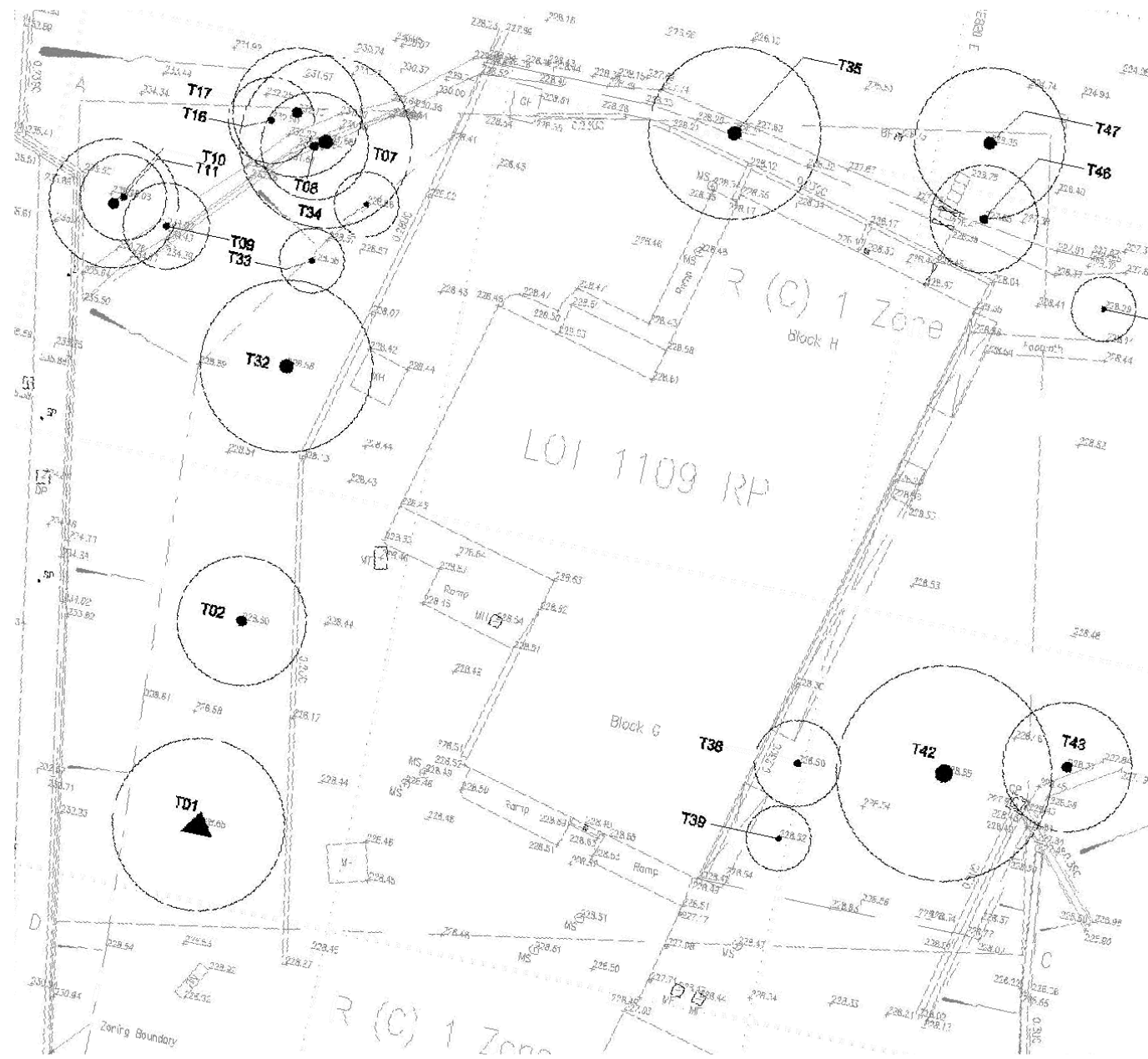
SECTION C



			Job Title				Drawing No.		 Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662						
			PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES				SMC1_DE_01								
			Drawing Title				Scale								
			TYPICAL PLANTER DETAILS				NTS @A3								
0	06/24	FIRST SUBMISSION	DA	DC	TO	Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	DA	Checked by	DC	Approved by	TO	Date			

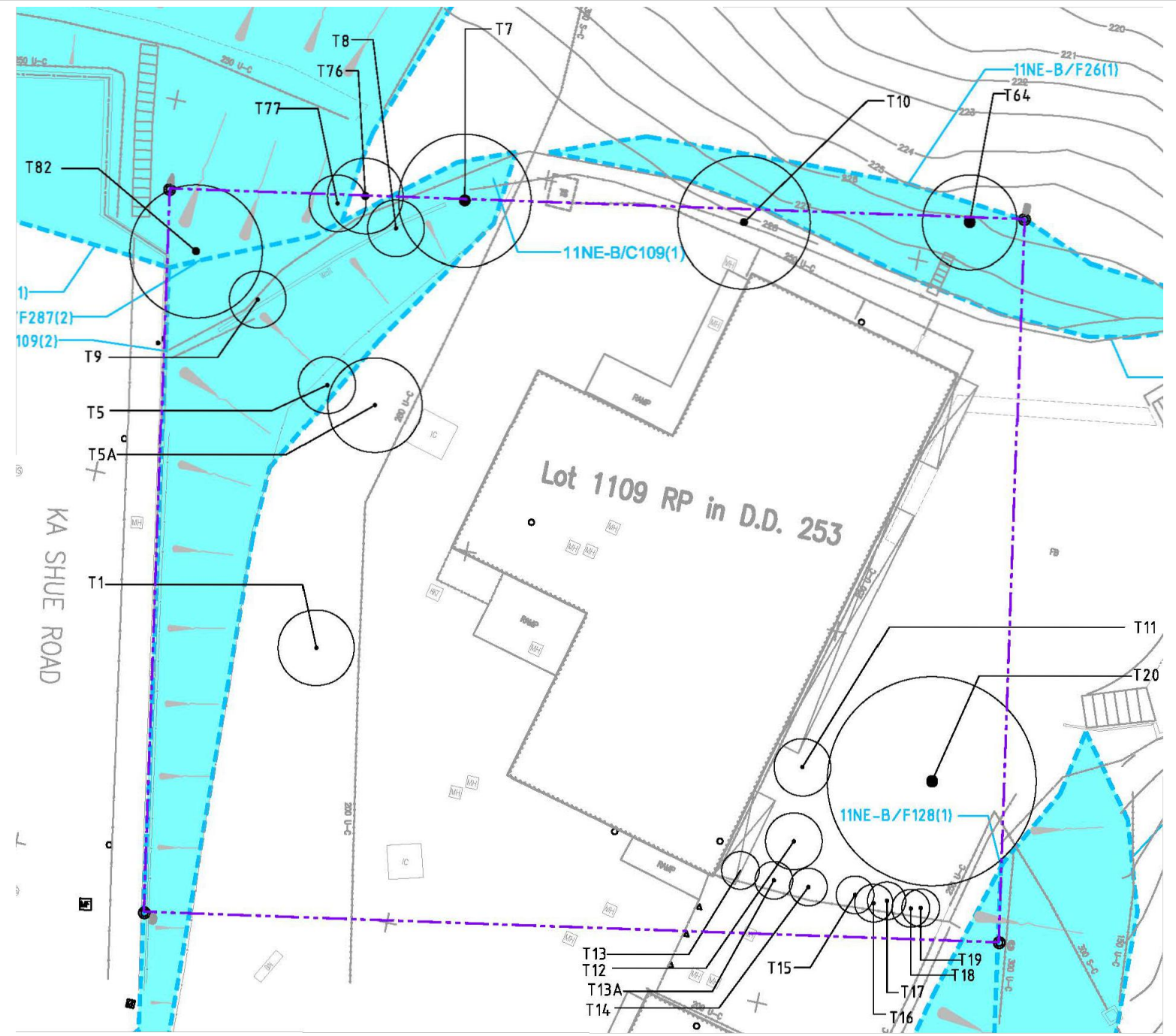


						Job Title PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRORIES						Drawing No. SMC1_DE_02					
						Drawing Title TYPICAL PLANTER DETAILS 02						Scale NTS @A3					
0	09/24	RESUBMISSION	DA	DC	TO												
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1	 Planning, Urban Design, Landscape, Golf & Environmental Consultants Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662	



TREE SURVEY CONDUCTED ON 13 MARCH 2017
 TOTAL TREES SURVEYED: 18nos. WITHIN LOT; 2nos. OUTSIDE LOT

TREE SURVEY PLAN FROM APPROVED S16
 (APPROVAL DATE 03 JANUARY 2020)

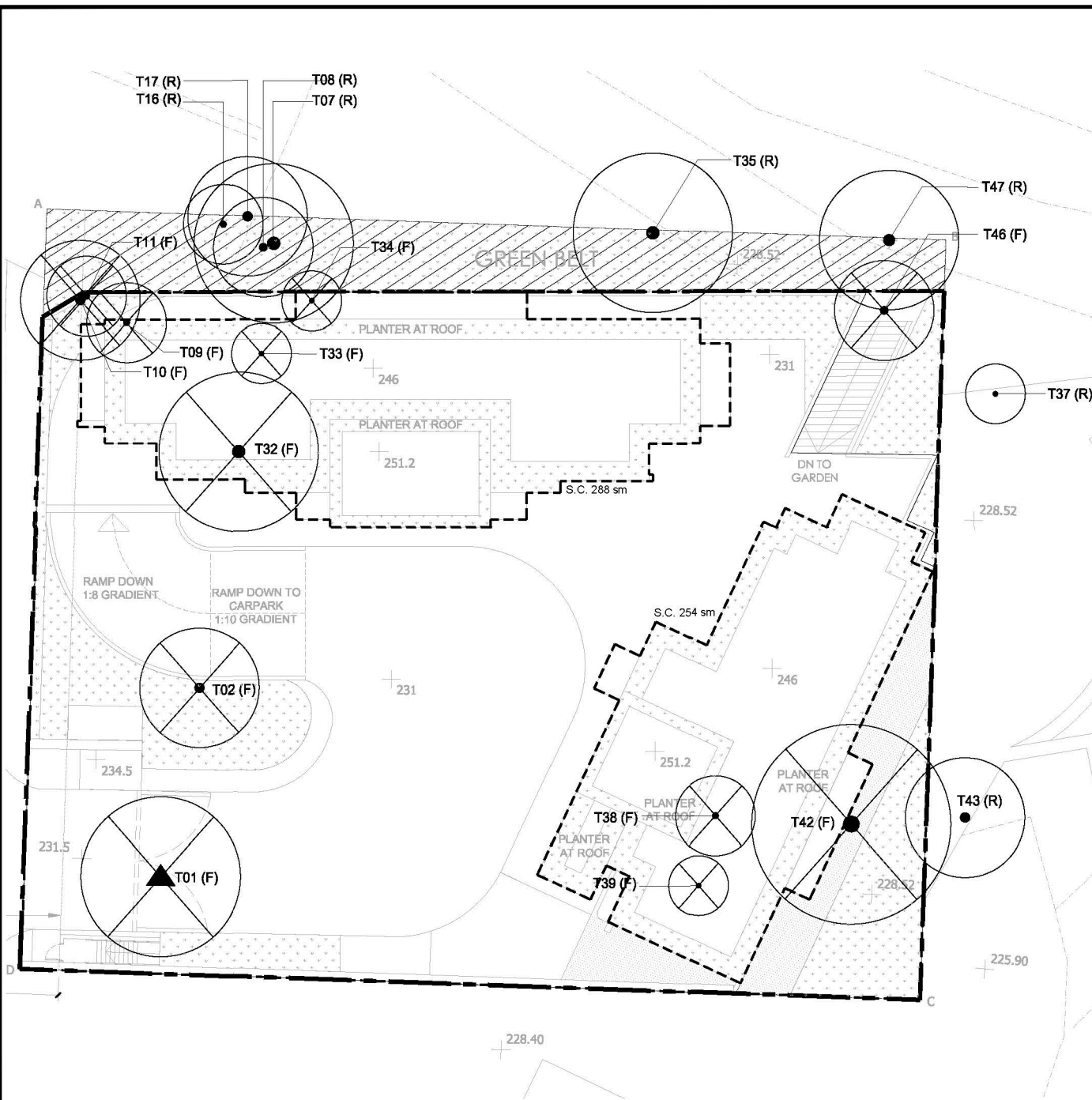


TREE SURVEY CONDUCTED ON 17 OCTOBER 2023
 TOTAL TREES SURVEYED: 22nos. WITHIN LOT
 (12 OF WHICH ARE INCLUDED IN PREVIOUS SURVEY AND 10 ARE NEW TREES)

TREE SURVEY PLAN FROM APPROVED TPRP
 (APPROVAL DATE 23 APRIL 2024)

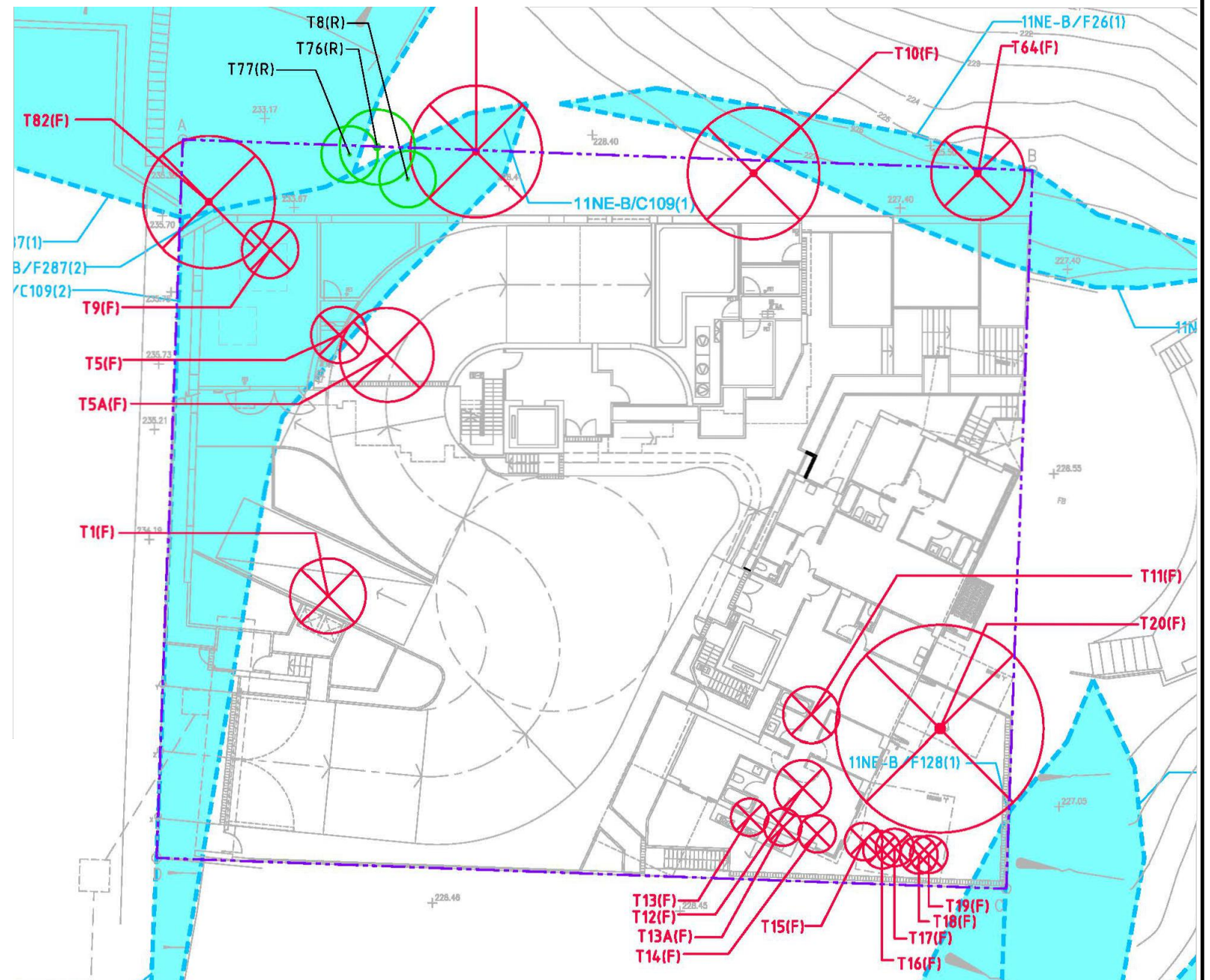


							Job Title				Drawing No.				
							PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES				SMC1-TS02				
							Drawing Title				Scale				
							TREE SURVEY PLAN COMPARISON				1:300 @ A3				
0	09/24	RESUBMISSION	DA	DC	TO										
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1



TOTAL PROPOSED TREES TO BE RETAINED: 6nos. WITHIN LOT
 TOTAL PROPOSED TREES TO BE FELLED: 12nos.

TREE FELLING PLAN FROM APPROVED S16
 (APPROVAL DATE 03 JANUARY 2020)



TOTAL PROPOSED TREES TO BE RETAINED: 3nos. WITHIN LOT
 TOTAL PROPOSED TREES TO BE FELLED: 19nos.

TREE FELLING PLAN FROM APPROVED TPRP
 (APPROVAL DATE 23 APRIL 2024)



						Job Title PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES						Drawing No. SMC1-TR02			
						Drawing Title TREE FELLING PLAN COMPARISON						Scale 1:300 @ A3			
0	09/24	RESUBMISSION	DA	DC	TO	Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1



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 Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

Appendix C

Maintenance Schedule and Tree Assessment Schedule Comparison

	Objective	Works Description	Suggested Frequency											
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1.0	Record keeping	Take quarterly date-imprinted, colour, photographic records to show all conditions of trees including full views and close-ups of wounds and defects. Record keeping includes monitoring trees and soil. Records shall be kept for below regular checking works item 1.6, 1.8, 1.11 and 1.12.	√	-	-	√	-	-	√	-	-	√	-	-
1.1	Leaf picking and ground cleaning	Ensure areas beneath tree crowns are free of foreign matters harmful to trees or undesirable for users. Root collars must be kept clear from leaf and litter to ensure they stay dry and fungus-free.	√	√	√	√	√	√	√	√	√	√	√	√
1.2	Watering	Watering to maintain a moist soil adequate for healthy growth. Watering to be carefully calibrated with rainfall, watering is not required on days when rainfall is sufficient to moisten the soil.	Anticipated daily			As required (At most daily except during heavy rainfall)						Anticipated daily		
1.3	Weeding	All planted areas shall be kept free from weeds. Any unwanted plants including <i>Mikania micrantha</i> are noxious weeds and shall be removed.	√	√	√	√	√	√	√	√	√	√	√	√
1.4	Fertilization	Fertilization should be carried out in Spring and Fall to provide added nutrient at times of seasonal plant growth. Slow release fertilizer should be applied. It should be granular NPK chemical fertilizer with a minimum four (4) month release period at 32°C with the following formula: 14 - 18 parts N (Nitrogen) 7 - 14 parts P2O5 (Available Phosphoric Acid) 12 - 16 parts K2O (Soluble Potash) max. 2 parts MgO (Magnesium Oxide) plus other trace elements Application should be adjusted at a rate of 200 gm per heavy standard tree.	-	-	√	-	-	-	-	√	-	-	-	-
1.5	Soil amelioration	Soil amelioration includes inspection of the soil beneath tree crowns to ensure its composition is suitable for growth. Where necessary aeration, adding soil conditioner, adding soil mix, should be done to ensure soil remains friable.	-	-	√	-	-	-	-	√	-	-	-	-
1.6	Checking tree stability	Tree stability should be checked quarterly to ensure trees are standing firm. Checking tree stability is especially important for tall and transplanted trees. Gently push against the trunk by hand to see if the tree sways. Ensure tree is well-secured by staking or anchoring should tree be found not yet taking root in new soil. Checking should be done on ad-hoc basis after strong winds, black rainstorm or typhoon.	√	-	-	√	-	-	√	-	-	√	-	-
1.7	Staking & tie maintenance and removal	Loosen tree ties and adjust stakes to accommodate growth. Ensure tree trunks and branches are not girdled by ties. Trunks and branch barks shall be healthy and free from damage due to tree ties. Stakes shall be adjusted to ensure they are secure and do not cause nuisance to users.	√	√	√	√	√	√	√	√	√	√	√	√
1.8	Checking branch health	Branch health should be checked quarterly. This is to ensure that problem branches with defect such as wounds, loose bark, cracks, fungal fruiting bodies, stubs and dead branches are identified. Adhoc checking may be carried out after inclement weather.	√	-	-	√	-	-	√	-	-	√	-	-
1.9	Pruning	Pruning should be carried out one to two times per year to maintain regular tree vigor since pruning is an effective cultural control tactic for plant pests. Localized pest infestations on plants can be controlled by removing and destroying infested portions of the plant. Crowning cleaning of dead and dying branches removes breeding and feeding sites for certain pests. Crown thinning and raising improve air circulation and light penetration, which can decrease the severity of numerous fungal diseases. Problem branches identified during regular checking shall be removed. Adhoc pruning may be carried out after inclement weather should damage be found.	As required											
1.10	Mulch maintenance	As required to keep mulching layer at thickness of 50mm.	As requested											
1.11	Pest and disease control	Maintain vigilance at all times when carrying out maintenance for pest and disease. Have experience personnel specifically carry out pest and disease inspection monthly and during know periods of outbreak. Once identified, eradication should be carried out immediately and no later than 7 days of identification.	√	√	√	√	√	√	√	√	√	√	√	√
1.12	Tree inspection following adverse weather events	To be carried out within 24 hours after Tropical typhoon T8, Black Rainstorm, or local severe weather. Results of inspection with photos as necessary should be recorded. Where branches, trunks, or entire trees are found affected by recent event, remedial works should be carried out immediately.	As required											
1.13	Tree Risk Assessment	Tree Risk Assessment is a defined method of determining risk of tree failure on targets. Tree risk assessment shall be carried out in accordance with 'Guidelines for Tree Risk Assessment and Management Arrangement on an Area Basis and on a Tree Basis' promulgated by Tree Management Office, Greening, Landscape and Tree Management Section of DEVB. Maintenance personnel shall be familiar with the requirement of this assessment and shall carry out Tree Risk Assessments regularly and at appropriate times to facilitate proper tree management with the Lot.	As appropriate											

Note:

1 All maintenance works listed above should be carried out by experienced and qualified personnel having suitable training in aboricultural works.

2 Above maintenance works schedule applies on a regular basis under normal circumstances. Events may occur such as inclement weather or change in the planting environment, microclimate, and/or adjacent constructions which may require additional or adhoc care. These changes should be monitored by experienced and qualified personnel to determine appropriate adjustments to the Maintenance Schedule.

Tree Assessment Summary Comparison Table

Address 8 Ka Shue Road, Sai Kung, New Territories
 Lot 1109 RP
 Prepared by Cozy Leung (HK-1930A) in D.D. 253
 Field Survey was conducted/updated on 17 October 2023 on
 To be read in conjunction with drawing nos. SMC1-TR1 / SMC1-TR2
 rev. 0
 rev. _____
 rev. _____

Tree ID Number in Previous S16 TPRP (2017)	Tree ID Number in new approved TPRP (2024)	Species		2017 TPRP Form (Good/ Average/ Poor)	2024 TPRP Form (Good/ Average/ Poor)	2017 TPRP Health Condition (Good/ Average/ Poor)	2024 TPRP Health Condition (Good/ Average/ Poor)	2017 TPRP Structural Condition (Good/ Average/ Poor)	2024 TPRP Structural Condition (Good/ Average/ Poor)	2017 TPRP Suitability for Transplanting (High/ Medium/ Low)	2024 TPRP Suitability for Transplanting (High/ Medium/ Low)	Recommendation in previous S16 TPRP (2017) (Retain / Prune / Fell)	Recommendation in new approved TPRP (2024) (Retain / Prune / Fell)	Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø, X depth in mm), and any other on-site conditions, etc.)
		Scientific name	Chinese name											
T2	T1	<i>Ficus elastica</i>	印度榕	Average	Poor	Average	Average	Average	Average	Medium	Low	Fell	Fell	Large wound on trunk, dead branches, severely pruned
T34	T5	<i>Ligustrum sinense</i>	山指甲	Poor	Poor	Poor	Average	Poor	Average	Low	Low	Fell	Fell	Mutiple trunks, wound on trunk
T33	T5A	<i>Ligustrum sinense</i>	山指甲	Poor	Poor	Poor	Average	Poor	Average	Low	Low	Fell	Fell	Mutiple trunks, decayed wound on base trunk
	T7	<i>Schefflera heptaphylla</i>	鴨腳木		Average		Average		Average		Low		Fell	On slope, co-dominant stems, Climber on tree, cracks around tree ring, close to T6, large tree
T8	T8	<i>Machilus chekiangensis</i>	浙江潤楠	Average	Poor	Average	Average	Average	Average	Low	Low	Retain	Retain	On slope, decayed wound on trunk, asymmetrical crown
	T9	<i>Machilus chekiangensis</i>	浙江潤楠		Poor		Average		Average		Low		Fell	On slope, leaning
T35	T10	<i>Melia azedarach</i>	苦楝	Average	Poor	Poor	Average	Average	Poor	Low	Low	Retain	Fell	On slope, wound on trunk, in conflict with fence, severe leaning, epicormics, suckers, dead branches, large tree
T38	T11	<i>Dracaena reflexa</i>	百合竹	Poor	Poor	Poor	Average	Poor	Average	Medium	Low	Fell	Fell	Multiple trunks, trunk damage, embedded by concrete curbs
T39	T12	<i>Plumeria rubra</i>	雞蛋花	Average	Poor	Average	Average	Average	Average	Medium	Low	Fell	Fell	Co-dominant trunks, climber on tree, leaning, stub, dead branch, wound on stem near first order branch union
	T13	<i>Itea chinensis</i>	鼠刺		Poor		Average		Average		Low		Fell	Decayed wound on trunk, co-dominant trunks, close to fence, crooked trunk, close to adjacent trees
	T13A	<i>Itea chinensis</i>	鼠刺		Poor		Average		Average		Low		Fell	Co-dominant trunks, close to fence, crooked trunk, close to adjacent trees
	T14	<i>Itea chinensis</i>	鼠刺		Poor		Average		Average		Low		Fell	Decayed wound on trunk, hanger, close to fence, crooked trunk, close to adjacent trees
	T15	<i>Itea chinensis</i>	鼠刺		Poor		Average		Average		Low		Fell	Abnormal bark crack on trunk, close to fence, crooked trunk, close to adjacent trees
	T16	<i>Itea chinensis</i>	鼠刺		Poor		Average		Average		Low		Fell	Decayed wound on branch, leaning, close to fence, crooked trunk, close to adjacent trees
	T17	<i>Itea chinensis</i>	鼠刺		Poor		Average		Average		Low		Fell	Co-dominant trunks, decayed wound on branch, close to fence, crooked trunk, close to adjacent trees
	T18	<i>Itea chinensis</i>	鼠刺		Average		Average		Average		Low		Fell	Decayed wound on branch, close to fence, crooked trunk, close to adjacent trees
	T19	<i>Itea chinensis</i>	鼠刺		Poor		Average		Average		Low		Fell	Co-dominant stems, decayed wound on branch, close to fence, crooked trunk, close to adjacent trees
T42	T20	<i>Delonix regia</i>	鳳凰木	Average	Poor	Poor	Average	Poor	Poor	Low	Low	Fell	Fell	Root damage, dieback twigs, dead branches, co-dominant branches, co-dominant and crooked trunks with cracked included bark, exposed roots, abnormal bark crack near abnormal hole on the joint union above included bark, large tree
T47	T64	<i>Psidium guajava</i>	番石榴	Poor	Poor	Poor	Average	Poor	Poor	Low	Low	Retain	Fell	On slope, large decayed wound on base trunk, climber on trunk, sucker, hanger, epicormics, large tree
T17	T76	<i>Machilus chekiangensis</i>	浙江潤楠	Average	Poor	Average	Average	Average	Average	Low	Low	Retain	Retain	On slope, asymmetrical crown
T16	T77	<i>Schefflera heptaphylla</i>	鴨腳木	Average	Poor	Average	Average	Average	Average	Low	Low	Retain	Retain	On slope, bending, suppressed by T76
T10	T82	<i>Cinnamomum parthenoxylon</i>	黃樟	Average	Poor	Average	Average	Average	Average	Low	Low	Fell	Fell	On slope, multiple trunks, Climber on tree, hanger, dead branches
T01		<i>Delonix regia</i>	鳳凰木	n/a		n/a		n/a		n/a		Fell	n/a	No longer on site (Tree felled during typhoon)
T07		<i>Machilus chekiangensis</i>	浙江潤楠	Average		Average		Average		Low		Retain	n/a	No longer on site
T09		<i>Ormosia emarginata</i>	凹葉紅豆	Poor		Average		Average		Low		Fell	n/a	No longer on site
T11		<i>Machilus chekiangensis</i>	浙江潤楠	Average		Average		Average		Low		Fell	n/a	No longer on site
T32		<i>Jacaranda mimosifolia</i>	藍花楸	Poor		Average		Poor		Low		Fell	n/a	No longer on site
T46		<i>Viburnum odoratissimum</i>	珊瑚樹	Poor		Poor		Poor		Low		Fell	n/a	No longer on site