


Appendix II


Tree Survey and Landscape Proposals

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

(Rev. 0)

Document No. SMC1-DOC003

Prepared by :  _____
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0	8 Aug 2024	First Issue

Prepared by: URBIS Limited
on behalf of Double One

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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 Removal Application

- 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 present planning application is very similar to that in the previous application scheme (refer to Drawing: SMC1-TP-01).
- 2.3.2 In summary, 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.
- 2.3.3 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:
 - a) To create a distinctive landscape which responds to the existing context, the architectural scheme proposals and the users;
 - b) Integrate the proposed redevelopment from a landscape and visual perspective with the existing woodland and planned landscape design;
 - c) Address issues of new tree planting and retaining existing tree within the site boundary;
 - d) To present an attractive appearance for the development when viewed from adjacent public areas;

- e) To ensure the proposed development is integrated into the surrounding areas;
- f) To create attractive and usable landscape spaces within the Lot; and
- g) 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.

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

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

3.4.4 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.

3.4.5 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.

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

3.4.7 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..

3.4.8 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> <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>	As shown (with min. 4000mm)
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>Aglaia odorata</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>Dietes bicolor</i> <i>Hosta</i> spp. <i>Iris japonica</i> <i>Jasminum sambac</i> <i>Juniferus</i> spp. <i>Ligustrum sinense</i> <i>Lorepetalum chinesis</i> <i>Murraya paniculata</i> <i>Pennisetum alopecuroides</i> <i>Plumbago auriculata</i> <i>Rosa chinensis</i> <i>Rhodomyrtus tomentosa</i> <i>Salvia longispicata</i> <i>Sarcandra glabra</i> <i>Tabernaemontana divaricata</i> <i>Tibouchina heteromalla</i> <i>Verbena bonariensis</i>	250mm – 500mm

Plant Type	Selected Plant Species	Spacing
Groundcovers:	<i>Arachis pintoii</i> <i>Asparagus densiflorus myersii</i> <i>Hedera helix</i> <i>Kalimeris indica</i> <i>Nephrolepis hirsutula</i> <i>Ophiopogon planiscapus</i> <i>Phyllanthus myrtifolius</i> <i>Pilea cadierie</i> <i>Zephyranthes candida</i>	150mm – 250mm

Plant Stock Size

3.4.9 “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

3.4.10 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.

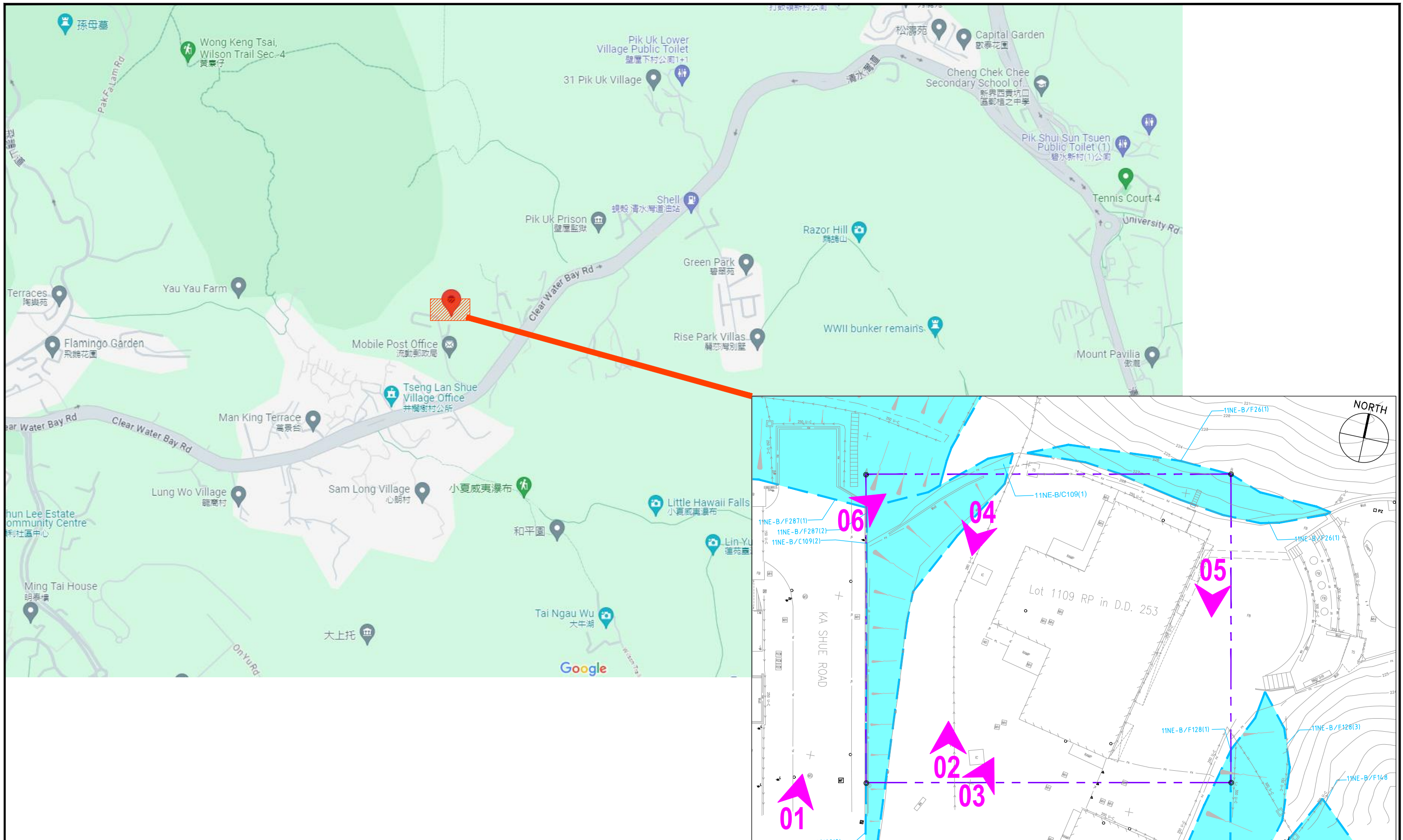
3.6 The Greenery Area

- 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 **20.27%** 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					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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VIEW 01



VIEW 02



VIEW 03




VIEW 04



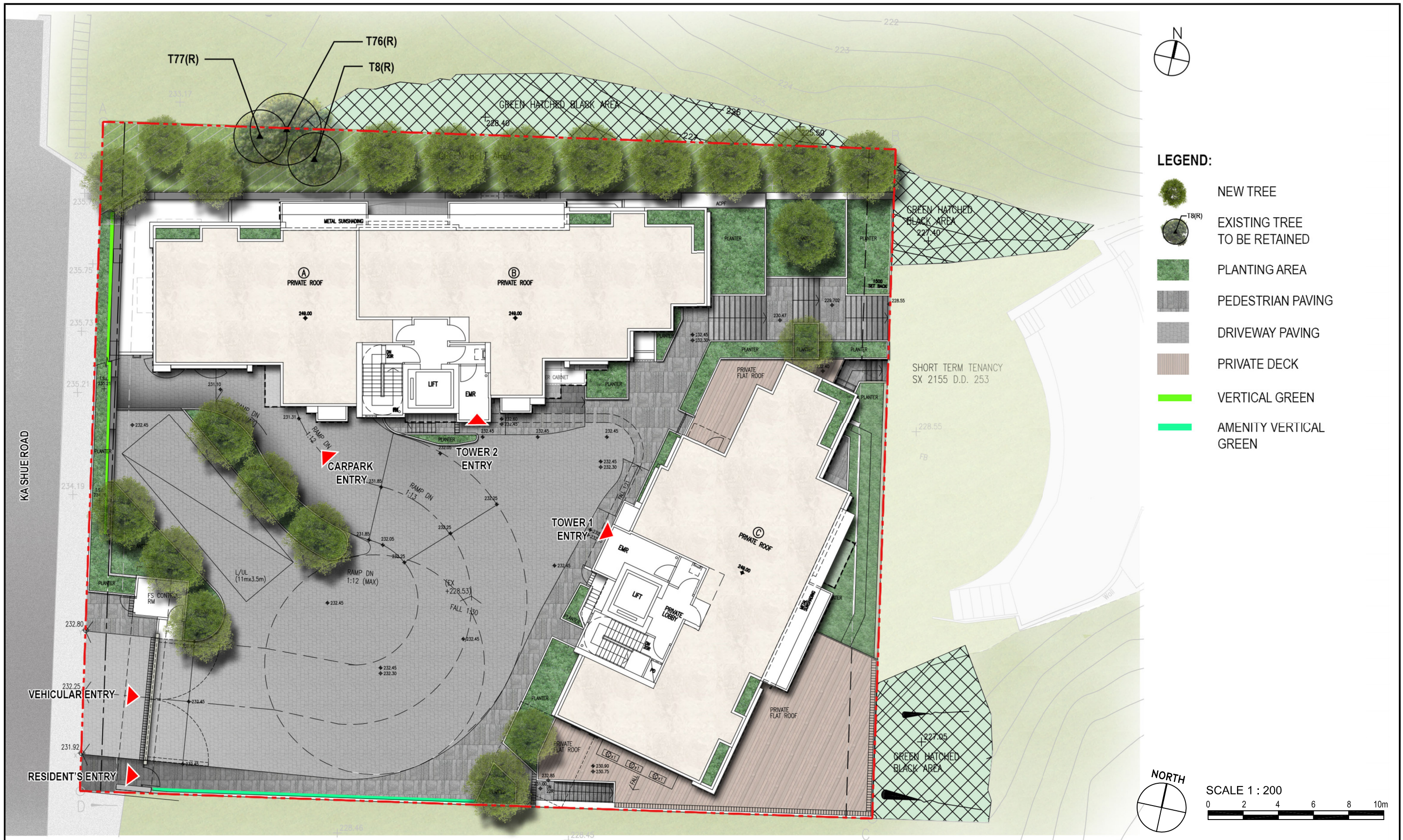
VIEW 05



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



LEGEND:

-  NEW TREE
-  EXISTING TREE TO BE RETAINED
-  PLANTING AREA
-  PEDESTRIAN PAVING
-  DRIVEWAY PAVING
-  PRIVATE DECK
-  VERTICAL GREEN
-  AMENITY VERTICAL GREEN

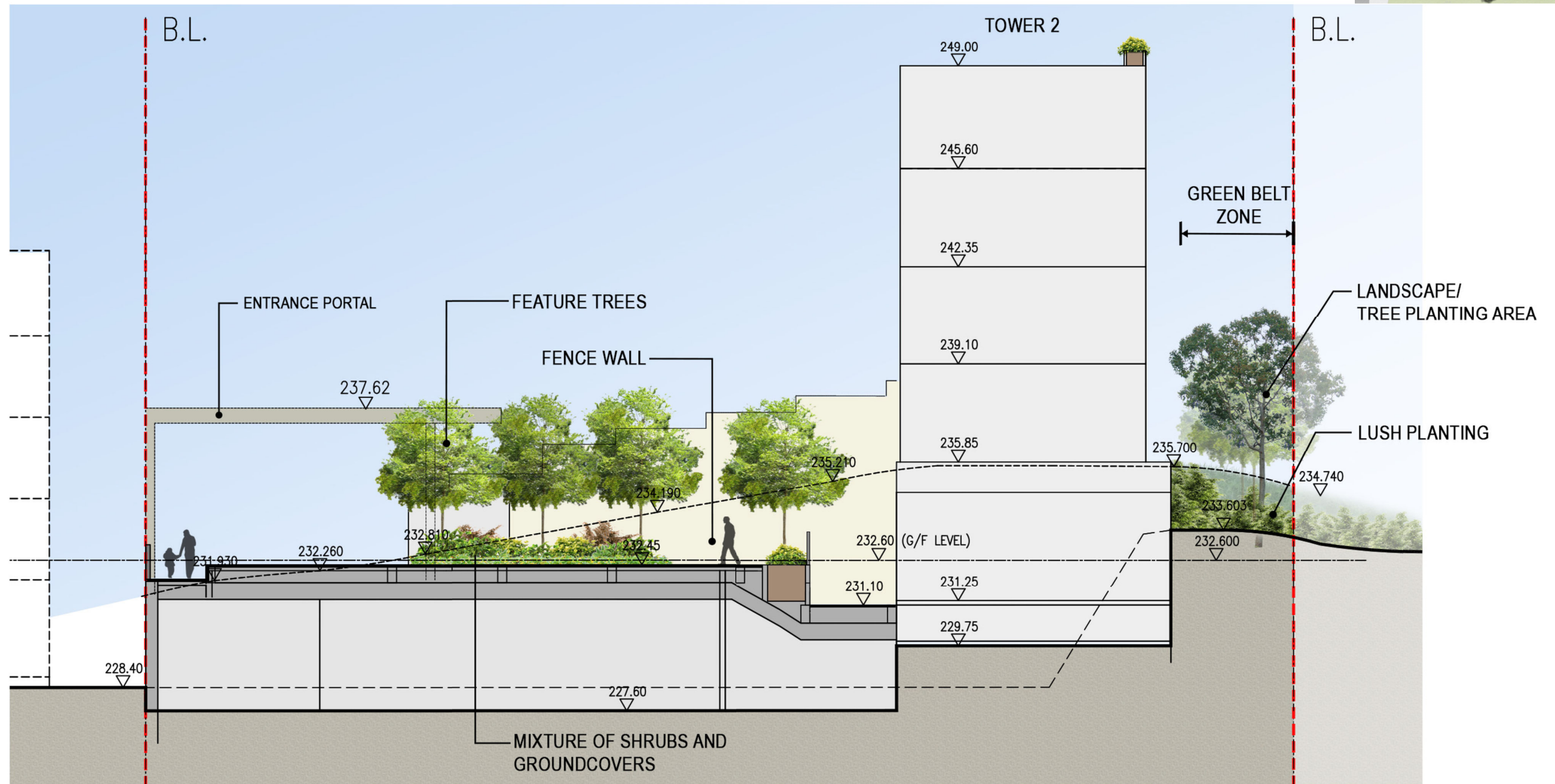


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							Drawing Title LANDSCAPE MASTERPLAN				Scale 1:200 @ A3				
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Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1

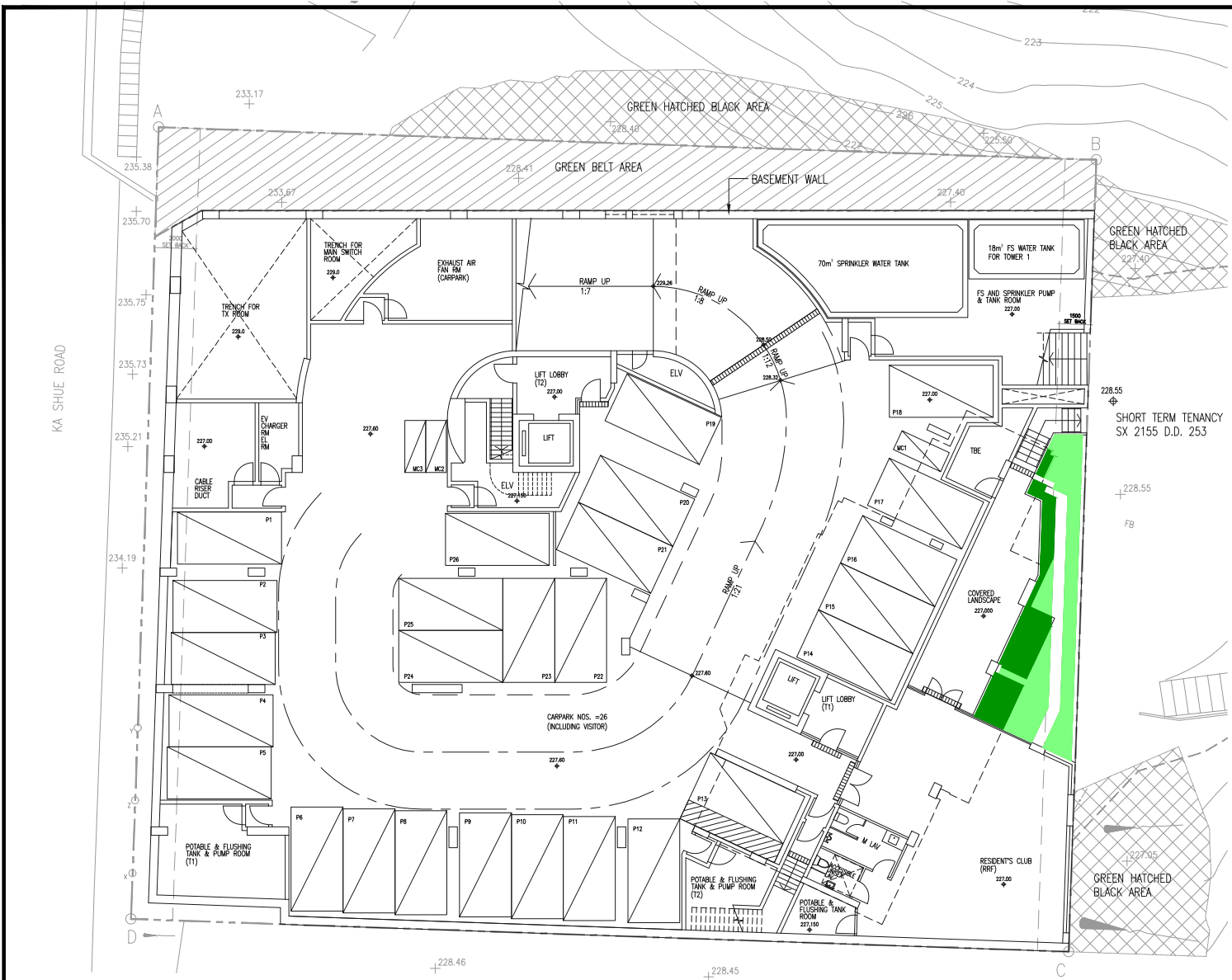


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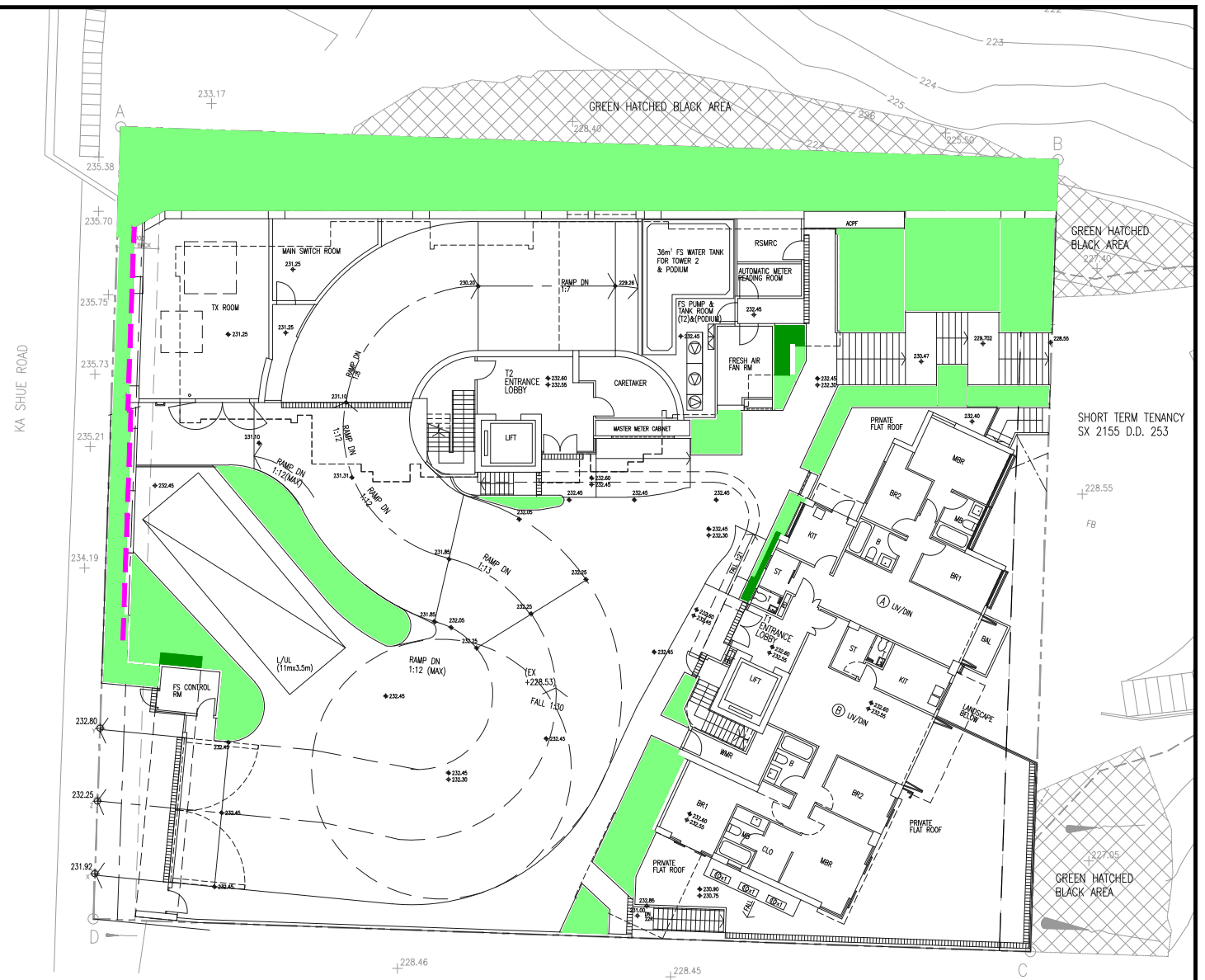


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						Drawing Title LANDSCAPE SECTION-ELEVATION						Scale 1:200 @ A3		
0	06/24	FIRST SUBMISSION	DA	DC	TO									
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	DA	Checked by	DC	Approved by	TO	Date	Job. No.	SMC1
												JUN 2024		





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		25.912sqm
GROUND FLOOR	290.47sqm	4.284sqm x 50% = 2.142sqm	20m(W) x 1.5m(H) = 30sqm	322.612sqm
SUBTOTAL	310.532sqm	7.992sqm	30sqm	348.524sqm (20.27%)



SCALE 1 : 300
0 2 4 6 8 10m

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					

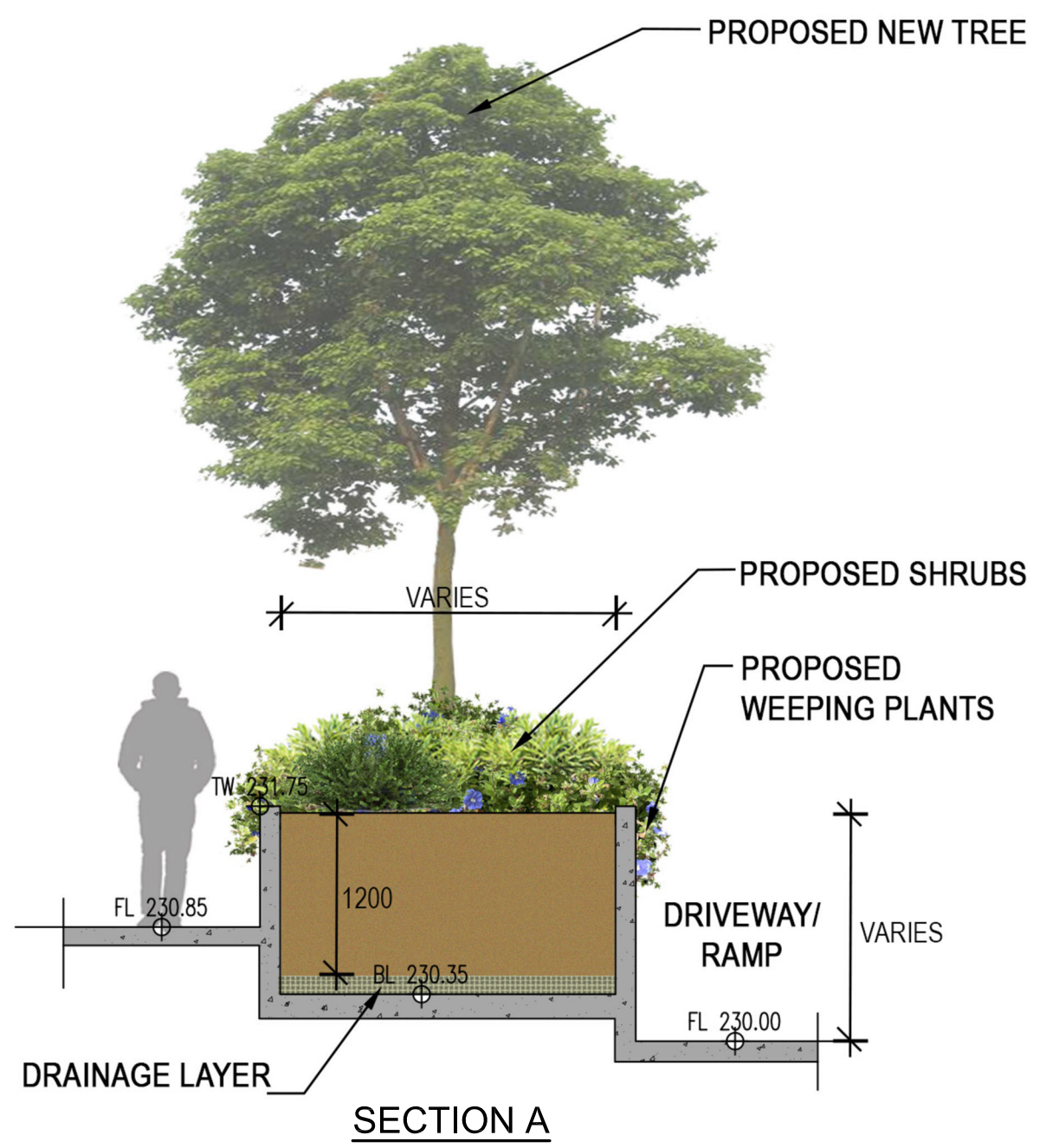
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Scale 1:300 @ A3
Job No. SMC1

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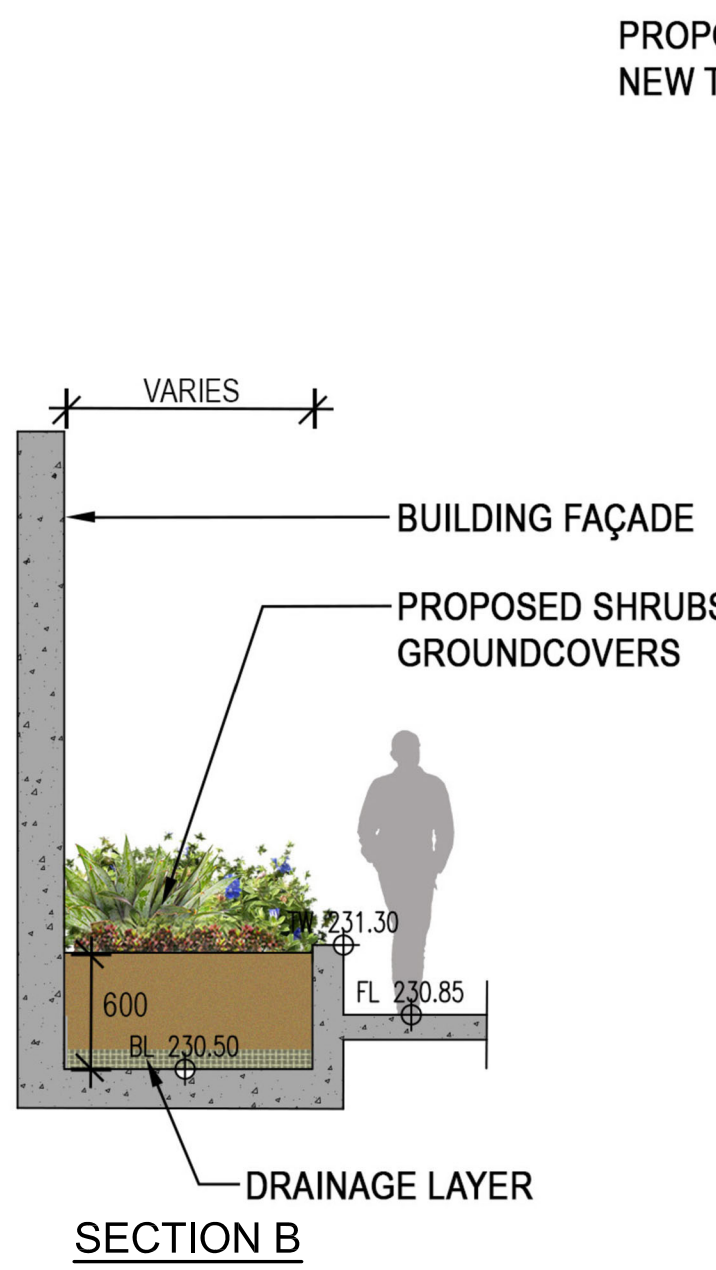
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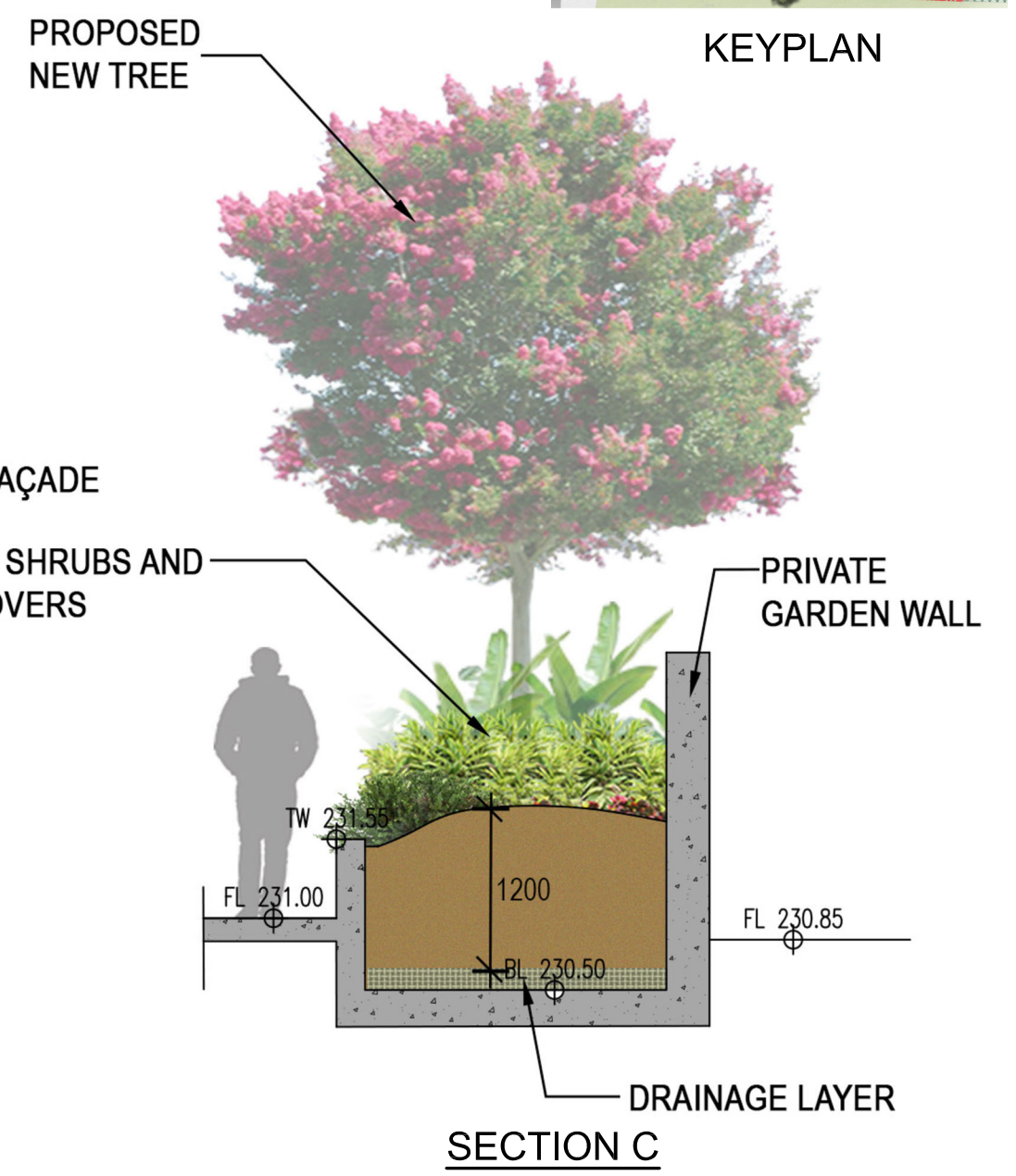
KEYPLAN



SECTION A



SECTION B



SECTION C

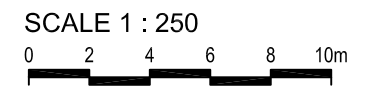
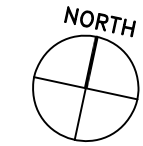
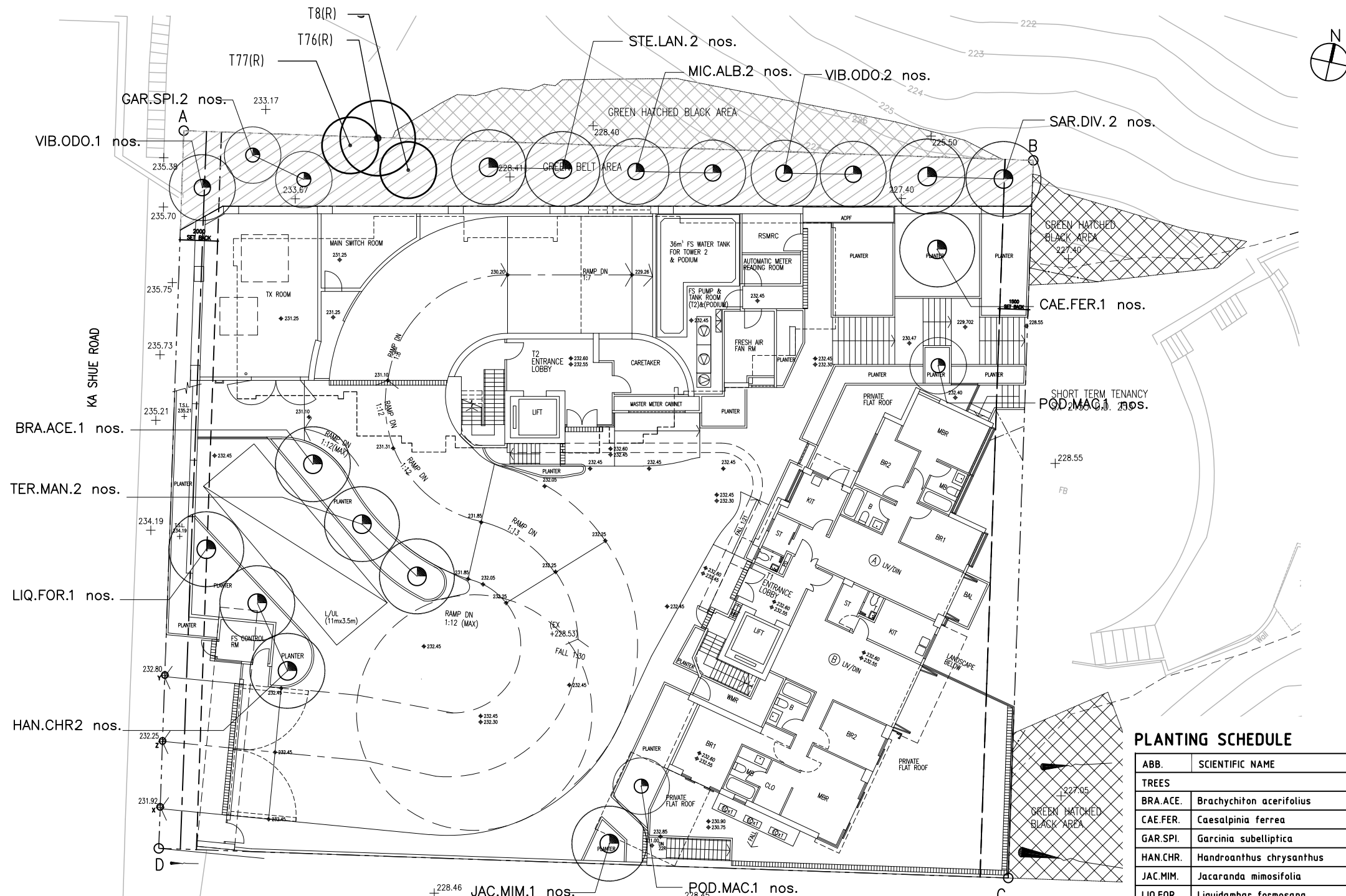


							Job Title PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES					Drawing No. SMC1_DE_01				
							Drawing Title TYPICAL PLANTER DETAILS					Scale NTS @A3				
0	06/24	FIRST SUBMISSION	DA	DC	TO		Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	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	



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) W x H	DBH (MM)	REMARKS	QTY
TREES								
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 PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES					Drawing No. SMC1-TP1				
							Drawing Title TREE PLANTING PLAN (WITHIN LOT)					Scale 1:250 @ A3				
A	JUL 2024	LP SUBMISSION	AL	DA	TO		Drawn by	DA	Checked by	DC	Approved by	TO	Date	JUN 2024	Job. No.	SMC1
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Appendix C
Maintenance Schedule

	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.

PROPOSED RESIDENTIAL DEVELOPMENT AT
LOT 1109 RP (PART) IN D.D. 253, 8 KA SHUE ROAD,
SAI KUNG, NEW TERRITORIES

TREE PRESERVATION AND
REMOVAL PROPOSAL

(Rev. 0)


Document No. SMC1-DOC002

Prepared by :


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16 April 2024
Date

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16 April 2024
Date

Approved for issue by:


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Date

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URBIS Limited
on behalf of Double One (HK) Ltd.

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APPENDICES

APPENDIX I – FORM 5

APPENDIX II – DRAWINGS

<u>Drawing No.:</u>	<u>Drawing Title:</u>	<u>Rev. No.</u>
SMC1-TS1	Tree Survey Plan (Within Lot)	0
SMC1-TR1	Tree Recommendation Plan (Within Lot)	0
SMC1-TP1	Tree Planting Plan (Within Lot)	0

APPENDIX III – Maintenance Schedule

APPENDIX IV – Tree Assessment Schedule

APPENDIX V – Tree Survey Photographs

APPENDIX VI – Supporting Information

1 INTRODUCTION

1.1 Background

- 1.1.1 URBIS Ltd. is employed by Double One (HK) Limited to provide landscape consultancy services for the proposed residential development (the Project).
- 1.1.2 The redevelopment shall be a residential development located in Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories.
- 1.1.3 Due to the proposed development works, majority of the existing trees would inevitably be affected by the works. This submission therefore applies for tree removal works for most of the existing trees within the Lot.

1.2 Relevant Legislation and Guidelines

- 1.2.1 In preparation of the Report, reference has been made to the following practice notes, technical circulars, laws & regulations, and standards and publications:

Practice Notes and Technical Circulars

- Lands Department Practice Note No. 6/2023 – Tree Preservation and Removal Proposals for Building Development in Private Projects - Compliance with Tree Preservation Clause under Lease;
- Lands Department (January 2020) Guidance Notes on Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance of Tree Preservation Clause under Lease;
- Development Bureau Technical Circular (Works) No.5/2020 – Registration and Preservation of Old and Valuable Trees;
- Development Bureau Technical Circular (Works) No.6/2015 – Maintenance of Vegetation and Hard Landscape Features;
- Works Branch Technical Circular (WBTC) No.25/93 – Control of Visual Impact of Slopes;
- Works Bureau Technical Circular No.17/2000 – Improvement to the Appearance of Slopes;
- Highways Department Technical Circular No.3/2008 on Independent Vetting of Tree Works under the Maintenance of Highways Department;
- Highways Department – Landscape Unit – Requirements for Handover of Vegetation to Highways Department (2018 version);
- Development Bureau Tree Management Practice Note No.1: Tree Preservation during Construction; and
- Development Bureau Tree Management Practice Note No.3: Tree Pruning.

Laws & Regulations

- Forests and Countryside Ordinance (Cap.96);
- Country Parks Ordinance (Cap. 208); and
- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586).

Standards

- BS 3888:2010 – Tree Work – Recommendations; and
- BS 5837:2012 - Trees about Design, Demolition, and Construction – Recommendations.

Publications

- Standing Interdepartmental Landscape Technical Group (SILTECH) publication - 'Tree Planting and maintenance in Hong Kong' (1991);
- Agriculture, Fisheries and Conservation Department publication - 'Check List of Hong Kong Plants 2012' (2012);
- Agriculture, Fisheries and Conservation Department publication - 'Rare and Precious Plants of Hong Kong' (2003);
- GEO Publication No. 1/2011 – 'Technical Guidelines on Landscape Treatment for Slopes'; and
- Greening, Landscape & Tree Management Section of the Development Bureau – 'Handbook on Tree Management'

2 DESCRIPTION OF PROJECT AND SITE SURVEY AREA

2.1 Description of Existing Site

- 2.1.1 The Project Site is located in Lot 1109 RP (Part) in D.D. 253, 8 Ka Shue Road, Sai Kung, New Territories. The proposed redevelopment is a combination of a car park, car port, swimming pool, and residential towers with roof gardens.
- 2.1.2 The Site area is approximately 1,719 m² and is situated mainly on a flat land surrounded by vegetated slopes and a residential neighbourhood, and it is accessible by local roads.
- 2.1.3 It is bound by Clearwater Bay Knoll House, Cloud Court and Pak Shek Wo San Tsuen and Pik Uk Prison to the east, 6 Clearwater Bay Apartments to the south, a vegetated area to the north and Ka Shue Road to the west.
- 2.1.4 The Lot is within a "Residential (Group C) 1" ("R(C)1") zone under Approved Tseng Lan Shue Outline Zoning Plan (OZP) No. S/SK-TLS/8.
- 2.1.5 The Tree Survey is based on the Topographic Survey prepared by appointed Sam Mak & Associates Surveyors (HK) Limited in October 2023 and the horticultural Tree Survey undertaken by URBIS Limited, on 17 October 2023.
- 2.1.6 The tree survey also recorded trees outside the Lot, within 5m from Lot boundary. This Tree Removal Application covers all the affected trees within and outside the Lot, however, affected trees (if any) located outside the Lot shall be the subject of a separate application.

2.2 SIMAR Slopes

- 2.2.1 There are 4 SIMAR slopes 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.
- 2.2.2 The locations of individual trees located on the SIMAR slopes is indicated in the Tree Survey Plan in **Appendix II**.
- 2.2.3 The responsible parties and maintenance departments of the SIMAR slopes are listed in **Table 1** below with supporting information in **Appendix VI**.

Table 1 SIMAR Slope Details

SIMAR Slope No.	Location	Current Responsible Party	Current Maintenance Department	Existing Trees No.
11NE-B/C109-2	Lot	DD253 Lot1109 RP	Not applicable	4
11NE-B/F128-1	Lot	DD253 Lot1109 RP	Not applicable	-
11NE-B/F287-2	Lot	DD253 Lot1109 RP	Not applicable	2
11NE-B/F126-2	Lot	DD253 Lot1109 RP	Not applicable	1

3 TREE SURVEY METHODOLOGY

- 3.1.1 Where practical, all trees are surveyed individually, in which case the following information is identified for each individual tree:
- tree number;
 - botanical name and Chinese name;
 - height;
 - crown spread;
 - trunk diameter (measured 1.3 metre from the ground);
 - an assessment of form (good / fair / poor);
 - an assessment of health (good / fair / poor);
 - an assessment of structural condition (Good / Average / Poor) ;
 - the likelihood of the tree surviving transplanting (high / medium / low);
 - additional remarks are provided for trees to which special importance is ascribed due to special attributes such as protected status; rarity; age over 100 years, outstanding size or form; and cultural or historical significance;
 - whether the tree is included in the Register of Old and Valuable Trees promulgated under DEVB TC(W) 05/2020;
 - whether the tree is potentially registrable in accordance with the criteria as set out in DEVB TC(W) No. 05/2020;

- whether the tree species is included in the latest edition of the publication 'Rare and Precious Plants of Hong Kong' issued by AFCD;
- whether the tree is potentially hazardous;
- existing ground level at the trunk base; and
- photographic record.

3.2 Assessment of Value

Tree Form

- 3.2.1 Assessment of Tree Form is classified as follows:

- Good:** trees with well-balanced form, upright, evenly branching, well-formed head and generally in accordance with the standard form for its species;
- Fair:** trees with generally balanced form with natural compensations for loss of branches or leaning trunks;
- Poor:** trees with very unbalanced form, leaning, contorted, bending trunk, suffering from loss of major branches with general damage and growing close to adjacent trees.

Tree Health & Condition

- 3.2.2 The "Health and Condition" of trees is assessed according to the following criteria:

Foliage

- Colour and general appearance; and
- Insect and fungal infection.

Branches

- Inspect for dead or die-back or crossing branches;
- Any heavy horizontal branch which may cause tree instability damaged, broken or cut branches; and
- Special phenomena of the branches.

Trunk

- Tightly forked or multi-ascending trunk is a sign of weakness in trees;
- Cavities or internal/ external rot;
- Sap seeping through the trunk;
- Fungi growing on the trunk; and
- Inspect for any cavity or serious bark damage.

3.2.3 Based on the above criteria, the classification of 'Health and Condition' is as follows:

Good: trees with a low incidence of the less serious features listed above and a high chance of a fast recovery from such features.

Fair: trees with a higher incidence of the less serious features and a medium chance of recovery.

Poor: trees with more serious health features and with a low chance of recovery, even with remedial treatment.

Structural Condition

The structural condition of all trees surveyed is evaluated as good, average or poor taking account of the following criteria:

- root conditions and stability;
- trunk and branch soundness; and
- the presence/ absence of critical decay, or cavities that potentially lead to tree failure and damage.

Survival Rate Following Transplanting

3.2.4 The assessment of the survival rate of trees following transplanting is evaluated as **High, Medium** or **Low**, taking account of all the following criteria:

- the typical ability of that tree species to survive transplanting;
- the tree size, form and existing health condition;
- the presence of any physical impediments to the preparation of root balls, such as wall, utilities, manholes, rocks, foundations etc.; and
- the inclined angle of the tree roots.

Tree Numbering and Cross Reference System

3.2.5 For ease of cross-referencing between drawings, schedule and photographs, and for ease of checking on site, the following tree numbering and cross reference system has been adopted in the Report:

- every tree has been photographed and the tree numbers have been marked on the photographs;
- each photograph has been given a unique number.

Special Remarks

3.2.6 In addition, special remarks are added in the Remarks column in respect of the following issues:

- designation or protection by law;
- ecological and wildlife value;
- scarcity; and
- Fung Shui significance.

4 FINDINGS OF TREE SURVEY

4.1 Documentation

4.1.1 The locations of trees are shown in Tree Survey Plan in **Appendix II**, the Tree Assessment Schedule is provided in **Appendix IV** and photographs of each tree are provided in **Appendix V**.

4.1.2 Undersized trees (i.e. with a trunk diameter of less than 95 mm measured at 1300 mm height) are not surveyed.

4.2 Old and Valuable Trees

4.2.1 There are no existing trees included in the Register of Old and Valuable Trees within, or adjacent to, the Lot, nor are there trees surveyed that are potentially registrable in accordance with the criteria as set out in DEVB TC(W) No. 05/2020.

4.3 Tree Species Breakdown

4.3.1 A total of 22 individual trees have been surveyed within the Lot of which 63.63% (14nos.) are natives and 36.37% (8 nos.) are exotics.

4.3.2 A total of 11 species are identified.

4.3.3 The most frequently occurring tree species within Lot is *Itea chinensis* (36.36%). Other commonly occurring species is *Machilus chekiangensis* (13.63%). The remaining species are represented in low numbers

4.3.4 The surveyed tree species are summarized in **Table 2** below.

Table 2: Summary of Tree Species and Number of Trees within Lot

Botanical Name	Chinese Name	Total
<i>Cinnamomum parthenoxylon</i>	黃樟	1
<i>Delonix regia</i>	鳳凰木	1
<i>Dracena reflexa</i>	百合竹	1
<i>Ficus elastica</i>	印度榕	1
<i>Itea chinensis</i>	鼠刺	8
<i>Ligustrum sinense</i>	山指甲	2
<i>Machilus chekiangensis</i>	浙江潤楠	3
<i>Melia azedarach</i>	苦楝	1
<i>Plumeria rubra</i>	雞蛋花	1
<i>Psidium guajava</i>	番石榴	1
<i>Schefflera heptaphylla</i>	鴨腳木	2
Total		22

5 IMPACT ON EXISTING TREES & RECOMMENDATIONS

5.1 Impact of Proposed Works on the Existing Trees

5.1.1 The proposed residential development includes 2 towers with basement parking and EVA access. Hence the proposed development would involve extensive site works including demolition of existing building, excavation, foundation, and building construction.

5.1.2 The proposed works will inevitably affect the existing trees within the Lot.

5.1.3 The building layout is overlaid on the Tree Recommendation Plan in **Appendix II** to show the nature of the impacts on the existing trees.

5.2 Basis of Recommendation to Transplant

5.2.1 Trees that are unavoidably affected by the works and need to be removed are first evaluated for their suitability for transplanting instead of felling on the basis of a combination of factors including those listed in LAO LDPN 02/2020a Appendix IV and in DEVB TC(W) 7/2015, in particular clauses 23 and 24. Other criteria that must be satisfied for a tree to be recommended for transplanting include:

- The tree is accessible to the machinery necessary to transplant the tree;
- the tree is not located on steeply sloping ground that would make rootball preparation impractical;
- there are no objects such as foundations, manholes, water-points, hydrants etc. that would make rootball preparation impractical; and
- both tree preparation and tree transplanting must be able to be undertaken safely.

5.2.2 Transplantation works and protection measures for trees to be transplanted would be based on the guidelines from ArchSD – General Specification for Building (2017).

5.3 Basis of Recommendation to Fell or Removal

5.3.1 If a tree that has to be removed and is not recommended to be transplanted according to the criteria above, then it is recommended to be felled. In addition, the following trees are recommended to be felled or removed, irrespective of whether they are affected by the works:

- trees within the boundary that are considered hazardous to public safety and which cannot be rendered safe by tree pruning work;
- trees within the boundary with contagious pests or diseases that cannot be eradicated by pest or disease control measures.
- trees being self-seeded undesirable species.
- dead trees within the Lot.

5.4 Recommendations

5.4.1 Recommendations for works on the affected trees are shown in the Tree Assessment Schedule in **Appendix IV**, in Tree Recommendation Plan in **Appendix II**.

5.4.2 22 nos. of trees have been surveyed within the Lot, of which 19 nos. would inevitably be affected by the development works and are proposed to be felled, and 3 nos. are proposed to be retained in situ.

5.4.3 All retained trees shall be preserved and maintained in accordance to related government technical circulars. All retained trees shall be adequately protected during construction works according to international arboricultural standards and practices.

5.4.4 The impacts on the tree species are summarized in the **Table 3** below.

Table 3: Summary of Tree Impacts for Trees Within Lot

Botanical Name	Chinese Name	Retain	Prune	Transplant	Fell	Total
<i>Cinnamomum parthenoxylon</i>	黃樟	0	0	0	1	1
<i>Delonix regia</i>	鳳凰木	0	0	0	1	1
<i>Dracena reflexa</i>	百合竹	0	0	0	1	1
<i>Ficus elastica</i>	印度榕	0	0	0	1	1
<i>Itea chinensis</i>	鼠刺	0	0	0	8	8
<i>Ligustrum sinense</i>	山指甲	0	0	0	2	2
<i>Machilus chekiangensis</i>	浙江潤楠	2	0	0	1	3
<i>Melia azedarach</i>	苦楝	0	0	0	1	1
<i>Plumeria rubra</i>	雞蛋花	0	0	0	1	1
<i>Psidium guajava</i>	番石榴	0	0	0	1	1
<i>Schefflera heptaphylla</i>	鴨腳木	1	0	0	1	2
Total		3	0	0	19	22

6 PLANTING PROPOSAL

6.1.1 The aggregated DBH for all 19 proposed felled trees within the Lot is 4.237 m.

6.1.2 In order to compensate for the loss of existing trees, so as to achieve a compensation ratio of not less than 1:1 in terms of quantity and quality for both within Lot and outside lot, it would be necessary to plant 42 compensatory trees in heavy standard size at 0.10m diameter, giving total DBH of 28 x 0.10m = 4.2 m.

6.1.3 However, to allow sufficient growing space for future healthy growth and establishment of new trees, a minimum of 4m spacing between trees will be provided, depending on species. On this basis, there is inadequate space to provide 42 compensatory trees. Instead, it is proposed to plant a total of **21 nos. trees** composed of heavy standard trees (80mmDBH) with a **total aggregate DBH of 1.68m**, in the available landscape space within the Lot which represents a compensatory ratio of **1 : 1.313 in terms of quantity** (tree number) and **1 : 0.397 in terms of quality** (DBH).

6.1.4 The locations of new trees within the Lot are indicated on Tree Planting Plan (drawing no. SMC1-TP1) in **Appendix II**.

6.1.5 The proposed new tree species and size are indicated in **Table 4** below. However, the quantity of individual tree species may be subject to changes due to market availability and the development of the detailed design.

Table 4 – Proposed New Tree Species (incl. DBH and Spacing)

Botanical Name	Chinese Name	Diameter (m)	Spacing (m)	Native / Exotic	Live Crown Ratio	Qty	DBH (m)
<i>Brachychiton acerifolius</i>	槭葉蘋婆	0.08	Min.4.0	Exotic	Min.40%	1	0.08
<i>Caesalpinia ferrea</i>	巴西鐵木	0.08	Min.4.0	Exotic	Min.40%	1	0.08
<i>Garcinia subelliptica</i>	福木	0.08	Min.4.0	Exotic	Min.40%	2	0.16
<i>Handroanthus chrysanthus</i>	黃鐘木	0.08	Min.4.0	Exotic	Min.40%	2	0.16
<i>Jacaranda mimosifolia</i>	藍花楹	0.08	Min.4.0	Exotic	Min.40%	1	0.08
<i>Liquidambar formanosa</i>	楓香	0.08	Min.4.0	Native	Min.40%	1	0.08
<i>Michelia alba</i>	白蘭	0.08	Min.4.0	Native	Min.40%	2	0.16
<i>Podocarpus macrophyllus</i>	羅漢松	0.08	Min.4.0	Native	Min.40%	2	0.16
<i>Saraca dives</i>	中國無憂花	0.08	Min.4.0	Exotic	Min.40%	2	0.16
<i>Sterculia lanceolata</i>	假蘋婆	0.08	Min.4.0	Exotic	Min.40%	2	0.16
<i>Terminalia mantaly cv. Tricolour</i>	錦葉欖仁	0.08	Min.4.0	Exotic	Min.40%	2	0.16
<i>Viburnum odoratissimum</i>	珊瑚樹	0.08	Min.4.0	Native	Min.40%	3	0.24
<i>Total Aggregate DBH/Qty of Compensatory Trees</i>						21	1.68

6.1.6 All new trees planting areas will have a minimum of 1200mm soil depth, completed with proper irrigation, adequate drainage and reasonable maintenance access. If any trees are located on structure, the structural design will allow for the anticipated load imposed by this soil volume and planting.

7 MAINTENANCE

7.1.1 For avoidance of doubt, all tree maintenance within the Lot shall be by the Lot Owner.

7.1.2 A Maintenance Schedule is provided in **Appendix III**. This Maintenance Schedule outlines all the horticultural maintenance activities that will be carried out on all newly planted trees. This Maintenance Schedule covers all activities to be carried out throughout each year.

7.1.3 In order to facilitate proper tree management within the Lot this Maintenance Schedule also clarifies that regular periodic inspections will be carried out on all trees within the Lot 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 risks to people.

7.1.4 Landscape maintenance within the development will be undertaken by a competent landscape maintenance team. Landscape maintenance includes but is not limited to periodic inspections, watering, weeding, fertilization, and the like. Landscape maintenance also includes the carrying out of tree risk assessments at appropriate times throughout the year as specified in the maintenance schedule.

8 SUMMARY

8.1 Tree Removal and Compensation

8.1.1 In summary, the proposed development will affect a total of 22 nos. of existing trees, of which 19 are to be felled and 3 nos. to be retained in situ.

8.1.2 The proposed felling of 19 nos. of trees is proposed to be compensated by planting a total of 21 heavy standard trees. **Table 5** below provides consolidated findings and recommendations of the existing trees and compensatory planting proposal.

Table 5 – Summary of Tree Recommendations

Location	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	Existing	Retain	Prune	Fell	Transplant	Proposed Compensatory Planting	Total after compensatory planting (2)+(3)+(5)+(6)
Lot Area	22	3	0	19	0	21	24

**Form 5 – Self-Certification of Compliance
on Submission of Tree Preservation and Removal Proposal (TPRP)
within Lot under Tree Preservation Clause under Lease** ^{Notes (1) & (2)}

To: District Lands Office, Sai Kung of Lands Department


Section I		For Official Use Only
Lot Number (No.)	<u>The Remaining Portion of Lot No. 1109 in</u>	<input type="checkbox"/>
	<u>Demarcation District No. 253</u>	
Address	<u>8 Ka Shue Road, Sai Kung, New Territories</u>	

Section II		For Official Use Only
<p>I, <u>Timothy John Osborne</u>, hereby confirm that I am a Registered Landscape Architect (RLA) (Registration No. <u>R-262</u>) registered under the Landscape Architects Registration Ordinance (Cap. 516) (LARO), appointed or authorized by the owner(s) of the above lot to act on his/their behalf to submit the Self-Certification of Compliance (SCC) on the submission of TPRP for compliance with the tree preservation clause, under Special Condition No(s). <u>30</u> of the lease.</p>		<input type="checkbox"/>
<p>I have conducted checking on the above-mentioned TPRP submission and hereby certify that the TPRP submission has fulfilled the following conditions, which:</p>		
<input checked="" type="checkbox"/>	<p>was prepared by a RLA <u>Timothy John Osborne</u>, (Registration No. <u>R-262</u>) registered under the LARO in accordance with the relevant Lands Administration Office Practice Notes and “Guidance Notes on Tree Preservation and Removal Proposal for Building Development in Private Projects - Compliance with Tree Preservation Clause under Lease” issued by Lands Department.</p>	<input type="checkbox"/>

Section II (cont'd)	For Official Use Only
<input checked="" type="checkbox"/> does not involve removal of or interference with trees of particular value ^{Note (3)} as designated and preserved under the lease.	<input type="checkbox"/>
<input checked="" type="checkbox"/> satisfies that no tree is unnecessarily removed or excessively pruned, and best endeavours have been made to compensate for the trees felled and optimize the greenery provision having regard to the site conditions and actual circumstances.	<input type="checkbox"/>
<input checked="" type="checkbox"/> complies with the 1:1 tree compensation ratio in terms of number.	<input type="checkbox"/>
<input checked="" type="checkbox"/> does not form part and parcel of a Landscape Submission for compliance with planning conditions and/or in support of planning application	<input type="checkbox"/>
<input checked="" type="checkbox"/> does not involve trees on areas outside the lot boundary or Coloured Area to be handed back to Government bureau/ department other than LandsD	<input type="checkbox"/>
<input checked="" type="checkbox"/> does not involve compensatory trees within lot area to be carved out and surrendered to the Government.	<input type="checkbox"/>
<input checked="" type="checkbox"/> does not involve compensatory trees or transplanting trees on areas designated as reserve area (e.g. Drainage Reserve Area, Waterworks Reserve Area etc.), non-building area, or other areas where erection of building or structure or feature is subject to specific consent/approval by the Director of Lands or other Government departments under lease conditions, unless:	<input type="checkbox"/>
<input type="checkbox"/> specific consent/approval by the Director of Lands or other Government departments under lease conditions has been obtained. A copy of the written consent/approval is hereby <u>attached</u> .	<input type="checkbox"/>

Section III	For Official Use Only
<p><input checked="" type="checkbox"/> I, <u>Timothy John Osborne</u>, a RLA (Registration No. <u>R-262</u>) registered under the LARO, hereby certify that the TPRP submission has complied with the tree preservation clause, SC No(s). <u>30</u> of the lease.</p> <p>A booklet of the TPRP submission is hereby <u>attached</u>.</p>	<p><input type="checkbox"/></p>

Section IV
<p>I can be contacted at <u>telephone no. 2802 3333</u> for enquiries of the SCC on Submission of the TPRP, if required by LandsD.</p> <p>I hereby acknowledge that the submission of the above SCC for deemed approval and the deemed approval of the TPRP (if given) pursuant to Lands Administration Office (LAO) Practice Note No. 6/2023 (the PN) will be limited to the TPRP works within the lot, and should not be construed as an acknowledgement that anything indicated in the SCC or the approved TPRP is in all respects in compliance with other lease conditions. I further acknowledge that any such deemed approval, if given, will not in any way prejudice or affect any rights of the Government under the lease including the right to take lease enforcement action in respect of any breach or failure to observe any of the lease conditions which may exist at the date when the deemed approval is given, and that any such deemed approval, if given, will not in any way prejudice or affect LandsD's rights to withdraw or revoke the deemed approval for any reasons, and that LandsD reserves its right to withdraw or revoke the deemed approval if it finds out at any time that the TPRP or the SCC does not comply with LandsD's requirements.</p> <p>I hereby certify that all the information in this SCC is true and complete. I understand that if I provide any incorrect or incomplete information, a complaint may be lodged with the Landscape Architects Registration Board for investigation of the alleged misconduct or negligence pursuant to the LARO.</p>

Section IV (cont'd)	For Official Use Only
<p>I hereby acknowledge that the Director of Lands (Director) is not obliged to keep the content of this SCC, its attachments/ enclosures or any documents submitted in support of or in relation to the SCC confidential, particularly in circumstances when the Director considers that disclosure is in the public interest and/ or it would be reasonable for the Director to accede to requests from third parties with interest over the above lot for access to this SCC. This acknowledgement applies irrespective of whether the consent in the following paragraph is given or not.</p> <p><input checked="" type="checkbox"/> Insofar as consent is required under any statutory, regulatory or other provisions, I hereby consent and/ or have procured consent from the relevant intellectual property rights owner that the Director may disclose the content of this SCC, its attachments/ enclosures and any documents submitted in support of or in relation to this SCC to any third party including members of the public upon request of any such third party, media or otherwise, or on LandsD's own accord.</p>	<p><input type="checkbox"/></p>
<p>The Appendix and the relevant statement signed by the lot owner(s) regarding this SCC is hereto attached.</p> <p>Signature (signed by the RLA with valid registration chop affixed) # _____</p> <p>Name of the RLA <u>Timothy John Osborne</u></p> <p>Registration No. <u>R-262</u></p> <p>Date <u>16/4/2024</u> (dd/mm/yyyy)</p> 	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

Notes:

- (1) All references to “lease” in this Form shall include Government Lease or Conditions of Sale / Grant / Exchange, etc. (as the case may be) and “lease” shall be construed accordingly.
- (2) SCC on the submission of TPRP is inapplicable to cases where :-
 - (i) the existing trees are on areas outside the lot boundary or on areas required under lease to be handed back to Government bureau/ department other than LandsD. For such cases, the concerned B/D will be responsible for compliance checking at the submission stage in accordance with the relevant clauses under lease and DEVB TC(W) No. 6/2015.
 - (ii) form part and parcel of a Landscape Submission for compliance with planning conditions and/or in support of planning application. For such cases, please refer to paragraph 4 of the PN.
 - (iii) compensatory trees within lot area to be handed over to and maintained by the Government are involved.
 - (iv) compensatory trees or transplanting trees on areas designated as reserve area (e.g. Drainage Reserve Area, Waterworks Reserve Area etc.), non-building area, or other areas where erection of building or structure or feature is subject to specific consent/approval by the Director of Lands or other Government departments under lease conditions are involved.
- (3) Trees of particular value refer to Old and Valuable Trees (“OVT”), trees that are potentially registrable in the Register of OVT, trees of rare species and other trees (stonewall trees, trees of particular interest, etc.) as designated and preserved under lease.

* Select as appropriate

Fill in as appropriate

Tick as appropriate

Appendix to Form 5 - Submission of Tree Preservation and Removal Proposal

To: **District Lands Office/ Sai Kung** of Lands Department (LandsD)

Section I	
Lot Number (No.)	<u>The Remaining Portion of Lot No. 1109 in Demarcation District No. 253</u>
Address	<u>8 Ka Shue Road, Sai Kung, New Territories</u>
Tree Preservation Clause under the lease ^(Note 1) (including trees of particular value ^(Note 2) as designated and preserved under lease)	
<u>Yes</u>	If yes, please provide Special Condition No. <u>30</u>
Tree Preservation and Removal Proposal (TPRP)	
<input checked="" type="checkbox"/>	Tree Preservation
<input checked="" type="checkbox"/>	Tree Felling
<input type="checkbox"/>	Tree Pruning
<input type="checkbox"/>	Tree Transplanting
<input checked="" type="checkbox"/>	Compensatory Planting
<input type="checkbox"/>	Others: # _____
Submission Type	
<i>(Please refer to the Guidance Notes^(Note 3) for the full list of mandatory information to be provided.)</i>	
<input checked="" type="checkbox"/>	New Submission <i>(i.e. a formal first submission)</i>
<input type="checkbox"/>	Re-submission <i>(i.e. a formal submission made to comply with points of disapproval resulting from a previous submission, or constitute amendment/ revision to the initial submission)</i>
<input type="checkbox"/>	Amendment Submission <i>(i.e. a formal submission proposing amendments and/or revisions to a previously approved submission)</i>
Prior written approval from LandsD for existing tree(s) affected by this submission and/or by this development	
<u>No</u>	If yes, please provide details of the LandsD's approval letter(s):
	Date (dd/mm/yyyy): # _____
	Ref. no.: # _____

Section I (cont'd)

Other disturbed and/or interfered tree(s) other than the above prior written approval
(For **re-submission/ amendment submission* only)

No If yes, please specify: (e.g. Report(s) of emergency tree felling/pruning due to natural cause, incident report(s) of tree damage, etc. Use separate sheet, if necessary.)

Existing tree(s) surveyed in this TPRP

(a) Existing tree(s) growing within the private lot (i.e. Pink Area under the lease plan)

No. of trees to be retained in-situ	3
No. of trees to be transplanted	0
No. of trees to be felled	19
No. of trees to be (please specify): (# _____)	

Total of (a) = 22

(b) Existing tree(s) growing outside the lot boundary or within Coloured Areas ^(Note 4)

No. of trees to be retained in-situ	_____
No. of trees to be transplanted	_____
No. of trees to be felled	_____
No. of trees to be (please specify): (# _____)	_____

Total of (b) = _____

Total no. of existing tree(s) surveyed in this TPRP =
i.e. (a) + (b) 22

New tree(s) confirmed as compensatory planting for the implementation upon completion of this proposed development

(i) No. of new trees to be planted, <u>within</u> lot	<u>21</u>
(ii) No. of new trees to be planted <u>outside</u> lot or within Coloured Areas <small>(Note 4)</small>	_____

**Total no. of new tree(s) confirmed as compensatory planting for
implementation upon completion of this proposed development =**
i.e. (i) + (ii) 21

Section II

Submission of TPRP for tree(s) on areas to be handed back to the Government or formed outside the lot boundary or Coloured Areas to relevant Government bureau/ department (“B/D”).

No

If yes, please make reference to the Government bureau/ department (“B/D”) concerned according to distribution list at Section V.

If the TPRP involves only one B/D, the TPRP submission on the affected area should be submitted to the concerned Government bureau/ department (“B/D”) direct to seek B/D’s agreement.

For details, please refer to paragraphs 19 to 20 of the PN.

Section III – List of supporting document enclosed:

<input checked="" type="checkbox"/>	Tree Assessment Schedule (surveyed on <u>17/10/2023 (dd/mm/yyyy)</u>)
<input checked="" type="checkbox"/>	Photographic record of existing trees (in colour, date-imprinted and marked with corresponding <i>*identification/ reference/ serial number</i>)
<input type="checkbox"/>	Documents supporting the engineering works (<i>*drawings and/or written statement</i> from the <i>*structural / geotechnical</i> engineer)
<input type="checkbox"/>	Others (Please specify) (# _____)

Section IV - List of drawings submitted:			
Drawing No.	Drawing Title	Date (dd/mm/yyyy)	Revision no. (if any)
<u>SMC1-TS1</u>	Tree Survey Plan with an overlay of the lease plan and latest site formation plan/ building plan (in scale 1 : <u>250</u> on <u>A3</u> paper)	<u>1/3/2024</u>	<u>0</u>
<u>SMC1-TP1</u>	Compensatory Planting Plan with an overlay of the lease plan and latest site formation plan/ building plan (in scale 1 : <u>250</u> on <u>A3</u> paper)	<u>1/3/2024</u>	<u>0</u>
# _____	Detail(s) and sections (in scale 1 : # _____ on *A4/ A3/ A1 paper)	# _____	# _____
<u>SMC1-TR1</u>	Others (Please specify) <u>Tree Recommendation Plan</u> (in scale 1:250 on A3 paper)	<u>1/3/2024</u>	<u>0</u>

Section V - Distribution list of B/D				
B/D Concerned		No. of copies required	Original locations of the existing trees to be affected	Drawings submitted to Office concerned directly?
<input checked="" type="checkbox"/>	(a) District Lands Office (DLO) or Building Plan Unit (BPU) of LandsD	2	<u>Pink Area</u>	<u>yes</u>
<input checked="" type="checkbox"/>	(b) Landscape Advisory Team (LAT) of LandsD	1	Pink Area	<u>yes</u>
<input type="checkbox"/>	(c) Leisure and Cultural Services Department (LCSD)	# __	*Green Area/ *Yellow Area to be handed back to LCSD	<u>no</u>
<input type="checkbox"/>	(d) Agriculture Fisheries and Conservation Department (AFCD)	# __	*Green-Hatched Black Area/ *Brown Area/ *Yellow Area other than (c) above	<u>no</u>
<input type="checkbox"/>	(e) Highways Department ^(Note 4) (HyD)	# __	Green Area to be handed back to HyD	<u>no</u>
<input type="checkbox"/>	(f) Others (Please specify) # _____	# __	Others (Please specify): # _____	<u>no</u>

Section VI

I hereby certify that the information in this submission is true and complete. I understand that if I provide any incorrect or incomplete information, a complaint may be lodged with the Landscape Architects Registration Board for investigation of the alleged misconduct or negligence pursuant to the Landscape Architects Registration Ordinance (Cap. 516).

I hereby acknowledge that the Director of Lands is not obliged to keep the content of this submission, its enclosures or any documents submitted in support of or in relation to this submission confidential, particularly in circumstances when the Director considers that disclosure is in the public interest and/or it would be reasonable for the Director to accede to requests from third parties with interest over the land for access to the same. This acknowledgement applies irrespective of whether the consent in the following paragraph is given or not.

- Insofar as my consent is required under any statutory, regulatory or other provisions, I hereby consent and/or have procured consent from the relevant intellectual property rights owner that the Director of Lands may, after issue of the Certificate of Compliance, disclose the content of this submission, its enclosures or any documents submitted in support of or in relation to this submission to any third party including members of the public upon request of any such third party, media or otherwise, or on LandsD's own accord.

Signature
*(signed by the Registered Landscape Architect
(RLA) with valid registration chop affixed, if any)*

#

Name of the RLA

Timothy John Osborne

Registration No.

R-262

Date

16/4/2024 (dd/mm/yyyy)



Notes:

- (1) All references to "lease" in this Form shall include Government Lease or Conditions of Sale/Grant/Exchange, etc. (as the case may be) and "lease" shall be construed accordingly.

- (2) Trees of particular value refer to Old and Valuable Trees (“OVT”), trees that are potentially registrable in the Register of OVT, trees of rare species and other trees (stonewall trees, trees of particular interest, etc.) as designated and preserved under lease.
 - (3) This form shall be used for submission of the Tree Preservation and Removal Proposal for building development in private projects. Please read in conjunction with the *Guidance Notes on Tree Preservation and Removal Proposal for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease* issued by LandsD which are available on LandsD’s website.
 - (4) For trees on areas outside lot boundary or on Coloured Areas to be handed back to B/D other than LandsD, please refer to paragraphs 19 to 21 of the PN.
 - (5) Landscape Division and Regional Office for trees outside lot boundary on streets maintained by HyD.
- # Fill in as appropriate
- * Select as appropriate
- Tick as appropriate

**Owner's Statement regarding Self-Certification of Compliance on
Submission of Tree Preservation and Removal Proposal (TPRP) within Lot
under Tree Preservation Clause under Lease^{Notes (1) & (2)}**

To: District Lands Office, Sai Kung of Lands Department

We, Double One Limited (*Name of the Lot Owner(s)*), have appointed or authorized the Registered Landscape Architect (RLA), Timothy John Osborne (*Name*) (Registration Number (No.) R-262) to act on our behalf to submit a Self-Certification of Compliance (SCC) on the submission of Tree Preservation and Removal Proposal (TPRP) required under Special Condition No.(s) 30 of the lease^{Note (2)} of The Remaining Portion of Lot No. 1109 in Demarcation District No. 253 (*lot number*). The submitted TPRP certified by our RLA has fulfilled the submission requirement of the foresaid Special Condition. Our RLA will submit **Form 5** dated 16/4/2024 (*dd/mm/yyyy*) to Lands Department (LandsD) for processing the SCC.

I hereby acknowledge that the submission of the SCC for deemed approval and the deemed approval of the TPRP (if given) pursuant to Lands Administration Office (LAO) Practice Note No. 6/2023 (the PN) will be limited to the TPRP works within the lot, and should not be construed as an acknowledgement that anything indicated in the above SCC submission for deemed approval or the approved TPRP is in all respects in compliance with other lease conditions. I further acknowledge that any such deemed approval, if given, will not in any way prejudice or affect any rights of the Government under the lease including the right to take lease enforcement action in respect of any breach or failure to observe any of the lease conditions which may exist at the date when the deemed approval is given, and that any such deemed approval, if given, will not in any way prejudice or affect LandsD's rights to withdraw or revoke the deemed approval for any reasons, and that LandsD reserves its right to withdraw or revoke the deemed approval if it finds out at any time that the TPRP or the SCC does not comply with LandsD's requirements.

We hereby acknowledge that the Director of Lands (the Director) is not obliged to keep the content of **Form 5** mentioned above, their attachments/ enclosures or any documents

submitted in support of or in relation to the SCC confidential, particularly in circumstances when the Director considers that disclosure is in the public interest and/ or it would be reasonable for the Director to accede to requests from third parties with interest over the above lot for access to **Form 5** mentioned above. This acknowledgement applies irrespective of whether the consent in the following paragraph is given or not.

- Insofar as *my/ our consent is required under any statutory, regulatory or other provisions, *I/ we hereby consent and/or have procured consent from the relevant intellectual property rights owner that the Director may disclose the content of **Form 5** mentioned above, their attachments/ enclosures and any documents submitted in support of or in relation to the SCC to any third party including members of the public upon request of any such third party, media or otherwise, or on LandsD's own accord.

Date # 16/4/2024 (dd/mm/yyyy)




Executed by the Lot Owner acting through

Dr. Chan Wai Man Raymond

, its director and

Mr. Kwok Shu Wai

, its company secretary

in accordance with sections 127(3) and 127(5) of the Companies Ordinance (Cap. 622)
in the presence of



Witness name: Miss. Claudia Tang Hoi Wai

Address: Shaw Studio
201 Wan Po Road
Tseung Kwan O, Hong Kong

Witness name: [#]
Address: [#]
[#]

OR ^

Executed by the Lot Owner acting through

[#] , its sole director
or

[#] , its director and
[#] , its director
or

[#] , its director and
[#] , its company secretary

in accordance with sections 127(3) and 127(5) of the Companies Ordinance (Cap. 622)
in the presence of

Witness name: [#]
Address: [#]
[#]

Notes:

- (1) All references to “lease” in this Form shall include Government Lease or Conditions of Sale / Grant / Exchange, etc. (as the case may be) and “lease” shall be construed accordingly.
- (2) SCC on the submission of TPRP is inapplicable to cases where :-
 - (i) the existing trees are on areas outside the lot boundary or on areas required under lease to be handed back to Government bureau/ department other than LandsD. For such cases, the concerned B/D will be responsible for compliance checking at the submission stage in accordance with the relevant clauses under lease and DEVB TC(W) No. 6/2015.
 - (ii) form part and parcel of a Landscape Submission for compliance with planning conditions and/or in support of planning application. For such cases, please refer to paragraph 4 of the PN.
 - (iii) compensatory trees within lot area to be handed over to and maintained by the Government are involved.
 - (iv) compensatory trees or transplanting trees on areas designated as reserve area (e.g. Drainage Reserve Area, Waterworks Reserve Area etc.), non-building area, or other areas where erection of building or structure or feature is subject to specific consent/approval by the Director of Lands or other Government departments under lease conditions are involved.

Fill in as appropriate

* Select as appropriate

Tick this box if the Lot Owner/Representative of the Lot Owner agrees to give the consent as set out in this paragraph

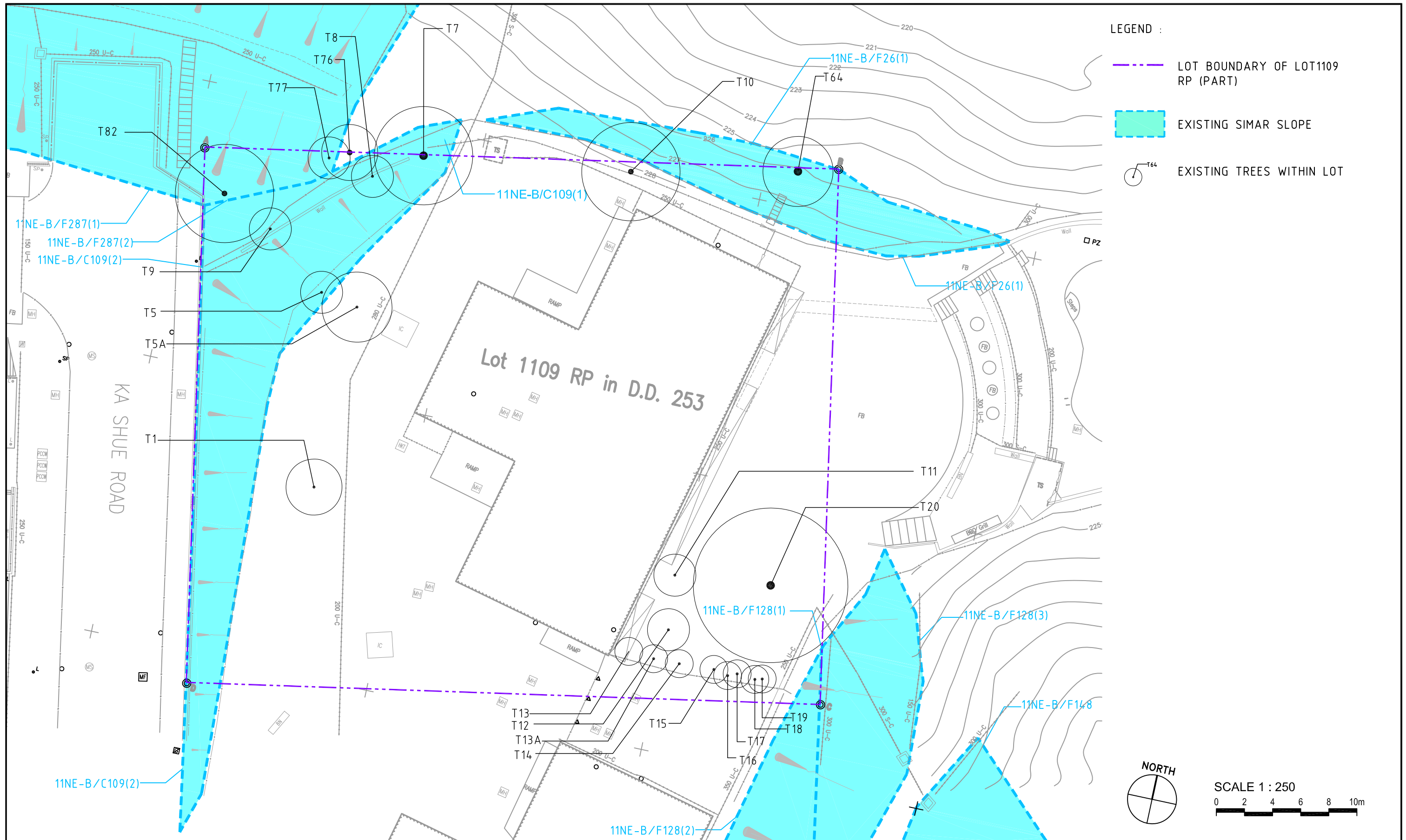
^ Applicable if the Lot Owner is a limited company incorporated in Hong Kong

Personal Information Collection Statement

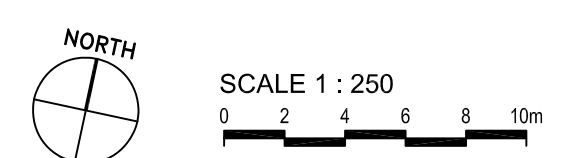
*PLEASE READ THE FOLLOWING
BEFORE COMPLETING THIS FORM*

1. *The information provided in this Form including its attachments/ enclosures and any documents submitted in support of or in relation to the certification under this Form will be used by Lands Department for the purposes of considering and processing submission of self-certification of compliance on the submission of TPRP, checking or ensuring compliance in relation to the TPRP submissions under the lease and for other purposes related to such submission.*
2. *The provision of all the information in this Form including its attachments/ enclosures and any documents submitted in support of or in relation to the certification under this Form is required in relation to checking or ensuring compliance with the lease conditions. The provision of your personal data in this Form is obligatory. Your submission of self-certification of compliance on the submission of TPRP will not be processed if you fail to provide all the information as requested.*
3. *All the information provided in this Form including its attachments/ enclosures and any documents submitted in support of or in relation to the certification under this Form may be disclosed to other government Bureaux / Departments for the purposes mentioned in paragraphs 1 and 2 above.*
4. *You have the right of access and correction with respect to personal data as provided for in Sections 18 and 22 and Principle 6 of Schedule 1 to the Personal Data (Privacy) Ordinance (Cap. 486). Such right of access includes the right to obtain a copy of the personal data provided in this Form on payment of the applicable charge.*
5. *Enquiries on the personal data collected, including the request for access to and correction of the data, should be addressed to the Departmental Personal Data Controlling Officer of Lands Department, 20/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.*

Appendix II
Drawings



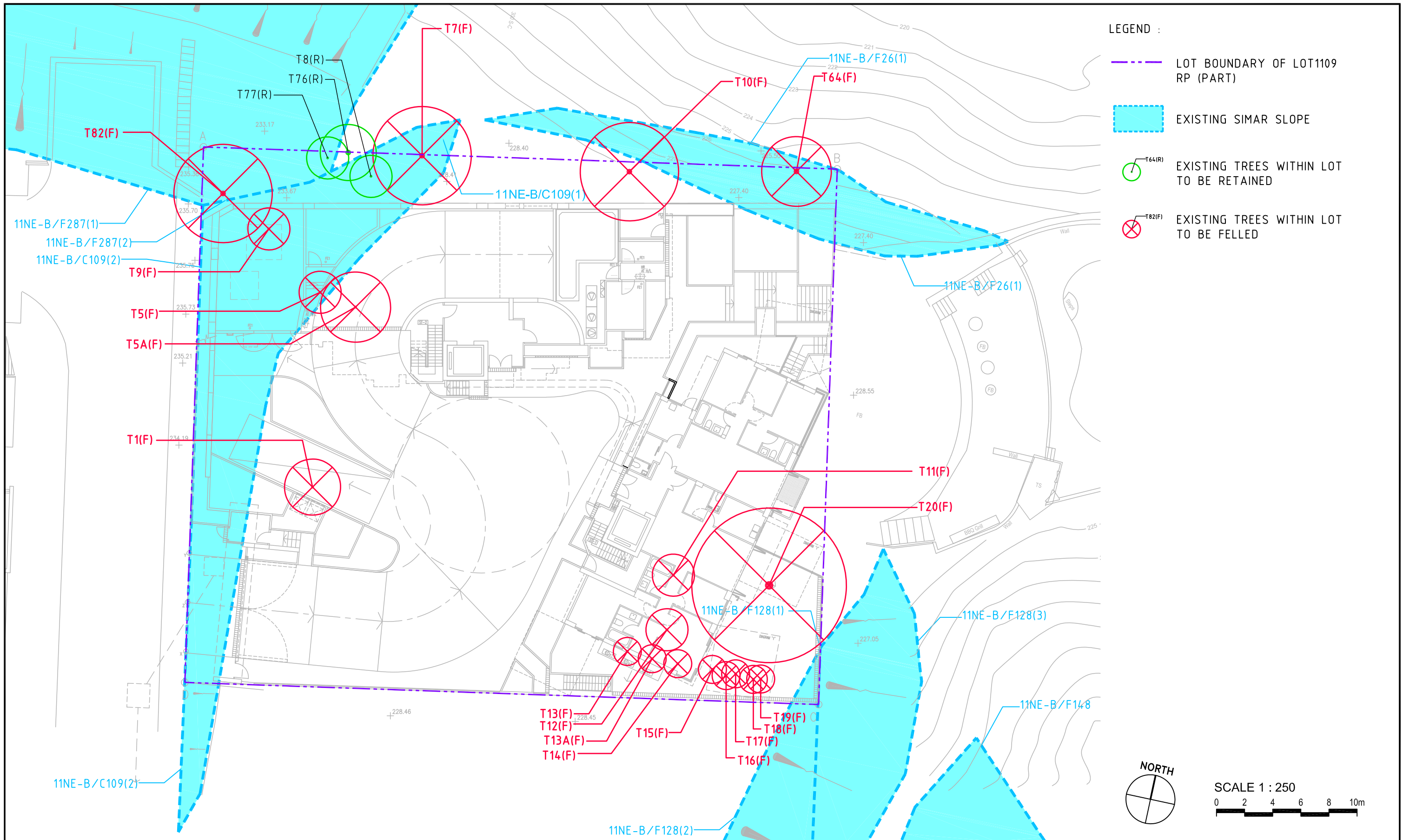
- LEGEND :
- - - LOT BOUNDARY OF LOT1109 RP (PART)
 - EXISTING SIMAR SLOPE
 - T64 EXISTING TREES WITHIN LOT



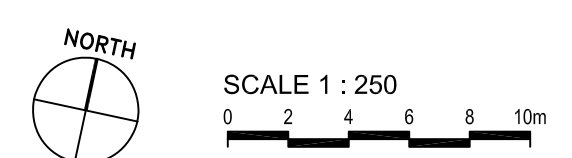
							Job Title PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP (PART) IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES					Drawing No. SCM1-TS1				
							Drawing Title TREE SURVEY PLAN (WITHIN LOT)					Scale 1:250 @ A3				
0	MAR 2024	FIRST SUBMISSION	AL	DA	TO		Drawn by	AL	Checked by	DC	Approved by	TO	Date	JAN 2024	Job. No.	SMC1

Urbis Limited
 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

I:\SMC1\DWG-GAYTREE SURVEY\SMC1-TS1.dwg, A3, 12/03/2024 14:22:45, diana, Adobe PDF, 1:1

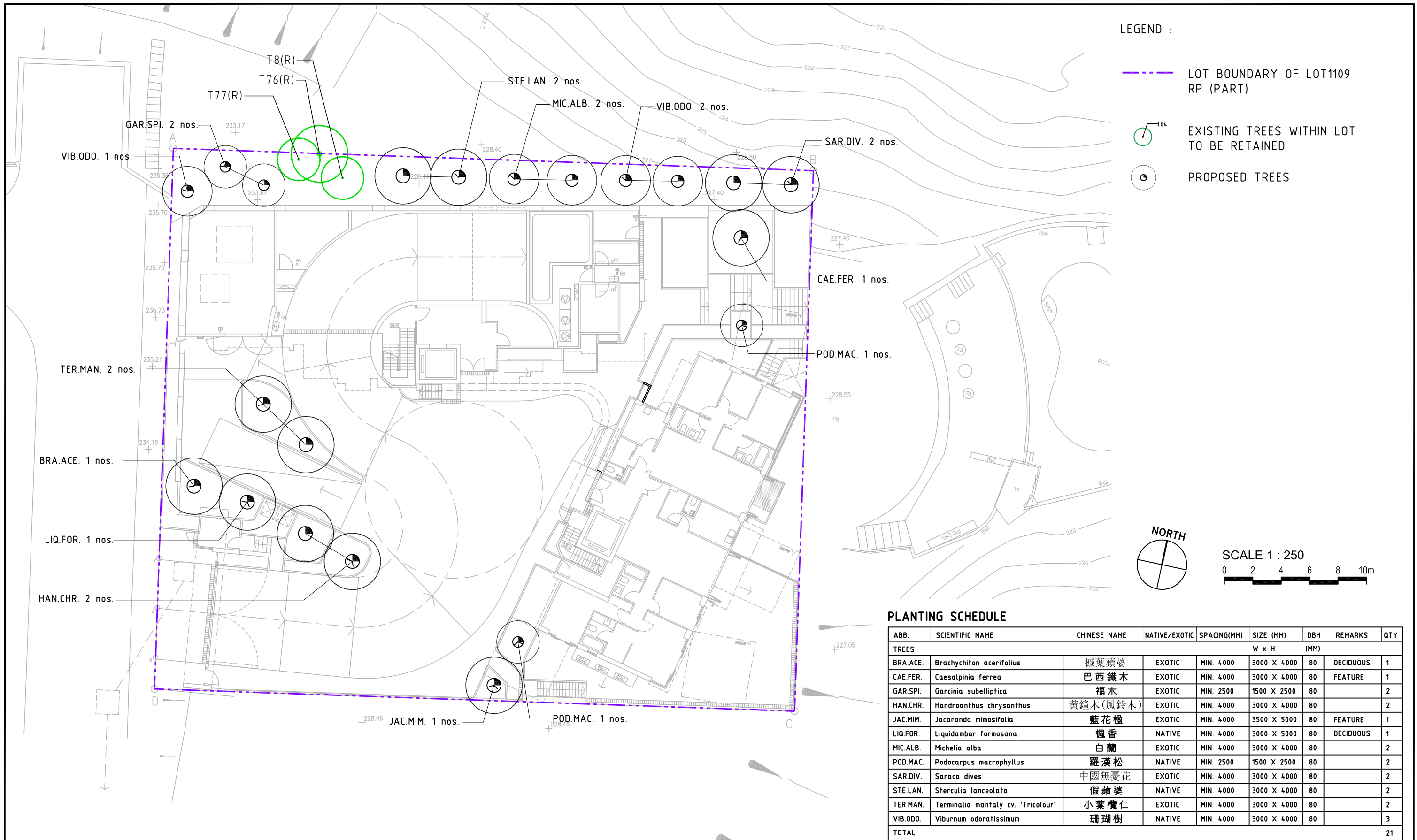


- LEGEND :**
- LOT BOUNDARY OF LOT 1109 RP (PART)
 - EXISTING SIMAR SLOPE
 - EXISTING TREES WITHIN LOT TO BE RETAINED
 - ⊗ EXISTING TREES WITHIN LOT TO BE FELLED



						Job Title PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP (PART) IN D.D. 253, 8 KA SHUE ROAD, SAI KUNG, NEW TERRITORIES						Drawing No. SCM1-TR1			
						Drawing Title TREE RECOMMENDATION PLAN (WITHIN LOT)						Scale 1:250 @ A3			
0	MAR 2024	FIRST SUBMISSION	AL	DA	TO										
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	AL	Checked by	DC	Approved by	TO	Date	JAN 2024	Job. No.	SMC1

Urbis Limited
 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



PLANTING SCHEDULE

ABB.	SCIENTIFIC NAME	CHINESE NAME	NATIVE/EXOTIC	SPACING(MM)	SIZE (MM) W x H	DBH (MM)	REMARKS	QTY
TREES								
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 PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 1109 RP (PART) IN D.D. 253, 8 KA SHUE ROAD. SAI KUNG, NEW TERRITORIES						Drawing No. SCM1-TP1			
						Drawing Title TREE PLANTING PLAN (WITHIN LOT)						Scale 1:250 @ A3			
0	MAR 2024	FIRST SUBMISSION	AL	DA	TO										
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	AL	Checked by	DC	Approved by	TO	Date	JAN 2024	Job. No.	SMC1



Appendix III

Maintenance Schedule

	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 shall be carried out quarterly to maintain regular tree vigor and remove problem branches identified during regular checking. Adhoc pruning may be carried out after inclement weather should damage be found.	√	√	√	√	√	√	√	√	√	√	√	√
1.10	Mulch maintenance	As required to keep mulching layer at thickness of 50mm.	As required											
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 arboricultural 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.

Appendix IV

Tree Assessment Schedule

Tree Assessment Schedule

Address 8 Ka Shue Road, Sai Kung, New Territories

Lot 1109 RP

in D.D. 253

Prepared by Cozy Leung (HK-1930A)

on _____

Field Survey was conducted/updated on 17 October 2023

To be read in conjunction with drawing nos. SMC1-TR1

rev. 0

rev. _____

rev. _____

Tree ID Number	Species		Original Location (Lot / Outside Lot / GHBA)	Measurement			Amenity Value (High/ Medium/ Low)	Form (Good/ Average/ Poor)	Health Condition (Good/ Average/ Poor)	Structural Condition (Good/ Average/ Poor)	Suitability for Transplanting (High/ Medium/ Low)	Conservation Status	Recommendation (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		Height (m)	DBH (mm)	Crown Spread (m)								
T1	<i>Ficus elastica</i>	印度榕	Lot	4	280	4	Low	Poor	Average	Average	Low	Nil	Fell	Large wound on trunk, dead branches, severely pruned
T5	<i>Ligustrum sinense</i>	山指甲	Lot	5	100	3	Low	Poor	Average	Average	Low	Nil	Fell	Multiple trunks, wound on trunk
T5A	<i>Ligustrum sinense</i>	山指甲	Lot	4	116	5	Low	Poor	Average	Average	Low	Nil	Fell	Multiple trunks, decayed wound on base trunk
T7	<i>Schefflera heptaphylla</i>	鴨腳木	Lot	10	450	7	Low	Average	Average	Average	Low	Nil	Fell	On slope, co-dominant stems, Climber on tree, cracks around tree ring, close to T6, large tree
T8	<i>Machilus chekiangensis</i>	浙江潤楠	Lot	6	150	3	Low	Poor	Average	Average	Low	Nil	Retain	On slope, decayed wound on trunk, asymmetrical crown
T9	<i>Machilus chekiangensis</i>	浙江潤楠	Lot	6	100	3	Low	Poor	Average	Average	Low	Nil	Fell	On slope, leaning
T10	<i>Melia azedarach</i>	苦楝	Lot	12	450	7	Low	Poor	Average	Poor	Low	Nil	Fell	On slope, wound on trunk, in conflict with fence, severe leaning, epicormics, suckers, dead branches, large tree
T11	<i>Dracaena reflexa</i>	百合竹	Lot	4	216	3	Low	Poor	Average	Average	Low	Nil	Fell	Multiple trunks, trunk damage, embedded by concrete curbs
T12	<i>Plumeria rubra</i>	雞蛋花	Lot	3	130	3	Low	Poor	Average	Average	Low	Nil	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	Lot	3	130	2	Low	Poor	Average	Average	Low	Nil	Fell	Decayed wound on trunk, co-dominant trunks, close to fence, crooked trunk, close to adjacent trees
T13A	<i>Itea chinensis</i>	鼠刺	Lot	3	110	2	Low	Poor	Average	Average	Low	Nil	Fell	Co-dominant trunks, close to fence, crooked trunk, close to adjacent trees
T14	<i>Itea chinensis</i>	鼠刺	Lot	3	100	2	Low	Poor	Average	Average	Low	Nil	Fell	Decayed wound on trunk, hanger, close to fence, crooked trunk, close to adjacent trees
T15	<i>Itea chinensis</i>	鼠刺	Lot	3	100	2	Low	Poor	Average	Average	Low	Nil	Fell	Abnormal bark crack on trunk, close to fence, crooked trunk, close to adjacent trees
T16	<i>Itea chinensis</i>	鼠刺	Lot	3	100	2	Low	Poor	Average	Average	Low	Nil	Fell	Decayed wound on branch, leaning, close to fence, crooked trunk, close to adjacent trees
T17	<i>Itea chinensis</i>	鼠刺	Lot	3	100	2	Low	Poor	Average	Average	Low	Nil	Fell	Co-dominant trunks, decayed wound on branch, close to fence, crooked trunk, close to adjacent trees
T18	<i>Itea chinensis</i>	鼠刺	Lot	3	100	2	Low	Average	Average	Average	Low	Nil	Fell	Decayed wound on branch, close to fence, crooked trunk, close to adjacent trees
T19	<i>Itea chinensis</i>	鼠刺	Lot	3	130	2	Low	Poor	Average	Average	Low	Nil	Fell	Co-dominant stems, decayed wound on branch, close to fence, crooked trunk, close to adjacent trees
T20	<i>Delonix regia</i>	鳳凰木	Lot	8	530	11	Low	Poor	Average	Poor	Low	Nil	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
T64	<i>Psidium guajava</i>	番石榴	Lot	6	500	5	Low	Poor	Average	Poor	Low	Nil	Fell	On slope, large decayed wound on base trunk, climber on trunk, sucker, hanger, epicormics, large tree
T76	<i>Machilus chekiangensis</i>	浙江潤楠	Lot	7	220	4	Low	Poor	Average	Average	Low	Nil	Retain	On slope, asymmetrical crown
T77	<i>Schefflera heptaphylla</i>	鴨腳木	Lot	5	150	3	Low	Poor	Average	Average	Low	Nil	Retain	On slope, bending, suppressed by T76
T82	<i>Cinnamomum parthenoxylon</i>	黃樟	Lot	8	495	7	Low	Poor	Average	Average	Low	Nil	Fell	On slope, multiple trunks, Climber on tree, hanger, dead branches

Appendix V

Tree Survey Photographs



Photo No. 1 | T1 (Fell)



Photo No. 2 | T1 (Fell)



Photo No. 3 | T1 (Fell)



Photo No. 4 | T1 (Fell)



Photo No. 5 | T1 (Fell)



Photo No. 6 | T1 (Fell)



Photo No. 7 | T1 (Fell)



Photo No. 8 | T1 (Fell)



Photo No. 9 | T1 (Fell)



Photo No. 10 | T1 (Fell)



Photo No. 11 | T1 (Fell)



Photo No. 12 | T1 (Fell)



Photo No. 13 | T1 (Fell)



Photo No. 14 | T5 (Fell)



Photo No. 15 | T5 (Fell)



Photo No. 16 | T5 (Fell)



Photo No. 17 | T5 (Fell)



Photo No. 18 | T5 (Fell)



Photo No. 19 | T5A (Fell)



Photo No. 20 | T5A (Fell)



Photo No. 21 | T5A (Fell)



Photo No. 22 | T5A (Fell)



Photo No. 23 | T7 (Fell)



Photo No. 24 | T7 (Fell)



Photo No. 25 | T8 (Retain)



Photo No. 26 | T8 (Retain)



Photo No. 27 | T9 (Fell)



Photo No. 28 | T9 (Fell)



Photo No. 29 | T10 (Fell)



Photo No. 30 | T10 (Fell)



Photo No. 31 | T10 (Fell)

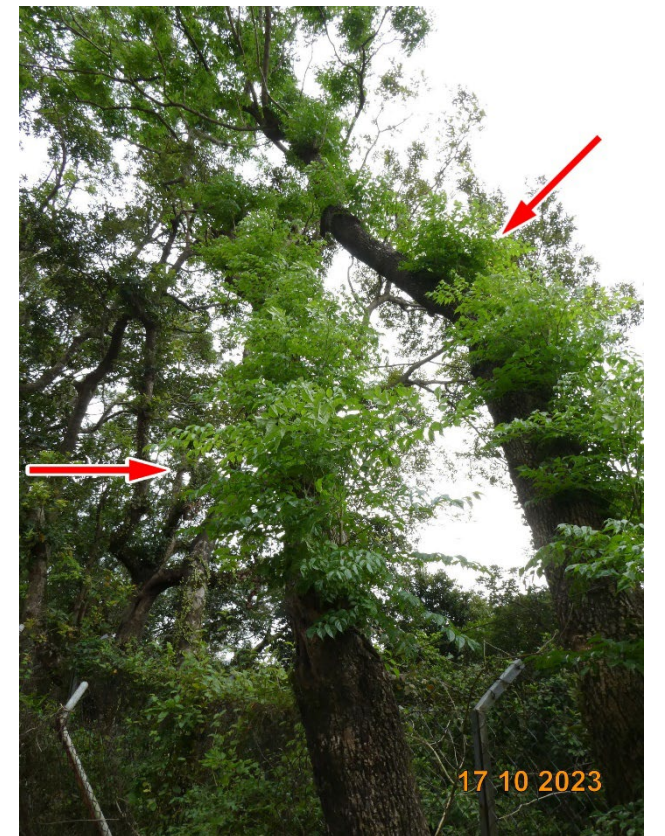


Photo No. 32 | T10 (Fell)



Photo No. 33 | T10 (Fell)



Photo No. 34 | T10 (Fell)



Photo No. 35 | T11 (Fell)



Photo No. 36 | T11 (Fell)



Photo No. 37 | T11 (Fell)



Photo No. 38 | T11 (Fell)



Photo No. 39 | T11 (Fell)



Photo No. 40 | T11 (Fell)



Photo No. 41 | T11 (Fell)



Photo No. 42 | T12 (Fell)



Photo No. 43 | T12 (Fell)



Photo No. 44 | T12 (Fell)



Photo No. 45 | T12 (Fell)



Photo No. 46 | T13 (Fell)



Photo No. 47 | T13 (Fell)



Photo No. 48 | T13A (Fell)



Photo No. 49 | T13A (Fell)



Photo No. 50 | T13A (Fell)

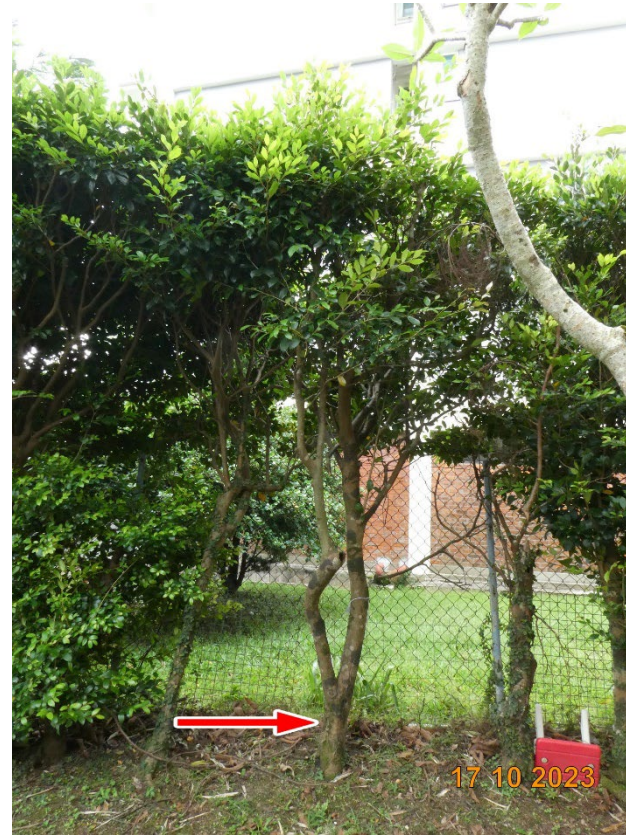


Photo No. 51 | T14 (Fell)



Photo No. 52 | T14 (Fell)



Photo No. 53 | T14 (Fell)



Photo No. 54 | T14 (Fell)



Photo No. 55 | T15 (Fell)



Photo No. 56 | T15 (Fell)



Photo No. 57 | T15 (Fell)



Photo No. 58 | T16 (Fell)



Photo No. 59 | T16 (Fell)



Photo No. 60 | T16 (Fell)



Photo No. 61 | T16 (Fell)



Photo No. 62 | T16 (Fell)



Photo No. 63 | T16 (Fell)



Photo No. 64 | T17 (Fell)



Photo No. 65 | T17 (Fell)



Photo No. 66 | T17 (Fell)



Photo No. 67 | T17 (Fell)

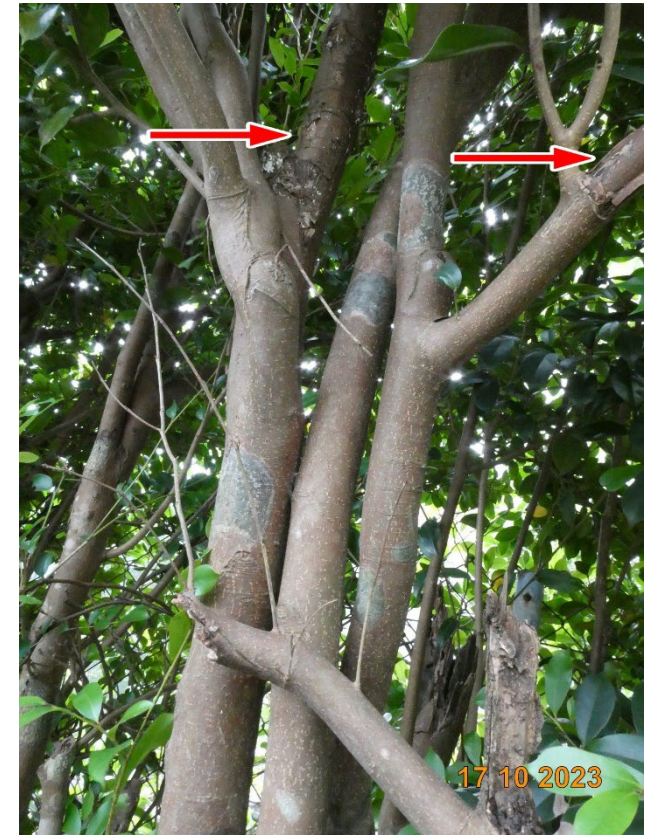


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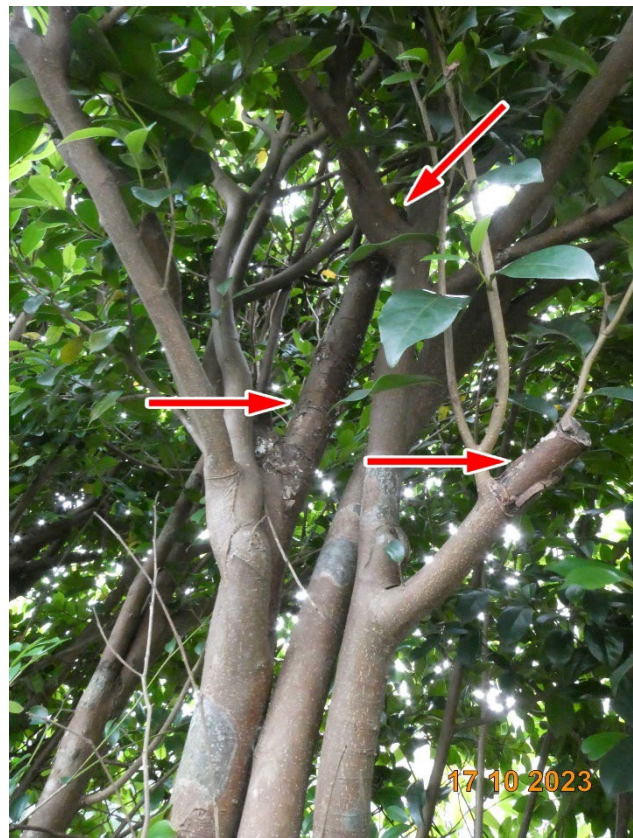


Photo No. 69 | T17 (Fell)



Photo No. 70 | T17 (Fell)



Photo No. 71 | T18 (Fell)



Photo No. 72 | T18 (Fell)



Photo No. 73 | T18 (Fell)



Photo No. 74 | T18 (Fell)



Photo No. 75 | T19 (Fell)



Photo No. 76 | T19 (Fell)



Photo No. 77 | T19 (Fell)

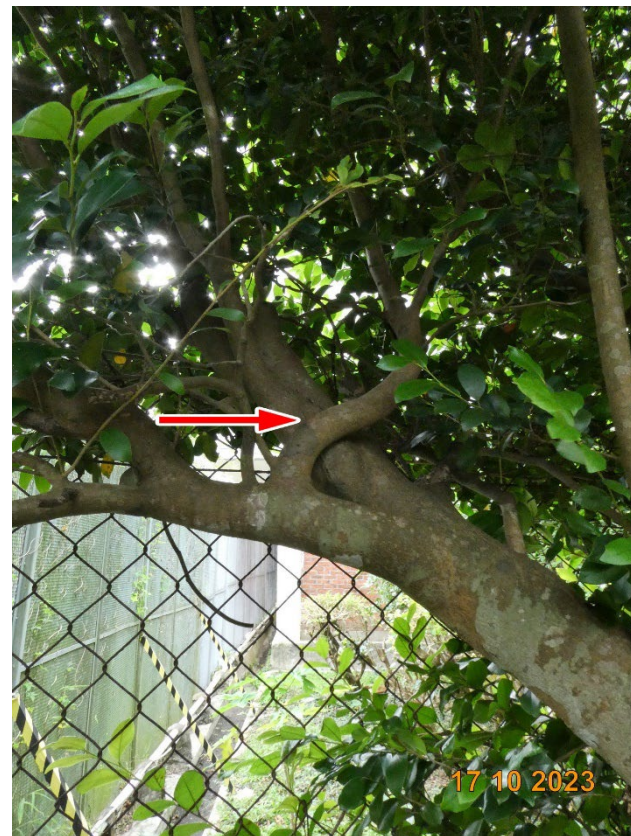


Photo No. 78 | T19 (Fell)



Photo No. 79 | T19 (Fell)

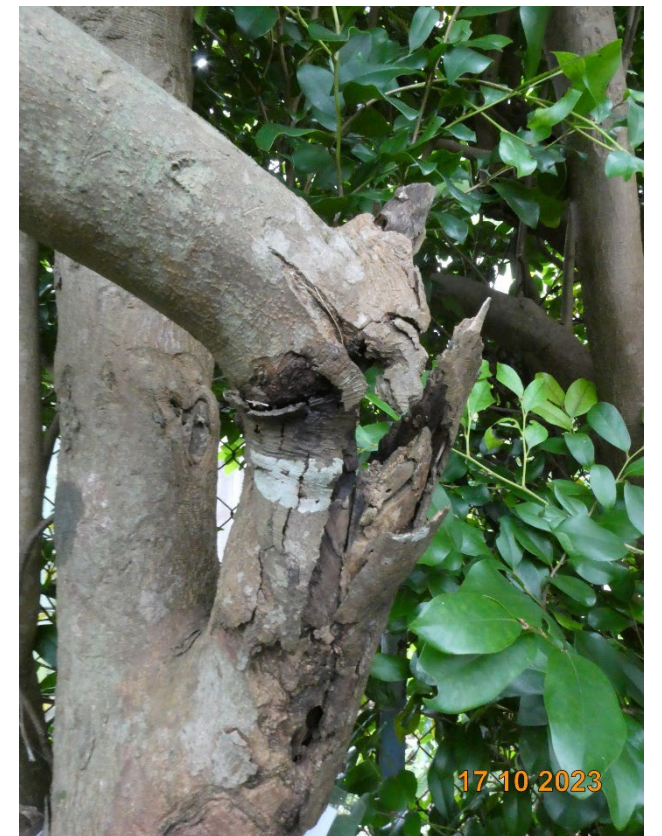


Photo No. 80 | T19 (Fell)

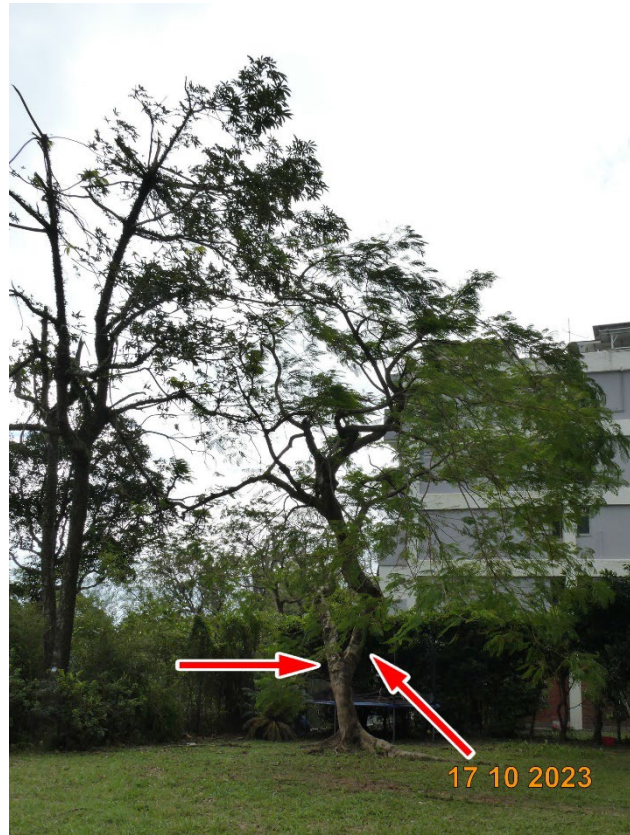


Photo No. 81 | T20 (Fell)



Photo No. 82 | T20 (Fell)



Photo No. 83 | T20 (Fell)



Photo No. 84 | T20 (Fell)



Photo No. 85 | T20 (Fell)



Photo No. 86 | T20 (Fell)



Photo No. 87 | T20 (Fell)



Photo No. 88 | T20 (Fell)



Photo No. 89 | T20 (Fell)



Photo No. 90 | T20 (Fell)



Photo No. 91 | T20 (Fell)



Photo No. 92 | T20 (Fell)



Photo No. 93 | T20 (Fell)



Photo No. 94 | T64 (Fell)



Photo No. 95 | T64 (Fell)



Photo No. 96 | T64 (Fell)



Photo No. 97 | T64 (Fell)



Photo No. 98 | T64 (Fell)



Photo No. 99 | T64 (Fell)



Photo No. 100 | T64 (Fell)



Photo No. 101 | T76 (Retain)



Photo No. 102 | T76 (Retain)



Photo No. 103 | T77 (Retain)



Photo No. 104 | T77 (Retain)



Photo No. 105 | T77 (Retain)



Photo No. 106 | T82 (Fell)



Photo No. 107 | T82 (Fell)



Photo No. 108 | T82 (Fell)



Photo No. 109 | T82 (Fell)



Photo No. 110 | T82 (Fell)



Photo No. 111 | T82 (Fell)



Photo No. 112 | T82 (Fell)

Appendix VI

Supporting Information

Slope Maintenance Responsibility Report

(11NE-B/C109)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	11NE-B/C109	Sub-Division	2
	Location	IN THE NW CORNER OF LOT1109A1 AND ALONG BOUNDARY OF LOT1109RP	
	Responsible Lot/Party	DD253 Lot1109RP	Maintenance Agent Not Applicable
	Remarks	Slope information being reviewed.	

- End of Report -

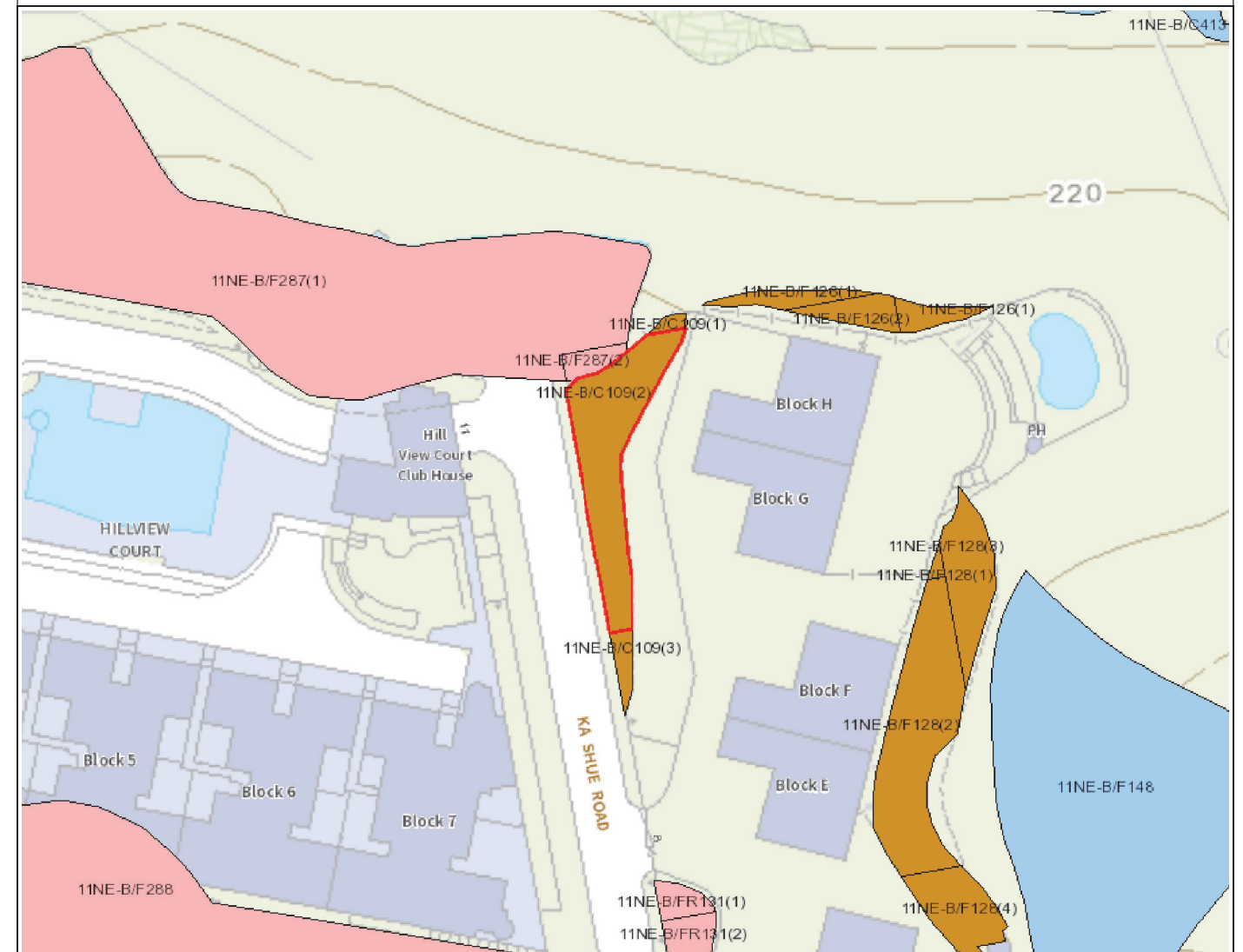
Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Annex

Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 06/10/2023

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List of Slope Maintenance Responsibility Area(s)

1	11NE-B/F128	Sub-Division	1
Location		Partly within DD253 LOT 1109 RP, DD253 LOT 1109 S.A ss.1 and DD253 LOT 1109 S.A RP and partly on unallocated Government land	
Responsible Lot/Party		DD253 LOT 1109 RP	Maintenance Agent
Remarks		Not Applicable	

- End of Report -

Notes:

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	Annex
Location Plan	
<p>Legend</p> <ul style="list-style-type: none"> Slope Area(s) Search Location Slope(s) Maintained by Government Slope(s) Maintained by Private Party/Parties Slope(s) Maintained by Government and Private Party/Parties 	
ESTATE MANAGEMENT SECTION LANDS DEPARTMENT	This Plan is NOT TO SCALE and intended for IDENTIFICATION only. All information shown on this plan MUST be verified by field survey. Printed on: 06/10/2023

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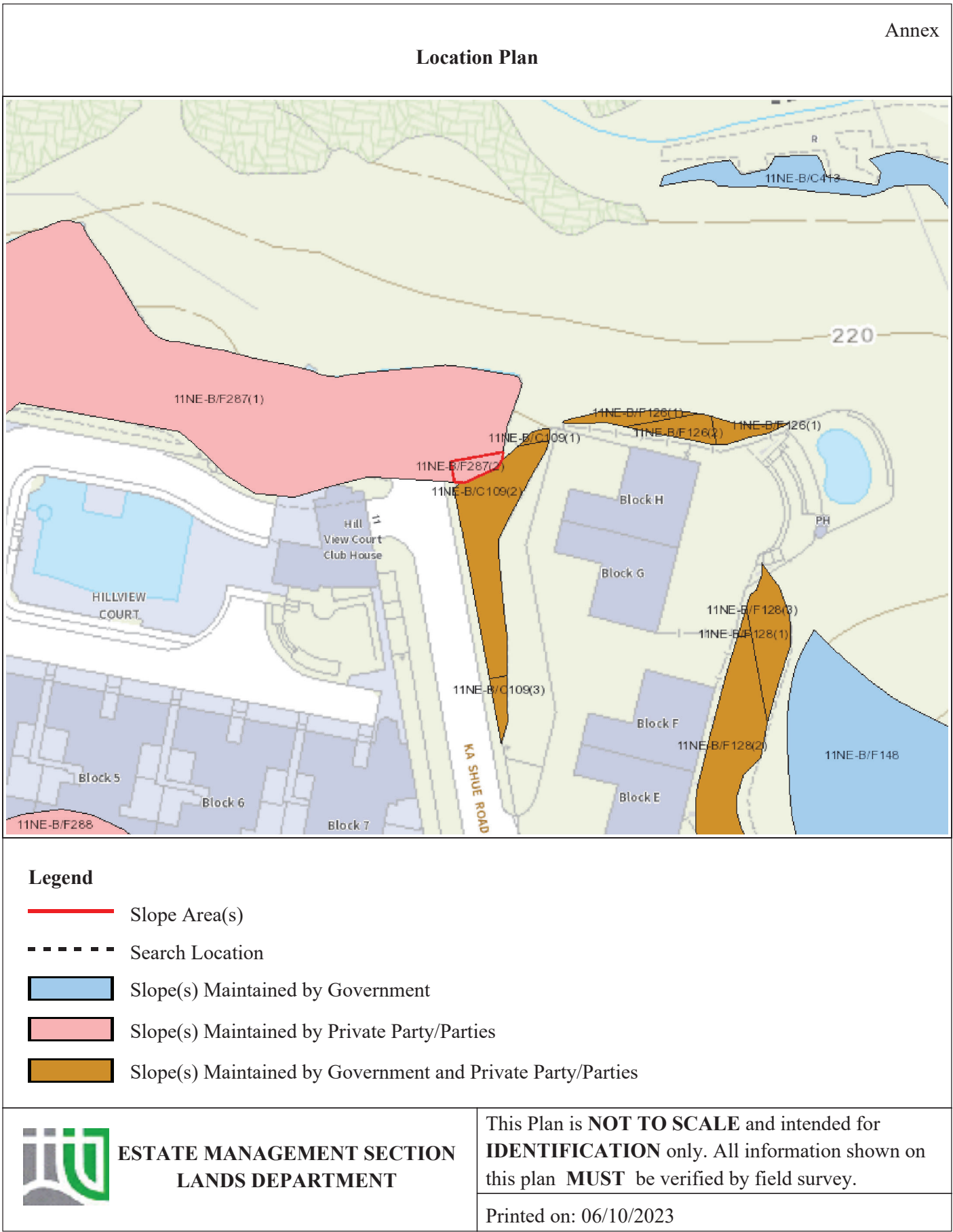
List of Slope Maintenance Responsibility Area(s)

1	11NE-B/F287	Sub-Division	2
	Location	Within DD253 Lots 1119 & 1109 RP and adjoining Government land	
	Responsible Lot/Party	DD253 LOT 1109 RP	Maintenance Agent Not Applicable
	Remarks	Slope information being reviewed.	

- End of Report -

Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.



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List of Slope Maintenance Responsibility Area(s)

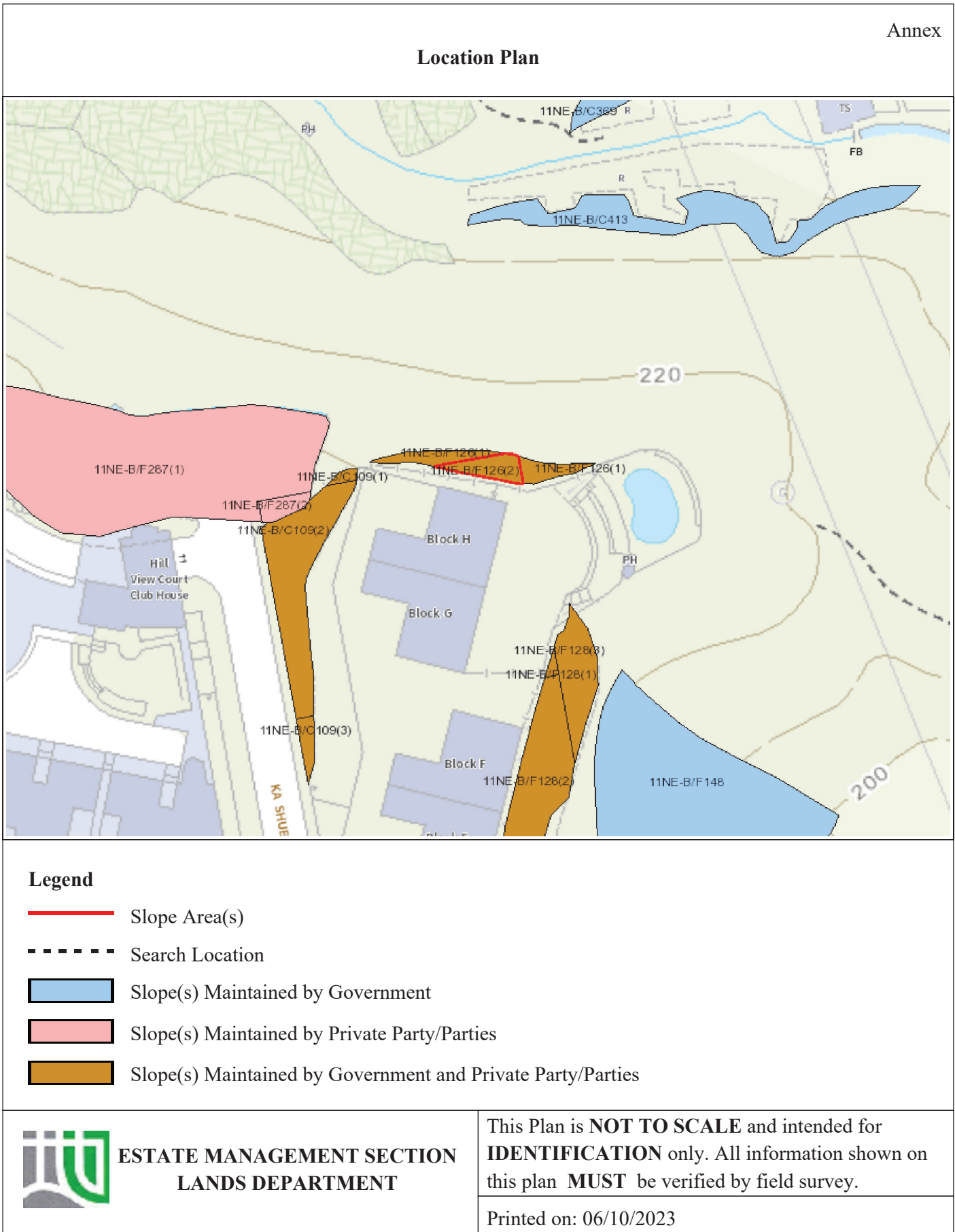
1	11NE-B/F126	Sub-Division	2
	Location	Partly within DD253 LOT1109 RP and partly on unallocated Government land adjoining STT SX2155	
	Responsible Lot/Party	DD253 LOT1109 RP	Maintenance Agent Not Applicable
	Remarks	Not Applicable	

- End of Report -

Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
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