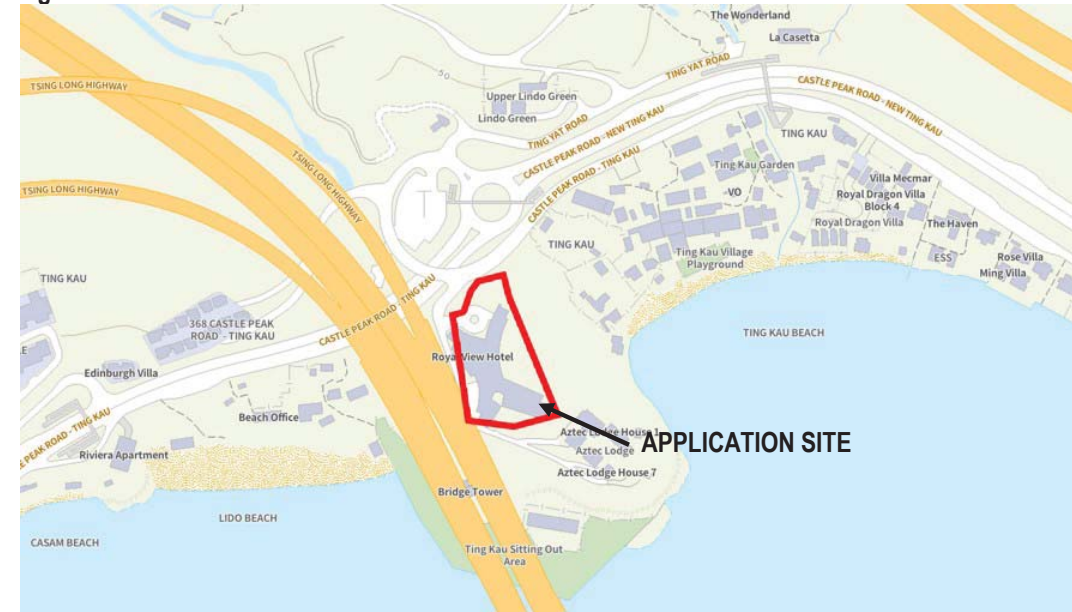


**Attachment 5**

Replacement Pages of  
Landscape Master Plan and  
Tree Preservation Proposal

Figure 1 Site Location Plan



**2.0 Proposed Redevelopment**

2.1 The Proposed Redevelopment consists of two 14 and 15 storeys residential towers with basement carpark and clubhouse facilities for future residents. A 60-place Day Care Centre for the Elderly would also be provided to meet the shortfall in elderly community services in Tsuen Wan area. The maximum building height of the Proposed Redevelopment is proposed at not exceeding 77.00mPD.

**3.0 Assessment of the Potential Impacts on Existing Trees**

3.1 According to the Tree Survey and Preservation Proposal dated July 2024, there are a total of 66 nos. of existing trees surveyed. The following Table 1 shows the tree treatment schedule:

Table 1: Tree Treatment Schedule

Description	Approved Scheme (S12A approved on 2 Jun 2022)	Current Scheme	Difference
Total Nos. of Trees <b>Surveyed</b>	66	66	0
Nos. of Trees Proposed to be <b>Felled</b>	66	66	0
Total Nos. of <b>New Trees</b> to be Planted	66	72	+6

3.2 Among 66 nos. of existing trees proposed to be felled, they consist mainly of common species *Ficus benjamina* and *Bauhinia purpurea* with 3 nos. dead trees. Majority of trees within the site are in 'fair' to 'poor' health condition and form with low amenity value. Majority of them have "poor" structural condition. One *Bombax ceiba* (Tree no. 24) has a considerably large DHB size (DBH: 1000mm) suffers termite attack, imbalanced tree crown, dieback branches, hollow at root base and growing on slope with gradient over 35 degrees. The tree shows structural instability and has a risk of tree failure.

3.3 For the hillside areas, no tree survey has been conducted as the existing tree groups are located

<i>Lagestroemia speciosa</i>	大花紫薇		
<i>Osmanthus fragrans</i>	桂花		
<i>Syzygium cuminii</i>	海南蒲桃		
<i>Terminalia mantaly</i>	細葉欖仁		

Remarks: \* Native Tree Species

**7.3 Landscape Provision**

**Greenery Provision**

Not less than 20% of the total greenery area will be provided in accordance with the requirement of PNAP APP-152.

**Open Space Provision**

The proposed private development has a design population of 1,820 residents. A total of not less than 1,820m<sup>2</sup> private open space will be provided to meet the minimum standard of 1m<sup>2</sup> per person open space standard stipulated by Chapter 4 of the Hong Kong Planning Standards and Guidelines. Refer to Appendix C for details.

**7.4 Soil Depth and Drainage Provision for the Planted Area**

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

- Trees: 1200mm
- Shrub: 600mm
- Groundcover/ lawn: 300mm

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

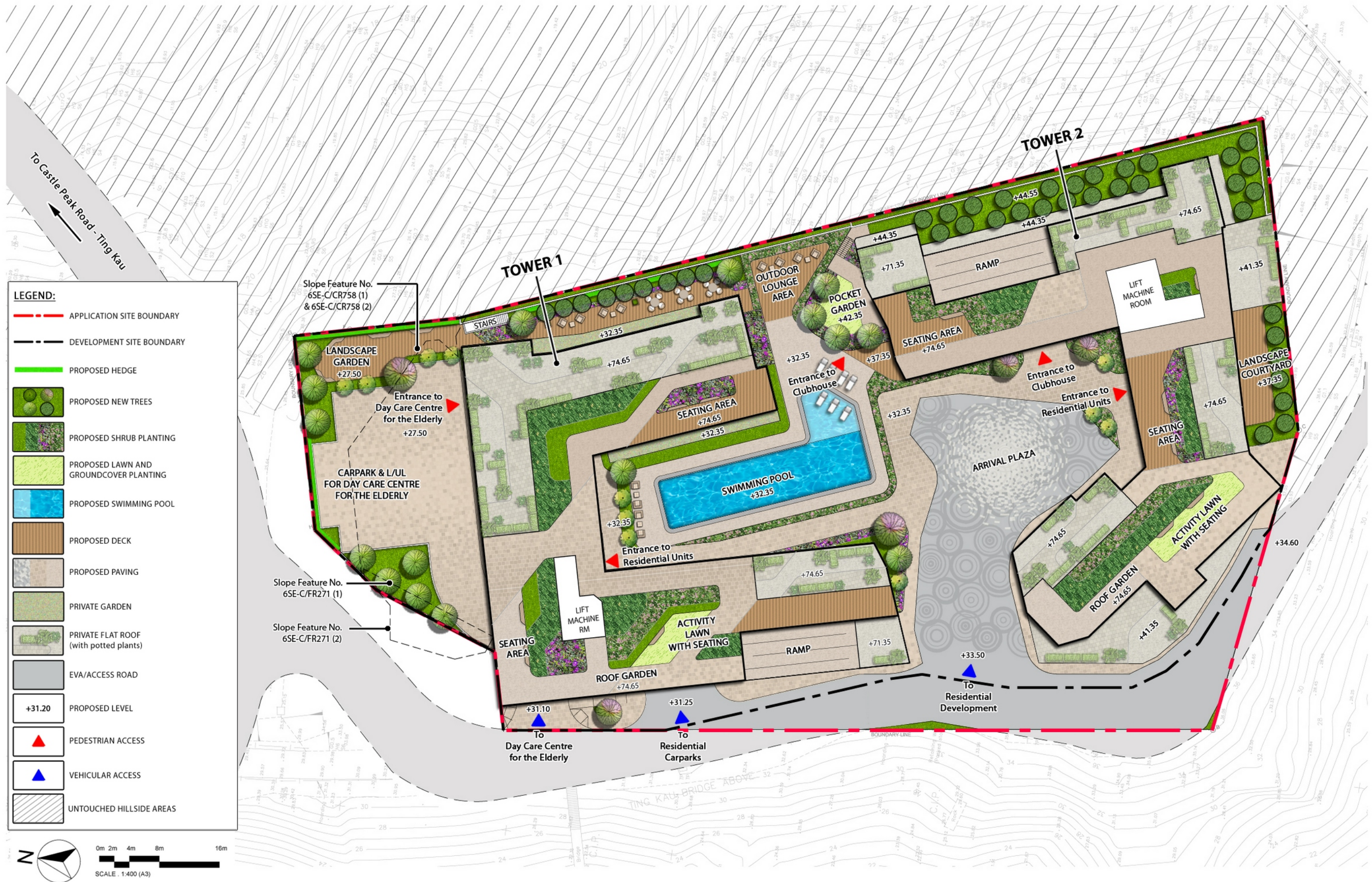
7.4.3 Closed bottom planters will have proper and adequate subsoil drainage system and drain outlets to the storm water drainage system.

7.4.4 The landscape works are designed to avoid obstruction of the maintenance of drainage works. Adequate clearance between drainage works and landscape works will be maintained so as to prevent any potential damage to drainage works.

**7.5 Irrigation and Proposed Source of Water Supply**

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





**Section 16 Planning Application for Submission of Layout Plan for Permitted 'Flat' and 'Social Welfare Facility' Uses at Tsuen Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan**

Landscape Plan - Composite Plan  
 Dwg. No. : 2021204-S16-LMP-01b  
 Date : OCT 2024  
 (A3-size)







**Section 16 Planning Application for Submission of Layout Plan for Permitted 'Flat' and 'Social Welfare Facility' Uses at Tsuen Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan**  
 Landscape Plan - Lower Ground Floor

Dwg. No. : 2021204-S16-LMP-02b  
 Date : OCT 2024  
 (A3-size)







**Section 16 Planning Application for Submission of Layout Plan for Permitted 'Flat' and 'Social Welfare Facility' Uses at Tsuen Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan**  
**Landscape Plan - Ground Floor**

Dwg. No. : 2021204-S16-LMP-03a  
 Date : JUL 2024  
 (A3-size)







**LEGEND:**

	APPLICATION SITE BOUNDARY
	DEVELOPMENT SITE BOUNDARY
	PROPOSED NEW TREES
	PROPOSED SHRUB PLANTING
	PROPOSED LAWN AND GROUND COVER PLANTING
	PROPOSED DECK
	PRIVATE FLAT ROOF (with potted plants)
	+31.20 PROPOSED LEVEL



**Section 16 Planning Application for Submission of Layout Plan for Permitted 'Flat' and 'Social Welfare Facility' Uses at Tsuen Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan**  
 Landscape Plan - Tower 1 (4th Floor) and Tower 2 (1st, 2nd & 3rd Floor)

Dwg. No. : 2021204-S16-LMP-04b  
 Date : OCT 2024  
 (A3-size)

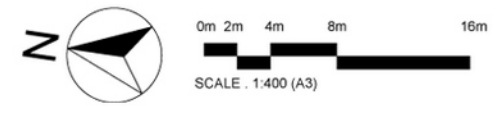






**LEGEND:**

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- PROPOSED SHRUB PLANTING
- PROPOSED LAWN AND GROUNDCOVER PLANTING
- PROPOSED DECK
- PROPOSED PAVING
- PRIVATE FLAT ROOF (with potted plants)
- PROPOSED LEVEL

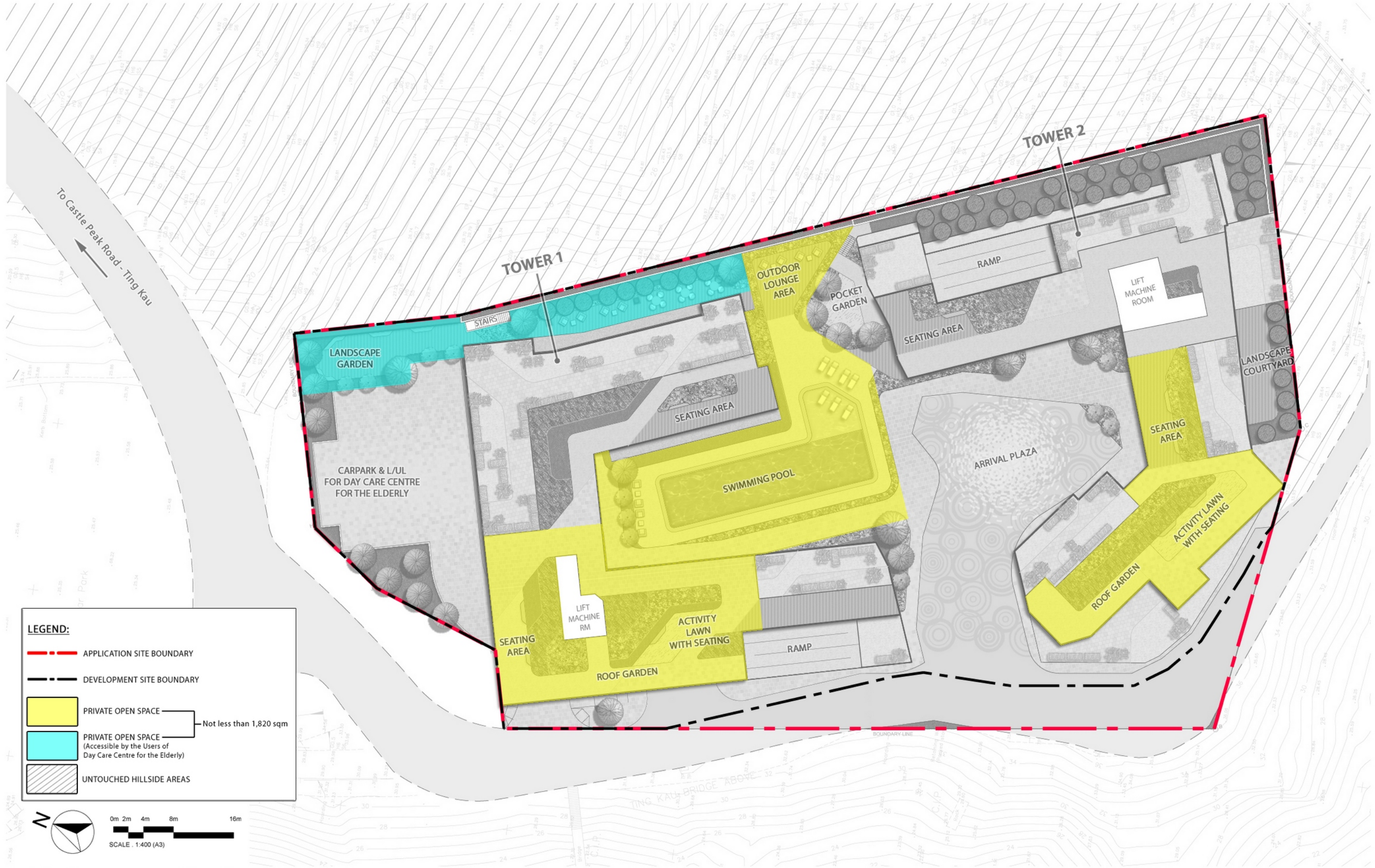


**Section 16 Planning Application for Submission of Layout Plan for Permitted 'Flat' and 'Social Welfare Facility' Uses at Tsuen Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan**  
**Landscape Plan - Roof Floor**

Dwg. No. : 2021204-S16-LMP-05b  
 Date : OCT 2024  
 (A3-size)





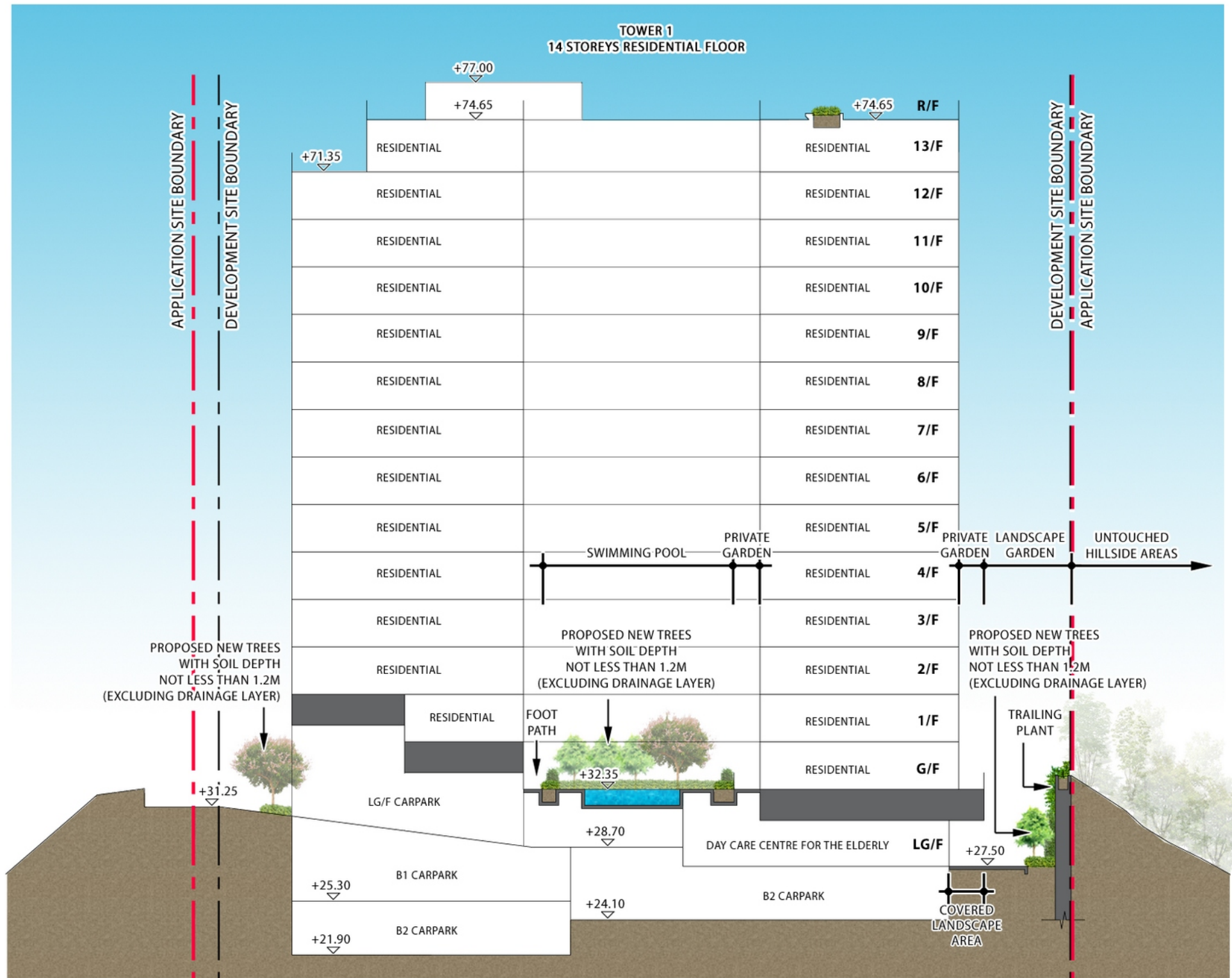
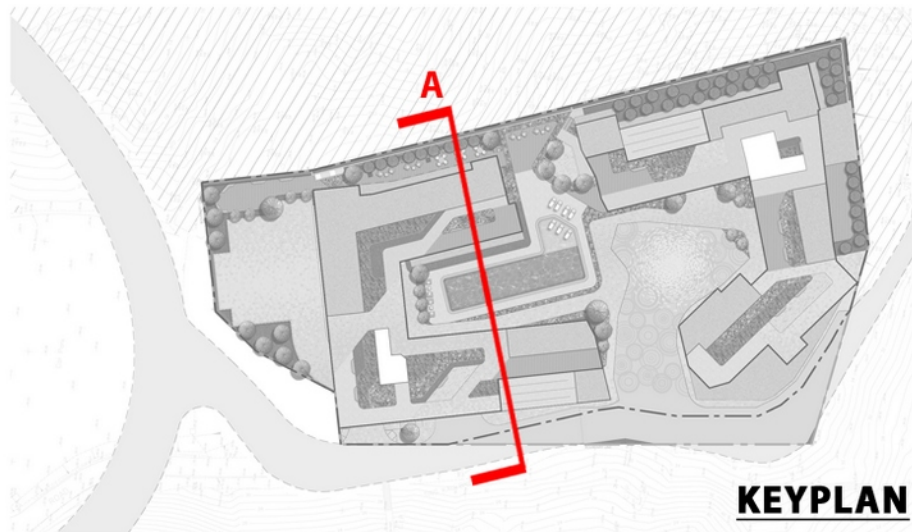


**Section 16 Planning Application for Submission of Layout Plan for Permitted 'Flat' and 'Social Welfare Facility' Uses at Tsuen Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan**  
**Private Open Space Demarcation Plan**

Dwg. No. : 2021204-S16-OSD-01b  
 Date : OCT 2024  
 (A3-size)





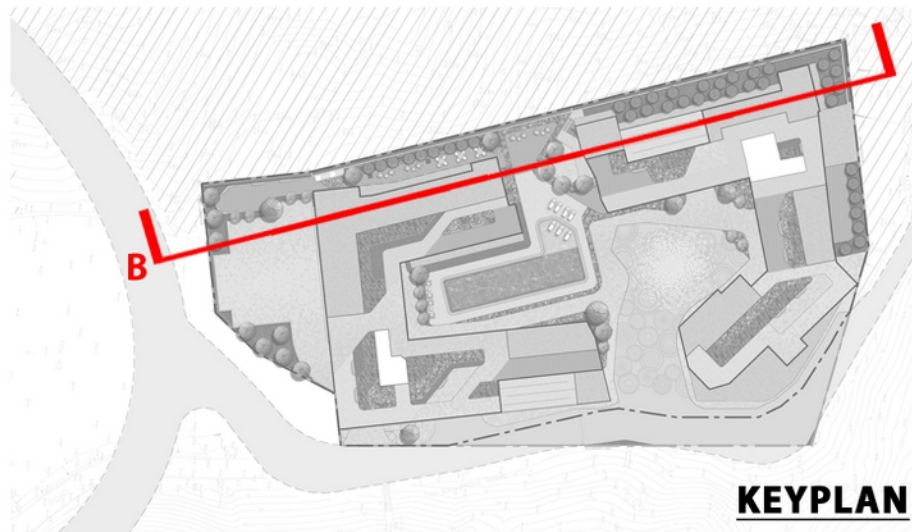


**Section 16 Planning Application for Submission of Layout Plan for Permitted 'Flat' and 'Social Welfare Facility' Uses at Tsuen Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan**

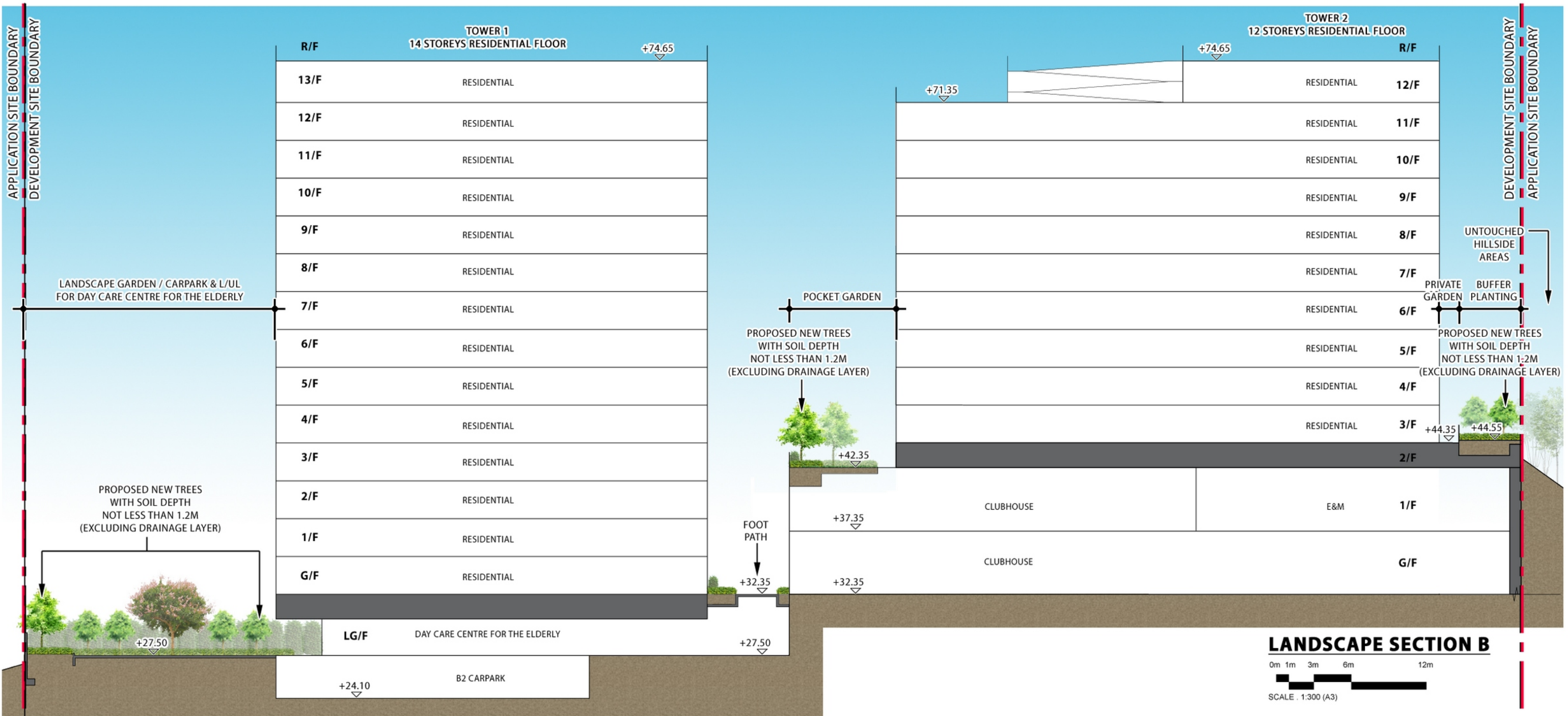
Landscape Section  
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Date : OCT 2024  
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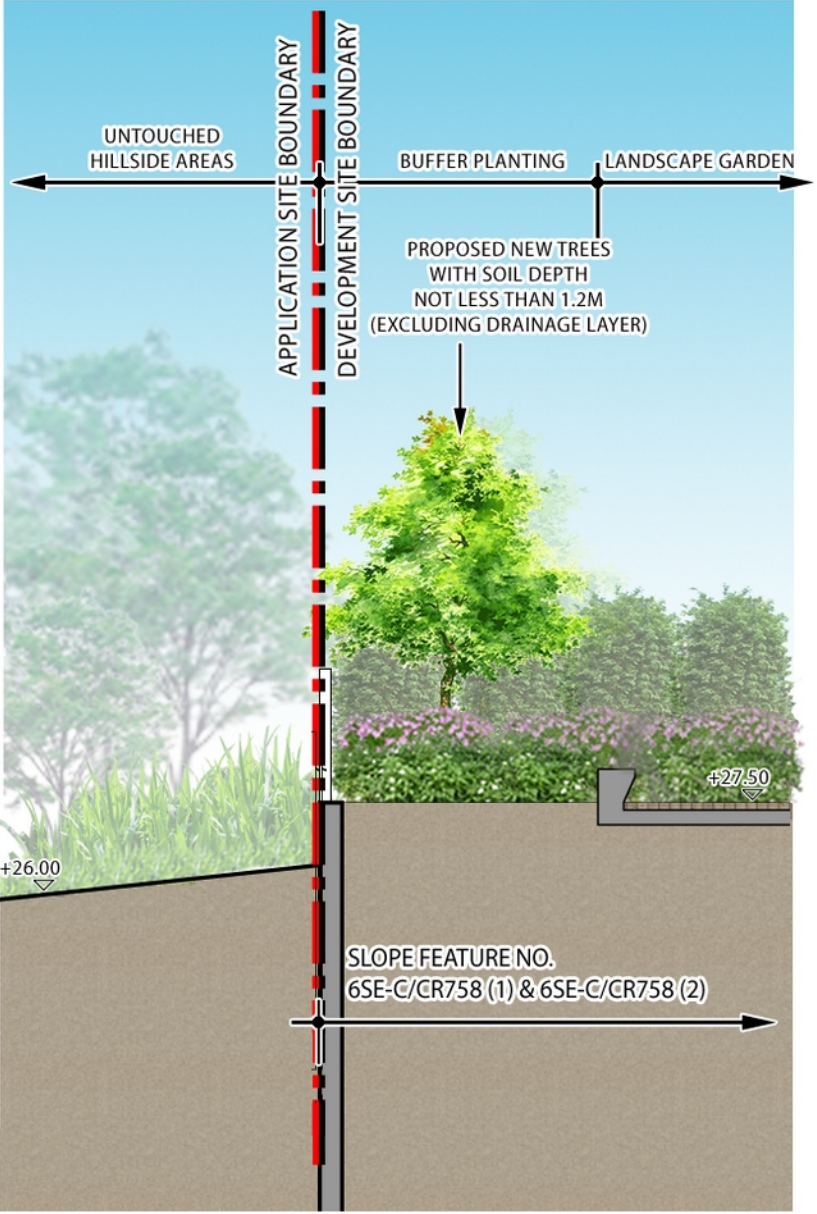
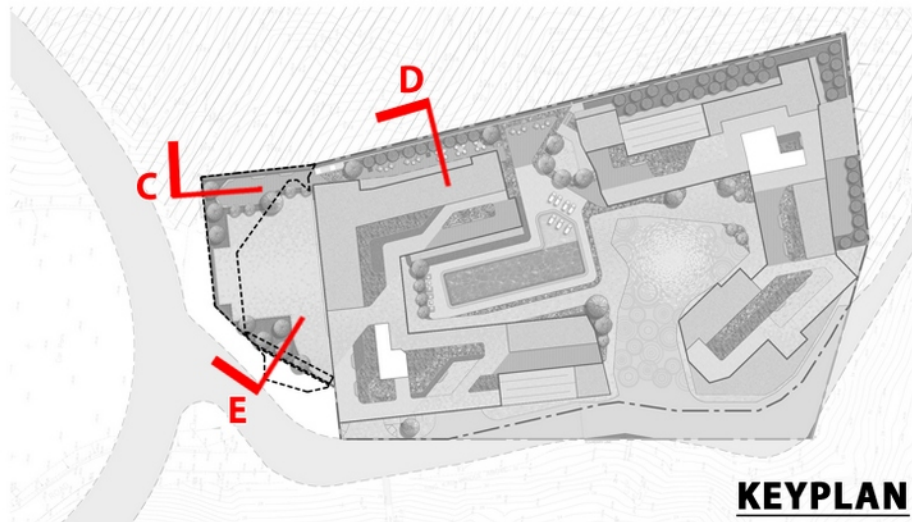


**KEYPLAN**

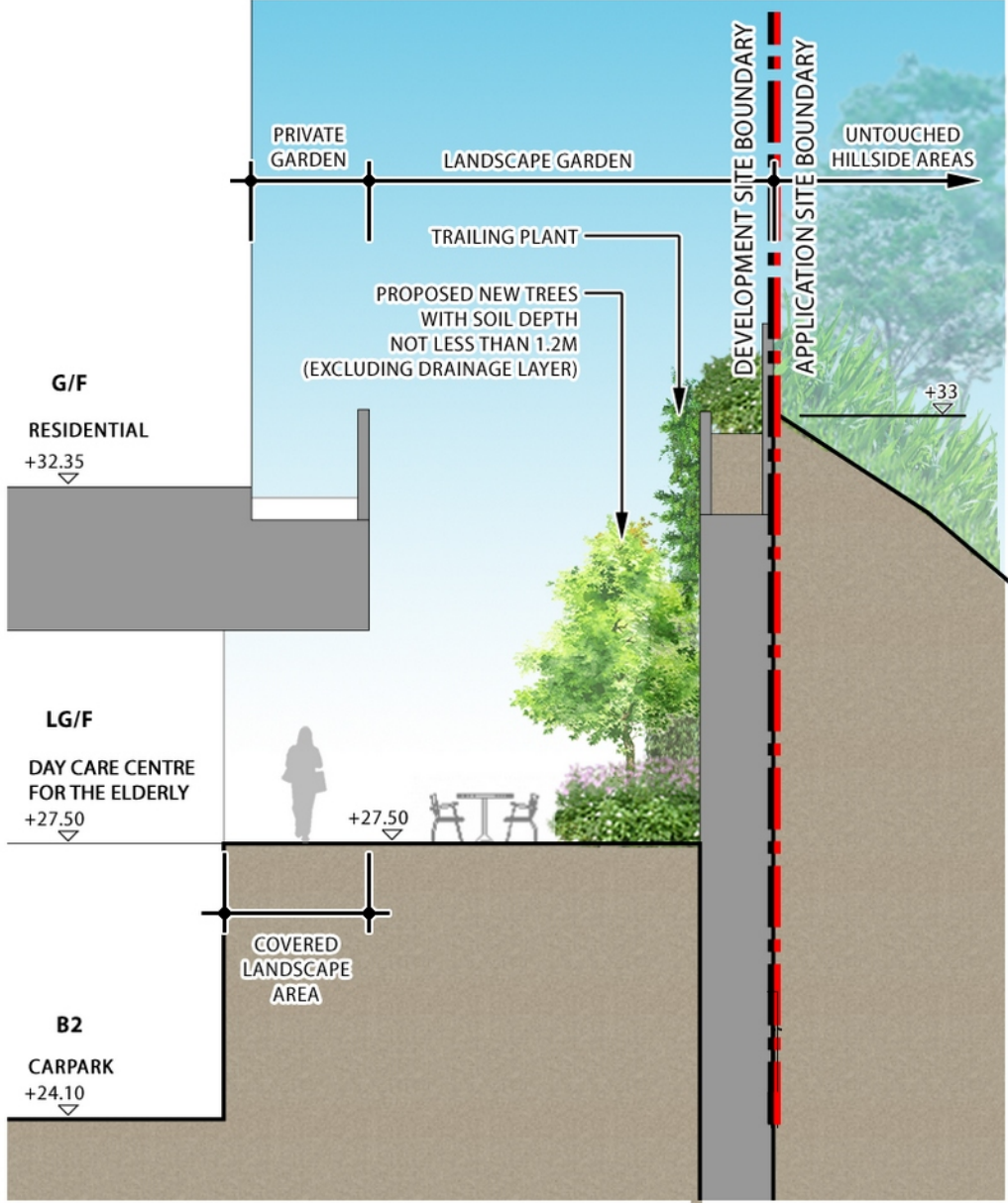


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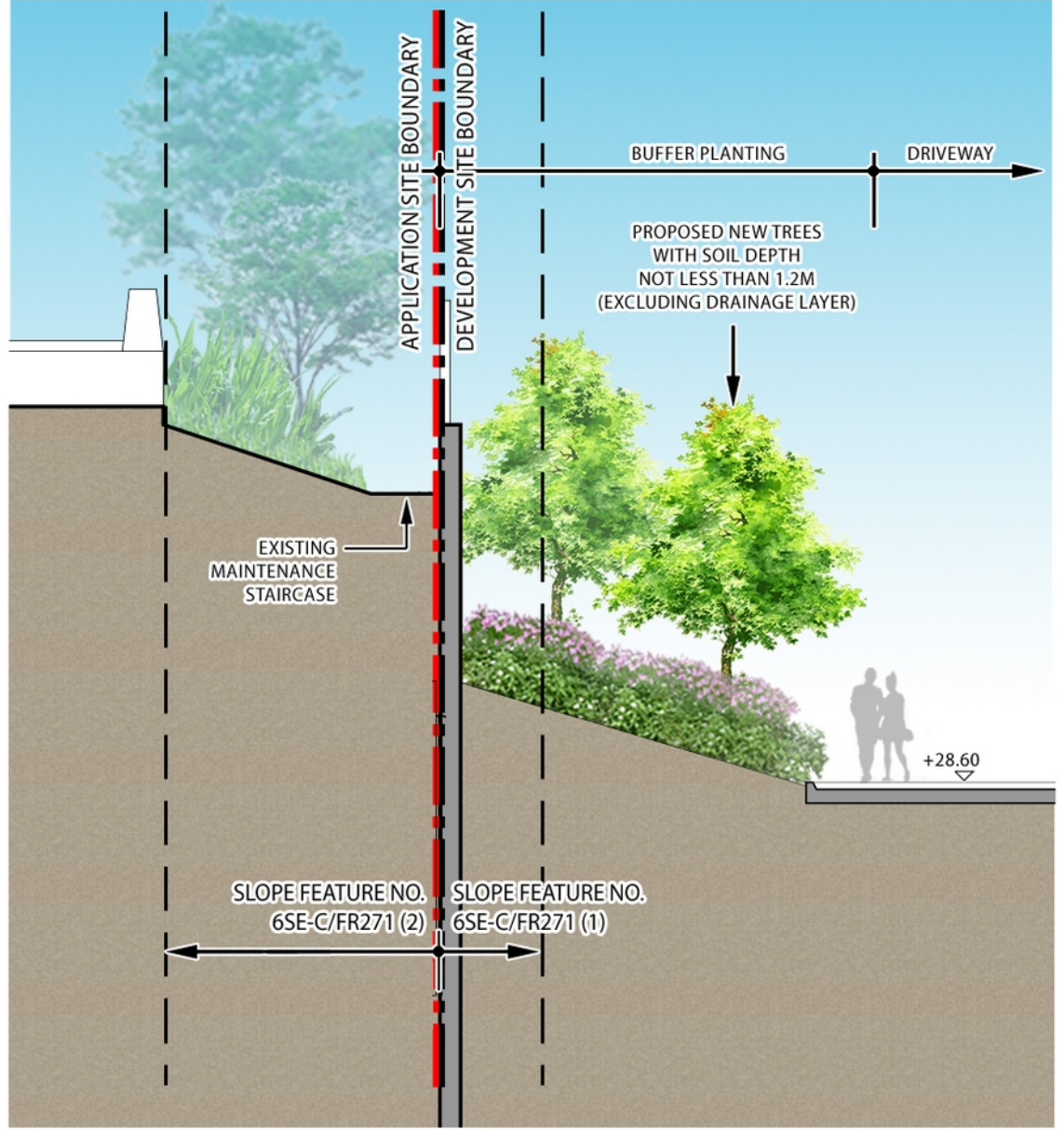




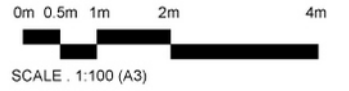
**LANDSCAPE SECTION C**



**LANDSCAPE SECTION D**



**LANDSCAPE SECTION E**



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