

Attachment 3

Tree Survey Report

**Section 16 Planning Application for
Proposed Minor Relaxation of Plot Ratio Restriction
For the Redevelopment of a Permitted House
At Lot 453 in D.D.399, Castle Peak Road, Ting Kau**

Tree Survey Report

1st Submission

by



Landes Limited

Date: 14 February 2025

CONTENTS

- 1.0 Introduction
- 2.0 The Site and Its Context
- 3.0 The Proposed Development
- 4.0 Existing Vegetation
- 5.0 Recommendation
- 6.0 Planting Proposal

APPENDICES

- Appendix A Tree Treatment Plan
- Appendix B Tree Assessment Schedule
- Appendix C Photographic Record of Existing Trees
- Appendix D Tree Protection Plan
- Appendix E Tree Planting Plan

1.0 Introduction

- 1.1 The Proposed Redevelopment of a Permitted House (The Proposed Redevelopment) is located at Lot No. 453 in D.D.399, Castle Peak Road, Ting Kau. This report is prepared in support of the Proposed Redevelopment under this S.16 Planning Application.
- 1.2 This proposal outlines the approach and findings of the tree survey and describes the type, number and condition of all existing trees found within the Application Site. Effort was also made to advise the values of the existing vegetation and necessary protection approach. The tree survey was conducted on **5 February 2025**.
- 1.3 The following legislation, standards and guidelines are applicable to the tree survey, felling, and compensatory planting associated with the proposed building works for the project.
- DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees; and
 - LAO Practice Note No. 6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease.
- 1.4 This Tree Preservation Proposal presents:
- The existing tree vegetation; and
 - Planting Proposal of the Proposed Development.

2.0 The Site and Its Context

- 2.1 The Site is situated at Lot No. 453 in D.D.399, Castle Peak Road, Ting Kau. It is located on a hillside of Ting Kau at the eastern end of Ting Yat Road, Tsuen Wan West. It is sandwiched between Tuen Mun Road to its further north and Castle Peak Road – New Ting Kau to its south and is bounded by vegetated slopes with some residential units to the north and northwest and Ting Yat Road and footbridge to the southwest. The Site situated on an upper part of the hilly slope has a frontage facing Tsing Ma Bridge, enjoying a panoramic view of the Ma Wan Channel.
- 2.2 The Application Site is about 772.9m² in area and is currently occupied by a 2-storey domestic house established in 1979. The residential unit sits on a platform which is mainly used as access and some minor landscaping. It was built at a base level of +42.4mPD, which is about 13m higher than the street level of Ting Yat Street at 29.6mPD. The existing house is only accessible on foot via a series of staircase through a narrow street frontage and approximately 4.5m at the cul-de-sac of Ting Yat Road.
- 2.3 The existing house is located behind a retaining structure along its frontage at Castle Peak Road – New Ting Kau (Tsuen Wan Bound), which is located at around 24.8mPD, i.e. some 17.6m below. Footbridge NF390 and its landing are also situated along the site frontage.

3.0 The Proposed Redevelopment

- 3.1 The Proposed Redevelopment comprises a 3-storey domestic house (including car part) with access improvement (i.e. vehicular access and car lift). It has been carefully designed to respect the surrounding environment and the planning intention of “R(C)” zone. Drawings of the Proposed Redevelopment could be referred to Architect’s drawings submitted under the same application.
- 3.2 Due to the construction works, some of the vegetation would be affected by the site formation work. The detailed tree assessment shall refer to the **Para 4.0** below. The architectural layout has overlaid on the Tree Treatment Plan to illustrate the impact of the Proposed Redevelopment on existing vegetation. The Tree Treatment Plan and tree assessment schedule are included in **Appendix A** and **Appendix B** for reference.

4.0 Existing Vegetation

- 4.1 A tree survey was carried out on **5 February 2025** in accordance with LAO PN No. 6/2023. A total of **5** trees within the Site were recorded. The photographic records of these existing trees are in **Appendix C**. The surveyed existing tree species are outlined below:

Table 1.0 Existing Tree Species Summary (Surveyed Trees)

Scientific Name	Chinese Name	Quantity	Tree No.
<i>Bougainvillia spectabilis</i>	簕杜鹃	1	T24
<i>Ficus subpisocarpa</i>	筆管榕	1	T26
<i>Macaranga tanarius var. tomentosa</i>	血桐	3	T22, T23, T25
Total:		5	

- 4.2 The Site is dominated by *Macaranga tanarius var. tomentosa* 血桐 (**3** nos.) which is common hillside species in Hong Kong. It is probably propagated from the adjacent hillside.
- 4.3 No OVT or protected species has been identified in accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees, and the Forests and Countryside Ordinance respectively.

5.0 Recommendation

- 5.1 In this Proposed Redevelopment, the construction works will lead to disturbance of one surveyed existing tree. The proposed building layout has been overlaid on **Tree Survey Plan** in **Appendix A** to illustrate the impact on the existing trees. **Table 2.0** provides a summary of the recommendation for the treatment of these surveyed existing trees.

Table 2.0 Summary of Tree Recommendation

Recommendation	Number of Trees	Percentage of Trees
Trees to be Retained	4	80%
Trees to be Transplanted	0	-
Trees to be Felled	1	20%
Total Number of Trees	5	100%

Retention of Trees

- 5.2 **4** of total **5** existing trees within Site will be unaffected by the Proposed Redevelopment. They are growing to the southern slopes of the Site, close to the building. The retained trees will be protected and maintained in accordance with the details in Section 25 – Landscape Work in the General Specification for Building (2017) and relevant guidelines promulgated by DEVB. Please also refer to the Tree Protection Plan in **Appendix D**.

Felling and Transplantation of Trees

- 5.3 For trees that will be in conflict with the proposed works shall be proposed to be transplanted if they fulfil all the criteria below:
- Trees have high amenity value;
 - Trees with good form and health;
 - Suitable access;
 - Tree species able to be transplanted easily;
 - Trees have suitable size and;
 - Trees are young to semi-mature.
- 5.4 **None** of the disturbed trees within the Application Site boundary can fulfil the above requirement and are recommended to be transplanted.
- 5.5 Affected trees nos. **T23** – *Macaranga tanarius var. tomentosa* is a kind of self-propagated wild species. Due to the nature of hillside species, their root system is very vulnerable to environmental change. This rendered it a very low survival rate after transplantation. Besides, it is growing on slope slopes and this make it not feasible to form a viable and balanced-form rootball for transplantation. Given its poor tree form and health condition, it is proposed to remove it and compensated by quality trees.

6.0 PLANTING PROPOSALS (Refer to Appendix E)

6.1 In order to provide quality landscape for the Proposed Redevelopment, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:

- To compensate the loss of affected tree;
- To screen the building mass and reduce the visual impact to the nearby residents/ visitors;
- To minimize future maintenance; and
- To be compatible with the hillside environment.

6.2 In this study area, a total of **5** trees within the Application Site Boundary were recorded. **4** trees will be retained in-situ while **1** tree will be felled due to in conflict with the Proposed Redevelopment and the associated works. **1** new tree planting in heavy standard size are proposed and the species list is shown as follows:

Table 3.0 Planting Schedule






Qty	Species	Chinese Name	DBH (mm)	Crown Spread (mm)	Overall Height (mm)	Proposed Spacing (mm)
1	<i>Bauhinia purpurea</i>	紅花羊蹄甲	80	2000	4500	4000

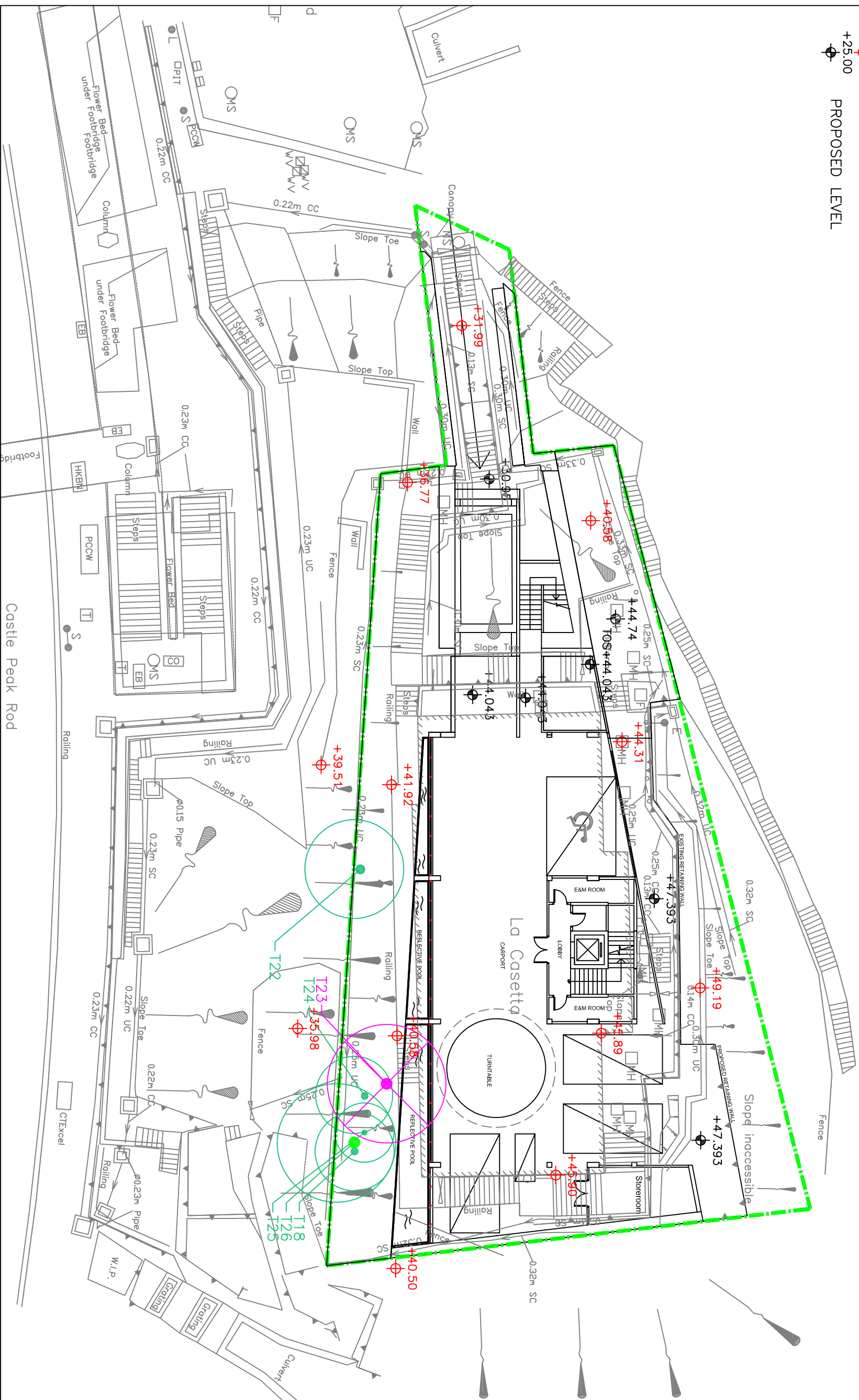
6.3 Planting Plan showing the location of retained trees and new trees are shown in **Appendix E**.

Appendix A

Tree Treatment Plan

LEGEND:

-  APPLICATION SITE BOUNDARY
-  T22 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
-  T12 EXISTING TREE TO BE FELLED (WITHIN APPLICATION SITE BOUNDARY)
-  +23.00 EXISTING LEVEL
-  +25.00 PROPOSED LEVEL



PROJECT :
SECTION 16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR THE REDEVELOPMENT OF A PERMITTED HOUSE AT LOT 453 IN D.D. 399, CASTLE PEAK ROAD, TING KAU

DRAWING TITLE :
TREE TREATMENT PLAN

PROJECT No. C2511

DRAWING No. T101

SCALE : 1:200

DATE OF ISSUE : JAN 2025

CAD FILENAME : C2511-T101

REV	DESCRIPTION	DATE

DESIGN BY : TEL

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

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Landes

LANDES LIMITED
景藝設計有限公司

FLAT A 17/F,
SHUN FONG COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL: 2868 0980 FAX: 2868 2203
香港灣仔羅臣道5-11號,
信和商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

Appendix B

Tree Assessment Schedule

Tree Assessment Schedule at

Proposed Minor Relaxation of Plot Ratio Restriction for the Redevelopment of a Permitted House at Lot 453 in D.D.399, Castle Peak , Ting Kau

Prepared by Ted Lam (R.L.A. No. R-073) on 05/02/2025

To be read in conjunction with Tree Survey Plan, dwg. no. C2511-TS01

Tree	Photo No.	Species					Proposed Treatment	Remark ¹
No.		Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplant/Fell)	
T22	P.01	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.0	378	5.0	Retain	on steep slope, restricted root, imbalanced crown, multiple trunks, abnormal bark cracks at trunk base, leaning towards downslopes
T23	P.02	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	309	6.0	Fell	on steep slope, restricted root, bark detachment, girdling root, cross trunks with T24
T24	P.03	<i>Bougainvillia spectabilis</i>	簕杜鹃	5.5	127	4.0	Retain	on steep slope, restricted root, multiple trunks, cross trunks with T23, T25 & T26, leaning towards downslopes
T25	P.04	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	107	3.0	Retain	on steep slope, restricted root, cross trunks with T24
T26	P.05	<i>Ficus subpisocarpa</i>	筆管榕	6.0	233	6.0	Retain	on steep slope, restricted root, cross trunks with T24, leaning towards downslopes

Summary Table

Tree to be Retained	4 nos.
Tree to be Transplanted	0
Tree to be Felled	1 no.
Total Number of Existing Trees	5 nos.

¹ Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.

² DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level)

Appendix C

Photographic Record of Existing Trees



T22(R) - Label



T22(R) - Overview



T22(R) - Trunk



T22(R) - Abnormal Bark Cracks at Trunk Base

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

SECTION 16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR THE REDEVELOPMENT OF A PERMITTED HOUSE AT LOT 453 IN D.D. 399, CASTLE PEAK ROAD, TING KAU





T23(F) - Label



T23(F) - Overview



T23(F) - Trunk



T23(F) - Girdling Root, bark Detachment

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

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T24(R) - Label



T24(R) - Overview



T24(R) - Trunk



T24(R) - Cross Trunks

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

SECTION 16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR THE REDEVELOPMENT OF A PERMITTED HOUSE AT LOT 453 IN D.D. 399, CASTLE PEAK ROAD, TING KAU





T25(R) - Label



T25(R) - Overview



T25(R) - Trunk



T25(R) - Cross Trunks with T24

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

SECTION 16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR THE REDEVELOPMENT OF A PERMITTED HOUSE AT LOT 453 IN D.D. 399, CASTLE PEAK ROAD, TING KAU



T26(R) - Label



T26(R) - Overview



T26(R) - Trunk



T26(R) - Cross Trunks with T24

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

SECTION 16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR THE REDEVELOPMENT OF A PERMITTED HOUSE AT LOT 453 IN D.D. 399, CASTLE PEAK ROAD, TING KAU

Appendix D

Tree Protection Plan

LEGEND:

APPLICATION SITE BOUNDARY

T22 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)

TREE PROTECTION ZONE

+23.00 EXISTING LEVEL

+25.00 PROPOSED LEVEL



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DRAWING TITLE :
TREE PROTECTION PLAN

PROJECT No. C2511

DRAWING No. TP01

SCALE : 1:200

DATE OF ISSUE : JAN 2025

CAD FILENAME : C2511-TP01

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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LANDES LIMITED
景藝設計有限公司

FLAT A, 17/F,
SHUN HONG COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL: 2868 0980 FAX: 2868 2203
香港灣仔羅臣道5-11號,
信和商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

Appendix E

Tree Planting Plan

