APPLICATION UNDER SECTION 16 FOR
PROPOSED COLUMBARIUM REDEVELOPMENT
AT LOTS 613 RP(PART), 614 AND 1229 IN D.D. 453
AND ADJOINING GOVERNMENT LAND, LO WAI, TSUEN WAN

Landscape Proposal

1st Submission

by



**Landes Limited** 

Date: 16 October 2024

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# **APPENDICES**

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### 1.0 Introduction

- 1.1 The proposed Columbarium Redevelopment (The Proposed Redevelopment) is located at Lots No. 613RP(Part), 614 and 1229 in D.D. 453 and Adjoining Government Land, Lo Wai, Tsuen Wan, New Territories. This report is prepared in support of the Proposed Redevelopment under this S.16 Planning Application.
- 1.2 This proposal outlines the concepts and principles underlying the Landscape Master Plan of the proposed redevelopment. It describes the religious buildings, landscape design of the associated open space. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.3 This Landscape Proposal presents:
  - The Landscape Master Plan; and
  - Landscape Design Concept of the Proposed Development.

### 2.0 The Site and its Context

- 2.1 The Site is situated at Lots No. 613RP(Part), 614 and 1229 in D.D. 453 and Adjoining Government Land, Lo Wai, Tsuen Wan, New Territories. Yuen Yuen Institute is located to its north while Hilltop Country Club is located to its east. The pedestrian and vehicular access to the Site is via Lo Wai Road to the East.
- 2.2 The Site is a piece of gentle flat land with the highest point at approx.+109.9mPD at north and the lowest point at +105mPD at south. It is currently occupied by one columbarium building. Several trees are identified within the Site. Most of them are in fair tree form and health conditions. In accordance with the DEVB TCW No. 5/2020 Registration and Preservation of Old and Valuable Trees (OVT) and the Forests and Countryside Ordinance, no OVT or protected species has been identified within the Site.
- 2.3 The landscape character of the site and its surroundings are in rural character consisting mainly religious institutes, e.g. Western Monastery, Yuen Yuen Institute, etc, elderly homes, i.e. Yuen Yuen Home for the Aged and Yuen Yuen Care and Attention Home for the Aged and natural hillsides, i.e. Fu Yung Shan.

## 3.0 The Proposed Development

3.1 The development proposal comprises a 2-storey columbarium building and ancillary facilities. Drawings of the Proposed Redevelopment could be referred to Architect's drawings submitted under the same application.

# 4.0 Existing Vegetation

4.1 A tree survey was carried out on **27.09.2022** in accordance with LAO PN No. 6/2023. A total of **10** trees within the Site were recorded. The tree assessment schedule and photographic records of these existing trees are in **Appendix I**. The surveyed existing tree species are outlined below:

Table 1.0 Existing Tree Species Summary (Surveyed Trees)

Scientific Name	<b>Chinese Name</b>	Quantity	Tree No.
Archontophoenix alexandrae	假檳榔	2	T07, T10
Averrhoa carambola	楊桃	1	T06
Clausena lansium	黃皮	6	T02, T03, T04, T05, T08, T09
Dimocarpus longan	龍眼	1	T01
	Total:	10	

- 4.2 The Site is dominated by *Clausena lansium* 黃皮 (**6** nos.) which is common fruit tree species in Hong Kong.
- 4.3 The health condition of the bulk of these trees is generally in <u>Fair</u> condition (**80.0%**) and the remaining trees are in Poor condition (**20.0%**).
- 4.4 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.

### Recommendation

In this Proposed Redevelopment, the construction of ancillary facilities will lead to disturbance of some of the surveyed existing trees. The proposed building layout has been overlaid on **Tree Survey Plan** in **Appendix I** 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	1	10%
Trees to be Transplanted	2	20%
Trees to be Felled	7	70%
<b>Total Number of Trees</b>	10	100%

## 5.0 Landscape Proposal (Refer to Appendix I)

- 5.0.1 This landscape proposal aims to respond to site conditions, building form and function as well as to provide a quality landscape scheme. The main factors to be taken into consideration are:
  - Response to the site context, both in terms of landscape character and visual amenity;
  - Response to the existing buildings and their architectural style;
  - Creation of a green setting by maximising the opportunity for soft landscape; and
  - Minimization of future maintenance requirements.
- 5.0.2 Landscape drawings showing the proposed landscape treatment for the proposed religious buildings and their underlying principles are attached in **Appendix II** for ease of reference.
  - · Hong Kong Planning Standards and Guidelines;
  - Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
  - Design Manual: Barrier Free Access 2008 (Buildings Department);
  - 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.

# 5.1 Landscape Design Concepts

5.1.1 The landscape concepts mentioned below describe the general landscape design considerations of the proposed development.

Minimization of Site Formation Works

5.1.2 The Site is gentle sloping lands with levels ranging from **+109.9mPD** at north to **+116.80mPD** at south, the dispositions and orientation of the buildings are carefully designed to follow the natural topography of the Site, so as to minimize the extent of site formation works and the associated landscape impact. Consequently, this has greatly reduced the amount of cutting/ filling required for the proposed Development. Please refer to the landscape section, **dwg. No. LD102** in **Appendix II.** 

### Integration of the development with the surrounding landscape

5.1.3 In order to provide green buffer area between the Proposed Development and the surrounding context, edge planting verges are allowed at the major portions of the Site boundary, where possible. This will help to provide opportunities for the new tree plantings and recipient location of the transplanted trees. It is intended to create a soft planted edges along the Site, particularly close to the building edges, enhancing its interface with the surrounding natural context to blend more with the naturalistic vegetation. Please refer to the landscape sections, dwg. Nos. LD101 and LD102 in Appendix II for reference.

### Amenity Plantings within the Site

- 5.1.4 Apart from the screen plantings at periphery, ornamental shrubs and groundcover plantings will be planted within the Site at various levels and locations. This will also help enhance the local tranquil and harmonic environment for the users and visitors. The refined paving and selection of plant combination enrich the colour complexity and visual gradation of the development.
- 5.1.5 Where practicable, heavy standard trees, medium shrubs and groundcover are proposed. These soft landscape measures will ensure that the hard lines of the built form to be visually softened. The use of planting in heavy standard size would provide a more instant greening effect. Drawings showing the soft landscape treatment such as trees, shrubs, groundcovers and climbing plants shall refer to planting plan in **Appendix II**.

### 5.2 Landscape Design Components

- 5.2.1 The following description seeks to establish some general principles that are important in realising the landscape design as part of the general mitigation for the Proposed Development and ensure its feasibility. Please refer to the **Landscape Master Plan** in **Appendix II**.
- 5.2.2 The landscape seeks to integrate the proposals within their future landscape and visual context, and create a unique green development and provide a tranquil and welcoming landscape for users and visitors. The proposed landscape concept has a number of key components which include the creation of entrance landscape, columbarium and the boundary planting.

### Entrance Landscape

5.2.3 The existing mature tree no. **T01**, i.e. 9m high) which is an important landscape resources on Site, will be retained in situ. A water feature with Buddha statue is proposed at the centre of roundabout which provide the identity of place in the area. It will visually combine with the proposed curvilinear columbarium building behind.

### Columbarium Landscape

5.2.4 The design of the columbarium comprises of 3 intersecting rings with a sloping roof on two levels, which represents the Buddhist concept of Buddhism – the cycle of death and rebirth. At the main façade of the Zen Courtyard, a vertical green wall formed by wiring system and trailing plants are proposed to form a soft green edge along the building. Please refer to Elevation of Green Wall, dwg. No. LD103 in Appendix II. The courtyards within 3 columbaria are open-air which provide planting opportunities for ornamental plantings at the Entrance Garden and Zen Courtyard to create enclosure and provide for the thermal comfort.

### **Boundary Planting**

5.2.5 Edge planting verges are proposed, particular at the western edge abut to existing temporary structures and southeast edge close to the proposed columbarium, to provide a buffer for the privacy of the columbarium. It will consist of a combination of trees, shrubs and lawn.

### 5.3 Soil Depth and Drainage for Planting

5.3.1 The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depths provided for various planters including all drainage layer, water-proofing and protective screeding exclusive are listed below:

Table 3.0 Planting Medium (Soil Depth)

Planting Type	Soil Depth (Minimum)
Tree/ Palm tree	1200mm
Shrub/ Climber	600mm
Groundcover/ Lawn	300mm

5.3.2 All Planting areas on slab shall be provided with sub-soil drainage system with drainage layer of "Miradrain" or equivalent materials.

# 5.4 Irrigation

The proposed irrigation system will be by tap water pipe for manual operation. Lockable water points will be provided at 40m centres covering the entire site. The proposed source of water supply is subject to final approval from the Water Services Department.

### 5.5 Future Maintenance

Hard Landscape Elements

- 5.5.1 Maintenance for hard landscape elements within the proposed landscaped areas shall be carried out by management office of the proposed development as follows:
  - I Routine Maintenance (Daily Weekly)
  - a. Rubbish and litter removal
  - b. Sweeping and cleaning
  - c. Damage inspection and repair for site furniture and light bulb replacement
  - II Annual/ Long Term Maintenance
  - a. Repainting
  - b. Resurfacing of worn pavements
  - c. Replacing worn parts of site furniture, lighting fixture and other facilities
  - d. Replacement of worn landscape furniture.

# Soft Landscape Element

- 5.5.2 For the landscape areas, a softworks contractor will be employed to carry out maintenance of the new planting during the establishment period, usually for the first year after planting. This is to ensure that all soft landscape works will be maintained in a healthy condition prior to hand back to the lot owner.
- 5.5.3 Ultimately the management office will employ maintenance staff to take care of all landscape areas within the Site.

# 6.0 PLANTING PROPOSALS (Refer to Appendix III)

- 6.1 In order to provide quality landscape for the Site, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria;
  - · To enhance the ecological value of the existing plantation;
  - . To screen the existing building and reduce the visual impact to the nearby residents; and
  - To minimize future maintenance requirement.

The selected planting species under application are listed below and their details shall refer to the Planting Plans in **Appendix III.** 

Table 4.0 Planting Schedule

Botanical Name	Chinese Name	Native/ Exotic	Size (mm)	Spacing (mm)
TREES	5.0 100.00160		Height x Spread x DBH (mm)	
Bauhinia blakeana	洋紫荆	Native	5000x2000x80	4000
Osmanthus fragran	桂花	Exotic	4500x2000x80	4000
Sterculia lanceolata	假頭婆	Native	5500x2000x80	4000
Sapium dicolor	山鳥相	Native	5500x2000x80	4000
SHRUBS			Height x Spread (mm)	Spacing (mm)
Allamanda cathartica 'Allamanda	軟枝黃蟬	Exotic	400x400	300
Cordyline fruitcosa	朱蕪	Exotic	750x500	500
Duranta repens 'Golden'	黃金金雛花	Exotic	300x250	250
Murraya paniculata	九里香	Exotic	550x500	450
Rhodomyrtus tomentosa	桃金娘	Native	300x250	200
Rhadodendron simsii	紅杜鵑	Native	600x550	500
Rhapis excelsa	标位	Exotic	900x450	400
GROUNDCOVER			Height x Spread (mm)	Spacing (mm)
Dieffenbachia picta	白班萬年青	Exotic	500x350	300
Hymenocallis americana	競辣蘭	Exotic	400x500	300
Ligustrum sinense	山指甲	Exotio	400x350	300
Nephrolepis auriculata	觸敲	Native	250x150	150
Setcreasen purpurea	紫錦草	Exotic	300x300	300
BAMBOO			Height x Spread (mm)	Spacing (mm)
Phyllostachys aurea	羅漢竹	Exotic	6000x600	800

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CLIMBING PLANT			Height x Spread (mm)	Spacing (mm)
Bauhinia glauca	羊蹄甲藤	Native	900x300	500
Parthenocissus himalayana	爬牆虎	Exotic	1000x300	500
GRASS				
Zoysia japonica	朝鮮草	Exotic		

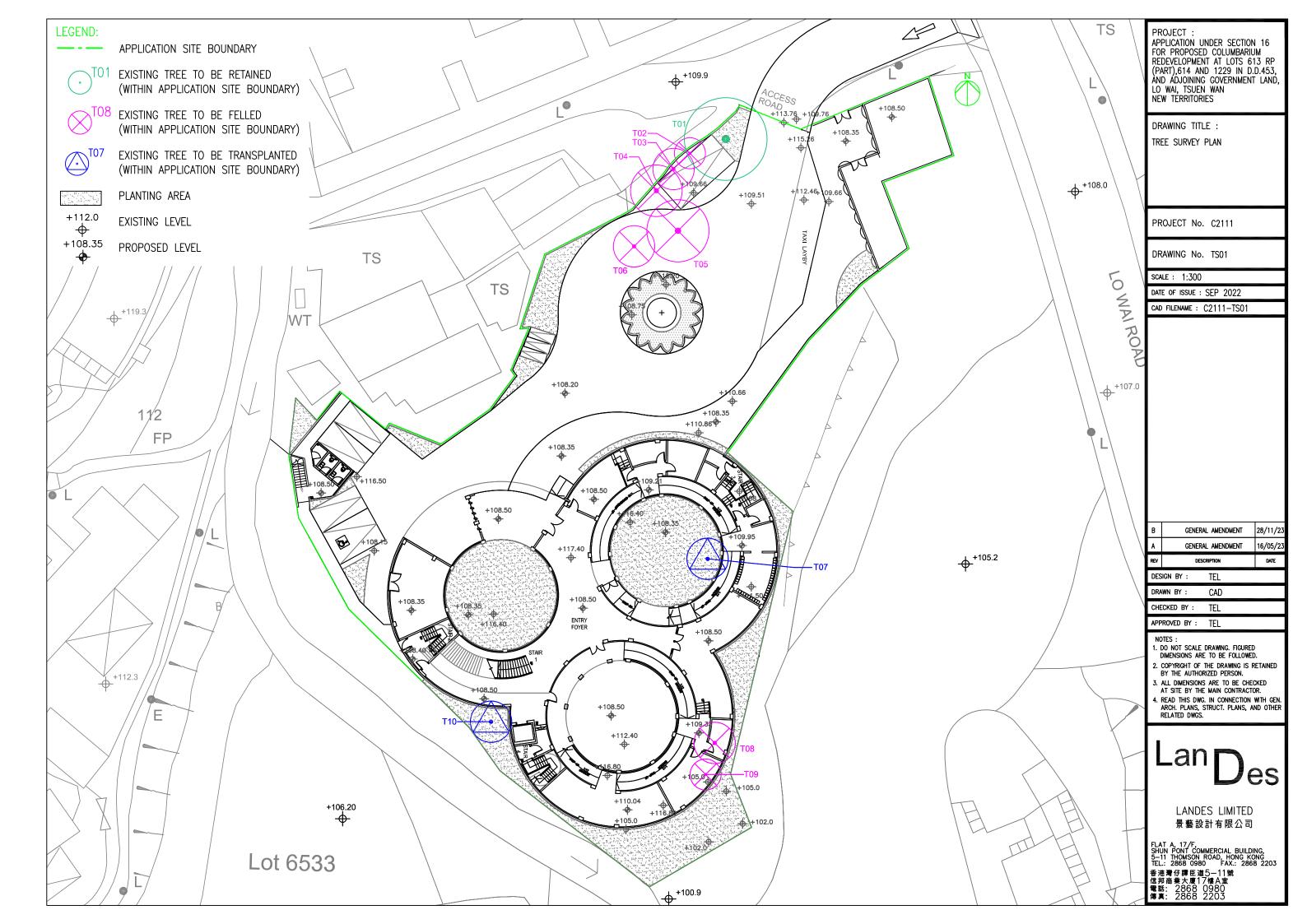
In this study area, a total of **10** trees within the Site Boundary were recorded. **1** tree will be retained insitu while **2** trees will be transplanted and **7** trees to be felled due to in conflict with the Proposed Redevelopment and the associated works. **25** nos. of new tree planting in heavy standard size are proposed and the species list is shown as follows:

Landscape Proposal

Appendix I

Tree Survey Plan,

**Tree Assessment Schedule and Tree Photos** 



### Tree Assessment Schedule at

Application under Section 16 for Proposed Columbarium Redevelopment at Los 613 RP(Part), 614 and 1229 in D.D.453, and adjoining Government Land, Lo Wai, Tsuen Wan Prepared by Ted Lam (R.L.A. No. R-073) on 27.09.2022

To be read in conjunction with Tree Survey Plan, dwg. no. C2111-TS01

Tree	Name		Location		Size		Form	Health	Amenity Value	Survival Rate after	Proposed Treatment	Justification	Remark
No.	Botancial Name	Chinese Name	(Within/Outside Application Site Boundary)	DBH (m)	Height (m)	Spread (m)	(Good/Fair/Poor)	(Good/Fair/Poor)	(High/Med/Low)	(High/Med/Low)	(Retain/Fell/Trans plant)		
T01	Dimocarpus longan	龍眼	Within Application Site Boundary	544	9.0	9.0	Fair	Fair	Med	Low	Retain	-	Branch crossed with electric cable, truncated branch, restricted root, wound on root
T02	Clausena lansium	黃皮	Within Application Site Boundary	160	8.0	4.0	Poor	Fair	Low	Low	Fell	1,2,3,4,7	bent at trunk, restricted root, V-shaped branch union, imbalanced crown
T03	Clausena lansium	黃皮	Within Application Site Boundary	186	5.0	4.0	Poor	Fair	Low	Low	Fell	1,2,3,4	co-dominant trunks, decay on branch, restricted root, imbalanced crown
T04	Clausena lansium	黃皮	Within Application Site Boundary	353	8.0	7.0	Poor	Fair	Low	Low	Fell	1,2,3,4,7	decay branches, restricted root, inrolled crack on trunk, multiple attachments, branch crossed with electric cable
T05	Clausena lansium	黃皮	Within Application Site Boundary	262	6.0	5.0	Poor	Fair	Low	Low	Fell	1,2,3,4,7	cross trunks, restricted root, multiple trunks, truncated branch
T06	Averrhoa carambola	楊桃	Within Application Site Boundary	320	8.0	9.0	Poor	Fair	Low	Low	Fell	1,2,3,4,7	branch cross with electric cable, restricted root, decay on branch, multiple attachments, imbalanced crown
T07	Archontophoenix alexandrae	假檳榔	Within Application Site Boundary	194	5.0	5.0	Fair	Fair	Med	Low	Transplant	-	-
T08	Clausena lansium	黃皮	Within Application Site Boundary	250	5.0	4.0	Poor	Poor	Low	Low	Fell	1,2,3,4,7	multiple trunks, restricted root, decay on trunk, dead branches
T09	Clausena lansium	黃皮	Within Application Site Boundary	172	5.0	3.0	Poor	Poor	Low	Low	Fell	1,2,3,4,7	co-dominant trunks; restricted root, dead trunk, dead crown
T10	Archontophoenix alexandrae	假檳榔	Within Application Site Boundary	137	5.0	4.0	Fair	Fair	Med	Med	Transplant	-	-

### \*Justification for Tree felling:

- 1. Tree is in direct conflict with the proposed works.
- Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. no rock, steep slope, shallow substratum, structures).
   Weedy species without special ecological significance or species creating maintenance problem.
- 4. Tree with poor health and/or form for transplantation.
- 5. Lack of access for transplantation machinery or vehicle.
- 6. Species of low post-transplantation survival rate.
- 7. Tree has structural problem and may create hazard to public during root ball preparation and/or after transplantation, while auxiliary support will not be sufficient / practical.

**Summary of Proposed Treatment of Existing Trees** 

cumulary or represent recumer	
Nos. of Surveyed Trees:	10
Nos. of Tree to be Retained:	1
Nos. of Tree to be Felled:	7
Nos. of Tree to be Transplanted:	2
Nos. of Compensatory Trees:	25



T01(R)



T01(R)



T01(R)



T01 - Truncated Branch(R)



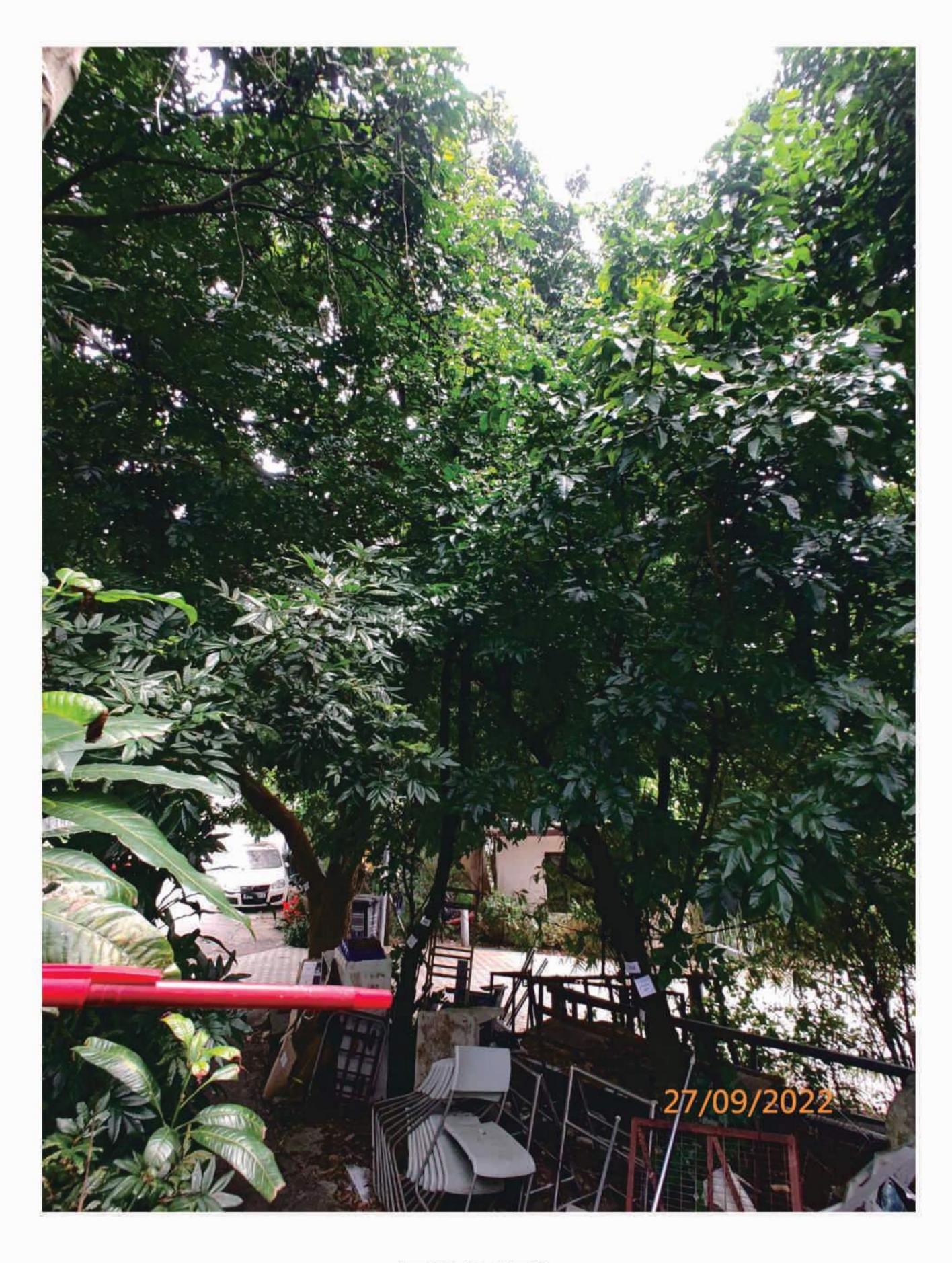




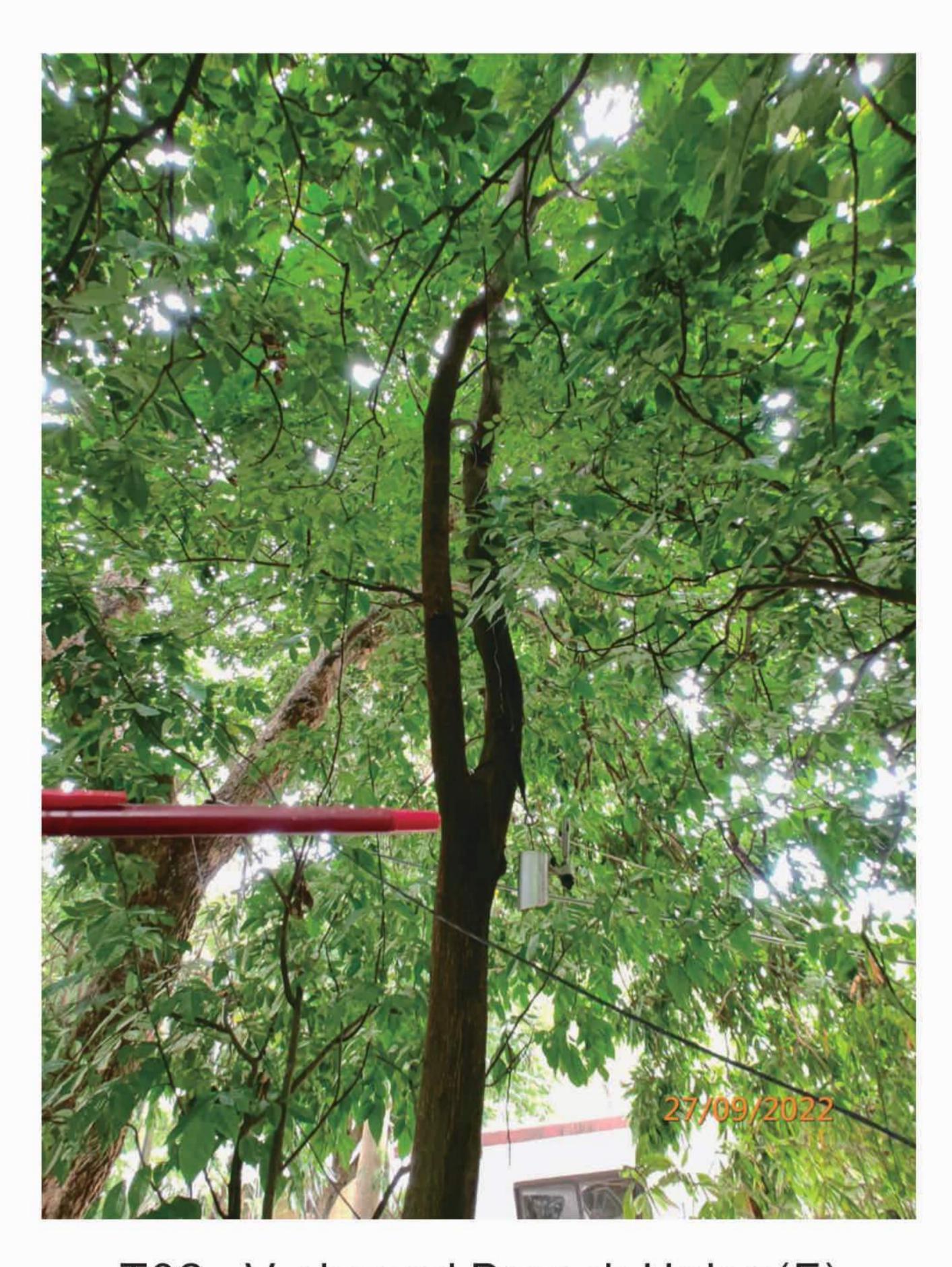
T02(F)



T02(F)



T02(F)



T02 - V-shaped Branch Union(F)



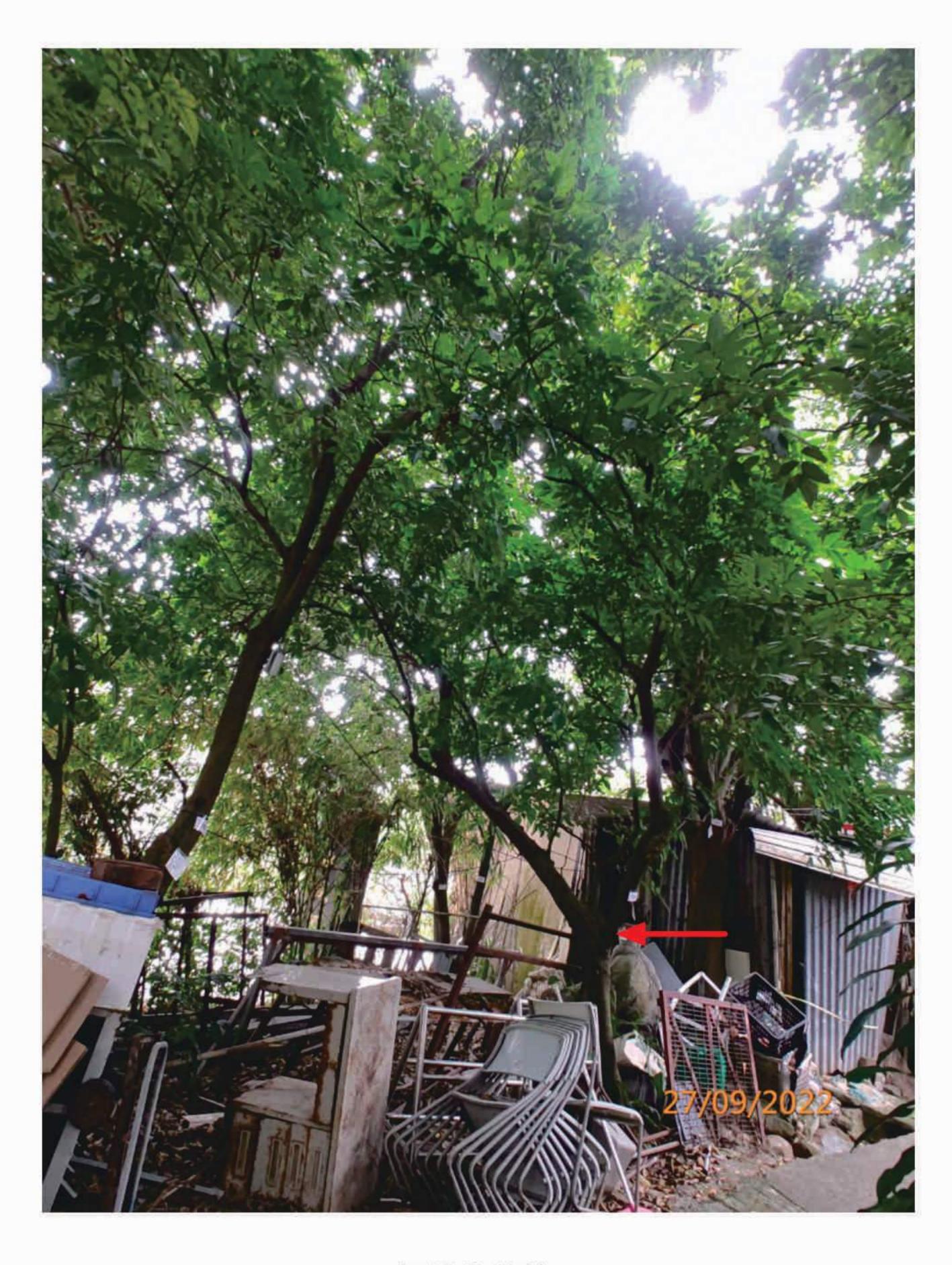




T03(F)



T03(F)

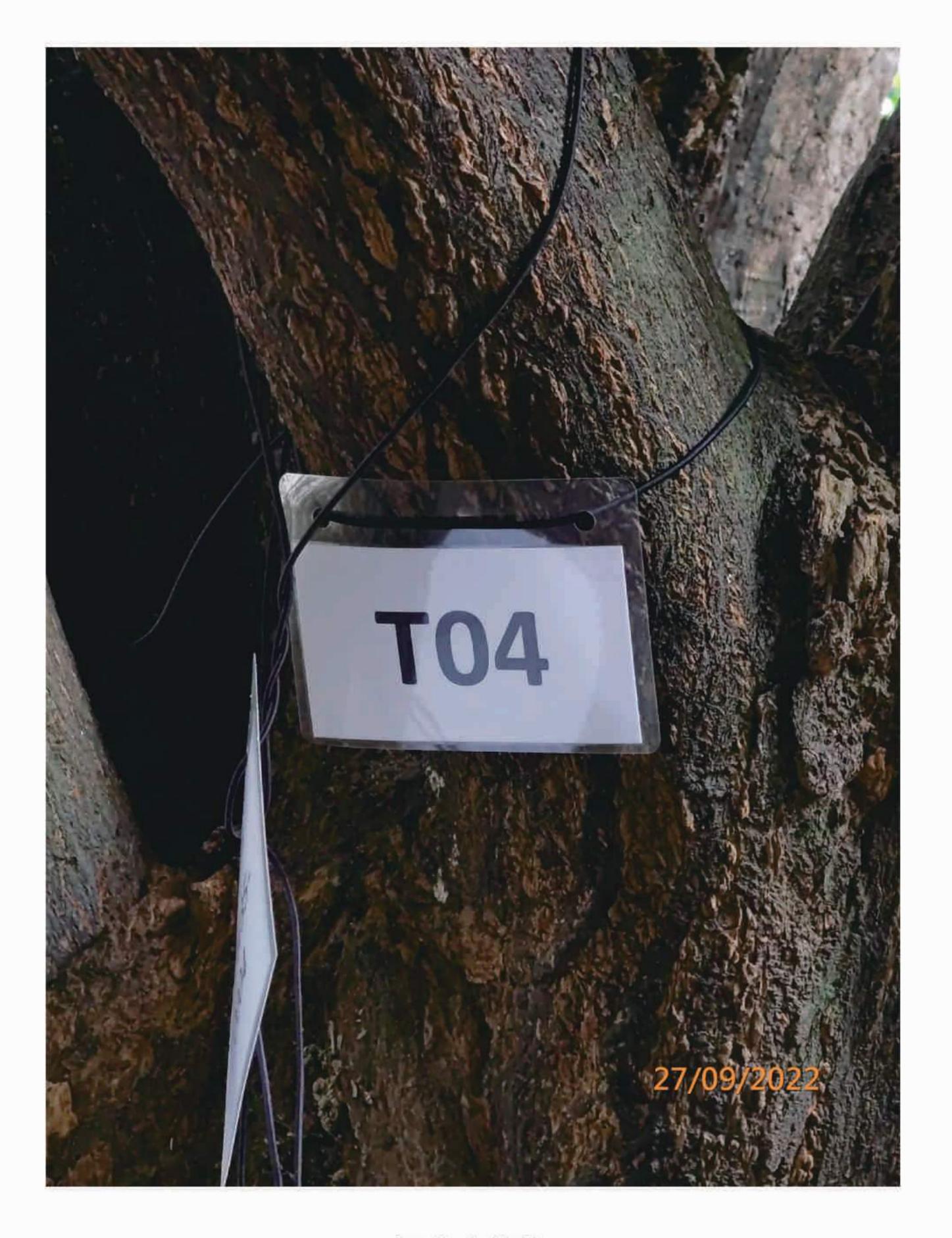


T03(F)



T03 - Decay On Branch(F)

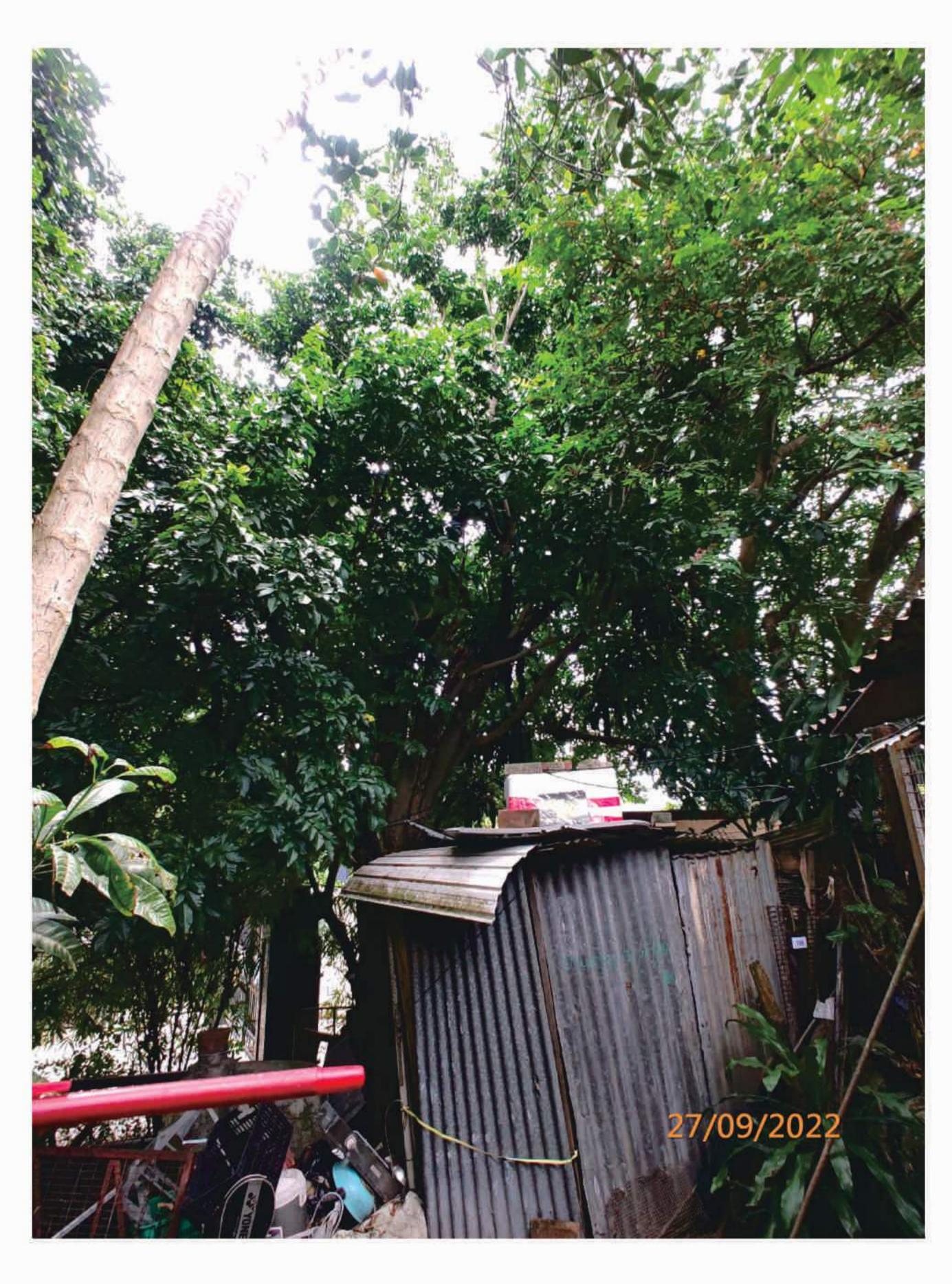




T04(F)



T04(F)



T04(F)



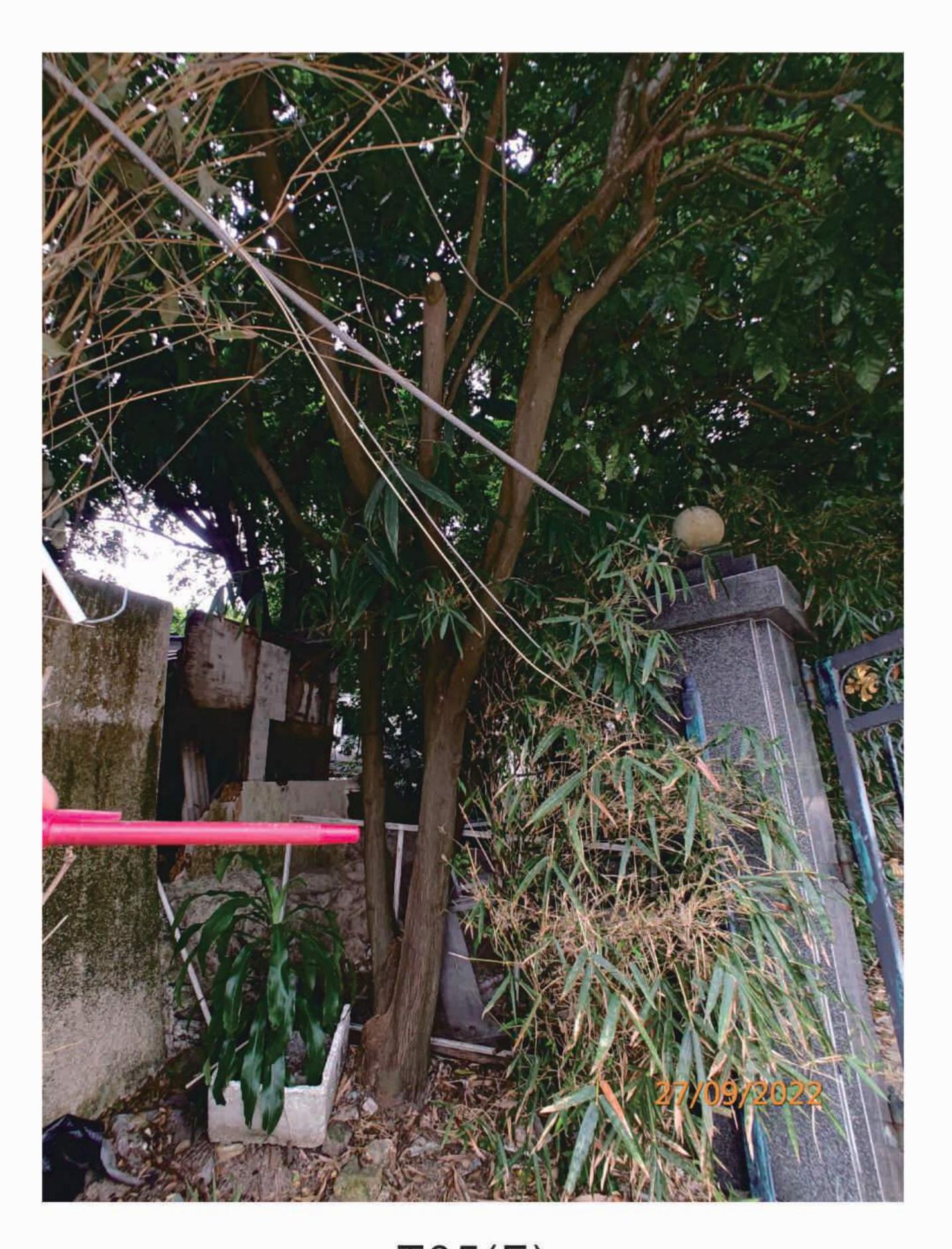
T04 - Decay Brnaches(F)

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





T05(F)



T05(F)



T05(F)



T05 - Cross Trunks(F)

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

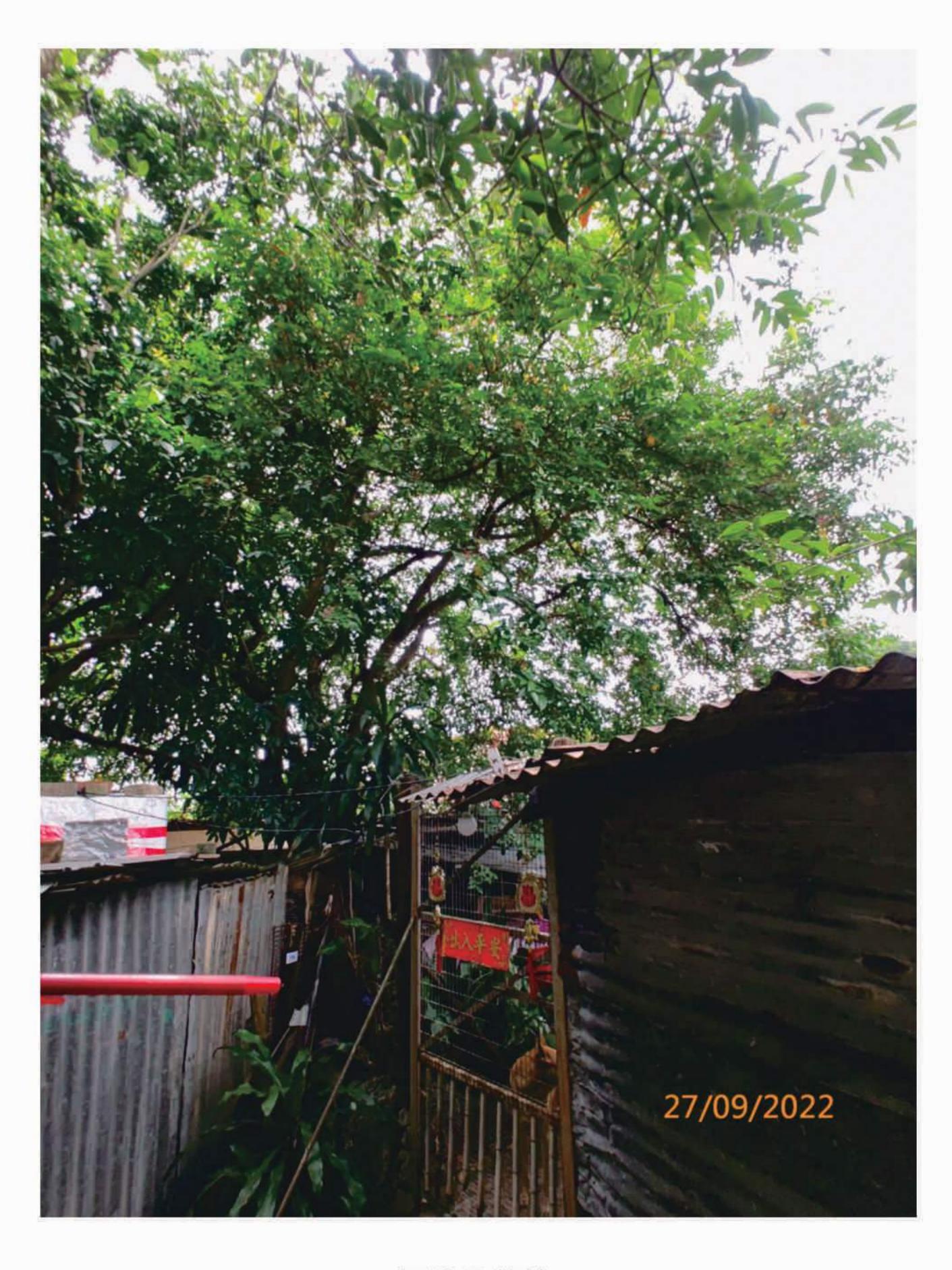




T06(F)



T06(F)



T06(F)



T06 - Decay On Branch(F)

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





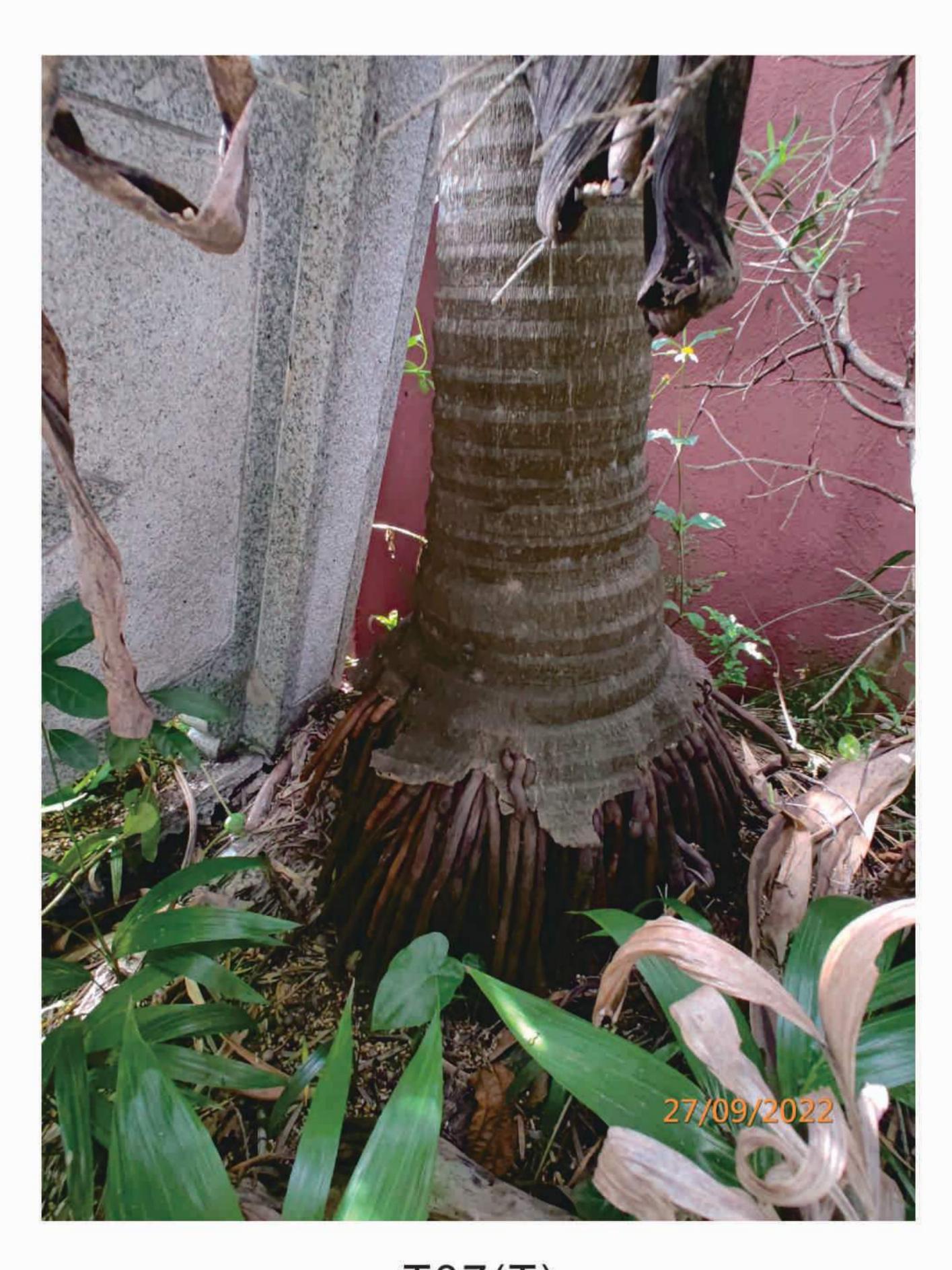
T07(T)



T07(T)



T07(T)



T07(T)

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

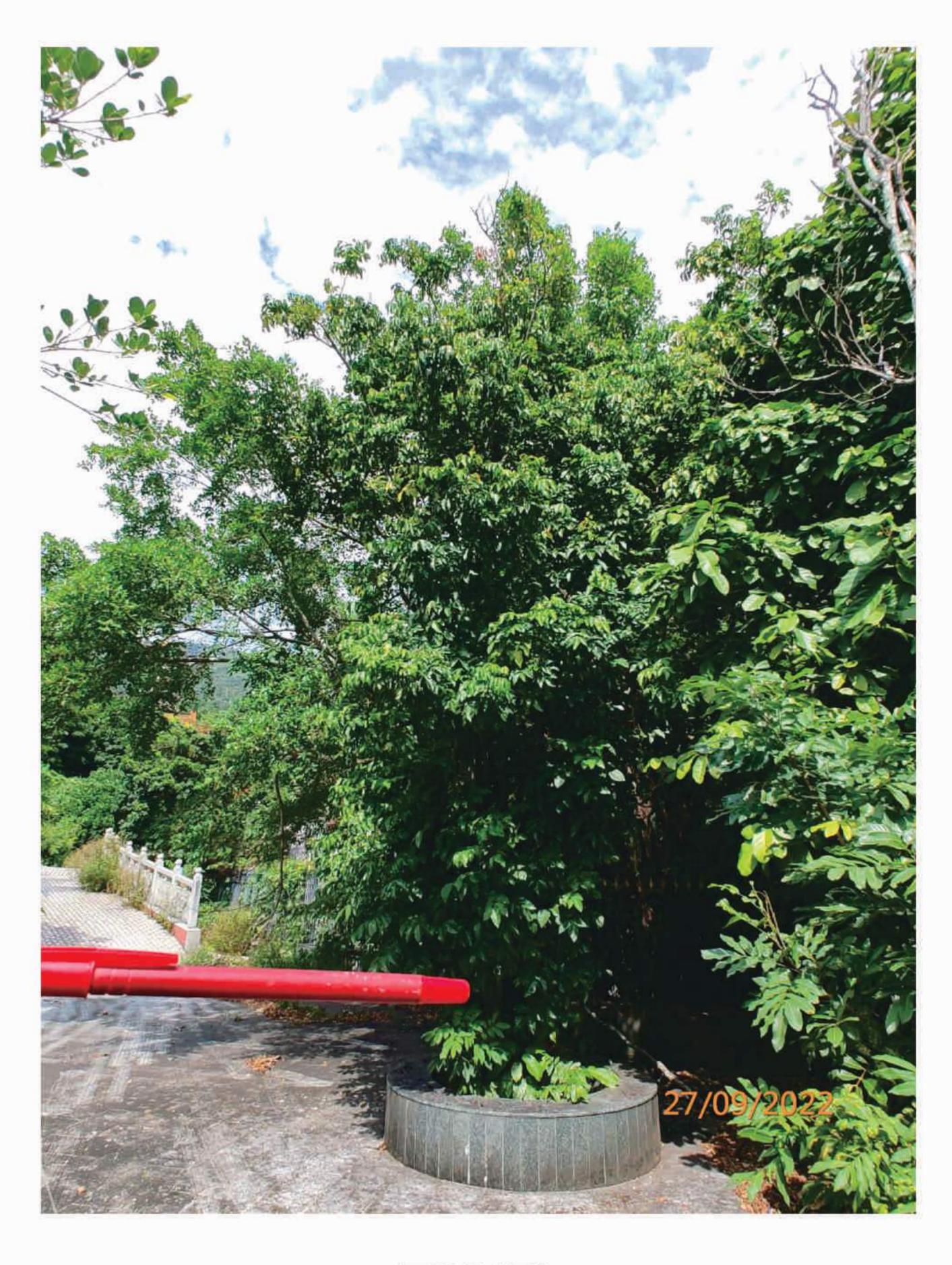




T08(F)



T08(F)



T08(F)



T08 - Decay On Trunk(F)







T09(F)



T09(F)



T09(F)



T09 - Fungal Fruiting Bodies On Trunk Base(F)

LEGEND:

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





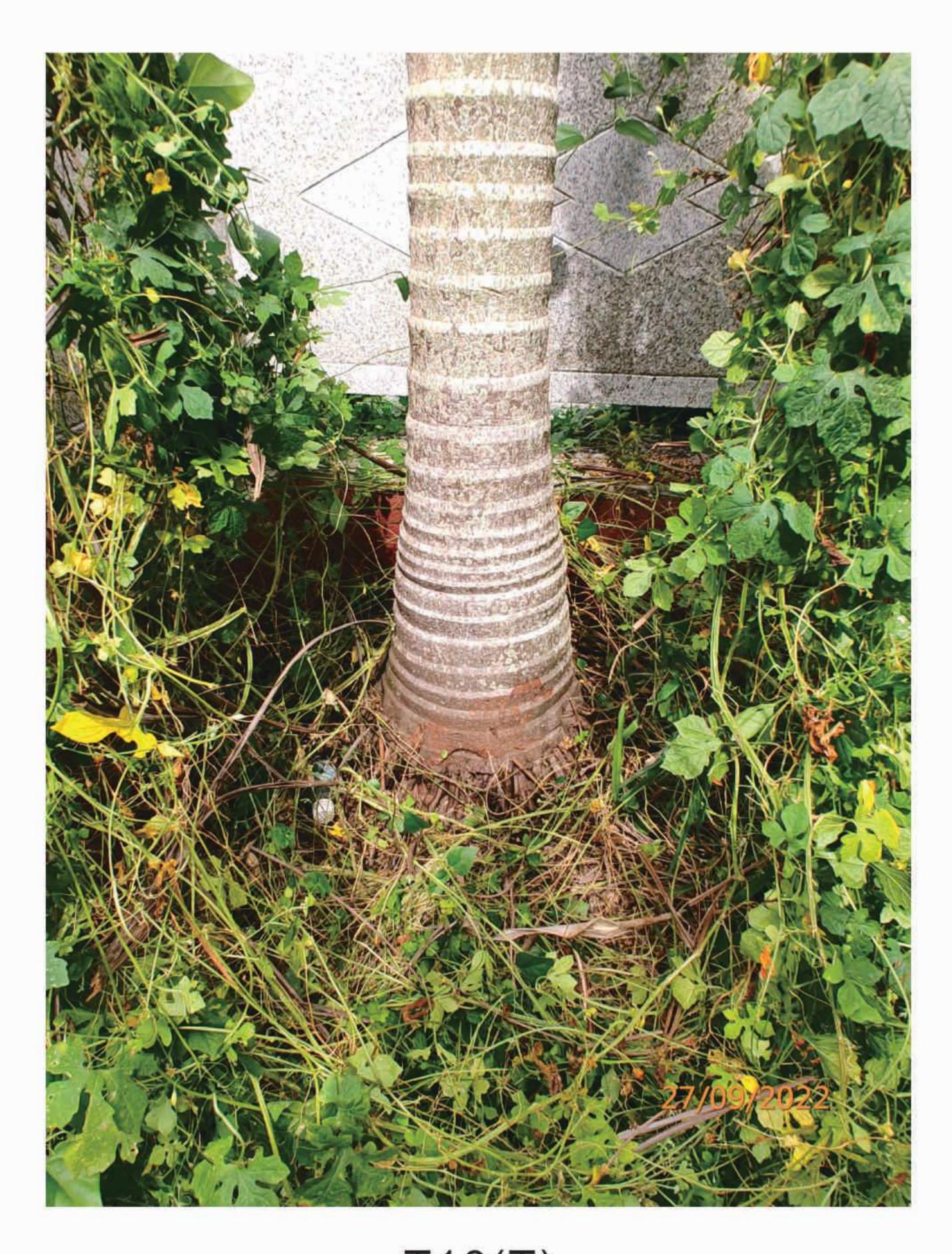
T10(T)



T10(T)



T10(T)



T10(T)

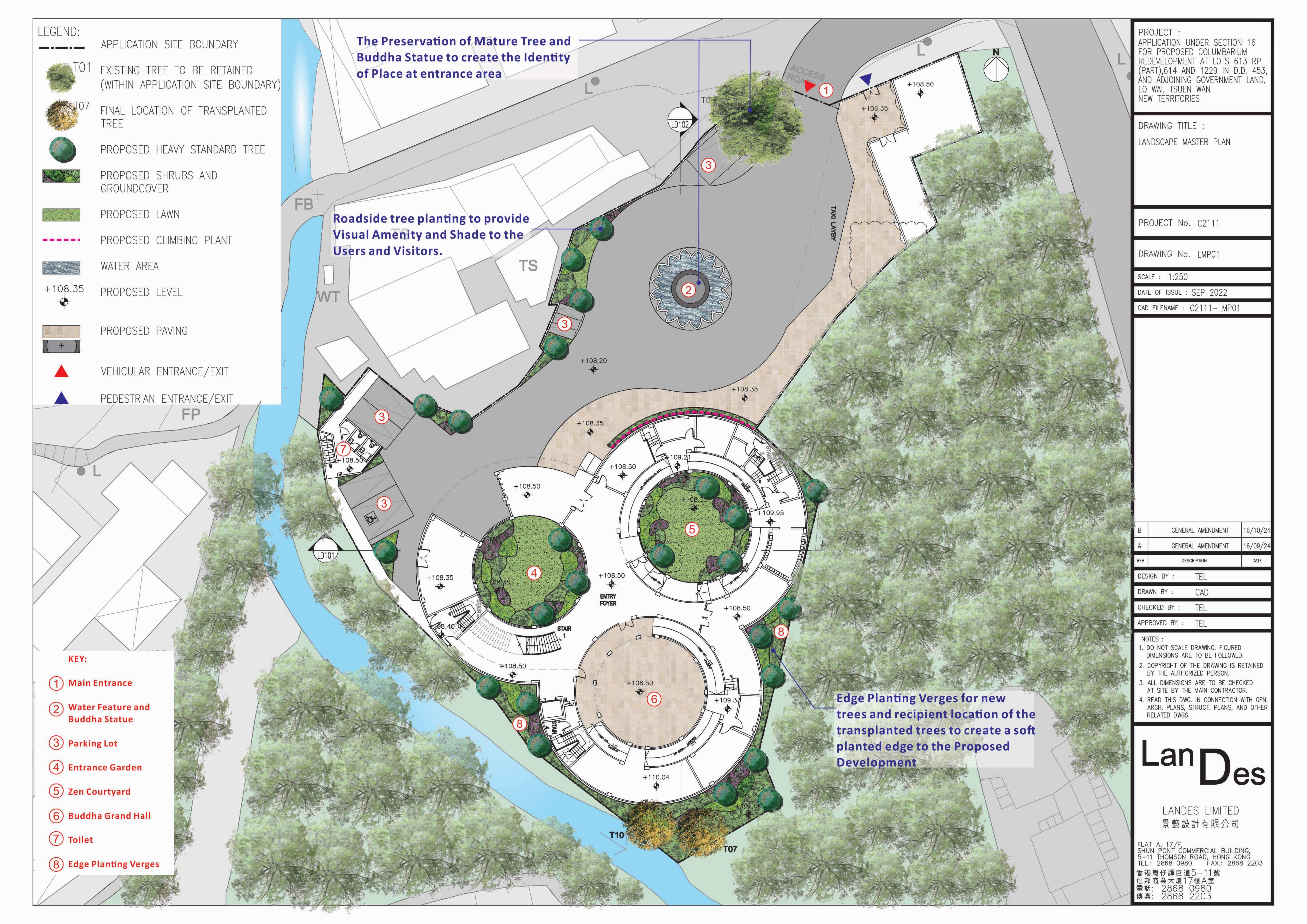
(R) - Retain, (F) - Fell, (T) - Transplant

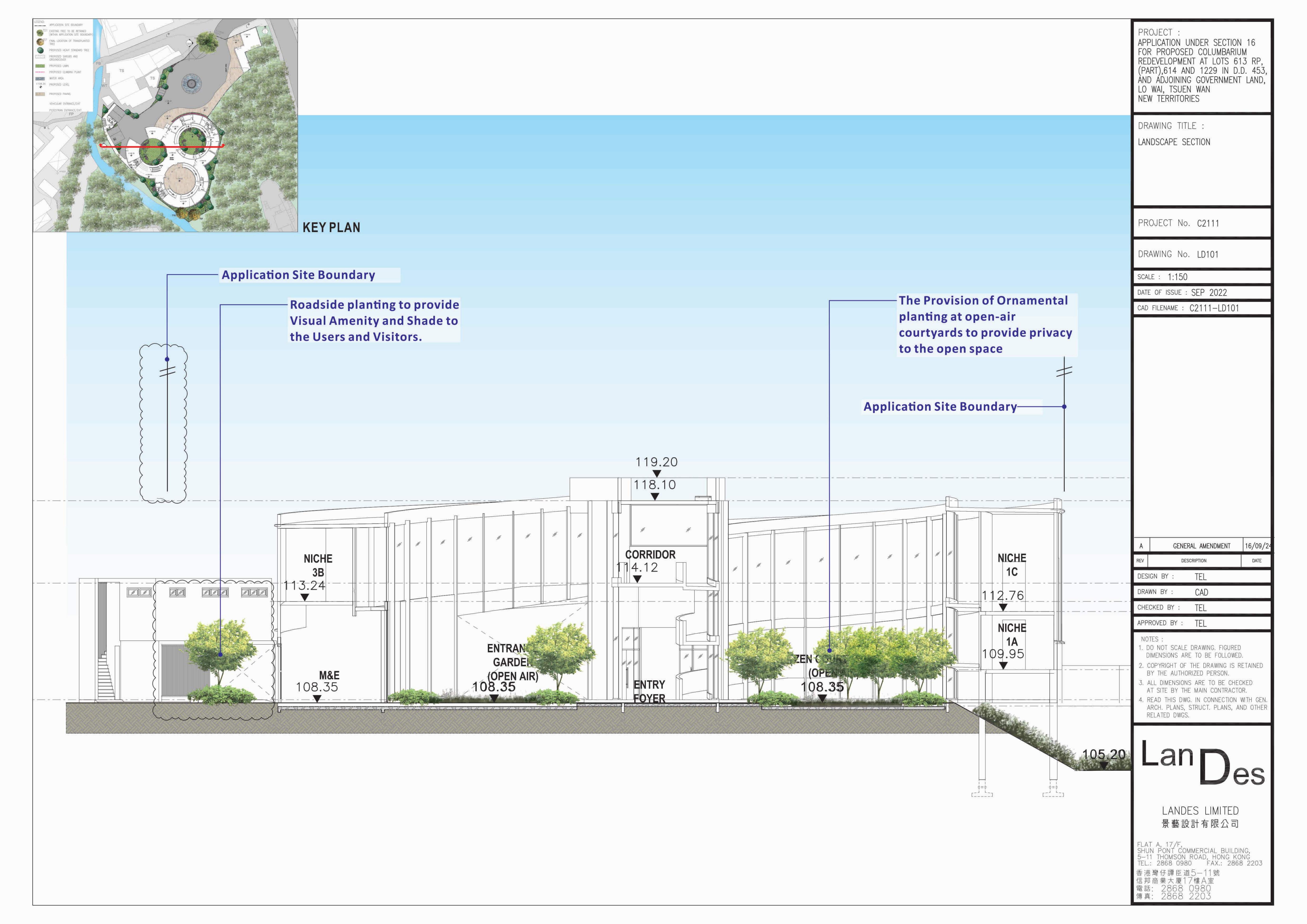


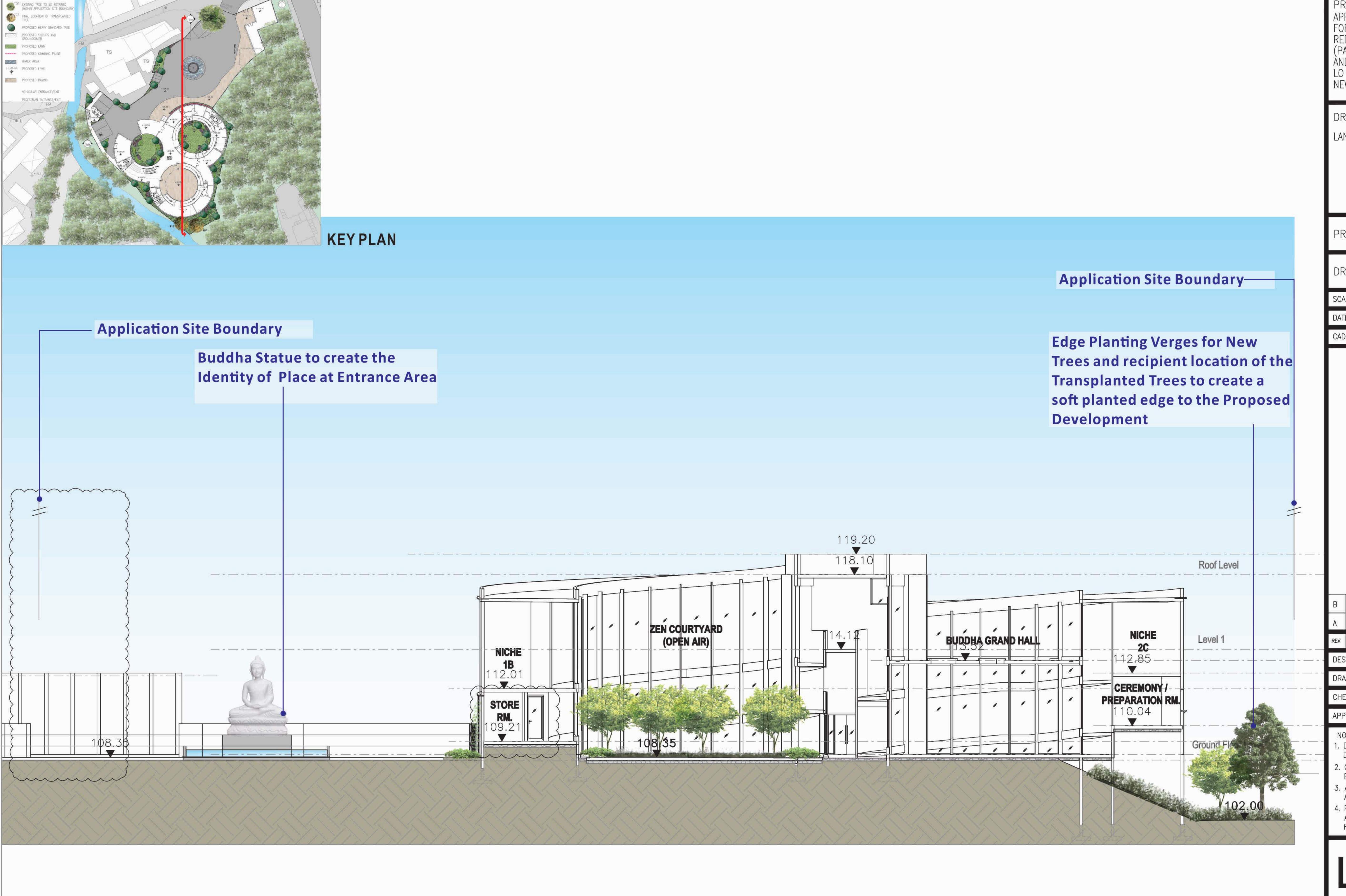
Landscape Proposal

Appendix II

Landscape Master Plan and Landscape Sections







PROJECT:
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REDEVELOPMENT AT LOTS 613 RP
(PART),614 AND 1229 IN D.D. 453,
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LO WAI, TSUEN WAN

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PROJECT No. C2111

DRAWING No. LD102

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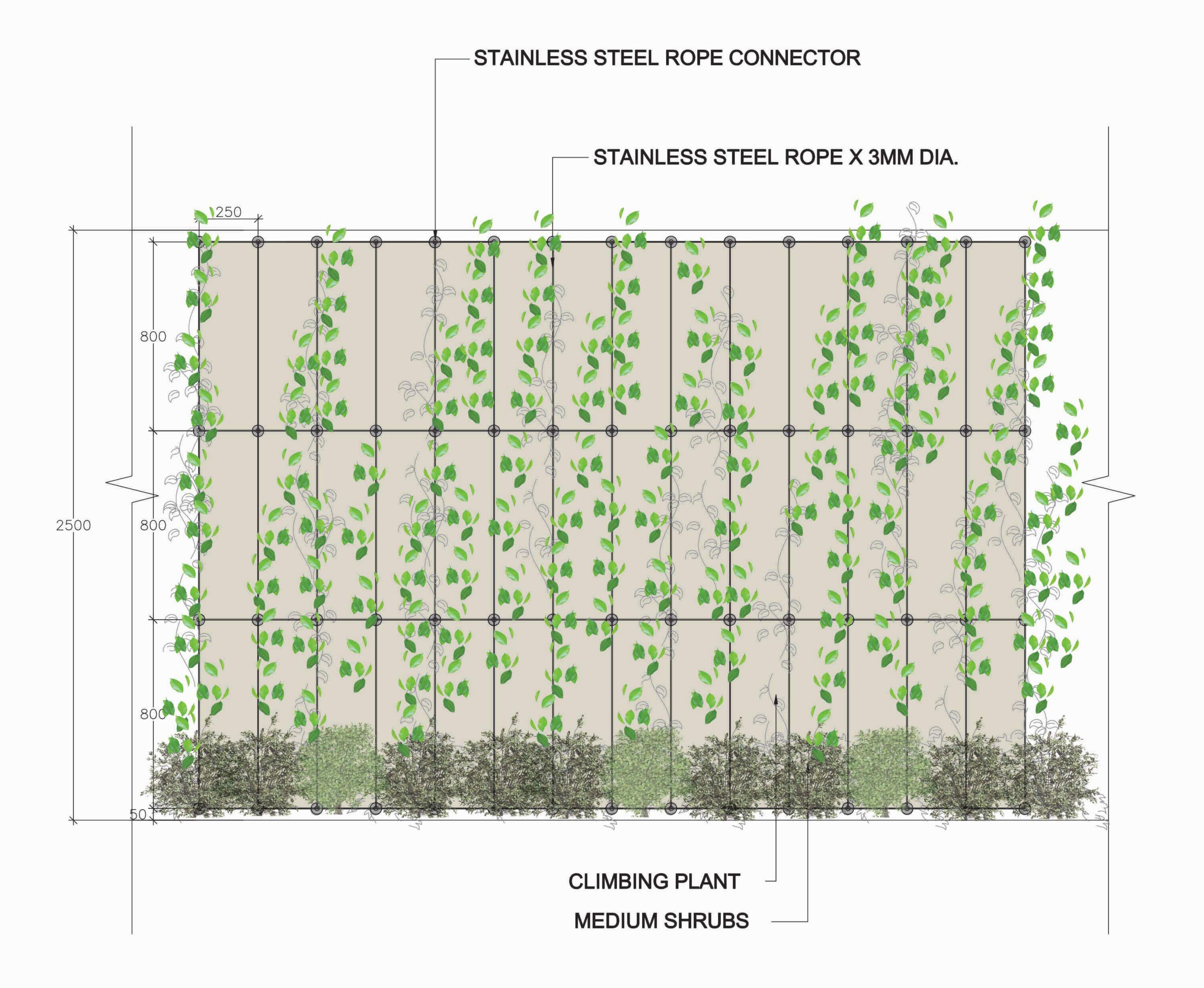
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A ELEVATION OF VERTICAL GREEN WALL
SCALE 1:20

PROJECT:
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REDEVELOPMENT AT LOTS 613 RP
(PART),614 AND 1229 IN D.D. 453,
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LO WAI, TSUEN WAN
NEW TERRITORIES

DRAWING TITLE :

ELEVATION OF VERTICAL GREEN WALL

PROJECT No. C2111

DRAWING No. LD103

CALE : 1:20

DATE OF ISSUE : SEP 2022

CAD FILENAME: C2111-LD103

GENERAL AMENDMENT 16/09/2

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Application under Section 16 for
Proposed Columbarium Redevelopment
At Lots 613 RP(Part), 614 and 1229 in D.D.453,
and adjoining Government Land, Lo Wai, Tsuen Wan,

Landscape Proposal

Appendix III

**Planting Plans** 

Quantity	Code	Chinese Name	Botanical Name	Native/Exotic	Height (mm)	Spread (mm)	DBH (mm)	Spacing (mm)	Remark
EAVY ST	ANDARD 1	TREES							F-2000-0000
- 3	BP	洋紫荆	Bauhinia blakeana	Native	5000	2000	80	4000	Straight trunk, balanced form
7	OF	桂花	Osmanthus fragran	Exotic	4500	2000	80	4000	Straight trunk, balanced form
6	SL	假蘋婆	Sterculia lanceolata	Native	5500	2000	80	4000	Straight trunk, balanced form
7	SD	山島柏	Sapium dicolor	Native	5500	2000	80	4000	Straight trunk, balanced form
HRUBS									
ं	Aca	軟枝黃蜂	Allamanda cathartica 'Allamanda'	Exotic	400	400		300	abudance of foliage
~	Cof	朱蕪	Cordyline fruitcosa	Exotic	750	500	- 8	500	at least 5 shoots per plant
-	Drg	黃金金露花	Duranta repens 'Golden'	Exotic	300	250		250	abudance of foliage, balanced form
92	Mpa	九里香	Murraya paniculata	Exotic	550	500	- 1	450	abudance of foliage, balanced form
	Rto	桃金娘	Rhodomyrtus tomentosa	Native	300	250		200	abudance of foliage, balanced form
	Rhs	紅柱脇	Rhododendron simsii	Native	600	550		500	abudance of foliage, balanced form
	Rhe	粽竹	Rhapis excelsa	Exotic	900	450	* 1	400	at least 6 shoots
GROUNDO	OVERS				i i				
- 2	Dip	白班萬年青	Dieffenbachia picta	Exotic	500	350	25	300	abudance of foliage
82	Ham	蜘蛛蘭	Hymenocallis americana	Exotic	400	500	20	300	abudance of foliage
3	Lis	山指甲	Ligustrum sinense	Exotic	400	350		300	abudance of foliage
85	Nau	臀蕨	Nephrolepis auriculata	Native	250	150		150	abudance of foliage
(4	Spu	紫錦草	Setcreasen purpurea	Exotic	300	300	88	300	abudance of foliage
ВАМВОО									
- 2	Pha	羅漢竹	Phyllostachys aurea	Exotic	6000	600	2	800	at least 6 shoots
CLIMBING	PLANT					7,111			
25	Bgl	羊蹭甲藤	Bauhinia glauca	Native	900	300	- 55	500	at least 5 shoots per plant
	Phi	爬牆虎	Parthenocissus himalayana	Exotic	1000	300		500	at least 5 shoots per plant
GRASS									
-9	Да	朝鮮蘇	Zoysia japonica	Exotic		1.5	-	(5)	Bermuda tif dwarf + overseeding

PROJECT :

APPLICATION UNDER SECTION 16 FOR PROPOSED COLUMBARIUM REDEVELOPMENT AT LOTS 613 RP, (PART),614 AND 1229 IN D.D. 453, AND ADJOINING GOVERNMENT LAND, LO WAI, TSUEN WAN NEW TERRITORIES

DRAWING TITLE : PLANTING SCHEDULE

PROJECT No. C2111

DRAWING No. PS01

SCALE : N.T.S.

DATE OF ISSUE : SEP 2024

CAD FILENAME: C2111-PS01

GENERAL AMENDMENT 16/10/2 DESIGN BY : TEL DRAWN BY : CAD

TEL

APPROVED BY : TEL

CHECKED BY

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