
Appendix II

Tree Preservation and Landscaping Proposal

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1.0 Introduction

- 1.1 The proposed Temporary Open Storage of Modular Integrated Construction Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years (the Proposed Development) is located at various Lots in D.D.107, Sha Po, Yuen Long, New Territories. This proposal is prepared as part of the planning application for the proposed development.
- 1.2 This proposal describes the concepts and principles underlying the Master Landscape Plan of the Proposed Development. It describes the proposed open storage of MiC components and construction materials and 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 and tree preservation proposal present:
- The Landscape Master Plan;
 - Planting Proposal of the Development; and
 - Landscape Impact Assessment

2.0 The Site and Its Context

- 2.1 The Site is located at various Lots in D.D.107, Sai Po, Yuen Long, New Territories. To the east of the Site is Wun Chuen Sin Koon while Tai Po Tin is located on its south. Sha Po Tsuen is located to the immediate northwest of the Site while Fung Kat Heung is located to its northeast. The direct vehicular and pedestrian access to the Site is via an existing road bounded to the east of the Site connecting to Fung Kat Heung Road.
- 2.2 The Site itself is gentle flat land ranging from approx. +3.22mPD at north to +4.19mPD at south and is occupied by the plant nursery. According to the operator of the plant nursery, all the plant within the Site is cultivated temporarily for a period of time and will be reserved for building projects in Hong Kong. It is confirmed that no Old and Valuable Trees (OVT) and protected species were identified in accordance with the DEVB TWC No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96) respectively.
- 2.3 The landscape character of the site is mixed ranging from villages, e.g. Cheung Chan San Tsuen, Mo Fan Heung..., open storages, workshops and active/abandoned agricultural fields.

3.0 The Proposed Development

- 3.1 The proposed use aims to serve as a transshipment depot for MiC components, with the objective of meeting the growing demand for MiC applications while ensuring efficient logistics and seamless implementation of MiC in housing projects. MiC components intended for temporary storage will weigh about 10 to 20 tons, with maximum length and width of 8m and 2.5m respectively. The proposed use also to serve as the hub for the modular construction material being used for housing project sites in order to promote more Green Construction Methodology.
- 3.2 The Proposed Development comprises an open storage area, providing a secure location for the temporary storage of Mic components and modular construction materials, along with ancillary facilities, including three workshops, an office, a staff car park, a guardhouse and machinery (i.e. tower crane and hoisting crane etc.) to support its operational needs. Drawings of proposed development could be referred to indicative layout plan in planning application. The key development parameters for the proposed use are detailed below:

Table: 1: Proposed Key Development Parameters

Items:	Applied Use(s)/Description(s)	No(s).	Design Parameter(s) (about)
Site Area	Proposed Temporary Open Storage of MiC Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Year	N/A	Total: 9,705m ²
Covered Area	Temporary Structures	-	Total: 1,360m ² (14%)
Uncovered Area	Open Storage Area, Staff Car Park, Internal Driveway and Planting Area	-	Total: 8,345m ² (86%)
Structure 1	Office	1	2 storeys, 10m high
Structure 2	Workshop 1	1	1 storey, 10m high
Structure 3	Workshop 2	1	1 storey, 10m high
Structure 4	Workshop 3	1	1 storey, 10m high
Structure 5	Guardhouse	1	1 storey, 4m high
Machinery 1	Tower Crane	1	About 20m high
Ingress/Egress	To Shui Mei Road	1	8m wide
Internal Driveway	N/A	1	8m wide
Parking Spaces	Private Car	10	5m(L) x 2.5m(W)

Operation Hours	N/A	N/A	From 8:00a.m. to 7:00p.m. (Monday to Saturday excluding Sundays and Public Holidays)
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3.3 The proposed ancillary office is a two-storey structure designed to accommodate about 50 staff members. The office is intended to provide administrative/supporting services to facilitate the seamless transshipment of MiC components.

3.4 The proposed ancillary single-storey workshops, equipped with lifting machinery, will be enclosed, primarily serving for internal quality control and quality assurance checks of MiC components, as well as any necessary final touching-up works before their delivery to construction sites. Additionally, solar panels will be installed on the workshop and office roofs for self-sufficiency purpose, contributing to environmental protection through renewable energy generation.

4.0 Existing Site Condition

4.1 The Site is currently occupied by a plant nursery which supplies living plants for local building projects. According to the operator of the plant nursery, the plant stock was relocated to the Site from other areas since 2021. Before relocation of plant nursery, the Site was occupied by temporary structures, workshops and storage area only and no trees was found within Site. Aerial photo in Year 2018 revealed that the Site is predominantly hard-paved and no trees was identified within Site where the Site was occupied by plant stocks in Year 2022. Please refer to the aerial photos in year 2018 and year 2022 below:



Aerial Photo in Year 2018



Aerial Photo in Year 2022

4.2 Further to the recent site inspection, majority of the Site was occupied by the removable plant stocks. Please refer to site photos below. These plant stocks were cultivated/ transplanted temporarily in the holding nursery and have been reserved for building projects in Hong Kong. They cannot be treated as existing trees within the Site which should be considered for retention, removal or transplanted. It is concluded that no existing trees were identified before relocation of the nursery.



Site Photos of Plant Nursery

5.0 Landscape Proposal (Appendix I refers)

5.0.1 The aim of the landscape proposals is to respond to site conditions, development layout and function of the proposed development and 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;
- Creation of a green setting by maximising the opportunity for soft landscape;
- Establishment of pleasant landscape areas which meet the varying needs of users; and
- Minimization of future maintenance requirements.

5.0.2 Landscape drawings showing the proposed landscape treatment for the proposed development, and their underlying principles have been attached in **Appendix I** 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 (Building Department); 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.

5.1 Landscape Design Concept

5.1.1 The landscape concept mentioned below describe considerations, which had been considered as being general to the whole landscape design.

Minimisation of Extent of Site Formation Works

5.1.2 As the Site is a gentle flat land with levels ranging from approx.+3.22mPD at north to +4.19mPD at south, the proposed disposition of workshops, ancillary facilities and site formation levels are carefully designed to follow the natural topography of the site, so as to minimize the extent of site formation work and the landscape impact. Consequently, this has greatly reduced the amount of the cutting/ filling required for the proposed development.

Integration of the Proposed Development with the Surrounding Landscape

5.1.3 In order to provide buffer area between the Proposed Development and the surrounding context, edge planting beds (3m min. wide) are proposed at major portions along the Site boundary. Please refer to the landscape section, dwg. No. **LD101** in **Appendix I** for reference. This will help to provide planting opportunities for new trees. It is intended the soft planted edge can be created along the Site enhancing its interface with its surrounding natural context to blend more with the naturalistic vegetation.

Planting Design

5.1.4 New Planting will be predominantly native and primary evergreen in nature. This will also help in minimize the maintenance requirement in the industrial nature development. Where practicable, heavy standard trees and grass 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 grass shall refer to planting plan in **Appendix II**.

5.2 Soil Depth and Drainage for Planting

5.2.1 The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage layers, water-proofing and protective screening exclusive is listed below:

Table 4.0 Planting Medium (Soil Depth)

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

5.3 Irrigation

5.3.1 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.

5.4 Future Maintenance

Hard Landscape Elements

5.4.1 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

5.4.2 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.

5.4.3 Ultimately the management office will employ maintenance staff to take care of all landscape areas within the Site. The maintenance schedule of the proposed planting is shown in **Appendix III** for reference.

6.0 Planting Proposals (Appendix II refers)

6.1 In order to provide quality landscape for the proposed development, 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 occupants; and
- To minimize future maintenance requirement.

6.2 The proposed planting species list is shown as follows and details shall refer to the Planting Plans in **Appendix II**.

Table 6.0 Planting Schedule of Ornamental Trees and Shrubs

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)
TREES		Height x Spread x DBH (mm)	
<i>Liquidambar formosana</i>	楓香	3500x1500x75	5000
<i>Sterculia lanceolata</i>	假蘋婆	3000x1500x75	5000
<i>Hibiscus tiliaceus</i>	黃瑾	3000x1500x75	5000
<i>Wodyetia bifurcata</i>	狐尾椰子	2750x1500x75	5000
<i>Sapium bicolor</i>	山烏柏	3000x1500x75	5000
SHRUBS		Height x Spread (mm)	
<i>Carmona microphylla</i>	福建茶	450x400	400
<i>Codiaeum variegatum</i>	洒金榕	350x300	300
<i>Melastoma candidum</i>	野牡丹	350x300	300
<i>Madagascar jasmine stephanotis floribunda</i>	非洲茉莉	500x500	400
<i>Schefflera arboricola "Trinette"</i>	黃金鵝掌藤	500x500	450
GROUND COVER		Height x Spread (mm)	
<i>Nephrolepis auriculata</i>	腎蕨	250x150	150
<i>Ophiopogon bodinieri</i>	沿階草	250x250	200
LAWN			
<i>Axonopus compressus</i>	大葉草	-	-

6.3 In this submission, there are total **58** heavy standard trees to be provided within the Application Site.

Proposed Temporary Open Storage of New Vehicles (Private Cars,
Construction Materials, Machineries and Equipment and
Storage of Tools and Part with Ancillary Site Office
for a Period of 3 Years and Filling of Land at Various Lots
in D.D.128 and Adjoining Government Land, Ha Tsuen,
Yuen Long, New Territories

Tree Preservation and Landscaping Proposal

Appendix I

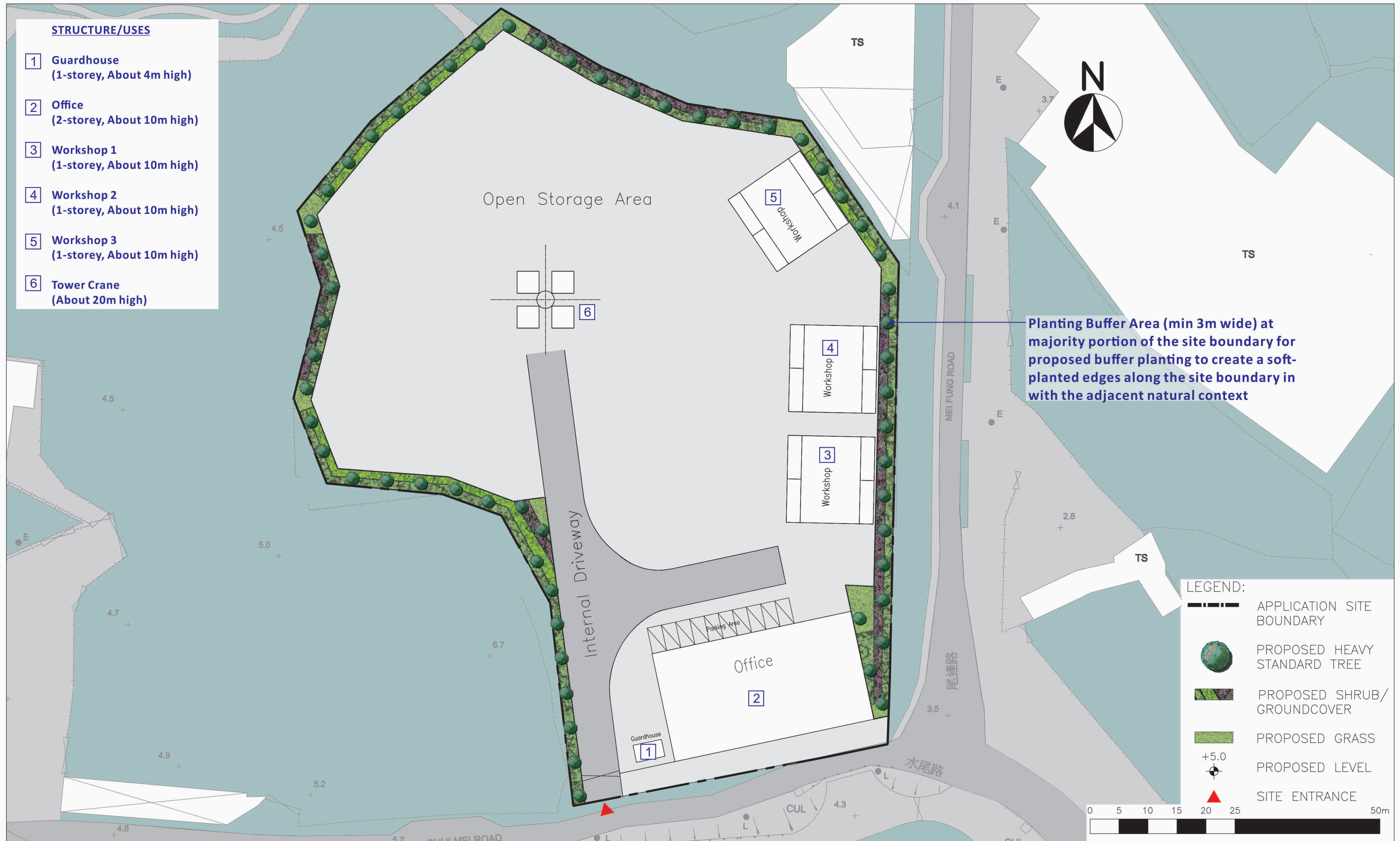
Landscape Master Plan

And

Landscape Sections

STRUCTURE/USES

- 1 Guardhouse
(1-storey, About 4m high)
- 2 Office
(2-storey, About 10m high)
- 3 Workshop 1
(1-storey, About 10m high)
- 4 Workshop 2
(1-storey, About 10m high)
- 5 Workshop 3
(1-storey, About 10m high)
- 6 Tower Crane
(About 20m high)

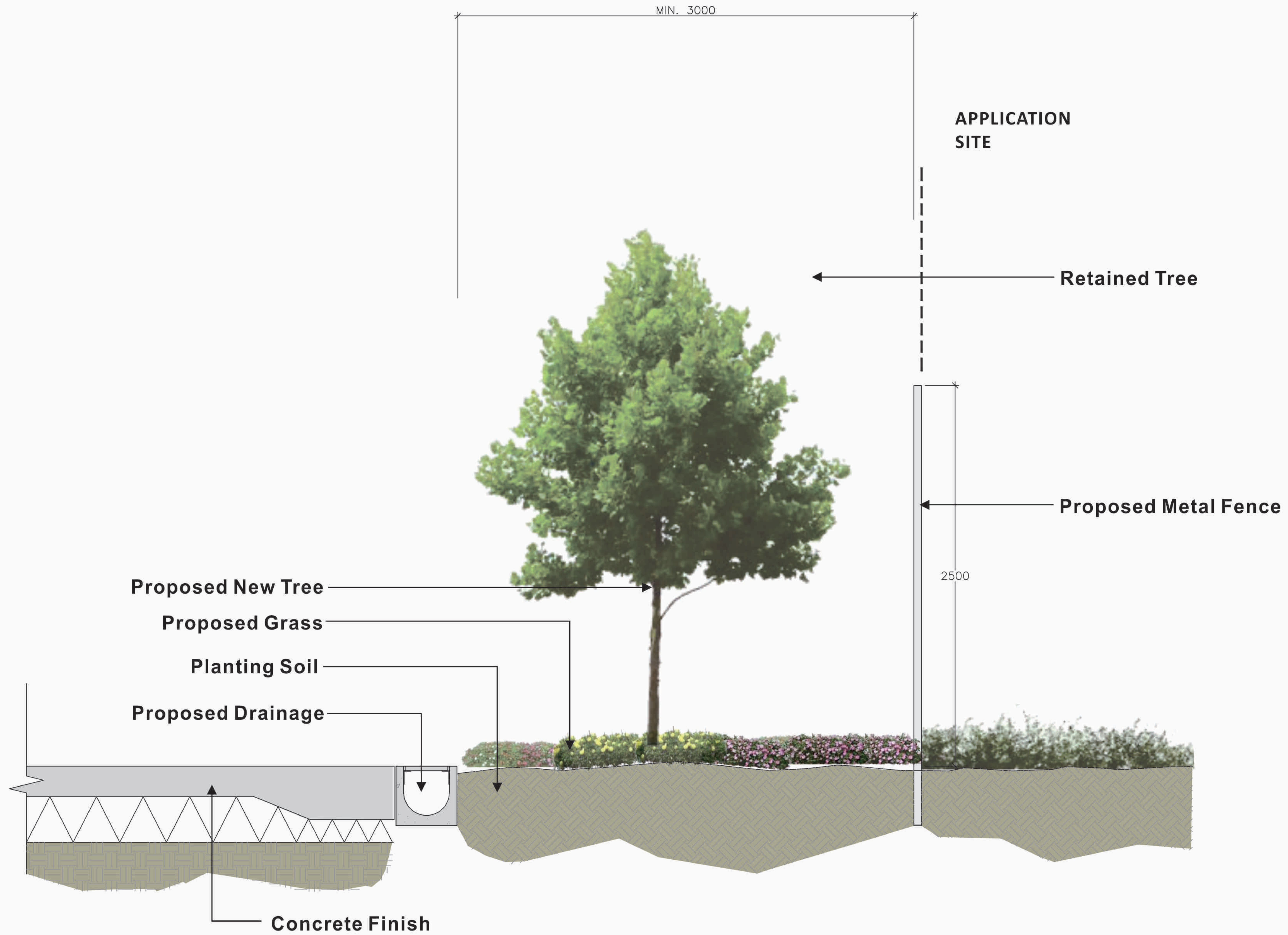


LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED HEAVY STANDARD TREE
- PROPOSED SHRUB/GROUNDCOVER
- PROPOSED GRASS
- +5.0 PROPOSED LEVEL
- SITE ENTRANCE

0 5 10 15 20 25 50m

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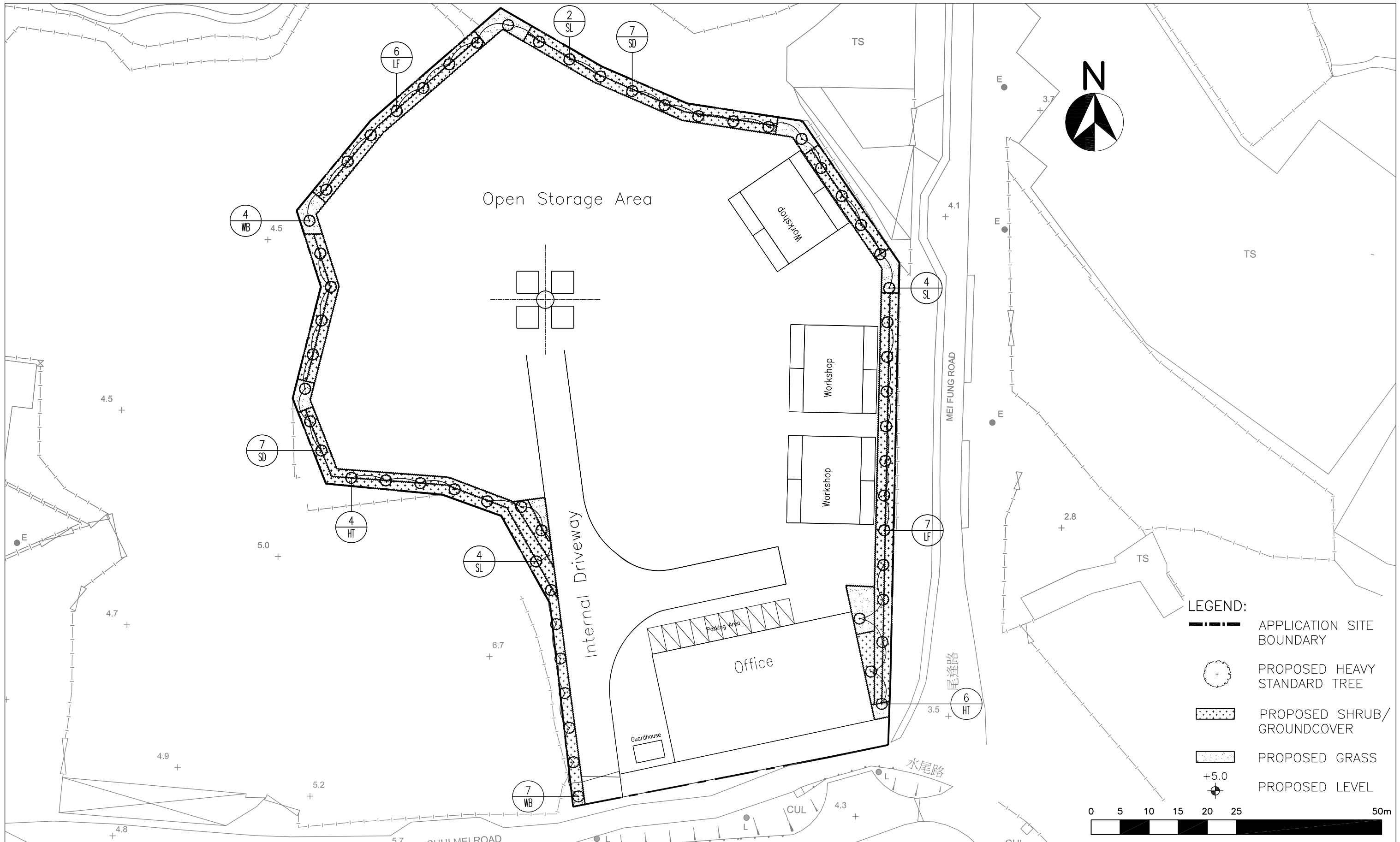
Appendix II

Planting Plans

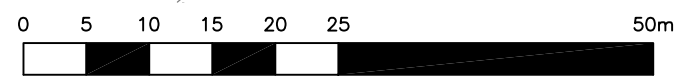
Quantity	Code	Chinese Name	Botanical Name	Height (mm)	Spread (mm)	DBH (mm)	Spacing (mm)	Remark
TREES								
13	LF	楓香	<i>Liquidambar formosana</i>	3500	1500	75	5000	Straight trunk, balanced form
10	SL	假蘋婆	<i>Sterculia lanceolata</i>	3000	1500	75	5000	Straight trunk, balanced form
10	HT	黃瑾	<i>Hibiscus tiliaceus</i>	3000	1500	75	5000	Abundance of Foliage, Well-Formed, Full Spread Formed
11	WB	狐尾椰子	<i>Wodyetia bifurcata</i>	2750	1500	75	5000	Straight trunk, balanced form
14	SD	山烏柏	<i>Sapium bicolor</i>	3000	1500	75	5000	Abundance of Foliage, Well-Formed, Full Spread Formed
SHRUBS								
-	Cam	福建茶	<i>Carmona microphylla</i>	450	400	-	400	Abundance of Foliage
-	Cov	洒金榕	<i>Codiaeum variegatum</i>	350	300	-	300	Abundance of Foliage
-	Mec	野牡丹	<i>Melastoma candidum</i>	350	300	-	300	Abundance of Foliage
-	Mj	非洲茉莉	<i>Madagascar jasmine stephanotis floribumda</i>	500	500	-	400	Balanced form, abundance of foliage
-	Sch	黃金鵝掌藤	<i>Schefflera arboricola "Trinette"</i>	500	500	-	450	Balanced form, abundance of foliage
GROUNDCOVERS								
-	Nau	腎蕨	<i>Nephrolepis auriculata</i>	250	150	-	150	Abundance of Foliage
-	Opb	沿階草	<i>Ophiopogon bodinieri</i>	250	250	-	200	Abundance of Foliage
GRASS								
-	Axo	大葉草	<i>Axonopus compressus</i>	-	-	-	-	-

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- LEGEND:**
- APPLICATION SITE BOUNDARY
 - PROPOSED HEAVY STANDARD TREE
 - PROPOSED SHRUB/GROUNDCOVER
 - PROPOSED GRASS
 - +5.0 PROPOSED LEVEL



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Appendix III

Maintenance Schedule

Of

Soft Landscape Works

S.16 Planning Application for Proposed Temporary Open Storage of Modular Integrated Construction Components and Construction Materials with Ancillary Workshops, Office, Staff Car Park and Machinery for a Period of 3 Years at various Lots In D.D.107, Sha Po, Yuen Long, New Territories Landscape Proposal

OPERATIONS													REMARKS
	SPRING			SUMMER			AUTUMN			WINTER			
	March	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
DISEASE CONTROL INSPECTION	O	O	O	O	O	O	O	O	O	O	O	O	Treatment immediately after detection
FERTILIZATION Applications	O						O						
GENERAL PLANT INSPECTION	O	O	O	O	O	O	O	O	O	O	O	O	Treatment immediately after detection
IRRIGATION Watering operation	D	D	D	D	D	D	D	D	D	D	D	D	Early morning / late afternoon, as appropriate
PROTECTION Inspection of fence, tree grates, guards, stakes & ties	O			O			O			O			Inspection also after heavy storms and adverse weather. Treatments immediately after detection
FIRMING UP of plants & supports	O			O			O			O			Inspection also after heavy storms and adverse weather. Firm-up operations immediately after detection
WEEDING Weeding operation & litter collection	O	O	O	O	O	O	O	O	O	O	O	O	Additional litter inspection & collection after heavy use
THINNING INSPECTION	O						O						Thinning operations in appropriate pruning season
MULCH Topping up	O						O						And following run off caused by rain / wind storm
PRUNING	O						O						As appropriate
FORKING OVER	O						O						As appropriate
TREE RISK ASSESSMENT	O												As appropriate

KEY:

D = once daily

W = once weekly

2W = twice weekly

Bi-W = Bi-weekly

O = once

R = repeat if necessary