

VISION PLANNING CONSULTANTS LTD. 弘域城市規劃顧問有限公司

Our Ref: YL-NSW/PA/FDB/22-07 Your Ref: TPB/A/YL-NSW/314

Date: 12 May, 2023

By Hand and Email (tpbpd@pland.gov.hk)

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sirs,

Planning Application for Proposed Comprehensive Development Scheme to include Wetland Restoration Proposal and Proposed Filling of Ponds/Land and Excavation of Land in "OU(CDWRA)" Zone at Various Lots in D.D. 104, North of Kam Pok Road East, Pok Wai, Yuen Long, New Territories

On behalf of the Applicant, we would like to submit herewith, a total of 4 sets of the following materials to respond to comments raised by the Lands Department and the Urban Design and Landscape Section of the Planning Department:

i. Responses-to-Comments ("R-to-C") Table dated 12.5.2023 (Table A);

ii. Replacement Pages of Visual Impact Assessment (Annex A); and

iii. Replacement Pages of Tree Preservation and Landscape Proposal (Annex B).

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Canny Chan or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully, for and on behalf of

VISION PLANNING CONSULTANTS LTD.

Kim On CHAN Managing Director

Encl. [KC/CC]

[YL-NSW/PA/FDB/22-07]



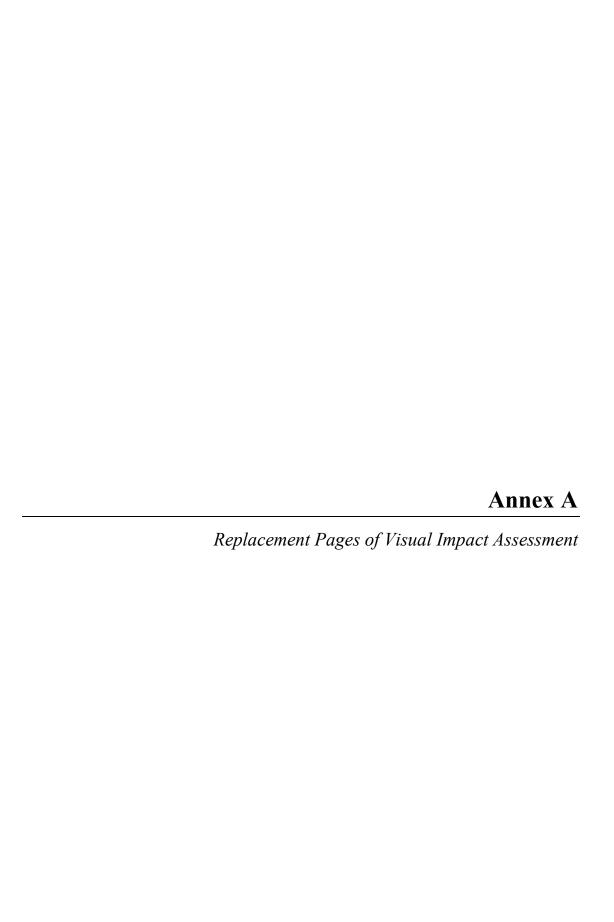
Table A: Responses-to-Comments (12.5.2023)

Depa	artmental Comments	Applicant's Responses				
A.	District Lands Officer/Yuen Long, Lands Department (received	on 4.5.2023)				
a.	It is stated in para. 8.1.5 of Appendix V of the Planning Statement that the applicant would allocate an amount of about \$3M p.a. to sustain the long term operation of the WRA subject to sourcing and lobbying with Investment Banks. The applicant should be requested to supplement if such funding cannot be secured from the banks. Comments from EPD and AFCD should be sought on the above funding arrangement proposal.	Additional funding would be considered upon approval of the application as there will be a lengthy required procedures and technical review thereafter.				
b.	It is noted that some of the fish ponds straddle over other private lots (i.e., Lot nos. 3677 s.A RP and 3681 all in D.D. 104) outside the proposed development. The applicant should address how to implement the proposed scheme without affecting the existing operation of the fish ponds concerned.	For each of the pond lying on the Subject Site boundary, they will be divided by sheet piling along the site boundary as physical barrier to existing ponds, and then the portion of pond within the Application Site will be drained for construction. A vertical concrete wall will be built behind the sheet piling. The portions outside the Application Site, subject to the site conditions, will not require draindown during construction or will be refilled with water right after the separation. We will also closely monitor the construction progress in order to avoid any disturbance/pollution to existing ponds of other private lots. Furthermore, the major road access to the existing ponds (i.e. the Fairview Park Boulevard) and the source of water of these ponds (e.g. rainwater) would not be affected by the proposed development during construction and operation stages since the major access of the proposed development is from Kam Pok Road East. Detailed site formation plan will be submitted for consideration of relevant Government departments at the detailed design stage. Therefore, implementation of the proposed development would have no significant adverse impact on the existing operation of the ponds concerned.				
В.	Chief Town Planner/ Urban Design & Landscape Section, Plann					
a.	Urban Design Unit Para. 3.4 – the Site is subject to a maximum BH of six storeys including carpark as stated in the Notes of OZP instead of six	Paragraph 3.4 of the VIA has been revised accordingly (Annex A).				

Depa	artmental Comments	Applicant's Responses
	storeys including basement level(s) as stated in the VIA. Please	
	revise.	
b.	The VIA should be prepared in accordance with the TPB PG-NO. 41 by taking into account existing and planned development. 'Flat', 'House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)', filling of ponds/land and excavation of land require planning permission from the Town Planning Board within the "OU(CDWRA)" zone. As such, the consultant's assumption of the adverse visual impact in long run will be reduced upon full development of the remaining "OU(CDWRA)" surrounding the Site is not appropriate. Please suitably revise the relevant paragraphs (e.g. paras. 5.8(iii), 5.13, 5.16, 5.19 and 6.3).	The VIA has taken in account the existing and committed development in evaluating the overall visual impacts due to the proposed development in the surrounding areas, which 4 out of 7 selected VPs are negligible to slightly adverse and other 3 are moderately adverse. It is also stated that there is a likely possibility that the remaining sites within the same "OU(CDWRA)" zoning will be implemented in the long run, but such situation did not apply to the weighting of the overall resultant visual impact.
c.	MLP (Plan 3 of VIA) – the eastern clubhouse with 2 storeys as shown in Plan 3 does not tally with Table 2 and Figure 11 of Planning Statement (3 storeys). Please check.	Eastern clubhouse under the proposed scheme is of 3 storeys (2-storey above ground with 1-storey basement) with the same building height of 15.10mPD (or 10m in absolute height). Plan 3 and paragraph 3.3 of the VIA have been revised (Annex A).
i.	Landscape Unit Tree Preservation and Landscape Proposal (Appendix III) The unit of the DBH in the Tree Assessment Schedule should be reviewed if it should be revised to 'mm'.	Noted. Tree Assessment Schedule (Annex B) has been revised accordingly.
ii.	Para. 8.5.3 - It is noted that there will be a net loss of about 2.96 ha abandoned fishponds and all trees are proposed to fell within the site, the applicant should review if the rating of the magnitude of impact should be revised to 'Large' instead of 'Intermediate' for LR1.1 (Wetland). If affirmative, the impact significance and relevant paragraphs should be reviewed.	Noted. The impact significance and relevant paragraphs have been reviewed and revised accordingly (Annex B).
iii.	Para. 8.7.1 & 8.7.2 - Noting the proposed development will bring some adverse landscape impact as assessed in the para. 8.5 (Impact Assessment). The description of "No adverse landscape impact are	Noted. The impact significance and relevant paragraphs have been reviewed and revised accordingly (Annex B).

Depa	artmental Comments	Applicant's Responses
	identified" in para. 8.7.1 and "The Proposed Development will render positive landscape impactswill mitigate the slight degree of adverse impact on the few cases where identified." are inappropriate and not tally with the findings of Table 8.4. These paragraphs should be reviewed and revised.	
iv.	Landscape Master Plan and Landscape Details (Appendix B) It is noted from para. 6.4 of Appendix III that planting buffer and tree group will be proposed in the WRA. However, the proposed elements are not observed in the LMP. The applicant is advised to maximize the planting opportunity so that the landscape impact could be adequately mitigated.	 Para. 6.4 has been revised accordingly (Annex B). According to ecological consultant, planting buffer and tree groups in the WRA is not recommended, due to the below considerations: To avoid disturbance to the waterbirds utilising the shallow water areas due to presence of birds of prey roosting on trees To optimize the size of habitats for shallow water areas and reedbed, which, in turn, can maximize the increase of the ecological function in the proposed WRA. The disturbance caused by general tree maintenance, such as pruning, pest and disease control, and other similar activities that necessitate direct access to the proposed WRA, can be minimized during the operational phase.
v.	The applicant is advised to clarify the 'area in brown color' proposed in the wetland area with proper legend.	Please note that the "area in brown color" represents Islands which provide foraging habitats for non-swimming water birds. Proper legend has been added in the Landscape Master Plans, dwg. no. LMP01 to LMP05 for reference (Annex B).
vi.	It is noted that there is no communal open space with recreational facilities proposed in the northern portion of the site for the enjoyment of residents. The applicant should consider to review the layout.	It is intended that the recreational facilities are concentrated at the amenity areas and roofs of clubhouses to the south of the Site. This will help to minimize the disturbance caused by human activities to the proposed WRA at the northern portion of the Site.
vii.	It is noted that tree planting is proposed on the roof-top gardens. The applicant should ensure the feasibility of tree planting in this early planning application stage.	As the clubhouses are only 2-storey high, it is considered that maintenance and replacement of the proposed trees is feasible. Besides, trees in small size when maturity, i.e. Osmanthus fragrans are proposed for the roof-top environment.

C.	Public Comments	Applicant's Responses
1.	The proposed development would pose adverse effect on the ecological value of the Subject Site.	The Ecological Impact Assessment ("EcoIA") has demonstrated that the potential ecological impacts caused by the proposed development would be minimal with the implementation of proposed mitigation measures.
2.	The proposal involves a high-density development. The development may result in traffic congestion of the surrounding traffic network upon implementation.	The results of the Traffic Impact Assessment have demonstrated that all concerned junctions will operate satisfactorily and the potential traffic impact caused by the proposed development would be minimal. Besides, the proposed scheme is an OZP compliance-based scheme.
3.	The proposed development would cause a permanent loss of 2.88 ha of the existing abandoned fishpond, which violates the "no-net-loss" principal as set out in the Town Planning Board Guideline No. 12C. It was claimed that the proposal would bring positive influences and a net-gain to the wetland area. The Applicant should explain how the proposed development could bring positive effect to the wetland.	The "no-net-loss" principle refers to either the area or the function of the wetland. It was stated in the EcoIA that the proposed wetland habitat would enhance the function of the wetland. As a compensation of the permanent loss of the existing abandoned fishpond caused by the proposed development, the proposed Wetland Restoration Area comprises different elements to provide accommodation for a variety of microhabitats (i.e. deep water, shallow water, wood log, island, submerge plant and reedbed) to increase the ecological function of the concerned wetland of the Subject Site over the existing levels by providing a greater diversity of habitats suitable for waterbirds.
4.	Part of the Subject Site is being utilized by otr individuals and he/she is not being informed about any compensation arrangement caused by the proposal development. The individual has been in a lawsuit of claiming concerned lots through adverse possession.	The Applicant has been actively liaising with the land owners of the Subject Site in obtaining consent for the proposed development and it is noted that the individual has been operating at the Subject Site without the consent of the land owners.
5.	A Quantitative Risk Assessment to evaluate the potential risk and determine the necessary mitigation measures (if required) regarding the Fairview Park Offtake Station is suggested, and it is also suggested the Applicant shall consult and coordinate with the Hong Kong and China Gas Company Limited in design stage and construction stage respectively.	It will be helpful if the Hong Kong and China Gas Company Limited could provide the Applicant for further consideration at the detailed design stage more detailed information including, but not limited to safety and security measures being installed in the station and whether the station would impose risk on its surrounding uses at the present moment.



- wetland restoration area. The overall land-use proportion of these two development components is around 60:40, i.e. about 30,870m² (approximately 60%) being allocated for house development and about 20,200m² (approximately 40%) being planned for wetland habitat purposes.
- 3.2 The present proposed development is being formulated in a comprehensive development scheme approach. There is a total of 114 private housing units with building heights ranged from 2 storeys to 4 storeys (**Plans 3 7**). As shown in **Plan 3**, a row of six 4-storey (above ground level) housing blocks is planned to be centralised at the middle of the Subject Site surrounding by 2-storey houses with a view to keep away from the existing open storage activities to its west. All 3-storeys housing blocks will be located in the south-western and eastern sides of the Subject Site to allow adequate design flexibility for the proposed wetland area.
- 3.3 For provision of on-site carparking facilities, partly are planned in the form of carports for housing cluster at the southwestern side (**Plan 4**) and partly are proposed at the basement level (**Plan 7**). One 2-storey and one 3-storey (2-storey above ground with 1-storey basement) clubhouses are planned on the two sides of the main entrance point (**Plan 3**).
- 3.4 Compared to the maximum permissible building height of 6 storeys including car park stipulated in the Notes of the OZP, the overall development profile of the proposed scheme by adopting 2- to 3-storey (above ground) houses surrounding a short row of 4-storey (above ground) houses represents the most compatible arrangement with its surrounding development settings in the area, in terms of visual effect.

4. SELECTION OF PUBLIC VIEWING POINTS

- 4.1 To assess the possible visual impact of the proposed development at this piece of wide flat land area of the Nam Sang Wai area, a total of 11 initial visually sensitive public viewing points ("VPs") were selected at the early assessment stage (i.e. 10 of them represent the local context and 1 for the district context) (Plan 8). As the topography at this part of the Nam Sang Wai area is relatively flat and being surrounded by brownfield activities, it is rather difficult to locate any other meaningful public VPs in the local- or district-wide context.
- 4.2 However, after site inspections, only seven of them (i.e. VP2, VP4, VP5, VP6, VP9, VP10 and VP11) (**Plan 8**) are considered appropriate for this VIA as the others cannot view the



SITE AREA : 51,073 sqm

PLOT RATIO : 0.4

GFA : RESIDENTIAL: 20,427 sqm

CLUBHOUSE: 1021 sqm

(5% of total GFA and to be exempted)

TYPE OF UN	IT GFA	/ UNIT	NUMBER OF UNITS	GFA (sqm)
	(sqm)	(sqft)		
A-UPPER	229	2,465	6	1,374
A-LOWER			6	1,476
В			7	1,491
С	196	2,110	25	4,900
D	D 179 E 158		6	1,074
E			64	10,112
			TOTAL : 114	20,427

WETLAND AREA : 20,202 sqm (39.55% OF SITE AREA)

COMMON GREENERY AREA BREAKDOWN

• UNCOVERED HORIZONTAL PA : 3,444 sqm

• REED ZONE : 5,875 sqm

• GRASS PAVER : $6,723 \times 0.5 = 3,362 \text{ sqm}$

- - • VERTICAL GREENERY : 976m x 2.5m = (ASSUME HEIGHT OF 2.5M)
 2,440 sqm

TOTAL: 15,121 sqm

(29.61% OF SITE AREA)

Plan 3

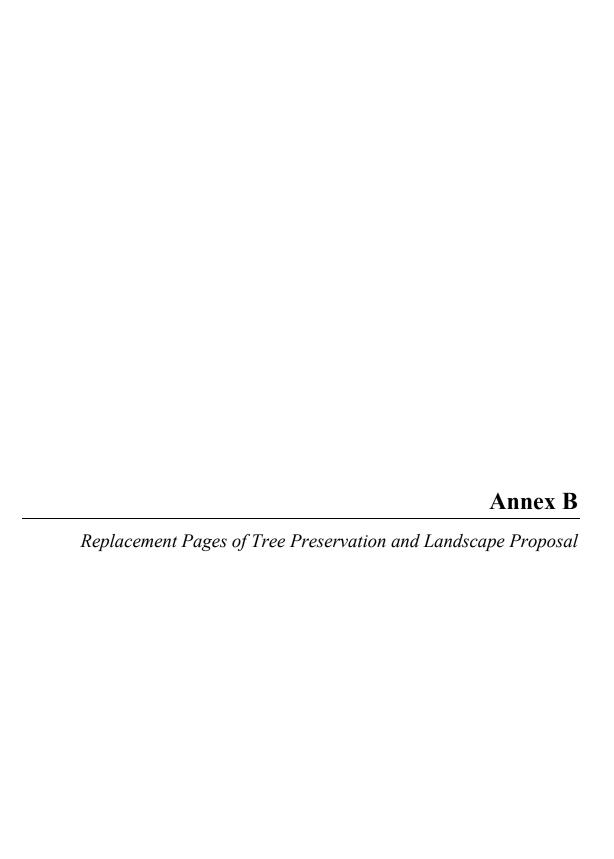
2.5M TALL WOODEN TRELLIS ABOVE 2.5 M TALL FENCE WALL

..... 2.5M TALL WOODEN TRELLIS

TREE PIT AT PRIVATE GARDEN

LIST OF HOUSING UNITS

A [#] (DUPLEX)	В	С	D	E & Ea*
Includes A-UPPER & A-LOWER				*Units with fixed clear glazing for bird-hide purpose
00009	70009		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1004
4 STOREYS + BASEMENT	2 STOREYS + BASEMENT	3 STOREYS	2 STOREYS + BASEMENT	2 STOREYS + BASEMENT
(BLDG HEIGHT: 18M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)	(BLDG HEIGHT: 12.5 M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)	(BLDG HEIGHT: 9M ABOVE GROUND)
PHASE II DEVELOPMENT	PHASE II DEVELOPMENT	PHASE I DEVELOPMENT	PHASE II DEVELOPMENT	PHASE II DEVELOPMENT



Rhapis excelsa	棕竹	500x450	400	Native
Sansevieria trifasciata	金邊虎尾蘭	500x450	400	Exotic
GROUNDCOVERS		Height x Spread (mm)		
Dieffenbachia picta	白班萬年青	500x350	300	Exotic
Hymenocallis littoralis	蜘蛛蘭	400x500	300	Exotic
Nephrolepis auriculata	腎蕨	250x150	150	Native
Nephrolepis exaltata 'Bostoniensis'	波士頓蕨	500x300	250	Exotic
Setcreasen purpurea	紫錦草	300x300	300	Exotic
CLIMBING PLANT		Height x Spread (mm)		
Bauhinia glauca	羊蹄甲藤	900 x 300	500	Native
Parthenocissus himalayana	爬牆虎	1000 x 300	500	Exotic
GRASS				
Zoysia japonica	朝鮮草	-	-	Exotic

Planting Proposal within WRA (details subject to comments from relevant parties)

6.3 For the WRA, the planting proposal for reed bed and submerged planting area shall refer to **Annex E** 'Wetland Restoration Proposal' for relevant parties' comments in the same application. The proposed planting list of WRA as included in **Annex E** has been shown in following table for reference.

Table 8.0 Planting Arrangement for WRA

Wetland Elements	Plant Species
Reedbeds	Common Reed
	Phragmites australis
Deep water and medium depth zones	Submerged Plant
	Vallisneria natans
	Rotala indica
	Rotala rotundifolia

- Total **2.02 ha** of tentative wetland elements, i.e. approx. **39.6%** of the Application Site is proposed within WRA. It comprises of different elements to provide variety of microhabitats i.e. water zones with different water depth, wood log, island, submerge plant and reedbed.
- In this study area, a total of **71** trees including **62** within and **9** outside Application Site Boundary have been recorded. All of the **9** outside trees are proposed to be retained while **62** on-site ones will be felled due to the proposed development and the associated works.
- 6.6 **259** heavy standard trees with average DBH approx. 80mm are proposed to compensate the loss of existing trees. They will be planted at the common landscape areas, peripherical planting strips and roadside planting verge within the site boundary. All the trees within the lot boundary will all be maintained by the future management office of the proposed development.

8.5 IMPACT ASSESSMENT

Nature and Magnitude of Landscape Impact Without Mitigation

8.5.1 The nature and magnitude of the landscape impact on the identified LRs and LCAs without the implementation of mitigation measures that will occur are explained and summarized below (Table 8.4 refers for details).

Landscape Resources

LR1.1 (On-Site) - Wetland

- 8.5.2 This LR includes the entire Application Site, and has an area of approx. **51,073.30** m²/ **6.81%** of the total Assessment Area. This LR is mainly abandoned fishponds with scattered temporary structures with low amenity value. There are total **62** trees growing within the Application Site. All of them are proposed to be felled as a result of the Proposed Development. All trees are common species and no Old and Valuable Trees (OVT) and protected species were found on or within proximity to the Site.
- 8.5.3 The Proposed Development aims to provide a co-existence of wetland restoration area and residential development. By locating the vehicular access and parking provision at basement floor, wetland restoration area, residential building, greenery and open spaces provision can be provided at outdoor environment. Besides, total 259 nos. of heavy standard trees are proposed for the Proposed Development. Given there will be a net loss of about 2.96 ha abandoned fishponds with the Application Site, the magnitude of impact by the Proposed Development is considered "Large" and thus the landscape impact is considered moderate to substantial. As the Proposed Development is expected to enhance the quality of wetland and the Proposed Development has provided the high greenery ratio, i.e. 30.15%, creation of high-quality wetland, i.e. approx. 2.02 ha, open space provision, compatible architectural design, etc, the impact is considered acceptable with mitigation measures.

LR1.2 (Off-Site)- Wetland

8.5.4 This LR has an area of **116,828.70**m²/ **15.59%** of the total Assessment Area. It represents the active/ abandoned fish ponds occupied by the local villagers. The Proposed Development will has some physical implications on this LR for several water ponds at the interface to the project boundary. As the disturbed LR is confined to those abandoned fish ponds, thus the magnitude of impact is **small** and the impact significant is **Slight**.

LR2 - Open Storage

8.5.5 This LR approximately represents 223,692m²/ 29.83% of the total Assessment Area and represents mostly the open storages, vehicular access and godown at the southern and northern portion of the Assessment. Given that these areas are man-made with rare greenery and the Proposed Development has no effect on the context of these areas, the impact is **negligible** and the impact significance is **insubstantial**.

LR3 - Villages

8.5.6 This LR consists of several villages (e.g. Wing Kei Tsuen, Long Ha) which occupies an area of approx. 97,322m²/ 12.98% of the total Assessment Area. The existing villages are not located within immediate vicinity of the Site and will have no discernible impact. Thus, the magnitude of impact is negligible and the impact significance is insubstantial.

LR4 - Low Rise Mixed Residential/ Commercial

8.5.7 This LR represents clusters of mix residential and commercial uses (e.g. Villa Camellia, Fairview Park) located north of the Application Site. This LR has an area of approximately 148,975m²/ 19.87% of the total Assessment Area. Screen planting beds ranging from 2.0m to 10.0m wide are proposed at the outer sides of the fence walls and noise barriers which provide smooth transition between the Proposed Development and the adjoining residential/commercial development. Besides, the Proposed Development is low-rise buildings with high ratio of greenery which is not incompatible with the existing low-rise development in surroundings. Thus, the magnitude of impact is negligible, and the impact significance is insubstantial.

Table 8.4 Significance of Landscape Impacts

Item	ignificance of Lands Landscape	Sensitivity	Magnitude of	Impact	Recommended
item	Resource/	to Change	Impact	Significance	Enhancement
	Landscape	(Low,	without	Without	Measures
	Character	Medium,	Mitigation	Mitigation	INICASUI CS
	Character	High)	(Negligible,	(Insubstantial,	
		i iigii,	small,	slight,	
			intermediate,	moderate,	
			large)	substantial)	
Section	1 – Landscape Re	sources	- 3 -7	,	
On-Site I	andscape Resourc	es			
LR1.1	Wetland	Medium	Large	Moderate to	EM1, EM2,
				Substantial	EM3, EM4
Off-Site L	andscape Resourc	es			
LR1.2	Wetland	Medium	Small	Slight	None
LR2	Open Storage	Low	Negligible	Insubstantial	None
LR3	Villages	Low	Negligible	Insubstantial	None
LR4	Low-Rise	Low	Negligible	Insubstantial	None
	Mixed				
	Residential/				
	Commercial				
LR5	Main Road	Low	Negligible	Insubstantial	None
LR6	Drainage	Low	Negligible	Insubstantial	None
	Channel				
	2 – Landscape Ch				
LCA1	Miscellaneous	Medium	Small	Slight	EM1, EM2,
	Rural Fringe				EM3, EM4
	Landscape				
LCA2	Rural Coastal	Low	Negligible	Insubstantial	None
	Plain				
	Landscape				
LCA3	Comprehensive	Low	Negligible	Insubstantial	None
	Residential				
	Development				
	Landscape				

8.6 Enhancement Measures

- 8.6.1 Given the low-rise nature of the Proposed Development, the associated landscaping and wetland rehabilitation proposals and design which blends into the existing wetlands, slight adverse landscape impact on the overall LRs and LCAs are identified.
- 8.6.2 Although no mitigation measures are necessary, various measures are proposed to further enhance the beneficial landscape impact generated by the Proposed Development. A List of Proposed Enhancement Measures is tabulated in **Table 8.5** below Enhancement Measures 1 to 4 are demonstrated in the Landscape Master Plan in Drawing no. **8.8**.

Table 8.5 – Proposed Landscape Enhancement Measures

14010 0.0 11	oposca Lanascape Limaneement	Wedsares
Item	Landscape Enhancement Measures	Objectives of the Recommended Measures and Main Concerns
EM1	Compensatory tree planting to be high in amenity value, retaining of existing trees unaffected by construction and transplanting trees as appropriate.	
EM2	Provision of EVA with grass pavers	To maximise green cover when seen from surrounding residential or commercial buildings, to provide greening effect on the facades
EM3		To soften the hard lines of the proposed fence walls and noise barriers and provision of visual screen for traffic along the Main Road
EM4		To provide a well-controlled, high quality wetlands to compensate for the loss of wetlands

8.7 CONCLUSION

- 8.7.1 Details of the Landscape Impact Assessment are tabulated in **Table 8.4** and are also summarized below. Large landscape impacts are identified on landscape resource LR1.1 due to the Proposed Development while there are negligible to small impacts to the other landscape resources. Yet, it will help to enhance amenity value of the local Pok Wai and overall landscape impacts within the Assessment Area will be slightly adverse.
- 8.7.2 The Proposed Development will render slightly adverse landscape impacts on many LRs and LCAs, and the effective implementation of mitigation measures for LRs and LCAs will mitigate the slight degree of adverse impact on the few cases where identified.

Tree Assessment Schedule at
Planning Application for Proposed Comprehensive Development Scheme to Include Wetland Restoration Proposal in "OU(CDWRA)" Zone at North of Kam Pok Road East, Pok Wai, Yuen Long, New Territories Prepared by Ted Lam (R.L.A. No. R-073) on 22/11/2022
To be read in conjunction with Tree Survey Plan, dwg. no. C1920-TS01 to C1920-TS05

Tree Schedule

Tree	Name		Original Location			Size		Tree Form	Health Condition	Amenity Value	Survival Rate after Transplantation	Proposed Treatment in Current Proposal	Justification for Tree Felling	Remark
No.	Botancial Name	Chinese Name	(Within/ Outside Application Site Boundary)	Level at Root Collar (mPD)	DBH (mm)	Height (m)	Spread (m)	(Good/Fair/Poor)	(Good/Fair/Poor)	(High/Med/Low)	(High/Med/Low)	(Retain/Fell/Transplant)		
T01	Leucaena leucocephala	銀合歡	Outside Application Site Boundary	4.07	192	8	5	Poor	Fair	Low	Med	Retain	-	Multiple attachemtns; Included bark; Truncated branch; Mesh embedded in trunk; Restricted root
T02	Liquidambar formosana	楓香	Outside Application Site Boundary	4.05	199	9	5	Fair	Fair	Low	Med	Retain	-	V-shaped branch union; Restricted root
T03	Liquidambar formosana	楓香	Outside Application Site Boundary	4.00	200	7	5	Poor	Fair	Low	Med	Retain	-	Broken branch; Restricted root
T04	Leucaena leucocephala	銀合歡	Outside Application Site Boundary	3.82	234	9	7	Poor	Fair	Low	Low	Retain	-	Trunk topped; Restricted root; Co-dominant trunks; Included bark; Imbalanced crown
T05	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	3.52	222	4	6	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Multiple attachments; Included bark; Restricted root; Truncated branch; Near pond
T06	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.66	160	9	5	Poor	Poor	Low	Low	Fell	1,2,3,4,7	Dead stub on trunk; Leaning; Restricted root; Crack on trunk base: Near pond
T07	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.74	120	6	2	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Trunk topped; Restricted root; Mesh embedded in trunk; Near bond
T08	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.80	202	8	3	Fair	Fair	Low	Low	Fell	1,2,3,7	Mesh embedded in trunk; Restricted root; Near pond
T09	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.72	168	9	4	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Restricted root; Leaning; Trunk crossed with T103; Near pond
T10	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.72	340	12	7	Poor	Fair	Low	Low	Fell	1,3,4,7	Branch topped; Leaning; Near pond
T11	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.72	273	12	6	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Trunk topped; Restricted root; Leaning; Near pond
T12	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.80	287	7	5	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Decay on trunk; Restricted root; Trunk topped; Near pond
T13	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.75	229	6	3	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Truncated branch; Restricted root; Mesh embedded in trunk; Near pond
T14	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.68	152	9	3	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Truncated branch; Restricted root; Leaning; Near pond
T15	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.70	225	10	4	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Decay on trunk; Restricted root; Leaning; Near pond
T16	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.83	156	6	3	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Trunk topped; Restricted root; Cavity on trunk; Near pond
T17	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.80	284	12	6	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Broken branch; Restricted root; Trunk cross with T107; Near pond
T18	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.82	205	9	5	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Broken branch; Restricted root; Co-dominant trunks; Included bark; Near pond
T19	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.13	210	10	4	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Cavity on trunk; Truncated branch; Leaning; Near pond
T20	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.29	151	11	5	Poor	Fair	Low	Low	Fell	1,3,4,7	Decay on trunk; Leaning; Near pond
T21	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.74	161	4	2	Poor	Fair	Low	Low	Fell	1,3,4,7	Trunk topped; Broken wound on trunk base
T22	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.61	300	7	7	Poor	Poor	Low	Low	Fell	1,2,3,4,7	Tree failure; Decay on trunk; Near pond
T37	Acacia auriculiformis	耳果相思	Within Application Site Boundary	3.28	191	3	5	Poor	Poor	Low	Low	Fell	1,3,4,7	Trunk topped; Abnormal bark crack on trunk
T39	Dimocarpus longan	龍眼	Within Application Site Boundary	3.32	400	6	5	Poor	Fair	Low	Low	Fell	1,4,6,7	Broken wound on trunk; Co-dominant trunks; Branch crossed with T115
T40	Litchi chinensis	荔枝	Within Application Site Boundary	3.26	391	5	6	Poor	Poor	Low	Low	Fell	1,4,6,7	Broken trunk; Multiple trunks; Included bark; Dead crown
T41	Litchi chinensis	荔枝	Within Application Site Boundary	3.50	190	4	4	Poor	Poor	Low	Low	Fell	1,4,6,7	Dead crown; Co-dominant trunks; Cross trunks; Dead trunk; Imbalanced crown
T42	Litchi chinensis	荔枝	Within Application Site Boundary	3.43	176	2	4	Poor	Poor	Low	Low	Fell	1,4,6,7	Dead branch; Co-dominant trunks; Sign of borer
T43	Mangifera indica	杧果	Within Application Site Boundary	3.31	274	5	5	Poor	Fair	Low	Low	Fell	1,4,6,7	Cavity on trunk; Co-dominant trunks; Cross trunks
T44	Dimocarpus longan	龍眼	Within Application Site Boundary	3.46	168	4	5	Poor	Poor	Low	Low	Fell	1,4,6,7	Trunk topped; Co-dominant trunks; Dieback
T53	Melia azedarach	苦楝	Within Application Site Boundary	3.08	328	7	6	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Broken wound on trunk; Restricted root; Multiple attachments
T61	Litchi chinensis	荔枝	Within Application Site Boundary	3.25	161	4	4	Poor	Fair	Low	Low	Fell	1,4,6,7	Decay on trunk base; Co-dominant trunks; Included bark; Imbalanced crown

Tree	Name		Original Location			Size		Tree Form	Health Condition	Amenity Value	Survival Rate after Transplantation	Proposed Treatment in Current Proposal	Justification for Tree Felling	Remark
No.	Botancial Name	Chinese Name	(Within/ Outside Application Site Boundary)	Level at Root Collar (mPD)	DBH (mm)	Height (m)	Spread (m)	(Good/Fair/Poor)	(Good/Fair/Poor)	(High/Med/Low)	(High/Med/Low)	(Retain/Fell/Transplant)		
T62	Litchi chinensis	荔枝	Within Application Site Boundary	3.26	286	5	5	Poor	Poor	Low	Low	Fell	1,4,6,7	Dead branches; Co-dominant trunks; Included bark
T63	Dimocarpus longan	龍眼	Within Application Site Boundary	3.03	319	4	6	Poor	Poor	Low	Low	Fell	1,2,4,6,7	Inrolled crack on trunk; Restricted root; Co-dominant trunks; Dieback
T64	Clausena lansium	黃皮	Within Application Site Boundary	3.11	135	3	4	Poor	Fair	Low	Low	Fell	1,2,4,6	Imbalanced crown; Restricted root; Co-dominant trunks
T81	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	2.68	295	5	8	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Multiple attachments; Cross branches; Restricted root; Near pond
T82	Melia azedarach	苦楝	Outside Application Site Boundary	3.83	287	7	7	Poor	Fair	Low	Low	Retain	-	Cavity on trunk; Restricted root; Co-dominant trunks; Included bark; Broken branch
T84	Bischofia javanica	秋楓	Within Application Site Boundary	3.44	208	5	5	Poor	Fair	Low	Low	Fell	1,4,7	Damaged wounds on trunk; Co-dominant trunks; Truncated branch
T85	Bischofia javanica	秋楓	Within Application Site Boundary	3.45	135	5	3	Fair	Poor	Low	Low	Fell	1,4,7	Abnormal bark crack on trunk
T86	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	3.70	197	4	5	Poor	Fair	Low	Low	Fell	1,3,4,7	Co-dominant trunks; Included bark; Truncated branch
T87	Bischofia javanica	秋楓	Within Application Site Boundary	2.82	156	5	4	Poor	Fair	Low	Low	Fell	1,4,7	Trunk crossed with T88; V-shaped branch union
T88	Bischofia javanica	秋楓	Within Application Site Boundary	3.04	197	5	5	Poor	Fair	Low	Low	Fell	1,4,7	Truncated branch; Leaning; Branch crossed with T87
T91	Bischofia javanica	秋楓	Outside Application Site Boundary	2.85	175	5	5	Fair	Poor	Low	Low	Retain	-	V-shaped branch union; Abnormal bark crack on trunk; Abnormal bark crack on branch
T92	Bischofia javanica	秋楓	Outside Application Site Boundary	2.75	142	5	4	Fair	Fair	Med	Low	Retain	-	V-shaped branch union
Т96	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.67	138	8	4	Poor	Poor	Low	Low	Fell	1,2,3,4,7	Decay trunk; Restricted root; Broken wounds on trunk
T97	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	3.78	249	5	6	Poor	Poor	Low	Low	Fell	1,2,3,4,7	Decay branch; Restricted root; Leaning; Co-dominant trunks; Near pond
T98	Leucaena leucocephala	銀合歡	Outside Application Site Boundary	4.11	180	7	5	Fair	Fair	Low	Low	Retain	-	Broekn trunk; Restricted root; Mesh embedded in trunk
Т99	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.81	314	11	10	Poor	Poor	Low	Low	Fell	1,2,3,4,7	Dead trunk; Co-dominant trunks; Cross trunks; Restricted root; Exposed dead wood on trunk base
T100	Leucaena leucocephala	銀合歡	Outside Application Site Boundary	3.82	135	10	4	Fair	Fair	Low	Low	Retain	-	Mechanical injury on trunk; Restricted root; V-shaped branch union
T101	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.74	113	8	4	Poor	Fair	Low	Low	Fell	1,2,3,4	Restricted root; Leaning; Near pond
T102	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	3.75	139	7	7	Fair	Fair	Low	Low	Fell	1,2,3,7	Mesh embedded in trunk; Restricted root; Near pond
T103	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	3.05	154	3	5	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Co-dominant trunks; Restricted root; Leaning; Trunk crossed with T09; Near pond
T104	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	1.51	127	4	6	Poor	Fair	Low	Low	Fell	1,2,3,4	Co-dominant trunks; Restricted root; Imbalanced crown; Near pond
T105	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.91	213	10	5	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Branch topped; Cross trunks; Near pond
T106	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.70	114	6	3	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Trunk topped; Restricted root; Near pond
T107	Macaranga tanarius var. tomentosa	血桐	Within Application Site Boundary	3.80	147	3	7	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Branch cross with T17; Leaning; Truncated branch; Near pond
T108	Leucaena leucocephala	銀合歡	Within Application Site Boundary	3.81	113	6	3	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Branch topped; Near pond
T109	Leucaena leucocephala	銀合歡	Within Application Site Boundary	4.10	141	7	2	Poor	Poor	Low	Low	Fell	1,2,3,4	Exposed dead wood on trunk; Trunk crooked; Restricted root
T110	Leucaena leucocephala	銀合歡	Within Application Site Boundary	4.02	120	9	2	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Cavity on trunk; Restricted root; Trunk crooked
T111	Leucaena leucocephala	銀合歡	Within Application Site Boundary	4.02	195	9	5	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Branch topped; Restricted root; Near pond
T112	Leucaena leucocephala	銀合歡	Within Application Site Boundary	4.02	172	9	4	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Broken branch; Restricted root
T113	Artocarpus heterophyllus	菠蘿蜜	Within Application Site Boundary	2.52	102	3	3	Poor	Poor	Low	Low	Fell	1,4,7	Abnormal bark crack on trunks; Co-dominant trunks; Included bark; Imbalanced crown
T114	Melia azedarach	苦楝	Within Application Site Boundary	2.63	146	5	5	Poor	Fair	Low	Low	Fell	1,2,3,4,7	Cross trunks; Co-dominant trunks; Imbalanced crown; Near pond
T115	Dimocarpus longan	龍眼	Within Application Site Boundary	3.26	121	5	5	Poor	Fair	Low	Low	Fell	1,2,4,6,7	Truncated branch; Restricted root; Branch crossed with T39
T116	Bischofia javanica	秋楓	Within Application Site Boundary	0.50	171	4	5	Poor	Fair	Low	Low	Fell	1,4,7	Sign of borer on branch; Co-dominant trunks; V-shaped branch union; Imbalanced crown
T117	Sapium sebiferum	烏桕	Within Application Site Boundary	2.97	127	5	3	Fair	Poor	Low	Low	Fell	1,4,7	Inrolled crack on trunk; Exposed dead wood on trunk
T118	Melia azedarach	苦楝	Within Application Site Boundary	2.04	120	5	4	Poor	Fair	Low	Low	Fell	1,3,4,7	Inrolled crack on trunk; Leaning

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No.	Botancial Name	Chinese Name	(Within/ Outside Application Site Boundary)	Level at Root Collar (mPD)	DBH (mm)	Height (m)	Spread (m)	(Good/Fair/Poor)	(Good/Fair/Poor)	(High/Med/Low)	(High/Med/Low)	(Retain/Fell/Transplant)		
T119	Bischofia javanica	秋楓	Within Application Site Boundary	2.73	131	5	3	Poor	Poor	Low	Low	Fell	1,4,7	V-shaped branch union; Abnormal bark crack on trunk; Imbalanced crown
T120	Bridelia tomentosa	土蜜樹	Within Application Site Boundary	2.04	110	4	4	Poor	Fair	Low	Low	Fell	1,3,4,7	Cross trunks; Multiple trunks; Truncated branch
T121	Sapium sebiferum	烏桕	Within Application Site Boundary	2.04	110	5	3	Poor	Fair	Low	Low	Fell	1,4	Trunk crooked
T122	Syzygium cumini	海南蒲桃	Within Application Site Boundary	2.04	122	4	3	Poor	Fair	Med	Low	Fell	1,4	Imbalanced crown
T123	Eucalyptus urophylla	尾葉桉	Within Application Site Boundary	2.45	297	11	6	Poor	Fair	Low	Low	Fell	1,2,4,6	Co-dominant trunks; Near pond

Abbreivations in the tree schedule

*Justification for Tree felling:

1. Tree is in direct conflict with the proposed works.

- 2. Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. on rock, steep slope, shallow substratum, structures, near pond).
- 3. 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 Tree Survey

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Total No. of Surveyed Trees:	71 nos.
Tree to be Retained:	9 nos.
Tree to be Felled	62 nos.
Tree to be Transplanted:	0
Aggregate Loss of DBH:	12.058m
Number of New Trees:	415 nos.
DBH Compensation:	31.20m

