

Appendix 1

Landscape Design Proposal

{ URBIS Limited }

SECTION 12 REZONING APPLICATION DISCOVERY BAY OUTLINE ZONING PLAN,
PROPOSED DEVELOPMENT AREAS 10b, 22 AND 4a
AT
DISCOVERY BAY, HONG KONG

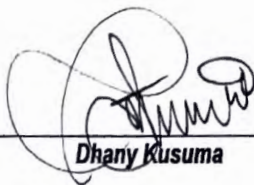
**LANDSCAPE DESIGN
PROPOSAL**

Document No. HKR14-DOC-001 (Rev.0)

Prepared by:
URBIS Limited



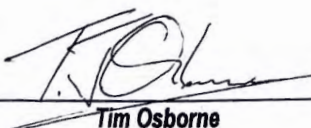
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1. INTRODUCTION

1.1 Background

1.1.1 This report is prepared in support of a planning application for rezoning of sites at Discovery Bay from various "Other Specified Uses" ("OU") and "Government, Institution or Community" ("G/IC") zones to "Other Specified Uses" annotated "Service Area with Residential Development Above"; "Residential (Group C)13"; "Residential (Group C)14", and "Residential (Group C)15". The application also seeks to make amendments to some existing zones including "Other Specified Uses" annotated "Sports and Recreation Club (4)", and "Other Specified Uses" annotated "Marina". The Application Site covers Areas 4a, 10b and 22 (Marina and Helipad) in Discovery Bay Lantau (hereafter referred to as the "Application Site").

1.1.2 This landscape design proposal is submitted to demonstrate the effect of the Proposed Development at the Application Site on the existing site and the surrounding landscape context. It includes an assessment of impacts on existing trees and a conceptual landscape layout with proposed planting to establish a coherent character for the future development and integrate the Proposed Development with the site context.

2. EXISTING SITE CONDITIONS

2.1 Context / General Neighbourhood

2.1.1 The existing site is largely a platform of reclaimed land (approximately 5.0 mPD) adjacent to a natural headland that has been developed into high and medium rise residential villages (Peninsula Village, Coastline Villa, Twilight Court, Capevale Drive (Jovial, Haven and Verdant Courts). To the north-west, the site is overlooked by the residential villages of La Serene and La Vista which are sited on an elevated natural ridge and the village of La Costa lies directly to the north. The southern edge of the site is a reclaimed waterfront facing Nim Shue Wan and the northern edge of the site rises with tree covered man-made slopes to Discovery Bay Road which is the access road for the residential headland. The large Lantau Yacht Club with associated club house facilities lies at the south-eastern end of the site. Area 4a lies on the elevated land of the headland (approximately 15 mPD) and is currently a horticultural nursery with tree covered slopes on its northern edges. The highrise towers of Capevale Drive lie to the west and Coastline Villa and the Lantau Yacht Club lie to the north and east.

2.1.2 The site currently accommodates a variety of community service facilities including a refuse collection point, a petrol filling station, a golf cart service centre, bus parking and repair workshops, a small shipyard, service staff quarters, a sewage pumping station and a decommissioned sewage treatment plant. The south eastern end of the site beyond the shipyard is a former club house area surrounded by mature trees. The southern edge of the site consists of a mixture rock armoured reclamation edge and vertical seawall which serves as an embarking point for regular inter-island kaito services, service vessels and a refuelling point for Discovery Bay ferries. Amenity planting was recently undertaken along the northern edge of Marina Drive to help screen the service areas.

2.2 Existing Site Landscape Resources

2.2.1 The key landscape resource is the existing vegetation which comprises semi-natural vegetation on slopes and amenity tree and shrub planting around the Lantau Yacht Club and along Marina Drive. The water frontage is all man-made with no natural coastline.

3. PROPOSED DEVELOPMENT

3.1 Building Layout

- 3.1.1 The Proposed Development consists of 3 areas. Area 10b is a new residential complex with medium-rise to low-rise units on podium built parallel with the slopes at the back of the site. These taper in height with the highest blocks in the west and the lowest blocks in the east near the Lantau Yacht Club. To the south of this is a new driveway and EVA and a row of 2 storey houses with a promenade facing the bay. The row of houses is punctuated with informal recreational spaces providing access to the waterfront and docking points for small kaito / ferry services. A petrol station and E&M Plant Room are sited at the northern end of the site near the junction with Discovery Bay Road. The main entrance and access to Area 10b will be via Discovery Bay Road from the west with a smaller access for service delivery / EVA to the podium level from the north.
- 3.1.2 Area 4A lies to the north of Peninsula Village and to the west of the Lantau Yacht Club . It consists of four medium to low-rise residential buildings with heights of 5 domestic storeys. The buildings are orientated north east and access is provided from Caperidge Drive.
- 3.1.3 Area 22 lies to the south east of the Area 10b and will be a boat yard serving the Lantau Yacht Club with two repair workshops, dry stand boat parking spaces and a slip / docking facility. Access to the boatyard will be via Marina Drive. This area also includes a helipad located to the north east of Lantau Yacht Club with an access road along the marina breakwater connected to the Coastline Villa internal road.

4. TREE PRESERVATION AND REMOVAL PROPOSALS

4.1 Tree Survey Findings

- 4.1.1 The tree survey for the Application Site was carried out in March 2022. There are 14 nos. of tree groups comprising a total of approximately 720 nos. of existing trees found within the Application Site boundary. The surveyed species include *Ficus benjamina*, *Ficus hispida*, *Ficus microcarpa*, *Macaranga tanarius* var. *tomentosa*, *Mallotus paniculatus* and *Melaleuca cajuputi* ssp. Fruit trees such as *Avverhoa carambola*, *Carica papaya*, *Dimocarpus longan*, *Mangifera indica* and *Pasidium guajava* are also found. The condition of the trees is poor to fair, and most are of low amenity value. For the Tree Survey details, refer to **B.1 – Tree Assessment Schedule**.
- 4.1.2 None of the existing trees are protected species listed under the Forestry Regulations, Forests and Countryside Ordinance (Cap.96 sub. leg.) or are an "Old and Valuable Tree" or a "Potential Old and Valuable Tree" as defined in DEVB TC (W) No. 5/2020 "Registration of Old and Valuable Trees" or a "Champion Tree" as identified in the book "Champion Trees in Urban Hong Kong". A breakdown of tree numbers by Group is provided in **Table 1**. below.

Table 1. – Summary of Existing Tree Numbers

Tree Groups	Approximate No. of Trees
TG1	80
TG2	15
TG3	11
TG4	30

Tree Groups	Approximate No. of Trees
TG5	50
TG6	5
TG7	26
TG8	11
TG9	35
TG10	22
TG11	27
TG12	59
TG13	282
TG14	67
TOTAL	720

4.2 Proposed Treatment of Existing Trees

4.2.1 **Retained Tree Groups** – A total of approximately 501 nos. trees are proposed to be retained within the Application Site Boundary (refer to **Table 2. – Summary of Treatment of Existing Trees**).

4.2.2 **Affected Tree Groups** - A total of approximately 219 nos. of trees will be affected by the site formation works, the proposed residential development footprint and associated roadworks. The affected trees within Tree Groups are proposed to be felled and transplanted. Trees on the slopes at the back of the site (TG12) and trees at the north-west corner of the site (TG13) will be largely retained.

4.2.3 Trees in these Groups are all found mostly to have poor form and poor to fair health condition with low amenity value and low survival rate after transplanting. However, some specimens have better form, health and amenity value such as the recent planting along the north of Marina Drive.

4.2.4 A summary of the proposed treatments of existing trees within the Application Site boundary is provided in **Table 2.** below:

Table 2. – Summary of Treatment of Existing Trees

Tree Group Nos.	Trees to be Retained (Approx.)	Tree to be Felled (Approx.)	Trees to be Transplanted (Approx.)	Total Tree Number (Approx.)
TG1	72	8	0	80
TG2	7	8	0	15
TG3	11	0	0	11
TG4	3	27	0	30
TG5	45	5	0	50
TG6	5	0	0	5
TG7	26	0	0	26
TG8	0	7	4	11
TG9	9	26	0	35

Tree Group Nos.	Trees to be Retained (Approx.)	Tree to be Felled (Approx.)	Trees to be Transplanted (Approx.)	Total Tree Number (Approx.)
TG10	0	7	15	22
TG11	0	5	22	27
TG12	49	10	0	59
TG13	242	40	0	282
TG14	32	35	0	67
TOTAL	501	178	41	720

4.3 Transplanting Method

- 4.3.1 All trees selected for transplanting will be transplanted directly to final onsite receptor locations to promote a high survival rate and maintain good form and high amenity value after transplanting. Indicative transplanting receptor locations are shown on **Figure C.1 - Landscape Master Plan**. Transplanting will be carried out in accordance with best horticultural practice with necessary preparatory pruning prior to transplanting, correct handling techniques and establishment operations.

4.4 New Planting Proposal

- 4.4.1 Within the Proposed Development area, a minimum of **178** nos. of new heavy-standard trees will be planted as amenity tree planting under the landscape proposal. Indicative tree planting species are provided in **Table 4** under **Section 5.5** below and indicative locations are shown on **Figure C.1 - Landscape Master Plan**.

5. LANDSCAPE DESIGN PROPOSAL

5.1 Landscape Design Concept and Strategy

- 5.1.1 The landscape master plan adopts the following design approach:-

- Creation of a landscape design which responds to the specific site conditions of the Proposed Development;
- Retention of existing trees where possible and incorporation of transplanted trees into the new landscape layout;
- Adoption of a landscape character consistent with the overall design language and aesthetic of the architectural elements;
- Sensitive integration of the Proposed Development into the surrounding areas via appropriate interface treatments;
- Minimisation of the visual impact of the Proposed Development through sensitive landscape treatment;
- Creation of suitable outdoor spaces for passive recreational activities; and

- (g) Promotion of the use of indigenous plant species throughout the landscape generally where possible and introduction of exotic ornamental species where appropriate to suit particular applications.

5.2 General Concept Design

5.2.1 Proposed Comprehensive Residential Development - The general concept is to create a distinctive residential neighbourhood with connections to surrounding residential areas and landscape assets. The overall design layout and allocation of the building heights of the Area 22 development is planned to create a stepped progression down from the back slopes of the site to the Nim Shue Wan waterfront. The tallest tower blocks are sited in the northwest and east "landward" portion of the site adjacent to the backdrop of Peninsula Village headland whilst the lower tower blocks step progressively down in height from 18 to 6 storeys on the flat "seaward" tip of the site in the south eastern portion. Naturalistic planting with indigenous species is proposed along the site boundaries to enhance the green rural fringe character of the area. Two open spaces are planned at the central and eastern end of the site and will enhance the overall greening of the development. These will provide green connections between Marina Drive and the promenade and cater for communal passive outdoor activities. Efficient circulation for daily and emergency access is provided by a central access road / EVA between the podium and low-rise housing along the promenade. Generous planting and streetscape treatments will create a green spine and integrate the road with the overall residential character.

5.2.2 The Area 4a development is much smaller in scale comprising only 4 medium rise units, each of which will have private gardens. This will be served by the existing Caperidge Drive access road and turnaround. The units will command elevated views to the east over the Lantau Yacht Club. Existing tree and shrub buffers on surrounding slopes will be retained and enhanced and a communal sitting out / play area will be provided on the north western portion of the site.

5.3 Major Landscape Elements

5.3.1 Landscape at Main Entrances - The vehicle access to the proposed development podium will be from the existing Discovery Bay Road to the podium level and to the ground level areas at the existing junction with Marina Drive. Both entrances form first impressions of the neighborhood and will be designed to create a distinctive arrival experience. The upper entrance will be framed by the existing mature avenue tree planting along Discovery Bay Road and will be enhanced with new signature tree and shrub planting. The low level entrance will be highlighted by twin water features either side of the entrance and amenity tree and shrub planting. This will also help screen the sewage pumping station and the petrol station. The vehicle access to the proposed helipad will be via an access road on the marina breakwater connected to Coastline Villa internal road.

5.3.2 Pedestrian Environment - Extensive soft landscape will be implemented along access roads and walkways to enhance the interior circulation spaces. A mix of ornamental and indigenous trees with an understory of multi-layered planting will provide functional benefits of shade and screening and visual and sensory amenity. Planting will provide colour and texture to the streetscape and generally soften the appearance of the paved areas as well as adjacent building walls. Surfaces will be paved with durable materials forming attractive designs. Street furniture will include seating, litter bins and bus shelters. External lighting will be carefully selected to be non-intrusive and reinforce a consistent safe but relaxed design character throughout the pedestrian environment of the overall development. Terraces form walkways on the podium development and these are linked to promote pedestrian circulation between levels. These also link with small pocket gardens where space permits.

- 5.3.3 Waterfront Environment** – A public promenade will be provided along the waterfront. This will be cantilevered over the water at a lower level than the adjacent low-rise units in order to protect the privacy of residents and provide closer interaction with the bay. Two quayside landing points are proposed along the waterfront. These comprise the landing for the existing public kaito in the middle of the promenade and the landing point for goods and services and boat workshop deliveries at the south eastern end. The kaito landing area will provide an pleasant waterfront venue while waiting for the ferry and for general relaxation. The waterfront will be attractively landscaped to encourage public strolling and viewing across Nim Shue Wan.
- 5.3.4 Recreational Facilities and Communal Garden** - Passive and active recreational facilities will be incorporated within the communal gardens of both Area 10b and 4a. Garden style planting will be provided to create intimate settings for informal use by all residents. Planting will be selected to provide seasonal interest and will comprise a mixture of native and ornamental species to enhance the biodiversity of the development. There will also be an informal open space between the podium and the street at Area 10b and this will serve as a pedestrian link between the two.
- 5.3.5 Peripheral Planting and Boundary Treatment** - The northern boundary of the site (both Areas 10b & 4a) will retain existing roadside avenue trees and trees on the slopes and these will be enhanced with new tree and shrub planting. This will help mitigate the intrusion of Discovery Bay Road on the units built at podium level. The boundary with the Lantau Yacht Club will also be densely planted in order to maintain screening and privacy for club members. Entrance planting at the north western end of the site will be undertaken to supplement existing vegetation and create a strong arrival experience. The western and southern edge of the development will be defined by the low-rise residential units. These will incorporate private front gardens facing Nim Shue Wan which will be planted and greened by their residents. The two quayside open spaces will include tree planting to frame views, provide shade and screening from the adjacent properties.
- 5.3.6 Buffer Planting** - Buffer planting will be predominantly native tree and shrub species and will provide a green interface with the surrounding land uses. It will screen and soften views into and out of the development. The buffer planting will also provide a green backdrop for internal amenity spaces and gardens.

5.4 Landscape Hardworks Design

- 5.4.1** General landscape hardworks elements and materials are summarised in **Table 3**. as follows:

Table 3 - General Landscape Hardworks Elements and Materials

Area/ Location	Landscape Hardworks
Main Entrances	<i>Vehicular road surface</i> – recycled concrete blocks or similar <i>Entrance paving</i> – natural granite or similar <i>Pedestrian footpath</i> – recycled concrete blocks with natural granite highlights <i>Road / Planter Kerbs</i> – natural granite or similar
Streetscape/Helipad	<i>Vehicular road surface</i> – precast concrete / clay pavers <i>Pedestrian footpath</i> – precast concrete / clay pavers <i>Kerb/ Planter</i> – precast concrete kerbs <i>Street Furniture</i> – proprietary products

Area/ Location	Landscape Hardworks
At-grade Communal Areas / Open Spaces	<i>Footpaths</i> – natural granite / stone paving or similar <i>Kerb/ Planter</i> – natural granite / stone paving or similar <i>Children's Playground</i> – proprietary play equipment and safety matting <i>Shade Structures</i> – metal frames and glass canopy

5.4.2 **Barrier Free Access** – All landscape areas will be designed and detailed according to the current version of Building Department's Design Manual – Barrier Free Access.

5.4.3 **Noise Barriers, Slopes and Retaining Structures** - There will be no noise barriers in this development. Existing slopes will be largely retained with the possibility of minor modifications. Where slopes are modified or new ones are formed, they will be greened to merge with the existing vegetated slope treatments. A retaining structure will be required along the edge of the petrol station near the main entrance in order to accommodate the level change between Discovery Bay Road and the station. The face of this will only be visible from within the station. Appropriate architectural and / or landscape greening measures will be applied to mitigate the visual impact.

5.5 Landscape Softworks Design

5.5.1 **Planting Strategy** – Structure planting shall compliment the adjacent semi-natural vegetation and will help ameliorate the local micro-climate, contribute to pollution and noise mitigation, improve energy efficiency of buildings through insulation effects and provide wildlife habitats. Species selection will relate to the particular landscape character in each area. Peripheral naturalistic buffer planting will adopt mainly native species. Amenity planting throughout the pedestrian circulation network will be more formal in style and include exotic species chosen for flower and foliage colour, seasonal variation and form. Communal gardens and landscape corridors will be more informal in planting style and will include a mix of indigenous species common to the area and exotic trees and shrubs to provide colour, fragrance, visual structure and variety.

5.5.2 **Plant Stock Sizes** – Generally, "Heavy-standard" sized trees will be selected for new tree planting in order to provide a positive visual impact on day one. The planting size of low shrubs will vary from 300mm to 600mm whilst tall shrubs will be above 800mm. For groundcovers, 200mm to 300mm size will be provided.

5.5.3 **Plant Spacing** – Plant spacing will vary according to the species and stock size selected and shall be determined at detail design stage. Trees will be located generally as indicated on the Landscape Master Plan. Street trees will generally be spaced at 4 to 5m to allow for future growth. Screen trees will be spaced at 3 to 5m. Shrubs and groundcovers will be planted subject to the plant stock size but spacing shall ensure that an immediate overall foliage effect is achieved. Typically, the spacing for shrubs will be between 250 to 500mm and 150 to 250mm for ground covers.

5.5.4 **Planting Schedule** – An indicative choice of plant materials is indicated in **Table 4** below:-

Table 4 – Proposed Planting Schedule

Planting Species	Size	Spacing (mm)
TREES		
<i>Bauhinia blakeana</i> *	Heavy Standard	4000
<i>Cassia surattensis</i>	Heavy Standard	4000
<i>Cinnamomum burmannii</i> *	Heavy Standard	4000

Planting Species	Size	Spacing (mm)
<i>Elaeocarpus chinensis</i> *	Heavy Standard	4000
<i>Ficus benjamina</i>	Heavy Standard	4000
<i>Lagerstromia indica</i>	Heavy Standard	4000
<i>Michelia x alba</i>	Heavy Standard	4000
<i>Podocarpus macrophyllus</i> *	Heavy Standard	4000
<i>Pongamia pinnata</i> *	Heavy Standard	4000
<i>Syzygium hancei</i> *	Heavy Standard	4000
<i>Sterculia lanceolata</i> *	Heavy Standard	4000
<i>Terminalia</i> spp.	Heavy Standard	4000
SHRUBS		
<i>Aglaia odorata</i>	Varies	Varies
<i>Bridelia tomentosa</i> *	Varies	Varies
<i>Codiaeum variegatum</i>	Varies	Varies
<i>Duranta repens</i> 'Golden Leaves'	Varies	Varies
<i>Gardenia jasminoides</i> *	Varies	Varies
<i>Gordonia axillaris</i> *	Varies	Varies
<i>Ixora chinensis</i> *	Varies	Varies
<i>Ligustrum sinense</i> *	Varies	Varies
<i>Murraya paniculata</i>	Varies	Varies
<i>Rhododendron simsii</i> *	Varies	Varies
<i>Liriope spicata</i> *	Varies	Varies
GROUND COVER		
<i>Arachis duranensis</i>	Varies	Varies
<i>Cuphea hyssopifolia</i>	Varies	Varies
<i>Dianella ensifolia</i> *	Varies	Varies
<i>Euphorbia milii</i> 'Dwarf'	Varies	Varies
<i>Lantana montevidensis</i>	Varies	Varies
<i>Liriope spicata</i> *	Varies	Varies
<i>Nephrolepis auriculata</i> *	Varies	Varies
<i>Ophiopogon japonica</i> *	Varies	Varies
<i>Tradescantia spathacea</i>	Varies	Varies
CLIMBERS		
<i>Bougainvillea</i> spp.	Varies	Varies
<i>Lonicera japonica</i> *	Varies	Varies
<i>Trachelospermum jasminoides</i> *	Varies	Varies
LAWN		
<i>Zoysia japonica</i>	300 x 300 squares	n/a

Note: species selection will be subject to detail design development & market availability

* Native Species

5.5.5 **Soil Depth** – Sufficient soil depth will be provided for all planting areas and adequate structural loading capacity and drainage will be provided for planting areas on structure. Depending on the types of planting, the minimum soil depths excluding drainage layers shall be:

- Trees/Palm Trees 1200mm

- Shrubs 600mm
- Groundcover 300 – 600mm
- Turf 300mm

5.5.6 **Soil Drainage** – Planting areas on structure shall be drained by proprietary PVC drainage cells, filter fabric and planter drains connected to piped mains surface water drainage systems. On-grade planting shall be free-draining, and additional surface drains and subsoil drains will be provided where necessary.

5.5.7 **Irrigation Water Points** – Sufficient manual irrigation water points at a nominal spacing of 40m will be provided for all planting areas.

5.5.8 **Landscape Maintenance** - A minimum 12 months Establishment Period will be incorporated in the planting contract for all softworks elements. Thereafter, landscape maintenance will be undertaken by an approved landscape maintenance company engaged by the development management.

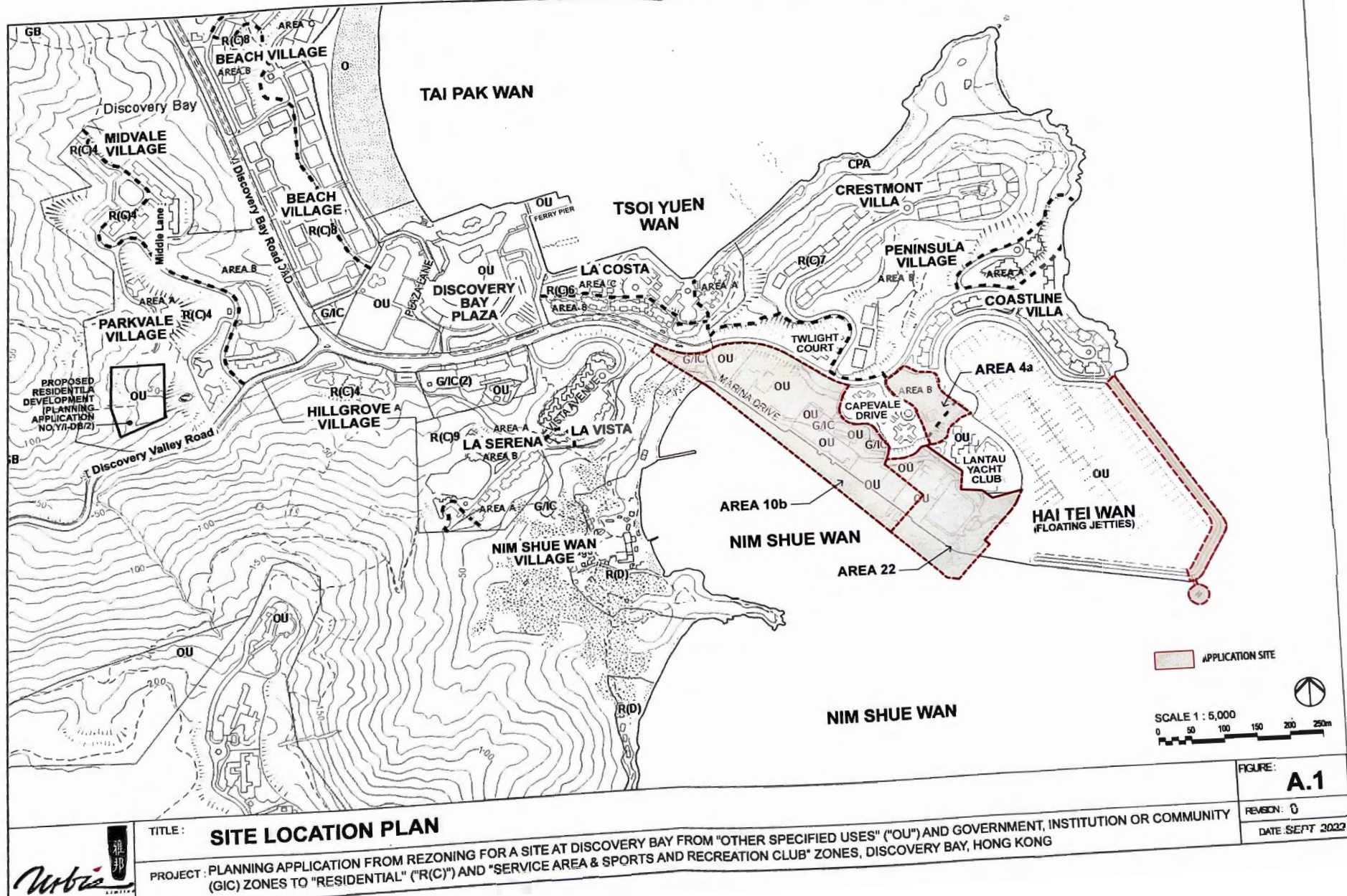
5.6 Landscape Area Provision

5.6.1 **Communal Open Space** – The total Application Site area is approximately **180,335m²** (Areas 4a, 10b, 22 and Helipad) with a design population of **1,965** (Area 10b) and **180** (Area 4a). With a total open space area of no less than **1,965m²** and **180m²** for Areas 10b and 4a respectively, the minimum standard of 10 ha per 100,000 persons as stipulated in Chapter 4 of the Hong Kong Planning Standards and Guidelines is achieved by the proposed layout.

5.6.2 **Greenery Provision** – A minimum 30% greenery (of total residential site area of **81,600m²**) will be achieved in accordance with the requirement of Buildings Department PNAP (APP-152).

APPENDIX A – SITE LOCATION PLAN

A.1 Site Location Plan



TITLE: SITE LOCATION PLAN

PROJECT: PLANNING APPLICATION FROM REZONING FOR A SITE AT DISCOVERY BAY FROM "OTHER SPECIFIED USES" ("OU") AND GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) ZONES TO "RESIDENTIAL" ("R(C)") AND "SERVICE AREA & SPORTS AND RECREATION CLUB" ZONES, DISCOVERY BAY, HONG KONG

FIGURE:

A.1

REVISION: 0

DATE: SEPT 2022

APPENDIX B – TREE TREATMENT

B.1	Tree Assessment Schedule
B.2.1 to B. 2.12	Tree Survey Photographs
HKR14/P/TS01	Tree Survey Plan
HKR14/P/TT01	Tree Treatment Plan

APPENDIX B.1

Tree Group Assessment Schedule at

Address Discovery Bay Site 10B & 4A

Lot N/A

In D.D.

N/A

Prepared by Mr. André Le Claire (ISA Certified Arborist No. HK-1555A)

Field Survey was conducted/updated on 11 March 2022

by André Le Claire (ISA-CA # HK-1555A)

To be read in conjunction with drawing nos. HKR14/P/T01

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones. The Application Site covers Areas 10b, 4a and

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Rev. 0

Existing Tree Group Assessment Schedule															Rev. 0	
Tree Group ID Number	Photo no.	Tree Species		Number of Trees	Approximate Tree Size			Form (Good / Fair / Poor)	Health Condition (Good / Fair / Poor)	Structural Condition (Good / Fair / Poor)	Anticipated Survival Rate after Transplanting (High/ Medium/Low)	Proposed Treatment in Initial/ approved application (Retain/ Transplant/ Fell)	Justification for Proposed Tree Removal	Remarks (Including justification for proposed tree removal; precious or rare or endangered species; conservation status; amenity or ecological value; anticipated root-ball size to be preserved (with Ø. x depth in mm), and any other on-site conditions, etc.)		
		(In Scientific name)	(In Chinese name)	Estimate	Overall Height (M)	Trunk Diameter (mm)	Average Crown Spread (M)									
TG1	1 -3	Dead tree	枯樹	1	4	200	3	Poor	Fair	Poor	Low	Retain 90% (72 nos.) Fell 10% (8 nos.)	Conflict with Proposed Development	Tree group growing on a steep slope.		
		Macaranga tanarius var. tomentosa	血桐	27	3-7	100-300	3-6	Poor	Fair	Fair	Low					
		Ficus hispida	對葉榕	7	3-6	100-300	3-4	Poor	Fair	Fair	Low					
		Schefflera heptaphylla	雞掌柴	5	3-6	100-300	3-4	Fair	Fair	Fair	Low					
		Mallotus paniculatus	白欖	18	4-6	100-300	4-6	Fair	Fair	Fair	Low					
		Ficus benjamina	垂葉榕	3	5-9	200-500	5-8	Poor	Fair	Fair	Low					
		Acacia confusa	台灣相思	14	5-9	200-500	5-9	Poor	Fair	Fair	Low					
		Pandanus tectorius	露兜樹	2	3-4	150-250	2-3	Poor	Fair	Fair	Low					
		Artocarpus heterophyllus	菠蘿蜜	3	5-7	150-250	3-5	Poor	Fair	Fair	Low					
				Sub-total	80											
TG2	4 -6	Bauhinia variegata var. candida	白花洋紫荊	1	5	150	5	Fair	Fair	Fair	Low	Retain 45% (7 nos.) Fell 55% (8 nos.)	Conflict with Proposed Development	Located behind fencing in nursery		
		Hibiscus tiliaceus	黃槿	1	4	150	4	Poor	Fair	Poor	Low					
		Cinnamomum burmannii	陸香	4	7-9	300-400	7-9	Fair	Good	Fair	Low					
		Archontophoenix alexandrae	假桫欏	1	6	120	4	Good	Fair	Good	Low			Located behind fencing in nursery. Asymmetrical crown shape		
		Averrhoa carambola	楊桃	1	5	200	5	Fair	Fair	Fair	Low					
		Psidium guajava	番石榴	1	4	100	3	Fair	Fair	Fair	Low					
		Carica papaya	番木瓜	1	3	100	1	Fair	Fair	Fair	Low			Located behind fencing in nursery		
		Magnolia grandiflora	荷花玉蘭	2	3-5	150-250	3-5	Fair	Poor	Fair	Low					
		Khaya senegalensis	非洲欏	1	10	350	8	Fair	Fair	Fair	Low					
		Terminalia mantaly	小葉欏仁	1	10	350	8	Fair	Fair	Fair	Low					
		Callistemon viminalis	串錢柳	1	6	250	5	Fair	Fair	Fair	Low					
				Sub-total	15											
		TG3	7	Ficus microcarpa	細葉榕	10	6-12	300-700	6-12	Fair	Fair			Fair	Low	Retain
Crateva unilocularis	樹頭菜			1	6	130	4	Good	Fair	Good	Med					
				Sub-total	11											
TG4	8 -10	Plumeria rubra	雞蛋花	3	3-4	100-200	3-4	Fair	Fair	Fair	High	Retain 10% (3 nos.) Fell 90% (27 nos.)	Conflict with Proposed Development	Small trees		
		Ficus microcarpa	細葉榕	18	5-7	200-300	5-7	Fair	Fair	Fair	Low			Variable size, form, structure and crown health		
		Terminalia mantaly	小葉欏仁	1	7	130	4	Good	Fair	Good	Med					
		Archontophoenix alexandrae	假桫欏	2	5-7	200-300	5-7	Good	Fair	Good	High			One large and one small		
		Cycas revoluta	蘇鐵	3	5-7	200-300	5-7	Fair	Fair	Fair	High			Small palms		
		Macaranga tanarius var. tomentosa	血桐	1	3-5	100-250	3-5	Fair	Fair	Fair	Low					
		Bauhinia purpurea	紅花羊蹄甲	2	4-5	100-200	3-4	Poor	Poor	Poor	Low			Asymmetrical crown shape		
				Sub-total	30											
TG5	12	Ficus microcarpa	細葉榕	37	5-8	150-350	3-6	Fair	Fair	Fair	Low	Retain 90% (45 nos.) Fell 10% (5 nos.)	Conflict with Proposed Development	Variable size, form, structure and crown health		
		Ficus benjamina	垂葉榕	12	5-8	150-350	3-6	Poor	Poor	Poor	Low			Variable size, form, structure and crown health		
		Bauhinia x blakeana	洋紫荊	1	5	220	5	Poor	Poor	Poor	Low			Severely damaged through topping		
				Sub-total	50											
TG6	13 -15	Ficus microcarpa	細葉榕	5	6-8	200-400	5-7	Fair	Fair	Fair	Low	Retain		Large and mature trees		
				Sub-total	5											

Tree Group ID Number	Photo no.	Tree Species		Number of Trees Estimate	Approximate Tree Size			Form (Good / Fair / Poor)	Health Condition (Good / Fair / Poor)	Structural Condition (Good / Fair / Poor)	Anticipated Survival Rate after Transplanting (High/Medium/Low)	Proposed Treatment in Initial/approved application (Retain/Transplant/Fell)	Justification for Proposed Tree Removal	Remarks (Including justification for proposed tree removal; precious or rare or endangered species; conservation status; amenity or ecological value; anticipated root-ball size to be preserved (with Ø. x depth in mm), and any other on-site conditions, etc.)
		(In Scientific name)	(In Chinese name)		Overall Height (M)	Trunk Diameter (mm)	Average Crown Spread (M)							
TG7	16 -17	<i>Bismarckia nobilis</i>	蕤王棕	1	3	150	3	Good	Good	Good	High	Retain		Small palm
		<i>Tabebuia chrysantha</i>	黃藤木	7	3-4	95-130	2-3	Fair	Fair	Fair	High			Juvenile tree
		<i>Ficus binnendijkii</i>	阿里藍榕	7	3-4	95-150	2-3	Fair	Fair	Fair	High			
		<i>Archontophoenix alexandrae</i>	假桫欏	3	5-7	200-300	3-4	Good	Fair	Good	High			
		<i>Phoenix sylvestris</i>	銀海葵	1	6	350	5	Good	Fair	Good	High			
		<i>Plumeria rubra</i>	雞蛋花	1	4	130	4	Fair	Fair	Fair	High			Small tree
		<i>Ficus microcarpa</i>	細葉榕	1	10	500	12	Fair	Good	Fair	Low			Large and mature tree
		<i>Xanthostemon chrysanthus</i>	金廣桃	2	4-5	95-120	2-3	Fair	Fair	Fair	High			Juvenile trees
		<i>Ficus lyrata</i>	琴葉榕	2	3-4	100-150	3-4	Fair	Fair	Fair	High			Juvenile trees
		<i>Schefflera arboricola</i>	鵝掌藤	1	3	150	3	Fair	Good	Fair	High			Small tree
		Sub-total	26											
TG8	18 -20	<i>Phoenix sylvestris</i>	銀海葵	6	5-6	300-400	4-5	Good	Fair	Good	High	Transplant 40% (4 nos.) Fell 60% (7nos.)	Conflict with Proposed Development	
		<i>Dracontomelon duperreanum</i>	人面子	1	6	130	4	Good	Fair	Good	Med			
		<i>Bismarckia nobilis</i>	蕤王棕	2	3-4	150-200	3-4	Good	Good	Good	High			Small palms
		<i>Ficus altissima</i> 'Golden Edged'	斑葉高山榕	1	5	150	4	Good	Good	Good	Med			
		<i>Cinnamomum burmannii</i>	陸香	1	5	100	3	Fair	Poor	Poor	Low			Topped
		Sub-total	11											
TG9	21 -25	<i>Acacia confusa</i>	台灣相思	6	5-7	250-350	4-7	Fair	Fair	Fair	Low	Retain 25% (9 nos.) Fell 75% (26 nos.)	Conflict with Proposed Development	Slope trees
		<i>Cinnamomum camphora</i>	樟	5	5-6	150-200	3-4	Fair	Fair	Fair	Med			Planted at the bottom of the slope
		<i>Terminalia mantaly</i>	小葉欖仁	3	5-7	120-180	3-4	Fair	Fair	Fair	Med			Planted at the bottom of the slope
		<i>Ficus microcarpa</i>	細葉榕	1	8	600	8	Fair	Good	Fair	Low			Large and mature tree
		<i>Dalbergia sissoo</i>	印度黃檀	4	5-7	120-200	3-4	Fair	Fair	Fair	Med			
		<i>Ficus altissima</i> 'Golden Edged'	斑葉高山榕	1	4	120	4	Fair	Fair	Fair	Low			
		<i>Casuarina equisetifolia</i>	木麻黃	1	8	200	6	Fair	Fair	Fair	Low			Slope trees
		<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8	4-5	120-200	4-5	Poor	Fair	Poor	Low			Slope trees
		<i>Utsea glutinosa</i>	潺槁樹	1	5	120	3	Poor	Fair	Poor	Low			Slope trees
		<i>Mallotus paniculatus</i>	白欖	2	5-6	150-250	4-6	Poor	Fair	Poor	Low			Slope trees
		<i>Ficus hispida</i>	對葉榕	2	4-5	100-150	3-4	Poor	Fair	Poor	Low			Slope trees
		<i>Magnolia x soulangeana</i>	二喬木蘭	1	3	100	3	Fair	Fair	Fair	Med			Small tree
				Sub-total	35									
TG10	26 -29	<i>Magnolia grandiflora</i>	荷花玉蘭	3	4-7	150-350	3-7	Fair	Good	Fair	Low	Transplant 70% (15 nos.) Fell 30% (7nos.)	Conflict with Proposed Development	Juvenile trees
		<i>Cinnamomum camphora</i>	樟	10	4-6	100-200	3-5	Good	Fair	Good	Med			
		<i>Terminalia mantaly</i>	小葉欖仁	1	6	150	3	Fair	Fair	Fair	Med			Juvenile trees
		<i>Ficus benjamina</i>	垂葉榕	4	4-6	100-200	3-5	Fair	Good	Fair	Med			
		<i>Ficus altissima</i> 'Golden Edged'	斑葉高山榕	1	6	200	5	Fair	Fair	Fair	Med			Obvious crown dieback
		<i>Syzygium hancei</i>	韓氏廣桃	1	6	150	4	Fair	Poor	Fair	Low			Growing against the building wall
		<i>Ficus hispida</i>	對葉榕	1	4	150	3	Poor	Fair	Poor	Low			Growing against the building wall
		<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	1	5	200	5	Poor	Fair	Poor	Low			
				Sub-total	22									
TG11	30 -34	<i>Cinnamomum camphora</i>	樟	9	4-6	100-180	3-5	Fair	Fair	Fair	High	Transplant 80% (22 nos.) Fell 20% (5nos.)	Conflict with Proposed Development	Juvenile trees
		<i>Casuarina equisetifolia</i>	木麻黃	2	10-16	300-400	6-8	Fair	Fair	Poor	Low			Large failure on one tree
		<i>Schefflera heptaphylla</i>	鵝掌柴	1	5	250	4	Fair	Fair	Poor	Low			Large basal wound
		<i>Syzygium jambos</i>	風桃	1	4	120	4	Fair	Fair	Fair	Med			Multiple trunks from ground level
		<i>Cinnamomum burmannii</i>	陸香	12	4-6	100-180	3-5	Fair	Fair	Fair	High			Juvenile trees
		<i>Bismarckia nobilis</i>	蕤王棕	2	3-4	200-250	3-4	Good	Fair	Good	High			Small palms
				Sub-total	27									

Tree Group ID Number	Photo no.	Tree Species		Number of Trees Estimate	Approximate Tree Size			Form (Good / Fair / Poor)	Health Condition (Good / Fair / Poor)	Structural Condition (Good / Fair / Poor)	Anticipated Survival Rate after Transplanting (High/ Medium/Low)	Proposed Treatment in Initial/approved application (Retain/ Transplant/ Fell)	Justification for Proposed Tree Removal	Remarks (Including justification for proposed tree removal; precious or rare or endangered species; conservation status; amenity or ecological value; anticipated root-ball size to be preserved (with Ø, x depth in mm), and any other on-site conditions, etc.)
		(In Scientific name)	(In Chinese name)		Overall Height (M)	Trunk Diameter (mm)	Average Crown Spread (M)							
TG12	35 -27	<i>Melaleuca cajuputi</i> subsp. <i>cumingiana</i>	白千層	59	6-14	200-400	4-7	Fair	Fair	Fair	Low	Retain 85% (49 nos.) Fell 15% (10 nos.)	Conflict with Proposed Development	Long row is of street trees
			Sub-total	59										
TG13	38 - 42	<i>Cinnamomum burmannii</i>	陸香	5	4-6	100-180	3-5	Poor	Fair	Fair	Low	Retain 85% (242 nos.) Fell 15% (40 nos.)	Conflict with Proposed Development	Slope trees smothered with a climber
		<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	100	4-6	100-250	3-5	Poor	Fair	Fair	Low			Slope trees smothered with a climber
		<i>Casuarina equisetifolia</i>	木麻黃	3	5-7	150-250	3-5	Poor	Fair	Fair	Low			Slope trees smothered with a climber
		<i>Mallotus paniculatus</i>	白欖	30	4-6	100-200	3-5	Poor	Fair	Fair	Low			Slope trees smothered with a climber
		<i>Acacia confusa</i>	台灣相思	5	4-6	100-250	3-5	Poor	Fair	Fair	Low			Slope trees smothered with a climber
		<i>Ficus hispida</i>	對葉榕	100	3-6	100-250	3-5	Poor	Fair	Fair	Low			Slope trees smothered with a climber
		<i>Bridelia tomentosa</i>	土蜜樹	5	3-5	100-150	3-5	Poor	Fair	Fair	Low			Slope trees smothered with a climber
		<i>Schefflera heptaphylla</i>	鵝掌柴	5	3-5	100-200	3-5	Poor	Fair	Fair	Low			Slope trees smothered with a climber
		<i>Olmocarpus longan</i>	龍眼	3	10	300	8	Poor	Fair	Fair	Low			Fruit trees
		<i>Carica papaya</i>	番木瓜	4	3-4	100-150	1-2	Poor	Fair	Fair	Low			Fruit trees
		<i>Clausena lansium</i>	黃皮	4	3-5	100-200	3-4	Poor	Fair	Fair	Low			Fruit trees
		<i>Sapium sebiferum</i>	烏桕	3	4-6	150-250	3-5	Poor	Fair	Fair	Low			Slope trees smothered with a climber
		<i>Celtis sinensis</i>	朴樹	5	4-7	150-350	3-7	Poor	Fair	Fair	Low			Slope trees smothered with a climber
		<i>Litsea glutinosa</i>	潺槁樹	10	4-5	100-200	3-5	Poor	Fair	Fair	Low			Slope trees smothered with a climber
			Sub-total	282										
TG14	43 -47	<i>Hibiscus tiliaceus</i>	黃槿	10	4-7	100-300	3-7	Poor	Good	Poor	Low	Retain 48% (32 nos.) Fell 52% (35 nos.)	Conflict with Proposed Development	Growing on beach
		<i>Khaya senegalensis</i>	非洲楸	1	10	500	10	Poor	Fair	Fair	Low			Large and mature
		<i>Casuarina equisetifolia</i>	木麻黃	1	10	500	10	Fair	Fair	Fair	Low			Large and mature
		<i>Psidium guajava</i>	番石榴	1	5	150	3	Fair	Fair	Poor	Low			Topped
		<i>Mangifera indica</i>	芒果	1	4	100	3	Fair	Fair	Fair	High			Juvenile tree
		<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	15	4-6	100-200	4-6	Poor	Fair	Fair	Low			Slope trees
		<i>Mallotus paniculatus</i>	白欖	20	4-6	100-200	4-6	Poor	Fair	Fair	Low			Slope trees
		<i>Ficus hispida</i>	對葉榕	10	4-6	100-200	4-6	Poor	Fair	Fair	Low			Slope trees
		<i>Schefflera heptaphylla</i>	鵝掌柴	5	3-5	100-150	3-5	Poor	Fair	Fair	Low			Slope trees
		<i>Carica papaya</i>	番木瓜	3	3-5	100-150	2-3	Poor	Fair	Fair	Low			Slope trees
			Sub-total	67										



Photo No. 1 | TG1



Photo No. 2 | TG1



Photo No. 3 | TG2



Photo No. 4 | TG2

APPENDIX B.2.1

TREE GROUP PHOTOGRAPHS

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones.
The Application Site covers Areas 10b, 4a and 22 in Discovery Bay, Hong Kong



Photo No. 5 | TG2



Photo No. 6 | TG2



Photo No. 7 | TG3



Photo No. 8 | TG4

APPENDIX B.2.2

TREE GROUP PHOTOGRAPHS

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones. The Application Site covers Areas 10b, 4a and 22 in Discovery Bay, Hong Kong



Photo No. 9 | TG4



Photo No. 10 | TG4



Photo No. 11 | TG5



Photo No. 12 | TG5

APPENDIX B.2.3

TREE GROUP PHOTOGRAPHS

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones. The Application Site covers Areas 10b, 4a and 22 in Discovery Bay, Hong Kong



Photo No. 13 | TG6



Photo No. 14 | TG6



Photo No. 15 | TG7



Photo No. 16 | TG7

APPENDIX B.2.4

TREE GROUP PHOTOGRAPHS

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones. The Application Site covers Areas 10b, 4a and 22 in Discovery Bay, Hong Kong



Photo No. 17 | TG7



Photo No. 18 | TG8



Photo No. 19 | TG8



Photo No. 20 | TG8

APPENDIX B.2.5

TREE GROUP PHOTOGRAPHS

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones. The Application Site covers Areas 10b, 4a and 22 in Discovery Bay, Hong Kong



Photo No. 21 | TG9



Photo No. 22 | TG9



Photo No. 23 | TG9



Photo No. 24 | TG9

APPENDIX B.2.6

TREE GROUP PHOTOGRAPHS

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones.
The Application Site covers Areas 10b, 4a and 22 in Discovery Bay, Hong Kong



Photo No. 25 | TG9



Photo No. 26 | TG10



Photo No. 27 | TG10



Photo No. 28 | TG10

APPENDIX B.2.7

TREE GROUP PHOTOGRAPHS

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones. The Application Site covers Areas 10b, 4a and 22 in Discovery Bay, Hong Kong



Photo No. 29 | TG10



Photo No. 30 | TG11



Photo No. 31 | TG11



Photo No. 32 | TG11

APPENDIX B.2.8

TREE GROUP PHOTOGRAPHS

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones.
The Application Site covers Areas 10b, 4a and 22 in Discovery Bay, Hong Kong



Photo No. 33 | TG11



Photo No. 34 | TG11



Photo No. 35 | TG12



Photo No. 36 | TG12

APPENDIX B.2.9

TREE GROUP PHOTOGRAPHS

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones. The Application Site covers Areas 10b, 4a and 22 in Discovery Bay, Hong Kong



Photo No. 37 | TG12



Photo No. 38 | TG13



Photo No. 39 | TG13



Photo No. 40 | TG13

APPENDIX B.2.10

TREE GROUP PHOTOGRAPHS

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones.
The Application Site covers Areas 10b, 4a and 22 in Discovery Bay, Hong Kong



Photo No. 41 | TG13



Photo No. 42 | TG13



Photo No. 43 | TG14



Photo No. 44 | TG14

APPENDIX B.2.11

TREE GROUP PHOTOGRAPHS

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones. The Application Site covers Areas 10b, 4a and 22 in Discovery Bay, Hong Kong



Photo No. 45 | TG14



Photo No. 46 | TG14



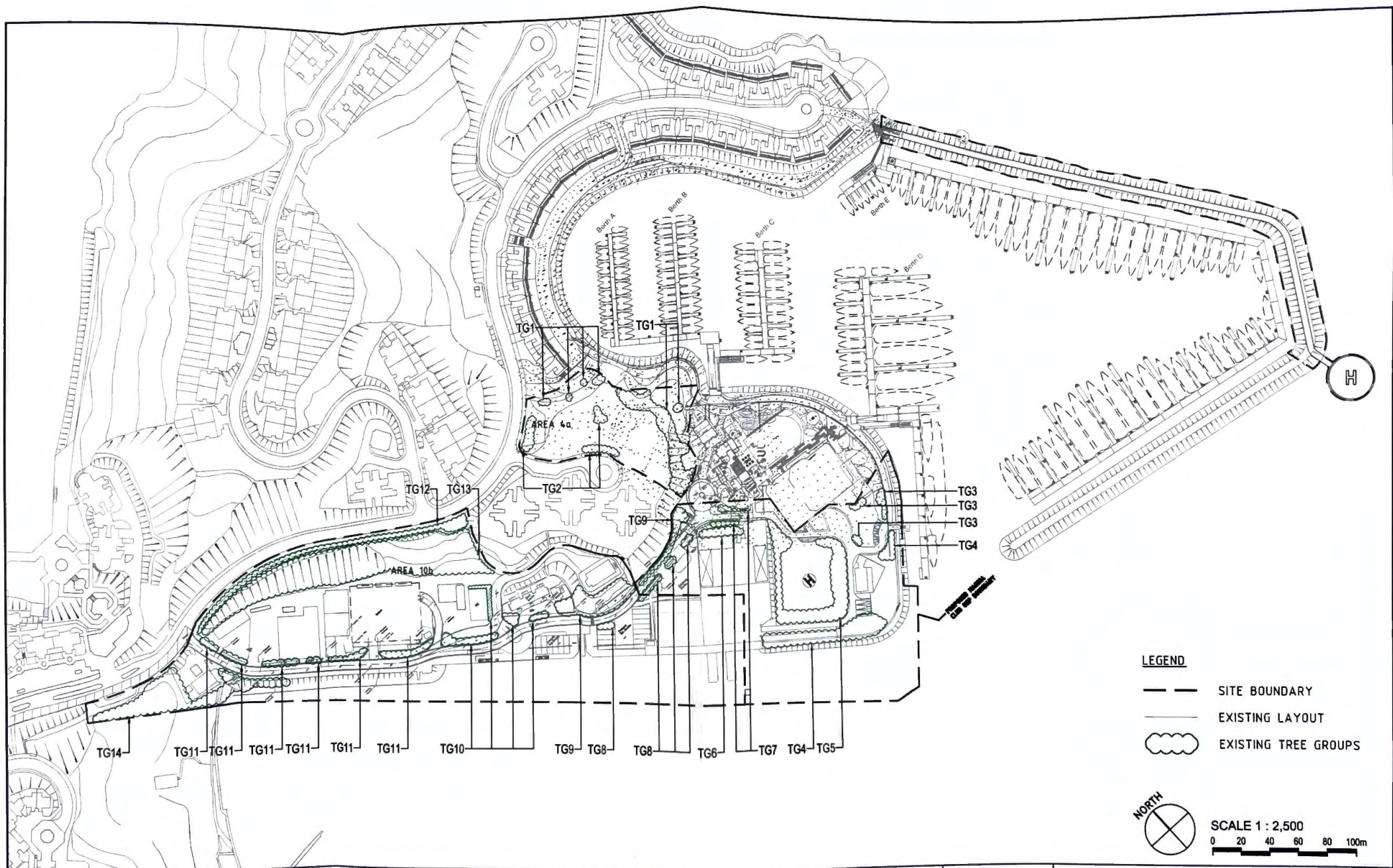
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APPENDIX B.2.12

TREE GROUP PHOTOGRAPHS

Planning Application for rezoning at Discovery Bay from "Other Specified Uses" ("OU") zone to "Residential" ("R(C)") zone and "Service Area & Sports and Recreation Club" zones.
The Application Site covers Areas 10b, 4a and 22 in Discovery Bay, Hong Kong

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						Job Title	Drawing No
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						Drawing Title	Scale
						TREE SURVEY PLAN	1:2500 @ A3
Revision	Date	Description	Drawn by	Checked by	Approved by	Drawn by	Job No.
						EI	HKR14
						DK	
						TO	
						Date	
						JUL 2022	

Urbis Limited

Planning, Urban Design, Landscape, Golf & Environmental Consultants

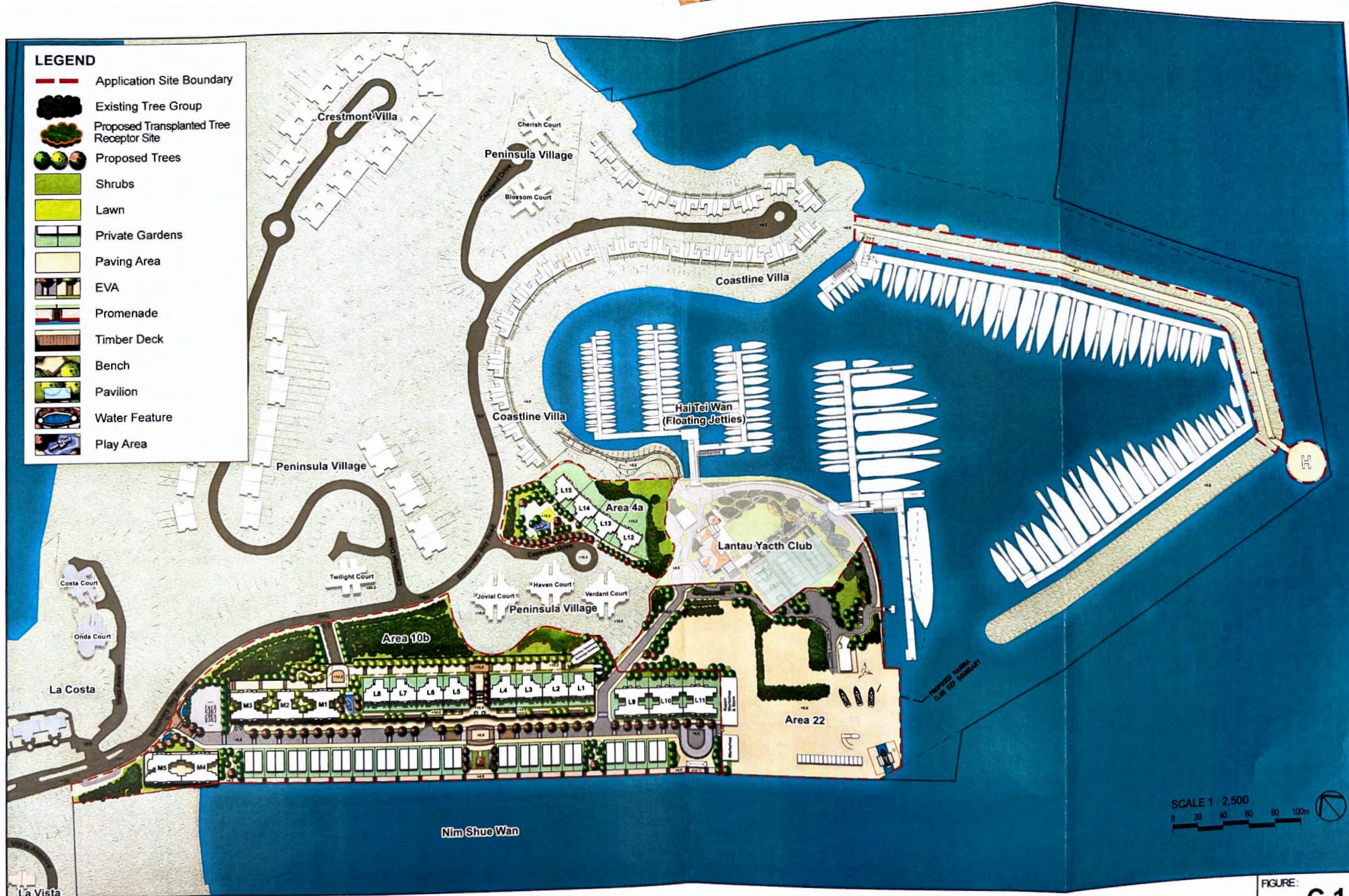
Urbis Limited, 11/F Sky On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 6662

APPENDIX C – LANDSCAPE DESIGN

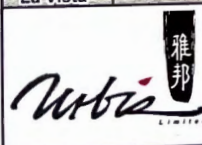
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- C.2 Landscape Section A-A**
- C.3 Landscape Section B-B**
- C.4 Landscape Section C-C**
- C.5 Landscape Section D-D**
- C.6 Landscape Section E-E**
- C.7 Open Space Provision**

LEGEND

-  Application Site Boundary
-  Existing Tree Group
-  Proposed Transplanted Tree Receptor Site
-  Proposed Trees
-  Shrubs
-  Lawn
-  Private Gardens
-  Paving Area
-  EVA
-  Promenade
-  Timber Deck
-  Bench
-  Pavilion
-  Water Feature
-  Play Area



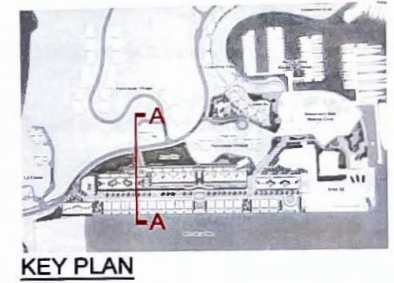
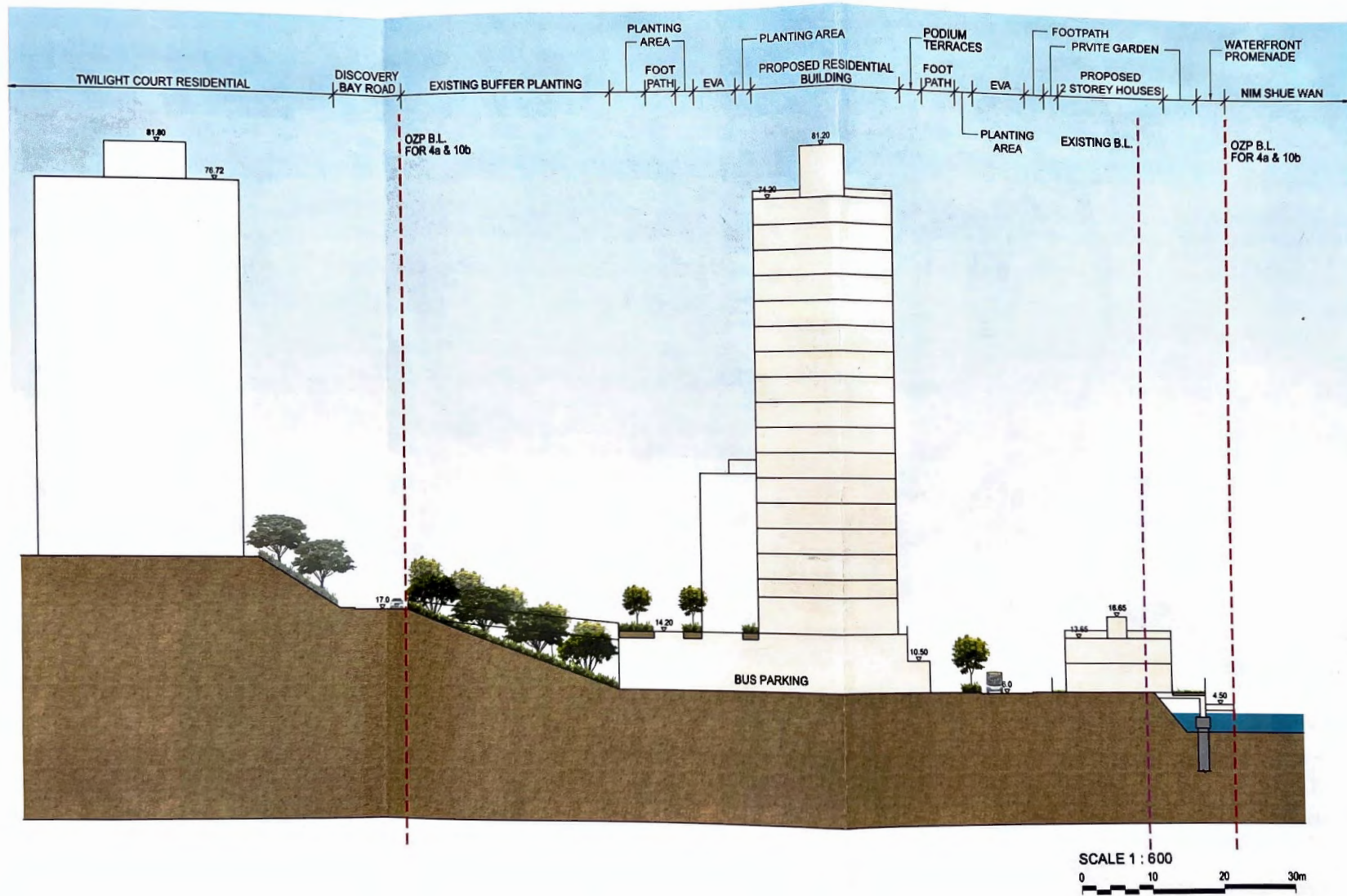
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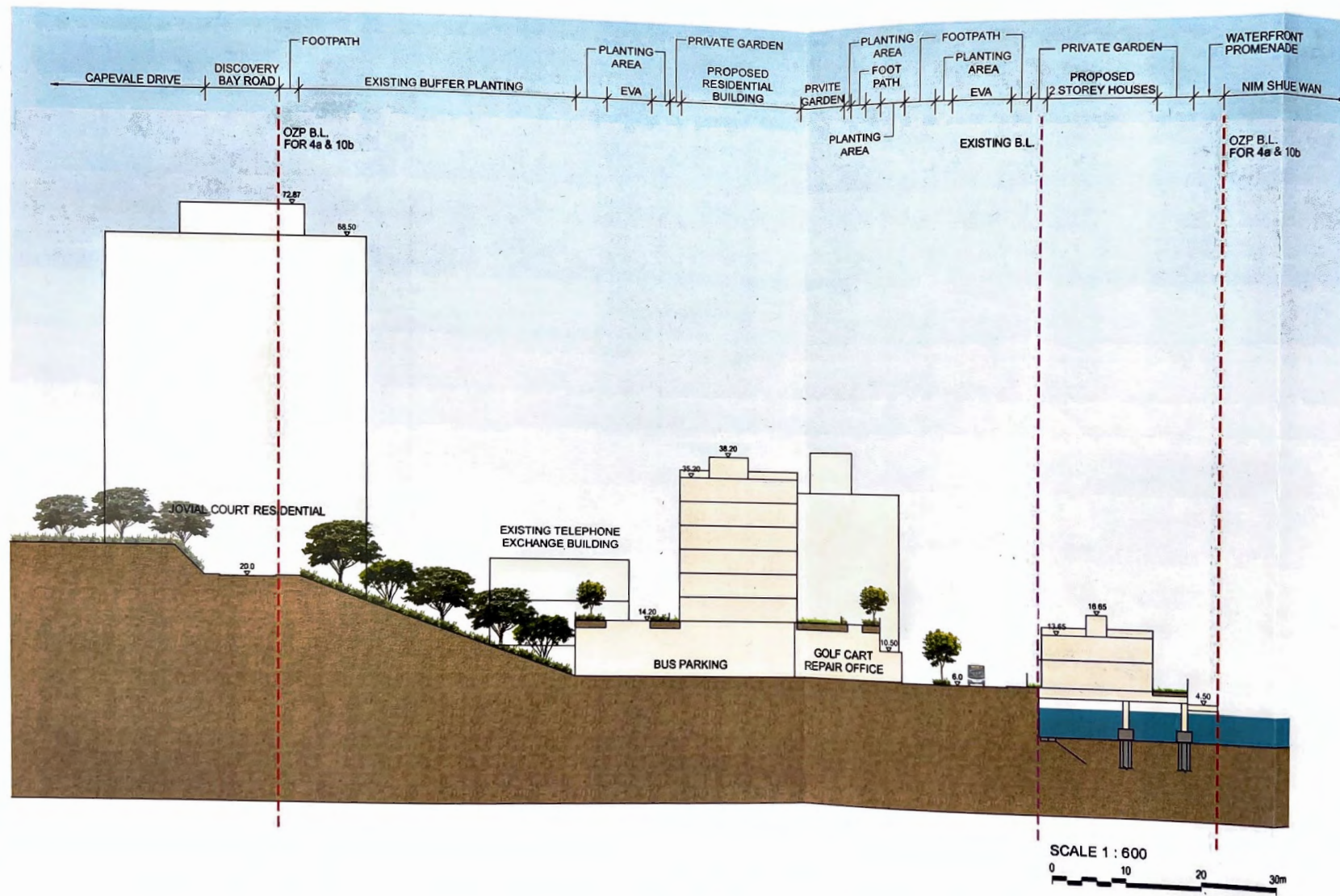


TITLE : **LANDSCAPE MASTER PLAN**

PROJECT : PLANNING APPLICATION FROM REZONING FOR A SITE AT DISCOVERY BAY FROM "OTHER SPECIFIED USES" ("OU") AND GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) ZONES TO "RESIDENTIAL" ("R(C)") AND "SERVICE AREA & SPORTS AND RECREATION CLUB" ZONES, DISCOVERY BAY, HONG KONG

FIGURE : **C.1**
REVISION : 0
DATE : SEPT 2022





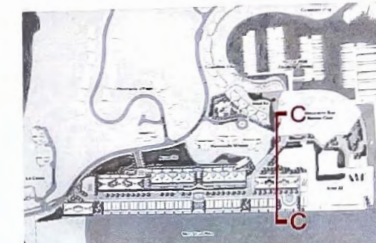
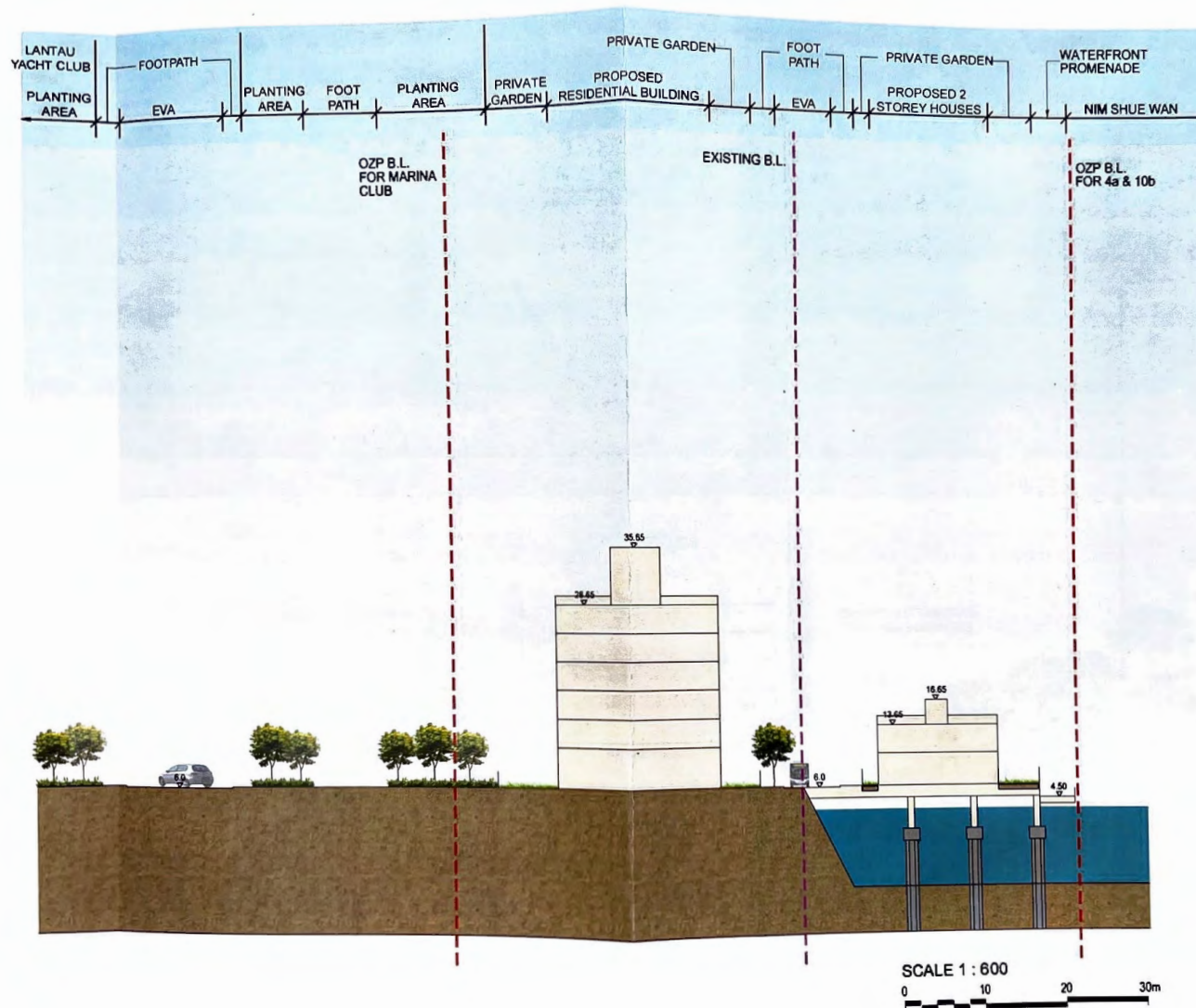
TITLE : **SECTION B-B**

PROJECT : PLANNING APPLICATION FROM REZONING FOR A SITE AT DISCOVERY BAY FROM "OTHER SPECIFIED USES" ("OU") AND GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) ZONES TO "RESIDENTIAL" ("R(C)") AND "SERVICE AREA & SPORTS AND RECREATION CLUB" ZONES, DISCOVERY BAY, HONG KONG

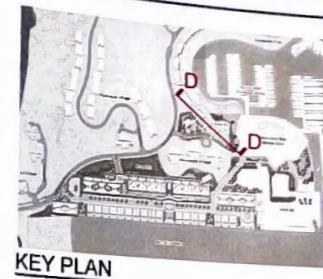
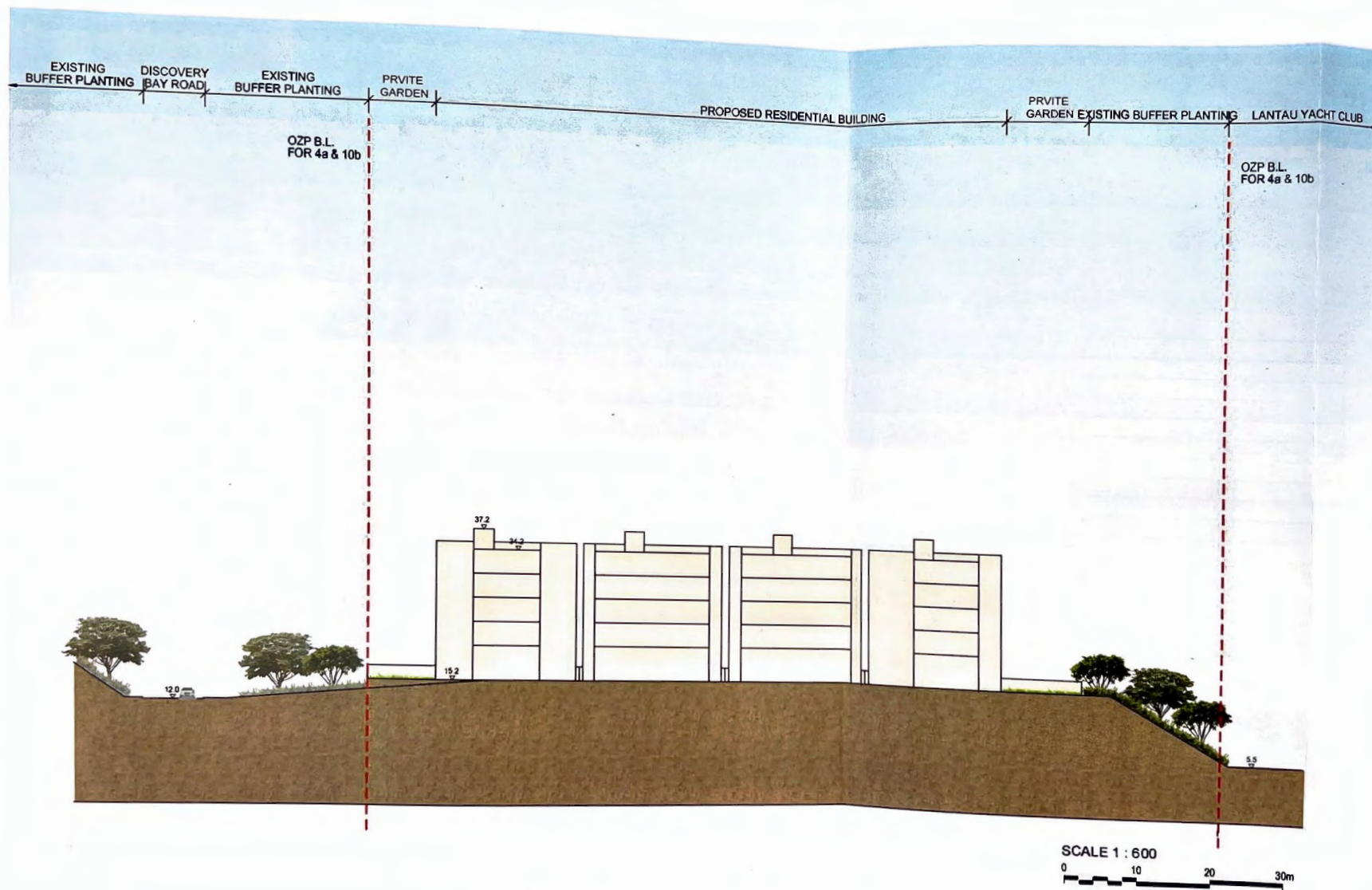
FIGURE: **C.3**

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KEY PLAN



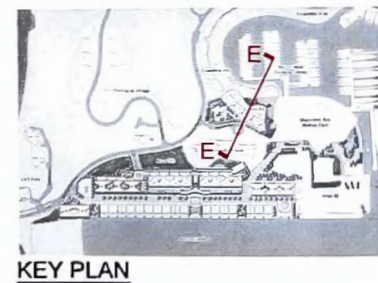
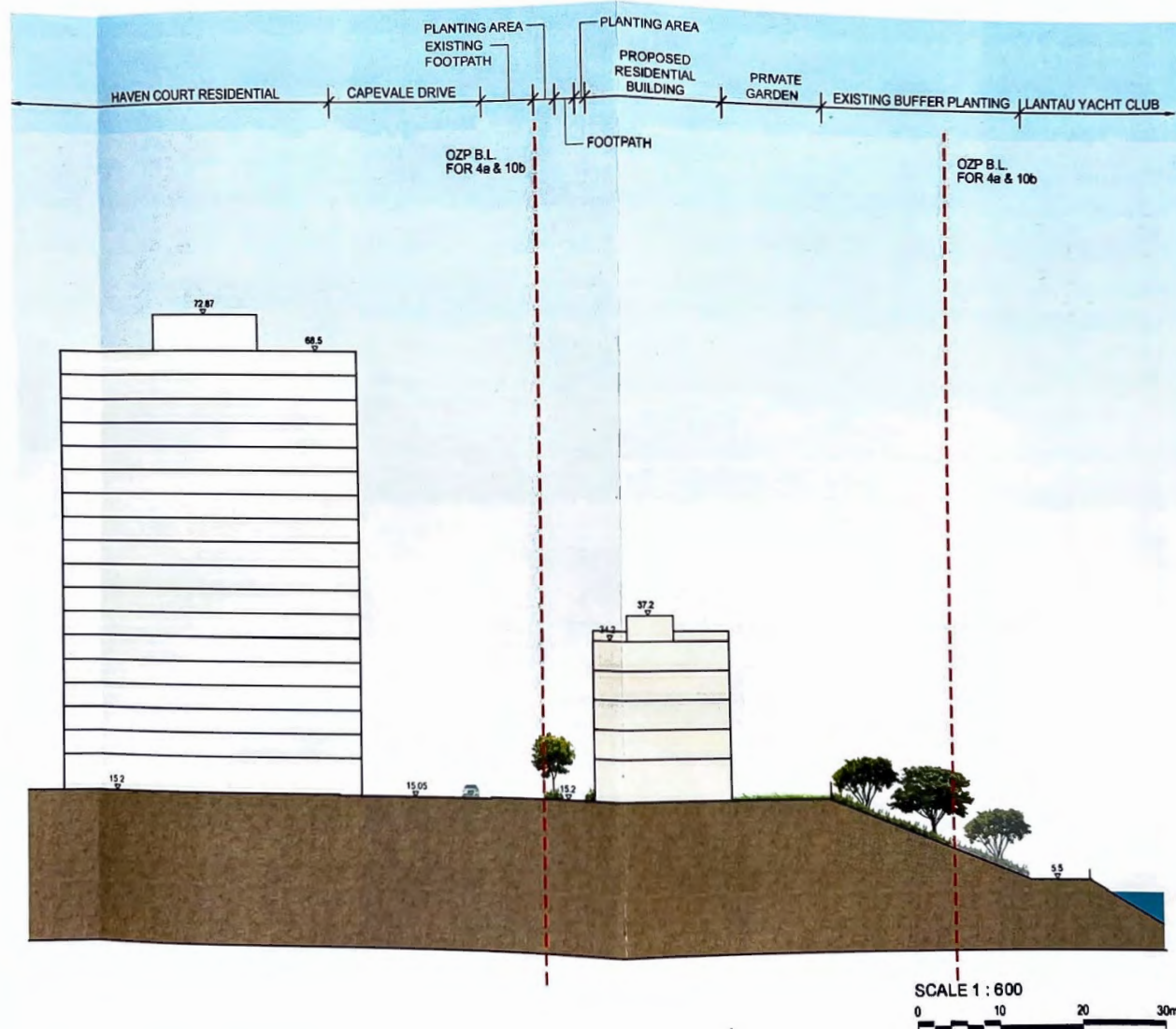
TITLE : SECTION D-D

PROJECT : PLANNING APPLICATION FROM REZONING FOR A SITE AT DISCOVERY BAY FROM "OTHER SPECIFIED USES" ("OU") AND GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) ZONES TO "RESIDENTIAL" ("R(C)") AND "SERVICE AREA & SPORTS AND RECREATION CLUB" ZONES, DISCOVERY BAY, HONG KONG

FIGURE: C.5

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DATE: SEPT 2022



KEY PLAN



TITLE : **SECTI ONE-E**

PROJECT : PLANNING APPLICATION FROM REZONING FOR A SITE AT DISCOVERY BAY FROM "OTHER SPECIFIED USES" ("OU") AND GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) ZONES TO "RESIDENTIAL" ("R(C)") AND "SERVICE AREA & SPORTS AND RECREATION CLUB" ZONES, DISCOVERY BAY, HONG KONG

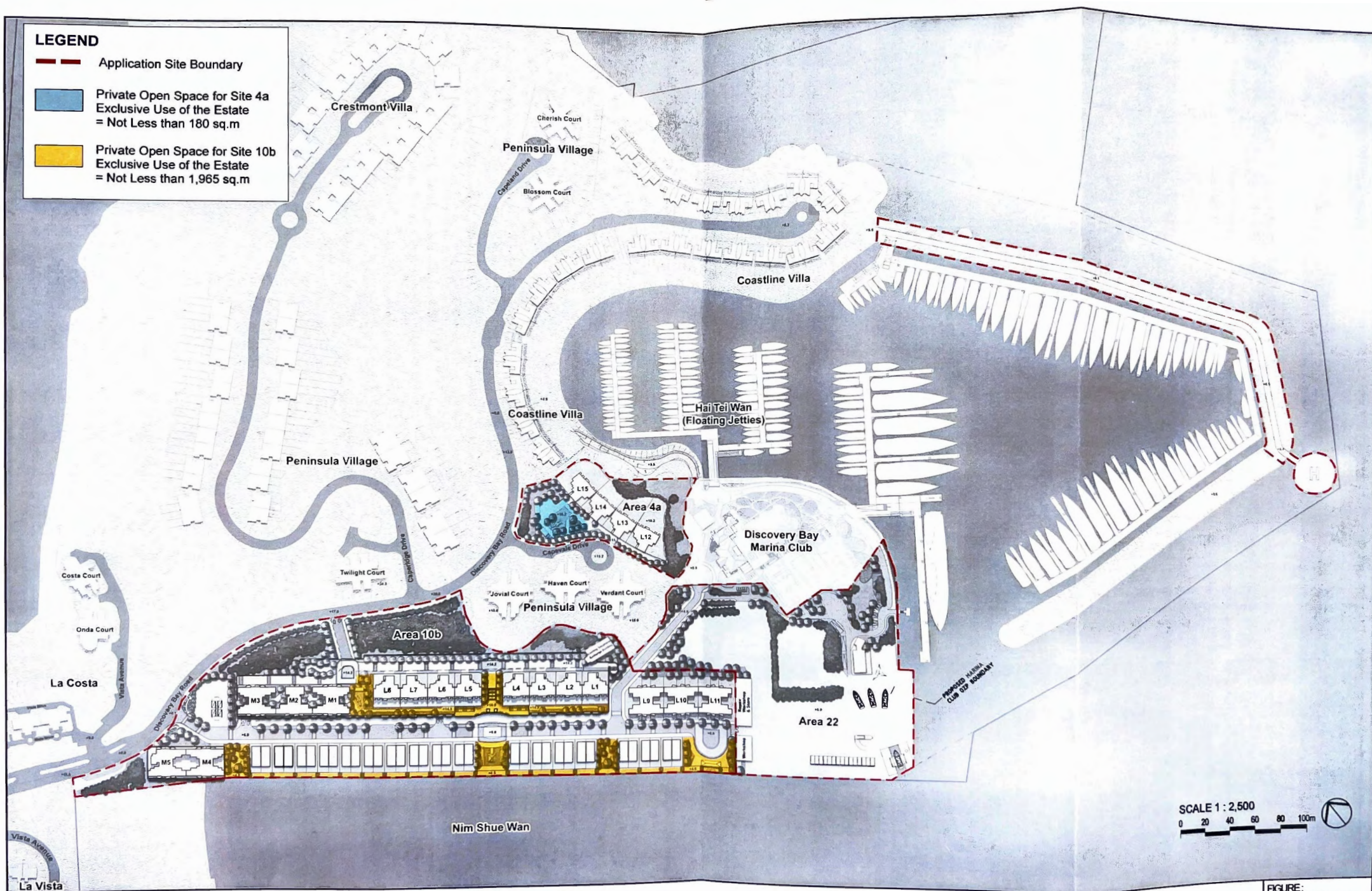
FIGURE : **C.6**

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LEGEND

- Application Site Boundary
- Private Open Space for Site 4a
Exclusive Use of the Estate
= Not Less than 180 sq.m
- Private Open Space for Site 10b
Exclusive Use of the Estate
= Not Less than 1,965 sq.m



TITLE: **OPEN SPACE PROVISION**

PROJECT: PLANNING APPLICATION FROM REZONING FOR A SITE AT DISCOVERY BAY FROM "OTHER SPECIFIED USES" ("OU") AND GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) ZONES TO "RESIDENTIAL" ("R(C)") AND "SERVICE AREA & SPORTS AND RECREATION CLUB" ZONES, DISCOVERY BAY, HONG KONG

FIGURE: **C.7**

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DATE: SEPT 2022