

Appendix 2

Landscape Proposal

**Proposed Access (Inclined Lift) for the Existing Residential Development
In “Green Belt” Zone At No. 17 Bowen Road, Mid-Levels, Hong Kong**

Tree Survey Report

1st Submission

by



Landes Limited

Date: 16 March 2026

CONTENTS

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

APPENDICES

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

1.0 Introduction

1.1 The Proposed Access (Inclined Lift) for the Existing Residential Development in "Green Belt" Zone (The Proposed Access) is located close to No. 17 Bowen Road, Mid-Levels, Hong Kong. This report is prepared in support of the Proposed Access under this S.16 Planning Application.

1.2 This report outlines the approach and findings of the tree survey and describes the type, number and condition of all existing trees found within or immediate outside the Application Site. Effort was also made to advise the values of the existing vegetation and necessary protection approach. The tree survey was conducted on **3 November 2025**.

1.3 The following legislation, standards and guidelines are applicable to the tree survey, felling, and compensatory planting associated with the proposed building works for the project.

- Hong Kong Planning Standards and Guidelines;
- Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
- Design Manual: Barrier Free Access 2008 (Buildings Department);
- BD PNAP APP-152 – Sustainable Building Design Guidelines (2019 version).
- DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees; and
- LAO Practice Note No. 6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease; and
- Guidelines for Tree Risk Assessment and Management Arrangement (10th Edition).

1.4 This Tree Survey Report presents:

- The existing tree vegetation; and
- Planting Proposal of the Proposed Development.

2.0 The Site and Its Context

2.1 The Site is situated at a steep slope, extending uphill from the lower section of the existing right of way ("RoW") to the platform of Caronia, which is an existing single house development. The lower section of the Site is located at approx. +127.6mPD, while the upper section on the platform is at approx. +146.0mPD. The total area of the Development Site is about 89.6m², of which approx. 69.7m² falls within the Application Site. It is accessible from the existing staircase and footpath leading from Bowen Road.

- 2.2 The Site is primarily a vegetated slope, with a portion occupied by a temporary manual conveying system. Trees are scattered on slopes and are generally in poor form and health conditions. In accordance with DEVB TCW No. 5/2020 – *Registration and Preservation of Old and Valuable Trees (OVT)*, and the *Forests and Countryside Ordinance*, no OVT or protected species have been identified within the site.
- 2.3 The landscape character of the Site and its surrounding is solely low-rise luxury houses e.g. Evan Court, Man Yuen, medium-rise residential development, e.g. Monticello, Bamboo Grove and natural hillsides.

3.0 The Proposed Redevelopment

- 3.1 The Proposed Access, involving the installation of an inclined lift (about of 32m in length) and the associated works area, forms the Development Site (about 89.6m²), of which approx. 69.7m² falls within the Application Site. This is to provide barrier-free access alongside the existing RoW, with a view to enhancing accessibility for the residents of Caronia.
- 3.2 The Proposed Access is strategically positioned adjacent to the existing gate at the lower section of the RoW, at approx. +127.6mPD, extending uphill to the platform of the Caronia at approx.. +146.0mPD. To minimize potential intrusion into the surrounding environment, the proposed inclined lift features a compact design with a dimension of approx.. 2.2m in height and 1.5m in width, which will facilitate seamless integration with the existing terrain and built features, such as the adjacent staircase and footpath. Drawings of the Proposed Access could be referred to the drawings submitted under the same application.
- 3.2 Due to the construction works, some of the vegetation would be affected by the Proposed Access. The detailed tree assessment shall refer to the **Para 4.0** below. The access layout has overlaid on the Tree Treatment Plan to illustrate the impact of the Proposed Access on existing vegetation. The Tree Treatment Plan and tree assessment schedule are included in **Appendix A** and **Appendix B** for reference.

4.0 Existing Vegetation

- 4.1 A tree survey was carried out on **3 November 2025** in accordance with LAO PN No. 6/2023. In order to determine the impact on existing trees, trees within **3m** from the Application Site Boundary are included in the tree survey. A total of **11** trees including **2** within and **9** outside the Site were recorded. The photographic records of these existing trees are in **Appendix C**. The surveyed existing tree species are outlined below:

Table 1.0 Existing Tree Species Summary (Surveyed Trees)

Species no.	Scientific Name	Chinese Name	Quantity	Tree No.
1	<i>Dimocarpus longan</i>	龍眼	1	T01
2	<i>Nerium oleander</i>	夾竹桃	2	T02, T06
3	<i>Livistona chinensis</i>	蒲葵	3	T03, T07, T08
4	<i>Sterculia lanceolata</i>	假蘋婆	3	T04, T05, T09
5	<i>Litsea monopetala</i>	假柿樹	2	T10, T11
		Total:	11	

- 4.2 The tree species recorded are mostly common species found in Hong Kong. A total of **5** species were identified, with heights ranging from **3.0** m to **12.0** m, crown spreads from **3.5** m to **8** m, and DBH (Diameter at Breast Height) from **108** mm to **600** mm. No OVT, protected species and TPI has been identified in accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees, the Forests and Countryside Ordinance and Guidelines for Tree Risk Assessment and Management Arrangement (10th Edition) respectively.

5.0 Recommendation

5.1 The construction works will lead to disturbance of **5** surveyed existing tree. The layout of the Proposed Access has been overlaid on **Tree Treatment Plan** in **Appendix A** to illustrate the impact on the existing trees. **Table 2.0** provides a summary of the recommendation for the treatment of these surveyed existing trees.

Table 2.0 Summary of Tree Recommendation

	Trees to be Retained	Trees to be Transplanted	Trees to be Felled	Subtotal:
Trees within Site	0	0	2	2
Trees outside Site	6	0	3	9
Subtotal:	6	0	5	11

Retention of Trees

5.2 **6** trees outside the Application Site will remain unaffected by the Proposed Access. These trees are located on both sides of the running track of the Inclined Lift and are outside the working area for construction. The retained trees will be protected and maintained in accordance with the details specified in Section 25 – Landscape Work of the General Specification for Building (2022) and the relevant guidelines issued by DEVB. Please also refer to the **Tree Protection Plan** in **Appendix D**.

Felling and Transplantation of Trees

- 5.2 For trees that will be in conflict with the proposed works shall be proposed to be transplanted if they fulfil all the criteria below:
- Trees have high amenity value;
 - Trees with good form and health;
 - Suitable access;
 - Tree species able to be transplanted easily;
 - Trees have suitable size and;
 - Trees are young to semi-mature.
- 5.3 **None** of the disturbed trees within the Application Site boundary can fulfil the above requirement and are recommended to be transplanted.

- 5.4 All **5** disturbed trees, including tree nos. **T09**, and **T11** within Site and tree nos. **T01**, **T02** and **T08** are growing on steep sloping areas. It is very challenging to form well-balanced and viable rootballs for transplantation in these conditions. Additionally, transplanting semi-mature trees on steep slopes may compromise their stability. Therefore, it is proposed to remove these trees and replace them with high-quality trees as compensation.

6.0 PLANTING PROPOSALS (Refer to Appendix E)

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

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

6.2 In this study area, a total of **11** trees were recorded, including **2** located within and **9** outside the application site boundary. Of these, **6** trees will be retained in-situ, while **5** trees—comprising **2** within and **3** outside the boundary—will be felled due to conflicts with the Proposed Access and associated works. To compensate, **8** new trees of standard size are proposed.

6.3 New standard trees will be planted along the western sides of the Proposed Access. Besides, they are proposed at relatively flat areas with slope gradient ranging from 17° to 29°, in accordance with Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011). Please refer to the **Landscape Section** showing the slope gradient in **Appendix E**. The species list is provided below:

Table 5.0 Proposed Planting Schedule

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)	Native/ Exotic
STANDARD TREES		Height x Spread x DBH (mm)		
<i>Castanopsis fissa</i>	鰲蒴錐	1250x750x50	2500	Native
<i>Liquidambar formosana</i>	楓香	1250x750x50	2500	Native
<i>Schima superba</i>	木荷	1250x750x50	2500	Native

6.5 In view of the above, the tree compensation proposal can achieve a ratio not less than 1:1 in terms of quality and quantity as follows:

Quantity of loss of trees:	5 nos.
Quantity of compensatory trees:	8 nos.
Quantity compensation ratio	approx. 1:1.6

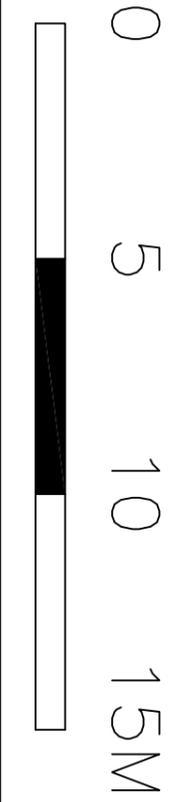
6.3 Tree Planting Plan showing the location of retained trees and new trees are shown in **Appendix E**.

Appendix A

Tree Treatment Plan



- LEGEND:**
- LOT BOUNDARY OF IL2460
 - - - APPLICATION SITE BOUNDARY
 - - - DEVELOPMENT SITE BOUNDARY
 - T04 EXISTING TREES TO BE RETAINED
 - ⊗ T11 EXISTING TREES TO BE FELLED
 - ⊕ PROPOSED LEVEL
 - ⊖ EXISTING LEVEL



PROJECT :
 PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG

DRAWING TITLE :
 TREE TREATMENT PLAN

PROJECT No. C2525

DRAWING No. TS01

SCALE : 1:150

DATE OF ISSUE : OCT 2025

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Appendix B

Tree Assessment Schedule

**Tree Treatment Schedule at
Proposed Access (Inclined Lift) for the Existing Residential Development in "Green Belt" Zone
at No. 17 Bowen Road, Mid-Levels, Hong Kong
Prepared by Ted Lam (R.L.A. No. R-073) on 03/11/2025
To be read in conjunction with Tree Survey Plan, dwg. no. C2525-TS01**

Tree	Species					Proposed Treatment	Remark ¹
No.	Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplant/Fell)	
Trees within Application Site Boundary							
T09	<i>Sterculia lanceolata</i>	假蘋婆	5.5	163.00	5.0	Fell	on rocky steep slope
T11	<i>Litsea monopetala</i>	假柿樹	9.0	492.00	8.0	Fell	restricted root, leaning, co-dominant trunks, included bark
Trees outside Application Site Boundary							
T01	<i>Dimocarpus longan</i>	龍眼	8.0	600.00	6.0	Fell	restricted root, on steep slope, canker at trunk base, inrolled crack at trunk base, truncated branch
T02	<i>Nerium oleander</i>	夾竹桃	3.0	135.00	3.5	Fell	on rocky steep slope, trunk topped
T03	<i>Livistona chinensis</i>	蒲葵	7.0	220.00	4.0	Retain	restricted root, on rocky steep slope
T04	<i>Sterculia lanceolata</i>	假蘋婆	6.0	108.00	3.5	Retain	on rocky steep slope, bending trunk
T05	<i>Sterculia lanceolata</i>	假蘋婆	7.0	180.00	4.5	Retain	on rocky steep slope
T06	<i>Nerium oleander</i>	夾竹桃	5.0	147.00	4.5	Retain	on rocky steep slope, leaning, trunk split
T07	<i>Livistona chinensis</i>	蒲葵	5.0	215.00	4.5	Retain	on rocky steep slope
T08	<i>Livistona chinensis</i>	蒲葵	7.5	255.00	5.0	Fell	on rocky steep slope
T10	<i>Litsea monopetala</i>	假柿樹	12.0	410.00	6.0	Retain	restricted root, on rocky steep slope, trunk conflicted with concrete stairs, broken branch

Summary Table

Tree to be Retained	6 nos.
Tree to be Transplanted	0
Tree to be Felled	5 nos.
Total Number of Existing Trees	11 nos.

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

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

Appendix C

Photographic Record of Existing Trees



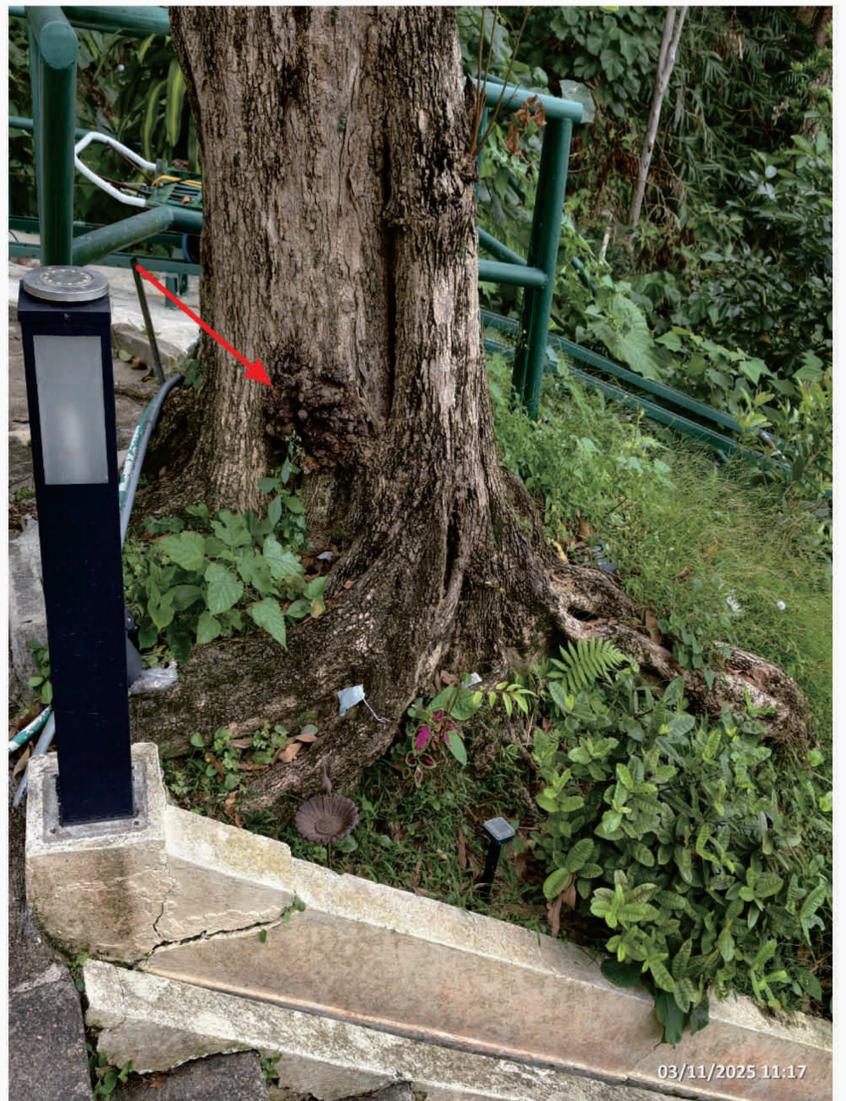
T01 (F) - Label



T01 (F) - Overview



T01 (F) - Trunk



T01 (F) - Canker at Trunk Base

LEGEND:

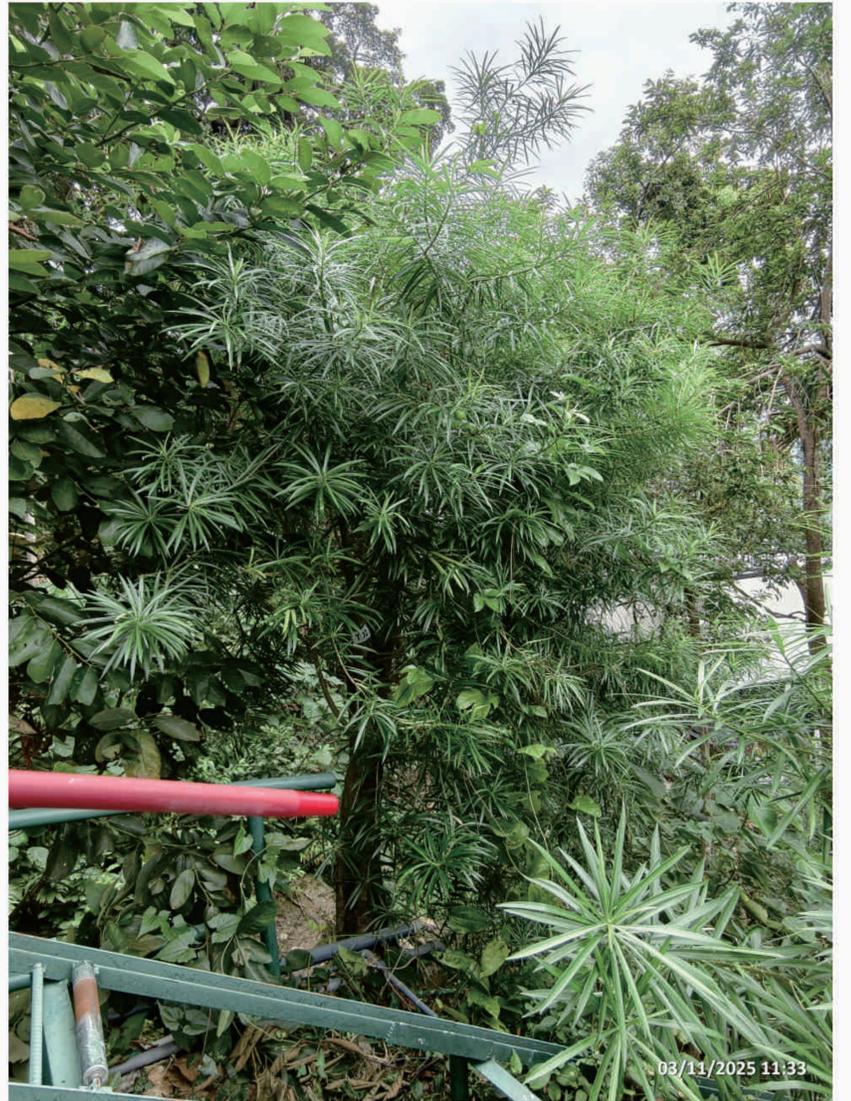
(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG



T02 (F) - Label



T02 (F) - Overview



T02 (F) - Trunk



T02 (F) - Trunk Topped

LEGEND:

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

Photographic Record of Existing Trees

PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG



T03 (R) - Label



T03 (R) - Overview



T03 (R) - Trunk



T03 (R) - Base

LEGEND:

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

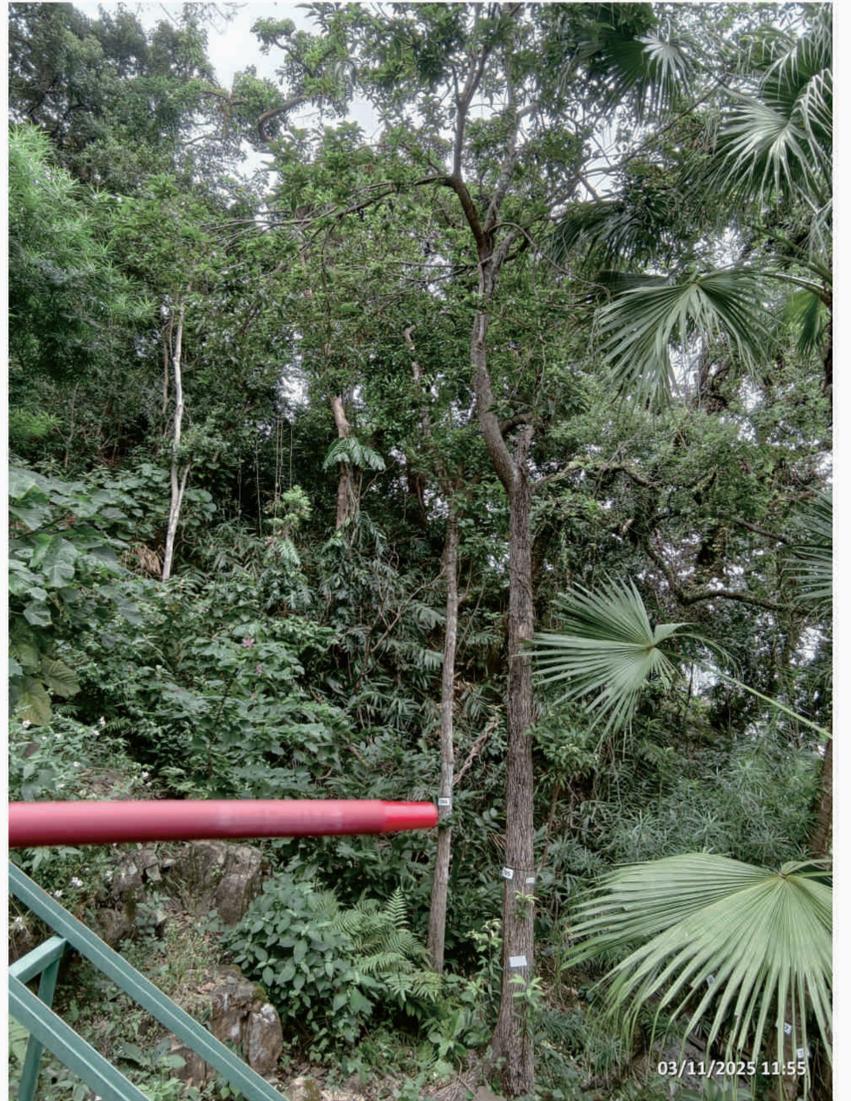
Photographic Record of Existing Trees

PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG





T04 (R) - Label



T04 (R) - Overview



T04 (R) - Trunk



T04 (R) - Base

LEGEND:

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

Photographic Record of Existing Trees

PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG



T05 (R) - Label



T05 (R) - Overview



T05 (R) - Trunk



T05 (R) - Base

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

Photographic Record of Existing Trees

PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG





T06 (R) - Label



T06 (R) - Overview



T06 (R) - Trunk



T06 (R) - Trunk Split

LEGEND:

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

Photographic Record of Existing Trees

PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG



T07 (R) - Label



T07 (R) - Overview



T07 (R) - Trunk



T07 (R) - Base

LEGEND:

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

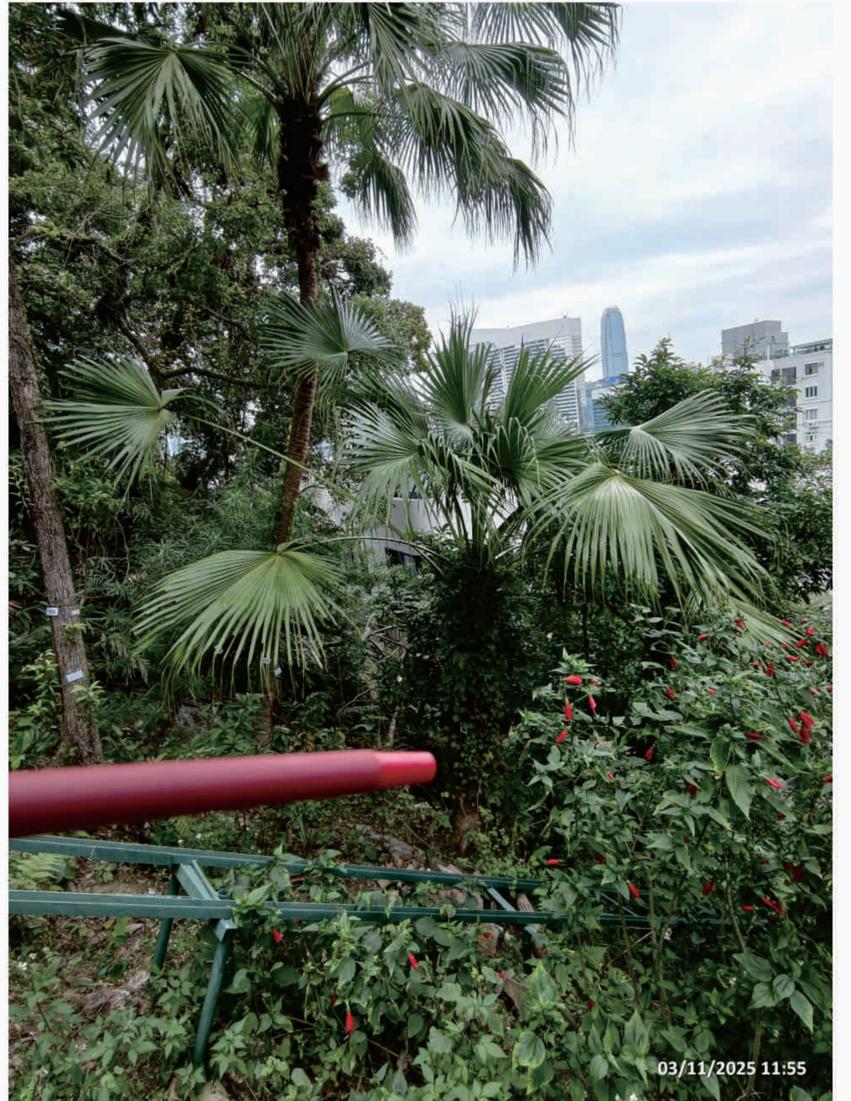
Photographic Record of Existing Trees

PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG





T08 (F) - Label



T08 (F) - Overview



T08 (F) - Trunk



T08 (F) - Base

LEGEND:

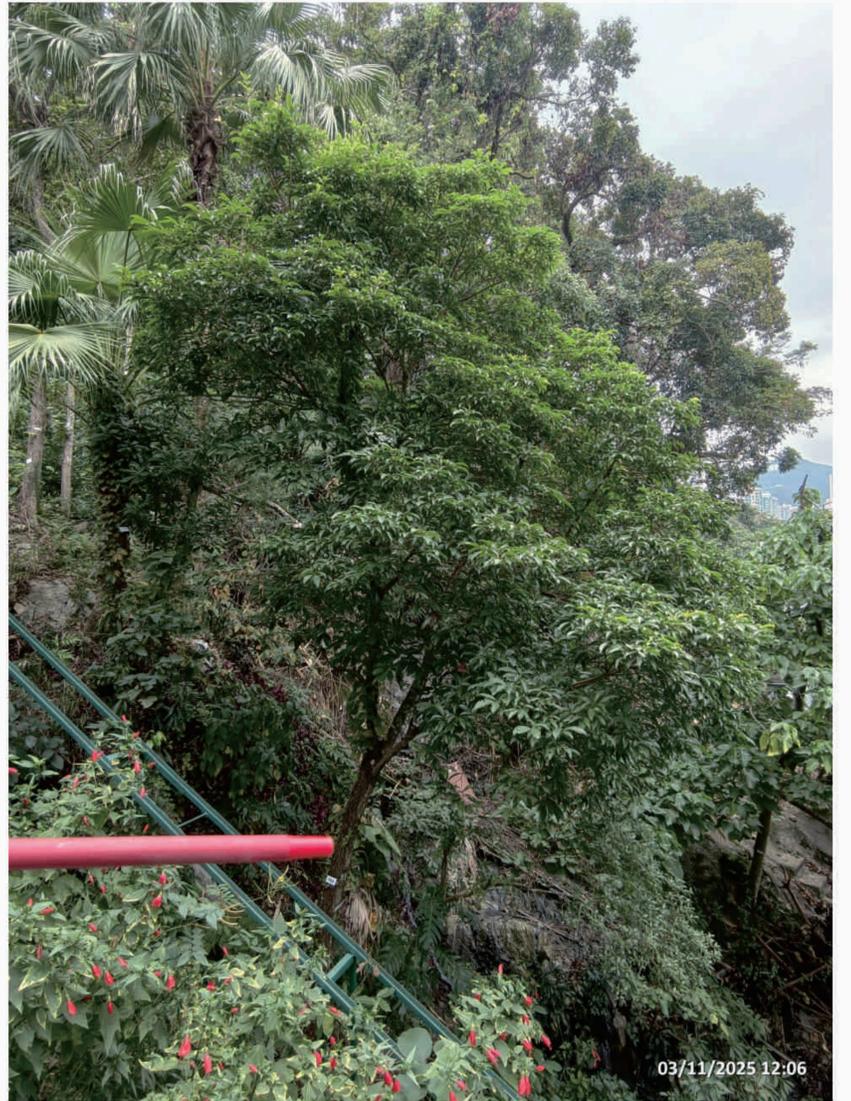
(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG



T09 (F) - Label



T09 (F) - Overview



T09 (F) - Trunk



T09 (F) - Base

LEGEND:

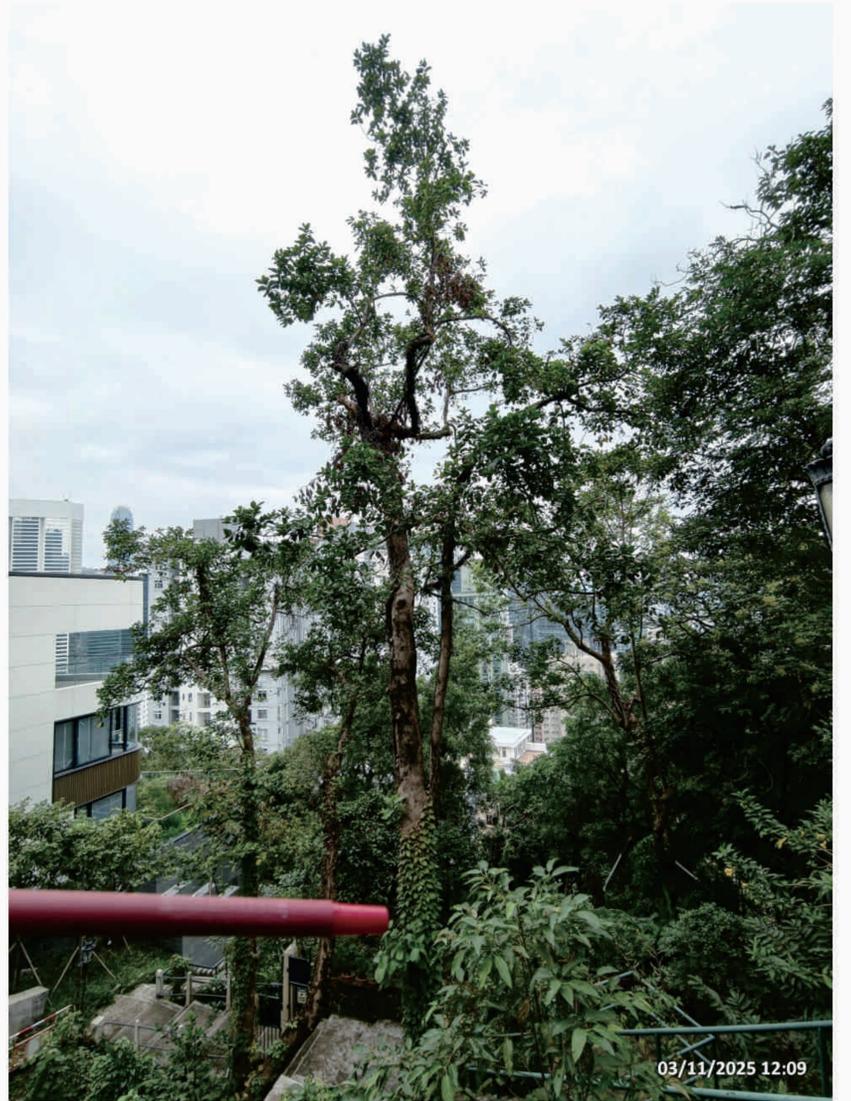
(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG



T10 (R) - Label



T10 (R) - Overview



T10 (R) - Trunk



T10 (R) - Broken Branch

LEGEND:

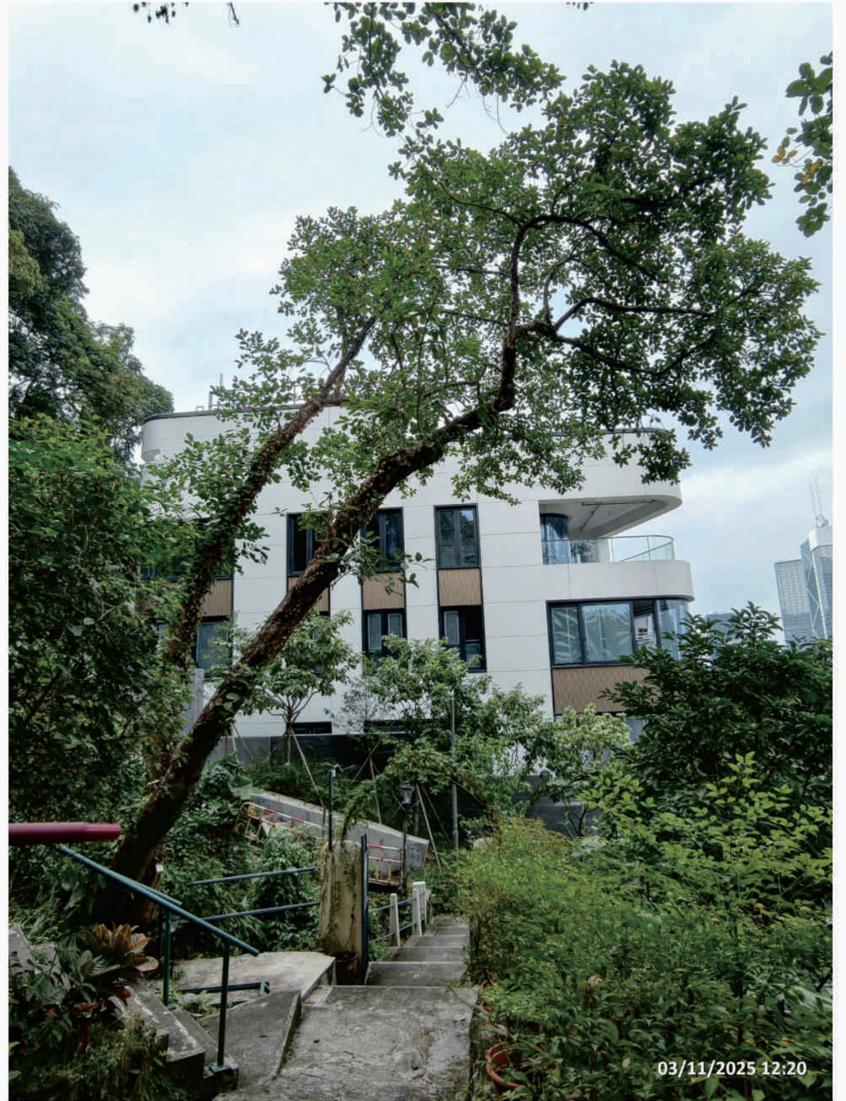
(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG



T11 (F) - Label



T11 (F) - Overview



T11 (F) - Trunk



T11 (F) - Included Bark

LEGEND:

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

Photographic Record of Existing Trees

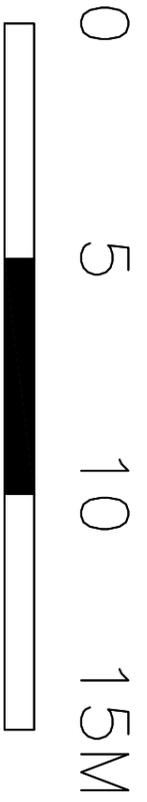
PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG

Appendix D

Tree Protection Plan



- LEGEND:**
- LOT BOUNDARY OF IL2460
 - - - APPLICATION SITE BOUNDARY
 - DEVELOPMENT SITE BOUNDARY
 - T04 EXISTING TREES TO BE RETAINED
 - TREE PROTECTION ZONE
 - ⊕ +127.6 PROPOSED LEVEL
 - ⊕ +128.8 EXISTING LEVEL



PROJECT :
 PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG

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DRAWING No. TP01

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DATE OF ISSUE : OCT 2025

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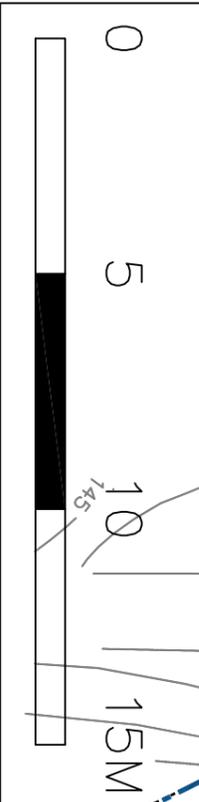
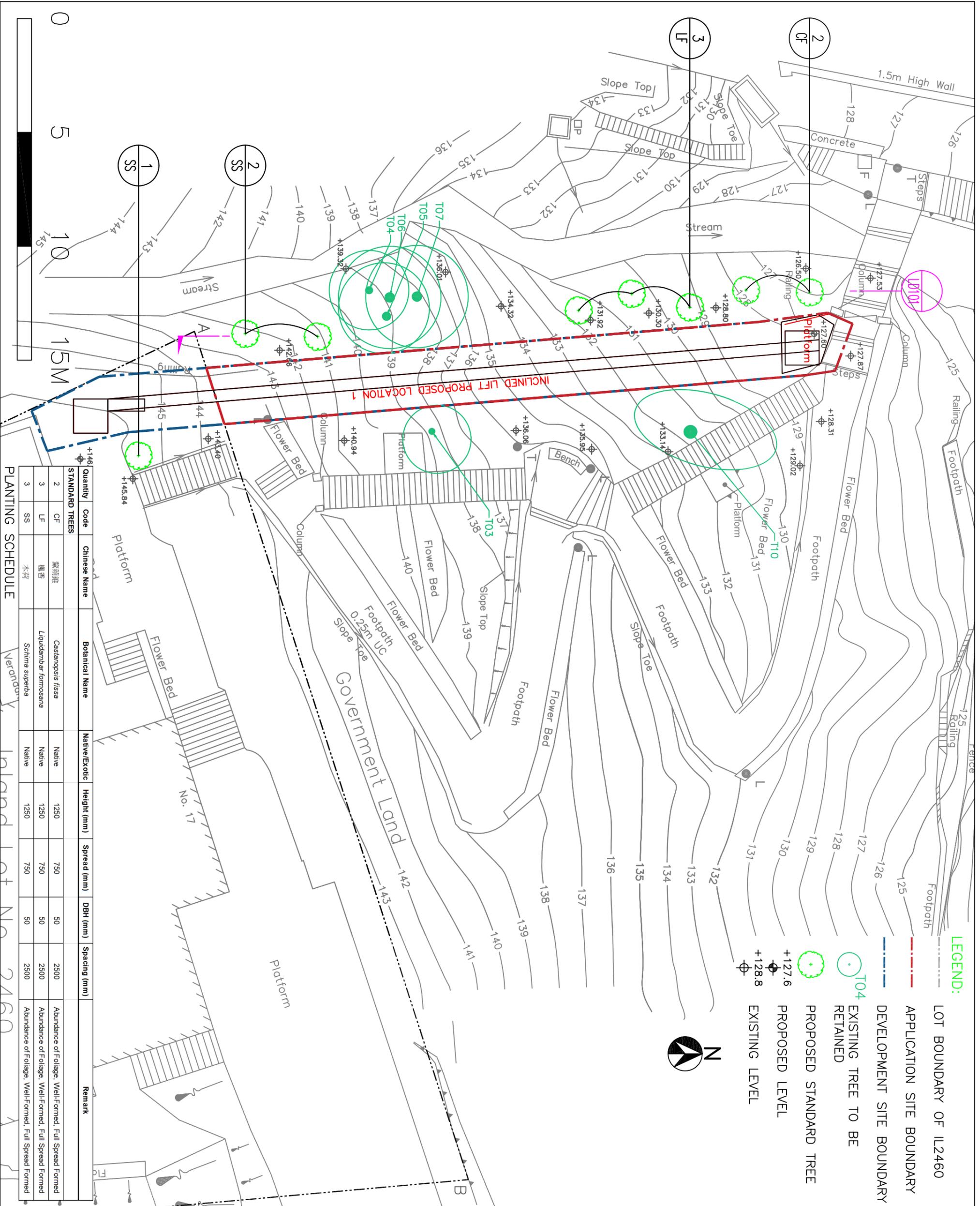
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Appendix E

Tree Planting Plan



Quantity	Code	Chinese Name	Botanical Name	Native/Exotic	Height (mm)	Spread (mm)	DBH (mm)	Spacing (mm)	Remark
STANDARD TREES									
2	CF	紫荊維	<i>Castanopsis fissa</i>	Native	1250	750	50	2500	Abundance of Foliage, Well-Formed, Full Spread Formed
3	LF	楓香	<i>Liquidambar formosana</i>	Native	1250	750	50	2500	Abundance of Foliage, Well-Formed, Full Spread Formed
3	SS	木荷	<i>Schinus molle</i>	Native	1250	750	50	2500	Abundance of Foliage, Well-Formed, Full Spread Formed

PROJECT : PROPOSED ACCESS (INCLINED LIFT) FOR THE EXISTING RESIDENTIAL DEVELOPMENT IN "GREEN BELT" AND "RESIDENTIAL (GROUP C) 1 ZONES" AT NO.17 BOWEN ROAD, MID-LEVELS, HONG KONG		
DRAWING TITLE : TREE PLANTING PLAN		
PROJECT No. C2525		
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