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Causeway Bay

Annex B

Tree Protection Proposal

Tree Protection Proposal
for the Old and Valuable Tree (LANDSD (LEASED) WCH/1) prior
Commencement of Construction Works

(Rev.3)

April 2026

Prepared by Landscape Consultant

Otherland Ltd.

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Introduction

- 1.1. Otherland Ltd. was commissioned by Patchway Holdings (HK) Ltd. to prepare a Tree Protection Proposal for the Old and Valuable Tree (LANDSD (LEASED) WCH/1) ("OVT") prior to the commencement of construction works for the proposed underground vehicular tunnel connecting Lee Garden Three and Lee Garden Eight beneath Leighton Road and Sunning Road ("the proposal tunnel"), in support of the Section 16 Planning Application under the Town Planning Ordinance (Cap. 131).
- 1.2. This Tree Protection Proposal is prepared to setup criteria of tree protection for the OVT within the Lot No. IL8945, currently maintained by the Lot Owner prior commencement of construction works, during and after works completion of underground vehicular tunnel.
- 1.3. Relevant government guidelines, practice notes, references and standards on preparation of this report: -
 - DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees;
 - EVB TC(W) No. 6/2015 – Maintenance of Vegetation and Hard Landscape Features;
 - GLTMS, DEVB – Guidelines on Tree Preservation during Construction;
 - GLTMS, DEVB – Manual on the Management of Brown Root Rot Disease
 - GLTMS, DEVB – Guidelines on Soil Volume for Urban Trees
 - GLTMS, DEVB – Guidelines for Tree Risk Assessment and Management Arrangement (10th Edition)
 - LAO, LandsD, PN. No.6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects Compliance with Tree Preservation Clause under Lease

2. Background

- 2.1. The proposed underground vehicular tunnel is to be constructed below the ground of OVT along Leighton Road, which is shown in **Figure 2.1**.

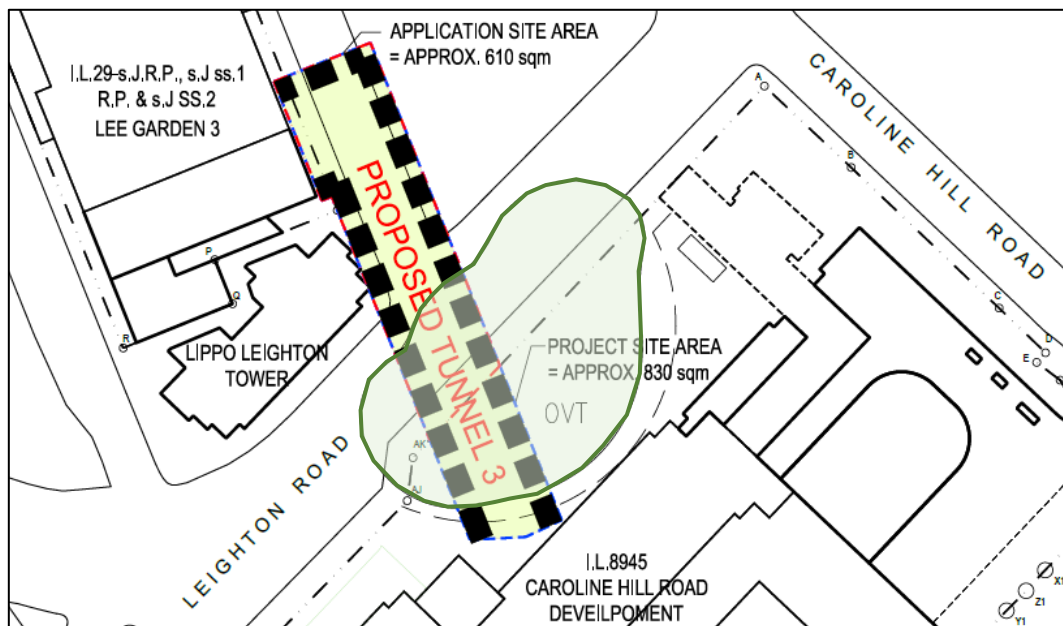


Figure 2.1 OVT Location with Tunnel Alignment

- 2.2. The proposed tunnel will be located beneath Leighton Road and Sunning Road, and the *drill-and-excavation* method will be adopted, whereby excavation is carried out horizontally from a below-ground starting point.
- 2.3. Although the proposed tunnel will pass beneath the dripline of the OVT, in accordance with Paragraph 26 of *Development Bureau Technical Circular (Works) No. 5/2020 – Registration and Preservation of Old and Valuable Trees*, "a zone encompassing the tree along its dripline, projecting vertically from the tree canopy and extending **2m below the ground level** and 2m above the top of an OVT, shall be designated as the Tree Protection Zone ("TPZ")." The proposed tunnel will be located at approximately -1.35mPD, which is at least 10m below the top of soil of OVT (approximately +9.3mPD), and approximately 7m below the ground level at Leighton Road (approximately +6.10mPD) which is shown in **Figure 2.2**. As all construction works will be carried out entirely underground and no ground excavation will take place within the dripline of the OVT, the proposed tunnel is considered to be outside the statutory TPZ. Accordingly, the potential impact on the OVT is expected to be minimal.

Figure 2.2 Tree Protection Zone (2m below the ground level)

3. Tree Protection Measure

- 3.1. As mentioned above, no excavation works are proposed to be carried out under this construction method. However, in order to prevent any adverse impacts on the OVT arising from associated works, all open-cut excavation, open trenching, and any works carried out at ground level within the dripline of the OVT shall be strictly prohibited. As no works will be undertaken at ground level or within the TPZ, no additional protective fencing is required for this project, given the access control is already in place.

Precautionary Measures on Brown Root Rot Disease

- 3.2. In addition, it is noted that the OVT is located at the top of an existing slope and is infected by Brown Root Rot Disease ("BRRD"). The planting area of the OVT has already been fenced off to prevent the spread of the disease; therefore, no additional screening for BRRD is required.
- 3.3. However, all unwanted incursions into the planting area shall be strictly prohibited, including but not limited to site personnel, solid debris, contaminated materials, water, fluids, machinery, tools, vehicles, fumes, and hot air or water.

Tree Protection Zone Consideration

- 3.4. With reference to the Greening, Landscape and Tree Management Section (GLTMS) of the Development Bureau – Guidelines on Soil Volume for Urban Trees, it is noted that "over 90% of tree roots are located within the top 1 m of soil." In addition, according to Paragraph 26 of *DEVB Technical Circular (Works) No. 5/2020*, "a zone encompassing the tree along its dripline projecting vertically from the tree canopy and extending 2 m below ground level and 2 m above the top of an OVT shall be designated as the TPZ." As the proposed tunnel works will not interfere with any part of the tree roots, no adverse impact on the OVT is anticipated.

Regular Tree Inspection with Tree Assessment

- 3.5. While the tunnel alignment is located outside the statutory TPZ and no adverse impact is anticipated, routine monitoring is proposed as a precautionary measure given the OVT status and existing BRRD condition. The monitoring reports shall be carried out by qualified

professional(s) during the whole construction phase. Such qualified professional(s) shall meet the registration requirements for "Arborist" under the Registration Scheme for Tree Management Personnel maintained by the GLTMS of the Development Bureau, with academic qualifications at Level 4 or above under the Hong Kong Qualifications Framework (HKQF), or equivalent, in an appropriate discipline, and shall be one of the following: -

- 3.6. Such qualified professional(s) shall meet shall meet the Registration Requirements of "Arborist" under the "Registration Scheme for Tree Management Personnel" maintained by the GLTMS of DevB with Academic Qualification up to or above the standard of Level 4 in the Hong Kong Qualifications Framework (HKQF) or equivalent in appropriate discipline, and; be a Registered Tree Management Professional (Arborist) registered in Hong Kong; or attained professional qualifications (i) Certified Arborist, Certified Arborist Utility Specialist, Certified Arborist Municipal Specialist or Board-Certified Master Arborist of the International Society of Arboriculture; or (ii) Technician Member, Professional Member or Fellow Member of the Arboricultural Association of the United Kingdom; or (iii) European Tree Worker or European Tree Technician of the European Arboricultural Council; or (vi) General Member of the National Arborists Association of Australia (issued on or before 31 Dec 2010); or (v) Registered Qualified Arborist, Registered Practicing Arborist, Registered Consulting Arborist, Registered Consulting & Practicing Arborist of the Arboriculture Australia; or (vi) Accredited Arborist of the Hong Kong Institute of Landscape Architects; or equivalent; With a minimum of 5 years' full-time experiences working in the professional tree care, especially for Trees of Particular Interest ("TPIs") or OVT. Requirements of "Arborist" for Registered Tree Management Professional shall be referred to the link as follows:

https://www.greening.gov.hk/rstmp/en/types_of_registered_tree_management_personnel/index.html

4. Method Statement on Protection Measure

- 4.1. In addition to the requirements that no open-cut excavation, trenching, or other ground-level works shall be carried out within the dripline / TPZ of the OVT, grouting beneath the TPZ shall be avoided as far as practicable, with strict control measures to be implemented in the event that such works are unavoidably required. Appropriate settlement / subsidence prevention and monitoring measures shall also be implemented. Training shall be provided to relevant site staff on the proper care and protection of the OVT within the works area to ensure high-quality implementation and consistent compliance with all tree protection requirements. A competent supervisory staff member shall be stationed on site throughout the implementation stage to oversee the works, ensure that there is no intrusion into the TPZ of the OVT, and verify that all works are carried out strictly in accordance with the Method Statements for the respective measures described below.

Precautionary Measures on BRRD

- 4.2. Given that the OVT is infected with BRRD, appropriate precautionary measures shall be implemented whenever works, tools, or equipment may come into direct contact with the OVT. All precautionary measures shall be in accordance with the *GLTMS, DEVB – Manual on the Management of Brown Root Rot Disease*, including but not limited to the following measures: -

4.2.1. Appropriate Tools and Equipment

- (i) Shielding material for cordoning off the works area, if site conditions allow. The shielding material should meet the following criteria:
 - $\geq 2\text{m}$ in height;
 - Minimum 9% shade weave;
 - Light weight and easy to transport;
 - Closed-bottom; and
 - No holes, rips or tears.
- (ii) Stakes, ties, cables and footings to anchor and stabilise the shielding materials
- (iii) Warning signage to be displayed at prominent locations.

(iv) Disinfection materials and equipment include but not limited to:

- Disinfectant (e.g. 70% ethanol or 1:49 bleach solution);
- Fungicides or soil fumigants for site disinfection;
- Personal protection equipment (PPE) for handling disinfectant and other chemicals; and
- Disinfection mats made of absorbents materials and not smaller than 60 cm x 90 cm in size or disinfection trays that are made of durable material and not be smaller than 30 cm (W) x 60 cm (L) X 5 cm (D).

4.2.2. Disinfect Procedures

- (i) Disinfect all tools, equipment and PPE used in the tree removal operation thoroughly, and ensure they will not be taken out of the works area before the completion of disinfection;
- (ii) Disinfect the whole delineated works area with disinfectant thoroughly;
- (iii) Dispose of disposable PPE; and
- (iv) Disinfect hands and footwear at the end of the operation. (During the operation, any personnel exiting the works area shall have their footwear disinfected thoroughly on the disinfection mat/ tray at the entrance if any)

Regular Tree Monitoring

- 4.3. Regular Tree Monitoring Reports shall be prepared by a service provider or qualified professional(s) with recognised qualifications and proven expertise in tree risk assessment and related tree inspection works, in accordance with the requirements stipulated in Section 3.6 – Qualification of Certified Arborist. In compliance with Special Condition (13)(c) of IL No. 8945, a quarterly inspection report shall be submitted to the Lands Department (“LandsD”) upon request. In addition, while no direct works will be affected the OVT, thus monitoring inspection on a quarterly basis is recommended
- 4.4. Quarterly Monitoring Reports, including but not limited to the following information: -
 - 4.4.1. A text on the background information, including but not limited to the followings –

- The existing site condition of OVT;
- The survey methodology; and
- The explanatory notes of the conditions of OVT.

4.4.2. Tree Survey Plan to shown the location of OVT, and the crown spread in true scale with reasonable presentation of its physical form, existing ground level at trunk base of OVT.

4.4.3. Tree assessment schedule for the OVT shall include but not limited to the following information: -

- The OVT Register No;
- Scientific name, Chinese name of the tree species;
- Existing soil level above root collar of individual tree;
- Diameter at breast height of the tree (at a height of 1300mm above ground level);
- Tree crown spread;
- Tree height;
- Condition of the OVT, including the followings: -
- Amenity value;
- Form / Health / Structural Condition; and
- Highlighting any structural defects or unhealthy or decaying symptoms.

4.4.4. A set of tree photographic records, complying with the following: -

- At least eight (8) photographs for the OVT; the photograph of OVT shall show clearly the whole tree as far as possible (including the tree crown, the tree trunk and the surrounding ground near the root collar of the OVT);
- All photographs shall be of reasonable size and quality, in color, and well-annotated, as well as the dates on which the photographs were taken; and
- Close-ups of tree defects with descriptions of defective parts shall be included where appropriate.

4.4.5. A summary of the observations and comments on the tree conditions.

4.4.6. A summary of recommendations for necessary mitigation measures.

- 4.5. As the OVT is infected by BRRD, Tree Risk Assessment (Form 2) for the OVT shall be conducted every three (3) months in accordance with the *GLTMS*, *DEVB* – Guidelines for Tree Risk Assessment and Management Arrangement (10th Edition)

https://www.greening.gov.hk/filemanager/greening/common/pdf/tree_care/TRAM_10th.pdf

- 4.6. Additional site inspections of the OVT shall be conducted within 72 hours following the cancellation of Red or Black Rainstorm Warning Signals, Tropical Cyclone Warning Signal No. 8 or above, Extreme Conditions announced by the HKSAR Government, or upon identification of any signs of tree health decline caused by pests or diseases. Any defects observed on the OVT shall be documented in a tree assessment, together with photographic records, and reported in the regular Tree Monitoring Report. Where substantial damage is identified, a separate tree risk assessment may be undertaken and included in the next Tree Monitoring Report.

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