



銅鑼灣

Causeway Bay

Annex C Landscape Master Plan

**Landscape Master Plan Submission for
Commercial Development at Caroline Hill Road, Causeway Bay, Hong Kong**

**Landscape Master Plan Submission
(Rev.0)**

FEB 2025
PREPARED BY:

OTHERLAND LIMITED

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1 Background

1.1 General

- 1.1.1 The current Layout Plan demonstrates the technical feasibility, openness and ventilation, accessibility, connectivity and other design merits of the Project as required under the OZP. With regard to the previous Section 16 application (No. A/H7/181) submitted by the Applicant, the approved development proposal with an additional 2,000m² of Performing Arts and Cultural Facilities operated by non-profit organisation was permitted with minor relaxation of GFA on 6 May 2022. Under the current Layout Plan of the proposed Project, as an alternative to the approved development proposal, the cultural facilities will be omitted and a Communal Podium Garden is instead proposed on 5/F of Towers 1 and 2. Therefore the relaxation of GFA restrictions, which was permitted in the approved planning application, will not be sought in this application.
- 1.1.2 Otherland Limited is commissioned by Patchway Holdings (HK) Limited (Applicant), to conduct the Landscape Architectural design based on the Proposed Development scheme provided by Project Architect - Ronald Lu & Partners (Hong Kong) Ltd., and to discharge the approval condition.
- 1.1.3 The Application Site is located at the junction of Caroline Hill Road and Leighton Road, south of the commercial area of Causeway Bay on Hong Kong Island (Figure 1.1). The Application Site is bounded by Leighton Road to the northwest, by Caroline Hill Road to the northeast and southwest, and by land designated for the future District Court development and by the South China Athletic Association to its southeast.



Figure 1.1 Site Location Plan

- 1.1.4 The visions of landscape design for the Application Site are included the followings:
- Respect for and integration with the existing natural and cultural context, in particular the Old and Valuable Tree, abutting Leighton Road and the graded heritage walls, as well as the tree cluster situated on the masonry wall abutting the corner of Leighton Road and Caroline Hill Road East;
 - Provision of sufficient high quality public open space of minimum 6,000m² for the future visitors;

- Achieve a minimum site greenery coverage of 20% of the site area;
- Compatibility with the surroundings in terms of the scale, massing, and outlook;
- Physical and visual connectivity with the surroundings;
- Landscape design on the ground floor and second floor with sitting out area and/or planting area(s);
- Provision of a visual corridor between the OVTs on Leighton Road and at the future District Court Site; and
- Soften/ integration of built forms into surrounding environment.

1.1.5 This conceptual landscape proposal also sets out the site context potential impact to existing trees on site, landscape design parameters, open space and site coverage of greenery provisions as justification in support of the application.

1.1.6 Relevant government guidelines, practice notes, references and standards on preparation of this LMP:

- HKPSG Chapter 4, Street Tree Selection Guide promulgated by DEVB and GMP in Sheung Wan, Wan Chai and Causeway Bay;
- Plan Department (PlanD) PNPP No. 1/2019 – Processing and Compliance Checking of Landscape Submissions related to Planting Application;
- Plan D PNPP No. 1/2019 – Appendix A;
- Plan D PNPP No. 1/2019 – Appendix B;
- Lands Administration Office (LAO) PN No. 2/2020 – Tree Preservation and Removal Proposal for Building Development in Private Projects Compliance of Tree Preservation Clause under Lease; and
- Development Bureau (DEVB) Technical Circular (Works) No. 5/2020 – Registration and Preservation of Old and Valuable Trees.

2 Site Appraisal

2.1 General

- 2.1.1 The Application Site covers the majority of the “C (2)” zone and has an area of about 14,802m². The Application Site is bounded by Leighton Road to the northwest, by Caroline Hill Road to the northeast and southwest, and by land designated for the future District Court development and by the South China Athletic Association to its southeast. The landscape character of the Site is categorised as Institutional Landscape.
- 2.1.2 The Application Site is mostly vacant. The site currently consists of two large flat areas on two different levels (approximately +15.3mPD & +10.3mPD to +9.3mPD respectively) bounded to the north by Leighton Hill Road where the site slopes down to the top of an antique retaining wall. To the east along Caroline Hill Road there is a narrow strip that slopes down to the top of an antique retaining wall. Further south along Caroline Hill Road (east) the upper section of the site has a slightly wider strip covered in chunam that slopes down to the top of the antique retaining wall that is to be preserved.
- 2.1.3 Structures and facilities associated with its former use as the recreation clubs of the Post Office and PCCW; the ex-headquarters building and vehicle depot of the Electrical and Mechanical Services Department (EMSD) and offices of the Highways Department (HyD) and Civil Aid Services are now disused or demolished, except for the two remaining structures at the south-eastern part of the Site.



3 Existing Landscape Resources

3.1 General

- 3.1.1 The Application Site is currently vacant, many of the species are typical woodland trees and have in all probability been self-seeded over the years. There are several fruit trees present which have reached maturity and also a number of ornamental species suggesting that these were once purposefully planted as part of an original landscaped area.
- 3.1.2 A tree survey was conducted from 21 Aug 2021. A total of 57 nos. of surveyed trees were recorded at the Pink Area within the Lot Boundary. All surveyed trees are illustrated on the Tree Survey Plan in **Appendix A**. Two (2) trees within or adjacent to the Lot boundary were found including in the Register of Old and Valuable Trees (OVTs) promulgated under Development Bureau - Technical Circular (Works) No. 5/2020. Only one OVT (LANDSD(LEASED) WCH/1) is located within the site boundary, while another OVT (JUD WCH/1) is located out of boundary. However, the OVT (LANDSD(LEASED) WCH/1 has been infected with "Brown Root Rot Disease" before land grant.
- 3.1.3 24 nos. of tree species are identified, the dominant species are *Bauhinia purpurea*, *Dimocarpus longan*, and *Mangifera indica*. Two (2) nos. of trees - *Michelia x alba* (T31 and T33) are classified as rare or protected species in *Forest and Countryside Ordinance* (Cap. 96). Part of the existing trees are located on the flat lands within the vacancy land; while partial tree clusters are erected on the top of the heritage wall along eastern part of Caroline Hill Road. The general conditions of surveyed tree are found to be poor to fair. **Table 3.1** summarizes the tree species composition within the tree survey area. The detail tree conditions and tree treatments is further elaborated in **Annex A – Annex C**.

Table 3.1 Summary of Tree Species Composition within Survey Boundary

	Species Name	Chinese Name	No. of Trees
1	<i>Alangium chinense</i>	八角楓	2
2	<i>Aleurites moluccana</i>	石栗	2
3	<i>Bauhinia purpurea</i>	紅花羊蹄甲	4
4	<i>Broussonetia papyrifera</i>	構樹	3
5	<i>Casuarina equisetifolia</i>	木麻黃	1
6	<i>Celtis sinensis</i>	朴樹	1
7	<i>Cinnamomum burmannii</i>	陰香	2
8	<i>Clausena lansium</i>	黃皮	1
9	<i>Dimocarpus longan</i>	龍眼	6
10	<i>Ficus elastica</i>	印度橡樹	1
11	<i>Ficus hispida</i>	對葉榕	4
12	<i>Ficus microcarpa</i>	細葉榕	3
13	<i>Ficus variegata</i>	青果榕	3
14	<i>Ficus virens</i>	黃葛樹	1
15	<i>Ligustrum sinense</i>	山指甲	1
16	<i>Litsea glutinosa</i>	潺槁樹	1
17	<i>Litsea monopetala</i>	假柿木薑子	2
18	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	3
19	<i>Mangifera indica</i>	芒果	7
20	<i>Michelia x alba</i>	白蘭	2
21	<i>Microcos nervosa</i>	布渣葉	1
22	<i>Morus alba</i>	桑	1
23	<i>Murraya paniculata</i>	九里香	1
24	<i>Plumeria rubra</i>	雞蛋花	2

	Species Name	Chinese Name	No. of Trees
	Dead tree	死樹	2
	Total		57

3.2 Tree Treatment

3.2.1 A summary of the proposed treatment to the existing trees is listed in **Table 3.2**, and **Annex B**.

Table 3.2 Summary of Proposed Treatment to Surveyed Trees

Proposed Treatment	Quantity (nos.)
To be Retained	15
To be Transplanted	4
To be Felled	38
Total	57

3.3 Compensatory Tree Planting

3.3.1 As stipulated in LAO PN No. 6/2023, the compensation ratio of felled trees shall be not less than 1:1 in terms of quantity. All compensatory trees will be planted within the Lot boundary. Most of the compensatory trees are proposed to be planted alongside the eastern and western side of Caroline Hill Road, and at the POS at 2/F. Effort has been made to achieve the optimum use of common greenery area with consideration below. A compensatory ratio of 1:1 in terms of quantity will be achieved. To provide greening effects and forming a visual backdrop for the future uses, a matrix of native and ornamental species is proposed in this compensatory proposal.

3.3.2 Besides, in accordance with Clause 13 (m) under Lease of Inland Lot No. 8945, twenty-two (22) nos. of additional trees shall be planted with the Lot apart from the retaining, transplanting trees, as well as compensatory trees. Hence, the additional tree is marked as “new tree” and demonstrated in **Appendix B – Tree Location Plan**.

3.3.3 To maintain the landscape features and ecological functions of the existing environment, the proposal will include five (5) native and exotic species as compensatory tree planting. Some of the selected species are recommended in the “*Street Tree Selection Guide*” promulgated by DEVB, while some of them are recommended in “*Greening Master Plan in Sheung Wan, Wan Chai and Causeway Bay*” promulgated by DEVB. The proposed compensatory and new tree planting schedule is listed below in **Table 3.3** for reference.

Table 3.3 Compensatory/ New Tree Planting Schedule

Abbreviation	Botanical name	Chinese Name	Height (mm)	Spread (mm)	Size	Origin	Quantity (nos.)
CIN.BUR.	<i>Cinnamomum burmannii</i>	陰香	5,000	2,500	Heavy Standard	Native	3
OSM.FRA.	<i>Osmanthus fragrans</i>	桂花	4,000	2,500	Heavy Standard	Exotic	19
SPA.CAM.	<i>Spathodea campanulata</i>	火焰樹	5,000	2,500	Heavy Standard	Exotic	7
TER.MAN.	<i>Terminalia mantaly</i>	小葉欖仁	6,000	2,500	Heavy Standard	Exotic	20
VIB.ODO.	<i>Viburnum odoratissimum</i>	珊瑚樹	4,000	2,500	Heavy Standard	Native	11

3.3.4 The overall compensatory proposal is summarized in **Table 3.4** below.

Table 3.4 Overall Compensatory Proposal

Total number of trees to be removed:	38
Number of compensatory trees on-site:	38
Overall compensatory ratio in terms of number:	1:1
New Trees (stipulated under Clause 13(m) of IL No. 8945)	22

4 Landscape Design

4.1 Landscape Design and Open Space Provision

- 4.1.1 The Landscape Master Plan for the proposed Project is shown at **Appendix C**. Based on the unique character of the Site identified in the urban design analysis, landscape design should embrace on the one hand, this part of Causeway Bay to the north as having a higher-end commercial and retail character, but on the other hand, it should respect the tranquillity of the neighbourhood to its south. The key distinctive features: that is, the OVTs and the masonry wall, as well as the trees situated on the masonry wall will be integrated into the landscape design alongside the functional and aesthetic requirements of the Application Site. In addition, various landscape elements will be strategically placed throughout the area to create a harmonious blend between the building and its surroundings, e.g. landscaping and vertical greening within the POS around T3 G/F, UG/F and 2/F to provide a green wall with climbers to create a welcoming entrance to the Tower upper ground floor lobby; a long section is indicated at **Appendix F1**.
- 4.1.2 In the future post-pandemic era, functional open space will be one of the most valuable assets to public. The Landscape Bridge across the internal access road can increase the external site capacity and provide high-quality and safe open space to the public. In total a minimum public open space provision of at least 6,000m² will be provided as required by the Remarks of the Notes of the OZP under the "C (2)" zone.

4.2 Banyan Garden at G/F

- 4.2.1 The OVT, perched on a masonry wall 2 to 3 meters above road level, is a defining feature of the urban landscape, with its majestic canopy and aerial roots stretching nearly 40 meters along Leighton Road. The proposed Banyan Garden, entrance plaza, and internal street at the G/F level, covering approximately 2,850m², will serve as a vital link for pedestrians, connecting Leighton Road to an interim platform at +8.9mPD and onward to the Landscape Bridge at +18.35mPD.
- 4.2.2 The Banyan Garden is designed to immerse visitors in the presence of this magnificent tree, offering a tranquil retreat from the bustling streets below. By extending the existing 3.5-meter-wide planting area southward to approximately 9 meters, the Amended Scheme provides additional open soil, enhancing conditions for the OVT's future growth.
- 4.2.3 The retained slab acts as an impermeable separation layer between the BRRD-affected soil and new planting areas, mitigating the risk of BRRD spreading to the proposed greenery. The open lawn proposed in the approved scheme will remain, with the adaptation of lightweight planting media. This medium, placed on top of the retained slab, offers an accessible and functional lawn for public enjoyment without compromising the tree's health or the soil's bearing capacity. Balustrades are proposed at locations with level differences to comply with BD's requirements, ensuring public safety.
- 4.2.4 While minimizing obstruction to the TPZ and the OVT, the Amended Scheme provides seamless pedestrian access with a 3-meter-wide circulation path between the proposed open lawn area and the development columns.

4.3 Open Space at 2/F and UG/F

- 4.3.1 A total area of approximately 3,150m² comprises the remaining portion of the POS at 2/F and UG/F. The POS at 2/F podium is designed to let visitors escape from the hustle and bustle of Causeway Bay and enjoy a moment of tranquillity. At the same time, this is designed to respect the existing natural and cultural context. A number of existing trees on site will be transplanted and brought back to the POS at 2/F and UG/F. This area will include a number of recreational features of various types including open lawns for multi-use purposes by groups or individuals. Within the 2/F podium, a small area will be designated for non-POS use, namely Event Plaza. The public can still access and use the space most of the time, except during special events when temporary barriers will be erected

along the perimeter of this area. A unified landscape design will be adopted for the entire open space at 2/F regardless of whether it is a POS or non-POS area. This approach aims to achieve an integrated design and provide high-quality open space for public enjoyment, without any physical barriers. However, clear demarcation lines will be implemented between POS and non-POS area, such as incorporating a different colour of pavement/ material at detailed design stage.

4.3.2 The Landscape Bridge featuring a transparent / semi-transparent cover, will provide access to carefully designed natural elements and biophilic design for its primary users, including elderly individuals, young children, and patients traveling to Tower 3 GIC facilities. This design approach aligns with the recommendations of the WHO and aims to promote health and well-being. It is expected to contribute to accelerated recovery rates, reduced stress levels, and enhanced mental relaxation for both GIC users and the general public (refer to **Appendix F2**). The specific trees proposed are illustrated in **Appendix B**.

4.3.3 According to WELL standards, creating space for physical activity is important for encouraging physical movement and fostering a healthy lifestyle and their standards suggest that a minimum space of 1,860m² is required for the Project. The Landscape Bridge connected to the covered public open space under Tower 3 can contribute to this purpose. Apart from the area, the quality and usability of the public open space is crucial. Innovative devices and ideas for smart microclimate control in the covered parts of the Landscape Bridge are to be incorporated to increase its usable period.

4.4 Raised Tower and Covered Public Open Space at 2/F of Tower 3

4.4.1 In order to further enhance air ventilation flow, Tower 3 is proposed to be raised above the podium level at 2/F with the provision of covered public open space underneath. The covered POS area will be landscaped with greenery and recreational facilities. By raising the tower above the podium level, it will allow passage of air flow underneath, and, thereby, facilitate air ventilation at podium level (**Appendix F4** refers).

4.5 Visual Corridor between the two OVTs

4.5.1 In order to preserve views of the two OVTs at street level, a visual corridor of 6m wide is proposed at the podium between Towers 1 and 2, 3-storeys high. Such corridor shall allow visual connections between the two OVTs and integrate better with the existing site context. The visual corridor will also serve as a Public Open Space (POS) where street life and activities could take place. It will also act

as an internal street to allow a more direct pedestrian access to the District Court to the south. (**Appendix F3** refer).

4.6 Soft Landscape Design

- Tree and shrub plantings are proposed along the south-western boundaries to soften the building edge and will be visible from pedestrians;
- Small size trees are proposed to be scattered within the covered landscape bridge with transparent / semi-transparent roof;
- Integrating greenery areas with open space at Banyan Garden, 2/F podium, and along retaining masonry walls for visitors, e.g. open lawn with shrubs provides multi-functional open space for visitors;
- The amenity planting strip along the open space of T3 to maximize opportunities for at-grade greening (refer to **Appendix F5**);
- Flowering, ornamental species and small size trees are proposed to be planted at the at the Covered Landscape Bridge at 2/F;
- Flowering and groundcover are recommended to be planted at T3 R/F, communal podium garden at 5/ F to provide sheltered views at the lower levels to provide buffer the landscape from the adjacent buildings; and
- The plant selection will consider the form, colour and foliage texture and seasonal effect. The intended choice of species, size and densities are listed in **Table 4.1**, the quantity of planter will be provided in the later design stage.

Table 4.1 General Planting Sizes and Densities

Planting Type/ Design Function	Size	Spacing (mm)
Shrub and Groundcover		
<p>Intended choices of species:</p> <ul style="list-style-type: none"> - <i>Asparagus densiflorus</i> 'Myers' (狐尾天冬) - <i>Belamcanda chinensis</i> (較剪蘭) - <i>Bougainvillea glabra</i> (簕杜鵑) - <i>Ficus microcarpa</i> 'Golden Leaf' (黃金榕) - <i>Plumbago auriculata</i> (藍雪花) - <i>Scaevola taccada</i> (草海桐) - <i>Schefflera arboricola</i> 'Variegata' (斑葉鵝掌藤) - <i>Spathiphyllum wallisii</i> (白掌) - <i>Trachelospermum jasminoides</i> 'Flame' (花葉絡石) <p>To create a multi-level layered planting, to define different outdoor spatial arrangement.</p>	<p>Shrubs – 400 to 900mm in height</p> <p>Groundcovers – Min. 100mm in height</p>	<p>Shrubs – 300 to 500</p> <p>Groundcovers – 100 to 250</p>
Lawn		
<p>Intended choices of species:</p> <ul style="list-style-type: none"> - <i>Axonopus Compressus</i> (大葉草) <p>To soften the hardscape of the Application Site and provide lawn area for multiple purposes.</p>	30mm height	-
Climber		
<p>Intended choices of species:</p> <ul style="list-style-type: none"> - <i>Epipremnum aureum</i> (綠蘿) 	-	200

4.7 Hard Landscape Design

- All hard landscape areas and associated features will be in full compliance with universal access and relevant safety standards and guidelines. The choices of materials for different kinds of finishes will be compatible with the architectural style of the proposed architectural scheme, the brief schedule of hardscape elements is listed in **Table 4.2**;
- Adequate signage shall be provided to indicate the public space;
- Site furniture such as benches will be located at appropriate area, in order to serve its functions fully;
- The floor tiles to be used on pedestrian accesses/ floor finishes will be able to achieve certain slip-resistant effect;
- Lighting will be utilised strategically at the public pedestrian passageway at the entrance plaza and the Banyan Garden and 2/F podium to encourage the use of the spaces at night time and provide an increased sense of security. Lux calculations will be assessed by Building Services Engineer for the whole site; and
- Irrigation system and sub-soil drainage shall be provided for all plantings.

Table 4.2 Brief Schedule of Hardscape Elements

Hardscape Elements	Intended Choice of Materials
Paved area	Granite/ Homogeneous tiles/ Artificial granite tiles
Planter wall/ curb	Granite/ Artificial granite tiles

4.8 Others

Soil Depth

- 4.8.1 The proposed landscaped area of the Application Site will be designed with adequate soil depth and width for healthy plant growth. Sufficient soil depth and volume will be provided for all landscape planting at ground, intermediate and roof levels. Excluding drainage layer, minimum soil depths of 1200mm, 600mm and 300mm will be provided for tree, shrubs, grass/ground covers respectively, the typical sections are demonstrated in **Appendix G1 to G3** respectively. The detail levelling plan at 2F is supplemented in **Appendix I**.

Drainage

- 4.8.2 Adequate drainage in forms of soak away system or subsoil drains by pipes with aggregated drainage layer will be provided for all planting areas to protect plants from waterlogging problems.

Irrigation

- 4.8.3 Adequate water points will be provided for general maintenance and watering of vegetation. To facilitate maintenance of soft landscape works, provision of water points located at a distance of maximum 40m centre to centre, which allows for 20m hose connection, for manual watering will be provided for irrigating all planting areas, the location of irrigation points is indicated in **Appendix H – Irrigation Plan**.

Maintenance and Accessibility

- 4.8.4 All landscaped areas will be provided with sufficient safe maintenance access.

5 Enhanced Provision of Public Open Space and Appeal of Landscape

5.1 General

- 5.1.1 As required by the Explanatory Statement of the OZP, a minimum of 6,000m² of Public Open Space will be provided as part of the Project. Also as required by the Explanatory Statement of the OZP, much of this space will be provided on the eastern side of the Application Site. In contrast to the design of the public open space in the rezoning application for the site, the Public Open Space which is open to public 24 hours a day, in the Layout Plan is an integrated open space network that is not fragmented by the intervening internal road.
- 5.1.2 As discussed in Section 4, the POS will comprise two portions. The Banyan Garden, entrance plaza, and internal street at G/F, covering an approximate area of 2,850m², will be included in the POS. This portion will serve as a connection for pedestrians traveling from Leighton Road to the interim platform.

5.2 Proposed Enhancement to Banyan Garden at G/F

- 5.2.1 The Banyan Garden is designed not only to preserve the OVT but also to celebrate its significance as a natural and cultural landmark. By creating an immersive environment around the tree, the project invites the public to interact with and appreciate its beauty, fostering a deeper connection between the community and nature.
- 5.2.2 The proposed enhancements in the Amended Scheme align with the intent of the previous Section 16 application while addressing challenges posed by BRRD and construction impacts. By partially removing the existing concrete slab within the development, additional open soil areas are created within the TPZ, restoring natural soil conditions and promoting healthier tree growth.
- 5.2.3 At the same time, the alternative design minimizes obstruction within the TPZ by reusing the existing slab as a separation layer to mitigate BRRD spread, ensuring the POS remains a vibrant and accessible space for the community.
- 5.2.4 The installation of balustrades, use of lightweight planting medias, and creation of a functional circulation area demonstrate a commitment to both tree preservation and public safety. These measures ensure the OVT remains a centrepiece of the urban landscape while providing a high-quality, accessible public space for all to enjoy.
- 5.2.5 The alternative design of the Banyan Garden will provide a flexible and multi-functional open space located around the OVT for non-commercial events, such as outdoor performances, arts and cultural events and lighting show for the public to enjoy. To synergize with the PACF on 5/F of Towers 1 and 2, some of the performances and cultural events will be organised by the operator of the PACF to create rich cultural experiences. It will also achieve a synergy effect with the al fresco dining and retail at G/F where the diners and the public can enjoy the unique setting of the Banyan Garden, forming a vibrant open space for public enjoyment. It will serve as a landmark, natural heritage resource and an element of the collective memory of the public, enhancing the sense of place and stimulating a sense of identity.

5.3 Other Provisions of Public Open Space in the Approved Scheme

- 5.3.1 A total area of approximately 3,150m² comprises a core portion of the POS at 2/F and UG/F. The open space on 2/F will integrate the Edged Blue and Edged Red sites of the Project and act as a community node to pull in pedestrian flow via the elevated pedestrian walkway. The POS at 2/F podium will be designed with various types of open spaces, including open lawn, multi-functional area and covered public open space. Additional landscape elements with multiple smaller paths will be integrated into the open space at 2/F. There will be the provision of flexible and multifunctional open

space at 2/F, enhancing the opportunities for chance encounters and will also diversify the use and appeal of the landscape as a whole (refer to **Appendix C3**).

- 5.3.2 The open space at the podium level is designed to be located outside the building entrances, providing users with maximum flexibility and a sheltered area that offers relief from the urban density of the city. Meandering routes are planned to encourage people to walk through the greenery, while pocket spaces within these areas are intended to create enjoyable environments. The extensive covered POS at 2/F, extending from the Landscape Bridge to Tower 3, will seamlessly connect pedestrians while providing weather-proof protection. Moreover, the increased greenery coverage will help mitigate the urban heat island effect. The open space area is envisioned to be a busy and vibrant space throughout the year.
- 5.3.3 To enhance the visitor experience and encourage social interaction, additional placed POS will be integrated throughout the area. For example, POS areas will be incorporated around T3 on the G/F, UG/F, and 2/F. These areas will feature landscaping and vertical greening, including green walls adorned with climbers, to create an inviting entrance to the Tower's upper ground floor lobby. These POS locations will provide opportunities for visitors and users to rest, gather, and enjoy the surroundings.
- 5.3.4 The Applicant will follow the requirements of the "Public Open Space in Private Developments Design and Management Guidelines" promulgated by the Development Bureau.

6 Landscape Management and Maintenance

6.1 General

6.2 Upon completion of the construction works after practical completion, a 12-months Defect Liability Period will be implemented which applies to both the hard and soft landscape works.

6.3 The Applicant will be responsible for the management and maintenance for both hard and soft landscape with the Lot boundary.

6.4 Hard landscape element works as described below:

- Routine Maintenance (Daily – Weekly)
 - Rubbish and litter removal;
 - Sweeping and cleaning; and
 - Damage inspection, repair of site furniture and light bulb replacement.
- Annual / Long-term Maintenance
 - Repainting;
 - Resurfacing of worn paving;
 - Replacing worn parts of site furniture, lighting fixtures and other facilities; and
 - Replacement of damaged landscape furniture.

6.5 The specialist soft landscape contractors will also be responsible for the maintenance of proposed planting in the site during the first year (Establishment Period). The contractors will carry out all measures necessary to ensure that all plants shall thrive and become established, and keep works neat and tidy and free from litter at all times. The maintenance routine for the soft landscape is shown in **Table 6.1**.

Table 6.1 Maintenance Routine for Soft Landscape Elements

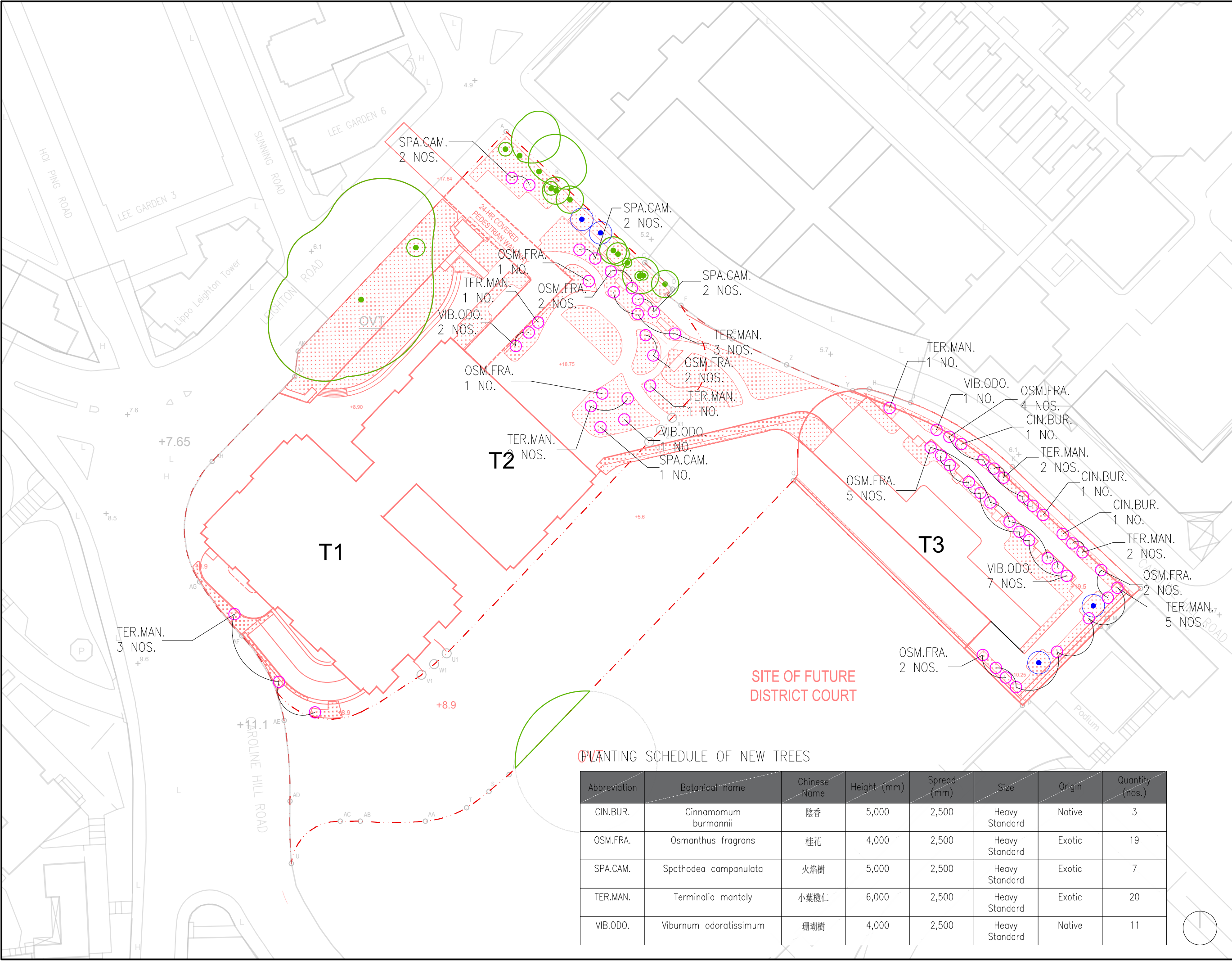
	SPRING	SUMMER	AUTUMN	WINTER	REMARKS
Fertilization	As necessary		As necessary		
Watering	D	D	D	D	Depends on exact weather condition of the day
Mulch topping up	As necessary				
Pruning	As necessary				
Weeding	M	M	M	M	
Firming up staking	M	M	M	M	Action will also be taken after typhoon or rain storm occurred on site
Monthly Inspection	M	M	M	M	

Legend: D- Daily; M- Monthly

-End-

Appendix A
Tree Location Plan

Appendix B
New Tree Planting Plan



LOT BOUNDARY

GREEN AREA

MASTER LAYOUT PLAN

TREE TO BE RETAINED

TRANSPLANTING TREE

NEW TREE

REV	DATE	DESCRIPTION
-		

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PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX B –
NEW TREE PLANTING PLAN

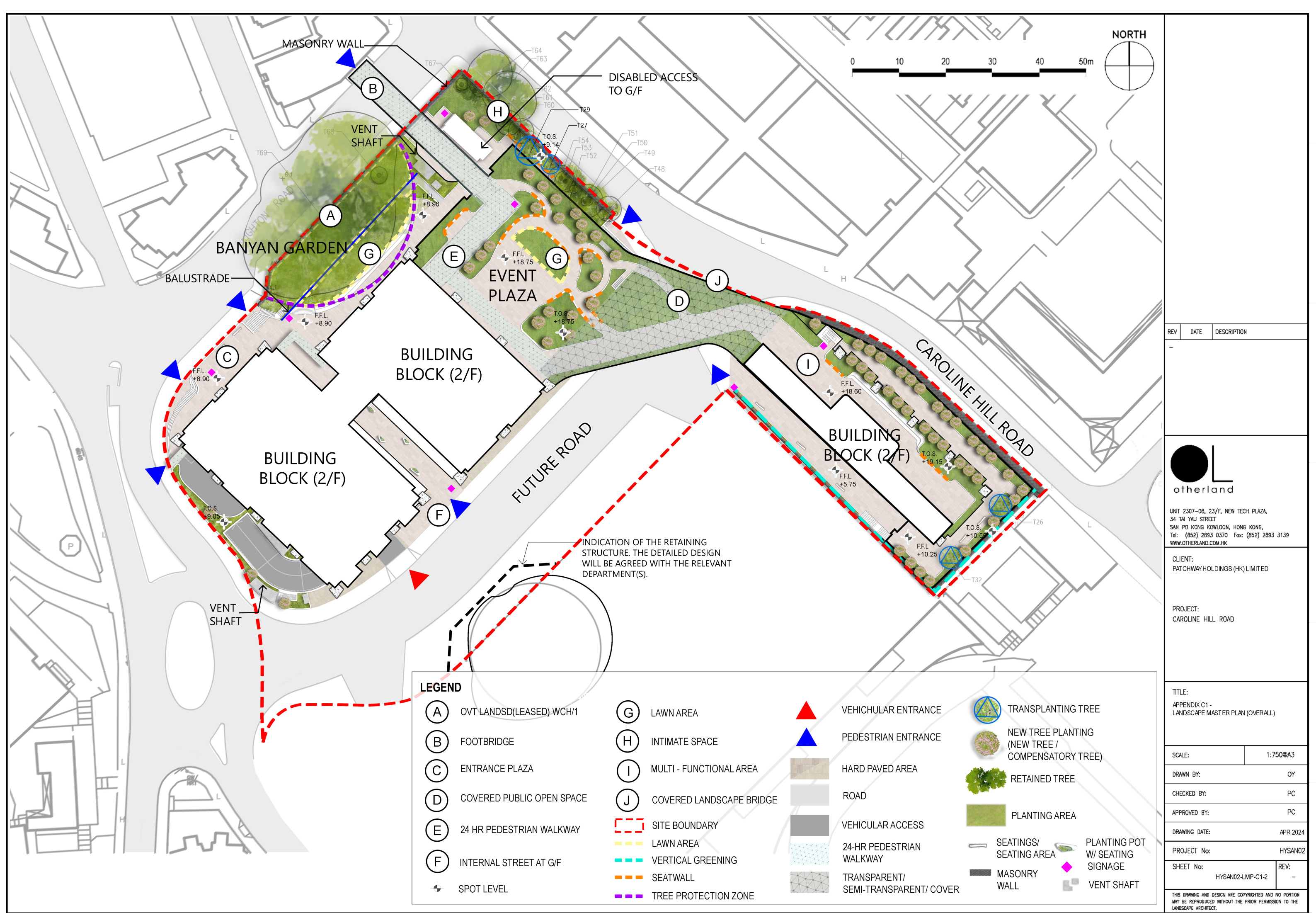
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DRAWN BY:	WL
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	FEB 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-B-3	REV: -

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PLANTING SCHEDULE OF NEW TREES

Abbreviation	Botanical name	Chinese Name	Height (mm)	Spread (mm)	Size	Origin	Quantity (nos.)
CIN.BUR.	Cinnamomum burmannii	陰香	5,000	2,500	Heavy Standard	Native	3
OSM.FRA.	Osmanthus fragrans	桂花	4,000	2,500	Heavy Standard	Exotic	19
SPA.CAM.	Spathodea campanulata	火焰樹	5,000	2,500	Heavy Standard	Exotic	7
TER.MAN.	Terminalia mantaly	小葉欖仁	6,000	2,500	Heavy Standard	Exotic	20
VIB.ODO.	Viburnum odoratissimum	珊瑚樹	4,000	2,500	Heavy Standard	Native	11

Appendix C
Landscape Master Plan



REV	DATE	DESCRIPTION
-		



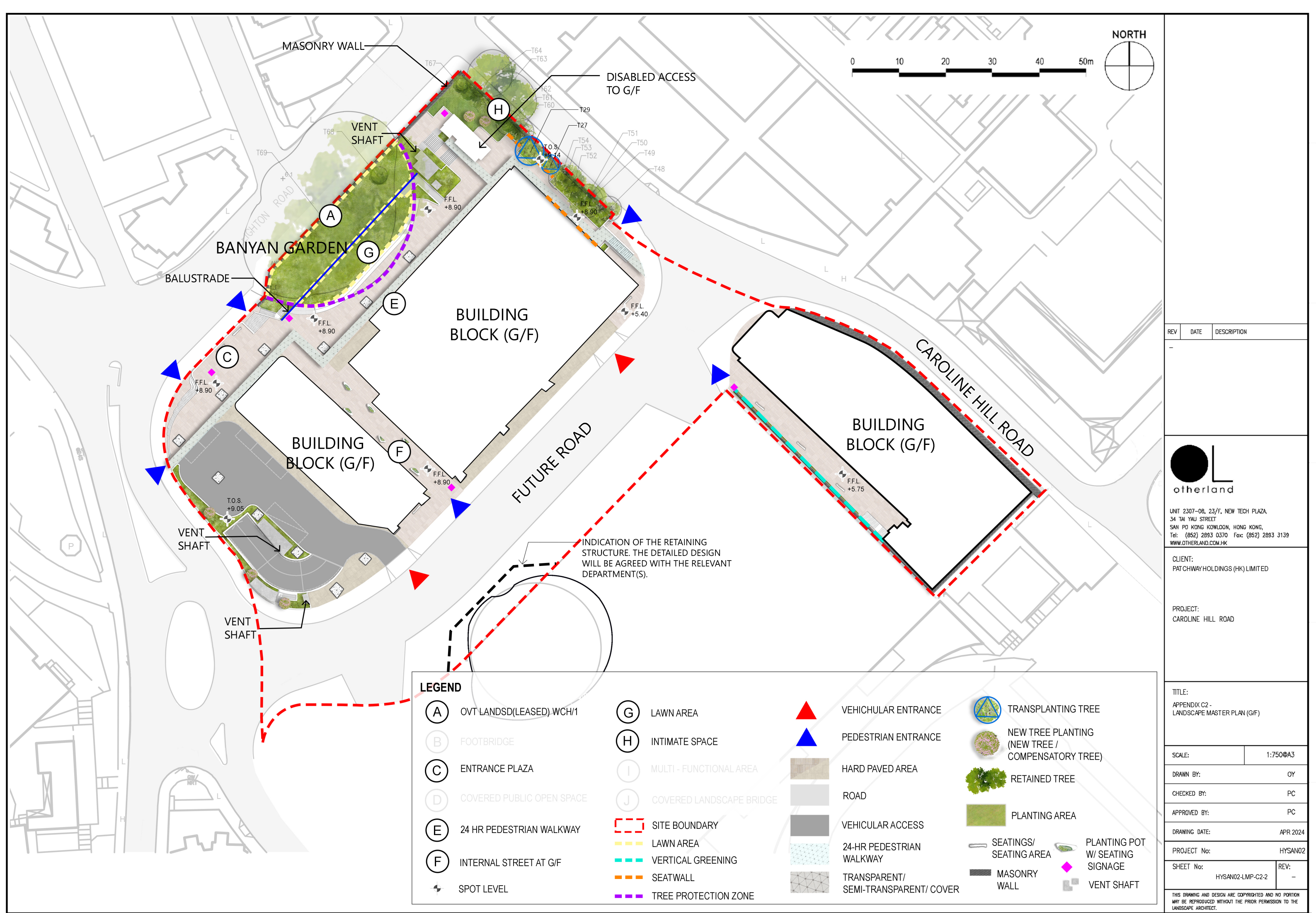
otherland

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CLIENT:
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PROJECT:
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TITLE: APPENDIX C1 - LANDSCAPE MASTER PLAN (OVERALL)	
SCALE:	1:750@A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	APR 2024
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-C1-2	REV: -
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-		

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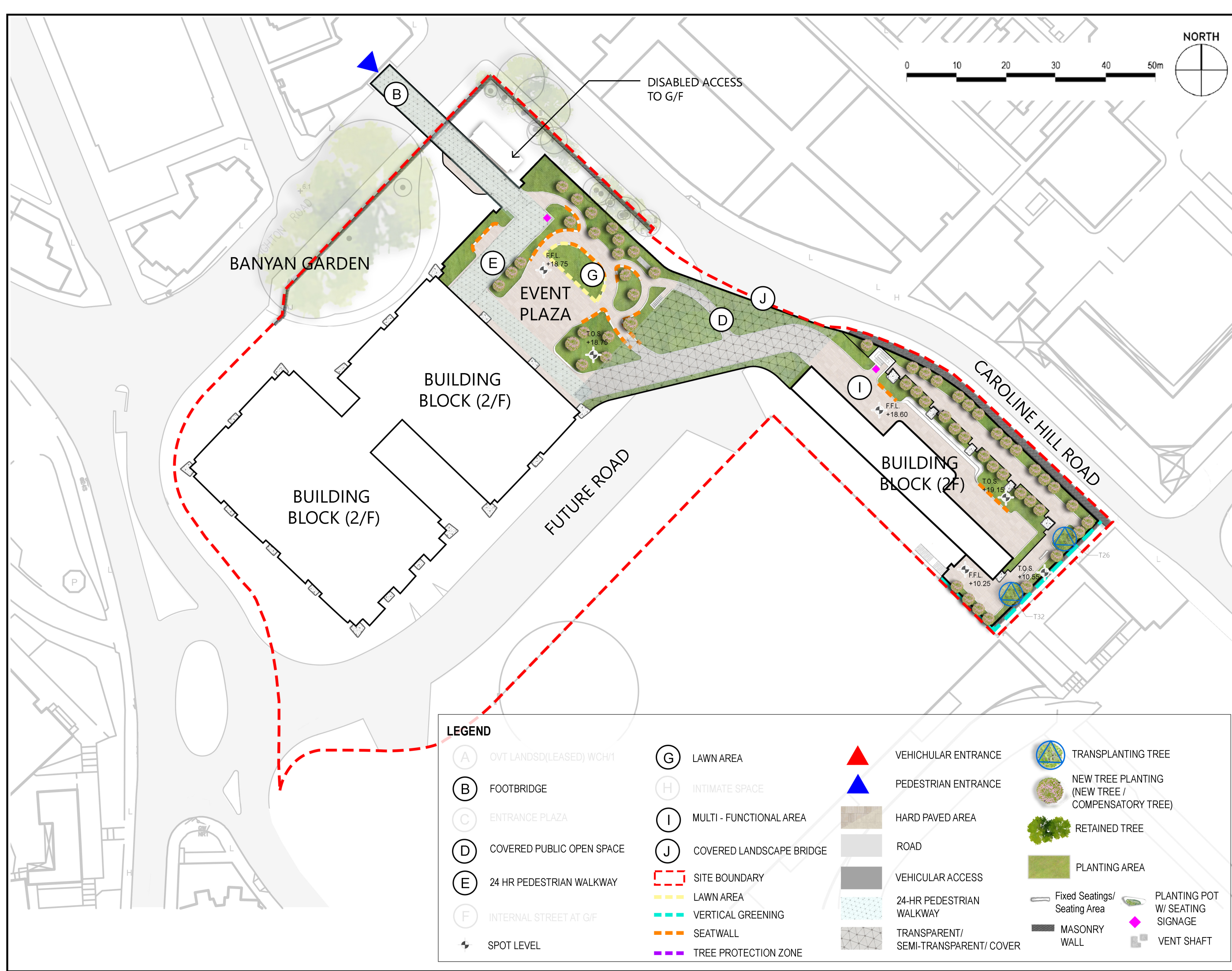
CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
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TITLE:
APPENDIX C2 -
LANDSCAPE MASTER PLAN (G/F)

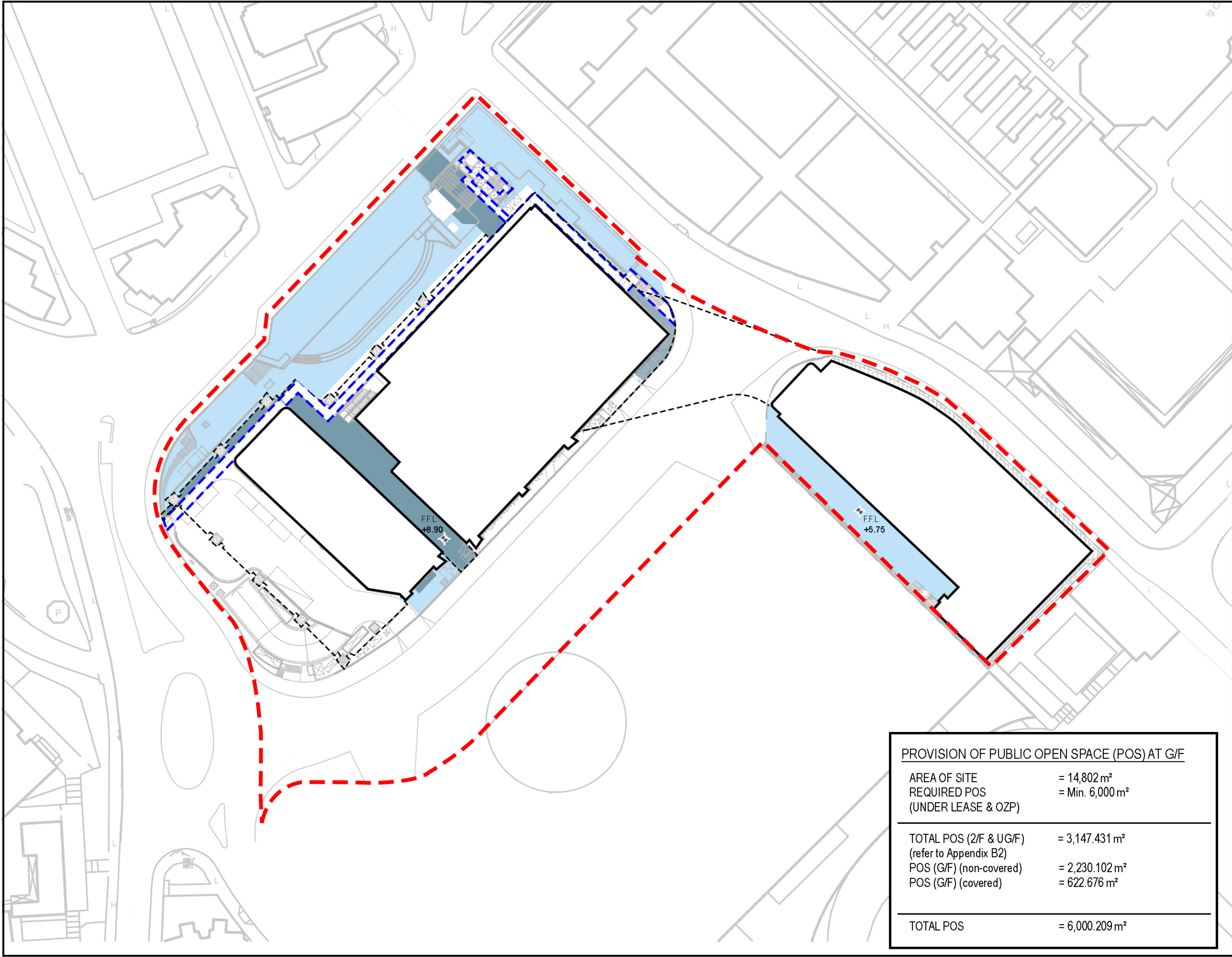
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PROJECT No:	HYSAN02
SHEET No:	HYSAN02-LMP-C2-2
REV:	-

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REV	DATE	DESCRIPTION
-		
<div><div><div></div><div>otherland</div></div><div>UNIT 2307-08, 23/F, NEW TECH PLAZA, 34 TAI YAU STREET SAN PO KONG KOWLOON, HONG KONG, Tel: (852) 2893 0370 Fax: (852) 2893 3139 WWW.OTHERLAND.COM.HK</div></div>		
CLIENT: PATCHWAY HOLDINGS (HK) LIMITED		
PROJECT: CAROLINE HILL ROAD		
TITLE: APPENDIX C3 - LANDSCAPE MASTER PLAN (2/F)		
SCALE:		1:750@A3
DRAWN BY:		OY
CHECKED BY:		PC
APPROVED BY:		PC
DRAWING DATE:		APR 2024
PROJECT No:		HYSAN02
SHEET No: HYSAN02-LMP-C3-2		REV: -
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Appendix E
Provision of Public Open Spaces



- [Red dashed line] SITE BOUNDARY
- [Light blue fill] POS (NON-COVERED)
- [Dark blue fill] POS (COVERED)
- [Blue dashed line] 24 HR PEDESTRIAN WALKWAY
- [Solid black line] BUILDING LINE
- [Black dashed line] BUILDING /BRIDGE COVER LINE

REV	DATE	DESCRIPTION
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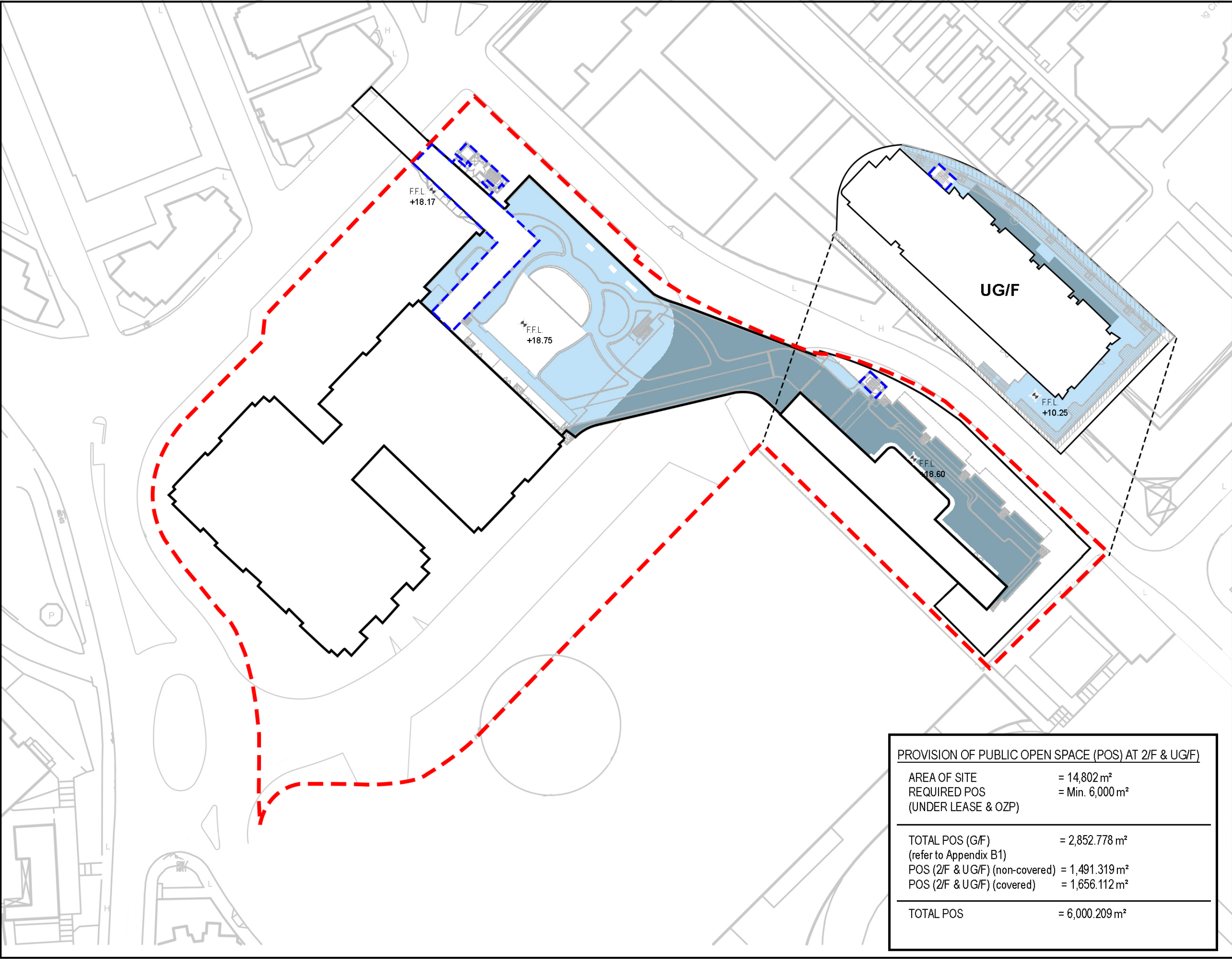
PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX E1 -
PROVISION OF PUBLIC OPEN SPACE (G/F)

SCALE:	1:750@A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	FEB 2024
PROJECT No:	HYSAN02
SHEET No:	HYSAN02-LMP-E1-0
REV:	-

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PROVISION OF PUBLIC OPEN SPACE (POS) AT G/F	
AREA OF SITE	= 14,802 m ²
REQUIRED POS (UNDER LEASE & OZP)	= Min. 6,000 m ²
<hr/>	
TOTAL POS (2/F & UG/F) (refer to Appendix B2)	= 3,147.431 m ²
POS (G/F) (non-covered)	= 2,230.102 m ²
POS (G/F) (covered)	= 622.676 m ²
<hr/>	
TOTAL POS	= 6,000.209 m ²



- SITE BOUNDARY
- POS (NON-COVERED)
- POS (COVERED)
- 24 HR PEDESTRIAN WALKWAY
- BUILDING LINE
- BUILDING /BRIDGE COVER LINE

REV	DATE	DESCRIPTION
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PROJECT:
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TITLE:
APPENDIX E2 -
PROVISION OF PUBLIC OPEN SPACE (2/F & UG/F)

SCALE: 1:750@A3

DRAWN BY: OY

CHECKED BY: PC

APPROVED BY: PC

DRAWING DATE: FEB 2024

PROJECT No: HYSAN02

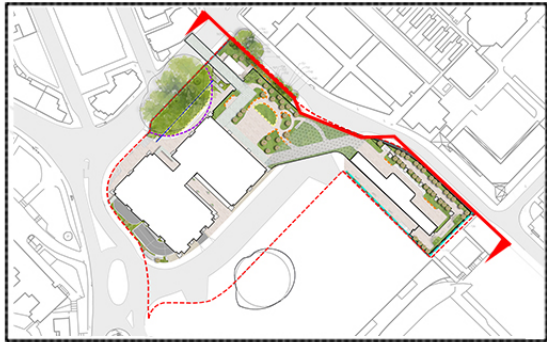
SHEET No: HYSAN02-LMP-E2-1

REV: -

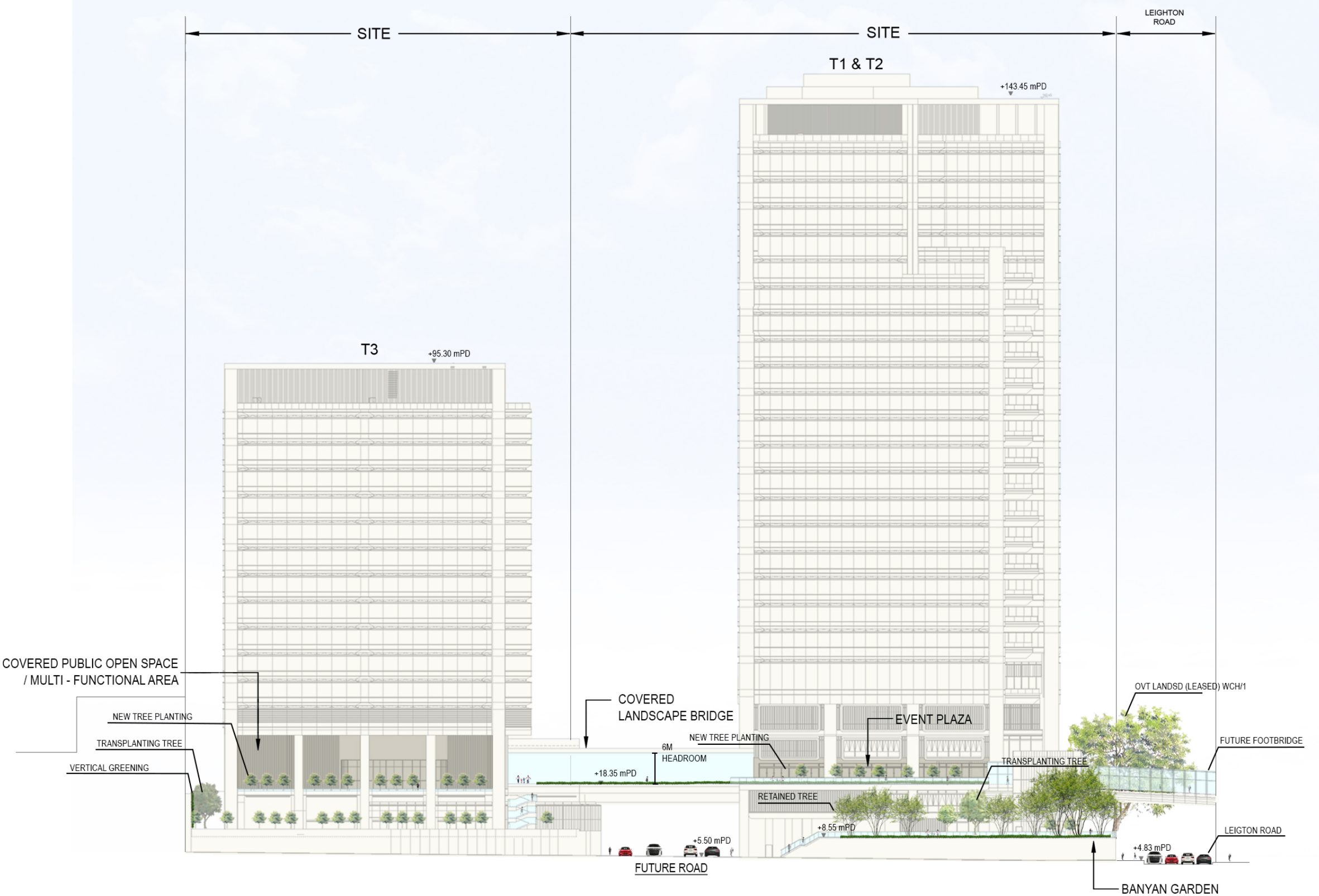
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PROVISION OF PUBLIC OPEN SPACE (POS) AT 2/F & UG/F	
AREA OF SITE	= 14,802 m ²
REQUIRED POS (UNDER LEASE & OZP)	= Min. 6,000 m ²
TOTAL POS (G/F) (refer to Appendix B1)	= 2,852.778 m ²
POS (2/F & UG/F) (non-covered)	= 1,491.319 m ²
POS (2/F & UG/F) (covered)	= 1,656.112 m ²
TOTAL POS	= 6,000.209 m ²

Appendix F
Landscape Sections



KEY PLAN



REV	DATE	DESCRIPTION
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PROJECT:
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TITLE:
APPENDIX F1 -
LANDSCAPE ELEVATION

SCALE: AS SHOWN

DRAWN BY: OY

CHECKED BY: PC

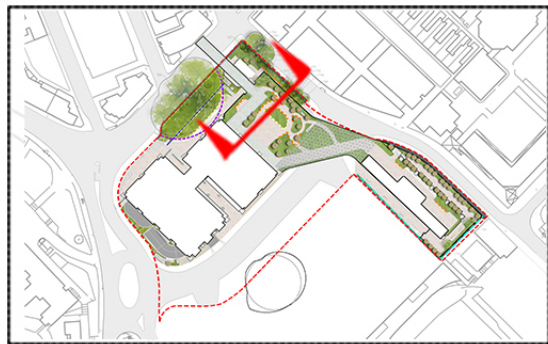
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DRAWING DATE: JAN 2025

PROJECT No: HYSAN02

SHEET No:	REV:
HYSAN02-LMP-F1-1	-

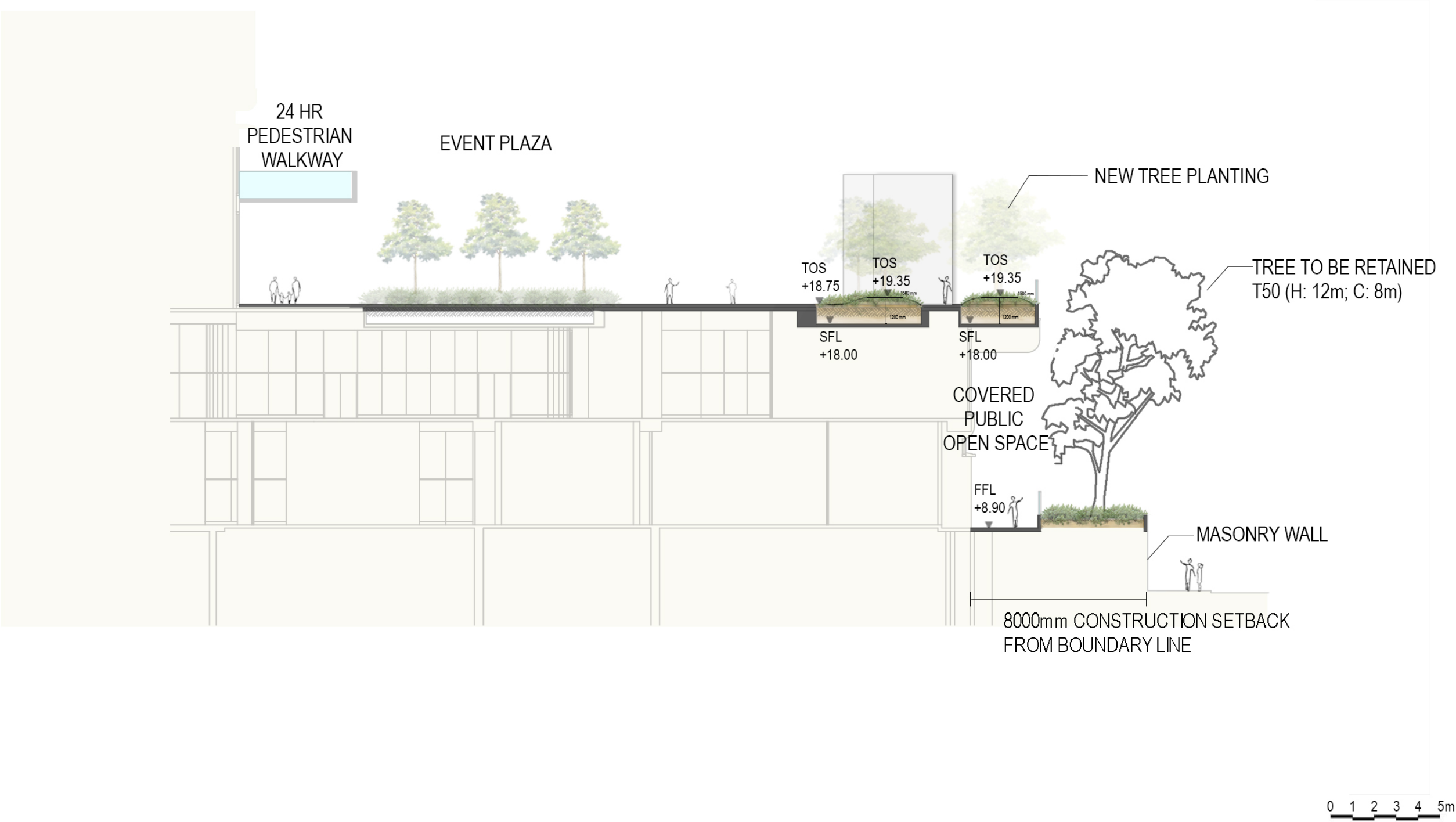
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KEY PLAN

T1 & T2

CAROLINE
HILL ROAD



REV	DATE	DESCRIPTION
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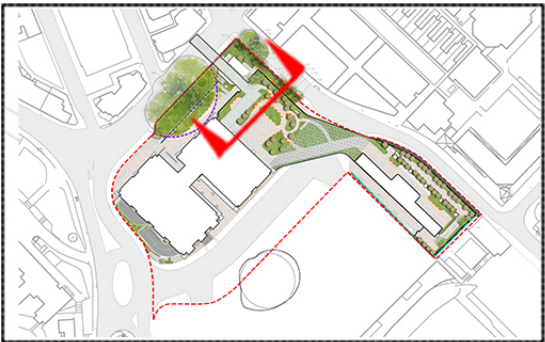
UNIT 2307-08, 23/F, NEW TECH PLAZA,
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Tel: (852) 2893 0370 Fax: (852) 2893 3139
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CLIENT: PATCHWAY HOLDINGS (HK) LIMITED
PROJECT: CAROLINE HILL ROAD

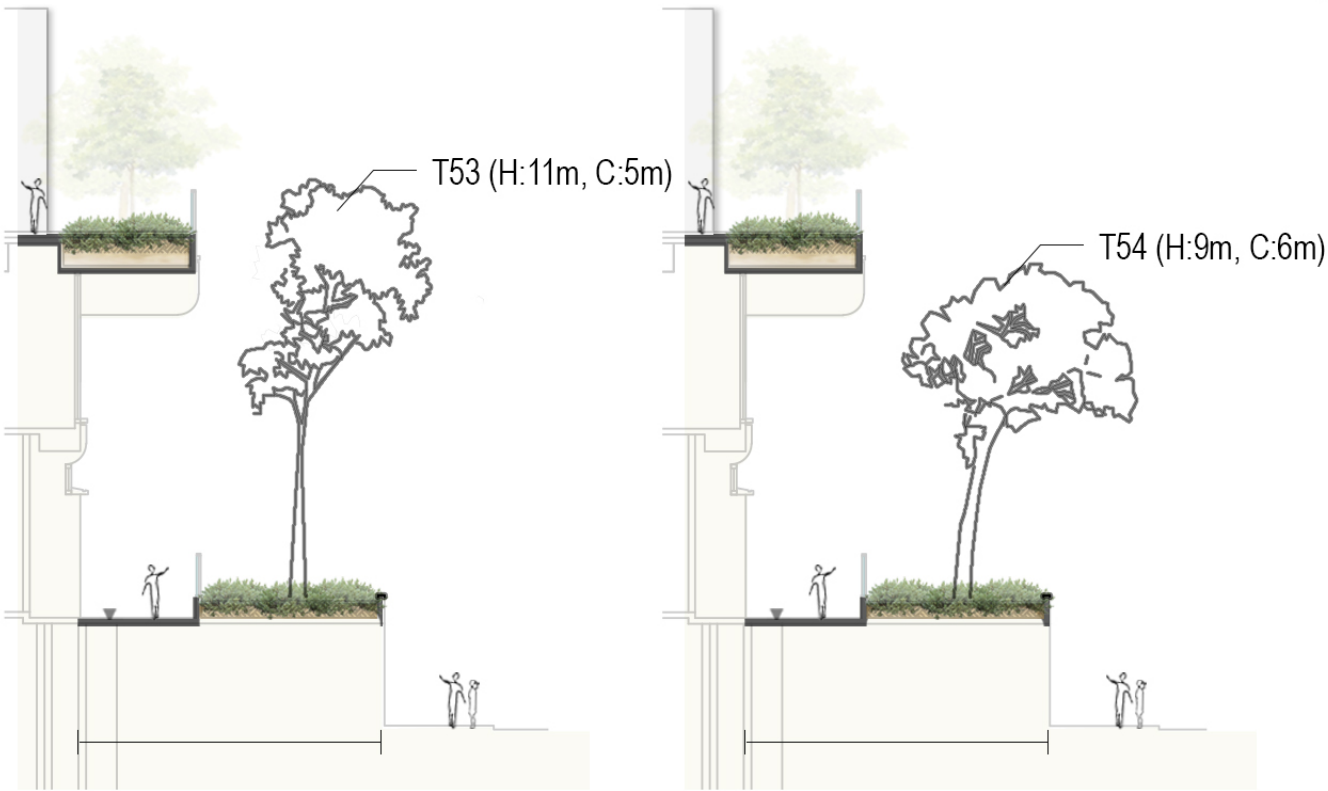
TITLE: APPENDIX F2 - LANDSCAPE SECTION (BETWEEN DEVELOPMENT & MASONRY WALL)
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SCALE:	1:200 @ A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	APR 2024
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-F2-1	REV: -

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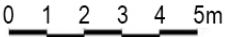


KEY PLAN



Cross Section of Retained Tree (T53)

Cross Section of Retained Tree (T54)



REV	DATE	DESCRIPTION
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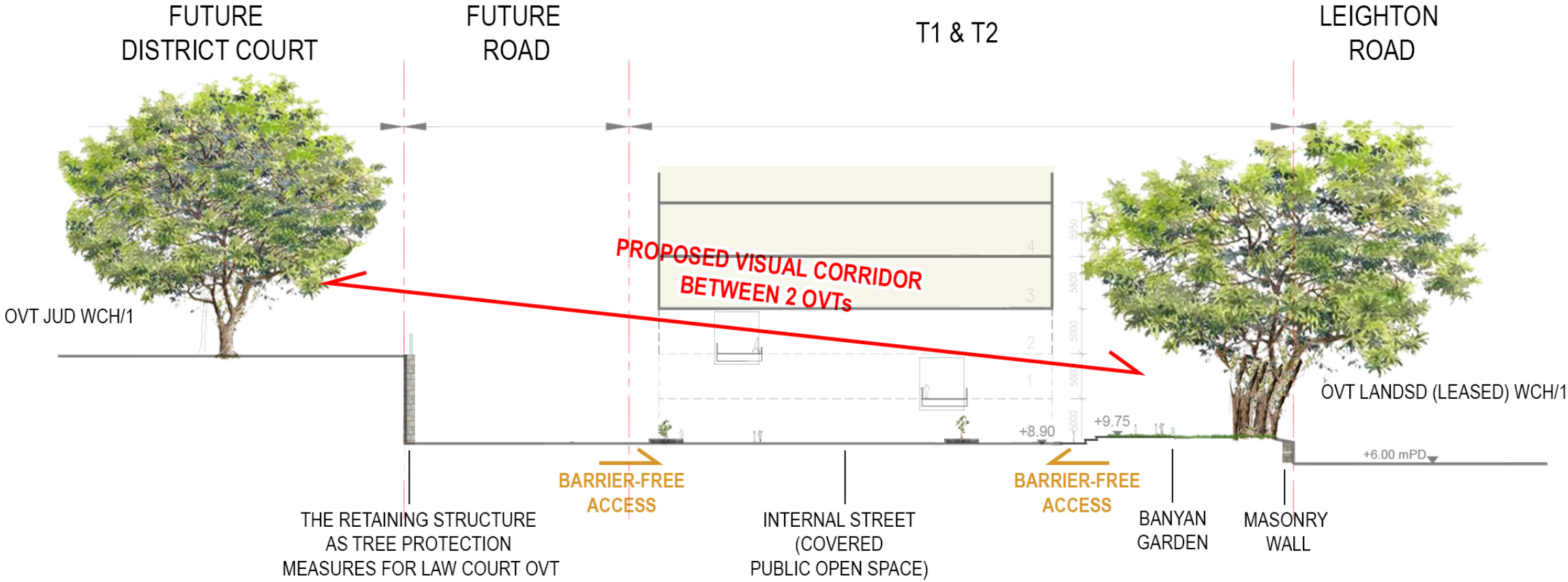
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SCALE:	1:200 @ A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	APR 2024
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-F2-1	REV: -

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REV	DATE	DESCRIPTION
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PROJECT:
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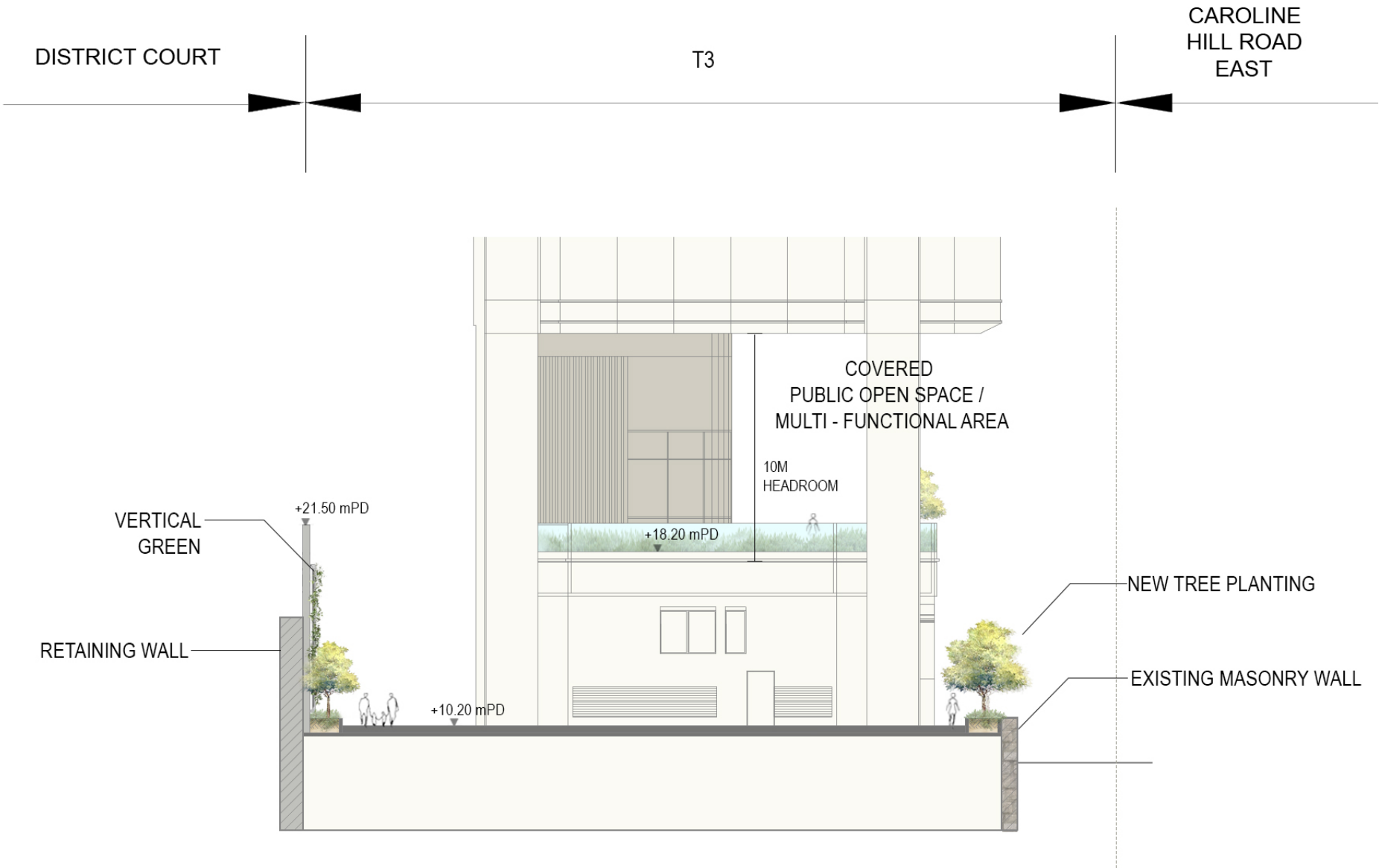
TITLE:
APPENDIX F3 -
LANDSCAPE SECTION
(VISUAL CORRIDOR BETWEEN TWO OVTs)

SCALE:	AS SHOWN
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	FEB 2024
PROJECT No:	HYSAN02
SHEET No:	HYSAN02-LMP-F3-1
REV:	-

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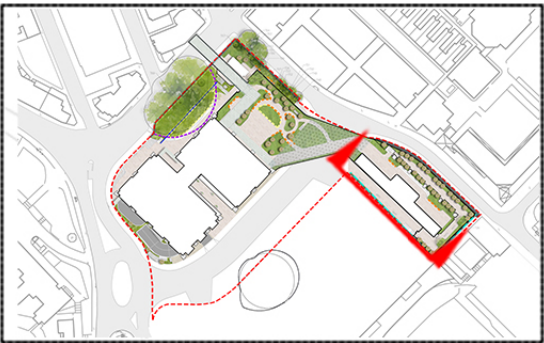
CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX F4 -
LANDSCAPE SECTION (TOWER 3)

SCALE:	AS SHOWN
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	FEB 2024
PROJECT No:	HYSAN02
SHEET No:	HYSAN02-LMP-F4-1
REV:	-

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KEY PLAN



REV	DATE	DESCRIPTION
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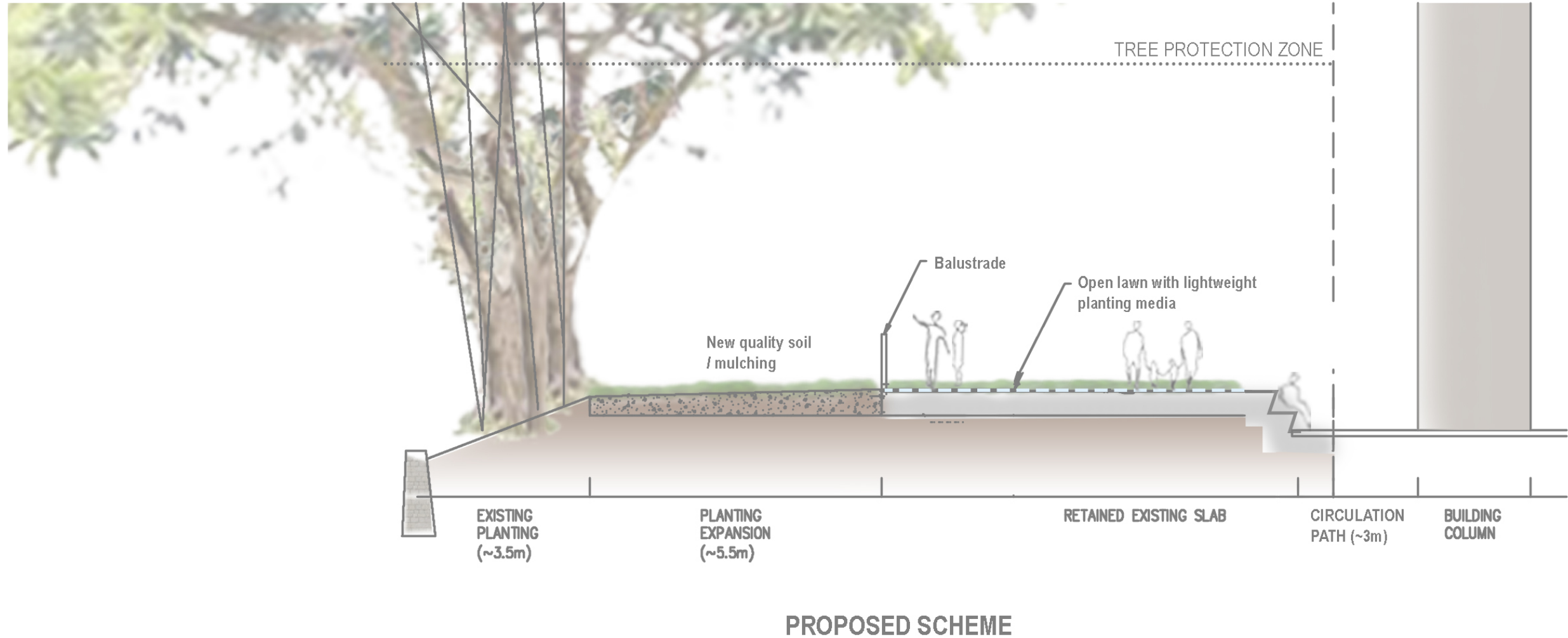
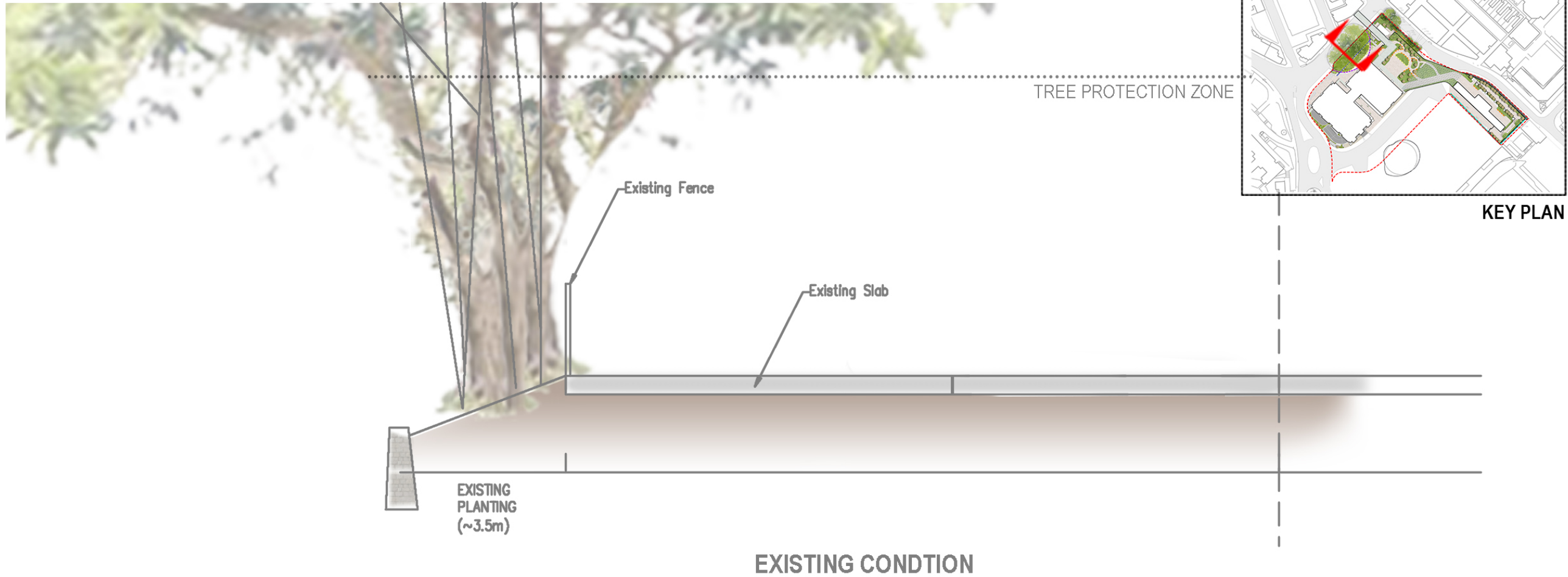
CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
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TITLE:
APPENDIX F5 -
LANDSCAPE SECTION
(STEPPED TERRACE OF TOWER 3)

SCALE:	AS SHOWN
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	FEB 2024
PROJECT No:	HYSAN02
SHEET No:	HYSAN02-LMP-F5-1
REV:	-

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CLIENT:
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TITLE:
APPENDIX F6 -
LANDSCAPE SECTION
(BANYAN GARDEN)

SCALE: 1:100 @ A3

DRAWN BY: OY

CHECKED BY: PC

APPROVED BY: PC

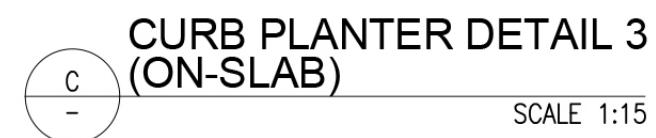
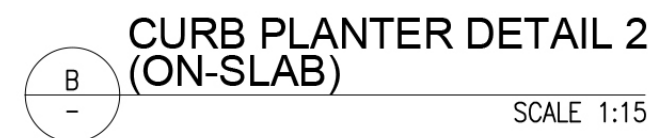
DRAWING DATE: FEB 2025

PROJECT No: HYSAN02

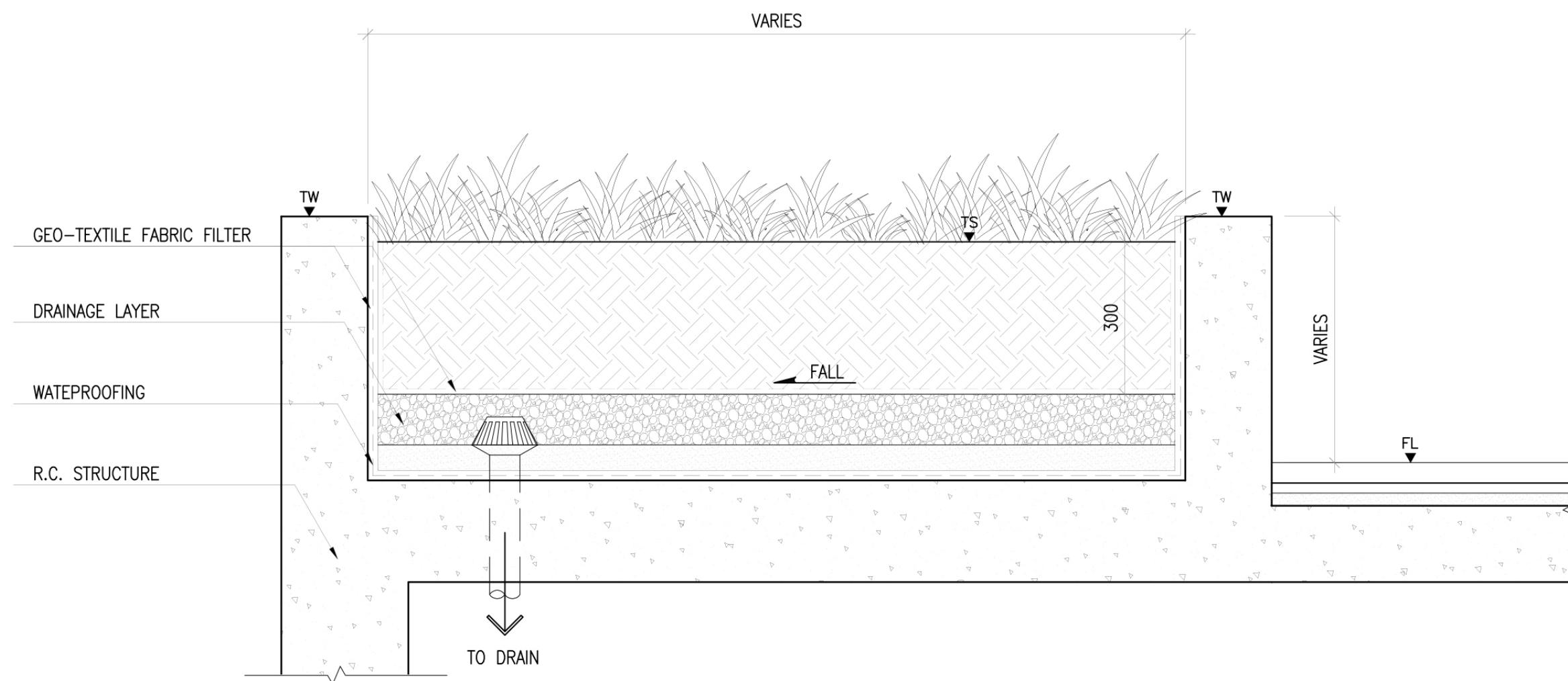
SHEET No: HYSAN02-LMP-F6-1
REV: -

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Appendix G
Typical Detail Drawings



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PLANTER SECTION
SCALE 1:10

FL
▼
TS
▼
TW
▼

FINISH LEVEL
TOP OF SOIL
TOP OF WALL

REV	DATE	DESCRIPTION
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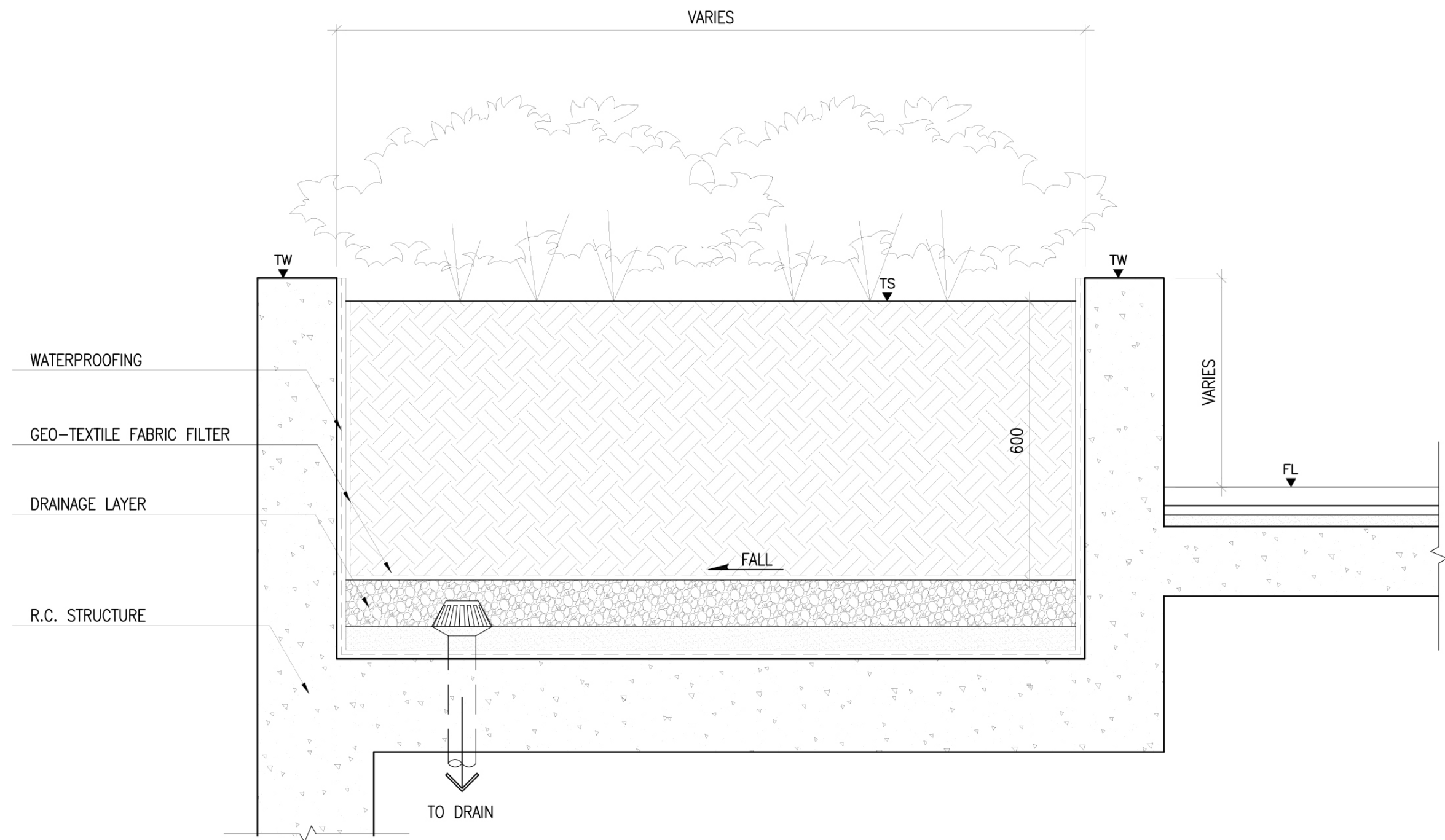
CLIENT:
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PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX G2 -
TYPICAL PLANTER SECTION
W/300MM SOIL DEPTH

SCALE:	1:10 @ A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	MAY 2022
PROJECT No:	HYSAN02
SHEET No:	HYSAN02-LMP-G2-0
REV:	-

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PLANTER SECTION
SCALE 1:10

FL
▼
TS
▼
TW
▼

FINISH LEVEL
TOP OF SOIL
TOP OF WALL

REV	DATE	DESCRIPTION
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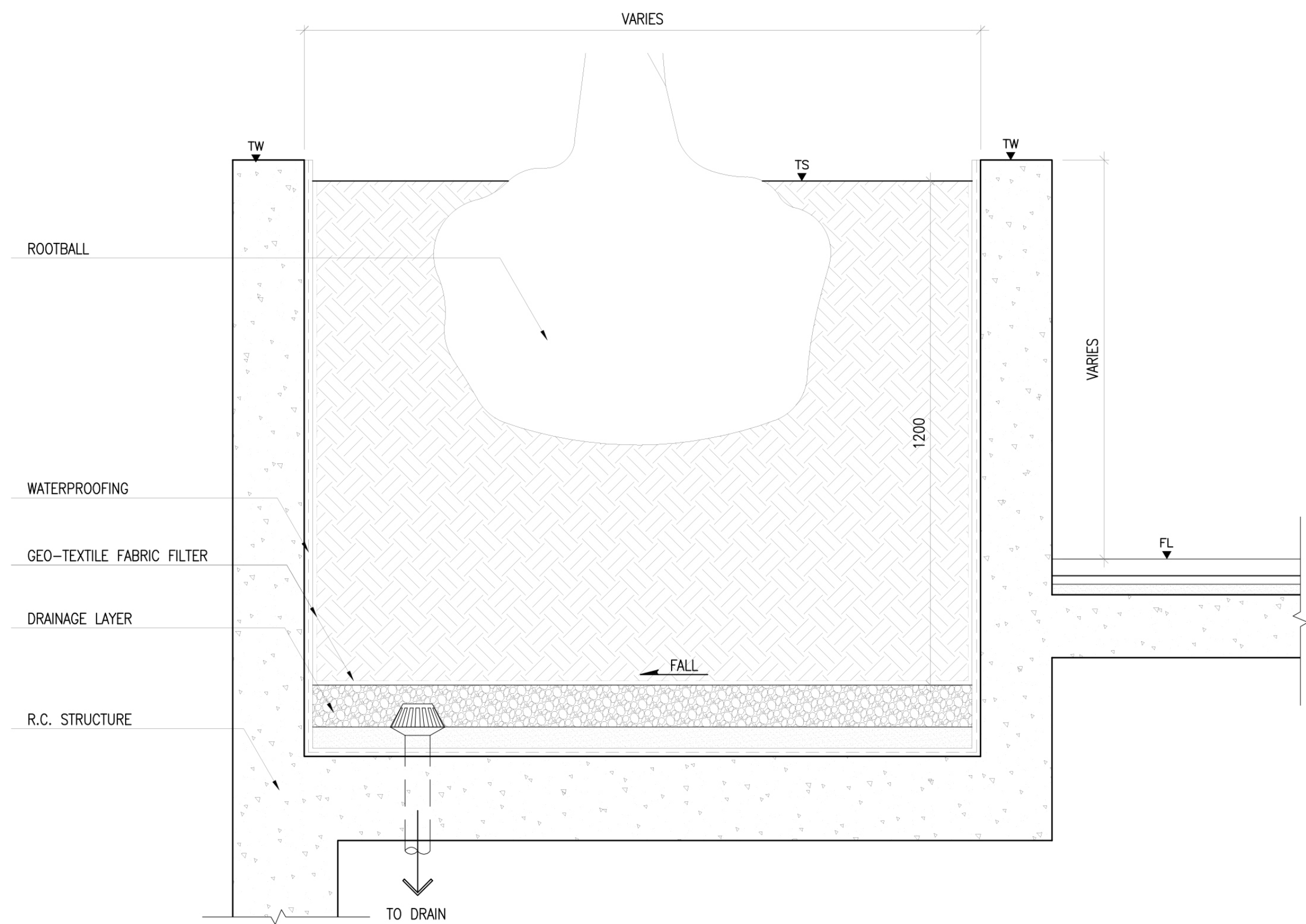
CLIENT:
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PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX G3 -
TYPICAL PLANTER SECTION
W/ 600MM SOIL DEPTH

SCALE:	1:10 @ A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	MAY 2022
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-G3-0	REV: -

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PLANTER SECTION
SCALE 1:10

FL
▼
TS
▼
TW
▼

FINISH LEVEL
TOP OF SOIL
TOP OF WALL

REV	DATE	DESCRIPTION
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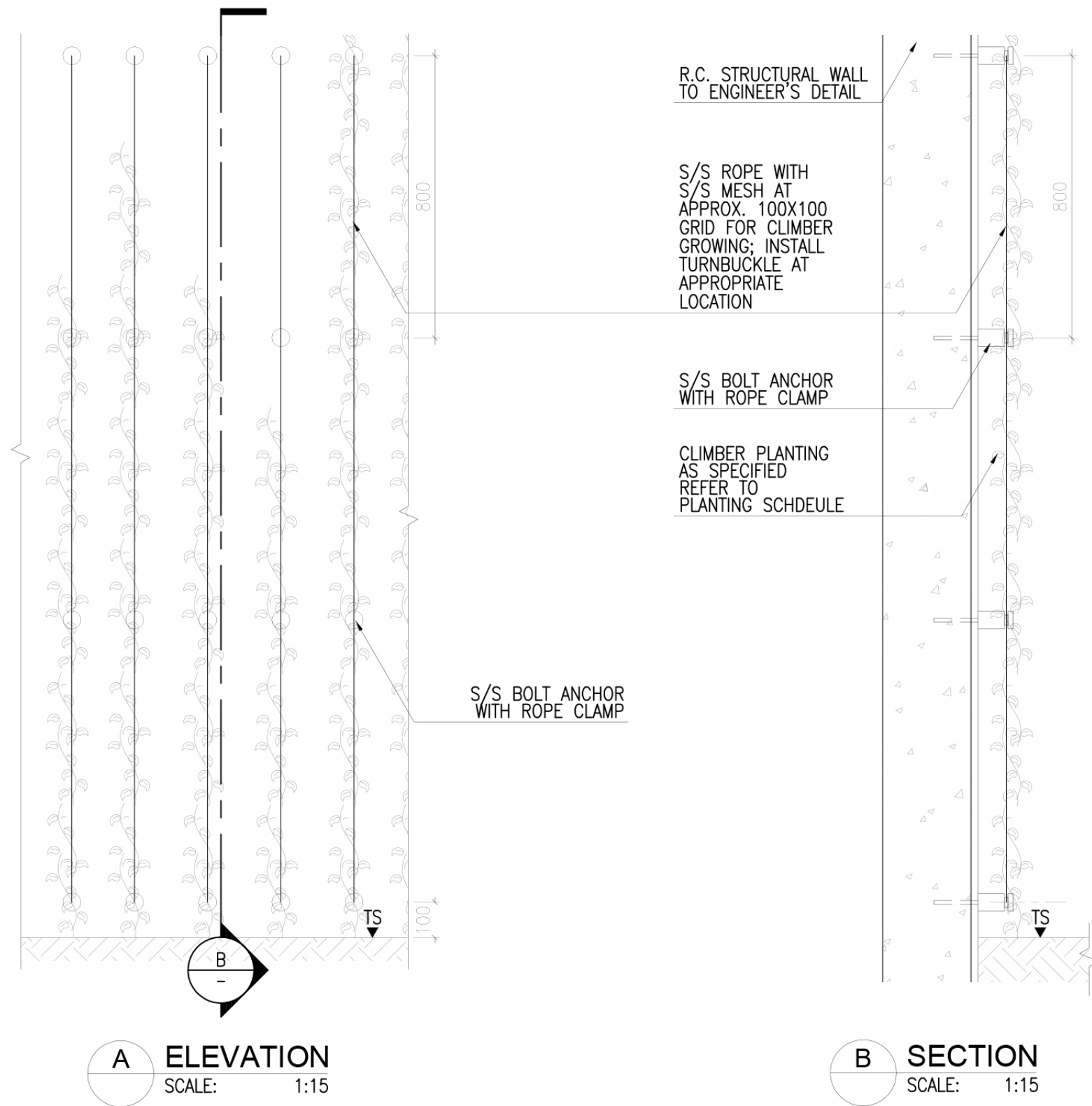
CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX G4 -
TYPICAL PLANTER SECTION
W/ 1200MM SOIL DEPTH

SCALE:	1:10 @ A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	MAY 2022
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-G4-0	REV: -

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- NOTE:
1. VERTICAL GREEN SYSTEM IS INDICATIVE.
SUPPLIER/CONTRACTOR TO SUBMIT SYSTEM SUITABLE TO THE PROJECT.
 2. VERTICAL GREEN PACKAGE TO BE DESIGN-BUILD. FINAL ASSESSMENTS
SHOULD BE SUBJECTED TO THE SITE CONDITION.
 3. VERTICAL GREEN SPECIALIST SUPPLIER TO PROVIDE DETAIL DRAWINGS
FOR APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

REV	DATE	DESCRIPTION
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CLIENT:
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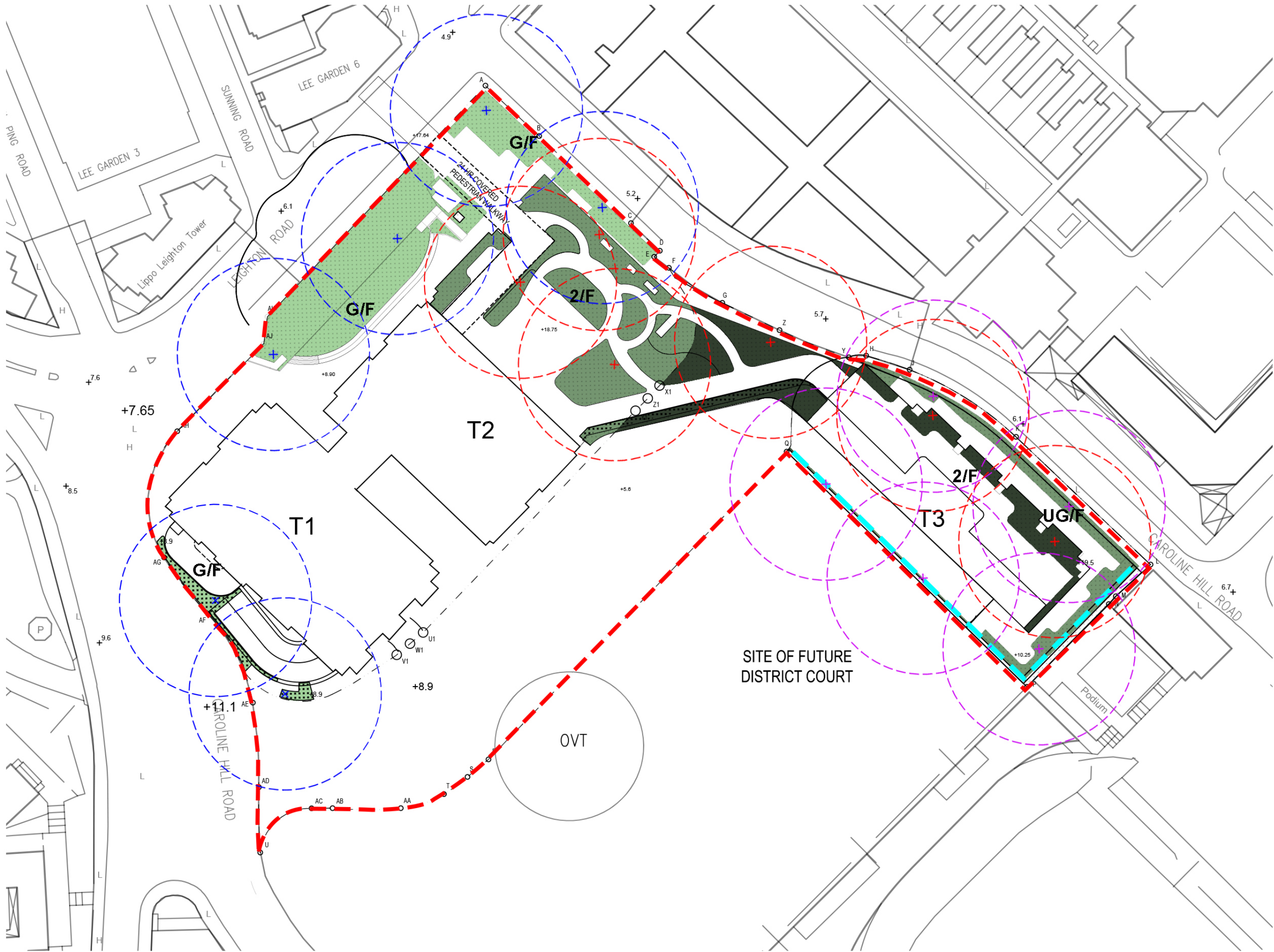
PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX G5 -
TYPICAL DETAIL OF
VERTICAL GREENING

SCALE:	1:10 @ A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	APR 2023
PROJECT No:	HYSAN02
SHEET No:	HYSAN02-LMP-G5-0
REV:	—

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Appendix H
Irrigation Plan



- SITE BOUNDARY
- GREENERY AREA - G/F
- GREENERY AREA- 2/F & UG/F
- GREENERY AREA-2/F (COVERED)
- VERTICAL GREENING
- IRRIGATION POINT (G/F) (40m dia - COVERED AREA)
- IRRIGATION POINT (UG/F) (40m dia - COVERED AREA)
- IRRIGATION POINT (2/F) (40m dia - COVERED AREA)

REV	DATE	DESCRIPTION
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UNIT 2307-08, 23/F, NEW TECH PLAZA,
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX H -
IRRIGATION PLAN

SCALE: 1:750@A3

DRAWN BY: OY

CHECKED BY: PC

APPROVED BY: PC

DRAWING DATE: FEB 2024

PROJECT No: HYSAN02

SHEET No: HYSAN02-LMP-H-1
REV: -

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Appendix I
Levelling Plan (2/F)



12

REV	DATE	DESCRIPTION
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UNIT 2307-08, 23/F, NEW TECH PLAZA,
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CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX I -
LEVELLING PLAN (2/F)

SCALE:	1:300 @ A3
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DRAWN BY:	OY
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CHECKED BY:	PC
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APPROVED BY:	PC
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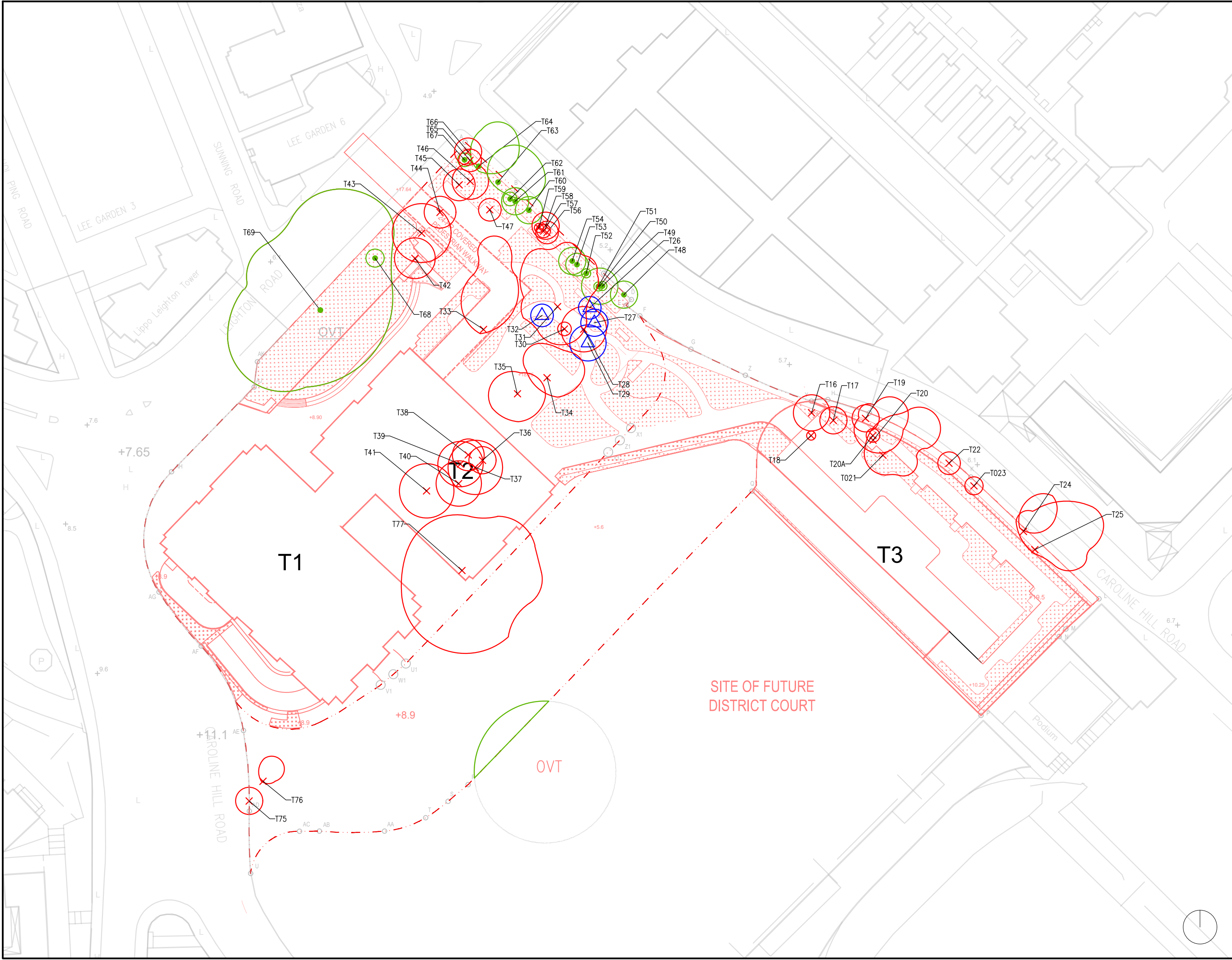
DRAWING DATE:	JAN 2025
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PROJECT No:	HYSAN02
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SHEET No:	HYSAN02-LMP_APP_I	REV:	-
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Annex A
Tree Treatment Plan



LOT BOUNDARY

GREEN AREA

MASTER LAYOUT PLAN

TREE NO.

TREE TO BE RETAINED

TREE NO.

TREE TO BE FELLED

TREE NO.

TREE TO BE TRANSLATNED

REV	DATE	DESCRIPTION
-		

otherland

UNIT 2307-08, 23/F, NEW TECH PLAZA,
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CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
ANNEX A –
TREE TREATMENT PLAN

SCALE:	1:750@A3
DRAWN BY:	WL
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	FEB 2025
PROJECT No:	HYSAN02
SHEET No:	REV:
	-

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Annex B
Tree Treatment Schedule

Annex B - Tree Treatment Schedule

Commercial Development on IL8945, Causeway Bay, Hong Kong

Date of survey: 21 August 2021

Tree No.	Species		Diameter (mm)	Height (m)	Spread (m)	Treatment	Remarks
	Scientific Name	Chinese Name					
T16	<i>Aleurites moluccana</i>	石栗	500	16	8	Fell	
T17	<i>Ficus hispida</i>	對葉榕	150	5	6	Fell	
T18	<i>Ficus microcarpa</i>	細葉榕	150	3	2	Fell	
T19	<i>Broussonetia papyrifera</i>	構樹	250	13	6	Fell	
T20	<i>Broussonetia papyrifera</i>	構樹	300	13	10	Fell	
T20A	<i>Broussonetia papyrifera</i>	構樹	110	8	3	Fell	
T21	<i>Ficus variegata</i>	青果榕	500	17	8	Fell	
T22	<i>Ficus hispida</i>	對葉榕	210	4	5	Fell	
T23	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	350	8	4	Fell	
T24	<i>Celtis sinensis</i>	朴樹	300	8	10	Fell	
T25	<i>Ficus microcarpa</i>	細葉榕	3000	23	20	Fell	
T26	<i>Litsea glutinosa</i>	潺槁樹	150	11	5	Transplant	
T27	<i>Plumeria rubra</i>	雞蛋花	500	10	6	Transplant	
T28	<i>Aleurites moluccana</i>	石栗	750	19	10	Fell	
T29	<i>Dimocarpus longan</i>	龍眼	200	10	8	Transplant	
T30	<i>Morus alba</i>	桑	180	9	3	Fell	emergent tree felling due to natural causes on 27 Oct 2023
T31	<i>Michelia x alba</i>	白蘭	995	28	10	Fell	
T32	<i>Dimocarpus longan</i>	龍眼	230	11	5	Transplant	
T33	<i>Michelia x alba</i>	白蘭	600	25	14	Fell	
T34	<i>Dimocarpus longan</i>	龍眼	600	13	11	Fell	
T35	<i>Mangifera indica</i>	芒果	650	15	12	Fell	
T36	<i>Mangifera indica</i>	芒果	220	11	6	Fell	
T37	<i>Ficus variegata</i>	青果榕	450	17	12	Fell	
T38	<i>Mangifera indica</i>	芒果	220	11	7	Fell	emergent tree felling due to natural causes on 3 Nov 2022
T39	<i>Dimocarpus longan</i>	龍眼	600	13	10	Fell	
T40	<i>Dimocarpus longan</i>	龍眼	400	11	10	Fell	
T41	<i>Casuarina equisetifolia</i>	木麻黃	650	25	12	Fell	
T42	<i>Mangifera indica</i>	芒果	550	12	9	Fell	
T43	<i>Mangifera indica</i>	芒果	800	15	13	Fell	
T44	<i>Mangifera indica</i>	芒果	450	11	7	Fell	emergent tree felling due to natural causes on 17 May 2023
T45	<i>Litsea monopetala</i>	假柿木薑子	300	17	7	Fell	emergent tree felling due to natural causes on 6 Sep 2022
T46	<i>Mangifera indica</i>	芒果	380	12	8	Fell	
T47	<i>Clausena lansium</i>	黃皮	450	9	5	Fell	emergent tree felling due to natural causes on 2 Nov 2022
T48	<i>Ficus virens</i>	黃葛樹	380	15	6	Retain	
T49	<i>Murraya paniculata</i>	九里香	160	4	2	Retain	
T50	<i>Bauhinia purpurea</i>	紅花羊蹄甲	420	12	8	Retain	
T51	<i>Bauhinia purpurea</i>	紅花羊蹄甲	150	6	2	Retain	
T52	<i>Bauhinia purpurea</i>	紅花羊蹄甲	120	9	4	Retain	
T53	<i>Bauhinia purpurea</i>	紅花羊蹄甲	150	11	5	Retain	
T54	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	200	9	6	Retain	
T56	<i>Cinnamomum burmannii</i>	陰香	200	10	5	Fell	emergent tree felling due to natural causes on 8 Nov 2024
T57	<i>Cinnamomum burmannii</i>	陰香	100	4	3	Fell	emergent tree felling due to natural causes on 7 May 2024
T58	Dead Tree	死樹	250	9	6	Fell	emergent tree felling due to natural causes on 1 Nov 2024
T59	Dead Tree	死樹	150	8	2	Fell	emergent tree felling due to natural causes on 4 Jan 2024
T60	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	290	8	6	Retain	
T61	<i>Ficus hispida</i>	對葉榕	250	7	6	Retain	
T62	<i>Ligustrum sinense</i>	山指甲	100	5	3	Retain	
T63	<i>Ficus variegata</i>	青果榕	500	17	10	Retain	
T64	<i>Litsea monopetala</i>	假柿木薑子	570	17	11	Retain	
T65	<i>Alangium chinense</i>	八角楓	200	12	5	Fell	emergent tree felling due to natural causes on 30 May 2024
T66	<i>Alangium chinense</i>	八角楓	270	10	6	Fell	emergent tree felling due to natural causes on 30 May 2024
T67	<i>Ficus hispida</i>	對葉榕	150	9	3	Retain	
T68	<i>Microcos nervosa</i>	布渣葉	120	7	4	Retain	
T69	<i>Ficus elastica</i>	印度橡樹	4000	26	36	Retain	OVT (confirmed positive of brown root rot disease (BRRD))
T75	<i>Dimocarpus longan</i>	龍眼	300	10	6	Fell	
T76	<i>Plumeria rubra</i>	雞蛋花	350	7	4	Fell	
T77	<i>Ficus microcarpa</i>	細葉榕	3000	20	17	Fell	

Summary Table

	Number of Tree(s)
Tree be to Retained	15
Tree to be Transplanted	4
Tree to be Felled	38
Total Number of Existing Tree(s)	57

Annex C
Tree Photo Records of Individual Tree



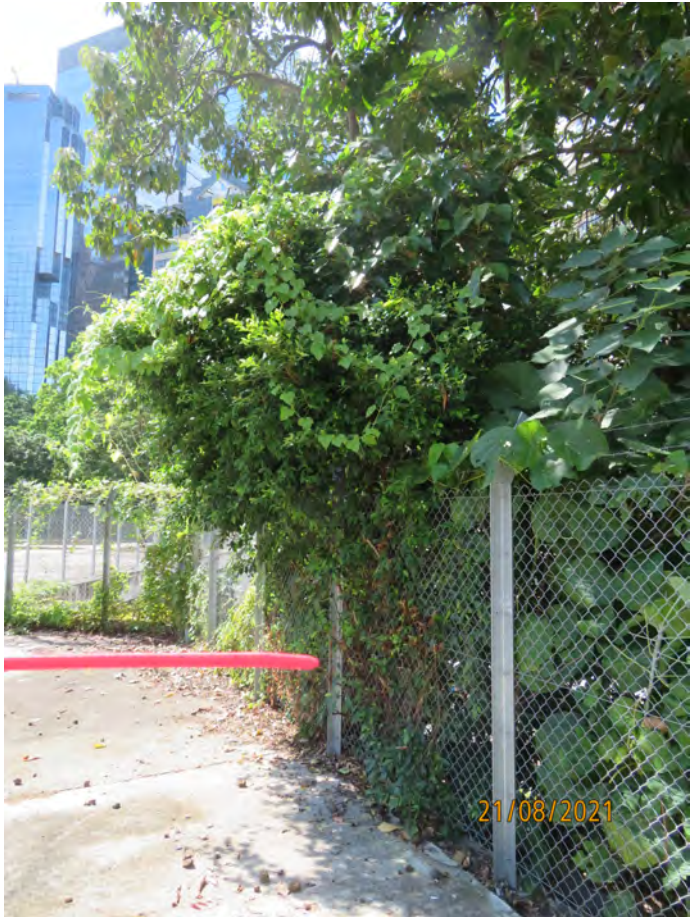
T16 - 1 Overview



T16 - Branch wound



T17 - 1 Overview



T18 - 1 Overview



T19 - 1 Overview



T20 - 1 Overview



T20 - Dead branches



T20A - Overview



T21 - 1 Overview



T22 - 1 Overview



T23 - 1 Overview



T23 - Exposed root



T24 - 1 Overview



T24 - Trunk wound with sap flow



T25 - 1 Overview



T26 - 0 Tag



T26 - 1 Overview



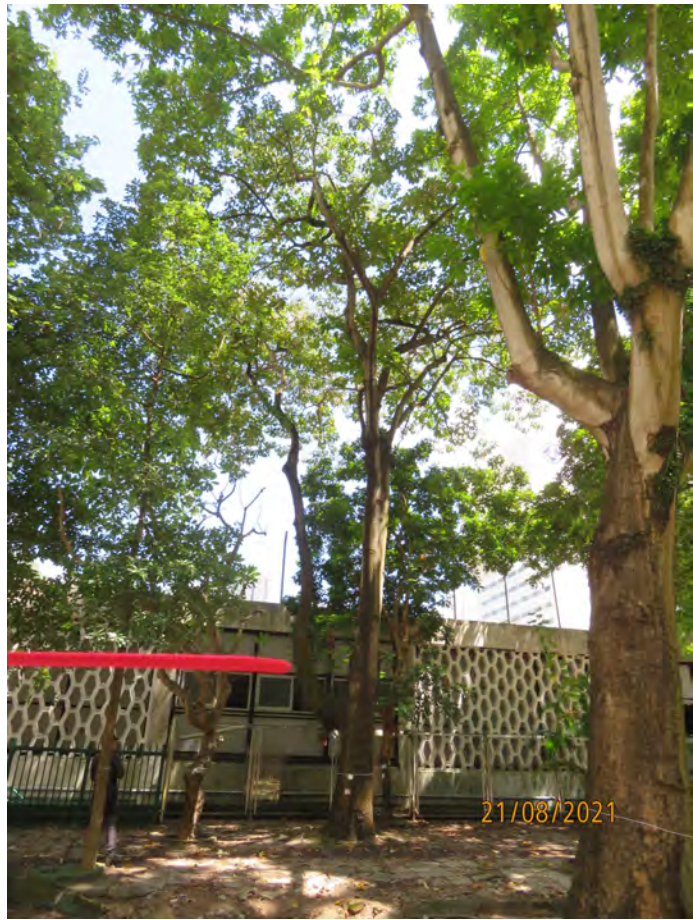
T27 - 0 Tag



T27 - 1 Overview



T28 - 0 Tag



T28 - 1 Overview



T29 - 0 Tag



T29 - 1 Overview



T30 - 0 Tag



T30 - 1 Overview



T31 - 0 Tag



T31 - 1 Overview



T31 - Branch wound



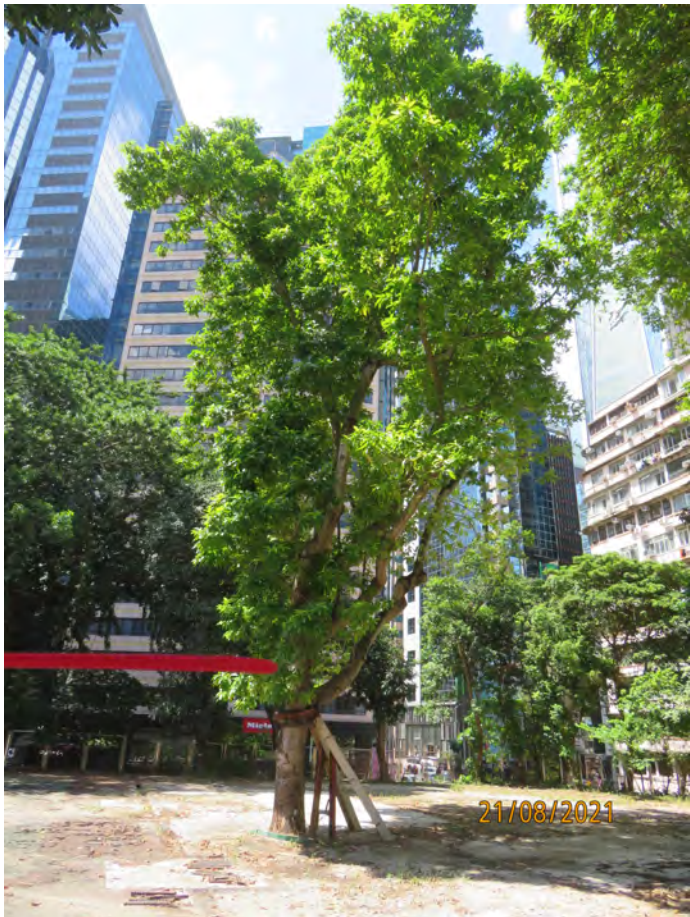
T32 - 0 Tag



T32 - 1 Overview



T33 - 0 Tag



T33 - 1 Overview



T33 - Branch wound



T34 - 0 Tag



T34 - 1 Overview



T34 - Dead branches



T35 - 0 Tag



T35 - 1 Overview



T35 - Dead branches



T36 - 0 Tag



T36 - 1 Overview



T36 - Trunk wound



T37 - 0 Tag



T37 - 1 Overview



T38 - 0 Tag



T38 - 1 Overview



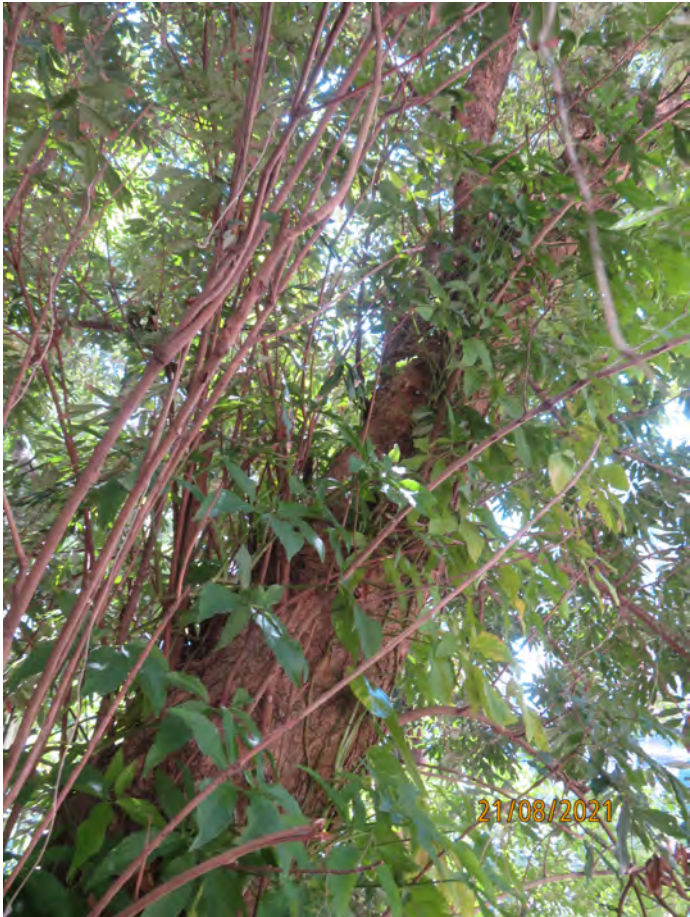
T38 - Trunk wound



T39 - 0 Tag



T39 - 1 Overview



T39 - Epicormcis and climbers



T40 - 0 Tag



T40 - 1 Overview



T41 - 0 Tag



T41 - 1 Overview



T41 - Severe basal cavity



T41 - Sparse and dieback



T42 - 0 Tag



T42 - 1 Overview



T43 - 0 Tag



T43 - 1 Overview



T43 - Trunk cavity



T44 - 0 Tag



T44 - 1 Overview



T44 - Broken branch



T44 - Broken top



T45 - 0 Tag



T45 - 1 Overview



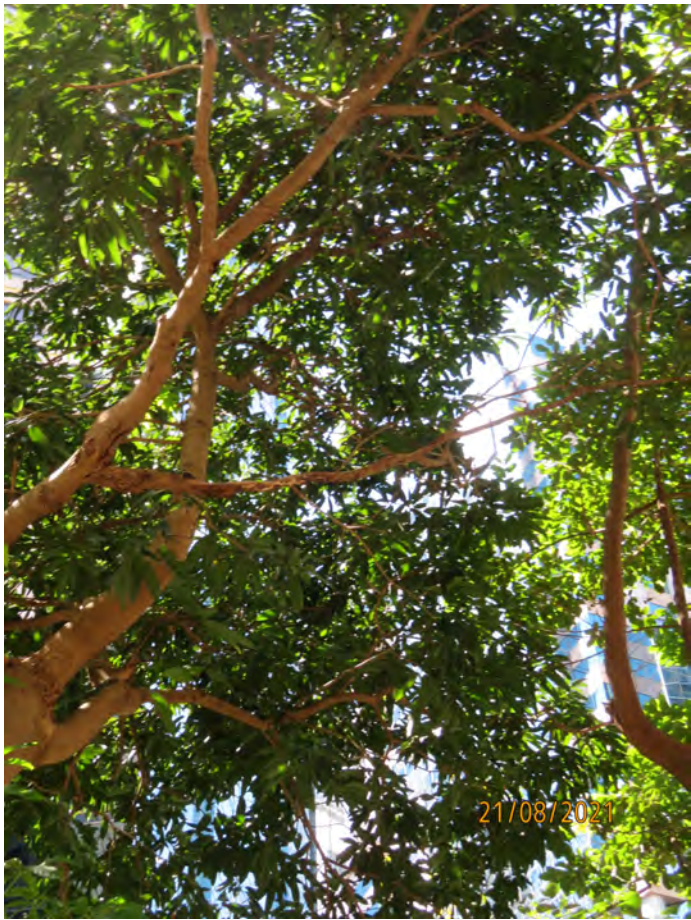
T45 - Dead branches



T46 - 0 Tag



T46 - 1 Overview



T46 - Dead branches



T46 - Trunk cavity



T47 - 0 Tag



T47 - 1 Overview



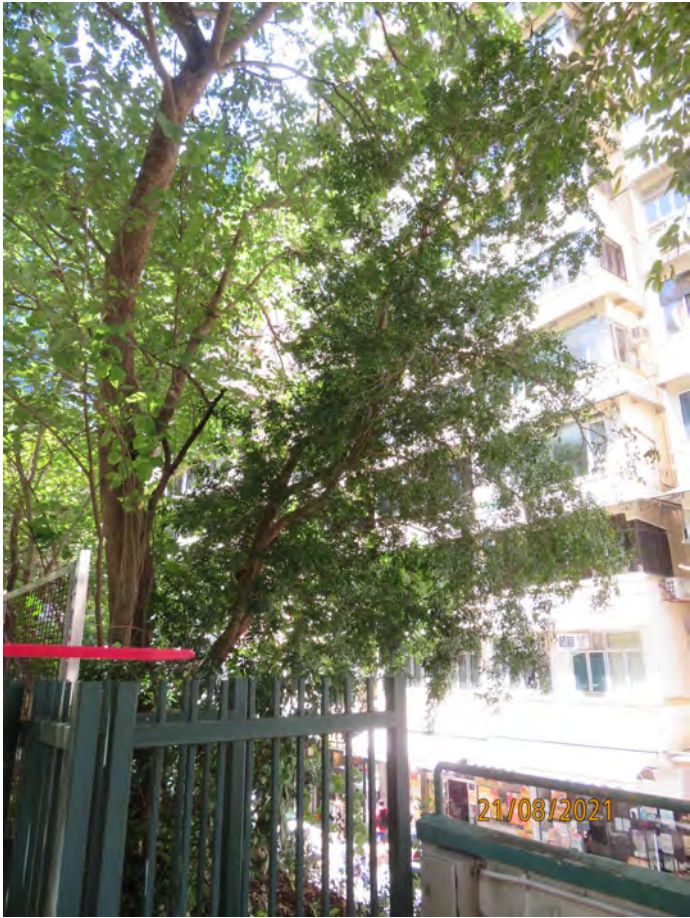
T48 - 0 Tag



T48 - 1 Overview



T49 - 0 Tag



T49 - 1 Overview



T50 - 0 Tag



T50 - 1 Overview



T51 - 0 Tag



T51 - 1 Overview



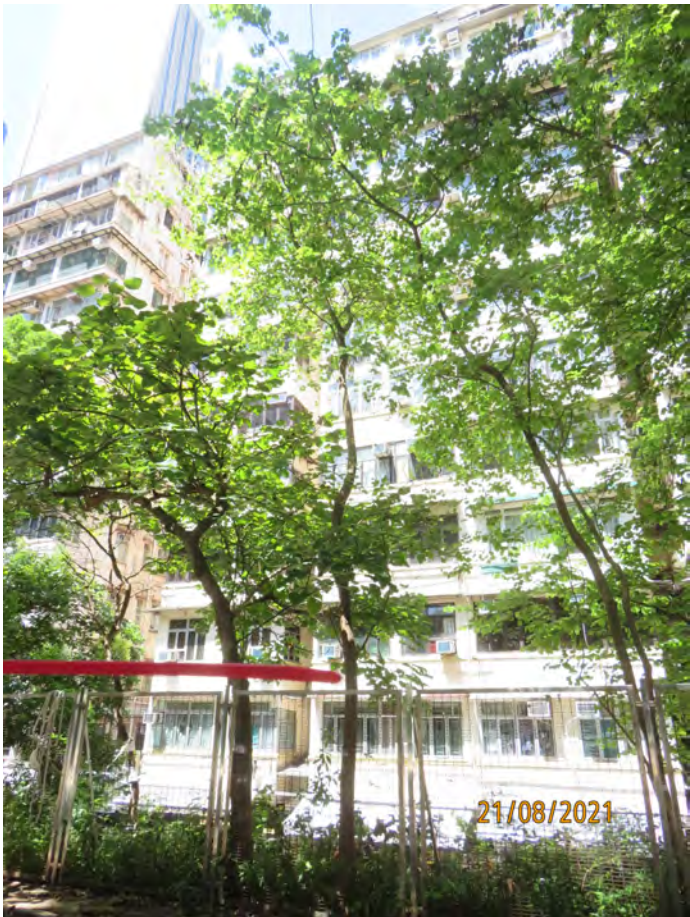
T52 - 0 Tag



T52 - 1 Overview



T53 - 0 Tag



T53 - 1 Overview



T54 - 0 Tag



T54 - 1 Overview



T54 - Trunk embedded



T55 - 0 Tag



T55 - 1 Overview



T56 - 0 Tag



T56 - 1 Overview



T57 - 0 Tag



T57 - 1 Overview



T58 - 0 Tag



T58 - 1 Overview



T59 - 0 Tag



T59 - 1 Overview



T60 - 0 Tag



T60 - 1 Overview



T60 - Cut on trunk



T60 - Dead branches



T61 - 0 Tag



T61 - 1 Overview



T62 - 0 Tag



T62 - 1 Overview



T63 - 0 Tag



T63 - 1 Overview



T64 - 0 Tag



T64 - 1 Overview



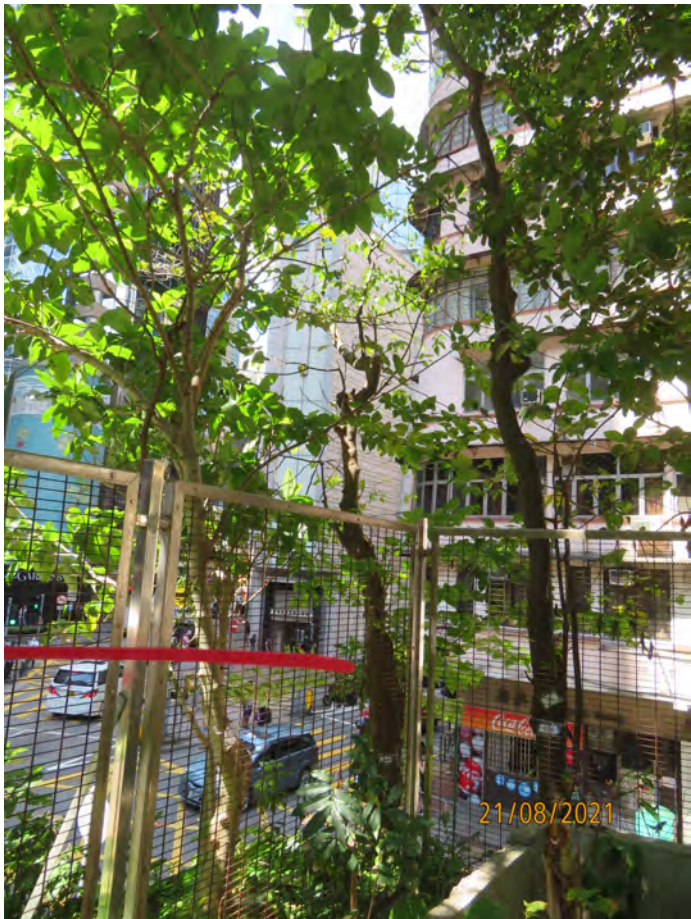
T65 - 0 Tag



T65 - 1 Overview



T66 - 0 Tag



T66 - 1 Overview



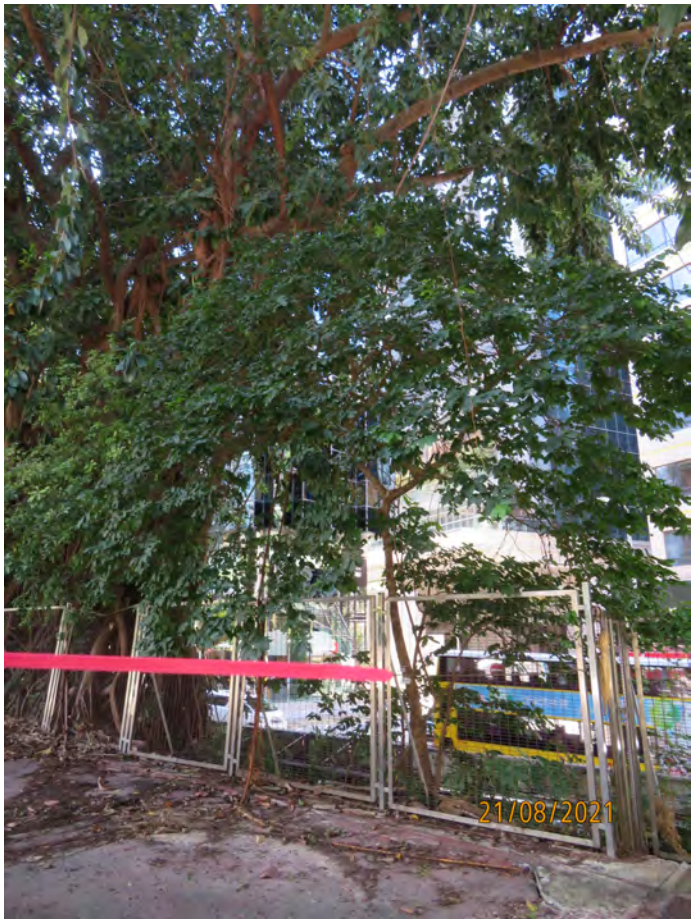
T67 - 0 Tag



T67 - 1 Overview



T67 - Trunk cavity



T68 - 0 Overview



T68 - 1 Tag



T69 - 0 Tag



T69 - 1 Overview



T69 - Abnormal leaf size at treetop



T69 - Branch wound (1)



T69 - Branch wound (2)



T69 - Branch wound (3)



T69 - Dead branches (1)



T69 - Dead branches (2)



T69 - Exposed dead wood (1)



T69 - Exposed dead wood (2)



T69 - Exposed dead wood (3)



T75 - 0 Tag



T75 - 1 Overview



T76 - 0 Tag



T76 - 1 Overview



T77 - 0 Tag



T77 - 1 Overview



T77 - Trunk embedded